

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

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/

December 11, 2009

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

**Re: Johnston Subdivision
M1111 (TM 31, P 66)**

Dear Ms. Verdery:

Thank you for providing information on the above referenced subdivision request. The applicant is proposing to develop a four-lot subdivision with a private road. The parcel is 89.39 acres in size and is designated Resource Conservation Area (RCA). Total existing forest coverage onsite within the Critical Area is 4.9 acres (5.4%).

1. The information presented in our September 2, 2008 letter regarding new changes the State Critical Area Law is still applicable to this subdivision request.
2. Given that the applicants must establish the Buffer in native vegetation as a requirement of the law, we still continue to recommend that County require the application to meet afforestation requirements first by using the areas of the 100-foot Buffer and expanded Buffer. It appears that ample opportunities for afforestation exist within the Buffer.
3. The applicant states that a timeline for afforestation plantings, as well as a Forest Preservation Plan, have been implemented for all proposed onsite plantings. This office requests that the applicant submit copies of the timeline and Forest Preservation Plan to this office for review.

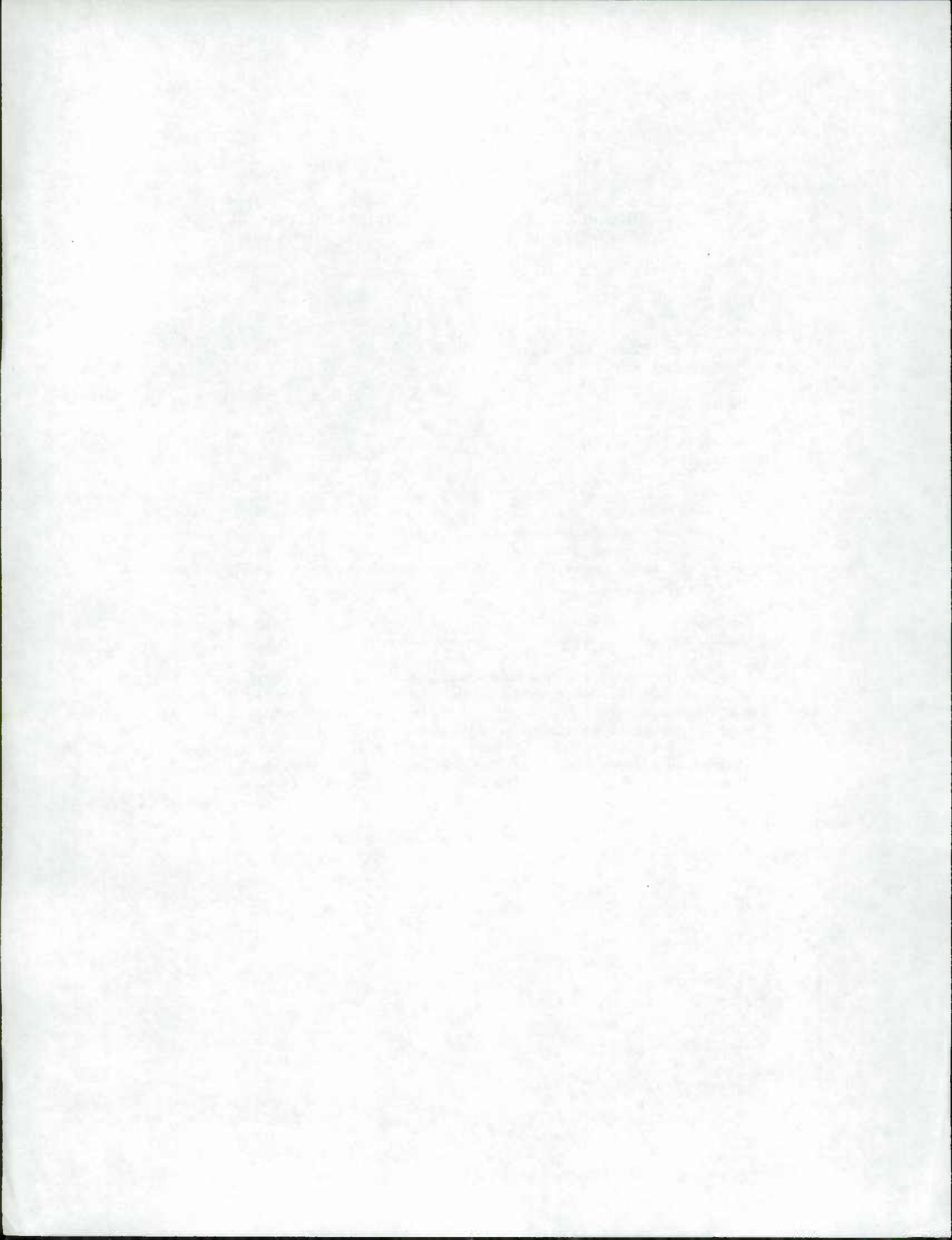
Thank you for the opportunity to provide comments on this subdivision request. Please have the applicant provide the information requested above. Please call me with any questions at (410) 260-3483.

Sincerely,

Handwritten signature of Nick Kelly in cursive script.

Nick Kelly
Natural Resource Planner
cc: TC 502-08





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June 18, 2009

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

**Re: Johnston Subdivision
M1111 (TM 31, P 66)**

Dear Ms. Verdery:

Thank you for providing information on the above referenced subdivision request. The applicant is proposing to develop a four-lot subdivision with a private road. The parcel is 89.39 acres in size and is designated Resource Conservation Area (RCA). Total existing forest coverage onsite within the Critical Area is 5.09 acres (5.7%).

1. The information presented in our September 2, 2008 letter regarding new changes the State Critical Area Law is still applicable to this subdivision request.
2. Given that the applicants must establish the Buffer in native vegetation as a requirement of the law, we recommend that the afforestation requirements first be met using areas of the 100-foot Buffer and expanded Buffer. It appears that ample opportunities for afforestation exist within the Buffer.
3. In reviewing the submittal, it appears that the applicant is requesting a waiver from planting trees to establish the afforestation areas until the first building permit is applied for on one of the newly created lots. Commission staff does not support this proposal. If the applicant freely chooses to proceed with an act of subdivision and plans to record a subdivision plat in the land records, they should be required to comply with all requirements associated with the change in land use that is approved by virtue of a recorded subdivision plat. The applicant's proposal is not consistent with the spirit and intent of the Critical Area Law and Criteria. If the County Code contains language to support the applicant's proposal as suggested and a waiver is granted, we recommend at a minimum that



the County require a bond and planting agreement to be recorded in order to ensure that establishment occurs when the conversion from agricultural to residential uses occurs.

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

Sincerely,



Nick Kelly
Natural Resource Planner

cc: TC 502-08

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September 2, 2008

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

**Re: Johnston Subdivision
Tax Map 31, Parcel 66**

Dear Ms. Verdery:

Thank you for providing information on the above referenced subdivision request. The applicant is proposing to develop a four-lot subdivision with a private road. The parcel is 89.392 acres in size and is designated Resource Conservation Area (RCA). Total existing forest coverage onsite within the Critical Area is 5.275 acres (5.87%).

1. The applicant is permitted four development rights on this parcel. Upon completion of this subdivision, the applicant will have exhausted all available development rights.
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

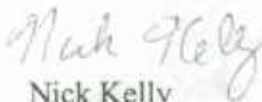


implemented in accordance with the approved lot coverage plan. Should the applicant intend to develop this subdivision in accordance with the County's impervious surface area limitations, please indicate that intent and ensure that the applicant is aware of the requirements of Chapter 119 of the 2008 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.
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. To meet the 15% requirement onsite, the applicant must provide an additional 8.21 acres of forest coverage onsite.
6. As noted in the MD Department of Natural Resources Wildlife and Heritage (WHS) letter, 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.
7. Talbot County soil maps reveals that the property is partially located in hydric and highly erodible soils (Elkton, Keyport). 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.
8. Please have the applicant more clearly delineate the 100-foot Buffer from tidal wetlands on Lots 1 and 4. Furthermore, we recommend that a wetland delineation be performed onsite to ensure that the 100-foot Buffer is accurately drawn on the site plan. As you are aware, the limits of the Buffer must be delineated in the field.

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

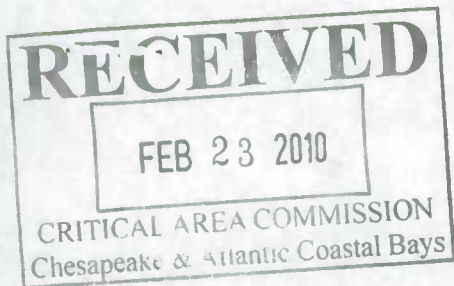
Sincerely,



Nick Kelly

Natural Resource Planner

cc: TC 502-08



**CRITICAL AREA FOREST PRESERVATION PLAN
AND BUFFER MANAGEMENT PLAN
PLANTING AND MAINTENANCE AGREEMENT
TALBOT COUNTY, MARYLAND**

THIS CRITICAL AREA FOREST PRESERVATION PLAN AND BUFFER MANAGEMENT PLAN - PLANTING AND MAINTENANCE AGREEMENT ("Agreement"), dated this ____ day of _____ 2010, by and between ALEXANDER SETH JOHNSTON, (hereinafter referred to as "Owner"); and TALBOT COUNTY, MARYLAND, a body corporate and politic of the State of Maryland (hereinafter referred to as "County").

WITNESSETH:

WHEREAS, the County has adopted Chapter 190, Zoning, Subdivision and Land Development of the Talbot County Code (hereinafter the "Ordinance") and

WHEREAS, Owner has elected to engage in a regulated activity as defined by §190-127 C and §190- 189 B of the Ordinance on certain property located in the Fifth Election District of Talbot County, Maryland (hereinafter referred to as "Property"), more particularly described as follows:

Property Owner: Alexander Seth Johnston

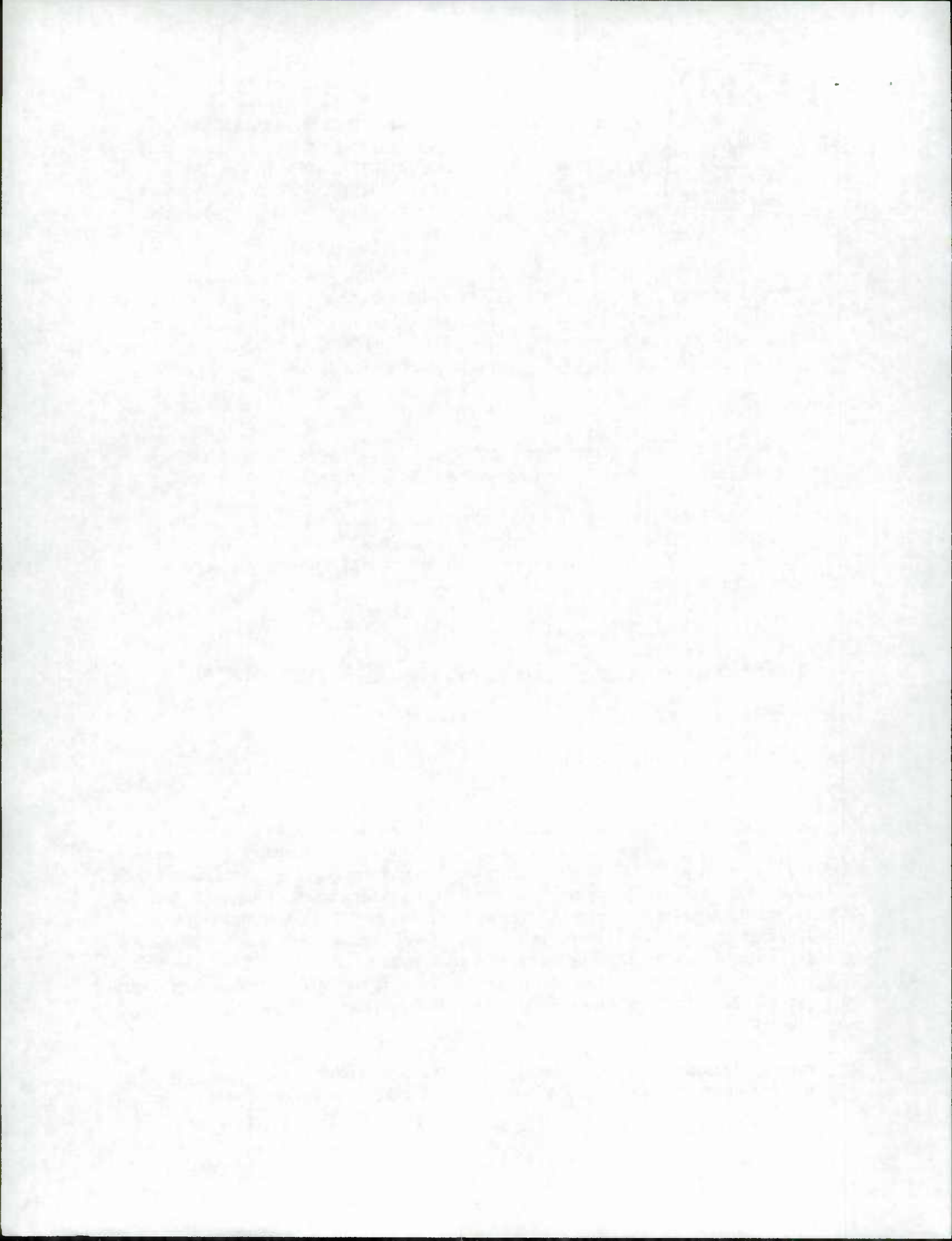
Property Address: Jane Lowe Road in Wittman, Md 21676

Deed Reference: 966/915 Plat: N/A Acreage: 89.396

Tax Map: 31 Grid: 3 Parcel: 66

WHEREAS, pursuant to the provisions of §190-134 C. (2) (d) of the Ordinance the Owner has submitted and the County has approved a Critical Area Planting Plan, as shown on Sheet 5 of 6 and Sheet 6 of 6 of the Subdivision Plat entitled "Final Subdivision Plat on the Lands of Alexander Seth Johnston", prepared by Lane Engineering, LLC., dated April 1, 2008 with last revision dated February 15, 2010 (the "Plan"), which depicts Afforestation Areas A-I and existing forest areas, the combination of which meet the 15% Critical Area Forest Requirement; together with an additional 4.072 acres of plantings above the 15% Critical Area Forest Requirement as shown on Sheet 5 of 6 of the aforementioned Final Subdivision Plat to satisfy planting requirements for Stormwater Management, Natural Conservation Area; and, that is hereby incorporated by reference and made a part of this Agreement; and

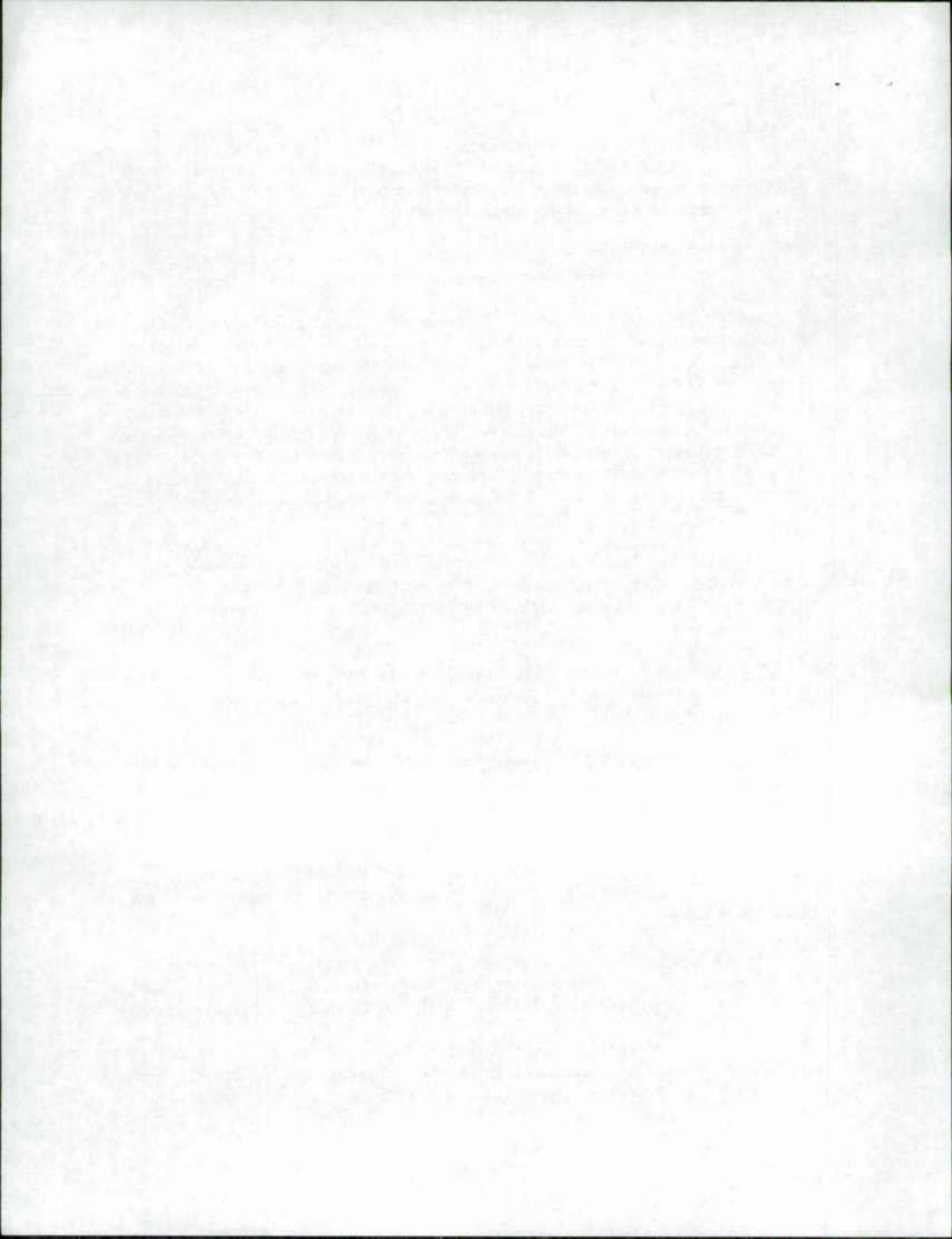
WHEREAS, Owner has agreed, subject to the terms of this agreement, to plant and thereafter to maintain, manage and monitor for two complete growing seasons the required planting, in accordance with the Ordinance, the Plan, and the terms of this Agreement; and



WHEREAS, pursuant to the provisions of §190-134 C. (2) (b) (vi), and §190-185 of the Ordinance and the terms of this Agreement, Owner has delivered to the County acceptable security which guarantees the timely and satisfactory accomplishment of Owner's requirements under the Plan, and the terms of this Agreement; and

NOW, THEREFORE, in consideration of the foregoing promises and the mutual covenants and agreements hereinafter expressed, the parties hereto agree as follows:

1. Planting and Maintenance: Owner hereby covenants and agrees, at its sole cost and expense, to provide, install, protect, maintain, manage, and monitor the protective devices and plantings within the Critical Area Afforestation Areas A-I and the planting area required for Stormwater Mangement, Natural Conservation Area, for a period of two (2) years after the completion of the plantings as required by the Ordinance, and Plan, in a manner which ensures the satisfactory establishment of the plant material. This two (2) year period may be extended at the County's discretion in the event replacement plantings are required. Owner or his representative, shall perform and prepare inspection reports, Certificate of Completion, and notify the County as directed in the Plan, and Ordinance. (These obligations of the Owner are collectively referred to as the "Work.")
2. Agricultural Use: The Owner and the County hereby agree that so long as the Property remains in Agricultural Use, the plantings may be delayed until such time as the Owner proposes a change in land use through application for site plan approval or building permit for the Property.
3. Afforestation Area: The areas designated for various plantings (the "Afforestation Areas A-I" and the planting area designated for Stormwater Management, Natural Conservation Area) shall be as designated on the Plan.
4. Commencement of the Work: Owner agrees that the Work shall not begin until the following has occurred: Notice has been given (within five working days) prior to commencement of the installation of protective devices and/or plant material to the Talbot County Department of Planning & Zoning at 410-770-8030.
5. Certificate of Completion: Owner shall provide County with a written certification ("Certificate of Completion") when the plantings and protective devices required by the Plan have been installed.
6. Security Reduction: After one (1) growing season, the Owner may request a reduction of the amount of the bond or other financial security provided in conjunction with this Agreement, in accordance with the provisions of §190-134 C. (2) (b) (vi), and §190-185 of the Ordinance.
7. Final Approval and Release of Security: After the second complete growing season following the County's receipt of the Certificate of Completion, or after any extension thereof, Owner may request in writing, that the County approve the Afforestation Area as being established in



accordance with the Plan, the Ordinance and other applicable laws, and release the Owner's security. The request for approval and release shall be accompanied by a final inspection report, certifying compliance with the Plan and Ordinance. Upon County's approval of Owner's request, Owner shall notify any entity which shall have assumed ownership of and long-term responsibility for the Critical Area Afforestation Area.

8. General Provisions:

A. Owner agrees to waive all right of appeal as to the issue of the necessity and requirement for the performance of the "Work" which is the subject of this Agreement.

B. Failure to comply with the terms of this Agreement or the Plan, shall subject the Owner to the penalties provided in the Ordinance, and the right to forfeiture of the posted security, provided that any security so forfeited shall be applied to the costs of performance of the "Work".

IN WITNESS WHEREOF, the parties have executed this Agreement under their respective hands and seals as of the day and year first above written.

APPROVED AND AGREED TO:

ATTEST:

OWNER:

(Witness)

Alexander Seth Johnston

Date: _____

ATTEST:

TALBOT COUNTY, MARYLAND

(Witness)

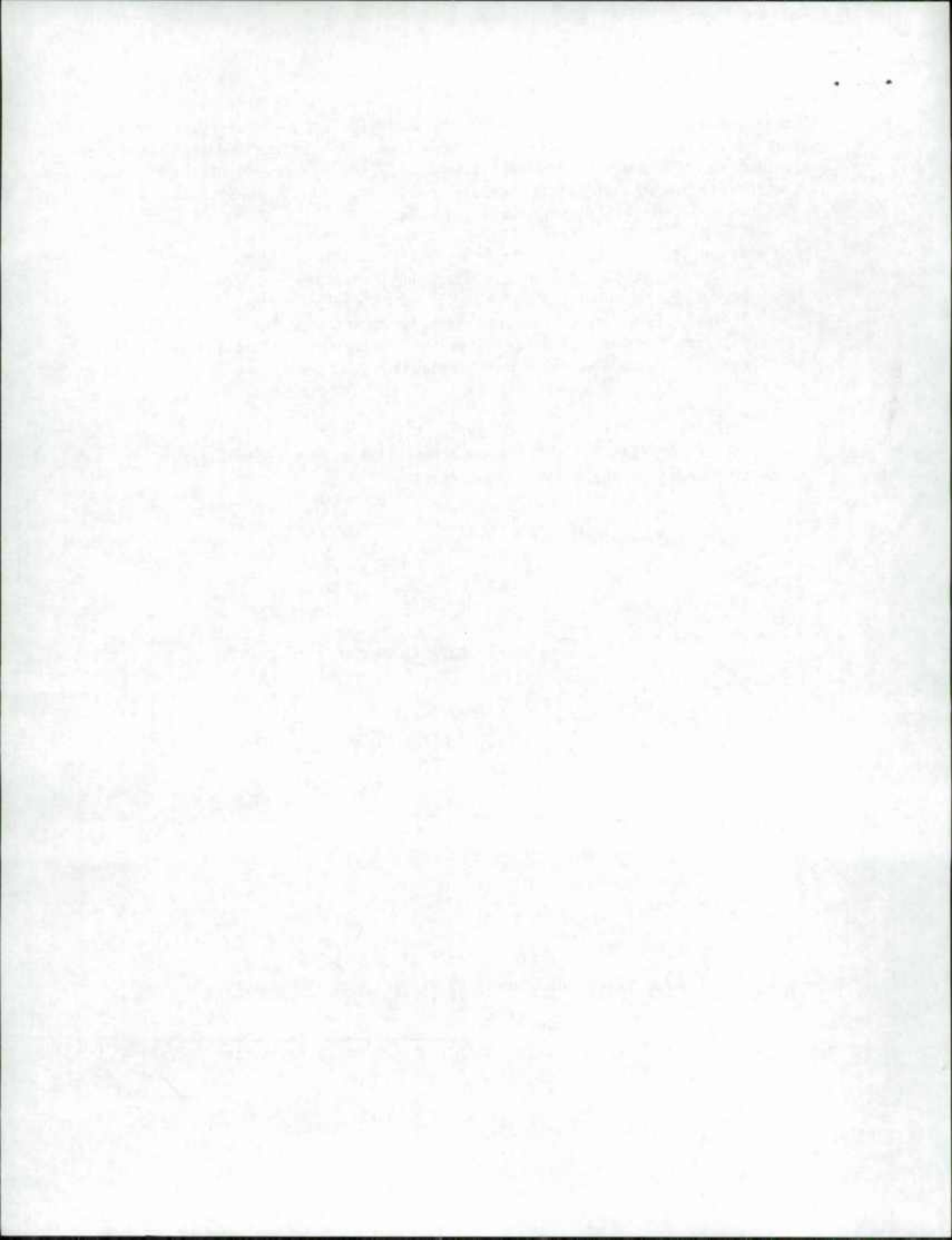
Sandy Coyman
Planning Officer

Date: _____

Approved for Legal Form and Sufficiency,

this _____ day of _____, 20__

Michael L. Pullen, County Attorney



OWNER: ALEXANDER SETH JOHNSTON
811 DOUGLAS AVE
MONROE, OH 45050-1660
(513) 539-7145
DEED REFERENCE: 966/915

SURVEYOR: THOMAS D. LANE
LANE ENGINEERING, LLC.
117 BAY STREET
P.O. BOX 1767
EASTON, MARYLAND, 21601
(410)-822-8003

ZONING CLASSIFICATION: RC (RURAL CONSERVATION)
BUILDING RESTRICTION LINES:

RC ZONE:
MINIMUM LOT SIZE = 2 ACRES
FRONT - 50'
SIDE - 50'
REAR - 50'
MEAN HIGH WATER - 100'
TIDAL WETLANDS - 100'
TRIBUTARY STREAM - 100'
SEWAGE DISPOSAL AREA (SDA) - 20'

THE LAND SHOWN HEREON IS IN FLOOD ZONES "AS" (EL. 7), "A6" (EL. 7), "B", & "C" AND IS LOCATED WITHIN THE COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE IS REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C. SEE F.E.M.A. MAP NO. 240066 0022 A.

FLOOD PLAIN LEGEND

A - 100 YR. FLOOD ZONE
B - 500 YR. FLOOD ZONE
C - AREA OF MINIMAL FLOODING

THE FLOOD ZONE FOR THE "AS" & "A6" PORTION OF THE PROPERTY WOULD BE INUNDATED BY A FLOOD HAVING A ONE-PERCENT CHANCE OF OCCURRENCE IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS.

THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

SURVEYOR'S CERTIFICATE

THE PRESENT OWNER OF THE LAND OF WHICH THIS SUBDIVISION IS COMPRISED IS ALEXANDER SETH JOHNSTON. THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED FOR AND WILL BE RECORDED AT HIS REQUEST.

I, THOMAS D. LANE, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF A PORTION OF THE LAND CONVEYED BY ALEXANDER SETH JOHNSTON TO ALEXANDER SETH JOHNSTON BY DEED DATED APRIL 24, 2000, AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 966, FOLIO 915 AND THE ESTABLISHMENT OF A 20 FOOT WIDE ROAD WIDENING EASEMENT ON A PORTION OF THE LAND CONVEYED BY RAYMOND L. JOHNSTON TO ALEXANDER SETH JOHNSTON AND KATHERINE L.J. LYONS BY DEED DATED JUNE 30, 1969, AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 437, FOLIO 293; AND THAT ALL MONUMENTS ARE IN PLACE.

Thomas D. Lane
THOMAS D. LANE
PROPERTY LINE SURVEYOR NO. 117
117 BAY STREET
EASTON, MARYLAND 21601
(410) 822-8003

PROPERTY OWNER'S DECLARATION

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY 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 ARE 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.

I, ALEXANDER SETH JOHNSTON, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION.

Alexander Seth Johnston
ALEXANDER SETH JOHNSTON
DATE 3/20/10
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY OF March, 2010.
Betty Jean Delver
NOTARY

BETTY JEAN DELVER, Notary Public
In and for the State of Ohio
My Commission Expires March 14, 2013

SEE SHEETS 2 & 3 FOR MAIN PLAN VIEW

TALBOT COUNTY OFFICE OF PLANNING AND ZONING

THIS PLAT REPRESENTS A SUBDIVISION OF PARCEL 66 ON A PORTION OF THE LANDS OF ALEXANDER SETH JOHNSTON, PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY AT LIBER 966, FOLIO 915, AND THE ESTABLISHMENT OF A 20 FOOT WIDE ROAD WIDENING EASEMENT ON A PORTION OF THE LANDS OF ALEXANDER SETH JOHNSTON AND KATHERINE L.J. LYONS, PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 437, FOLIO 293.

TALBOT COUNTY PLANNING COMMISSION
PLANNING OFFICER, AUTHORIZED AGENT
DATE 6.28.10

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 10' IN WIDTH (7.5' EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AND 10' IN WIDTH ALONG EXISTING BOUNDARY LINES (ENTIRELY ON SUBJECT LOTS) NOT CONTIGUOUS TO ANY ROAD, EXCEPT AS SHOWN HEREON.

THESE LOTS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL", ENVIRONMENTALLY SENSITIVE DEVELOPMENT CRITERIA (CHAPTER 5-STORMWATER CREDITS FOR INNOVATIVE SITE PLANNING). IN ACCORDANCE WITH THE CRITERIA, 25% OF THE TOTAL AREA OF LOTS 1, 2, 3 AND 4, AS ADJUSTED (22,349 AC.) IS RESERVED IN NATURAL CONSERVATION AREA AS SHOWN HEREON.

- GROSS SITE AREA = 89.396 AC
- 25% GROSS SITE AREA = 22,349 AC
- NATURAL CONSERVATION AREA REQUIRED = 22,349 AC
- AREAS SUBTRACTED FROM REQUIRED NATURAL CONSERVATION AREA:
 - EXISTING FOREST AREA = 3,486 AC
 - AFFORESTATION AREA = 10,000 AC
 - STATE OWNED TIDAL WETLANDS = .432 AC
 - SHORELINE DEVELOPMENT BUFFER / EXPANDED BUFFER AREA (UNENCUMBERED WITH EXISTING OR PROPOSED FOREST) = 4,359 AC
- TOTAL AREA SUBTRACTED FROM REQUIRED NATURAL CONSERVATION AREA = 18,277 AC
- ADDITIONAL NATURAL CONSERVATION AREA REQUIRED = 4,072 AC
- TOTAL NATURAL CONSERVATION AREA PROVIDED = 22,349 AC

NOTE: THE EXISTING FOREST AREA, PROPOSED AFFORESTATION AREA, STATE OWNED TIDAL WETLAND AREA AND THE UNENCUMBERED SHORELINE DEVELOPMENT BUFFER/EXPANDED BUFFER AREA ARE IN A PASSIVE USE, QUALIFYING THESE AREAS AS NATURAL CONSERVATION AREAS.

THE AREA(S) SHOWN HEREON AS NATURAL CONSERVATION AREA SHALL BE MAINTAINED IN A PASSIVE USE AND SHALL BE RESTRICTED TO A MAXIMUM OF TWO MOWINGS PER YEAR. NO MOWING IS PERMITTED IN WETLAND, STREAM AND SHORELINE DEVELOPMENT BUFFERS NOR FOREST INTERIOR DWELLING BIRD (FIDS) HABITAT PROTECTION AREAS.

THE EXISTING PRIVATE ROAD, DESIGNATED AS "JANE LOWE ROAD", SHALL BE PRIVATELY OWNED AND AS SUCH THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE AND SAFETY. THE PRIVATE ROAD SHALL BE OWNED BY THE OWNERS OF EXISTING TAX PARCEL 67, TAX PARCEL 141 AND PROPOSED LOTS 1 THROUGH 4 OF TAX PARCEL 66 AND MAINTAINED EQUALLY BY THE OWNERS OF PROPOSED LOTS 2 THROUGH 4 OF TAX PARCEL 66, TAX PARCEL 141, TAX PARCEL 67, TAX PARCEL 366, TAX PARCEL 68 LOTS 1 & 2, TAX PARCEL 70 LOT 2, AND TAX PARCEL 340 LOT 1 AS SHOWN HEREON AND IN ACCORDANCE WITH A ROAD MAINTENANCE AGREEMENT, RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 1195, FOLIO 287.

THE PRIVATE ROAD RIGHT-OF-WAY WIDENING EASEMENT SHALL BE PRIVATELY OWNED AS SHOWN HEREON AND AS SUCH, THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE OR SAFETY. THE PRIVATE ROAD WIDENING EASEMENT SHALL BE OWNED AND MAINTAINED AS SHOWN HEREON BY TAX PARCEL 66 LOTS 1 THROUGH 4, TAX PARCEL 67 AND TAX PARCEL 366.

AN OVERHEAD UTILITY EXISTS ACROSS LOTS 1 THROUGH 3, AS SHOWN ON THIS PLAT, TO SERVICE EXISTING STRUCTURES ON NEIGHBORING PROPERTIES. THIS UTILITY 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 THIS UTILITY.

LOT 1 SHALL INGRESS/EGRESS FROM JANE LOWE ROAD, COUNTY RIGHT-OF-WAY, ALL DIRECT NON-AGRICULTURAL ACCESS TO JANE LOWE ROAD, PRIVATE RIGHT-OF-WAY IS DENIED. CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES AND A DETAIL OF THE PULL OFF, APRON AND DRIVEWAY FOR LOT 1 IS INCLUDED WITHIN THE PUBLIC WORKS AGREEMENT, RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 1826, FOLIO 177.

TALBOT COUNTY ENGINEER
DATE 6/25/2010

TALBOT COUNTY HEALTH DEPARTMENT

LOTS 1 THROUGH 4, AS SHOWN HEREON, ARE APPROVED FOR INDIVIDUAL WATER AND SEWERAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03. THE HEALTH DEPARTMENT APPROVAL ON THE PLAT CERTIFIES THAT THE LOTS 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 TO DEVELOP THE PROPERTY. AT THE TIME OF THE 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.

Kathleen Decker
HEALTH OFFICER
DATE 5/10/10

GENERAL NOTES

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 COUNTY 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.

CUTTING AND CLEARING OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY TALBOT COUNTY PLANNING AND ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING AT (410)-770-8030 FOR FURTHER INFORMATION.

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

THIS AREA IS KNOWN AS A WATERFOWL STAGING AREA AND AS SUCH, PROPOSED CONSTRUCTION OF PIERS ARE SUBJECT TO REVIEW BY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING, THE ARMY CORPS OF ENGINEER, MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE CHESAPEAKE BAY CRITICAL AREA COMMISSION. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410) 770-8030 FOR FURTHER INFORMATION.

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.

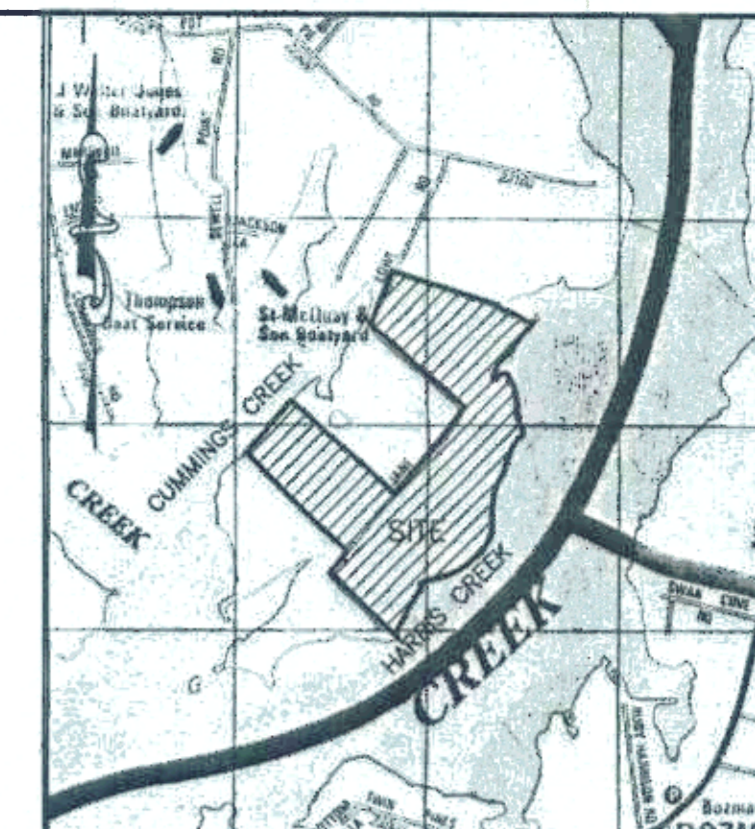
BY ACCEPTANCE OF THE DEED TO THIS PROPERTY, EACH LOT OWNER OR THEIR SUCCESSORS OR ASSIGNS, HEREBY ACKNOWLEDGE THAT THEY ARE AWARE THAT THE PROPERTY BORDERS ON PROPERTY UNDER AGRICULTURAL USE AND THAT THE NORMAL FARMING OPERATIONS ON SUCH AGRICULTURAL LAND MAY CAUSE SOME INTERFERENCE WITH THE USE AND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

REMOVAL OF NATURAL VEGETATION WITHIN THE 100 FOOT SHORELINE DEVELOPMENT BUFFER AND EXPANDED BUFFER IS PROHIBITED. CUTTING AND/OR MOWING OF NATURAL VEGETATION WITHIN THE BUFFER IS SUBJECT TO REVIEW BY THE PLANNING AND ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING AT (410) 770-8030 FOR FURTHER INFORMATION.

THE 100 FOOT SHORELINE DEVELOPMENT BUFFER ON LOTS 1 THROUGH 4 AND EXPANDED BUFFER ON LOT 4, AS SHOWN HEREON, SHALL BE ESTABLISHED IN THREE TIER NATURAL VEGETATION UPON CHANGE OF LAND USE. A FOREST PRESERVATION PLAN SHALL BE SUBMITTED TO THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING FOR REVIEW AND APPROVAL.

THE NON-TIDAL WETLANDS SHOWN ON SHEET 2 AND 3 WERE FIELD DELINEATED BY M. STARK McLAUGHLIN, QUALIFIED PROFESSIONAL WITH LANE ENGINEERING, L.L.C. AND THE TIDAL WETLANDS SHOWN ON SHEET 2 AND 3 WERE TAKEN FROM THE DEPARTMENT OF NATURAL RESOURCES MAP NO. 156.

LOTS 2, 3, AND 4 ARE RESPONSIBLE FOR CONSISTENCY WITH TALBOT COUNTY PRIVATE ROAD STANDARDS WITH RESPECT TO THE PORTION OF JANE LOWE ROAD (PRIVATE) UTILIZED BY THOSE LOTS, SUBJECT TO CONTRIBUTION FROM OTHER ROAD USERS IN ACCORDANCE WITH AGREEMENTS AMONG THEM.



VICINITY MAP

SCALE: 1" = 2000'
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Permitted Use No. 20992180
(ADC MAP No. 11)
1000' 0' 1000' 2000'
SCALE IN FEET

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	04/16/09	PER 11/12/08 TAC & 12/03/08 PC COMMENTS	KJC
2	09/14/09	PER 08/12/09 TAC COMMENTS	JMC
3	01/19/10	PER 12/09/09 TAC COMMENTS	JMC
4	02/15/10	PER 01/27/10 CRM COMMENTS	JMC
5	03/18/10	PER 02/24/10 CRM COMMENTS	JMC

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15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centerville, MD 21617 (410) 756-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE.

SEAL
THOMAS D. LANE
3-22-2010 DATE

FINAL SUBDIVISION PLAT
ON THE LANDS OF
ALEXANDER SETH JOHNSTON
Class 10 receipt #10252
IN THE FIFTH ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 31 GRID 3 PARCEL 66

ISSUED FOR: DATE: BY:
RECEIVED
APR 29 2010
SHEET No. 1 OF 6
DATE: 04/01/08
JOB No. 070773
SCALE: N/A
FILE No. 3100

Date: 03/22/2010 - 3:45pm User: jearroll
Drawing Path: J:\2007\0700\070773\CadData\DWG\VP-PLUS-070773.dwg
XREF File(s): VP-BASE-070773; GBS-BASE-070773; VSP-BASE-070773; FRST-AREA-070773

SITE STATISTICS:

TOTAL AREA OF PROPERTY: 89.396 AC.±
TOTAL AREA OF STATE OWNED WETLANDS: 0.432 AC.±
AREA IN CRITICAL AREA: 89.396 AC.±
AREA TO BE SUBDIVIDED: 89.396 AC.±
AREA IN PUBLIC ROAD RIGHT-OF-WAY WIDENING EASEMENT (JANE LOWE RD): 0.602 AC.±
AREA IN PRIVATE ROAD RIGHT-OF-WAY WIDENING EASEMENT (JANE LOWE RD): 1.385 AC.±

CRITICAL AREA DEVELOPMENT RIGHTS CALCULATIONS (RC ZONING):

TOTAL AREA OF PROPERTY: 89.396 AC.±
TOTAL AREA IN CRITICAL AREA: 89.396 AC.±
TOTAL AREA OF STATE OWNED WETLANDS: 0.432 AC.±
AREA USED TO CALCULATE DEVELOPMENT RIGHTS: 88.964 AC.±
NUMBER OF DEVELOPMENT RIGHTS PERMITTED: 4 TOTAL @ 1 DR PER 20 ACRES
NUMBER OF DEVELOPMENT RIGHTS UTILIZED: 4 (LOTS 1-4)
NUMBER OF DEVELOPMENT RIGHTS REMAINING: 0

NOTE: 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.

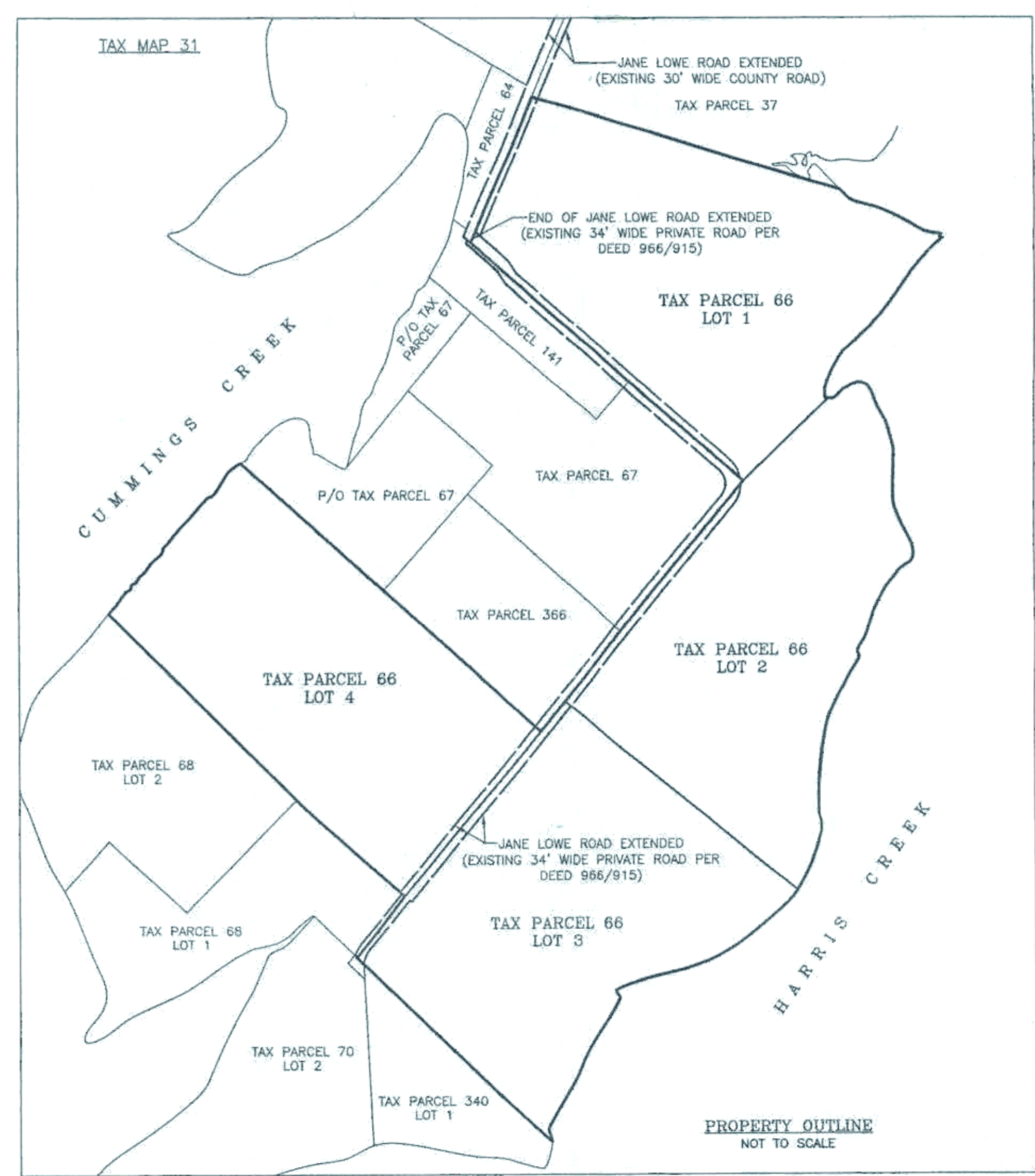
LOT COVERAGE CALCULATIONS IN CRITICAL AREA (AFTER SUBDIVISION):

LOT	TOTAL AREA	AREA IN CRITICAL AREA	AREA OF STATE OWNED WETLANDS	AREA USED TO CALCULATE LOT COVERAGE	ALLOWABLE LOT COVERAGE	EXISTING LOT COVERAGE	GRAVEL PRIVATE ROAD SURFACE	TOTAL EXISTING LOT COVERAGE	ALLOWABLE LOT COVERAGE REMAINING
LOT 1	23.944 AC.±	23.944 AC.±	0.337 AC.±	23.607 AC.±	154,248 SF (15% OF 23.607 AC.±)	154,248 SF	6,529 SF	6,529 SF	147,719 SF
LOT 2	21.398 AC.±	21.398 AC.±	0.095 AC.±	21.303 AC.±	139,194 SF (15% OF 21.303 AC.±)	139,194 SF	7,211 SF	7,211 SF	131,983 SF
LOT 3	22.483 AC.±	22.483 AC.±	0.095 AC.±	22.388 AC.±	146,904 SF (15% OF 22.388 AC.±)	146,904 SF	9,822 SF	9,822 SF	137,082 SF
LOT 4	21.571 AC.±	21.571 AC.±	0.095 AC.±	21.476 AC.±	140,945 SF (15% OF 21.476 AC.±)	140,945 SF	1,444 SF	1,444 SF	139,501 SF

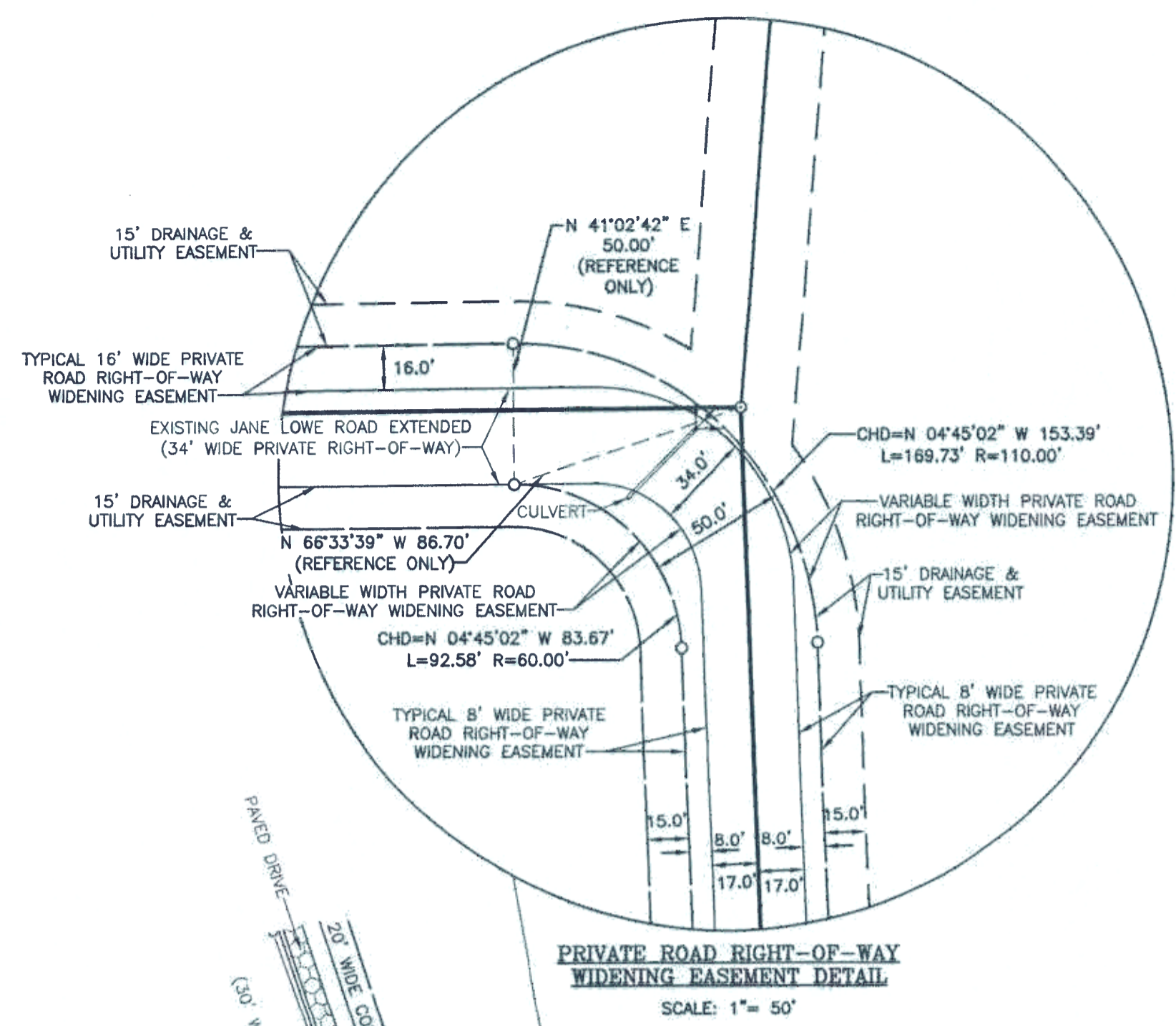
FOREST CALCULATIONS IN CRITICAL AREA (BEFORE SUBDIVISION):

AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
TOTAL AREA OF PROPERTY:	89.396 AC.±	TOTAL AREA OF PROPERTY:	89.396 AC.±	AFFORESTATION AREA 'A':	1.385 AC.±	AFFORESTATION AREA 'A':	1.385 AC.±	AFFORESTATION AREA 'I':	2.485 AC.±
AREA IN CRITICAL AREA:	89.396 AC.±	AREA IN CRITICAL AREA:	89.396 AC.±	AFFORESTATION AREA 'B':	1.354 AC.±	AFFORESTATION AREA 'B':	1.354 AC.±	ADDITIONAL AFFORESTATION PROVIDED FOR STORMWATER MANAGEMENT, NATURAL CONSERVATION AREA=	4.072 AC.±
AREA OF EXISTING FOREST:	3,486 AC.±	AREA OF EXISTING FOREST:	3,486 AC.±	AFFORESTATION AREA 'C':	1.380 AC.±	AFFORESTATION AREA 'C':	1.380 AC.±	TOTAL FOREST (EXISTING AND PROPOSED) PROVIDED ON SITE=	17.558 AC.±
AREA IN STATE OWNED WETLANDS:	0.432 AC.±	AREA IN STATE OWNED WETLANDS:	0.432 AC.±	AFFORESTATION AREA 'D':	0.492 AC.±	AFFORESTATION AREA 'D':	0.492 AC.±		
AREA USED TO CALCULATE REQUIRED FOREST:	88.964 AC.±	AREA USED TO CALCULATE REQUIRED FOREST:	88.964 AC.±	AFFORESTATION AREA 'E':	0.408 AC.±	AFFORESTATION AREA 'E':	0.408 AC.±		
REQUIRED FOREST AREA (15% OF 88.964 AC.±):	13.345 AC.±	REQUIRED FOREST AREA (15% OF 88.964 AC.±):	13.345 AC.±	AFFORESTATION AREA 'F':	0.608 AC.±	AFFORESTATION AREA 'F':	0.608 AC.±		
				AFFORESTATION AREA 'G':	0.546 AC.±	AFFORESTATION AREA 'G':	0.546 AC.±		
				AFFORESTATION AREA 'H':	1.345 AC.±	AFFORESTATION AREA 'H':	1.345 AC.±		
				AFFORESTATION AREA 'I':	2.485 AC.±	AFFORESTATION AREA 'I':	2.485 AC.±		

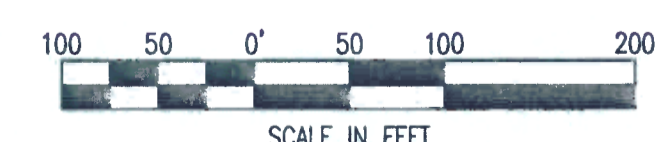
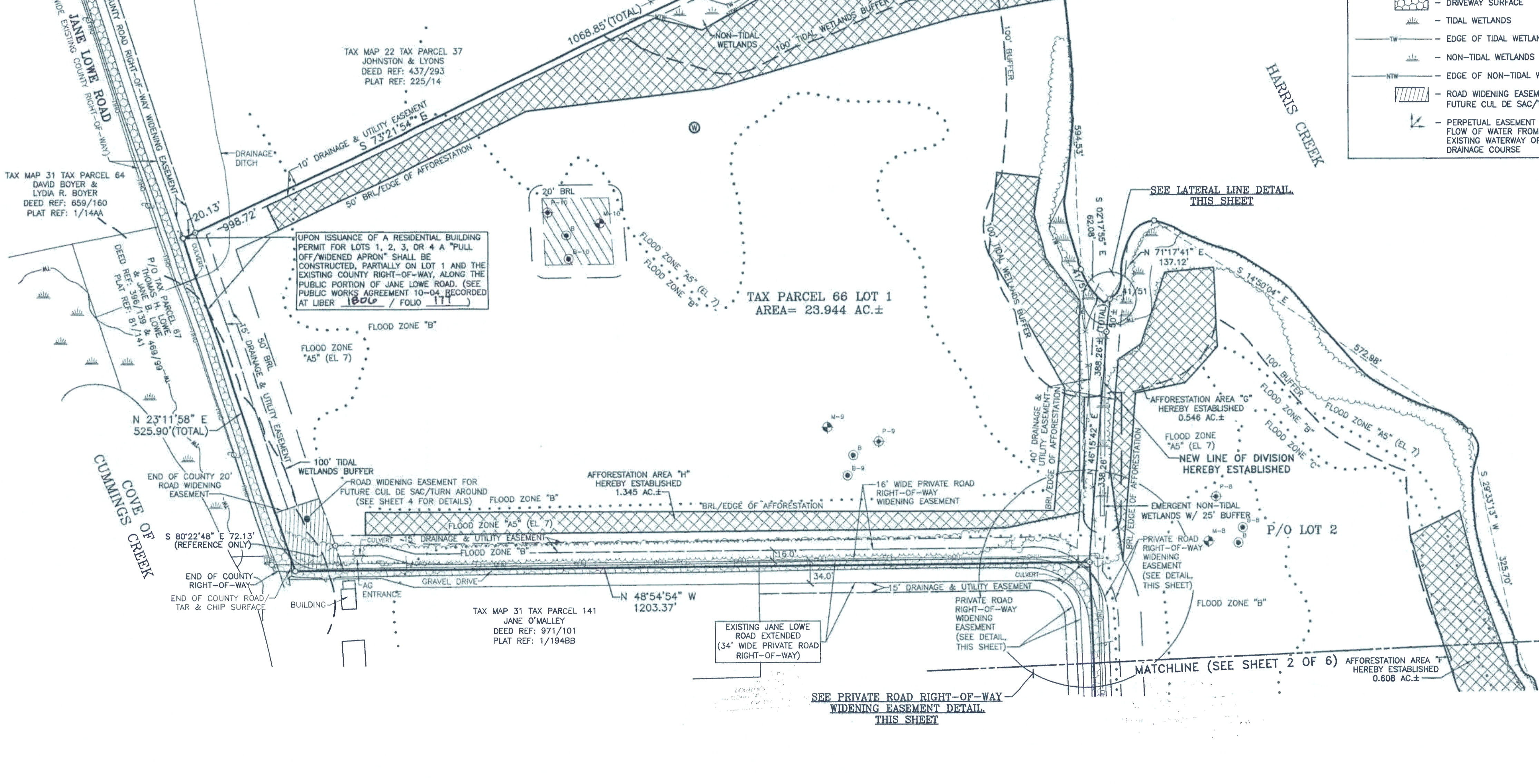
A CRITICAL AREA FOREST PRESERVATION PLAN, PLANTING AND MAINTENANCE AGREEMENT, IS RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 1195, FOLIO 277.



Date: 01/22/2010 - 3:45pm User: jcorral Project Manager: TL
 Drawing Path: J:\2007\070773\Coord\070773.dwg VFP-FA36-RSP-BASE-IMAG-070773.dwg
 XREF File(s): VFP-BASE-070773\BBS-BASE-070773\BBS-BASE-070773\FRST-ARE-070773

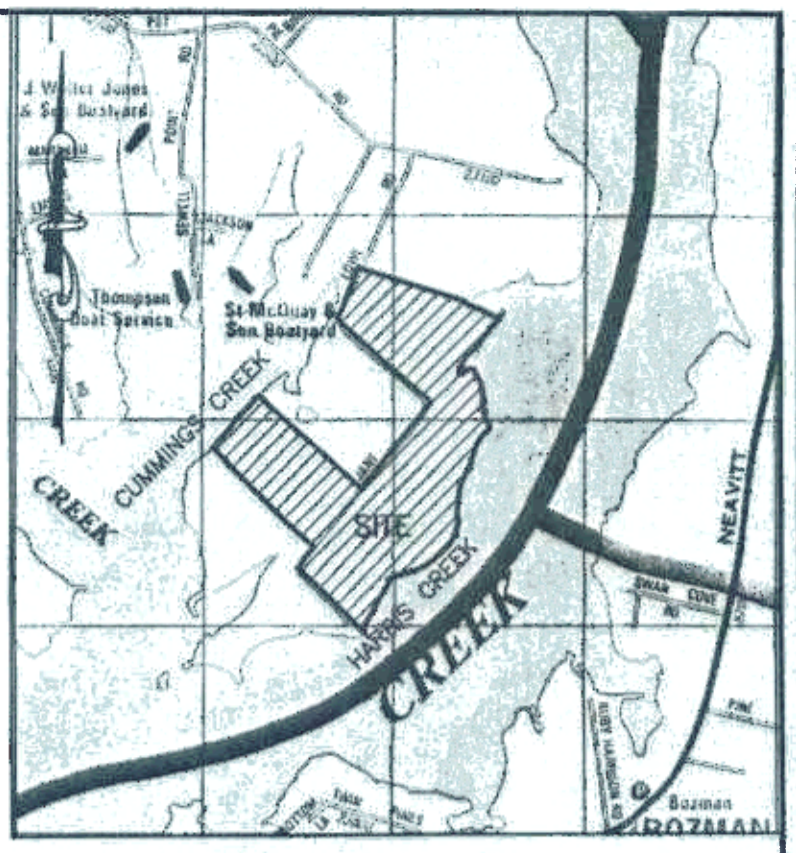
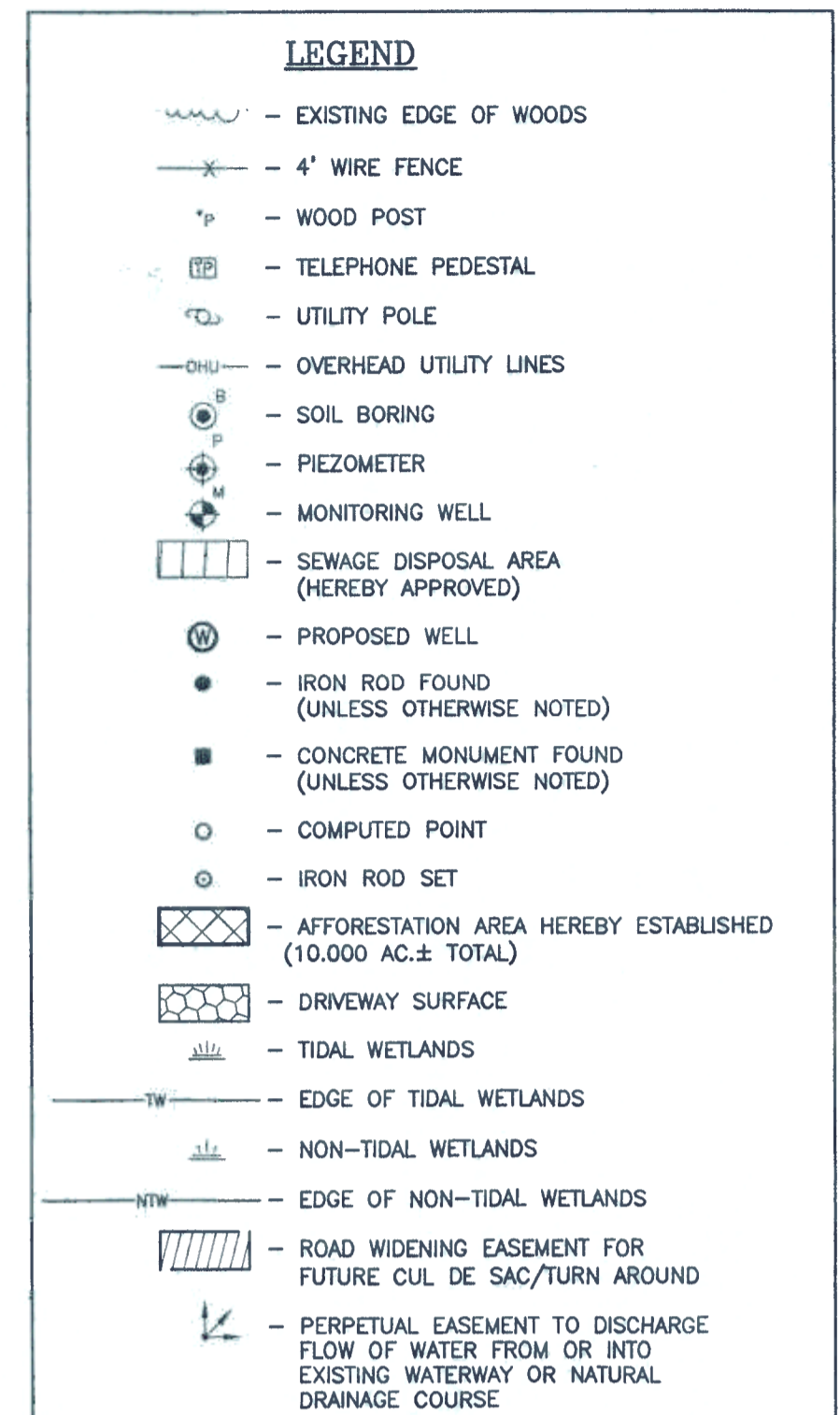


PRIVATE ROAD RIGHT-OF-WAY WIDENING EASEMENT DETAIL
SCALE: 1" = 50'

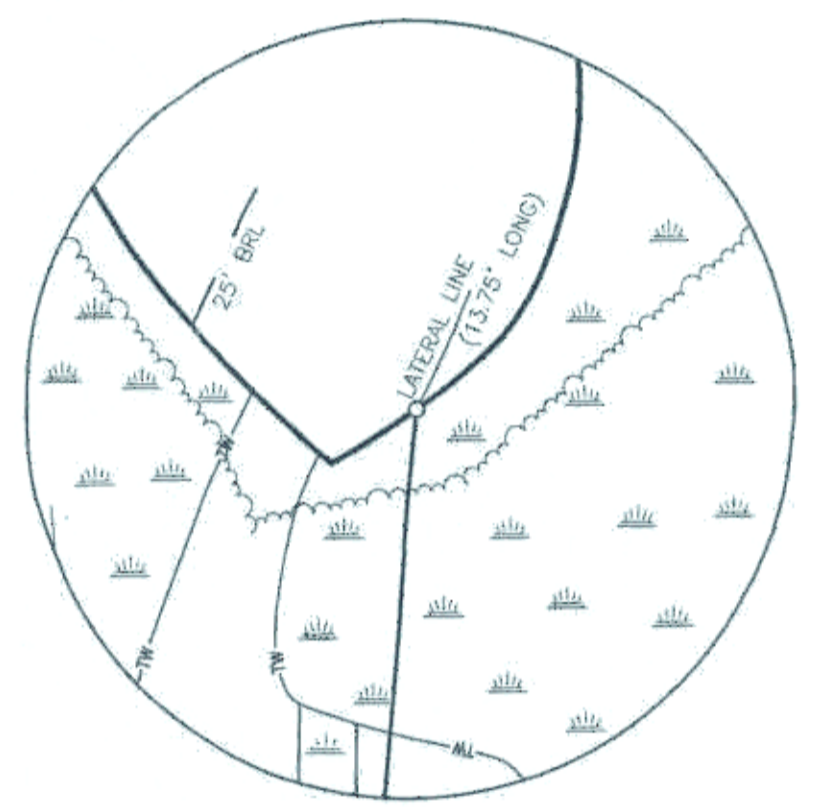


TAX MAP 31 TAX PARCEL 67
JOHN V. LOWE TRUSTEE
DEED REF: 398/139 & 469/99 :1696/114
PLAT REF: 81/141

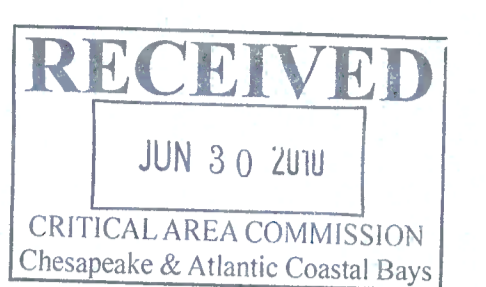
TIDAL WETLANDS CLASSIFICATION TABLE		
CLASSIFICATION	AREA	OWNERSHIP
#41-MEADOW CORDGRASS/SPIKEGRASS	18,818 SQ. FT.±	PRIVATE
#51-SMOOTH CORDGRASS	18,818 SQ. FT.±	STATE



VICINITY MAP
SCALE: 1" = 2000'
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(ADC MAP No. 11)
1000' 0' 1000' 2000'
SCALE IN FEET



LATERAL LINE DETAIL
SCALE: 1" = 20'



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	04/16/09	PER 11/12/08 TAC & 12/03/08 PC COMMENTS	KDT
2	09/14/09	PER 08/12/09 TAC COMMENTS	JMC
3	01/19/10	PER 12/09/09 TAC COMMENTS	JMC
4	02/15/10	PER 01/27/10 CRM COMMENTS	JMC
5	03/18/10	PER 02/24/10 CRM COMMENTS	JMC

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354 Pennsylvania Ave., Centerville, MD 21617 (410) 758-2085

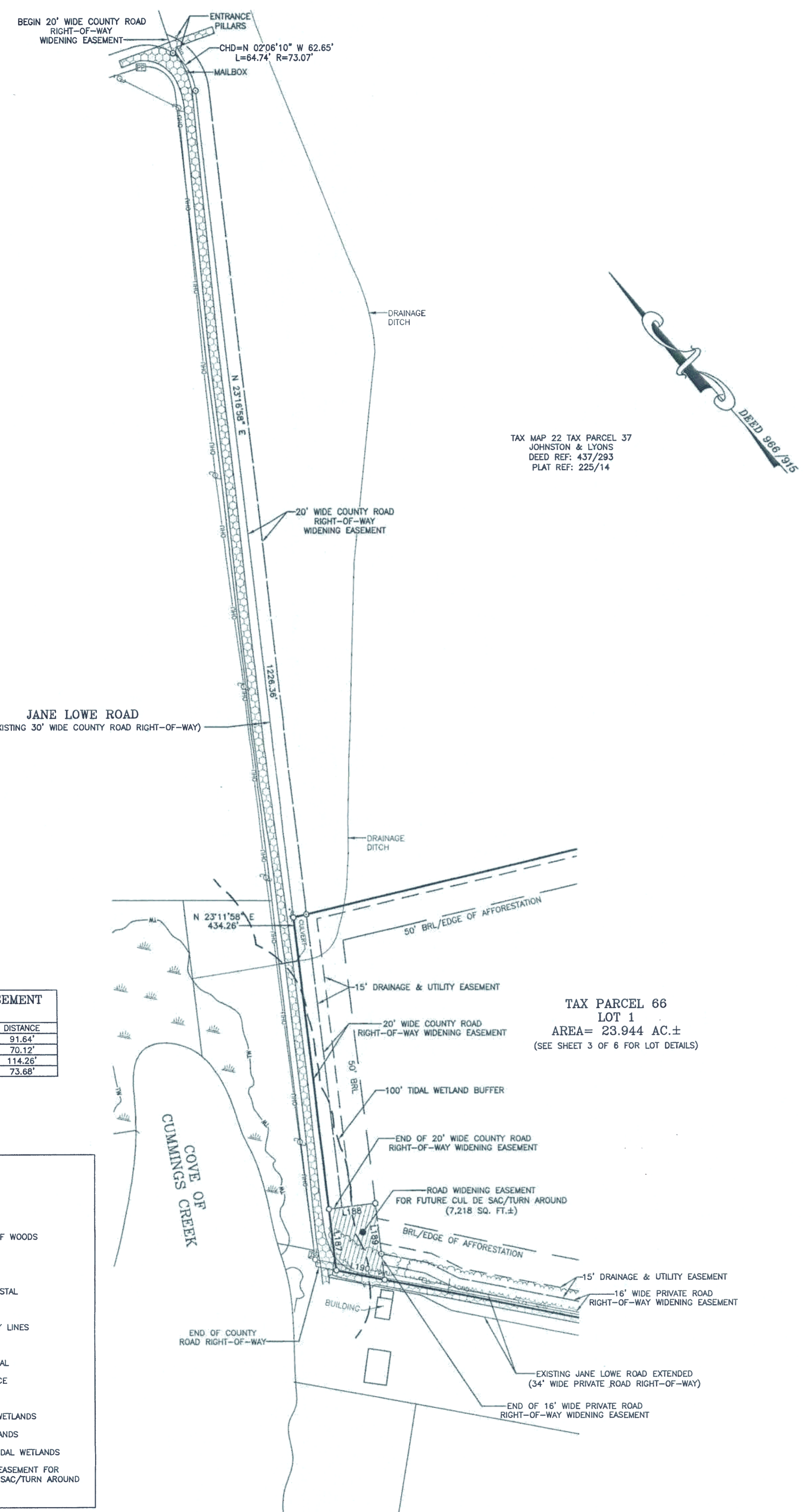


FINAL SUBDIVISION PLAT
ON THE LANDS OF
ALEXANDER SETH JOHNSTON
IN THE FIFTH ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 31 GRID 3 PARCEL 66

ISSUED FOR:	DATE:	BY:
SHEET No. 3 OF 6	DATE: 04/01/08	
SCALE: 1" = 100'	JOB No. 070773	FILE No. 3100

SEE SHEETS 5 AND 6 FOR AFFORESTATION METES AND BOUNDS AND ESTABLISHMENT OF 15% CRITICAL AREA FOREST REQUIREMENT

Date: 03/22/2010 3:45pm User: jkarril Project Manager: TDL
 Drawing Path: J:\2007\0700\070773\CadData\Fig\VP1-PLT-070773.dwg
 XREF File(s): VP-BASE-070773\05-BASE-070773\VP-BASE-070773\RRW-BASE-070773\RRW-BASE-070773\FRT-AREA-070773

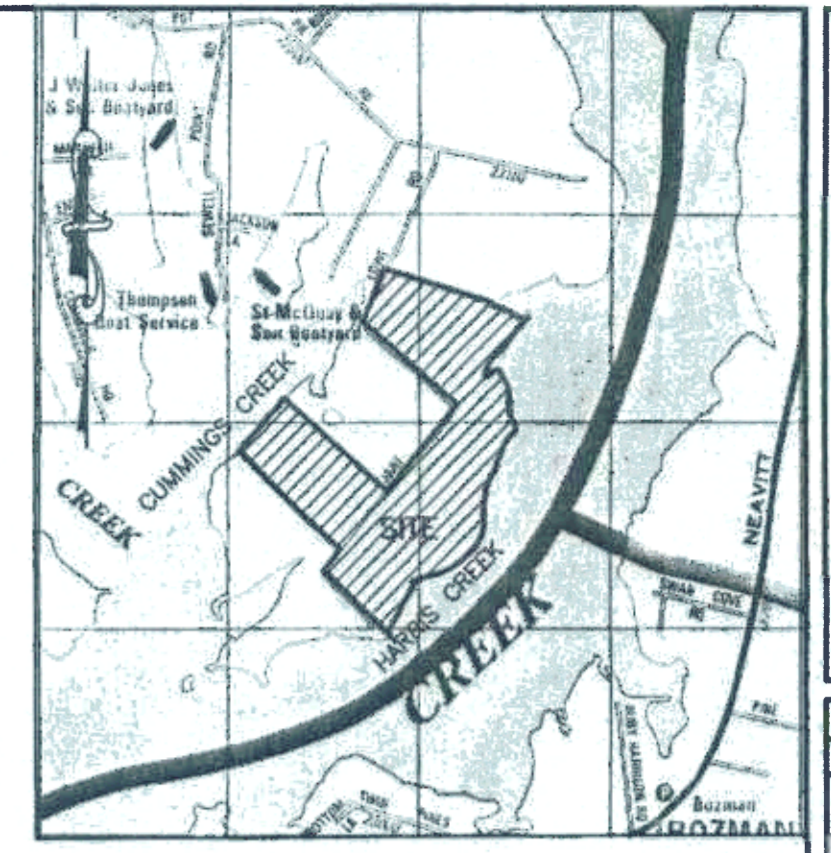


TAX MAP 22 TAX PARCEL 37
 JOHNSTON & LYONS
 DEED REF: 437/293
 PLAT REF: 225/14

TAX PARCEL 66
 LOT 1
 AREA = 23.944 AC.±
 (SEE SHEET 3 OF 6 FOR LOT DETAILS)

LINE	BEARING	DISTANCE
L187	N 23°11'58" E	81.64'
L188	S 68°48'02" E	70.12'
L189	S 23°11'58" W	114.26'
L190	N 48°54'54" W	73.68'

LEGEND	
○	COMPUTED POINT
⊙	IRON ROD SET
---	EXISTING EDGE OF WOODS
---	4' WIRE FENCE
⋄	WOOD POST
⊞	TELEPHONE PEDESTAL
⊞	UTILITY POLE
---	OVERHEAD UTILITY LINES
---	SIGN
⊞	ELECTRIC PEDESTAL
---	DRIVEWAY SURFACE
---	TIDAL WETLANDS
---	EDGE OF TIDAL WETLANDS
---	NON-TIDAL WETLANDS
---	EDGE OF NON-TIDAL WETLANDS
---	ROAD WIDENING EASEMENT FOR FUTURE CUL DE SAC/TURN AROUND



VICINITY MAP
 SCALE: 1" = 2000'
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 (ADC MAP No. 11)
 1000' 0' 1000' 2000'
 SCALE IN FEET

RECEIVED

JUN 30 2010

CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	04/16/09	PER 11/12/08 TAC & 12/03/08 PC COMMENTS	KDT
2	09/14/09	PER 08/12/09 TAC COMMENTS	JMC
3	01/19/10	PER 12/09/09 TAC COMMENTS	JMC
4	02/15/10	PER 01/27/10 CRM COMMENTS	JMC
5	03/18/10	PER 02/24/10 CRM COMMENTS	JMC

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 15 Washington St., Cambridge, MD 21613 (410) 221-0818
 324 Farnsworth Ave., Centreville, MD 21617 (410) 758-2095

PROPERTY OWNER'S DECLARATION

I, ALEXANDER SETH JOHNSTON, OWNER OF TAX PARCEL 66 AND CO-OWNER OF TAX PARCEL 37 HEREBY CONSENT TO THE 20' WIDE COUNTY ROAD RIGHT-OF-WAY WIDENING EASEMENT AS SHOWN HEREON.

Alexander Seth Johnston 3/29/10
 ALEXANDER SETH JOHNSTON DATE
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY OF March 2010.

City Jean Deliver
 CITY JEAN DELIVER
 Notary Public
 My Commission Expires March 25, 2012

WE, KATHERINE LYONS AND ROGER LYONS, CO-OWNERS OF TAX PARCEL 37 HEREBY CONSENT TO THE 20' WIDE COUNTY ROAD RIGHT-OF-WAY WIDENING EASEMENT AS SHOWN HEREON.

Katherine Lyons 4/6/10
 KATHERINE LYONS DATE
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF April 2010.

Roger Lyons 4/6/10
 ROGER LYONS DATE
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF April 2010.

Surwat M. Hashmi
 SURWAT M. HASHMI
 Notary Public
 My Commission Expires Nov. 30, 2012
 Commission # 7017865

OFF-SITE PUBLIC ROAD RIGHT-OF-WAY WIDENING EASEMENT

100 50 0' 50 100 200
 SCALE IN FEET

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HEREON

SEAL

STATE OF MARYLAND
 DEPARTMENT OF THE GENERAL LAND OFFICE
 TITLE LINE SURVEYOR

Thomas J. ...
 5-22-2010 DATE

FINAL SUBDIVISION PLAT

ON THE LANDS OF
 ALEXANDER SETH JOHNSTON

IN THE FIFTH ELECTION DISTRICT
 TALBOT COUNTY, MARYLAND
 TAX MAP 31 GRID 3 PARCEL 66

ISSUED FOR: DATE: BY:

RECEIVED
 APR 29 2010

SHEET No. 4 OF 6	DATE: 04/01/08
SCALE: 1" = 100'	JOB No. 070773
	FILE No. 3100

15% CRITICAL AREA FOREST REQUIREMENT LINE TABLE

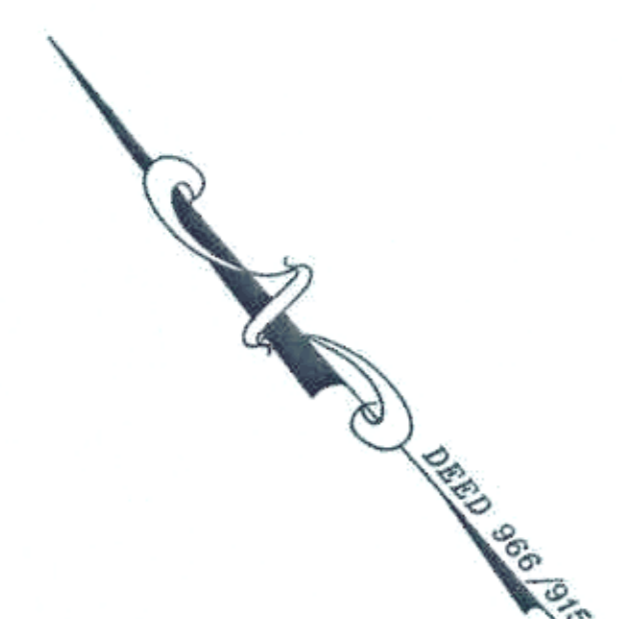
LINE	BEARING	DISTANCE
L92	N 48°26'46" W	898.51'
L93	S 42°06'53" W	260.52'
L94	S 40°49'45" W	362.83'
L95	S 45°26'08" E	42.43'
L96	S 40°31'25" E	101.14'
L97	N 03°35'28" E	59.77'
L98	N 29°41'10" E	422.14'
L99	N 18°55'53" E	102.42'
L100	N 83°22'20" E	114.88'
L101	N 72°55'34" E	177.78'
L102	N 63°31'29" E	52.15'
L103	N 57°03'57" E	56.34'
L104	N 51°57'59" E	101.03'
L105	N 47°25'46" E	141.47'
L106	N 31°37'39" E	17.10'
L107	N 50°51'46" W	26.11'
L108	S 82°31'57" W	47.19'
L109	S 67°16'10" W	32.44'
L110	S 50°56'18" W	146.05'
L111	S 67°34'38" W	155.76'
L112	S 85°30'32" W	90.52'
L113	N 78°23'20" W	85.30'
L114	S 64°58'22" W	28.99'
L115	S 29°26'29" W	25.75'
L116	S 09°08'49" W	33.78'
L117	S 07°14'28" W	54.75'
L118	S 50°51'46" E	26.30'
L119	N 31°37'39" E	32.77'
L120	N 22°16'26" E	135.24'
L121	N 11°52'04" E	56.63'
L122	N 13°47'50" W	37.49'
L123	N 02°29'41" W	111.92'
L124	N 06°49'49" E	170.81'
L125	N 19°35'38" E	87.49'
L126	N 22°38'09" E	99.69'
L127	N 66°26'05" E	11.88'
L128	N 30°12'35" E	61.27'
L129	N 01°24'58" E	37.23'

15% CRITICAL AREA FOREST REQUIREMENT LINE TABLE

LINE	BEARING	DISTANCE
L130	N 36°07'22" E	22.17'
L131	N 28°27'40" E	35.01'
L132	N 17°11'01" E	69.86'
L133	N 85°42'09" W	22.29'
L134	S 46°29'38" W	85.30'
L135	S 02°59'18" E	11.02'
L136	S 47°53'54" E	23.40'
L137	N 38°16'00" E	82.57'
L138	S 51°44'00" E	78.21'
L139	S 38°16'00" W	96.80'
L140	N 61°44'00" W	78.21'
L141	N 47°53'54" W	10.29'
L142	S 02°59'18" E	7.62'
L143	S 30°47'20" E	132.28'
L144	S 06°25'48" W	191.56'
L145	S 00°08'20" E	132.95'
L146	S 15°20'04" W	117.75'
L147	N 49°15'42" E	263.94'
L148	N 20°37'56" E	84.38'
L149	N 16°27'39" E	91.97'
L150	N 56°07'27" E	133.22'
L151	N 43°12'50" E	87.55'
L152	N 36°59'34" E	60.16'
L153	N 38°41'47" W	15.31'
L154	S 48°32'56" W	142.82'
L155	S 55°37'04" W	60.25'

NATURAL CONSERVATION AREA LINE TABLE

LINE	BEARING	DISTANCE
L191	N 39°30'25" E	53.80'
L192	S 46°31'25" E	549.78'
L193	N 77°43'17" E	145.17'



TAX MAP 31 TAX PARCEL 67
JOHN V. LOWE, TRUSTEE
DEED REF: 396/139 & 469/99
PLAT REF: 81/141

TAX MAP 31 TAX PARCEL 366
JAMES V. MONAHAN &
ROBIN L. MONAHAN
DEED REF: 1079/129 & 1064/890
PLAT REF: 81/141

TAX MAP 31 TAX PARCEL 67
JOHN V. LOWE, TRUSTEE
DEED REF: 396/139 & 469/99
PLAT REF: 81/141

TAX PARCEL 66 LOT 4
AREA= 21.571 AC.±

AFFORESTATION AREA "B"
HEREBY ESTABLISHED
1.354 AC.±

TAX MAP 31 TAX PARCEL 68, LOT 2
BARRY C. MELANCON
& PATRICIA G. MELANCON
DEED REF: 1242/1
PLAT REF: 1/99AA

TAX MAP 31 TAX PARCEL 68, LOT 1
DAVID E. GABLE &
JACLYN M. GABLE
DEED REF: 1596/290
PLAT REF: 1/99AA

ADDITIONAL AFFORESTATION FOR
STORMWATER MANAGEMENT, NATURAL
CONSERVATION AREA HEREBY ESTABLISHED
4.072 AC.±
CONSERVATION AREA
HEREBY ESTABLISHED
4.072 AC.±

TAX MAP 31 TAX PARCEL 340, LOT 1
SOMERVILLE FAMILY PARTNERSHIP, LLP
DEED REF: 863/170
PLAT REF: 2/89C

TAX MAP 31 TAX PARCEL 70, LOT 2
MARK S. SOMMERS
& MOTOKO SOMMERS
DEED REF: 955/230
PLAT REF: 82/180

MATCHLINE (SEE SHEET 6 OF 6)

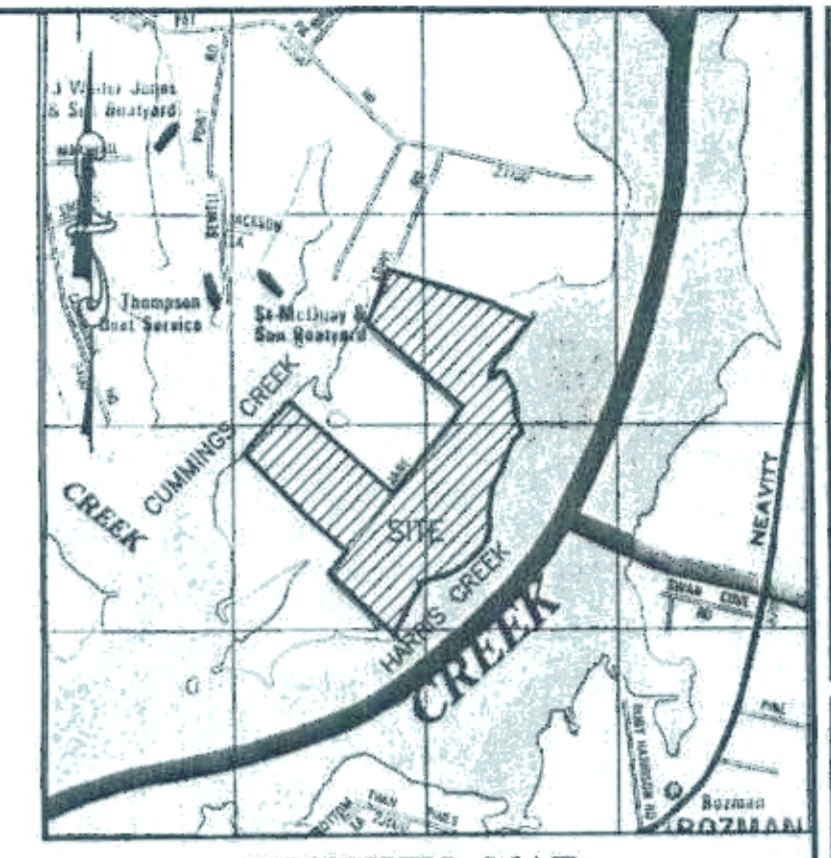
SEE DETAIL, THIS SHEET

TAX PARCEL 66 LOT 2
AREA= 21.398 AC.±

TAX PARCEL 66 LOT 3
AREA= 22.483 AC.±

S 33°05'23" E 37.20'
(REFERENCE ONLY)

S 60°25'01" E 41.63'
(REFERENCE ONLY)



VICINITY MAP
SCALE: 1" = 2000'
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Permitted Use No. 20992180
(ADC MAP No. 11)
1000' 0' 1000' 2000'
SCALE IN FEET

AFFORESTATION AREA "A" LINE TABLE

LINE	BEARING	DISTANCE
L1	S 39°30'25" W	50.03'
L2	N 48°26'46" W	1194.02'
L3	S 42°06'53" W	111.17'
L4	N 49°25'13" W	90.72'
L5	N 42°19'22" E	153.32'
L6	S 47°17'10" E	391.78'
L7	S 48°26'37" E	456.22'
L8	S 78°22'19" E	40.05'
L9	S 48°26'46" E	400.94'

AFFORESTATION AREA "B" LINE TABLE

LINE	BEARING	DISTANCE
L10	S 39°30'25" W	50.02'
L11	N 48°41'05" W	167.57'
L12	N 28°08'31" W	35.62'
L13	N 46°37'44" W	160.77'
L14	N 42°51'46" W	236.47'
L15	N 52°35'28" W	231.95'
L16	N 45°28'32" W	451.76'
L17	N 28°35'54" E	82.96'
L18	N 39°34'18" E	62.94'
L19	S 51°16'42" E	62.91'
L20	S 33°16'16" W	100.82'
L21	S 45°26'05" E	857.24'
L22	S 48°41'05" E	365.09'

AFFORESTATION AREA "C" LINE TABLE

LINE	BEARING	DISTANCE
L23	S 50°29'35" E	33.00'
L24	S 43°28'35" W	214.97'
L25	S 46°31'25" E	669.76'
L26	N 28°12'59" E	186.39'
L27	N 30°53'21" E	210.21'
L28	S 50°39'38" E	39.99'
L29	S 19°58'30" W	188.08'
L30	S 68°23'10" W	75.08'
L31	S 06°34'48" E	70.09'
L32	S 47°18'42" W	89.79'
L33	S 43°28'35" W	54.53'
L34	N 48°31'25" E	737.21'
L35	N 38°45'25" E	252.15'

AFFORESTATION AREA "D" LINE TABLE

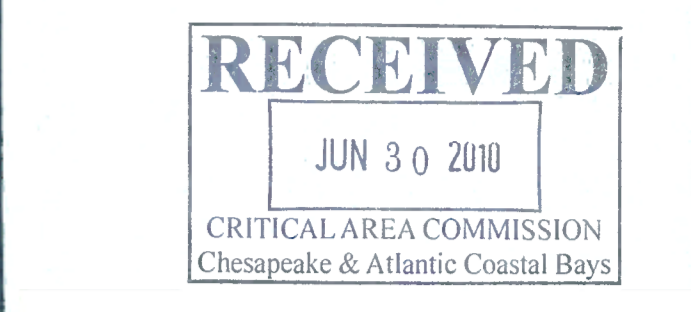
LINE	BEARING	DISTANCE
L36	S 50°51'46" E	336.85'
L37	S 39°44'10" W	37.52'
L38	S 45°13'51" W	104.67'
L39	S 39°52'37" W	75.22'
L40	N 47°19'53" E	84.51'
L41	N 50°51'46" W	263.99'
L42	N 39°08'14" E	42.50'

AFFORESTATION AREA "E" LINE TABLE

LINE	BEARING	DISTANCE
L43	N 39°08'14" E	42.50'
L44	S 50°51'46" E	256.85'
L45	N 22°21'39" E	47.56'
L46	S 66°28'34" E	85.54'
L47	S 23°58'28" W	109.03'
L48	N 50°51'46" W	334.63'

AFFORESTATION AREA "F" LINE TABLE

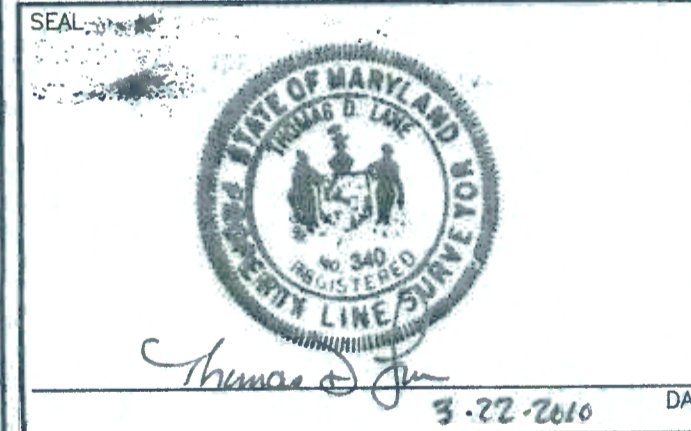
LINE	BEARING	DISTANCE
L49	S 74°17'12" E	83.32'
L50	S 27°04'04" W	103.46'
L51	S 21°46'30" W	142.10'
L52	S 07°14'01" W	40.51'
L53	S 43°07'25" W	59.61'
L54	N 56°24'18" W	71.31'
L55	N 18°29'41" E	74.59'
L56	N 23°57'27" E	117.97'
L57	N 25°10'29" E	117.09'



REVISIONS

No.	DATE	DESCRIPTION	BY
1	04/16/09	PER 11/12/08 TAC & 12/03/08 PC COMMENTS	KDT
2	09/14/09	PER 08/12/09 TAC COMMENTS	JMC
3	01/19/10	PER 12/09/09 TAC COMMENTS	JMC
4	02/15/10	PER 01/27/10 CRM COMMENTS	JMC
5	03/18/10	PER 02/24/10 CRM COMMENTS	JMC

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Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: info@lane.com
117 Bay St., Easton, MD 21601 (410) 822-8003
354 Pennsylvania Ave., Centerville, MD 21617 (410) 758-2085



FINAL SUBDIVISION PLAT
ON THE LANDS OF
ALEXANDER SETH JOHNSTON
IN THE FIFTH ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 31 GRID 3 PARCEL 66

ISSUED FOR: _____ DATE: BY: _____

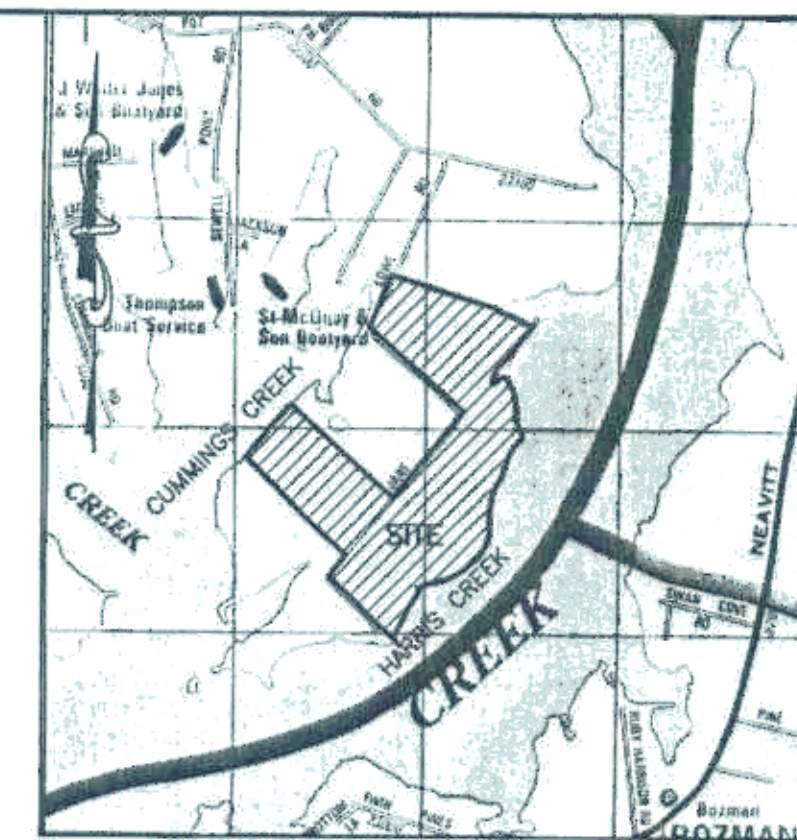
SHEET No. **5 OF 6** DATE: 04/01/08

SCALE: 1" = 100' JOB No. 070773

FILE No. 3100

**ESTABLISHMENT OF AFFORESTATION AREAS,
15% CRITICAL AREA FOREST REQUIREMENT
& NATURAL CONSERVATION AREA**

Date: 03/22/2010 10:07 AM Project: Management, Inc. Job: 070773, Cummins, Daley, Sommers, Mark & Motoko, LLC
XREF: (M) 1, (M) 2, (M) 3, (M) 4, (M) 5, (M) 6, (M) 7, (M) 8, (M) 9, (M) 10, (M) 11, (M) 12, (M) 13, (M) 14, (M) 15, (M) 16, (M) 17, (M) 18, (M) 19, (M) 20, (M) 21, (M) 22, (M) 23, (M) 24, (M) 25, (M) 26, (M) 27, (M) 28, (M) 29, (M) 30, (M) 31, (M) 32, (M) 33, (M) 34, (M) 35, (M) 36, (M) 37, (M) 38, (M) 39, (M) 40, (M) 41, (M) 42, (M) 43, (M) 44, (M) 45, (M) 46, (M) 47, (M) 48, (M) 49, (M) 50, (M) 51, (M) 52, (M) 53, (M) 54, (M) 55, (M) 56, (M) 57, (M) 58, (M) 59, (M) 60, (M) 61, (M) 62, (M) 63, (M) 64, (M) 65, (M) 66, (M) 67, (M) 68, (M) 69, (M) 70, (M) 71, (M) 72, (M) 73, (M) 74, (M) 75, (M) 76, (M) 77, (M) 78, (M) 79, (M) 80, (M) 81, (M) 82, (M) 83, (M) 84, (M) 85, (M) 86, (M) 87, (M) 88, (M) 89, (M) 90, (M) 91, (M) 92, (M) 93, (M) 94, (M) 95, (M) 96, (M) 97, (M) 98, (M) 99, (M) 100, (M) 101, (M) 102, (M) 103, (M) 104, (M) 105, (M) 106, (M) 107, (M) 108, (M) 109, (M) 110, (M) 111, (M) 112, (M) 113, (M) 114, (M) 115, (M) 116, (M) 117, (M) 118, (M) 119, (M) 120, (M) 121, (M) 122, (M) 123, (M) 124, (M) 125, (M) 126, (M) 127, (M) 128, (M) 129, (M) 130, (M) 131, (M) 132, (M) 133, (M) 134, (M) 135, (M) 136, (M) 137, (M) 138, (M) 139, (M) 140, (M) 141, (M) 142, (M) 143, (M) 144, (M) 145, (M) 146, (M) 147, (M) 148, (M) 149, (M) 150, (M) 151, (M) 152, (M) 153, (M) 154, (M) 155, (M) 156, (M) 157, (M) 158, (M) 159, (M) 160, (M) 161, (M) 162, (M) 163, (M) 164, (M) 165, (M) 166, (M) 167, (M) 168, (M) 169, (M) 170, (M) 171, (M) 172, (M) 173, (M) 174, (M) 175, (M) 176, (M) 177, (M) 178, (M) 179, (M) 180, (M) 181, (M) 182, (M) 183, (M) 184, (M) 185, (M) 186, (M) 187, (M) 188, (M) 189, (M) 190, (M) 191, (M) 192, (M) 193, (M) 194, (M) 195, (M) 196, (M) 197, (M) 198, (M) 199, (M) 200, (M) 201, (M) 202, (M) 203, (M) 204, (M) 205, (M) 206, (M) 207, (M) 208, (M) 209, (M) 210, (M) 211, (M) 212, (M) 213, (M) 214, (M) 215, (M) 216, (M) 217, (M) 218, (M) 219, (M) 220, (M) 221, (M) 222, (M) 223, (M) 224, (M) 225, (M) 226, (M) 227, (M) 228, (M) 229, (M) 230, (M) 231, (M) 232, (M) 233, (M) 234, (M) 235, (M) 236, (M) 237, (M) 238, (M) 239, (M) 240, (M) 241, (M) 242, (M) 243, (M) 244, (M) 245, (M) 246, (M) 247, (M) 248, (M) 249, (M) 250, (M) 251, (M) 252, (M) 253, (M) 254, (M) 255, (M) 256, (M) 257, (M) 258, (M) 259, (M) 260, (M) 261, (M) 262, (M) 263, (M) 264, (M) 265, (M) 266, (M) 267, (M) 268, (M) 269, (M) 270, (M) 271, (M) 272, (M) 273, (M) 274, (M) 275, (M) 276, (M) 277, (M) 278, (M) 279, (M) 280, (M) 281, (M) 282, (M) 283, (M) 284, (M) 285, (M) 286, (M) 287, (M) 288, (M) 289, (M) 290, (M) 291, (M) 292, (M) 293, (M) 294, (M) 295, (M) 296, (M) 297, (M) 298, (M) 299, (M) 300, (M) 301, (M) 302, (M) 303, (M) 304, (M) 305, (M) 306, (M) 307, (M) 308, (M) 309, (M) 310, (M) 311, (M) 312, (M) 313, (M) 314, (M) 315, (M) 316, (M) 317, (M) 318, (M) 319, (M) 320, (M) 321, (M) 322, (M) 323, (M) 324, (M) 325, (M) 326, (M) 327, (M) 328, (M) 329, (M) 330, (M) 331, (M) 332, (M) 333, (M) 334, (M) 335, (M) 336, (M) 337, (M) 338, (M) 339, (M) 340, (M) 341, (M) 342, (M) 343, (M) 344, (M) 345, (M) 346, (M) 347, (M) 348, (M) 349, (M) 350, (M) 351, (M) 352, (M) 353, (M) 354, (M) 355, (M) 356, (M) 357, (M) 358, (M) 359, (M) 360, (M) 361, (M) 362, (M) 363, (M) 364, (M) 365, (M) 366, (M) 367, (M) 368, (M) 369, (M) 370, (M) 371, (M) 372, (M) 373, (M) 374, (M) 375, (M) 376, (M) 377, (M) 378, (M) 379, (M) 380, (M) 381, (M) 382, (M) 383, (M) 384, (M) 385, (M) 386, (M) 387, (M) 388, (M) 389, (M) 390, (M) 391, (M) 392, (M) 393, (M) 394, (M) 395, (M) 396, (M) 397, (M) 398, (M) 399, (M) 400, (M) 401, (M) 402, (M) 403, (M) 404, (M) 405, (M) 406, (M) 407, (M) 408, (M) 409, (M) 410, (M) 411, (M) 412, (M) 413, (M) 414, (M) 415, (M) 416, (M) 417, (M) 418, (M) 419, (M) 420, (M) 421, (M) 422, (M) 423, (M) 424, (M) 425, (M) 426, (M) 427, (M) 428, (M) 429, (M) 430, (M) 431, (M) 432, (M) 433, (M) 434, (M) 435, (M) 436, (M) 437, (M) 438, (M) 439, (M) 440, (M) 441, (M) 442, (M) 443, (M) 444, (M) 445, (M) 446, (M) 447, (M) 448, (M) 449, (M) 450, (M) 451, (M) 452, (M) 453, (M) 454, (M) 455, (M) 456, (M) 457, (M) 458, (M) 459, (M) 460, (M) 461, (M) 462, (M) 463, (M) 464, (M) 465, (M) 466, (M) 467, (M) 468, (M) 469, (M) 470, (M) 471, (M) 472, (M) 473, (M) 474, (M) 475, (M) 476, (M) 477, (M) 478, (M) 479, (M) 480, (M) 481, (M) 482, (M) 483, (M) 484, (M) 485, (M) 486, (M) 487, (M) 488, (M) 489, (M) 490, (M) 491, (M) 492, (M) 493, (M) 494, (M) 495, (M) 496, (M) 497, (M) 498, (M) 499, (M) 500, (M) 501, (M) 502, (M) 503, (M) 504, (M) 505, (M) 506, (M) 507, (M) 508, (M) 509, (M) 510, (M) 511, (M) 512, (M) 513, (M) 514, (M) 515, (M) 516, (M) 517, (M) 518, (M) 519, (M) 520, (M) 521, (M) 522, (M) 523, (M) 524, (M) 525, (M) 526, (M) 527, (M) 528, (M) 529, (M) 530, (M) 531, (



VICINITY MAP
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 1000' 0' 1000' 2000'
 SCALE IN FEET

RECEIVED
 JUN 30 2010
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	04/16/09	PER 11/12/08 TAC & 12/03/08 PC COMMENTS	KDT
2	09/14/09	PER 08/12/09 TAC COMMENTS	JMC
3	01/19/10	PER 12/09/09 TAC COMMENTS	JMC
4	02/15/10	PER 01/27/10 CRM COMMENTS	JMC
5	03/18/10	PER 02/24/10 CRM COMMENTS	JMC

AFFORESTATION AREA 'F'
 LINE TABLE

LINE	BEARING	DISTANCE
L49	S 74°17'12" E	83.32'
L50	S 27°04'04" W	103.46'
L51	S 21°42'30" W	142.10'
L52	S 07°14'01" W	40.51'
L53	S 45°07'25" W	52.61'
L54	N 56°24'18" W	71.31'
L55	N 18°29'41" E	74.59'
L56	N 23°57'27" E	117.97'
L57	N 25°10'29" E	117.09'

AFFORESTATION AREA 'G'
 LINE TABLE

LINE	BEARING	DISTANCE
L58	N 34°00'23" E	141.33'
L59	N 48°13'42" E	158.60'
L60	S 81°07'28" E	41.60'
L61	N 59°40'06" E	114.03'
L62	S 54°13'35" E	74.58'
L63	S 38°49'55" W	120.13'
L64	S 85°11'22" W	72.37'
L65	N 59°53'08" W	75.99'
L66	S 48°14'17" W	249.92'

AFFORESTATION AREA 'H'
 LINE TABLE

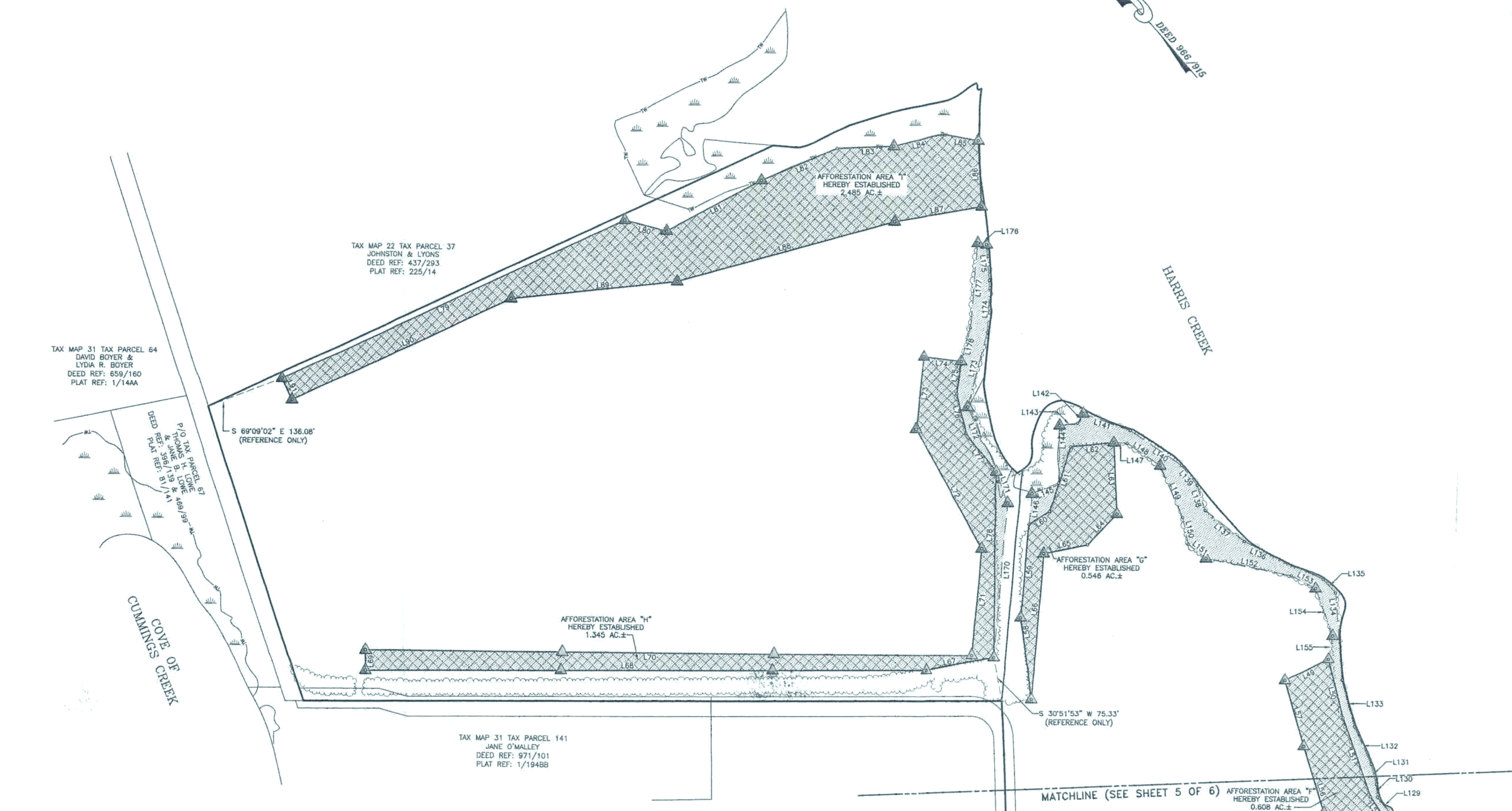
LINE	BEARING	DISTANCE
L67	N 59°28'22" W	117.73'
L68	N 48°54'46" W	96.60'
L69	N 41°34'56" E	34.15'
L70	S 48°25'04" E	1044.51'
L71	N 46°47'33" E	182.97'
L72	N 11°48'20" E	232.11'
L73	N 47°22'24" E	125.32'
L74	S 41°14'11" E	85.81'
L75	S 49°14'11" W	56.28'
L76	S 28°32'13" W	68.52'
L77	S 03°37'32" W	84.11'
L78	S 41°46'43" W	314.57'

AFFORESTATION AREA 'I'
 LINE TABLE

LINE	BEARING	DISTANCE
L79	S 73°21'54" E	648.87'
L80	S 34°57'28" E	74.22'
L81	S 76°48'23" E	183.75'
L82	S 71°26'52" E	142.12'
L83	S 50°54'03" E	95.81'
L84	S 62°21'41" E	87.85'
L85	S 38°30'32" E	83.03'
L86	S 38°17'09" W	111.22'
L87	N 58°23'52" W	153.55'
L88	N 64°08'22" W	385.83'
L89	N 54°52'23" W	286.80'
L90	N 73°21'54" W	416.59'
L91	N 16°38'06" E	40.00'

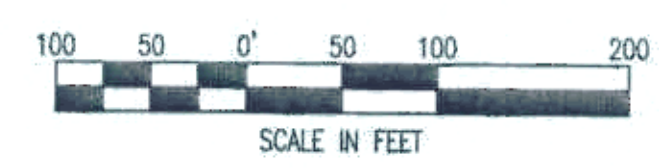
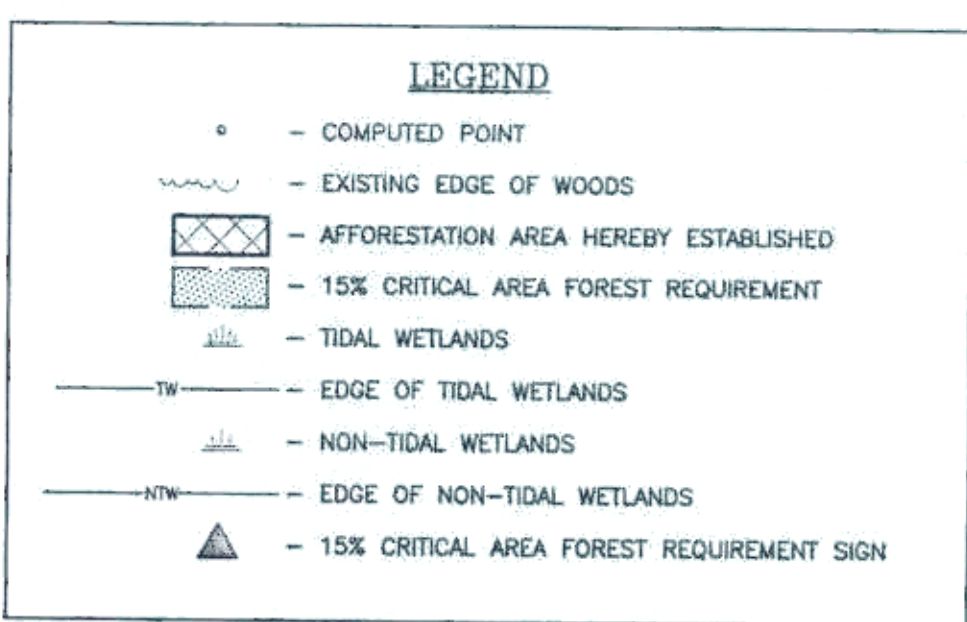
15% CRITICAL AREA FOREST REQUIREMENT LINE TABLE

LINE	BEARING	DISTANCE
L129	N 01°24'58" E	37.23'
L130	N 36°07'22" E	22.17'
L131	N 26°27'10" E	35.01'
L132	N 17°11'01" E	69.66'
L133	N 26°08'47" E	82.87'
L134	N 37°04'19" E	150.21'
L135	N 01°29'43" W	31.87'
L136	N 23°47'22" W	149.90'
L137	N 11°01'39" W	85.34'
L138	N 23°09'47" E	44.34'
L139	N 02°16'52" E	42.98'
L140	N 14°57'17" W	106.72'
L141	N 29°18'23" W	85.38'
L142	S 71°59'29" W	18.94'
L143	N 55°54'05" W	30.85'
L144	S 42°54'18" W	98.03'
L145	N 70°05'28" W	48.89'
L146	S 46°25'49" W	51.41'
L147	S 46°43'45" E	22.75'
L148	S 14°59'18" E	68.98'
L149	S 17°07'24" W	94.95'
L150	S 29°14'17" W	46.17'
L151	S 10°31'48" E	38.80'
L152	S 37°48'58" E	149.94'
L153	S 21°32'09" E	47.35'
L154	S 21°28'27" W	86.40'
L155	S 51°10'08" W	41.35'
L170	N 46°15'42" E	263.94'
L171	N 20°37'56" E	84.38'
L172	N 16°27'39" E	91.97'
L173	N 36°07'27" E	133.22'
L174	N 43°12'50" E	87.55'
L175	N 36°59'34" E	60.18'
L176	N 38°41'47" W	15.31'
L177	S 46°32'56" W	142.82'
L178	S 55°37'04" W	60.25'



TIDAL WETLANDS CLASSIFICATION TABLE

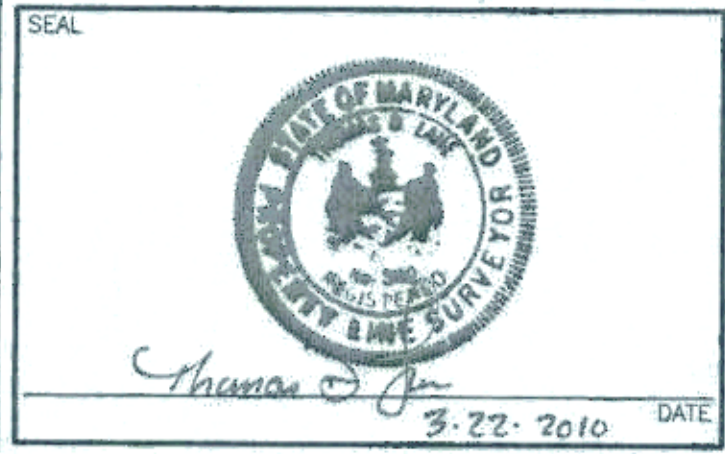
CLASSIFICATION	AREA	OWNERSHIP
#41-MEADOW CORDGRASS/SPIKEGRASS	18,818 SQ. FT.±	PRIVATE
#51-SMOOTH CORDGRASS	18,818 SQ. FT.±	STATE



TAX MAP 31 TAX PARCEL 67
 JOHN V. LOWE, TRUSTEE
 DEED REF: 396/139 & 469/99
 PLAT REF: 81/141

ESTABLISHMENT OF AFFORESTATION AREAS &
 15% CRITICAL AREA FOREST REQUIREMENT

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 15 Washington St., Cambridge, MD 21613 (410) 221-0818
 334 Pennsylvania Ave., Centerville, MD 21617 (410) 768-2085



FINAL
 SUBDIVISION PLAT

ON THE LANDS OF
 ALEXANDER SETH JOHNSTON

IN THE FIFTH ELECTION DISTRICT
 TALBOT COUNTY, MARYLAND
 TAX MAP 31 GRID 3 PARCEL 66

ISSUED FOR: DATE: BY:

SHEET No. 6 OF 6 DATE: 04/01/08

SCALE: 1" = 100' JOB No. 070773

FILE No. 3100

Date: 03/22/2010 1:34:56pm User: kerrall Project Manager: TL
 Drawing Path: J:\2007\070773\CadData\070773.dwg Plot Path: J:\2007\070773.dwg
 XREF File(s): V:\P-BASE-070773\GRS-BASE-070773\NSP-BASE-070773\NRW-BASE-070773\NSP-BASE-070773\FRST-BASE-070773\AREA-070773