

Martin O'Malley
Governor
Anthony G. Brown
Lt. Governor



Margaret G. McHale
Choir
Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

June 3, 2011

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
215 Bay Street, Suite 2
Easton, Maryland 21601

**Re: Otwell Farm, LLC Revision and Subdivision Plat
L1141 (TM 47, P 40 and 77)**

Dear Ms. Verdery:

Thank you for providing information on the above-referenced project. The applicant is proposing a subdivision and line revision between two parcels (TM 40, P 40 and 77). Total acreage for Tax Parcel 40 is 359.11 acres, with 309.95 acres in the Critical Area and designated RCA. Tax Parcel 77 is 37.47 acres, with 30.46 acres located within the RCA. The maximum amount of development rights permitted between both parcels will remain at 16.

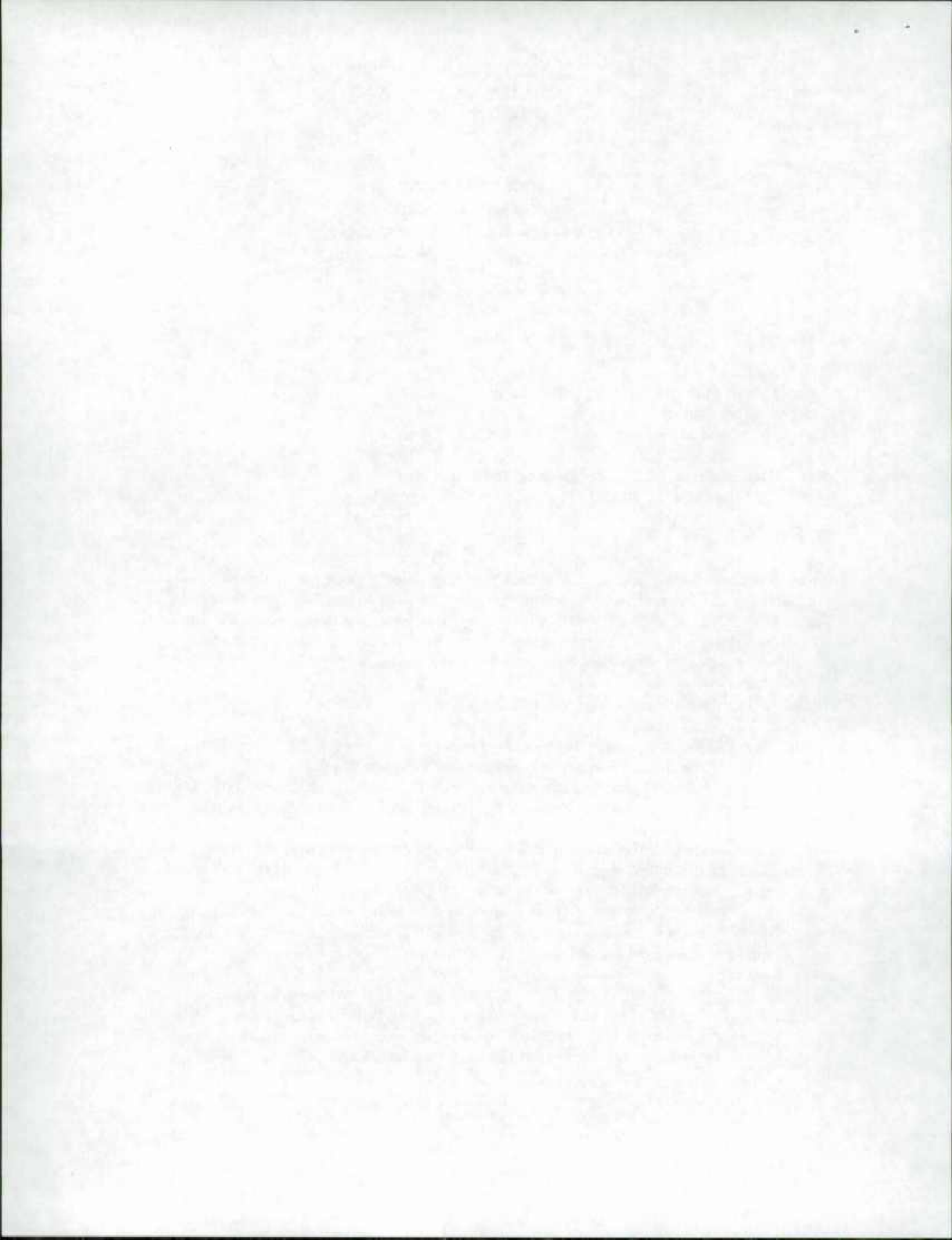
Based on the information provided, we have the following comments:

1. As stated in our April 4th, 2011 e-mail correspondence between this office, Talbot County Planning and Zoning, and the applicant's engineering firm (Lane Engineering, Inc.), it is our understanding that the purpose of the subdivision component of this project is to assign pre-revision development rights from Tax Parcel 40 (which is being extinguished as a result of this subdivision) to Tax Parcel 77, and that no new lots are being created. Further, it is our understanding that no change in land use is proposed. Based on this information, Buffer establishment is not required at this time. However, establishment of the Buffer in accordance with COMAR 27.01.09.01 will be required for Lots 1 and 2, and for any future lots, at the time of further subdivision of this parcel, or when a change in land use occurs on this property. Consequently, we request that the applicant change the following language within the 10th General Note:

“...Subsequent subdivision of either Lot 1 or 2, or land use changes to either parcel **SHALL** require compliance with Buffer establishment regulations in effect at the time of subdivision or change in land use, **including establishment of the Buffer on Lots 1 and 2.**”

TTY for the Deaf

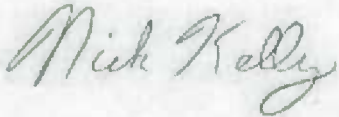
Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450



2. Sheet 2 of 3 shows an area of the parcel that is named "Part of Revised Tax Parcel 40." However, it appears that Tax Parcel 40 will no longer exist as a result of this subdivision, and that it will be reclassified as Revised Tax Parcel 77 Lot 2. Based on this change, it appears that "Part of Revised Tax Parcel 40" will have to be renamed. Please have the applicant address this matter accordingly.
3. Please have the applicant include a note stating that 15% afforestation will apply for any future subdivision of these parcels .
4. If forest is cleared for any development on the Critical Area portion these parcels in the future, mitigation will be required. If up to 20% of forest is cleared from the parcel, then mitigation at a ratio of 1:1 is required; if clearing is between 20% and 30%, then mitigation is 1.5:1; clearing of over 30% of the site requires 3:1 mitigation and a variance from the County.

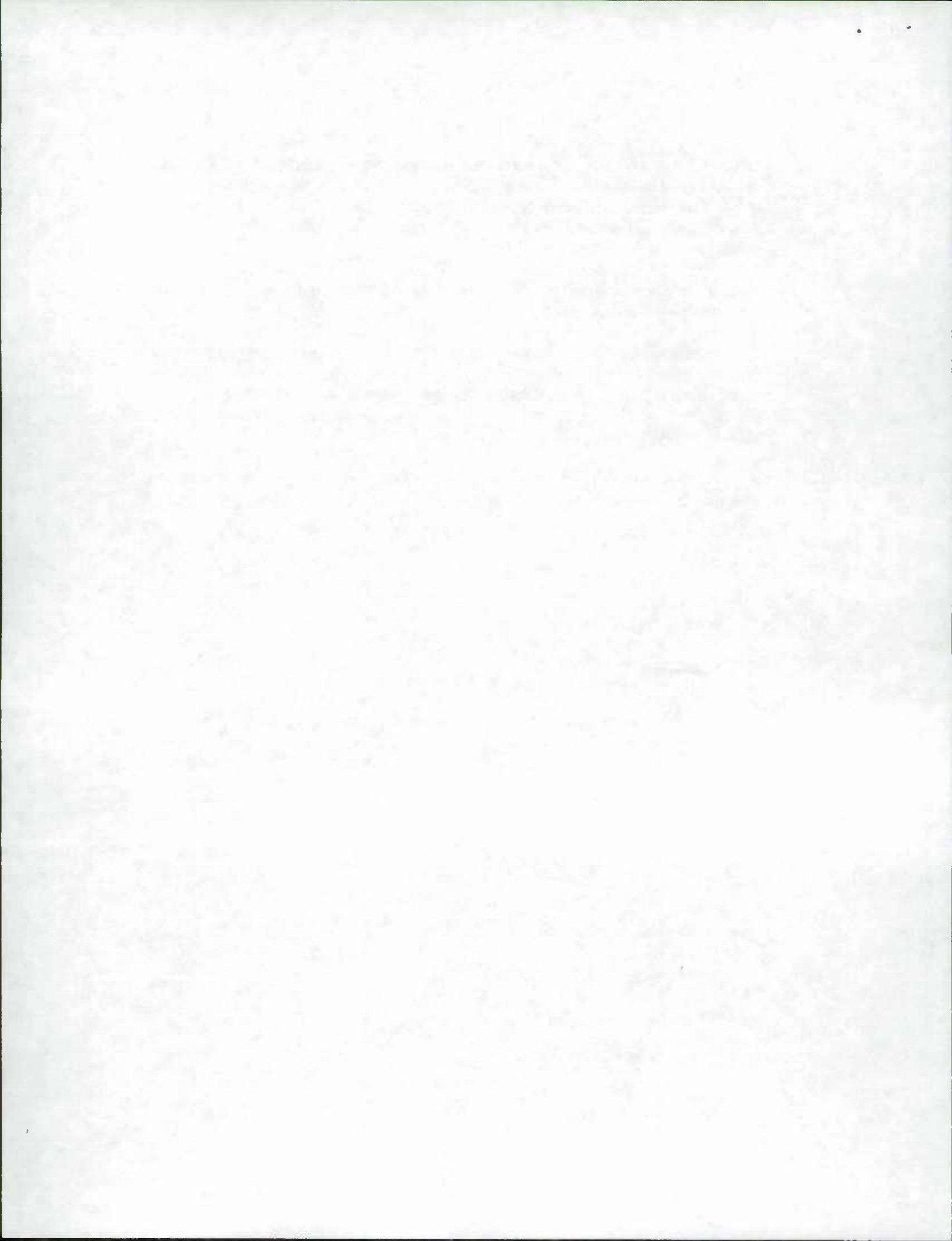
Thank you for the opportunity to provide comments on this revision and subdivision request. If you have any questions, please call me at (410) 260-3483.

Sincerely,



Nick Kelly
Regional Program Chief

cc: TC 498-08
Bill Stagg, Lane Engineering, Inc.



Martin O'Malley
Governor

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1804 West Street, Suite 100, Annapolis, Maryland 21401

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December 20, 2010

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
215 Bay Street, Suite 2
Easton, Maryland 21601

**Re: Otwell Farm, LLC Revision Plat
L1141 (TM 47, P 40 and 77)**

Dear Ms. Verdery:

Thank you for providing information on the above-referenced project. The applicant is proposing line revision between two parcels (TM 40, P 40 and 77). Total acreage for Tax Parcel 40 is 359.11 acres, with 309.95 acres in the Critical Area and designated RCA. Tax Parcel 77 is 37.47 acres, with 30.46 acres located within the RCA. If the revision is approved, total acreage on Tax Parcel 40 will decrease to 300.17 acres, with 258.1 acres located within the RCA, while Tax Parcel 77 will increase to 96.41 acres, with 82.38 acres located within the RCA. The maximum amount of development rights permitted between both parcels will remain at 16.

Based on the information provided, we have the following comments:

1. While we understand that a line revision is not considered a development activity by the County, this office recommends that each parcel meet the Critical Area 15% afforestation requirement onsite.
2. If forest is cleared for any development on the Critical Area portion these parcels in the future, mitigation will be required. If up to 20% of forest is cleared from the parcel, then mitigation at a ratio of 1:1 is required; if clearing is between 20% and 30%, then mitigation is 1.5:1; clearing of over 30% of the site requires 3:1 mitigation and a variance from the County.
3. While currently a 100-foot Buffer is shown on the plat, any future subdivision of this land will require new lots to maintain a minimum 200-foot Buffer, expanded for steep slopes, hydric soils, and highly erodible soils, if applicable.

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450



Thank you for the opportunity to provide comments on this revision request. If you have any questions, please call me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Nick Kelly".

Nick Kelly
Natural Resource Planner
cc: TC 498-08

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

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1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

October 22, 2008

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
28712 Glebe Road, Suite 2
Courthouse
Easton, Maryland 21601

**Re: Otwell Farm Subdivision and Revision
TM 47, P40 & 77**

Dear Ms. Verdery:

Thank you for providing supplemental information on the above referenced subdivision and lot line revision request. The applicant originally proposed to develop a 15-lot subdivision with a private road. It is our understanding that the applicant has revised this application and is now proposing a 6-lot subdivision. The parcel is 400.807 acres in size, with 344.938 acres located in the Critical Area and designated as Resource Conservation Area (RCA). Currently, a manor house, farm building complex, garage, and farm house exist onsite; the farm buildings and farm house are located outside of the Critical Area. Total existing forest coverage onsite within the Critical Area is 28.445 acres (8.1%).

The applicant is permitted sixteen development rights in the Critical Area on this parcel. It appears that the applicant is proposing six lots primarily grandfather percs for septic systems that are located within 200 feet of the shoreline. Consequently, two development rights will be attributed to Lot 1, four development rights to Lot 2, two development rights to Lot 3, one development right to Lot 4, three development rights to Lot 5, 1 development right to Lot 6, and two development rights to Revised Tax Parcel 77. In addition, it is our understanding that the applicant proposes to negotiate with the department of Public Works and the County Council to keep Otwell Road private in order to deter further subdivision of this land.



In reviewing the information provided, we have concerns about whether the applicant will be able to maintain Otwell Road as private in perpetuity, thus creating a disincentive to not further subdivide the parcel. The Talbot County Department of Public Works (DPW) commented on this plan at the October 8, 2008 Technical Advisory Committee (TAC) meeting and stated that, due to the number of existing and proposed lots that use the existing private road, a portion of the

road must be upgraded to public status. We request that the County update Commission staff on whether the applicant will be permitted to maintain this road as private. We do note that that two development rights will be transferred from Tax Parcel 40 to Tax Parcel 77 using the County's Rural Conservation density transfer mechanism. Staff would recommend that the applicant consider using this same mechanism to transfer other existing development rights onsite to different parcels in the RC that may be better suited for development and will impact fewer Habitat Protection Areas. This would offer greater protection to the RCA and provide absolute assurance that no more than six lots could be developed.

Second, we would like to add that while the six lots proposed may be developed with a minimum 100-foot Buffer (provided it meets the requirements found in comment #1 below), any future subdivision of this land will require new lots to maintain a minimum 200-foot Buffer and meet the new Critical Area lot coverage requirements, as found in Section 8, Ch. 119, 2008 Laws of Maryland at 765. Finally, we would like to note that several outstanding issues mentioned in our comments below, particularly the size and scope of hydric soils located onsite, are of significant importance and must be addressed appropriately in order for this subdivision to be approved as proposed. We request that the applicant continue to work closely with County and Commission staff to resolve these issues in an appropriate and timely manner.

Below are additional comments on the site plan:

1. The subdivision plat must contain information regarding existing and proposed lot coverage. Section 8, Ch. 119, 2008 Laws of Maryland at 765, contains provisions in regard to the lot coverage requirements of Natural Resources Article §8-1808.3 which may be applicable to this subdivision. Under these provisions, a development project whose initial application for development that satisfies all local requirements is filed by October 1, 2008 and whose development plan is approved (recorded) by July 1, 2010 may utilize Talbot County's approved impervious surface area limitations in effect prior to July 1, 2008 provided that:

- a) The approved development plan remains valid in accordance with Talbot County's procedures and requirements; and
- b) By July 1, 2010, the applicant prepares a detailed lot coverage plan drawn to scale and showing the amounts of impervious surface area, partially pervious area, and developed pervious surface area in the development project.

In addition to (a) and (b) above, Section 8, Ch. 119, 2008 Laws of Maryland at 765 requires the lot coverage plan to be approved by Talbot County and implemented in accordance with the approved lot coverage plan. Should the applicant intend to develop this subdivision in accordance with the County's impervious surface area limitations, please indicate that intent and ensure that the applicant is aware of the requirements of Chapter 119 of the 2008 Laws of Maryland for proceeding as such.

2. The applicant is currently providing a 100-foot Buffer on the site plan. It is our understanding that the applicant submitted an application for subdivision prior to July 1, 2008. Please note that Ch. 119, 2008 Laws of Maryland at 765 contains provisions in regards to a new 200-foot Buffer which may be applicable to this subdivision. Under

these provisions, a subdivision located in the RCA must provide a new 200-foot Buffer *unless* an application for subdivision was submitted before July 1, 2008 *and* is legally recorded by July 1, 2010. Should the applicant fail to have the subdivision plat recorded by the July 1, 2010 deadline, then a 200-foot Buffer will apply to this project. Please ensure that the applicant is aware of this requirement as stated in Chapter 119 of the 2008 Laws of Maryland. We specifically note this requirement, as the location of several wells and Sewage Disposal Areas (SDAs) are located within the 200-foot and Expanded Buffer.

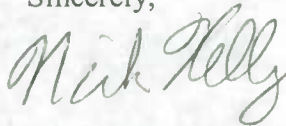
3. The 100-foot and Expanded Buffer must be fully forested in 3-tier vegetation, as found in COMAR 27.01.09.01 and §190-93 of the Talbot County Code. Please add a note referencing this requirement to the plat.
4. The site plan states that the applicant "reserves the right to reconfigure the Buffer expansion in areas if accurate topography confirms the mapped soils overlay slopes less than 5%." This office notes that the 100-foot Buffer shall also be expanded if other areas of hydric or highly erodible soils are located contiguous to the 100-foot Buffer, as per §190-93E(b) of the Talbot County Code.
5. The applicant is proposing to construct an access road for the site as well as SDAs for Lots 2, 3, 5, and 6 within the Expanded Buffer for hydric soils. These actions will require variances. New lots created after the County's Critical Area Program adoption date must fully comply with all of the County's Critical Area regulations. Therefore, the applicant must reconfigure the road and location of the SDAs to avoid the need for any variances.
6. Due to the presence of several large areas of hydric soils, this office recommends that the applicant consider provide soil sampling methodologies to determine the accurate location and composition of the soils onsite.
7. Based on the size and scope of this project, Commission staff requests that the applicant perform a wetland and stream delineation for the entire property in consultation with the Maryland Department of the Environment (MDE). We note that the 2008 changes to the Critical Area law amended the definition of a tributary stream to mean a "perennial or an intermittent stream within the Critical Area that has been identified by site inspection or in accordance with local program procedures approved by the Commission". As of July 1, 2008 all the requirements of the Critical Area law shall apply, and be applied, by a local jurisdiction. Therefore, unless and until the County amends its Critical Area Program to include other provisions for identifying streams and these procedures are approved by the Commission, site inspection is the only methodology provided under the law for the identification of streams. Please have the applicant provide information on how streams were delineated onsite to ensure that this requirement has been met.
8. The Department of Natural Resources Wildlife and Heritage Division (WHS) and GIS layering have indicated that a bald eagle's nest is located within ¼ mile of the property.

In addition, the Delmarva Fox Squirrel (DFS) is known to occur or in the immediate vicinity of the property. The applicant must address how the project meets the guidelines of Maryland Department of Natural Resources Wildlife and Heritage Service to protect these species.

9. The property is located within Forest Interior Dwelling Bird (FIDS) habitat. While it is our understanding that, at this time, no development or clearing is proposed within the FIDS habitat area at this time, we suggest that the applicant place on a note on the site that restricts forest clearing within the FIDS habitat, and ensures that the site meets the requirements for FIDS protection found in §190-88 and §190-93 of the Talbot County Code.
10. Due to the presence of a bald eagle nest, Delmarva Fox Squirrel Habitat, and FIDS habitat onsite, a Habitat Protection Plan must be submitted to this office for review and comment, as required in §190-93 E(8)(d) of the Talbot County code. This plan must be submitted prior to preliminary plat approval.
11. The proposed project is located in a waterfowl concentration area. Therefore, time of year restrictions for shoreline work will apply between November 15 and March 1.

Thank you for the opportunity to provide comments on this subdivision and line revision request. Please have the applicant provide the information requested above. Please feel free to call me with any questions at (410) 260-3483.

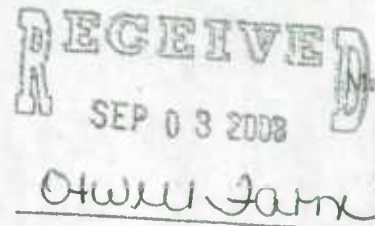
Sincerely,



Nick Kelly
Natural Resource Planner
cc: TC 498-08

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STATE OF MARYLAND
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1804 West Street, Suite 100, Annapolis, Maryland 21401
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August 29, 2008

Ms. Mary Kay Verdery
Talbot County Office of Planning and Zoning
28712 Glebe Road, Suite 2
Courthouse
Easton, Maryland 21601

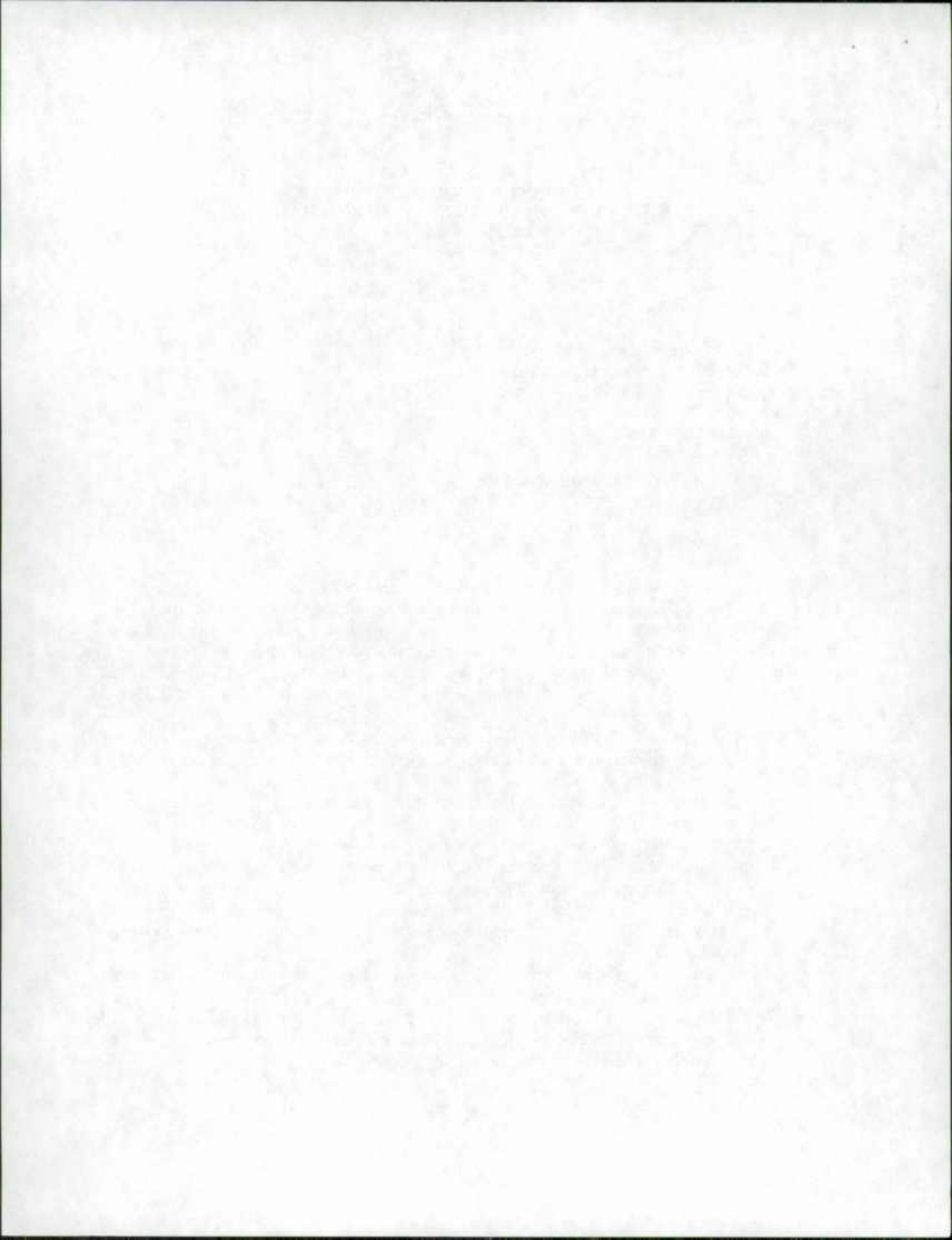
**Re: Otwell Farm Subdivision and Revision
TM 47, P40 & 77**

Dear Ms. Verdery:

Thank you for providing information on the above referenced subdivision and lot line revision request. The applicant is proposing to develop a 15-lot subdivision with a private road. The parcel is 400.806 acres in size, with 350.834 acres located in the Critical Area and designated as Resource Conservation Area (RCA). Currently, a manor house, farm building complex, garage, farm house exist onsite; the farm buildings and farm house are located outside of the Critical Area. Total existing forest coverage onsite within the Critical Area is 28.445 acres (8.1%).

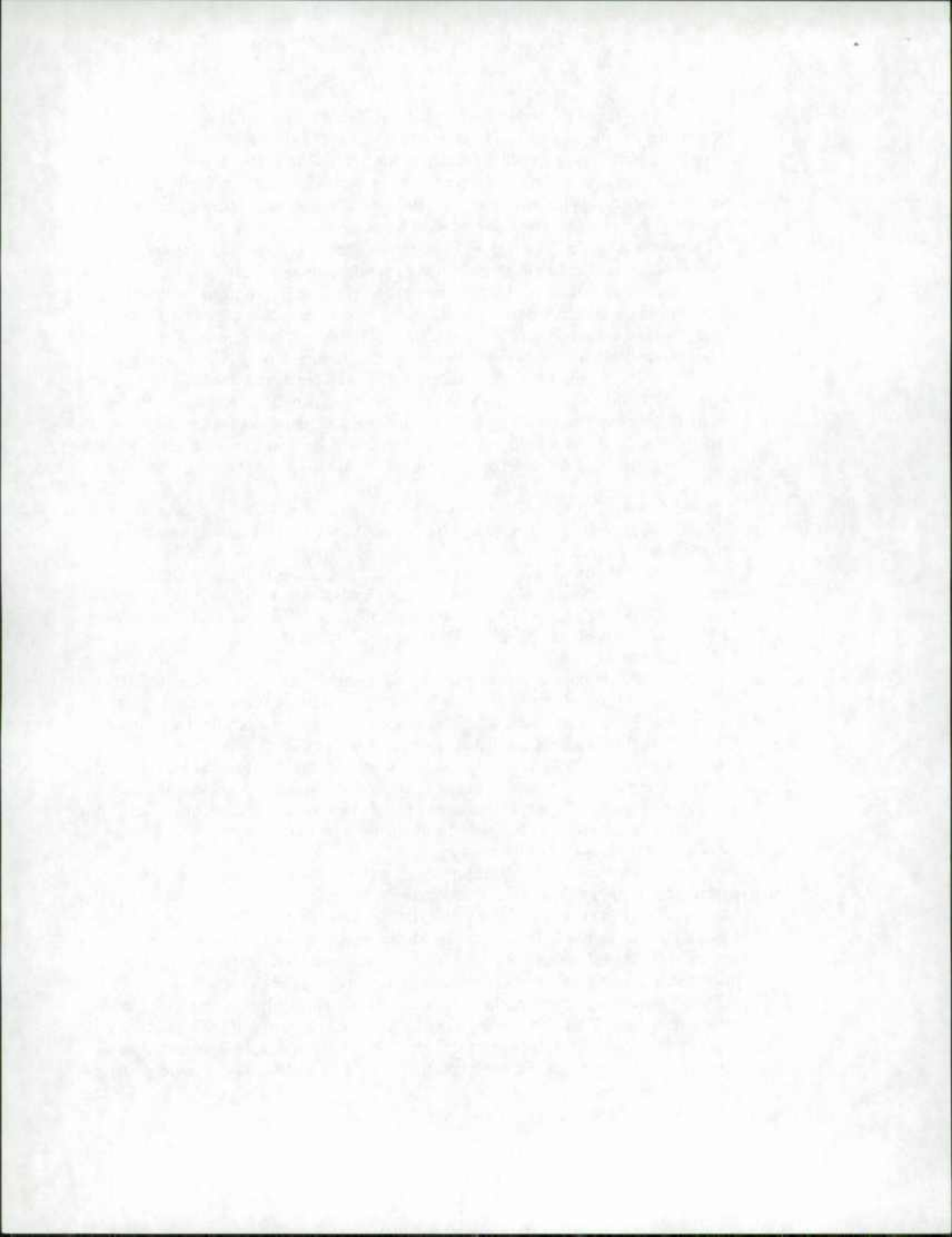
1. The applicant is permitted sixteen development rights in the Critical Area on this parcel. Upon completion of this subdivision, the applicant will have exhausted all available development rights within the Critical Area.
2. The subdivision plat must contain information regarding existing and proposed lot coverage. Section 8, Ch. 119, 2008 Laws of Maryland at 765, contains provisions in regard to the lot coverage requirements of Natural Resources Article §8-1808.3 which may be applicable to this subdivision. Under these provisions, a development project whose initial application for development that satisfies all local requirements is filed by October 1, 2008 and whose development plan is approved (recorded) by July 1, 2010 may utilize Talbot County's approved impervious surface area limitations in effect prior to July 1, 2008 provided that:
 - a) The approved development plan remains valid in accordance with Talbot County's procedures and requirements; and
 - b) By July 1, 2010, the applicant prepares a detailed lot coverage plan drawn to scale and showing the amounts of impervious surface area, partially pervious area, and developed pervious surface area in the development project.





In addition to (a) and (b) above, Section 8, Ch. 119, 2008 Laws of Maryland at 765 requires the lot coverage plan to be approved by Talbot County and implemented in accordance with the approved lot coverage plan. Should the applicant intend to develop this subdivision in accordance with the County's impervious surface area limitations, please indicate that intent and ensure that the applicant is aware of the requirements of Chapter 119 of the 2008 Laws of Maryland for proceeding as such.

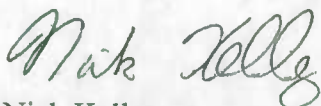
3. The applicant is currently providing a 100-foot Buffer on the site plan. It is our understanding that the applicant submitted an application for subdivision prior to July 1, 2008. Please note that Ch. 119, 2008 Laws of Maryland at 765 contains provisions in regards to a new 200-foot Buffer which may be applicable to this subdivision. Under these provisions, a subdivision located in the RCA must provide a new 200-foot Buffer *unless* an application for subdivision was submitted before July 1, 2008 *and* is legally recorded by July 1, 2010. Should the applicant fail to have the subdivision plat recorded by the July 1, 2010 deadline, then a 200-foot Buffer will apply to this project. Please ensure that the applicant is aware of this requirement as stated in Chapter 119 of the 2008 Laws of Maryland. We specifically note this requirement, as the location of several wells and Sewage Disposal Areas (SDAs) are located within the 200-foot and Expanded Buffer.
4. The 100-foot and Expanded Buffer must be fully forested in 3-tier vegetation, as found in COMAR 27.01.09.01 and §190-93 of the Talbot County Code. Please add a note referencing this requirement to the plat.
5. The site plan states that the applicant "reserves the right to reconfigure the Buffer expansion in areas if accurate topography confirms the mapped soils overlay slopes less than 5%." This office notes that the 100-foot Buffer shall also be expanded if other areas of hydric or highly erodible soils are located contiguous to the 100-foot Buffer, as per §190-93E(b) of the Talbot County Code.
6. The applicant is proposing to construct an access road for the site as well as the SDAs for Lots 4,11,12, 13, and Remaining Lands Parcel "A" within the Expanded Buffer for hydric soils. These actions will require variances. New lots created after the County's Critical Area Program adoption date must fully comply with all of the County's Critical Area regulations. Therefore, the applicant must reconfigure the road and location of the SDAs to avoid the need for any variances.
7. Due to the presence of several large areas of hydric soils, this office recommends that the applicant consider provide soil sampling methodologies to determine the accurate location and composition of the soils onsite.
8. Based on the size and scope of this project, Commission staff requests that the applicant perform a wetland and stream delineation for the entire property in consultation with the Maryland Department of the Environment (MDE). We note that the 2008 changes to the Critical Area law amended the definition of a tributary stream to mean a "perennial or an intermittent stream within the Critical Area that has been identified by site inspection or in accordance with local program procedures approved by the Commission". As of July 1, 2008 all the requirements of the Critical Area law shall apply, and be applied, by a local jurisdiction. Therefore, unless and until the County amends its Critical Area Program to include other provisions for identifying streams and these procedures are approved by the Commission, site inspection is the only methodology provided under the



- law for the identification of streams. Please have the applicant provide information on how streams were delineated onsite to ensure that this requirement has been met.
9. Please have the applicant provide information that explains why the applicant must configure lots 10-13 so that a pipestem is required to connect an SDA area to each lot. Based on the site plan it appears that there is ample space on each lot to place an SDA and building envelope without the need of a pipestem.
 10. The Department of Natural Resources Wildlife and Heritage Division (WHS) and GIS layering have indicated that a bald eagle's nest is located within ¼ mile of the property. In addition, the Delmarva Fox Squirrel (DFS) is known to occur or in the immediate vicinity of the property. The applicant must address how the project meets the guidelines of Maryland Department of Natural Resources Wildlife and Heritage Service to protect these species.
 11. The property is located within Forest Interior Dwelling Bird (FIDS) habitat. While it is our understanding that, at this time, no development or clearing is proposed within the FIDS habitat area at this time, we suggest that the applicant place on a note on the site that restricts forest clearing within the FIDS habitat, and ensures that the site meets the requirements for FIDS protection found in §190-88 and §190-93 of the Talbot County Code.
 12. Due to the presence of a bald eagle nest, Delmarva Fox Squirrel Habitat, and FIDS habitat onsite, a Habitat Protection Plan must be submitted to this office for review and comment, as required in §190-93 E(8)(d) of the Talbot County code. This plan must be submitted prior to preliminary plat approval.
 13. The proposed project is located in a waterfowl concentration area. Therefore, time of year restrictions for shoreline work will apply between November 15 and March 1.

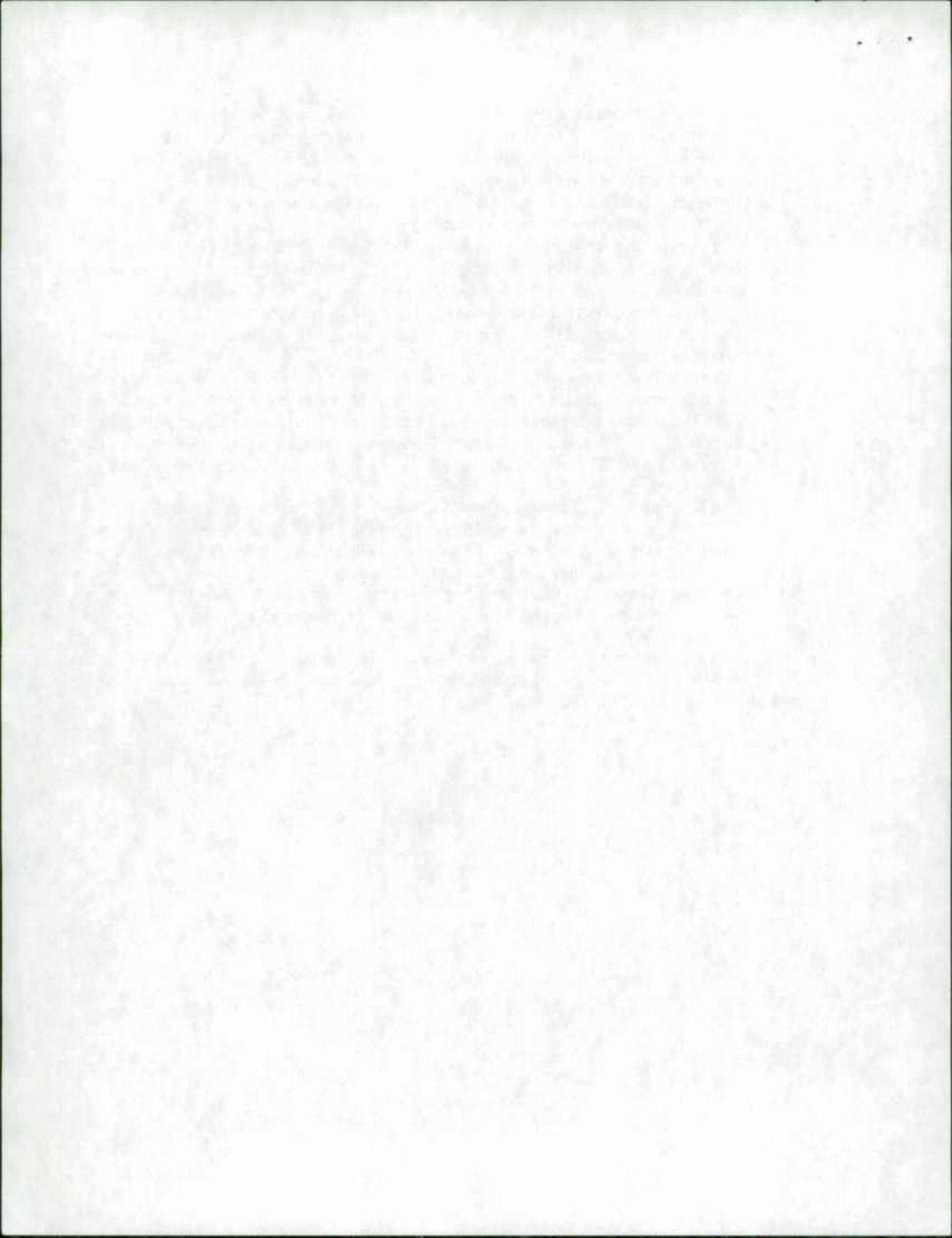
Thank you for the opportunity to provide comments on this subdivision and line revision request. Please have the applicant provide the information requested above. Please feel free to call me with any questions at (410) 260-3483.

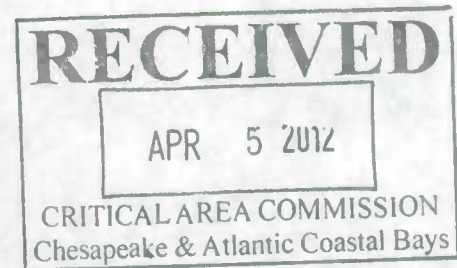
Sincerely,



Nick Kelly
Natural Resource Planner

cc: TC 498-08





**STATE OF MARYLAND CRITICAL AREA COMMISSION
LOT CONSOLIDATION AND RECONFIGURATION**

Date: April 4, 2012
Project Name: Otwell Farm, LLC Minor Revision
Property Owner: Otwell Farm, LLC
Physical Address: Otwell Rd, Easton, MD
Tax Map: 47 Grid: 11, 17 Parcel: 40, 77 Zoned: RC/ WRC
Applicant: Lane Engineering, LLC

**Title 27 Critical Area Commission for the Chesapeake and Atlantic Coastal Bays,
Subtitle 01 Criteria for Local Critical Area Program Development, 27.01.02
Development in the Critical Area, .0[9]8 Lot Consolidation and Reconfiguration**

D. A local jurisdiction may not approve a proposed parcel or lot consolidation or reconfiguration unless the local jurisdiction makes written findings that:

- (1) The proposed consolidation or reconfiguration will result in no greater number of lots, parcels, or dwelling units in the Critical Area than the configuration in existence at the time of application would allow;

The proposed revision will not result in a greater number of lots, parcels in the Critical Area.

- (2) In the Limited Development Area or Resource Conservation Area, the proposed consolidation or reconfiguration:

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APR 19 1964
THE LOCAL AUTHORITY DISTRICT
COUNCIL OF THE DISTRICT OF

- (a) Will result in no greater lot coverage than development activities within the configuration in existence at the time of application would allow; and**

The proposed revision will result in no greater lot coverage.

- (b) Will result in no greater impact to a steep slope than development activities within the lot configuration in existence at the time of application would allow, if that steep slope is located outside the Buffer or expanded Buffer;**

No greater impacts to steep slopes are proposed.

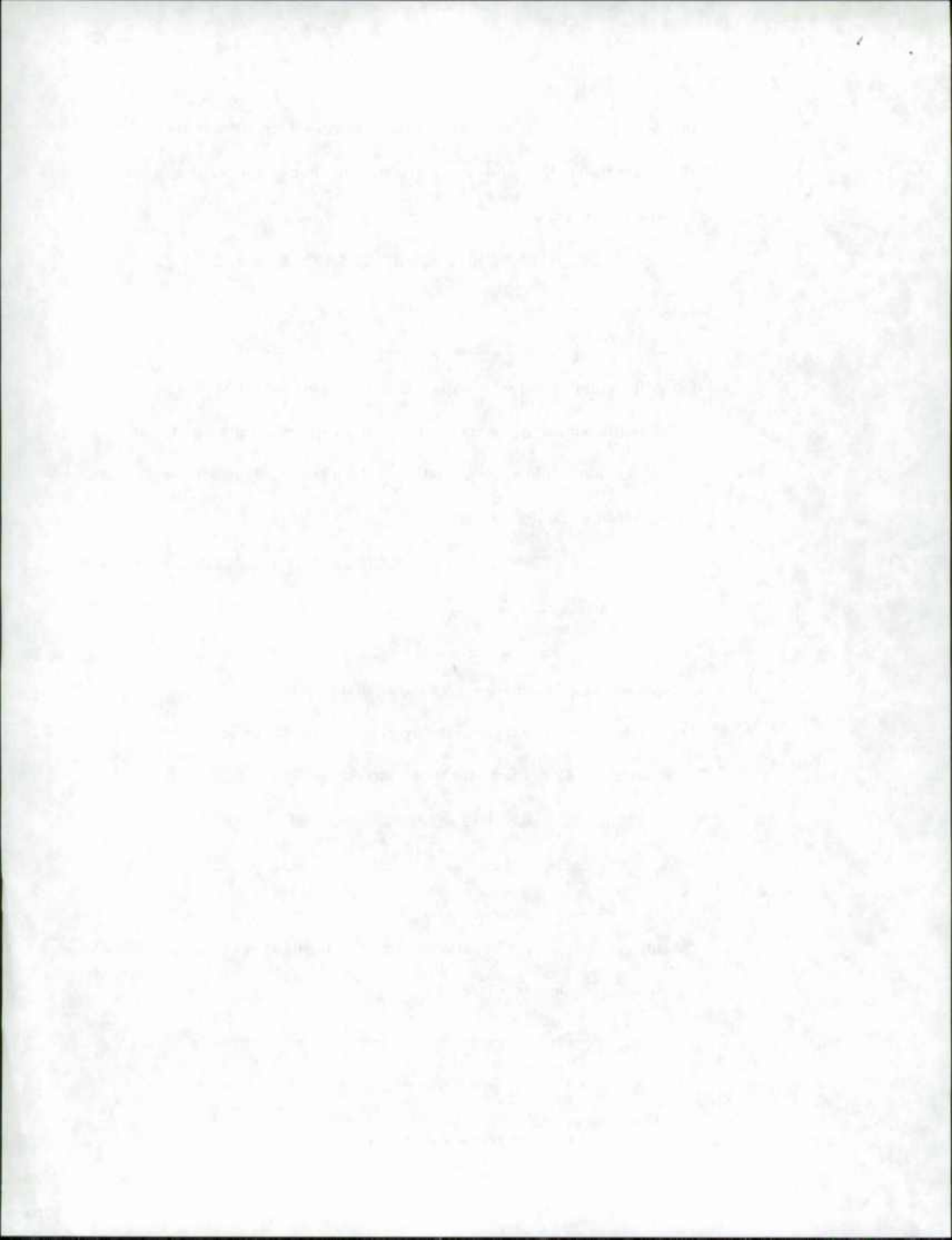
(3) The proposed consolidation or reconfiguration does not:

- (a) Create an additional riparian parcel or lot, waterfront lot, or any other parcel or lot deeded with water access; or**

The proposed revision does not create an additional riparian parcel.

- (b) Intensify or increase impacts associated with riparian access;**

No negative impacts will occur with riparian access.



(4) The proposed consolidation or reconfiguration does not create:

(a) A parcel, lot, or portion of a parcel or lot that will serve development activities outside the Critical Area; or

The proposed revision does not create a portion of a parcel that will serve development activities outside the Critical Area.

(b) A Resource Conservation Area parcel or lot that serves development activities in the Intensely Developed Area or Limited Development Area;

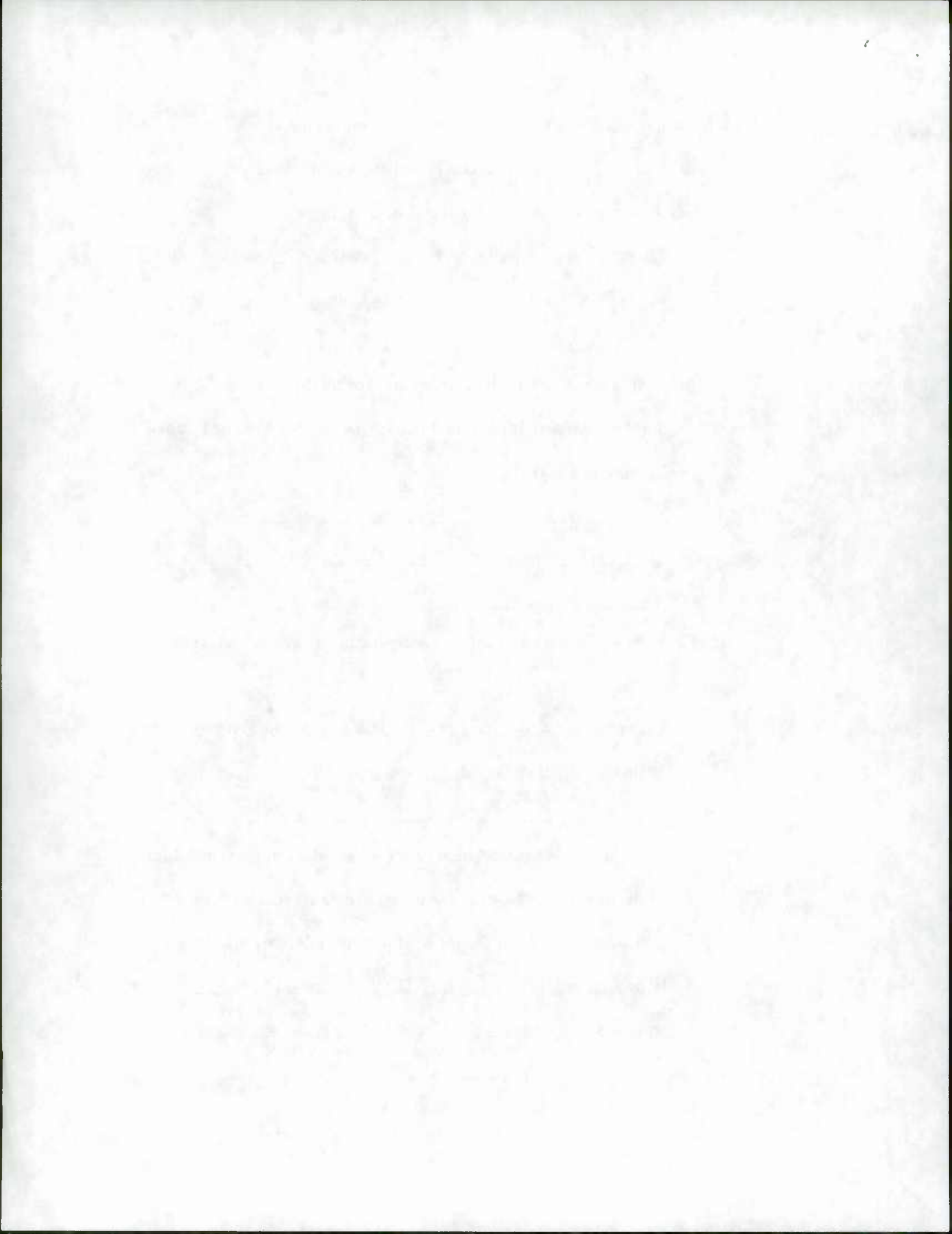
N/A

(5) (a) The proposed consolidation or reconfiguration identifies each Habitat Protection Area on site;

The proposed revision identifies each Habitat Protection Area on site through notations on the submitted revision plat.

(b) If the proposed consolidation or reconfiguration impacts a Habitat Protection Area, the proposed protective measures and restoration measures will provide for the least possible adverse impact; and

If the proposed revision impacts a Habitat Protection Area, protective measures will provide for the least possible adverse impacts.



(c) The proposed consolidation or reconfiguration:

(i) Results in no greater impact to a Habitat Protection Area than the impact that would result from development activities within the configuration in existence at the time of application; and

No greater impact will result from the proposed revision.

(ii) Minimizes adverse impacts to the Habitat Protection Area;

The proposed revision will minimize adverse impacts to the Habitat Protection Area.

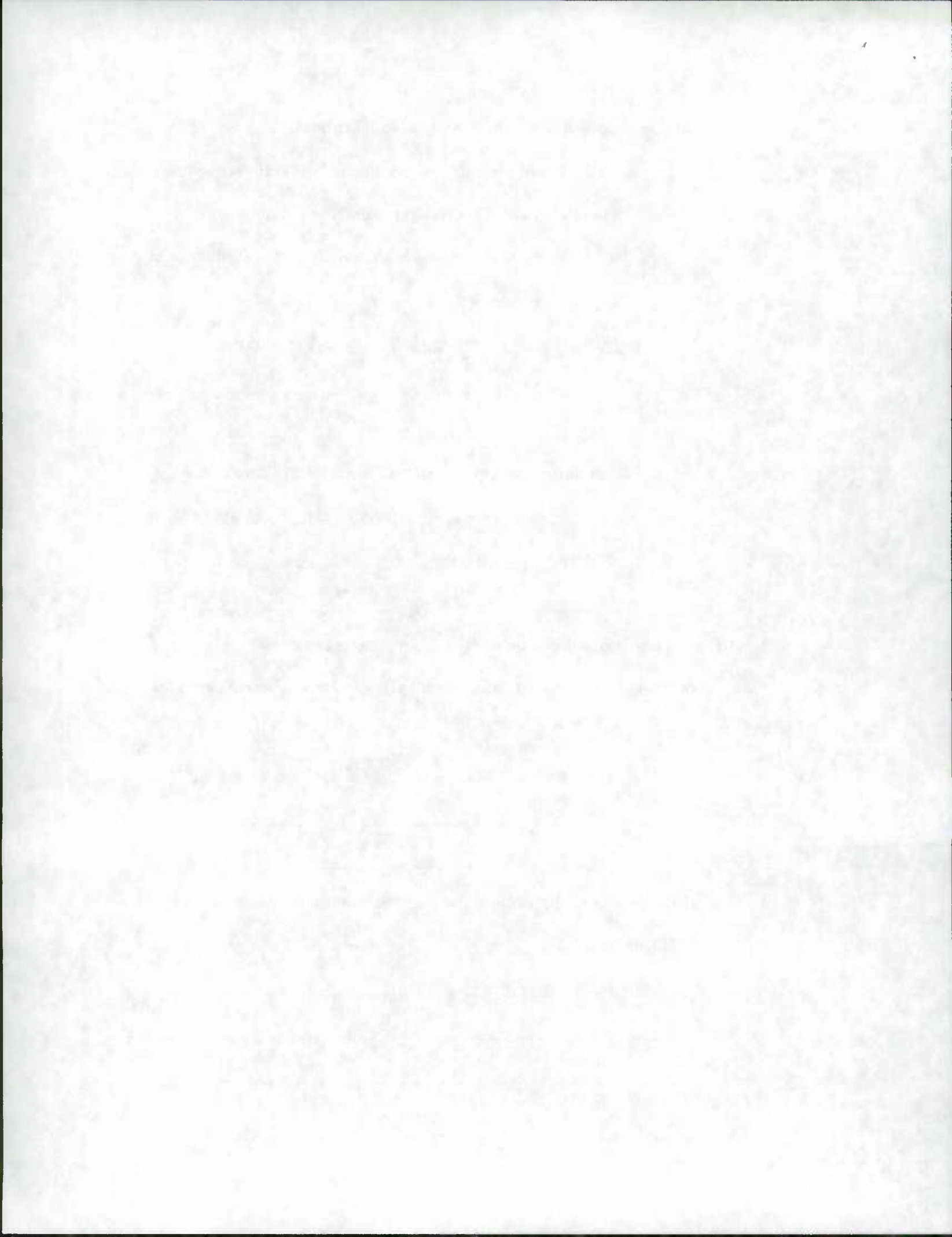
(6) The proposed consolidation or reconfiguration provides:

(a) Storm water management for all proposed development activities; and

Storm water management is addressed on the submitted revision plat.

(b) Benefits to fish, wildlife, and plant habitat that are clearly identified; and

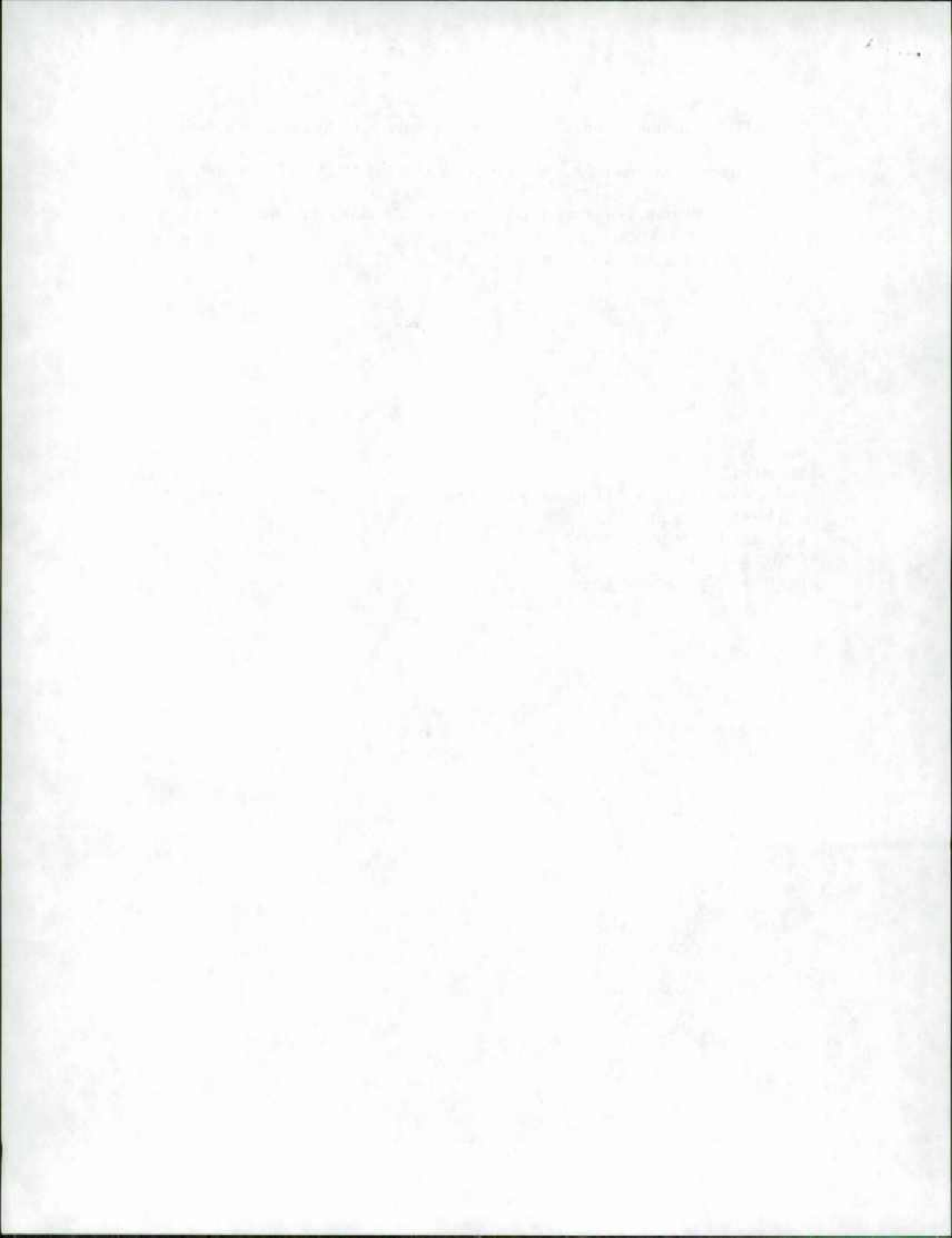
Addressed on the revision plat.



(7) The proposed consolidation or reconfiguration fully complies with the afforestation and reforestation requirements in COMAR 27.01.05 and 27.01.09, unless clearing is necessary to avoid a Habitat Protection Area.

The proposed revision complies with afforestation and reforestation requirements in COMAR.

**Brett Ewing
Planner I
Talbot County Office of Planning and Zoning
215 Bay Street, Suite 2
Easton, MD 21601
(410) 770-8030
bewing@talbotcountymd.gov**



PROPERTY STATISTICS

OWNER: OTWELL FARM, LLC (TAX PARCELS 40 AND 77)
C/O ROSSWAY, MOORE & TAYLOR
THE MODERN ONE BUILDING
2101 INDIAN RIVER BLVD.
VERO BEACH, FL 32980
(772) 231-4440

Table with columns: BUILDING RESTRICTIONS, RC ZONING, WRC ZONING (LOTS 2 ACRES OR LARGER). Rows include Front Setback, Side Setback, Rear Setback, etc.

FLOOD ZONE INFORMATION
THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "A", "B" AND "C" OF THE COASTAL FLOOD PLAN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 240098 0038 A FOR TALBOT COUNTY, MARYLAND.

FLOOD PLAN LEGEND
A - 100 YEAR FLOOD ZONE
B - 500 YEAR FLOOD ZONE
C - AREA OF MINIMAL FLOODING

THE FLOOD ZONE "A" PORTION OF THE PROPERTY SHOWN HEREON HAS A ONE-PERCENT CHANCE OF OCCURRENCE OF BEING INUNDATED BY A FLOOD IN ANY GIVEN YEAR.

PARCEL DEVELOPMENT HISTORY

THE SUBJECT LAND IS COMPRISED OF TAX PARCEL 40 AND TAX PARCEL 77.

TAX PARCEL 40 AS SHOWN HEREON IS REPRESENTED AS PARCEL NO. 1 AS SHOWN ON A PLAT ENTITLED "DIVISION OF OTWELL, LAND OF SUE M. JACKSON" RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 49, FOLIO 1 AND DESCRIBED IN A CONFIRMATORY DEED DATED DECEMBER 20, 2008 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1506, FOLIO 614.

TAX PARCEL 77 AS SHOWN HEREON IS REPRESENTED AS PARCEL NO. 2 AS SHOWN ON A PLAT ENTITLED "DIVISION OF OTWELL, LAND OF SUE M. JACKSON" RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 49, FOLIO 1 AND DESCRIBED IN A CONFIRMATORY DEED DATED DECEMBER 20, 2008 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1506, FOLIO 614.

NO SUBDIVISION OF THE SUBJECT LANDS HAS TAKEN PLACE SINCE 1989.

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO ABANDON THE COMMON PROPERTY LINE BETWEEN TAX PARCELS 77 AND 40, EXTINGUISHING TAX PARCEL 77 AND THEN SUBDIVIDING AND CREATING REVISED TAX PARCEL 40 - LOT 1 AND REVISED TAX PARCEL 40 - LOT 2 AS SHOWN HEREON.

DEVELOPMENT SUMMARY

TAX PARCEL 77 - 37.489 ACRES TOTAL (BEFORE REVISION)

RC DEVELOPMENT RIGHTS SUMMARY (BEFORE REVISION)

RC ACREAGE = 30.481 ACRES
STATE TIDAL WETLANDS = 0.453 ACRES
NET RC ACREAGE = 30.008 ACRES
SERVING RIGHTS PERMITTED = 1 @ 1 DEVELOPMENT RIGHT/20 ACRES
DEVELOPMENT RIGHTS UTILIZED PREVIOUSLY = 1 (PRIMARY DWELLING - ASSIGNED TO REVISED TAX PARCEL 40 - LOT 2)

WRC DEVELOPMENT RIGHTS SUMMARY (BEFORE REVISION)

WRC ACREAGE = 7.008 ACRES
DEVELOPMENT RIGHTS PERMITTED = 3 @ 3 + 1 DEVELOPMENT RIGHT/20 ACRES
DEVELOPMENT RIGHTS UTILIZED PREVIOUSLY = 0
DEVELOPMENT RIGHTS UTILIZED HEREON = 0
DEVELOPMENT RIGHTS REMAINING = 3 (ASSIGNED TO REVISED TAX PARCEL 40 - LOT 2)

TAX PARCEL 40 - 359.112 ACRES TOTAL (BEFORE REVISION)

RC DEVELOPMENT RIGHTS SUMMARY (BEFORE REVISION)

RC ACREAGE = 309.848 ACRES
STATE TIDAL WETLANDS = 0.835 ACRES
NET RC ACREAGE = 309.113 ACRES
DEVELOPMENT RIGHTS PERMITTED = 15 @ 1 DEVELOPMENT RIGHT/20 ACRES
DEVELOPMENT RIGHTS UTILIZED PREVIOUSLY = 0
DEVELOPMENT RIGHTS UTILIZED HEREON = 0
DEVELOPMENT RIGHTS REMAINING = 15 (3 ASSIGNED TO REVISED TAX PARCEL 40 - LOT 2, REMAINING 12 ASSIGNED TO REVISED TAX PARCEL 40 - LOT 1)

WRC DEVELOPMENT RIGHTS SUMMARY (BEFORE REVISION)

WRC ACREAGE = 49.184 ACRES
DEVELOPMENT RIGHTS PERMITTED = 5 @ 3 + 1 DEVELOPMENT RIGHT/20 ACRES
DEVELOPMENT RIGHTS UTILIZED PREVIOUSLY = 1 (PRIMARY DWELLING BEFORE REVISION, RE-CLASSIFIED AS DWELLING, GUEST HOUSE AFTER REVISION)
DEVELOPMENT RIGHTS UTILIZED HEREON = 0
DEVELOPMENT RIGHTS REMAINING = 5 (ASSIGNED TO REVISED TAX PARCEL 40 - LOT 1, INCLUDES REINSTATEMENT DEVELOPMENT RIGHT FROM RE-CLASSIFICATION OF PRIMARY DWELLING TO DWELLING, GUEST HOUSE ASSIGNED TO REVISED TAX PARCEL 40 - LOT 2)

MINIMUM NON-CLUSTERED DEVELOPMENT RIGHTS PERMITTED = 2
CLUSTERED DEVELOPMENT RIGHTS UTILIZED PREVIOUSLY = 0
CLUSTERED DEVELOPMENT RIGHTS UTILIZED HEREON = 0
CLUSTERED DEVELOPMENT RIGHTS REMAINING = 3
CLUSTER DEVELOPMENT RIGHT REQUIREMENTS: RESERVED LAND REQUIRED PER CLUSTER LOT = 9.833 ACRES LESS AREA OF LOT*

*DETERMINED IN ACCORDANCE WITH TALBOT COUNTY CODE § 190-13.D.(2)(c).

DEVELOPMENT RIGHTS SHOWN HEREON ARE BASED UPON CURRENT REGULATIONS AND MAY BE SUBJECT TO CHANGE BASED ON ZONING ORDINANCE REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT ACTIVITY.

CRITICAL AREA LOT COVERAGE CALCULATIONS - AFTER REVISION & SUBDIVISION

Table with columns: REVISED TAX PARCEL 40 - LOT 1 - 110.859 ACRES TOTAL, A. AREA IN CRITICAL AREA, B. STATE TIDAL WETLANDS, C. NET AREA USED FOR LOT COVERAGE CALCULATIONS, etc.

Table with columns: REVISED TAX PARCEL 40 - LOT 2 - 285.922 ACRES TOTAL, A. AREA IN CRITICAL AREA, B. STATE TIDAL WETLANDS, C. NET AREA USED FOR LOT COVERAGE CALCULATIONS, etc.

ALL EXISTING LOT COVERAGE ASSUMED TO BE 100% IMPERVIOUS

NON-CRITICAL AREA LOT COVERAGE CALCULATIONS - AFTER REVISION & SUBDIVISION

Table with columns: REVISED TAX PARCEL 40 - LOT 1 - 110.859 ACRES TOTAL, A. AREA IN NON-CRITICAL AREA, B. 15% LOT COVERAGE ALLOTMENT, C. EXISTING LOT COVERAGE AREA (TOTAL), etc.

Table with columns: REVISED TAX PARCEL 40 - LOT 2 - 285.922 ACRES TOTAL, A. AREA IN NON-CRITICAL AREA, B. 15% LOT COVERAGE ALLOTMENT, C. EXISTING LOT COVERAGE AREA (TOTAL), etc.

ALL EXISTING LOT COVERAGE ASSUMED TO BE 100% IMPERVIOUS

FOREST CALCULATIONS - AFTER REVISION & SUBDIVISION

Table with columns: REVISED TAX PARCEL 40 - LOT 1 - CRITICAL AREA - 90.659 ACRES, REVISED TAX PARCEL 40 - LOT 2 - CRITICAL AREA - 249.750 ACRES, REVISED TAX PARCEL 40 - LOT 1 - NON-CRITICAL AREA - 20.000 ACRES, REVISED TAX PARCEL 40 - LOT 2 - NON-CRITICAL AREA - 36.172 ACRES

GENERAL NOTES

THE PROPERTY SHOWN HEREON LIES PARTIALLY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

THE SHORELINE DEVELOPMENT BUFFER IS LOCATED AND INDICATED 200' FROM MEAN HIGH WATER OR THE LANDWARD EDGE OF TIDAL WETLANDS, AND HAS BEEN EXPANDED IN ACCORDANCE WITH §190-139 AND §190-140 OF THE TALBOT COUNTY CODE, AND COMAR 27.01.09.01.E.(7), AS SHOWN HEREON.

CLEARING OR REMOVAL OF NATURAL VEGETATION WITHIN THE SHORELINE DEVELOPMENT BUFFER AND EXPANDED BUFFER IS PROHIBITED. CLEARING AND REMOVAL OF TREES OUTSIDE THE BUFFER OR EXPANDED BUFFER IS SUBJECT TO REVIEW BY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING. PLEASE CONTACT (410-770-8030) FOR FURTHER INFORMATION.

ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN, APPROVED BY THE TALBOT SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE TALBOT COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-103 & 26.09.01.05.

BY ACCEPTANCE OF THE DEED TO THIS PROPERTY, EACH LOT OWNER OR THEIR SUCCESSORS OR ASSIGNS, HEREBY ACKNOWLEDGE THAT THEY ARE AWARE THAT THE PROPERTY BORDERS ON PROPERTY UNDER AGRICULTURAL USE AND THAT THE NORMAL FARMING OPERATIONS ON SUCH AGRICULTURAL LAND MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY, SUCH AS ODOR, DUST, NOISE, AND DRIFT OF PESTICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

DEVELOPMENT ACTIVITIES FOR NEW WATER-DEPENDENT FACILITIES SHALL BE DESIGNATED, STAGED AND TIMED TO AVOID SIGNIFICANT DISTURBANCE TO HISTORIC WATERFOWL STAGING AND CONCENTRATION AREAS DURING THE WINTER SEASON.

REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT ON REVISED TAX PARCEL 40 - LOT 2 TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS (SEPTEMBER - APRIL). CONSTRUCTION SHALL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF POSSIBLE.

UNLESS OTHERWISE INDICATED THE TIDAL WETLANDS, NON-TIDAL WETLANDS, STREAMS AND AG DITCHES AS SHOWN HEREON WERE FIELD DELINEATED IN THE FALL OF 2008 BY M. STANLEY MCLAUGHLIN, A QUALIFIED PROFESSIONAL WITH LANE ENGINEERING, LLC AND FIELD VERIFIED OCTOBER 15, 2008 WITH ALAN KAMPMEYER OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

THE WOODS LINE AS SHOWN HEREON WAS TAKEN FROM THE 2006 AERIAL IMAGERY OF TALBOT COUNTY, MARYLAND AND SUPPLEMENTED BY FIELD VERIFICATION.

CRITICAL AREA BUFFER ESTABLISHMENT IS NOT REQUIRED FOR THIS REVISION AND SUBDIVISION APPLICATION BECAUSE NO NEW LOTS ARE BEING CREATED AND NO CHANGE IN LAND USE IS PROPOSED. SUBSEQUENT SUBDIVISION OF EITHER LOT 1 OR 2, OR LAND USE CHANGES TO EITHER PARCEL SHALL REQUIRE COMPLIANCE WITH BUFFER ESTABLISHMENT REGULATIONS IN EFFECT AT THE TIME OF SUBDIVISION OR LAND USE CHANGE, INCLUDING ESTABLISHMENT OF THE BUFFER ON REVISED TAX PARCEL 40 - LOT 1 AND REVISED TAX PARCEL 40 - LOT 2.

CRITICAL AREA 15% FOREST THRESHOLD COMPLIANCE IS NOT REQUIRED FOR THIS REVISION AND SUBDIVISION APPLICATION. SUBSEQUENT SUBDIVISION OF EITHER REVISED TAX PARCEL 40 - LOT 1 OR REVISED TAX PARCEL 40 - LOT 2 SHALL REQUIRE COMPLIANCE WITH §190-134 OF THE TALBOT COUNTY CODE, OR APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF SUBDIVISION, INCLUDING ESTABLISHMENT OF FOREST ON THE SUBJECT LOTS.

SURVEYOR'S CERTIFICATE

THE PRESENT OWNER OF THE LAND OF WHICH THIS REVISION AND SUBDIVISION PLAT IS COMPRISED IS OTWELL FARM, LLC. THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AT THEIR REQUEST.

I, JEFFERSON EWELL HUBBARD HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION AND SUBDIVISION OF THE LANDS CONVEYED BY JOHN F. HULSEMAN, AS TRUSTEE OF THE JOHN F. HULSEMAN 1988 TRUST, DATED JULY 20, 1988, AS AMENDED, TO OTWELL FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY CONFIRMATORY DEED DATED DECEMBER 20, 2008 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1506, AT FOLIO 614 AND SHOWN ON A PLAT ENTITLED "DIVISION OF OTWELL, LAND OF SUE M. JACKSON" RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 49, FOLIO 1; AND THAT ALL MONUMENTS ARE IN PLACE.

THIS REVISION AND SUBDIVISION PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 08.13.08.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2013.

Jefferson Ewell Hubbard
Property Line Surveyor No. 363
Lane Engineering, LLC
117 Bay Street
Easton, Maryland 21601

OWNER'S CERTIFICATE

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS. AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS DELINEATIONS AND REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

THIS DEVELOPMENT MAY CONTAIN THREATENED OR ENDANGERED SPECIES PROTECTED UNDER THE ENDANGERED SPECIES ACT AS AMENDED. THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE ADMINISTERS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING ALL PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE.

OTWELL FARM, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS REVISION AND SUBDIVISION PLAT.

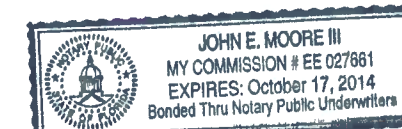
OTWELL FARM, LLC

John F. Hulseman, As Trustee of the John F. Hulseman 1988 Trust
Dated July 20, 1988, as Amended

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 19 DAY OF

March 2012

NOTARY



TALBOT COUNTY OFFICE OF PLANNING AND ZONING

THIS PLAT REPRESENTS A REVISION AND SUBDIVISION OF THE LANDS OF OTWELL FARM, LLC PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1506, AT FOLIO 614 AS SHOWN ON A PLAT ENTITLED "DIVISION OF OTWELL, LAND OF SUE M. JACKSON" RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 49, FOLIO 1.

TALBOT COUNTY PLANNING OFFICER DATE

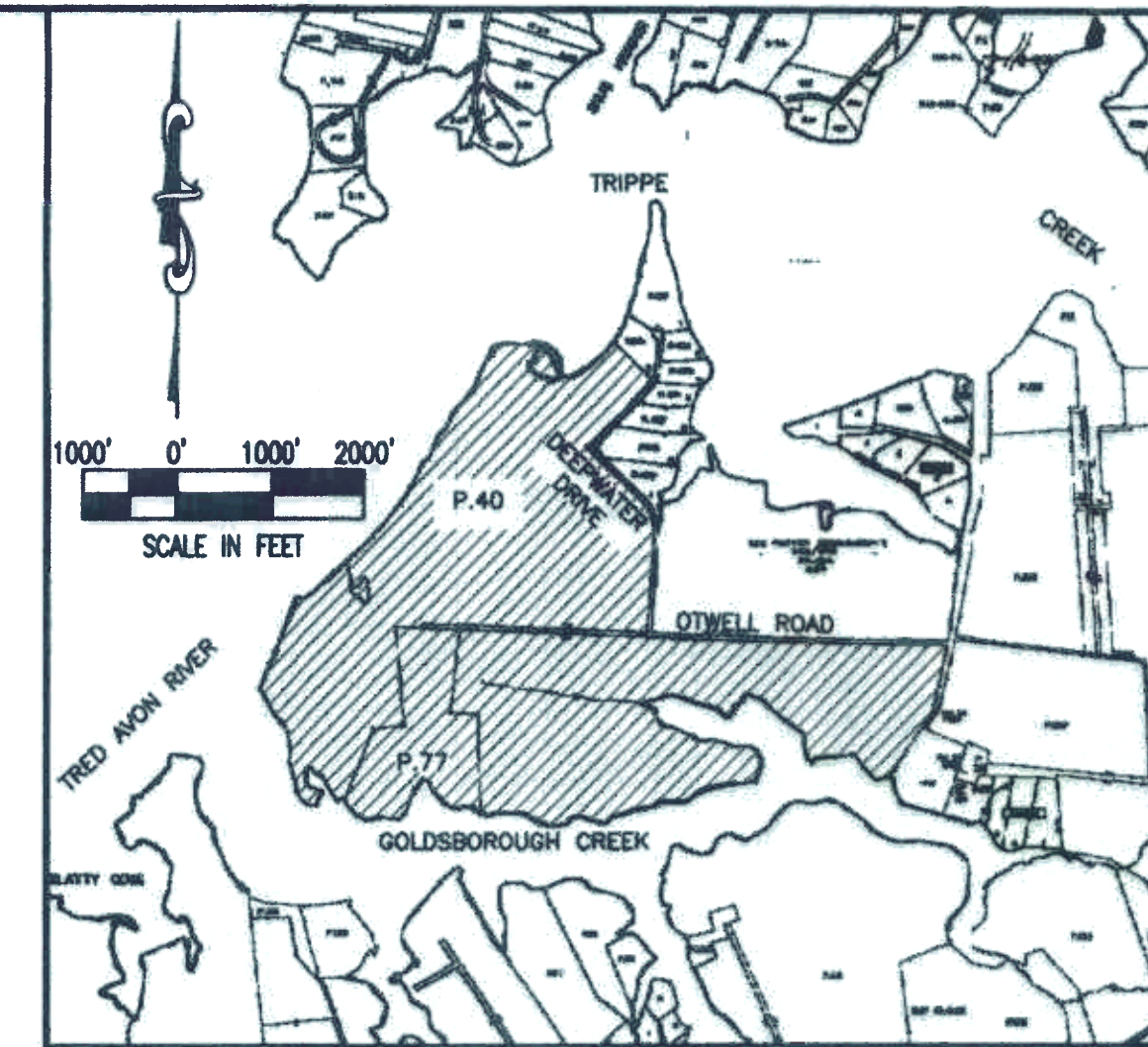
TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS

A UTILITY AND DRAINAGE RIGHT-OF-WAY AND EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY ROAD AND FIFTEEN (15) FEET IN WIDTH (7.5 FEET ON EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AND TEN (10) FEET IN WIDTH ALONG EXISTING BOUNDARY LINES (ENTIRELY ON THE SUBJECT PARCEL) NOT CONTIGUOUS TO ANY ROAD EXCEPT AS SHOWN HEREON.

OVERHEAD AND UNDERGROUND UTILITIES EXIST ACROSS REVISED TAX PARCEL 40, LOT 1 TO SERVICE EXISTING STRUCTURES ON REVISED TAX PARCEL 40, LOT 2. THESE UTILITIES SHALL NOT BE MODIFIED OR IMPACTED BY DEVELOPMENT OF THE PROPOSED SUBDIVISION UNLESS AUTHORIZED BY THE UTILITY OWNER, THE UTILITY OWNER, OR ASSIGNED AGENT, SHALL RETAIN THE RIGHT OF ACCESS TO THESE PROPERTIES, AS NECESSARY FOR THE MAINTENANCE AND/OR REPAIR OF THESE UTILITIES.

THE EXISTING PRIVATE ROAD DESIGNATED AS OTWELL ROAD AS SHOWN HEREON SHALL BE PRIVATELY OWNED AND AS SUCH, THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE OR SAFETY. OTWELL ROAD SHALL BE OWNED BY REVISED TAX PARCEL 40 - LOT 1 AND REVISED TAX PARCEL 40 - LOT 2 AS SHOWN HEREON AND MAINTAINED IN ACCORDANCE WITH THE EXISTING ROAD MAINTENANCE AGREEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 487, AT FOLIO 227, SHOULD THE ROAD BE UPGRADED TO COUNTY SPECIFICATIONS FOR PUBLIC ROADS, IN ACCORDANCE WITH THE PROVISIONS OF THE TALBOT COUNTY CODE, THE COUNTY WILL ASSUME OWNERSHIP OF THE ROAD AND RESPONSIBILITY FOR ITS MAINTENANCE, SAFETY AND INSPECTION.

TALBOT COUNTY ENGINEER DATE



VICINITY MAP

TALBOT COUNTY HEALTH DEPARTMENT

REVISED TAX PARCEL 40 - LOT 1 AND REVISED TAX PARCEL 40 - LOT 2 AS SHOWN HEREON ARE APPROVED FOR INDIVIDUAL WATER AND SEWERAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATION 26.04.03. THE HEALTH DEPARTMENT APPROVAL ON THE PLAT CERTIFIES THAT THE PARCELS SHOWN HEREON ARE IN COMPLIANCE WITH THE PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE. THIS APPROVAL DOES NOT SERVE AS A SEWAGE DISPOSAL INSTALLATION PERMIT AND THE PROPERTY OWNER IS NOTIFIED THAT HE MUST STILL APPLY FOR AND OBTAIN A SEWAGE DISPOSAL PERMIT BEFORE DEVELOPING THE PROPERTY. AT THE TIME OF PERMIT APPLICATION, THE PROPERTY WILL BE EVALUATED PURSUANT TO COMAR 26.04.02 AND ALL OTHER APPLICABLE LAWS AND REGULATIONS. FURTHERMORE, THE TALBOT COUNTY HEALTH DEPARTMENT MAY REQUIRE MORE DETERMINATIVE INFORMATION ABOUT THE PROPERTY INCLUDING ADDITIONAL TESTING AND EVALUATION.

THIS REVISION PLAT HAS BEEN APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT.

TALBOT COUNTY HEALTH OFFICER DATE

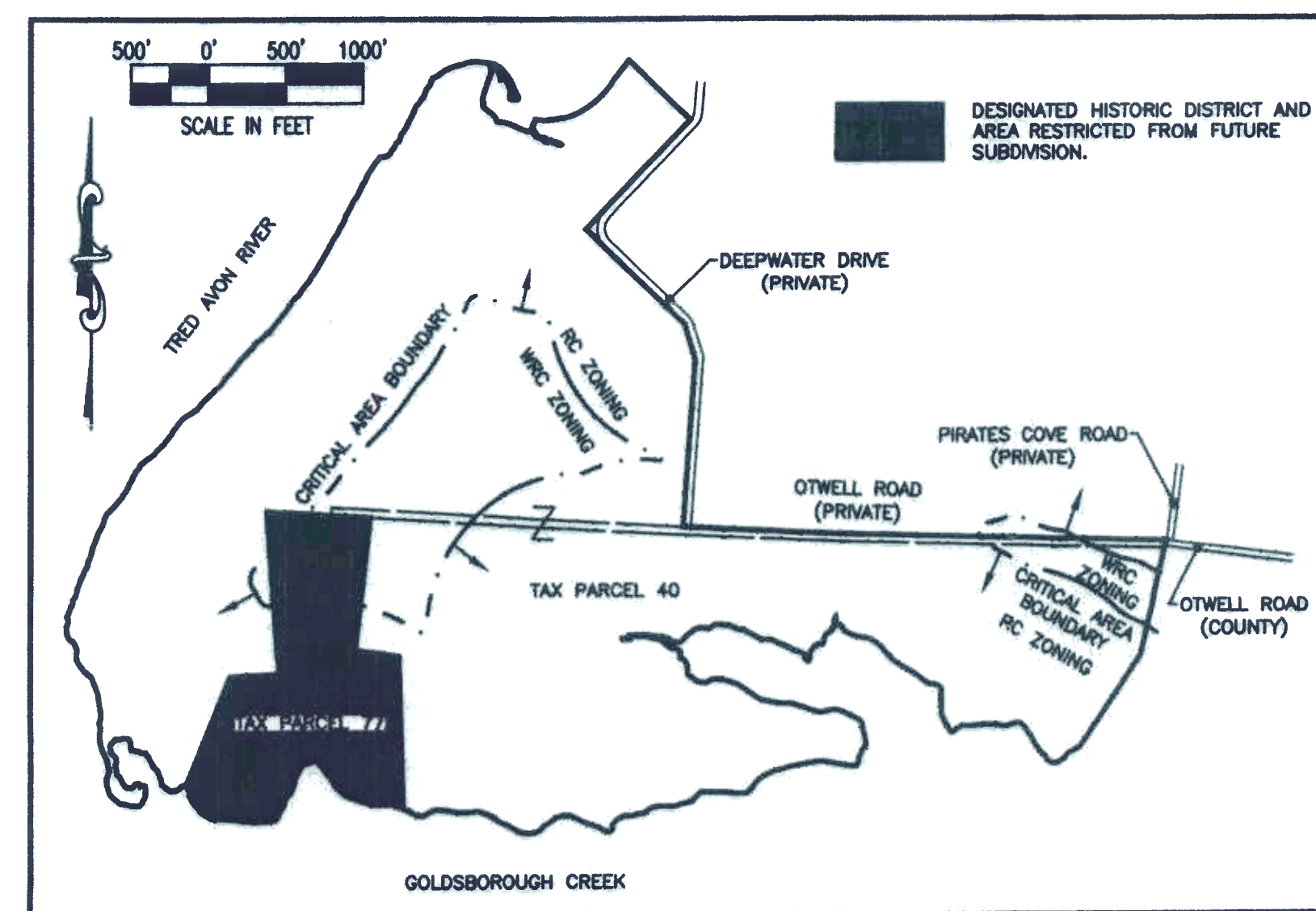
PROPERTY COVENANTS & RESTRICTIONS

REVISED TAX PARCEL 40 - LOT 1 AND LOT 2 ARE SUBJECT TO A ROAD MAINTENANCE AGREEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 487, FOLIO 227.

REVISED TAX PARCEL 40 - LOT 1 AND LOT 2 ARE SUBJECT TO A UTILITY EASEMENT AGREEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 882, FOLIO 488.

TAX PARCEL 77 (PRIOR TO REVISION) AS SHOWN HEREON AND ON PLAT 49/1, AND NOW INCLUDED WITHIN REVISED TAX PARCEL 40 - LOT 2 AS SHOWN HEREON IS A DESIGNATED "HISTORIC DISTRICT" IN TALBOT COUNTY, MARYLAND IN ACCORDANCE WITH TALBOT COUNTY COUNCIL BILL #329, ENACTED FEBRUARY 23, 1988 AND IS SUBJECT TO THE REQUIREMENTS THEREOF.

TAX PARCEL 77 (PRIOR TO REVISION) AS SHOWN HEREON AND ON PLAT 49/1, AND NOW INCLUDED WITHIN REVISED TAX PARCEL 40 - LOT 2 AS SHOWN HEREON IS RESTRICTED FROM FUTURE SUBDIVISION IN ACCORDANCE WITH A DEED RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 532, FOLIO 590.



HISTORIC DISTRICT INSET

RECEIVED

APR 5 2012

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

Table with columns: No., DATE, DESCRIPTION, BY. Contains revision history entries.

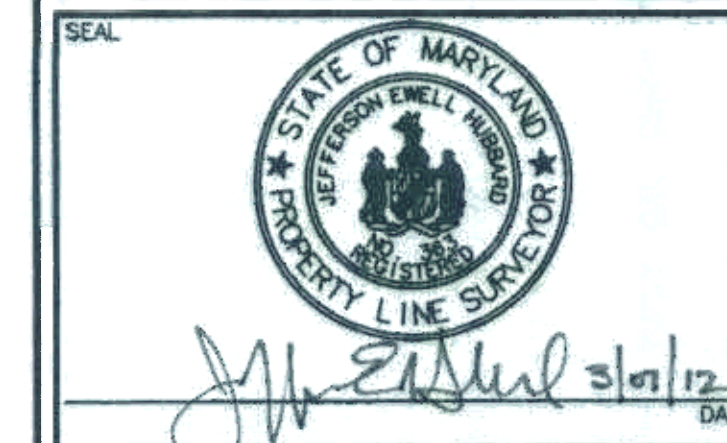
Table with columns: No., DATE, DESCRIPTION, BY. Contains revision history entries.

Lane Engineering, LLC

Established 1988
Civil Engineers • Land Planning • Land Surveyors

117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 798-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:



REVISION AND SUBDIVISION PLAT

ON THE LANDS OF OTWELL FARM, LLC

IN THE THIRD ELECTION DISTRICT TALBOT COUNTY, MARYLAND

TAX MAP 47 GRIDS 11 & 17 PARCELS 40 & 77

Table with columns: ISSUED FOR, DATE, BY. Lists milestones like Sketch Revision Plat Review, Preliminary Plat Review, Final Plat Review, etc.

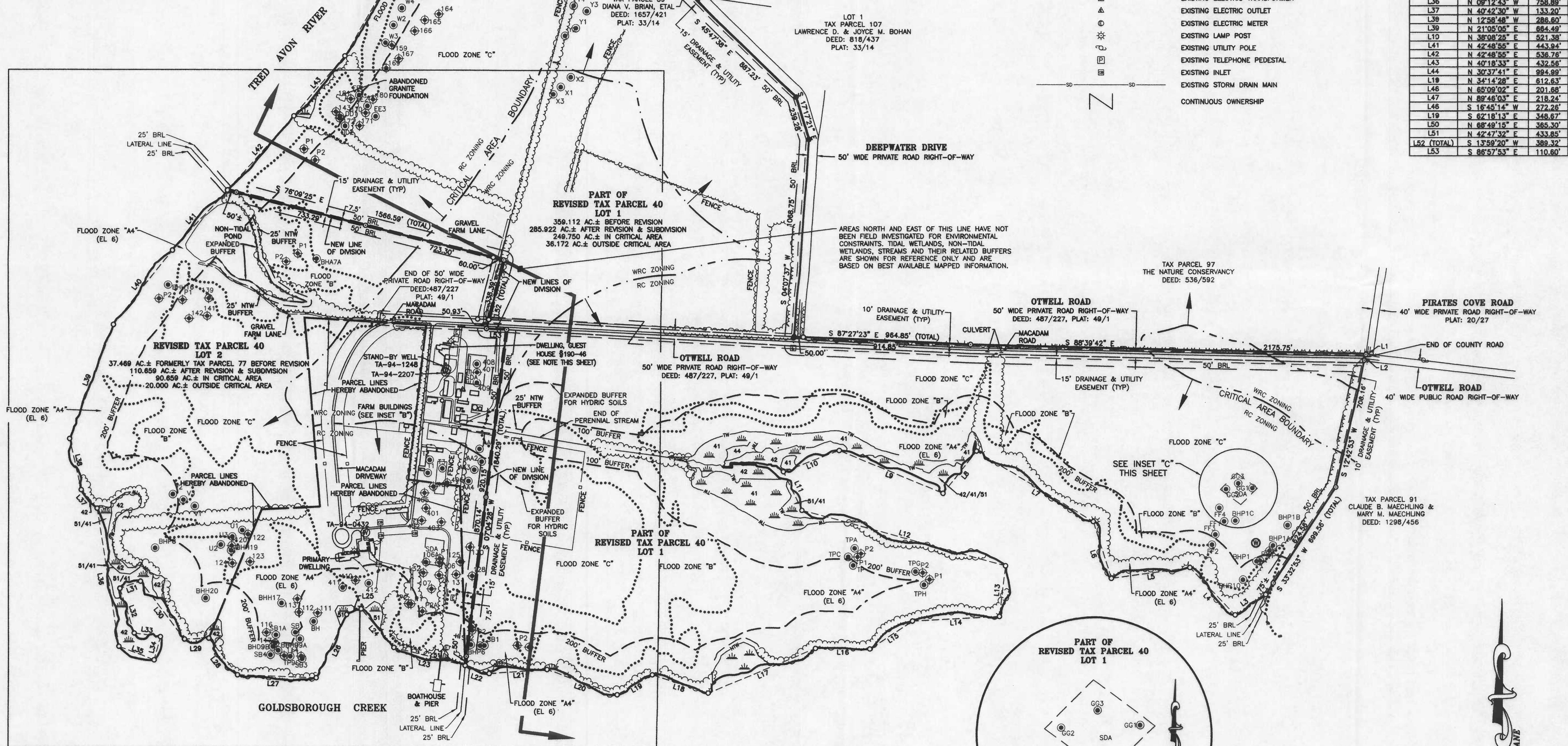
SHEET No. 1 OF 3 DATE: 11/16/10

SCALE: AS NOTED JOB No. 100238 FILE No. A228

Vertical text on the left margin containing project information and dates.

TIDAL WETLAND CLASSIFICATION TABLE - BEFORE REVISION			
CLASSIFICATION	AREA	OWNERSHIP	TAX PARCEL
TYPE 41-MEADOW CORDGRASS/SPIKEGRASS	284,283 SQ. FT.	PRIVATE	TAX PARCEL 40
TYPE 42-MARSH/ELDER/GROUNDSL BUSH	206,844 SQ. FT.	PRIVATE	TAX PARCEL 40
TYPE 44-CATTAIL	10,821 SQ. FT.	PRIVATE	TAX PARCEL 40
TYPE 51-SMOOTH CORDGRASS	36,391 SQ. FT.	STATE	TAX PARCEL 40
TYPE 42-MARSH/ELDER/GROUNDSL BUSH	5,515 SQ. FT.	PRIVATE	TAX PARCEL 77
TYPE 51-SMOOTH CORDGRASS	19,729 SQ. FT.	STATE	TAX PARCEL 77

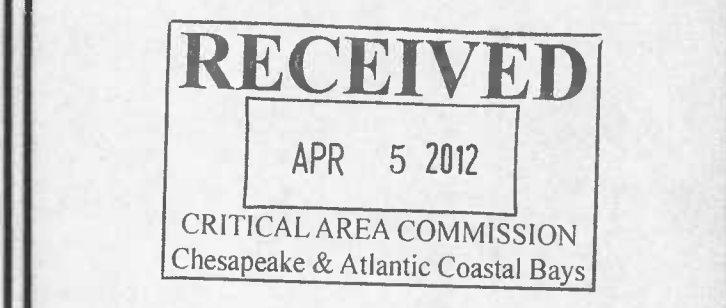
ACCESSORY RESIDENTIAL USE NOTE
 THE DWELLING, GUEST HOUSE SHOWN HEREON ON REVISED TAX PARCEL 40 - LOT 2 WAS CLASSIFIED AS A "PRIMARY DWELLING" BEFORE REVISION AND SUBMISSION. THE "DWELLING, GUEST HOUSE" IS CONSIDERED AN ACCESSORY RESIDENTIAL USE ON REVISED TAX PARCEL 40 - LOT 2. THE DEVELOPMENT RIGHT UTILIZED FOR THE "PRIMARY DWELLING" ON TAX PARCEL 40 BEFORE REVISION AND SUBMISSION IS RECLAIMED HEREON AND ASSIGNED TO REVISED TAX PARCEL 40 - LOT 1.



LEGEND

- CONCRETE MONUMENT FOUND
- IRON ROD FOUND
- IRON ROD SET
- COMPUTED POINT
- PARCEL BOUNDARY HEREBY ESTABLISHED
- - - PARCEL BOUNDARY HEREBY ABANDONED
- - - CRITICAL AREA BOUNDARY
- - - 200' SHORE DEVELOPMENT BUFFER, EXPANDED BUFFER AND 100' STREAM BUFFER
- - - FLOOD ZONE BOUNDARY
- NON-TIDAL WETLANDS
- TIDAL WETLANDS
- EXISTING TREE LINE
- APPROVED SEWAGE DISPOSAL AREA
- SOIL BORING
- PIEZOMETER
- EXISTING WELL
- PROPOSED WELL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC OUTLET
- EXISTING ELECTRIC METER
- EXISTING LAMP POST
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING INLET
- EXISTING STORM DRAIN MAIN
- CONTINUOUS OWNERSHIP

LINE	BEARING	LENGTH
L1	S 05°02'31" W	3.95'
L2	S 18°53'11" W	33.72'
L3	S 56°40'58" W	200.82'
L4	N 43°55'05" W	357.82'
L5	S 82°16'50" W	438.45'
L6	N 17°59'02" W	322.77'
L7	N 59°06'27" W	748.86'
L8	S 59°03'33" W	285.83'
L9	N 67°41'19" W	612.84'
L10	S 69°14'11" W	323.89'
L11	S 24°57'05" E	231.44'
L12	S 74°53'29" E	1156.80'
L13	S 05°39'03" W	275.38'
L14	S 87°02'27" W	477.11'
L15	N 87°01'29" E	279.84'
L16	S 89°24'45" E	288.81'
L17	S 67°16'41" W	635.69'
L18	N 72°01'54" W	323.02'
L19	S 60°12'38" W	221.70'
L20	N 70°11'17" W	408.08'
L21	S 85°48'28" W	319.10'
L22	N 71°51'25" W	139.98'
L23	N 78°04'45" W	493.50'
L24	N 40°47'07" W	277.00'
L25	S 69°42'55" W	87.51'
L26	S 25°52'27" W	383.92'
L27	N 88°05'05" W	431.16'
L28	N 38°11'40" W	263.56'
L29	S 87°33'03" W	132.37'
L30	N 37°32'39" W	385.39'
L31	S 71°08'22" W	119.18'
L32	S 18°03'19" E	254.89'
L33	S 82°04'26" E	144.45'
L34	S 18°14'28" W	131.14'
L35	N 69°04'03" W	206.08'
L36	N 09°12'43" W	758.89'
L37	N 47°42'50" W	133.20'
L38	N 12°58'48" W	286.80'
L39	N 21°05'05" E	684.49'
L40	N 38°08'25" E	521.38'
L41	N 42°48'55" E	443.94'
L42	N 42°48'55" E	536.76'
L43	N 40°18'33" E	432.66'
L44	N 30°37'41" E	984.99'
L45	N 34°14'28" E	612.63'
L46	N 89°09'02" E	201.88'
L47	N 89°46'03" E	218.24'
L48	S 16°45'14" W	272.26'
L49	S 62°18'13" E	348.67'
L50	N 88°49'15" E	385.30'
L51	N 42°47'32" E	433.85'
L52 (TOTAL)	S 13°59'20" W	389.32'
L53	S 86°57'53" E	110.80'



No.	DATE	DESCRIPTION	BY
1	5/2/11	PER TAC NOTICE TO PROCEED DATED 1/21/11	RNT
2	6/17/11	PER TAC COMMENTS DATED 6/8/11 & 7/19/11	RNT
3	9/1/11	PER CRM NOTICE TO PROCEED DATED 7/1/11	RNT
4	11/18/11	PER CRM NOTICE TO PROCEED DATED 11/4/11 AND DPW COMMENTS DATED 11/16/11	RDGAN

Lane Engineering, LLC
 Established 1986
 Civil Engineers • Land Planning • Land Surveyors
 117 Bay St., Eton, MD 21021 (410) 822-8003
 15 Washington St., Cambridge, MD 21613 (410) 221-0818
 324 Pennsylvania Ave., Centerville, MD 21031 (410) 758-2085

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 PROPERTY LINE SURVEYOR
 [Signature]
 DATE: 11/16/12

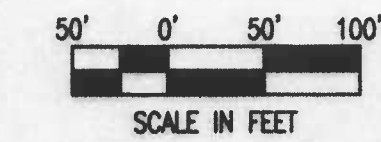
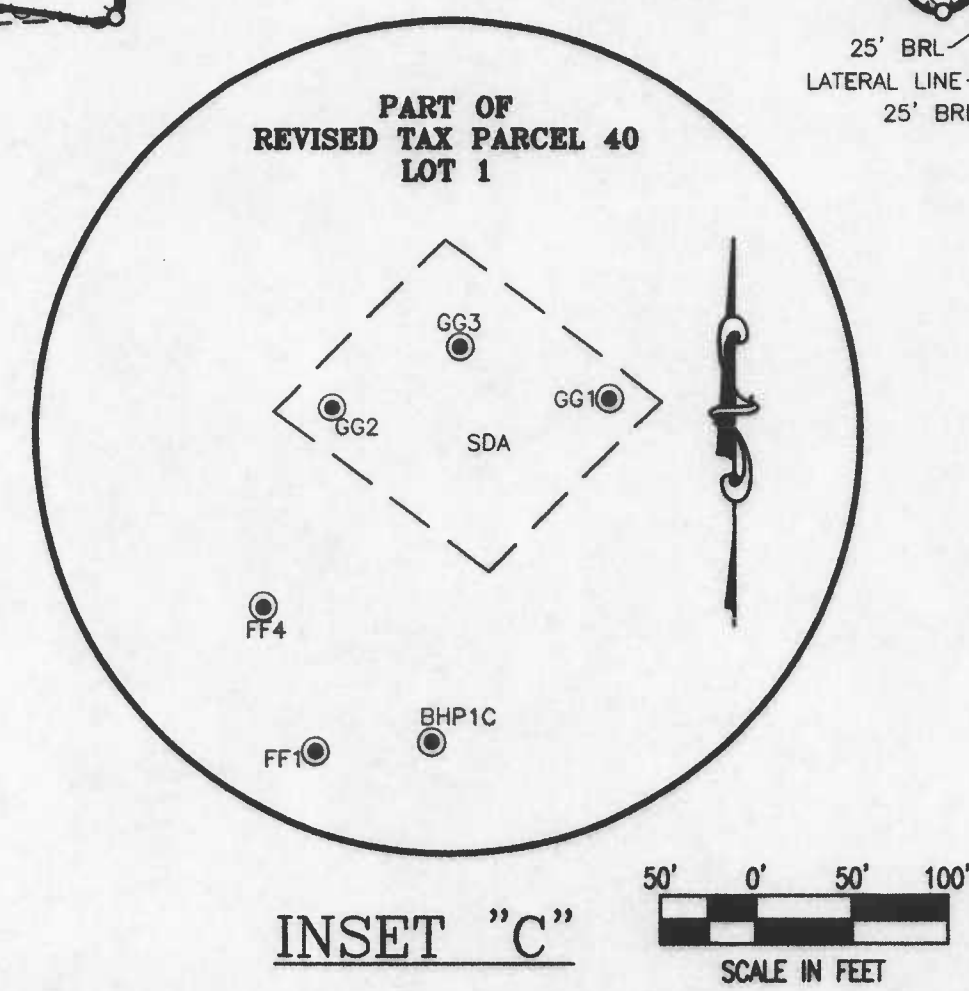
REVISION AND SUBDIVISION PLAT
 ON THE LANDS OF OTWELL FARM, LLC
 IN THE THIRD ELECTION DISTRICT TALBOT COUNTY, MARYLAND
 TAX MAP 47 GRIDS 11 & 17 PARCELS 40 & 77

ISSUED FOR:	DATE:	BY:
SKETCH REVISION PLAT REVIEW	11/29/10	WBS
PRELIMINARY PLAT REVIEW	5/2/11	WBS
FINAL PLAT REVIEW	6/17/11	WBS
DPW REVIEW	9/1/11	WBS
RECORDATION	3/07/12	WBS

SHEET No. 2 OF 3
 SCALE: AS NOTED
 DATE: 11/16/10
 JOB No. 100238
 FILE No. A228

Date: 03/07/2012 9:55am User: jhubbard Project: Mainstay WBS
 Drawing Path: J:\2010\0200\100238\0200\Draw\VP-RTS-100238.dwg
 XREF File(s): IRS-BASE-2438-100238\VP-RTS-BASE-100238\VP-RTS-BASE-100238\VP-RTS-BASE-100238\VP-RTS-BASE-100238

NOTE:
 INDIVIDUAL STANDING TREES EXISTING ACROSS THE PROPERTY ARE NOT SHOWN HEREON FOR GRAPHIC CLARITY. HEDGEROWS, LARGE TREE GROVES AND FOREST AREAS CREDITED TOWARD EXISTING FOREST COVERAGE ARE SHOWN HEREON.



RECEIVED
APR 5 2012
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

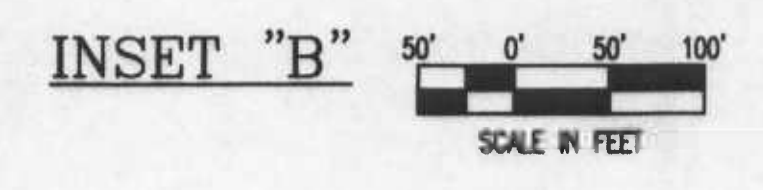
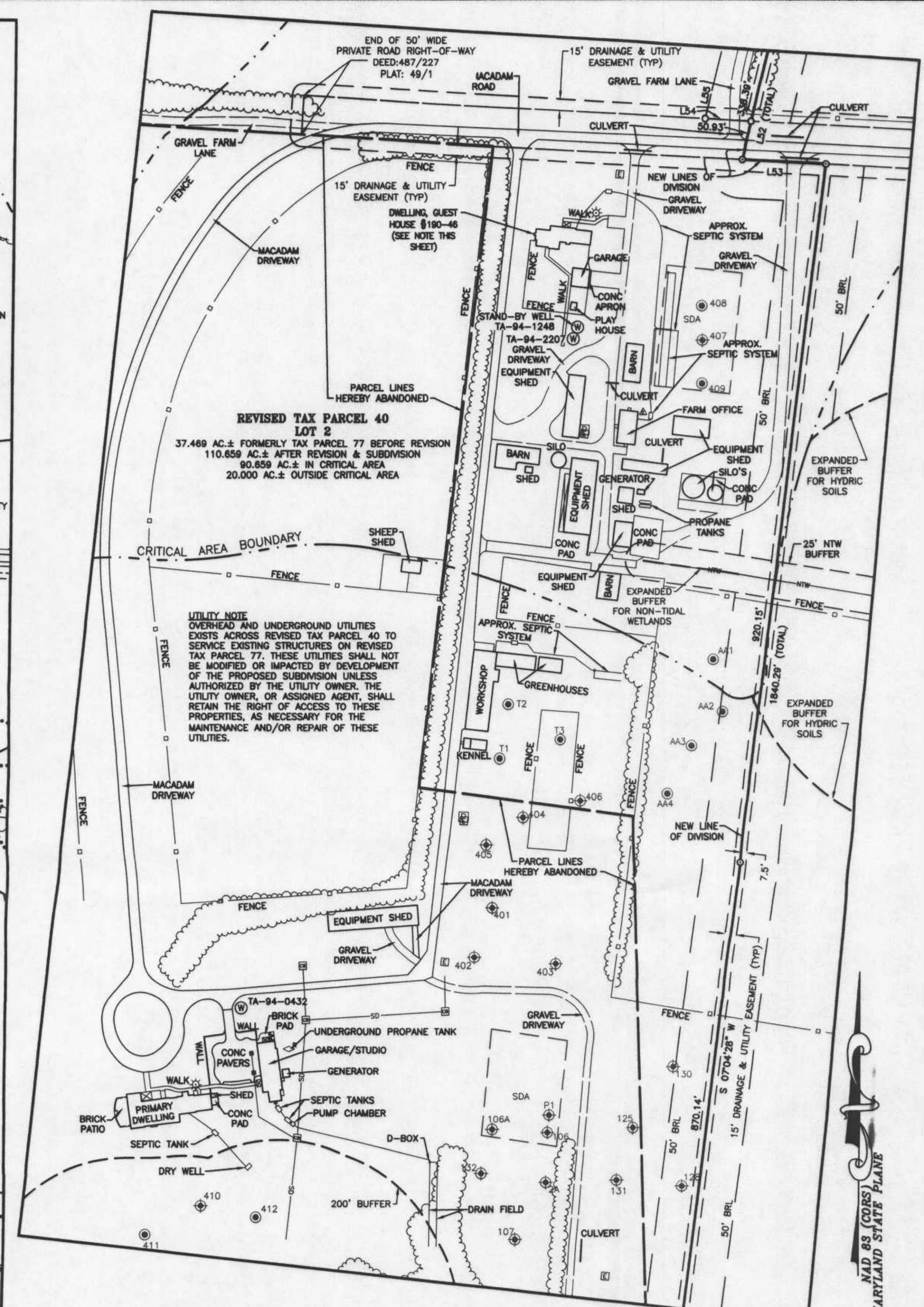
REVISIONS				
No.	DATE	DESCRIPTION	BY	
1	5/2/11	PER TAC NOTICE TO PROCEED DATED 1/21/11	RNT	
2	6/17/11	PER TAC COMMENTS DATED 5/8/11 & 7/18/11	RNT	
3	9/1/11	PER CRM NOTICE TO PROCEED DATED 7/1/11	RNT	
4	11/18/11	PER CRM NOTICE TO PROCEED DATED 11/4/11 AND DPW COMMENTS DATED 11/16/11	RDEAN	

Lane Engineering, LLC
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117 Bay St. Eastern, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centerville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND DATED HERE:

DATE: 3/01/12

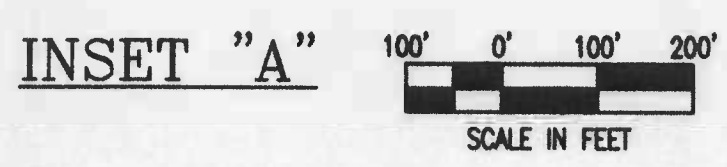
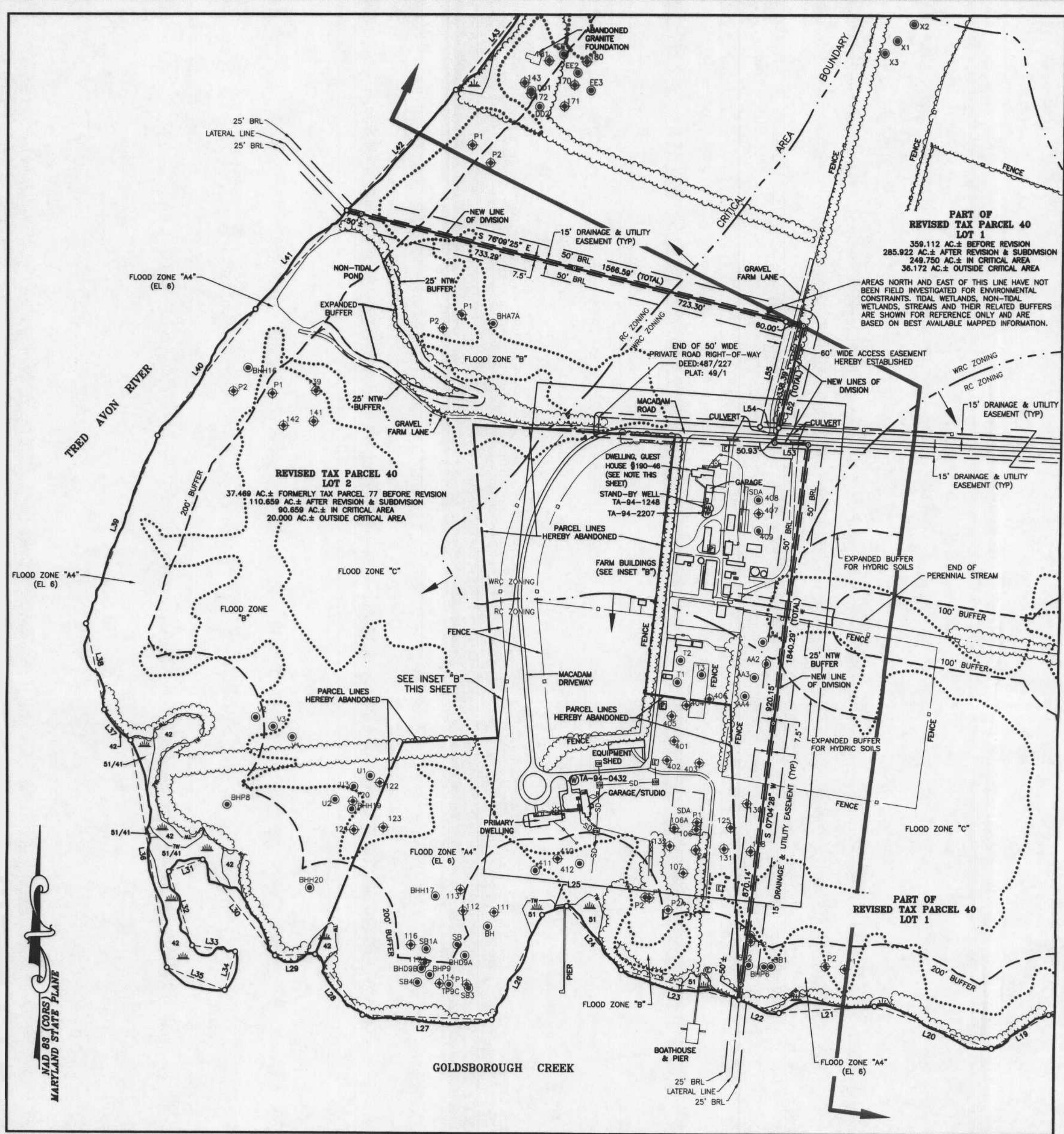
REVISION AND SUBDIVISION PLAT
ON THE LANDS OF OTWELL FARM, LLC
IN THE THIRD ELECTION DISTRICT TALBOT COUNTY, MARYLAND
TAX MAP 47 GRIDS 11 & 17 PARCELS 40 & 77
ISSUED FOR: DATE: BY:
SKETCH REVISION PLAT REVIEW 11/28/10 WBS
PRELIMINARY PLAT REVIEW 5/2/11 WBS
FINAL PLAT REVIEW 6/17/11 WBS
DPW REVIEW 9/1/11 WBS
RECORDATION 3/07/12 WBS
SHEET No. 3 OF 3 DATE: 11/16/10
JOB No. 100238
SCALE: AS NOTED FILE No. A228



NOTE:
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LEGEND

■	DENOTES CONCRETE MONUMENT FOUND	○	DENOTES EXISTING TREE LINE
○	DENOTES IRON ROD SET	□	DENOTES APPROVED SEWAGE DISPOSAL AREA
○	DENOTES COMPUTED POINT	⊕	DENOTES SOIL BORING
○	DENOTES PARCEL BOUNDARY HEREBY ESTABLISHED	⊙	DENOTES PIEZOMETER
○	DENOTES PARCEL BOUNDARY HEREBY ABANDONED	⊗	DENOTES EXISTING WELL
○	DENOTES CRITICAL AREA BOUNDARY	⊘	DENOTES EXISTING ELECTRIC TRANSFORMER
○	DENOTES 200' SHORE DEVELOPMENT BUFFER, EXPANDED BUFFER AND 100' STREAM BUFFER	⊙	DENOTES EXISTING ELECTRIC OUTLET
○	DENOTES FLOOD ZONE BOUNDARY	⊙	DENOTES EXISTING LAMP POST
○	DENOTES NON TIDAL WETLANDS	⊙	DENOTES EXISTING UTILITY POLE
○	DENOTES TIDAL WETLANDS	⊙	DENOTES EXISTING TELEPHONE PEDESTAL
○		⊙	DENOTES EXISTING INLET
○		⊙	DENOTES EXISTING STORM DRAIN
○		⊙	DENOTES CONTINUOUS OWNERSHIP



ACCESSORY RESIDENTIAL USE NOTE
THE "DWELLING, GUEST HOUSE" SHOWN HEREON ON REVISED TAX PARCEL 40 - LOT 2 WAS CLASSIFIED AS A "PRIMARY DWELLING" BEFORE REVISION AND SUBDIVISION. THE "DWELLING, GUEST HOUSE" IS CONSIDERED AN ACCESSORY RESIDENTIAL USE ON REVISED TAX PARCEL 40 - LOT 2. THE DEVELOPMENT RIGHT UTILIZED FOR THE "PRIMARY DWELLING" ON TAX PARCEL 40 BEFORE REVISION AND SUBDIVISION IS RECLAIMED HEREON AND ASSIGNED TO REVISED TAX PARCEL 40 - LOT 1.

LINE	BEARING	LENGTH
L19	S 60°12'38" W	221.70'
L20	N 70°11'17" W	408.08'
L21	S 85°48'26" W	319.10'
L22	N 71°51'28" W	139.08'
L23	N 78°04'48" W	403.50'
L24	N 40°47'07" W	277.00'
L25	S 68°42'58" W	87.51'
L26	S 25°52'27" W	383.92'
L27	N 88°05'05" W	431.16'
L28	N 38°11'40" W	283.50'
L29	S 87°53'03" W	139.37'
L30	N 37°32'39" W	395.39'
L31	S 71°08'22" W	119.18'
L32	S 18°03'19" E	254.86'

Date: 03/07/2012 9:56am User: jrbubard Project Manager: WBS
 Drawing Path: J:\2010\0200\100238\CadData\Drawings\PT-15-100238.dwg
 XREF File(s): WBS-BASE-2436-100238\NSP-BASE-100238\TIP-BASE-100238
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