

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/](http://www.dnr.state.md.us/criticalarea/)

January 26, 2010

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

**Re: Lambertson Family Revision and Subdivision Plat  
M1112, L1086 (TM 31, P 36)**

Dear Ms. Verdery:

Thank you for providing information on the above referenced subdivision request. The applicant is proposing to develop a major three-lot subdivision with a private road and lot line abandonment. The parcel is 87.99 acres in size, with 82.03 acres located within the Critical Area and designated as a Resource Conservation Area (RCA). Total existing forest coverage onsite within the Critical Area is 19.49 acres.

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

1. We note that the comments from our October 26, 2009 letter regarding lot coverage, the 200-foot Buffer, shoreline work, and the prohibition of riparian rights for the 4<sup>th</sup> development right on this parcel still apply to this application.
2. The plat states that the 100-foot Buffer was expanded for steep slopes (slopes 15% or greater). However, the average slope in this area of expansion was 4.5%. Please provide clarification as to how this area was expanded for steep slopes. If you have questions, please feel free to contact this office regarding Buffer expansion.
3. In several areas on the plat, the applicant identifies an "Area Designated to Meet 15% Critical Area Acreage Requirements." It appears that this note should be revised to state "Area Designated to Meet 15% Critical Area Afforestation Requirements."
4. Sheet 3 of 5 has a plat note that states, "The existing gravel driveway on Lots 2 and 3 as shown hereon shall be removed upon residential building permit application or sale of the

first lot, whichever occurs first, unless lots 1, 2, and 3 are sold in their entirety to the same entity.” It appears, upon reading this note, that the gravel driveway shall remain in place should Lots 1, 2, and 3 be sold to the same entity. This note should be revised to ensure that this gravel driveway is removed upon residential permit application or sale of the first lot, regardless of whether or not Lots 1, 2, and 3 are sold to the same entity. We note that a requirement of this subdivision is that the Buffer must be established in three-tiered natural vegetation. Maintaining this road within the Buffer is in direct conflict with this requirement. Therefore, it must be removed.

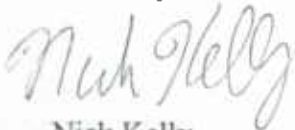
Finally, on August 10, 2009, State regulations concerning lot consolidation and reconfiguration (COMAR 27.01.02.08) became effective. Since this line revision is covered by the new State regulations, the County must provide findings that meet the requirements found in COMAR 27.01.02.08 in order to approve this revision request. We note that the County may in the future adopt alternative procedures and requirements for the consolidation or reconfiguration of legal parcels of land or recorded, legally buildable lots listed if:

- The alternative procedures and requirements are at least as effective as the regulations found in COMAR 27.01.02.08 and any additional requirements of the County program; and
- The Critical Area Commission has approved those alternative procedures and requirements as an amendment to the County’s Critical Area Program.

However, until such measures are approved, the County must utilize the requirements found in COMAR 27.01.02.08.

Thank you for the opportunity to provide comments on this subdivision and line abandonment 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 504-08

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October 26, 2009

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

**Re: Lambertson Family Preliminary Plat  
TM 31, P 36**

Dear Ms. Verdery:

Thank you for providing information on the above referenced subdivision request. The applicant is proposing to develop a major three-lot subdivision with a private road and lot line abandonment. The parcel is designated as a Resource Conservation Area (RCA). Total existing forest coverage onsite within the Critical Area is 20.33 acres.

It is our understanding that, based on a boundary survey of the entire site, the total amount of acreage within the Critical Area is 79.565 acres. The applicant wishes to abandon the lot lines of two smaller parcels within the Critical Area that are adjacent to the property in order to increase acreage to above 80 acres (82.87 acres) and assign a 4<sup>th</sup> development right to the plat.

Based on a meeting with the County and the applicant on October 22, 2009, it is our understanding that one additional development right within the Critical Area is associated with the outparcels of Tax Parcel 36 that would be transferred to this property. However, this development right is non-riparian in nature. At this meeting, it was determined that a note would be required on the final plat that would limit the number of waterfront parcels on this parcel to three, in order for the property to be in conformance with the Commission's lot consolidation and reconfiguration regulations, which restrict an applicant from creating an additional riparian parcel or lot, waterfront lot, or any other parcel or lot deeded with water access. As we agreed, prior to final plat approval, the language for this note must be submitted to this office for review.

In addition, we have the following comments on this plat:



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 regard 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. This element is of particular concern, as the Sewage Disposal Areas for all three lots are located within the 200-foot Buffer area.
3. It is our understanding that the applicant has applied for a Maryland Department of the Environment (MDE) permit to emplace revetment along Leadenham Creek. Any Buffer disturbance for this activity will require 1:1 mitigation. Please ensure that the applicant coordinates all activities associated with this construction project with MDE and your planning office.
4. We recommend that the applicant provide transects for the areas of Buffer expansion for steep slopes.
5. The applicant states that Buffer expansion was not required for hydric and highly erodible soils. However, the Environmental Impact Assessment states that there is an Environmental worksheet that shows the location of the soils and that expansion was provided when necessary. Please provide clarification on this matter. In addition, please have the applicant submit a copy of the Environmental worksheet to this office for review.

6. Please have the applicant verify that the sewage disposal area (SDA) on Lot 1 is located entirely outside of the Buffer. Based on the site plans, it appears that a small portion may be located within the Buffer, which is not permitted.

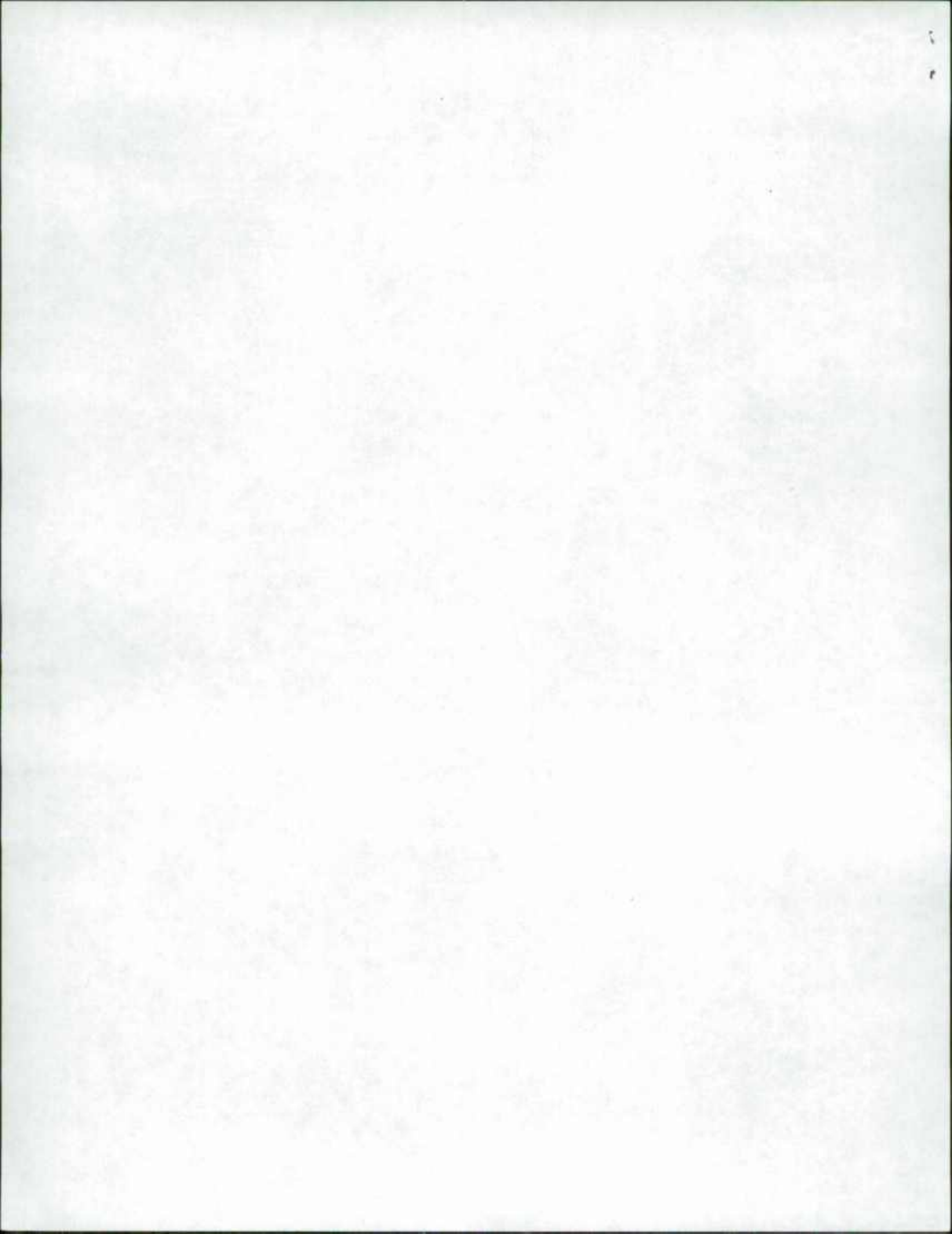
Thank you for the opportunity to provide comments on this subdivision request. Please have the applicant provide the information requested above. Please call me with any questions at (410) 260-3483.

Sincerely,



Nick Kelly  
Natural Resource Planner

cc: TC 504-08





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September 9, 2008

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

**Re: Lambertson Family Sketch Subdivision  
TM 31, P 36**

Dear Ms. Verdery:

Thank you for providing information on the above referenced subdivision request. The applicant is proposing to develop a major three-lot subdivision with a private road and lot line abandonment. The parcel is 79.237 acres in size and is designated Resource Conservation Area (RCA). Total existing forest coverage onsite within the Critical Area is 19.398 acres (24.48%).

1. The applicant is permitted three 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

TTY for the Deaf

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

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. This element is of particular concern, as the Sewage Disposal Areas for all three lots are located within the 200-foot Buffer area.
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. Since a new private road is proposed to serve the lots, the County should require the existing driveway in the Buffer to be abandoned and reforested. A note should be added to the plat to this effect.
6. The applicant must receive a letter from the Department of Natural Resources Wildlife and Heritage Division (WHS) evaluating the property for any rare, threatened, or endangered species location onsite.
7. It is our understanding that the applicant has applied for a Maryland Department of the Environment (MDE) permit to emplace revetment along Leadenham Creek. Any Buffer disturbance for this activity will require 1:1 mitigation. Please ensure that the applicant coordinates all activities associated with this construction project with MDE and your planning office.
8. 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.
9. Talbot County soil maps reveals that the property is partially located in hydric and highly erodible soils (Othello, 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.
10. The site plan reveals the location of an intermittent stream, taken from the USGS Quad maps. 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.



Lambertson subdivision

September 9, 2008

Page 3

11. DNR wetlands maps reveal the area of nontidal wetlands on Lot 1 to be tidal in nature. We recommend that a wetland delineation will be necessary to determine the nature of this feature.

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 504-08





# SEE SHEETS 2, 3, & 4 FOR PLAN VIEW

### OWNER INFORMATION:

TAX PARCEL 36  
LAMBERTSEN FAMILY LIMITED PARTNERSHIP, C/O DAVID LAMBERTSEN  
P.O. BOX 1556  
EASTON, MARYLAND 21601  
(410) 822-3282

### PROPERTY INFORMATION:

7485 MAYPORT ROAD  
BOZMAN, MARYLAND 21612  
DEED REFERENCE: 644/988  
PLAT REFERENCE: 32/9

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

ZONING CLASSIFICATION RC (RURAL CONSERVATION: CRITICAL AREA) & WRC (WESTERN RURAL CONSERVATION: NON-CRITICAL AREA)

### RC ZONING DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: 2.0 ACRES  
MINIMUM LOT WIDTH: 200'  
BUILDING RESTRICTION LINES: **LOTS 2 ACRES OR GREATER**  
FRONT: 50'  
SIDE: 50'  
REAR: 50'  
SEWAGE DISPOSAL AREA: 20'  
MEAN HIGH WATER: 100'  
TIDAL WETLANDS: 100'  
NON-TIDAL WETLANDS: 25'  
TRIBUTARY STREAM: 100'

### WRC ZONING DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: 1.0 ACRES  
MINIMUM LOT WIDTH: 100' (LOTS AT LEAST 1 BUT LESS THAN 2 ACRES)  
200' (LOTS 2 ACRES OR GREATER)  
BUILDING RESTRICTION LINES: **LOTS AT LEAST 1 BUT LESS THAN 2 ACRES**  
FRONT: 50'  
SIDE: 15'  
REAR: 25'  
**LOTS 2 ACRES OR GREATER**  
FRONT: 50'  
SIDE: 50'  
REAR: 50'

### FLOOD ZONE INFORMATION

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "AS" (EL. 6), "B" AND "C" AND IS LOCATED WITHIN COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 240066-030 FOR TALBOT COUNTY, MARYLAND. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IN ZONE "A" IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS WHICH MAY INCLUDE MANDATORY FLOOD INSURANCE.

### FLOOD PLAIN 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. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IN ZONE "A" IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS WHICH MAY INCLUDE MANDATORY FLOOD INSURANCE.

### AREA CALCULATIONS

TAX PARCEL 36-INCLUDES "OUTPARCEL OF TAX PARCEL 36" (BEFORE REVISION & SUBDIVISION)  
TOTAL AREA= 87,992 AC.±  
AREA IN CRITICAL AREA= 82,025 AC.±  
AREA IN NON-CRITICAL AREA= 5,967 AC.±  
AREA TO BE SUBDIVIDED= 87,992 AC.±  
AREA IN LOTS= 87,992 AC.± (INCLUDES AREA IN PRIVATE ROAD EASEMENT)  
AREA IN STATE OWNED TIDAL WETLANDS= 26,889 SQ. FT. (0.617 AC.±)  
AREA IN 50' WIDE PRIVATE ROAD RIGHT-OF-WAY EASEMENT "CAULK COVE LANE"= 2,557 AC.±

### LOT COVERAGE CALCULATIONS, CRITICAL AREA

REVISED TAX PARCEL 36 LOT 1 (AFTER REVISION & SUBDIVISION)  
TOTAL LOT AREA= 77,992 AC.±  
AREA IN CRITICAL AREA= 72,025 AC.±  
AREA IN STATE OWNED TIDAL WETLANDS= 0.617 AC.±  
AREA USED TO CALCULATE LOT COVERAGE= 71,408 AC.±  
ALLOWABLE LOT COVERAGE= 466,580 SQ. FT. (15% OF 71,408 AC.±)  
EXISTING LOT COVERAGE:  
TOTAL GRAVEL DRIVEWAY= 25,910 SQ. FT.  
PORION OF GRAVEL DRIVEWAY W/IN PRIVATE ROAD EASEMENT= 17,373 SQ. FT.  
MAIN DWELLING= 2,375 SQ. FT.  
PORCH= 343 SQ. FT.  
ENCLOSED WORKSPACE= 565 SQ. FT.  
WOOD DECK= 28 SQ. FT.  
SLATE WALKWAY & STEP= 27 SQ. FT.  
BRICK/SLATE STUOP= 37 SQ. FT.  
ACCESS TO CRAWL SPACE= 14 SQ. FT.  
HVACS ON CONCRETE PADS= 19 SQ. FT.  
GENERATOR ON CONCRETE PAD= 68 SQ. FT.  
AC BARN= 2,268 SQ. FT.  
AC SHEDS= 1,638 SQ. FT.  
SHED= 123 SQ. FT.  
CONCRETE APRON/PAD= 665 SQ. FT.  
TOTAL EXISTING LOT COVERAGE= 34,078 SQ. FT.  
ALLOWABLE LOT COVERAGE REMAINING= 432,502 SQ. FT.

TAX PARCEL 36 LOT 2 (AFTER REVISION & SUBDIVISION)  
TOTAL LOT AREA= 5,000 AC.±  
AREA IN STATE OWNED TIDAL WETLANDS= 0.000 AC.±  
AREA USED TO CALCULATE LOT COVERAGE= 5,000 AC.±  
ALLOWABLE LOT COVERAGE= 32,670 SQ. FT. (15% OF 5,000 AC.±)  
EXISTING LOT COVERAGE:  
GRAVEL DRIVEWAY= 4,598 SQ. FT.  
TOTAL EXISTING LOT COVERAGE= 4,598 SQ. FT.  
ALLOWABLE LOT COVERAGE REMAINING= 28,072 SQ. FT.

TAX PARCEL 36 LOT 3 (AFTER REVISION & SUBDIVISION)  
TOTAL LOT AREA= 5,000 AC.±  
AREA IN STATE OWNED TIDAL WETLANDS= 0.000 AC.±  
AREA USED TO CALCULATE LOT COVERAGE= 5,000 AC.±  
ALLOWABLE LOT COVERAGE= 32,670 SQ. FT. (15% OF 5,000 AC.±)  
EXISTING LOT COVERAGE:  
GRAVEL DRIVEWAY= 5,506 SQ. FT.  
TOTAL EXISTING LOT COVERAGE= 5,506 SQ. FT.  
ALLOWABLE LOT COVERAGE REMAINING= 27,164 SQ. FT.

### DEVELOPMENT RIGHTS CALCULATIONS, CRITICAL AREA, RC ZONING

TAX PARCEL 36 (BEFORE REVISION & SUBDIVISION)  
TOTAL AREA= 87,992 AC.±  
AREA IN CRITICAL AREA= 82,025 AC.±  
AREA IN STATE OWNED TIDAL WETLANDS= 0.617 AC.±  
AREA USED TO CALCULATE RIPARIAN DEVELOPMENT RIGHTS= 79,565 AC.± (EXCLUDES P/O TAX PARCEL 36 PER DEED 644/988)  
AREA USED TO CALCULATE NON-RIPARIAN DEVELOPMENT RIGHTS= 2,460 AC.± (P/O TAX PARCEL 36 PER DEED 644/988)  
DEVELOPMENT RIGHTS PERMITTED= 3 (RIPARIAN RIGHT)  
DEVELOPMENT RIGHTS UTILIZED= 1 (NON-RIPARIAN RIGHT)  
DEVELOPMENT RIGHTS REMAINING= 1 (ASSIGNED TO LOT 1, NON-RIPARIAN RIGHTS)  
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.  
DEVELOPMENT RIGHTS PERMITTED ARE BASED UPON THE SIZE OF EACH PARCEL AS OF AUGUST 13, 1989.

IN ACCORDANCE WITH COMAR 27.01.02.08E(3)(c)(b) AND SECTION 190-188B(1)(b)&(c) OF THE TALBOT COUNTY CODE, A CONDITION OF THIS LOT CONSOLIDATION/RECONFIGURATION IS THAT IT WILL NOT CREATE AN ADDITIONAL RIPARIAN PARCEL OR LOT, WATERFRONT LOT, OR ANY OTHER PARCEL OR LOT DEEDED WITH WATER ACCESS; OR INTENSIFY OR INCREASE IMPACTS ASSOCIATED WITH RIPARIAN ACCESS.

### CRITICAL AREA FOREST CALCULATIONS

TOTAL AREA OF PROPERTY= 87,992 AC.±  
AREA IN CRITICAL AREA= 82,025 AC.±  
AREA IN STATE OWNED TIDAL WETLANDS= 0.617 AC.±  
AREA USED TO CALCULATE REQUIRED FOREST= 81,408  
REQUIRED FOREST AREA (15% OF 81,408 AC.±)= 12,211 AC.±  
AREA OF EXISTING FOREST= 19,466 AC.±

### LOT COVERAGE CALCULATIONS, NON-CRITICAL AREA

REVISED TAX PARCEL 36 LOT 1 (AFTER REVISION & SUBDIVISION)  
TOTAL LOT AREA= 77,992 AC.±  
AREA IN NON-CRITICAL AREA= 5,967 AC.±  
AREA USED TO CALCULATE LOT COVERAGE= 5,967 AC.±  
ALLOWABLE LOT COVERAGE= 38,988 SQ. FT. (15% OF 5,967 AC.±)  
TOTAL EXISTING LOT COVERAGE= 0 SQ. FT.  
ALLOWABLE LOT COVERAGE REMAINING= 38,988 SQ. FT.

### DEVELOPMENT RIGHTS CALCULATIONS, NON-CRITICAL AREA, WRC ZONING

TAX PARCEL 36 (BEFORE REVISION & SUBDIVISION)  
TOTAL AREA= 87,992 AC.±  
AREA IN NON-CRITICAL AREA= 5,967 AC.±  
AREA IN STATE OWNED TIDAL WETLANDS= 0.617 AC.±  
DEVELOPMENT RIGHTS PERMITTED= 2  
DEVELOPMENT RIGHTS UTILIZED= 0  
DEVELOPMENT RIGHTS REMAINING= 2

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.

### NON-CRITICAL AREA FOREST CALCULATIONS

TOTAL AREA OF PROPERTY= 87,992 AC.±  
AREA IN NON-CRITICAL AREA= 5,967 AC.±  
AREA OF EXISTING FOREST= 4,094 AC.±

### SURVEYOR'S CERTIFICATE

THE PRESENT OWNER OF THE LAND OF WHICH THIS REVISION AND SUBDIVISION IS COMPRISED IS LAMBERTSEN FAMILY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP. THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS 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 REVISION AND SUBDIVISION OF THE LAND CONVEYED BY CHRISTIAN J. LAMBERTSEN TO LAMBERTSEN FAMILY LIMITED PARTNERSHIP, BY DEED DATED DECEMBER 30, 1987, AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 644, FOLIO 986; AND THAT ALL MONUMENTS ARE IN PLACE.

Thomas D. Lane  
THOMAS D. LANE  
PROPERTY LINE SURVEYOR NO. 29-10  
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, LAMBERTSEN FAMILY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS REVISION AND SUBDIVISION.

David Lambertsen  
DAVID LAMBERTSEN, AND/OR  
BRADLEY LAMBERTSEN, GENERAL PARTNERS  
OF LAMBERTSEN FAMILY LIMITED PARTNERSHIP

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF June, 2010

### 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 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.

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 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.

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.

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.

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.

REMOVAL OF NATURAL VEGETATION WITHIN THE 100 FOOT SHORELINE DEVELOPMENT BUFFER & EXPANDED BUFFER IS PROHIBITED. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING AT (410) 770-8030 FOR FURTHER INFORMATION.

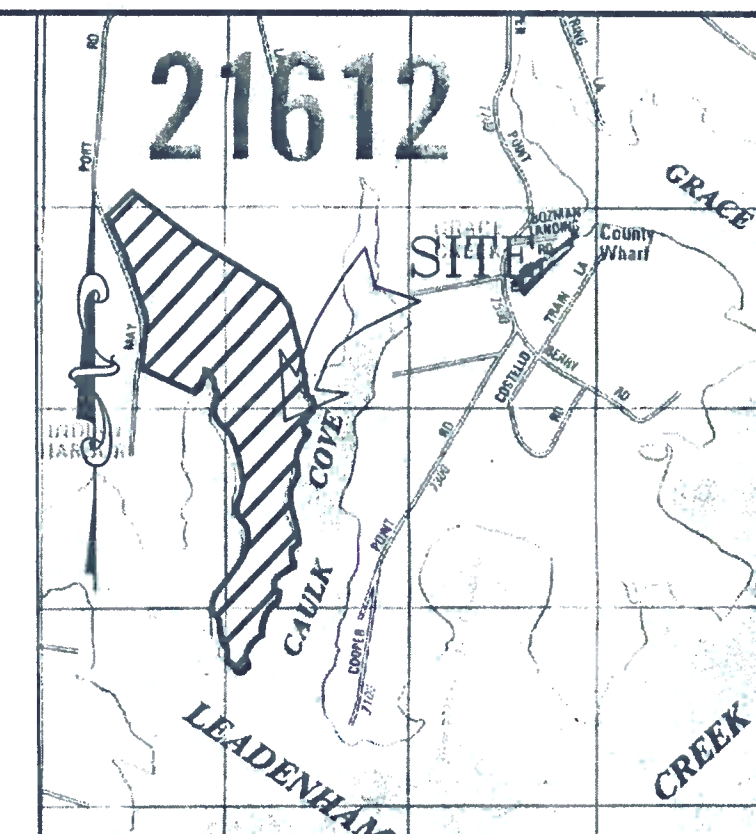
THE SHORELINE DEVELOPMENT BUFFER ON LOT 1 SHALL BE ESTABLISHED (REGENERATION) IN THE FALL OF 2010 AS SHOWN ON THE APPROVED CRITICAL AREA FOREST/BUFFER MANAGEMENT PLAN, BMP #M1112. PROTECTIVE SIGNAGE FOR REGENERATION AND THE 15% CRITICAL AREA FOREST REQUIREMENT WILL BE INSTALLED AT THIS TIME. THE SHORELINE DEVELOPMENT BUFFER FOR LOT 1 (DEFERRED PLANTINGS) SHALL BE ESTABLISHED UPON THE CONVERSION OF THE EXISTING AGRICULTURAL DRIVE/ACCESS TO A PRIVATE ROAD. PROTECTIVE SIGNAGE SHALL BE INSTALLED FOR THIS AREA OF PLANTING IMMEDIATELY UPON COMPLETION OF PLANTING.

UPON CHANGE OF LAND USE, THE SHORELINE DEVELOPMENT BUFFER ON LOTS 2 AND 3 SHALL BE ESTABLISHED IN THREE TIER NATURAL VEGETATION AS SHOWN ON THE APPROVED FOREST/BUFFER MANAGEMENT PLAN BMP #M1112. PROTECTIVE SIGNAGE SHALL BE INSTALLED UPON CHANGE OF LAND USE, FOLLOWING COMPLETION OF PLANTING.

THE APPROXIMATE MEAN HIGH WATER, TIDAL AND NON-TIDAL WETLANDS, AS SHOWN SHOWN HEREON, WERE FIELD DELINEATED BY M. STARK McLAUGHLIN, QUALIFIED PROFESSIONAL, OF LANE ENGINEERING, LLC, AND FIELD LOCATED BY LANE ENGINEERING, LLC, ON JULY 9, 2009.

THE TRIBUTARY STREAM AND NON-TIDAL WETLANDS AS SHOWN HEREON WERE VERIFIED BY ALAN KAMPMAYER, MARYLAND DEPARTMENT OF THE ENVIRONMENT, ON AUGUST 24, 2009. THE WOODSLINE, AS SHOWN HEREON, WAS TAKEN FROM 2007 AERIAL PHOTOGRAPHY OF TALBOT COUNTY.

THE CRITICAL AREA BOUNDARY, AS SHOWN HEREON, WAS TAKEN FROM THE DEPARTMENT OF NATURAL RESOURCES CRITICAL AREA MAPS 148 AND 157 OF TALBOT COUNTY, MARYLAND.



VICINITY MAP  
SCALE: 1" = 2000'  
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1000' 0' 1000' 2000'  
SCALE IN FEET

RECEIVED  
JUL 14 2010  
CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

| REVISIONS |          |  |     |
|-----------|----------|--|-----|
| No.       | DATE     | DESCRIPTION  | BY  |
| 1         | 09/30/09 | REVISED PER 11/12/08 TAC & 12/03/08 PC COMMENTS      | JMC |
| 2         | 01/13/10 | REVISED PER 11/12/09 TAC & 12/02/09 PC COMMENTS      | JMC |
| 3         | 04/14/10 | REVISED PER 03/10/10 TAC & 04/07/10 PC COMMENTS      | JMC |
| 4         | 06/08/10 | REVISED PER 04/28/10 CRM COMMENTS                    | JMC |
| 5         | 06/23/10 | REVISED PER 06/16/10 COUNTY ENVIRO. PLANNER COMMENTS | JMC |
| 6         | 06/28/10 | REVISED PER FINAL COUNTY COMMENTS                    | JMC |

### TALBOT COUNTY OFFICE OF PLANNING AND ZONING

THIS PLAT REPRESENTS A REVISION OF TAX PARCEL 36 AND FURTHER SUBDIVISION ON THE LANDS OF LAMBERTSEN FAMILY LIMITED PARTNERSHIP, PREVIOUSLY RECORDED AMONG THE PLAT RECORDS OF TALBOT COUNTY AT 32/9.

Sarah  
TALBOT COUNTY PLANNING COMMISSION  
PLANNING OFFICER, AUTHORIZED AGENT

### 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 15' IN WIDTH (7.5' EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AND 10' IN WIDTH ALONG EXISTING BOUNDARY LINES (ENTIRELY ON SUBJECT LANDS) NOT CONTIGUOUS TO ANY ROAD.

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 2, 3 AND "CAULK COVE LANE", (12,557 AC.) IS RESERVED IN NATURAL CONSERVATION AREA AS SHOWN HEREON.

GROSS SITE AREA= 12,557 AC.± (INCLUDES TOTAL AREA OF LOTS 2, 3 AND "CAULK COVE LANE")  
25% GROSS SITE AREA= 3,139 AC.±  
NATURAL CONSERVATION AREA PROVIDED= 3,139 AC.±

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 NATURAL CONSERVATION AREA THAT OVERLAPS WETLAND, STREAM AND SHORELINE DEVELOPMENT BUFFERS, NOR FOREST INTERIOR DWELLING BIRD (FIDS) HABITAT PROTECTION AREAS.  
STORMWATER MANAGEMENT FOR THE PROPOSED FIFTY FOOT WIDE PRIVATE ROAD RIGHT-OF-WAY EASEMENT, "CAULK COVE LANE", SHALL BE ADDRESSED THROUGH THE USE OF FLAT BOTTOM ROAD SIDE DITCHES, AS DETAILED IN THE DEED OF EASEMENT AND ROAD CONSTRUCTION AND MAINTENANCE COVENANTS FOR CAULK COVE LANE.

THE PRIVATE ROAD RIGHT-OF-WAY EASEMENT, DESIGNATED AS "CAULK COVE LANE", SHALL BE PRIVATELY OWNED AND AS SUCH, THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE OR SAFETY. THE ROAD EASEMENT SHALL BE OWNED AND CONSTRUCTED BY THE OWNERS OF TAX PARCEL 36 LOT 1. THE ROAD EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF LOT 1 AND MAINTAINED ACCORDING TO THE ROAD MAINTENANCE AGREEMENT FOR "CAULK COVE LANE" RECORDED WITH THIS SUBDIVISION AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 1007; FOLIO 890.

SHOULD THE PRIVATE ROAD RIGHT-OF-WAY EASEMENT 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.

BUILDING PERMITS FOR LOT 2 & LOT 3 SHALL BE RESTRICTED UNTIL THE COUNTY IS IN RECEIPT OF A NOTARIZED CERTIFICATION FROM THE OWNER(S) AND ROAD CONSTRUCTION CONTRACTOR THAT THE ROAD WAS CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE TALBOT COUNTY CODE AND THE DEED OF EASEMENT AND ROAD CONSTRUCTION AND MAINTENANCE COVENANTS FOR CAULK COVE LANE. FURTHERMORE, BUILDING PERMITS FOR LOT 2 & LOT 3 SHALL BE RESTRICTED UNTIL THE EXISTING DRIVEWAY TRaversING THESE LOTS IS REMOVED AND ESTABLISHED IN VEGETATIVE COVER. THE REMOVAL OF THE EXISTING DRIVEWAY LOCATED WITHIN THE SHORELINE DEVELOPMENT BUFFER ON LOTS 2 AND 3 AND CONSTRUCTION OF PRIVATE ROAD SHALL OCCUR UPON THE SALE OF ANY OF THE LOTS (LOTS 1, 2 OR 3) IN ACCORDANCE WITH THE DEED OF EASEMENT AND ROAD CONSTRUCTION AND MAINTENANCE COVENANTS FOR CAULK COVE LANE RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 1007; FOLIO 890.

UTILITIES EXIST ACROSS REVISED TAX PARCEL 36 LOTS 1, 2, & 3, AS SHOWN HEREON, TO SERVICE EXISTING STRUCTURES ON REVISED TAX PARCEL 36 LOT 1. 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 THIS UTILITY.

REVISED TAX PARCEL 36, LOT 1 SHALL CONTINUE USE OF EXISTING ACCESSES ALONG MAYPORT ROAD, FOR AGRICULTURAL OPERATIONS ONLY. ALL NON-AGRICULTURAL ACCESS TO MAYPORT ROAD FOR TAX PARCEL 36, LOT 1 SHALL USE THE PRIVATE ROAD CAULK COVE LANE.

BRP  
TALBOT COUNTY ENGINEER

### TALBOT COUNTY HEALTH DEPARTMENT

REVISED TAX PARCEL 36 LOTS 1, 2, & 3, 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 BEFORE DEVELOPING 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.

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

Kathleen Oosterlaan  
HEALTH OFFICER

Lane Engineering, LLC  
Established 1986  
Civil Engineers • Land Planning • Land Surveyors  
117 Bay St. Easton, MD 21601 (410) 822-5003  
10 Washington St. Cambridge, MD 21613 (410) 221-0818  
304 Pennsylvania Ave. Centreville, MD 21617 (410) 796-2005

NOT VALID FOR CONSTRUCTION  
UNLESS SIGNED AND DATED HERE:

SEAL  
STATE OF MARYLAND  
PROPERTY LINE SURVEYOR  
Thomas D. Lane  
6-29-2010 DATE

REVISION & SUBDIVISION  
AND BMP #M1112  
OF THE LAND OF  
LAMBERTSEN FAMILY  
LIMITED PARTNERSHIP  
IN THE SECOND ELECTION DISTRICT  
TALBOT COUNTY, MARYLAND  
TAX MAP 31 GRID 21 PARCEL 36

ISSUED FOR: DATE: BY:  
1 OF 8 6/25/08  
SCALE: N/A JOB No. 080226 FILE No. 5597

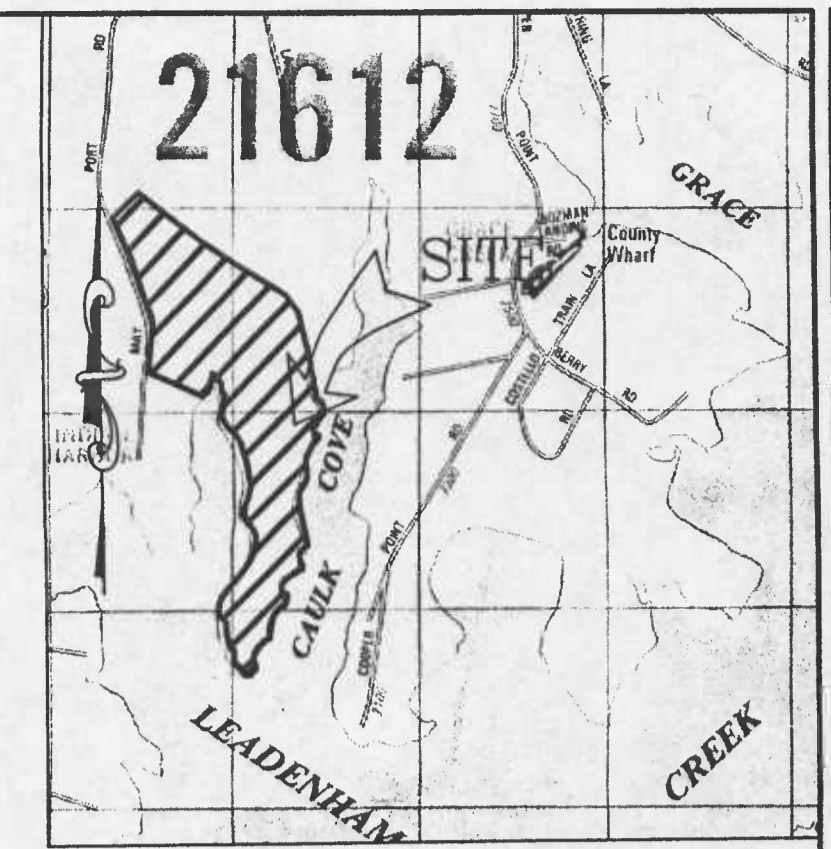
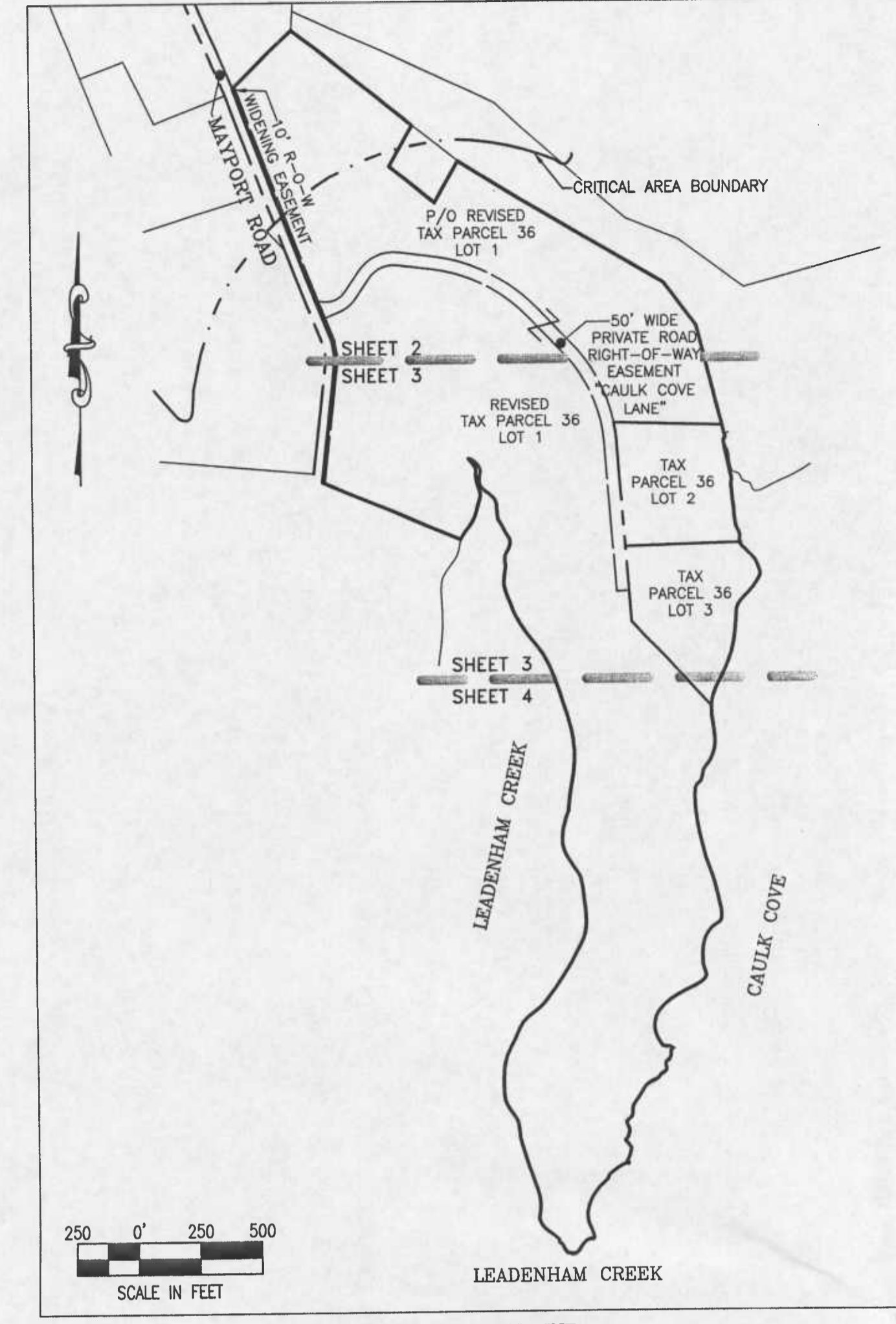
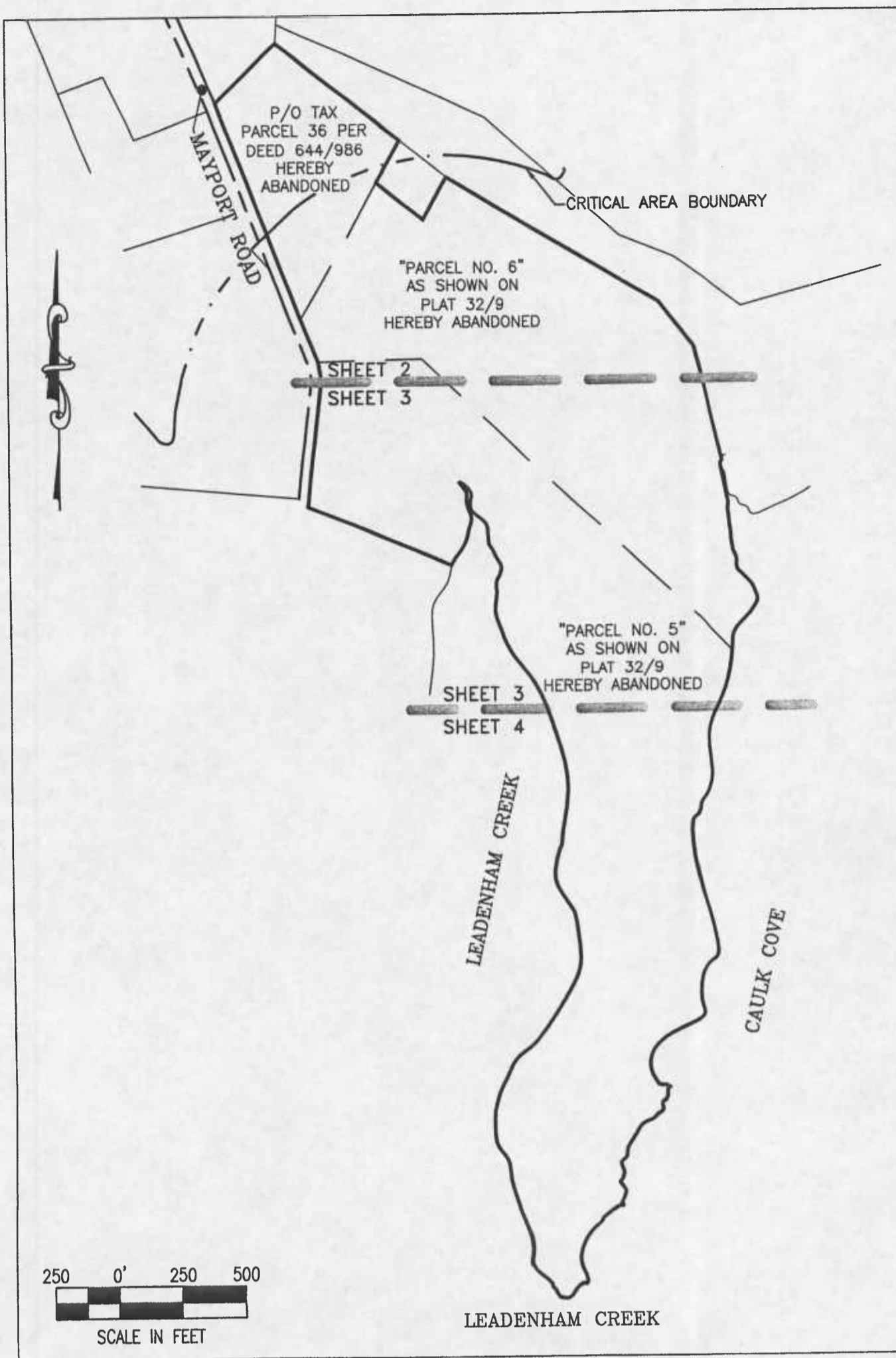
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JUN 30 2010

Date: 06/28/2010 - 3:59pm User: jcarroll Plot Manager: TDL  
Drawing Path: C:\wpa\p\pub\10-2988\VF-P-PLT-080226.dwg  
XREF File(s): CBS-BASE-2436-080226\LD-BASE-PLAT-080226



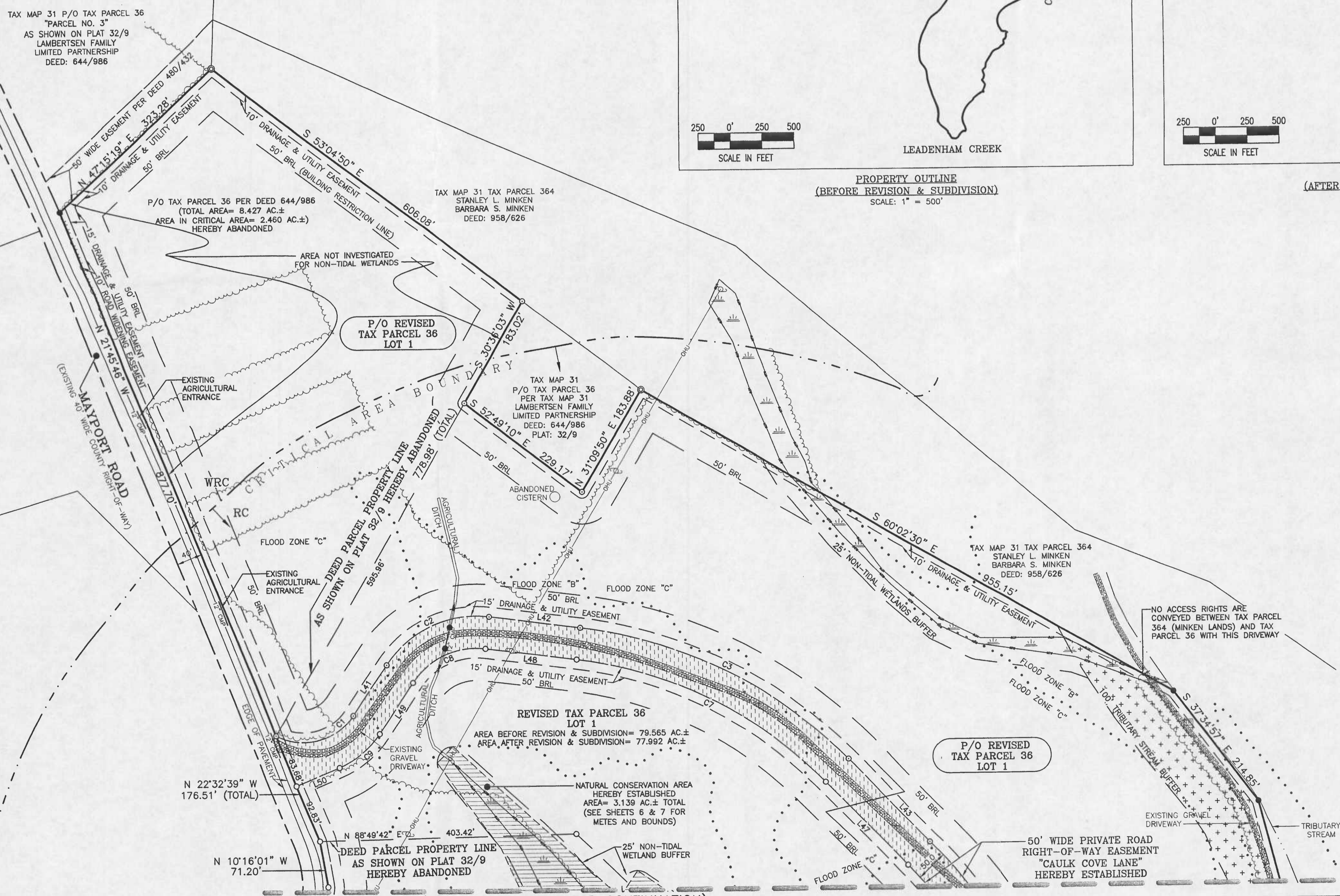
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L41  | N 34°21'57" E | 83.94'   |
| L42  | S 82°56'52" E | 143.86'  |
| L43  | S 44°29'18" E | 181.06'  |
| L47  | N 44°29'18" W | 181.70'  |
| L48  | N 82°56'52" W | 143.86'  |
| L49  | S 34°21'57" W | 84.13'   |
| L50  | S 67°27'21" W | 72.56'   |

| CURVE | RADIUS  | ARC LENGTH | TANGENT | DELTA     | CHD. BEARING  | CHD. LENGTH |
|-------|---------|------------|---------|-----------|---------------|-------------|
| C1    | 95.00'  | 136.63'    | 83.17'  | 82°24'15" | N 76°03'08" E | 125.16'     |
| C2    | 172.00' | 198.18'    | 104.76' | 62°41'11" | S 65°42'33" W | 178.94'     |
| C3    | 708.00' | 479.24'    | 246.96' | 38°27'34" | N 63°43'05" W | 466.37'     |
| C7    | 658.00' | 441.68'    | 229.52' | 38°27'34" | N 63°43'05" W | 433.43'     |
| CB    | 122.00' | 133.48'    | 74.30'  | 62°41'11" | S 65°42'33" W | 126.92'     |
| C9    | 145.00' | 82.75'     | 42.54'  | 32°41'53" | N 51°06'25" E | 81.63'      |



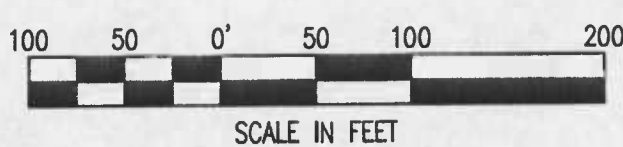
| No. | DATE     | REVISIONS  | BY  |
|-----|----------|--|-----|
| 1   | 09/30/08 | REVISED PER 11/12/08 TAC & 12/03/08 PC COMMENTS      | JMC |
| 2   | 01/13/10 | REVISED PER 11/12/09 TAC & 12/02/09 PC COMMENTS      | JMC |
| 3   | 04/14/10 | REVISED PER 03/10/10 TAC & 04/07/10 PC COMMENTS      | JMC |
| 4   | 06/08/10 | REVISED PER 04/28/10 CRM COMMENTS                    | JMC |
| 5   | 06/23/10 | REVISED PER 06/16/10 COUNTY ENVIRO. PLANNER COMMENTS | JMC |
| 6   | 06/28/10 | REVISED PER FINAL COUNTY COMMENTS                    | JMC |

**RECEIVED**  
JUL 14 2010  
CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays



**LEGEND**

- IRON ROD FOUND ●
- IRON ROD SET ○
- STONE FOUND ◐
- CONCRETE MONUMENT FOUND ◑
- COMPUTED POINT ○
- TREE LINE
- OVERHEAD UTILITY LINE
- TELEPHONE PEDESTAL
- UTILITY POLE
- EXISTING WATER WELL
- NON TIDAL WETLANDS
- LIMITS OF NON TIDAL WETLANDS
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER WITHIN NATURAL DRAINAGE COURSE
- EXISTING GRAVEL DRIVEWAY SURFACE
- 50' WIDE PRIVATE ROAD EASEMENT HEREBY ESTABLISHED
- CRITICAL AREA FOREST & BUFFER PROTECTION AREAS HEREBY ESTABLISHED (22.559 AC.± TOTAL)
- NATURAL CONSERVATION AREA HEREBY ESTABLISHED (3.139 AC.± TOTAL)



SEE SHEETS 5, 6 & 7 FOR ESTABLISHMENT OF NATURAL CONSERVATION AREA AND CRITICAL AREA FOREST & BUFFER PROTECTION AREAS

**Lane Engineering, LLC**  
Established 1986  
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. Centerville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:  
  
DATE: 6-27-2010

**REVISION & SUBDIVISION AND BMP #M112 OF THE LAND OF LAMBERTSEN FAMILY LIMITED PARTNERSHIP**  
IN THE SECOND ELECTION DISTRICT TALBOT COUNTY, MARYLAND  
TAX MAP 31 GRID 21 PARCEL 36

ISSUED FOR: DATE: BY:  
SHEET No. 2 OF 8 DATE: 6/25/08  
SCALE: 1"=100' JOB No. 080226  
FILE No. 5597

Plot: 06/06/2010 3:56pm User: jcarroll Project Manager: TDL  
Drawn: jcarroll Plotted: 06/25/2008 VFP-PLTS-080226.dwg  
XREF: (None) GBS-BASE-080226/1-D-BASE-PLAT-080226



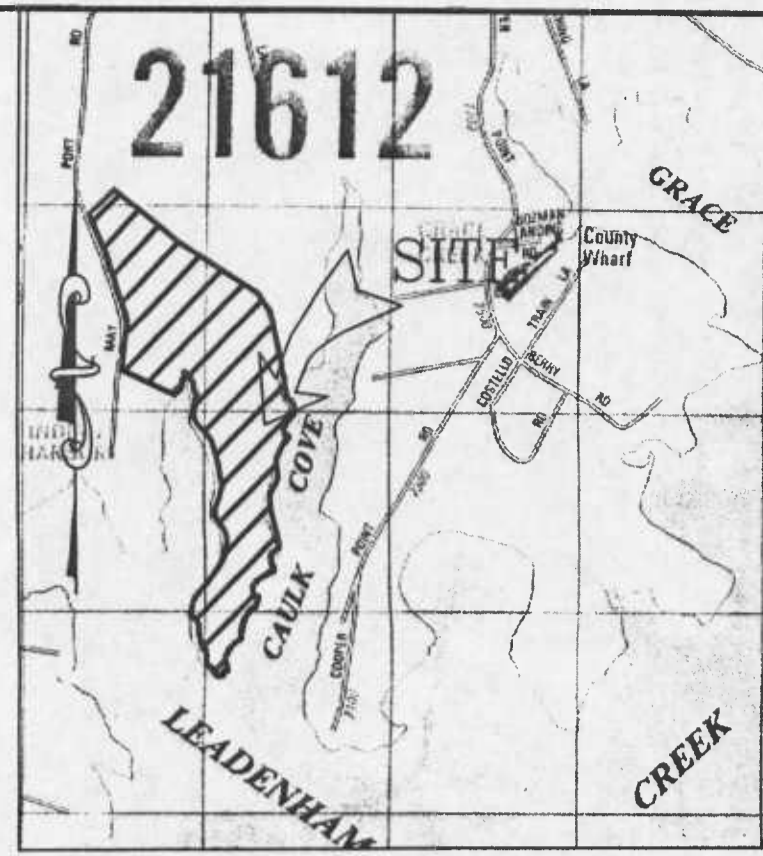
**LEGEND**

- IRON ROD SET ○
- STONE FOUND ●
- CONCRETE MONUMENT FOUND ■
- COMPUTED POINT ○
- TREE LINE ~
- OVERHEAD UTILITY LINE —○—
- ELECTRIC TRANSFORMER ⊕
- TELEPHONE PEDESTAL ⊞
- UTILITY POLE ⊙
- PROPOSED WATER WELL ⊕
- PIEZOMETER ⊕
- MONITORING WELL ⊕
- SOIL BORING ⊕
- NON TIDAL WETLANDS ~
- TIDAL WETLANDS ~
- LIMITS OF NON TIDAL WETLANDS —
- LIMITS OF TIDAL WETLANDS —
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND ↘
- RIP-RAP/STONE GROIN —
- SEWAGE DISPOSAL AREA HEREBY ESTABLISHED ▨
- EXISTING GRAVEL DRIVEWAY SURFACE ▨
- 50' WIDE PRIVATE ROAD EASEMENT HEREBY ESTABLISHED ▨
- CRITICAL AREA FOREST & BUFFER PROTECTION AREAS HEREBY ESTABLISHED (22.559 AC.± TOTAL) +
- NATURAL CONSERVATION AREA HEREBY ESTABLISHED (3.139 AC.± TOTAL) +

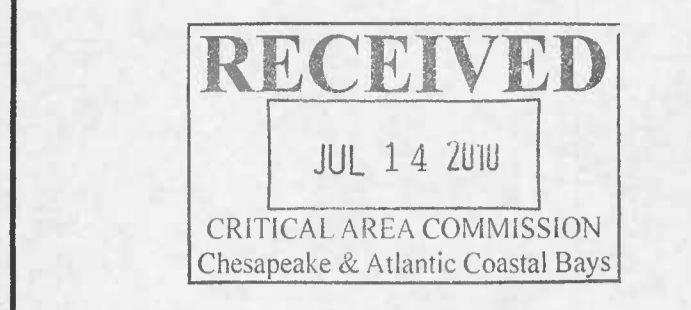
| TIDAL WETLAND CLASSIFICATION TABLE |                |           |
|------------------------------------|----------------|-----------|
| CLASSIFICATION                     | AREA           | OWNERSHIP |
| #41-MEADOW CORDGRASS/SPIKEGRASS    | 18,631 SQ. FT. | PRIVATE   |
| #42-MARSHELDER/GROUNDESEL BUSH     | 40,963 SQ. FT. | PRIVATE   |
| #43-NEEDLERUSH                     | 830 SQ. FT.    | PRIVATE   |
| #48-BIG CORDGRASS                  | 26,889 SQ. FT. | STATE     |
| #49-COMMON REED                    | 16,491 SQ. FT. | PRIVATE   |

| LINE TABLE  |               |          |
|-------------|---------------|----------|
| LINE        | BEARING       | DISTANCE |
| L1          | S 06°21'52" E | 323.16'  |
| L2 (TOTAL)  | S 14°40'40" E | 121.98'  |
| L3          | S 34°48'12" E | 121.69'  |
| L4          | S 33°58'17" W | 178.86'  |
| L5          | S 06°08'25" W | 135.38'  |
| L6          | S 20°13'21" W | 257.38'  |
| L34         | N 30°24'21" W | 342.54'  |
| L35         | N 05°27'34" E | 172.55'  |
| L36         | N 17°00'48" W | 210.78'  |
| L37         | N 32°55'07" W | 183.83'  |
| L38         | S 19°41'13" E | 136.85'  |
| L39         | S 03°45'30" W | 36.22'   |
| L40         | S 25°51'49" W | 178.01'  |
| L44 (TOTAL) | S 04°18'37" E | 717.42'  |
| L45         | S 85°41'23" W | 50.00'   |
| L46         | N 04°18'37" W | 597.07'  |

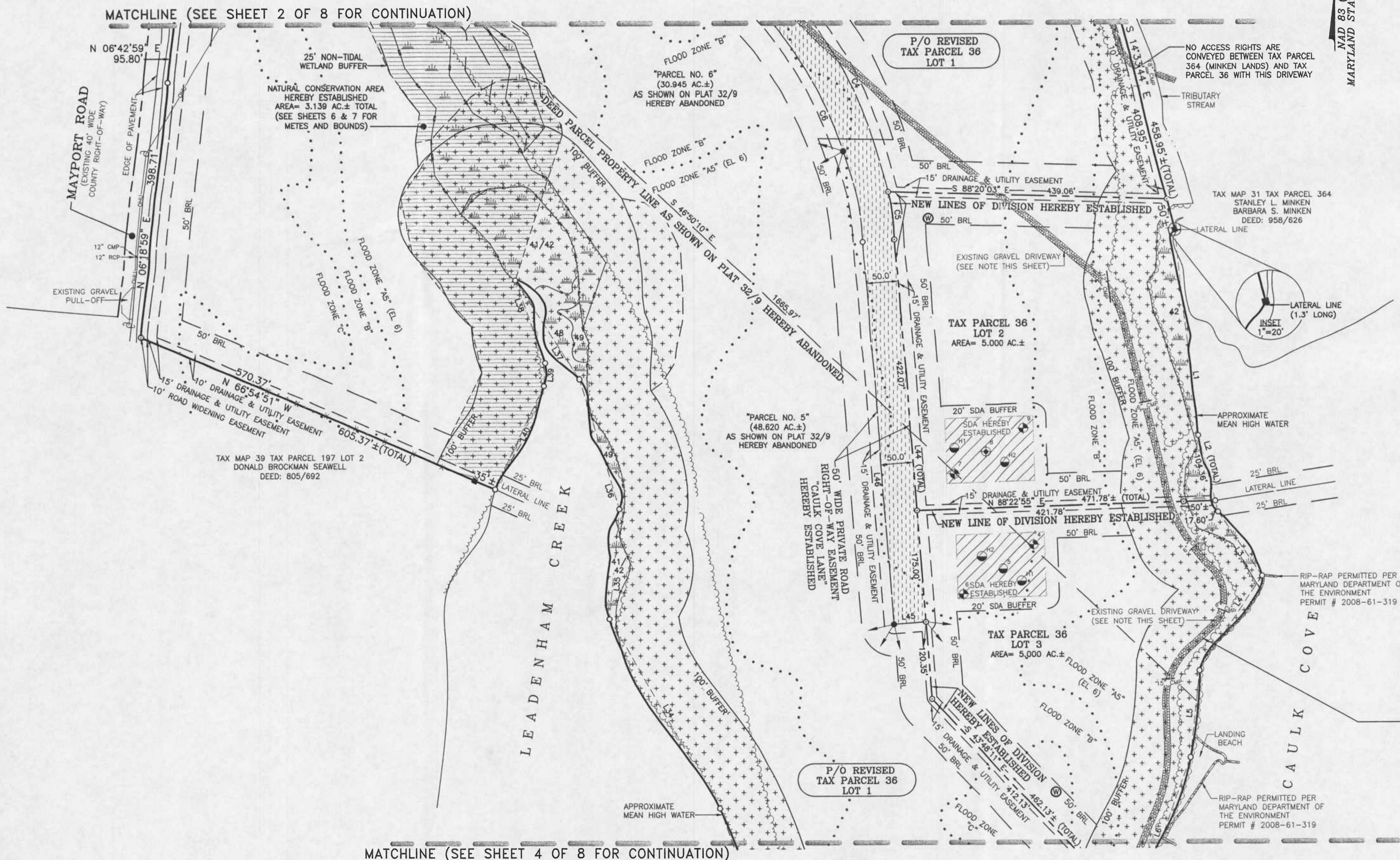
| CURVE TABLE |         |            |         |           |               |
|-------------|---------|------------|---------|-----------|---------------|
| CURVE       | RADIUS  | ARC LENGTH | TANGENT | DELTA     | CHD. BEARING  |
| C4          | 625.00' | 377.67'    | 194.80' | 34°37'20" | N 28°37'58" W |
| C5          | 625.00' | 76.48'     | 38.29'  | 7°00'41"  | N 07°46'58" W |
| C6          | 575.00' | 418.44'    | 218.97' | 41°41'43" | N 25°09'29" W |



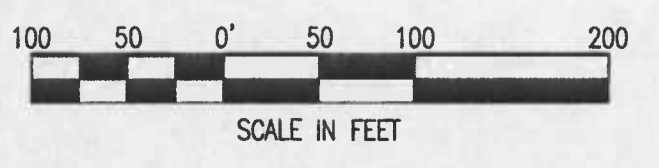
**VICINITY MAP**  
 SCALE: 1" = 2000'  
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 No. 20992180 (ADC MAP No. 11)  
 1000' 0' 1000' 2000'  
 SCALE IN FEET



| REVISIONS |          |  |
|-----------|----------|--|
| No.       | DATE     | DESCRIPTION  |
| 1         | 09/30/09 | REVISED PER 11/12/08 TAC & 12/03/08 PC COMMENTS      |
| 2         | 01/13/10 | REVISED PER 11/12/09 TAC & 12/02/09 PC COMMENTS      |
| 3         | 04/14/10 | REVISED PER 03/10/10 TAC & 04/07/10 PC COMMENTS      |
| 4         | 06/08/10 | REVISED PER 04/28/10 CRM COMMENTS                    |
| 5         | 06/23/10 | REVISED PER 06/16/10 COUNTY ENVIRO. PLANNER COMMENTS |
| 6         | 06/28/10 | REVISED PER FINAL COUNTY COMMENTS                    |



NOTE: THE EXISTING GRAVEL DRIVEWAY SHALL BE REMOVED AND THE EXISTING UNDERGROUND UTILITIES SHALL BE RELOCATED FROM LOTS 2 & 3 AND THE PRIVATE ROAD, CAULK COVE LANE, CONSTRUCTED AS DETAILED IN THE DEED OF EASEMENT AND ROAD CONSTRUCTION AND MAINTENANCE COVENANTS FOR CAULK COVE LANE RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 1807 - FOLIO 272. THIS DOCUMENT ALSO DETAILS CIRCUMSTANCES WHERE THIS WORK MAY BE DEFERRED.



SEE SHEETS 5, 6 & 7 FOR ESTABLISHMENT OF NATURAL CONSERVATION AREA AND CRITICAL AREA FOREST & BUFFER PROTECTION AREAS

**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors  
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 13 Washington St., Cambridge, MD 21613 (410) 221-0818  
 354 Pennsylvania Ave., Centerville, MD 21617 (410) 752-2950

STATE OF MARYLAND  
 PROFESSIONAL LAND SURVEYOR  
 No. 4480  
 James J. Lane  
 6-29-2010

**REVISION & SUBDIVISION AND BMP #M1112 OF THE LAND OF**

**LAMBERTSEN FAMILY LIMITED PARTNERSHIP**

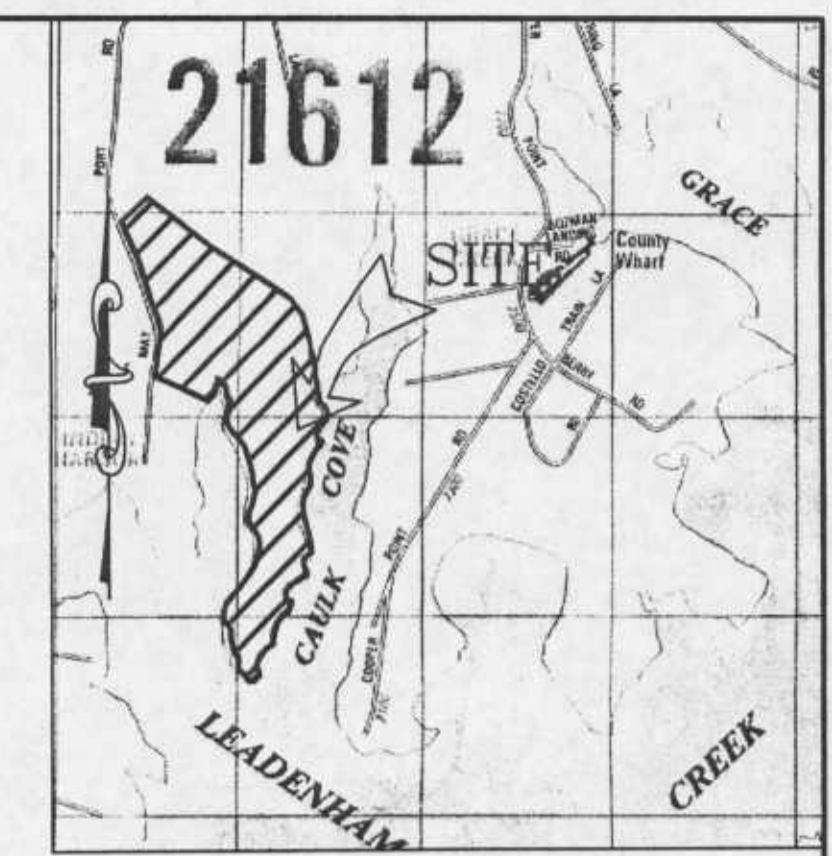
IN THE SECOND ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 31 GRID 21 PARCEL 36

|             |          |     |
|-------------|----------|-----|
| ISSUED FOR: | DATE:    | BY: |
|             | 6/25/08  |     |
| SHEET No.   | DATE:    |     |
| 3 OF 8      | 6/25/08  |     |
| SCALE:      | JOB No.  |     |
| 1" = 100'   | 080226   |     |
|             | FILE No. |     |
|             | 5597     |     |

Date: 06/29/2010 3:59pm User: jcornell Project Manager: TDL  
 Drawing: 080226 Title: 080226 VLD-BASE-PLAT-080226  
 Plot File: 080226 VLD-BASE-PLAT-080226



MATCHLINE (SEE SHEET 3 OF 8 FOR CONTINUATION)



**VICINITY MAP**  
 SCALE: 1" = 2000'  
 Copyright of the ADC Map People Permitted Use  
 No. 20992180 (ADC MAP No. 11)  
 1000' 0' 1000' 2000'  
 SCALE IN FEET

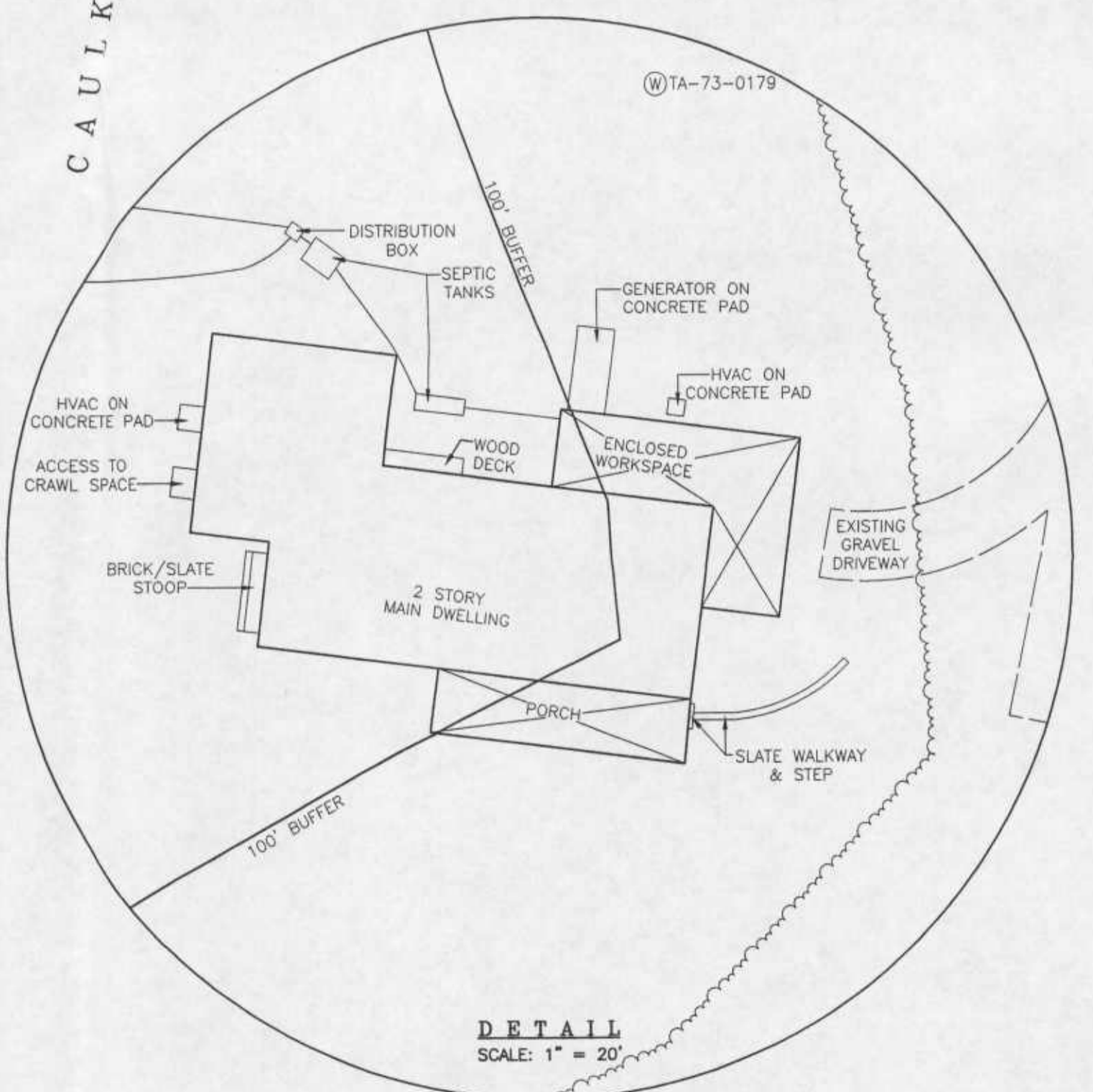
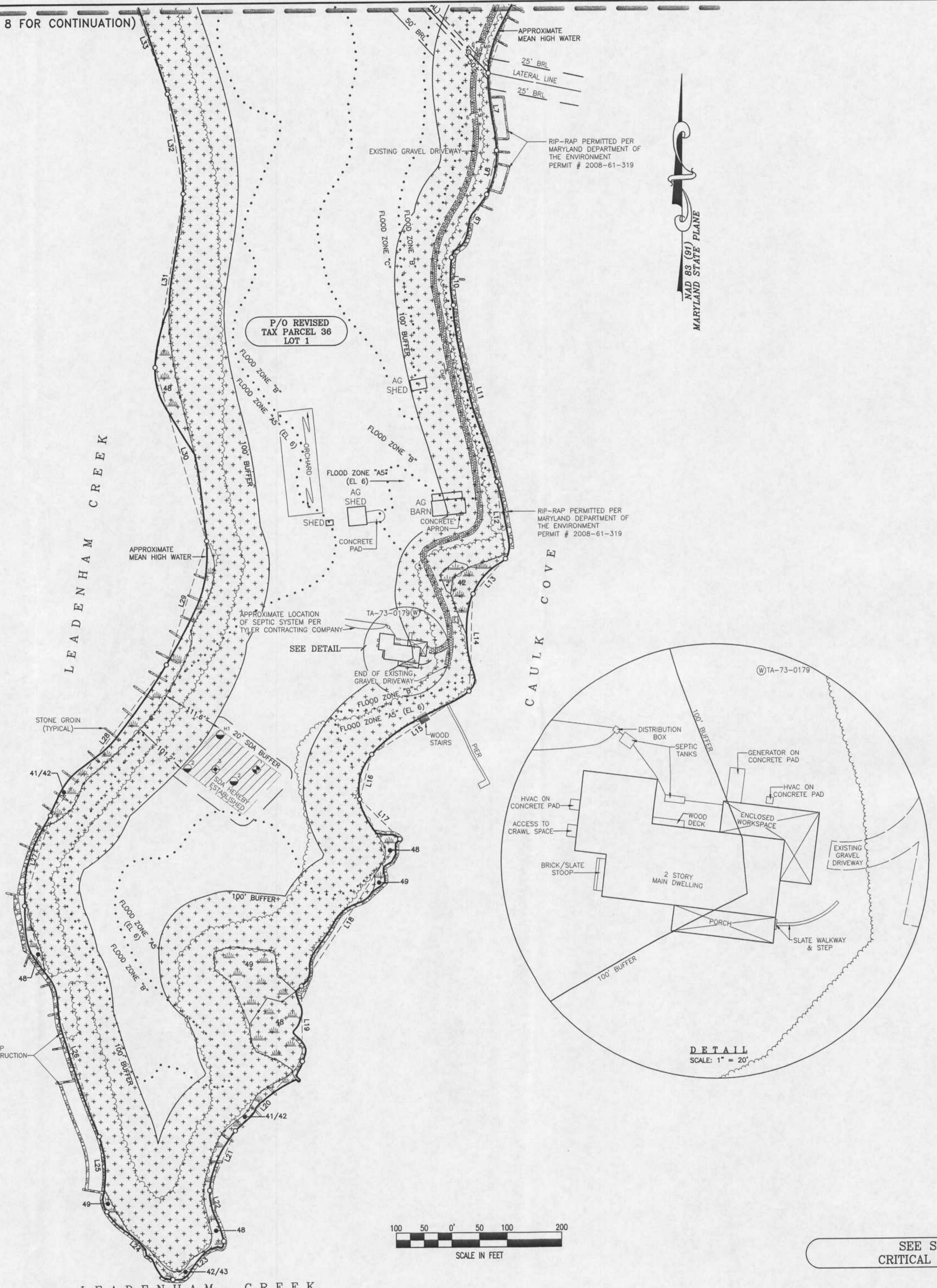
**RECEIVED**  
 JUL 14 2010  
 CRITICAL AREA COMMISSION  
 Chesapeake & Atlantic Coastal Bays

**REVISIONS**

| No. | DATE     | DESCRIPTION  | BY  |
|-----|----------|--|-----|
| 1   | 09/30/09 | REVISED PER 11/12/08 TAC & 12/03/08 PC COMMENTS      | JMC |
| 2   | 01/13/10 | REVISED PER 11/12/09 TAC & 12/02/09 PC COMMENTS      | JMC |
| 3   | 04/14/10 | REVISED PER 03/10/10 TAC & 04/07/10 PC COMMENTS      | JMC |
| 4   | 06/08/10 | REVISED PER 04/28/10 CRM COMMENTS                    | JMC |
| 5   | 06/23/10 | REVISED PER 06/16/10 COUNTY ENVIRO. PLANNER COMMENTS | JMC |
| 6   | 06/28/10 | REVISED PER FINAL COUNTY COMMENTS                    | JMC |

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L7   | S 05°49'50" E | 133.28'  |
| L8   | S 13°20'39" W | 79.06'   |
| L9   | S 29°21'13" W | 128.72'  |
| L10  | S 01°26'30" E | 86.58'   |
| L11  | S 13°57'06" E | 320.69'  |
| L12  | S 05°29'00" E | 138.94'  |
| L13  | S 43°03'01" W | 85.20'   |
| L14  | S 02°28'51" W | 170.38'  |
| L15  | S 57°50'46" W | 208.56'  |
| L16  | S 15°45'21" W | 84.88'   |
| L17  | S 44°43'21" E | 101.19'  |
| L18  | S 34°25'46" W | 318.46'  |
| L19  | S 00°22'04" E | 135.29'  |
| L20  | S 44°18'07" W | 175.13'  |
| L21  | S 24°02'51" W | 118.40'  |
| L22  | S 15°33'05" E | 94.13'   |
| L23  | S 54°18'37" W | 114.32'  |
| L24  | N 44°53'28" W | 169.31'  |
| L25  | N 05°37'52" W | 134.61'  |
| L26  | N 17°54'43" W | 436.35'  |
| L27  | N 17°07'41" E | 169.53'  |
| L28  | N 38°17'02" E | 342.72'  |
| L29  | N 18°52'37" E | 230.92'  |
| L30  | N 16°31'27" W | 319.48'  |
| L31  | N 09°40'46" E | 315.65'  |
| L32  | N 09°03'36" W | 176.30'  |
| L33  | N 20°18'53" W | 208.10'  |

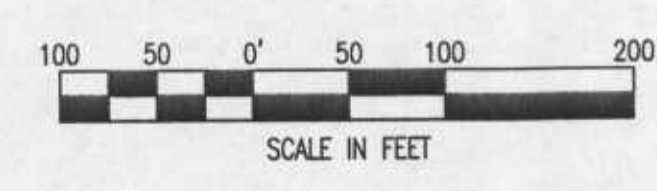


**TIDAL WETLAND CLASSIFICATION TABLE**

| CLASSIFICATION                  | AREA           | OWNERSHIP |
|---------------------------------|----------------|-----------|
| #41-MEADOW CORDGRASS/SPIKEGRASS | 18,631 SQ. FT. | PRIVATE   |
| #42-MARSH/ELDER/GROUNSEL BUSH   | 40,963 SQ. FT. | PRIVATE   |
| #43-NEEDLERUSH                  | 830 SQ. FT.    | PRIVATE   |
| #48-BIG CORDGRASS               | 26,889 SQ. FT. | STATE     |
| #49-COMMON REED                 | 16,491 SQ. FT. | PRIVATE   |

**LEGEND**

- IRON ROD SET
- COMPUTED POINT
- TREE LINE
- ELECTRIC TRANSFORMER
- EXISTING WATER WELL
- PIEZOMETER
- MONITORING WELL
- SOIL BORING
- NON TIDAL WETLANDS
- TIDAL WETLANDS
- LIMITS OF NON TIDAL WETLANDS
- LIMITS OF TIDAL WETLANDS
- RIP-RAP/STONE GROIN
- SEWAGE DISPOSAL AREA HEREBY ESTABLISHED
- EXISTING GRAVEL DRIVEWAY SURFACE
- CRITICAL AREA FOREST & BUFFER PROTECTION AREAS HEREBY ESTABLISHED (22.559 AC.± TOTAL)



SEE SHEETS 5, 6 & 7 FOR ESTABLISHMENT OF CRITICAL AREA FOREST & BUFFER PROTECTION AREAS

**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors  
 E-mail: mail@lane.com  
 117 Bay St. Easton, MD 21601 (410) 822-8903  
 15 Washington St. Cambridge, MD 21613 (410) 221-0818  
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 798-2060

STATE OF MARYLAND  
 DEPARTMENT OF THE ENVIRONMENT  
 PROPERTY LINE SURVEY  
 Thomas J. Lane  
 6-29-2010 DATE

REVISION & SUBDIVISION AND BMP #M1112 OF THE LAND OF

LAMBERTSEN FAMILY LIMITED PARTNERSHIP  
 IN THE SECOND ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 31 GRID 21 PARCEL 36

ISSUED FOR: DATE: BY:

|           |         |          |         |
|-----------|---------|----------|---------|
| SHEET No. | 4 OF 8  | DATE:    | 6/25/08 |
| SCALE:    | 1"=100' | JOB No.  | 080226  |
|           |         | FILE No. | 5597    |

Date: 06/28/2010 3:59pm User: jcarroll Project Manager: TDL  
 Drawing Path: C:\awp\AcPublish\2986\VP-PLS-080226.dwg  
 XREF File(s): GBS-BSE-2438-080226\LD-BSE-PLA1-080226



**CRITICAL AREA FOREST & BUFFER ESTABLISHMENT AFFORESTATION CALCULATIONS**

TAX PARCEL 36, LOTS 1, 2 & 3 (AFTER REVISION & SUBDIVISION)

COMBINED TOTAL AREA IN LOTS 1, 2 & 3= 87,992 AC.±  
 COMBINED TOTAL AREA IN CRITICAL AREA IN LOTS 1, 2 & 3= 82,025 AC.±  
 AREA IN STATE OWNED TIDAL WETLANDS= 0.617 AC.±  
 AREA USED TO CALCULATE REQUIRED FOREST= 81,408  
 REQUIRED FOREST IN CRITICAL AREA= 12,211 AC.± (15% OF 81,408 AC.±)  
 EXISTING FOREST IN CRITICAL AREA= 19,466 AC.±  
 EXISTING FOREST IN BUFFER:

LOT 1 = 9,482 AC.±  
 LOT 2 = 0,403 AC.±  
 LOT 3 = 0,240 AC.±  
 TOTAL = 10,125 AC.±

BUFFER ESTABLISHMENT AFFORESTATION AREA PROVIDED HEREON:

LOT 1 = 0,782 AC.±  
 LOT 2 = 0,700 AC.± (NEW LOT)  
 LOT 3 = 1,286 AC.± (NEW LOT)  
 TOTAL = 2,768 AC.±

TOTAL CRITICAL AREA FOREST PROVIDED HEREON= 22,234 AC.± (27%)

\*NOTE: THE 15% CRITICAL AREA FOREST REQUIREMENT IS MET ENTIRELY WITHIN THE CRITICAL AREA FOREST AND BUFFER PROTECTION AREAS AS SHOWN HEREON. THE COMBINATION OF EXISTING FORESTED AREAS AND PROPOSED BUFFER ESTABLISHMENT AFFORESTATION AREAS WITHIN THE CRITICAL AREA FOREST AND BUFFER PROTECTION EASEMENT AREAS TOTALS 12,893 AC.± (16%).

PROTECTIVE SIGNAGE WILL BE INSTALLED AS FOLLOWS:

LOT 1 - PROTECTIVE SIGNAGE AS SHOWN HEREIN SHALL BE INSTALLED FOR NATURAL REGENERATION AREAS FALL 2010. CRITICAL AREA FOREST DESIGNATED TO MEET THE 15% CRITICAL AREA FOREST REQUIREMENT SHALL BE INSTALLED AT THE SAME TIME.

PROTECTIVE SIGNAGE ASSOCIATED WITH THE DEFERRED PLANTINGS AS SHOWN HEREIN SHALL BE INSTALLED UPON THE COMPLETION OF THE CONVERSION OF THE EXISTING DRIVEWAY/AGRICULTURAL ACCESS TO A PRIVATE ROAD.

LOT 2 - PROTECTIVE SIGNAGE AS SHOWN HEREIN SHALL BE INSTALLED UPON SUCH TIME AS THE LAND USE IS REMOVED FROM AGRICULTURAL OPERATIONS.

LOT 3 - PROTECTIVE SIGNAGE AS SHOWN HEREIN SHALL BE INSTALLED UPON SUCH TIME AS THE LAND USE IS REMOVED FROM AGRICULTURAL OPERATIONS.

• A PORTION OF (0.782 AC.±) THE OPEN SHORELINE DEVELOPMENT BUFFER ON LOT 1 SHALL BE ESTABLISHED IN NATURAL VEGETATION AS SHOWN ON THE APPROVED CRITICAL AREA FOREST AND BUFFER MANAGEMENT PLAN #M1112.

• UPON CHANGE OF LAND USE, THE SHORELINE DEVELOPMENT BUFFER ON LOT 2 SHALL BE ESTABLISHED IN NATURAL VEGETATION AS SHOWN ON THE APPROVED CRITICAL AREA FOREST AND BUFFER MANAGEMENT PLAN #M1112.

• UPON CHANGE OF LAND USE, THE SHORELINE DEVELOPMENT BUFFER ON LOT 3 SHALL BE ESTABLISHED IN NATURAL VEGETATION AS SHOWN ON THE APPROVED CRITICAL AREA FOREST AND BUFFER MANAGEMENT PLAN #M1112.

LOTS 1, 2, AND 3 AS SHOWN HEREON ARE SUBJECT TO A CRITICAL AREA FOREST PRESERVATION- BUFFER MANAGEMENT PLANTING AND MAINTENANCE AGREEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND AT LIBER 1807, FOLIO 09B.

**CRITICAL AREA FOREST & BUFFER PROTECTION AREA 'A' LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| B1   | S 41°11'16" W | 10.20'   |
| B2   | S 37°34'57" E | 210.83'  |
| B3   | S 14°33'44" E | 396.19'  |
| B4   | N 88°12'45" W | 87.76'   |
| B5   | N 33°22'50" E | 39.02'   |
| B6   | N 18°49'26" W | 270.54'  |
| B7   | N 34°08'34" W | 428.94'  |
| B8   | S 6°02'30" E  | 191.82'  |

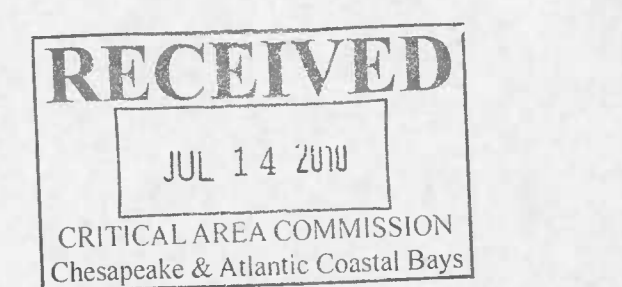
**NATURAL CONSERVATION AREA LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L51  | S 79°58'59" W | 27.01'   |
| L52  | N 08°05'36" E | 45.94'   |
| L53  | N 38°35'34" W | 75.97'   |
| L54  | N 25°07'33" W | 153.66'  |
| L55  | N 36°44'04" W | 165.71'  |
| L56  | N 45°00'00" E | 35.36'   |
| L57  | S 48°03'19" E | 349.11'  |
| L58  | N 35°14'28" E | 49.12'   |
| L59  | S 55°53'15" E | 88.06'   |
| L60  | S 19°22'30" E | 93.71'   |
| L61  | S 18°13'02" W | 240.58'  |

**LEGEND**

- COMPUTED POINT
- NON TIDAL WETLANDS
- LIMITS OF NON TIDAL WETLANDS
- 50' WIDE PRIVATE ROAD EASEMENT HEREBY ESTABLISHED
- CRITICAL AREA FOREST & BUFFER PROTECTION AREAS HEREBY ESTABLISHED (22,559 AC.± TOTAL)
- NATURAL CONSERVATION AREA HEREBY ESTABLISHED (3,139 AC.± TOTAL)
- EXISTING CRITICAL AREA FOREST (19,466 AC.± TOTAL)
- CRITICAL AREA FOREST PROTECTION SIGN

THE APPROVED CRITICAL AREA FOREST/BUFFER MANAGEMENT PLAN, BMP #M1112 PROPOSES:  
 LOT 1: NEW LOT WITH AN EXISTING DWELLING UNIT - ESTABLISH BUFFER BASED ON THE TOTAL LOT COVERAGE. LOT COVERAGE FOR THIS LOT IS BROKEN DOWN INTO THAT COVERAGE ASSOCIATED WITH AGRICULTURAL DRIVE PATHS OR FARM LANES THAT SERVE AS ACCESS POINTS OR TRAVEL PATHS FOR AGRICULTURAL EQUIPMENT (16,122 SF) AND COVERAGE ASSOCIATED WITH RESIDENTIAL USES (17,956 SF). PLANTING BASED ON LOT COVERAGE FOR AGRICULTURAL DRIVE PATHS OR FARM LANES THAT SERVE AS ACCESS POINTS OR TRAVEL PATHS FOR AGRICULTURAL EQUIPMENT SHALL BE DEFERRED UNTIL THE EXISTING DRIVEWAY/AGRICULTURAL ACCESS IS CONVERTED TO SERVE AN ADDITIONAL RESIDENTIAL USE AND UPGRADED TO A PRIVATE ROAD. AT SUCH TIME THE ACCESS IS CONVERTED AND UPGRADED, THE PLANTINGS FOR LOT 1, PREVIOUSLY DEFERRED PER COMAR 27.01.09.01-1A(2)(B), SHALL BE ESTABLISHED. PLANTING FOR THIS COVERAGE (16,122 SF) SHALL BE ESTABLISHED AS OUTLINED IN THIS PLAN (SEE LOT 1 DEFERRED PLANTING DETAILS AND EXPLANATION ON SHEET 2 OF 7 OF CRITICAL AREA FOREST/BUFFER MANAGEMENT PLAN, BMP #M1112).  
 BUFFER ESTABLISHMENT FOR THE EXISTING NON-AGRICULTURAL LOT COVERAGE ON LOT 1 (17,956 SF) SHALL BE ESTABLISHED VIA REGENERATION, WITH REMOVAL FROM AGRICULTURAL PRODUCTION IN FALL 2010.



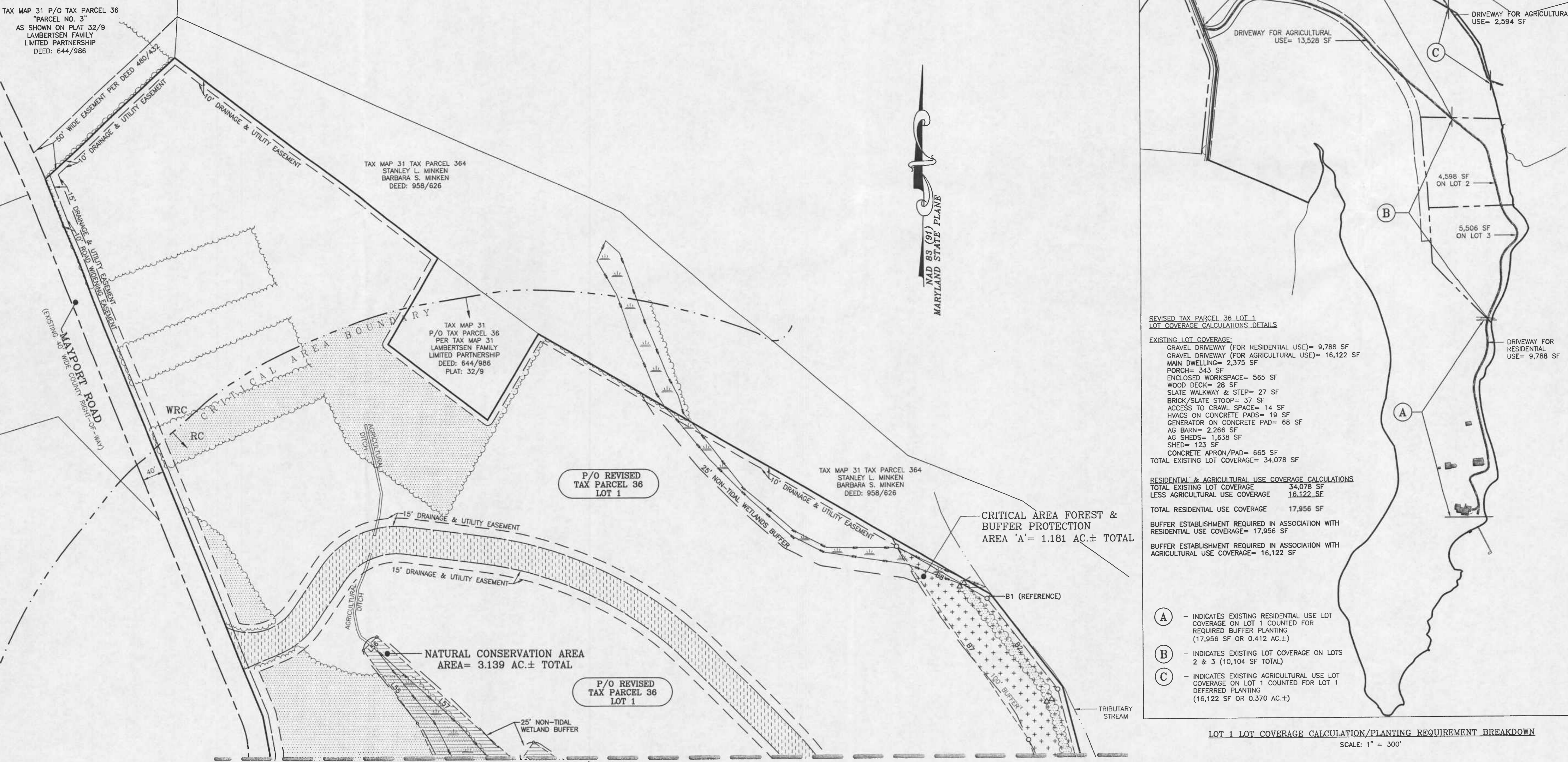
| REVISIONS |          |  |     |
|-----------|----------|--|-----|
| No.       | DATE     | DESCRIPTION  | BY  |
| 1         | 09/30/09 | REVISED PER 11/12/08 TAC & 12/03/08 PC COMMENTS      | JMC |
| 2         | 01/13/10 | REVISED PER 11/12/09 TAC & 12/02/09 PC COMMENTS      | JMC |
| 3         | 04/14/10 | REVISED PER 03/10/10 TAC & 04/07/10 PC COMMENTS      | JMC |
| 4         | 06/08/10 | REVISED PER 04/28/10 CRM COMMENTS                    | JMC |
| 5         | 06/23/10 | REVISED PER 06/16/10 COUNTY ENVIRO. PLANNER COMMENTS | JMC |
| 6         | 06/28/10 | REVISED PER FINAL COUNTY COMMENTS                    | JMC |

TAX MAP 31 P/O TAX PARCEL 36 PARCEL NO. 37 AS SHOWN ON PLAT 32/9 LAMBERTSEN FAMILY LIMITED PARTNERSHIP DEED: 644/986

TAX MAP 31 TAX PARCEL 364 STANLEY L. MINKEN BARBARA S. MINKEN DEED: 958/626

TAX MAP 31 P/O TAX PARCEL 36 PER TAX MAP 31 LAMBERTSEN FAMILY LIMITED PARTNERSHIP DEED: 644/986 PLAT: 32/9

TAX MAP 31 TAX PARCEL 364 STANLEY L. MINKEN BARBARA S. MINKEN DEED: 958/626



REVISED TAX PARCEL 36 LOT 1 LOT COVERAGE CALCULATIONS DETAILS

EXISTING LOT COVERAGE:  
 GRAVEL DRIVEWAY (FOR RESIDENTIAL USE)= 9,788 SF  
 GRAVEL DRIVEWAY (FOR AGRICULTURAL USE)= 16,122 SF  
 MAIN DWELLING= 2,375 SF  
 PORCH= 343 SF  
 ENCLOSED WORKSPACE= 565 SF  
 WOOD DECK= 28 SF  
 SLATE WALKWAY & STEP= 27 SF  
 BRICK/SLATE STOOP= 37 SF  
 ACCESS TO CRAWL SPACE= 14 SF  
 HVACS ON CONCRETE PADS= 19 SF  
 GENERATOR ON CONCRETE PAD= 68 SF  
 AG BARN= 2,266 SF  
 AG SHEDS= 1,638 SF  
 SHED= 123 SF  
 CONCRETE APRON/PAD= 665 SF  
 TOTAL EXISTING LOT COVERAGE= 34,078 SF

RESIDENTIAL & AGRICULTURAL USE COVERAGE CALCULATIONS

TOTAL EXISTING LOT COVERAGE 34,078 SF  
 LESS AGRICULTURAL USE COVERAGE 16,122 SF  
 TOTAL RESIDENTIAL USE COVERAGE 17,956 SF

BUFFER ESTABLISHMENT REQUIRED IN ASSOCIATION WITH RESIDENTIAL USE COVERAGE= 17,956 SF

BUFFER ESTABLISHMENT REQUIRED IN ASSOCIATION WITH AGRICULTURAL USE COVERAGE= 16,122 SF

- (A) - INDICATES EXISTING RESIDENTIAL USE LOT COVERAGE ON LOT 1 COUNTED FOR REQUIRED BUFFER PLANTING (17,956 SF OR 0.412 AC.±)
- (B) - INDICATES EXISTING LOT COVERAGE ON LOTS 2 & 3 (10,104 SF TOTAL)
- (C) - INDICATES EXISTING AGRICULTURAL USE LOT COVERAGE ON LOT 1 COUNTED FOR LOT 1 DEFERRED PLANTING (16,122 SF OR 0.370 AC.±)

LOT 1 LOT COVERAGE CALCULATION/PLANTING REQUIREMENT BREAKDOWN SCALE: 1" = 300'

**ESTABLISHMENT OF NATURAL CONSERVATION AREA AND CRITICAL AREA FOREST & BUFFER PROTECTION AREAS**

**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors

E-mail: mail@lenc.com  
 117 Bay St., Easton, MD 21801 (410) 853-8003  
 15 Washington St., Centerville, MD 21613 (410) 251-0818  
 354 Pennsylvania Ave., Centerville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

Shanae S. Jones  
 6-29-2010 DATE

**REVISION & SUBDIVISION AND BMP #M1112 OF THE LAND OF**

LAMBERTSEN FAMILY LIMITED PARTNERSHIP

IN THE SECOND ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 31 GRID 21 PARCEL 36

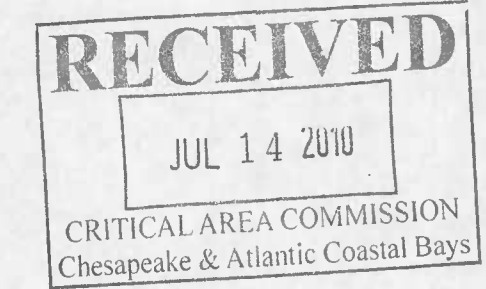
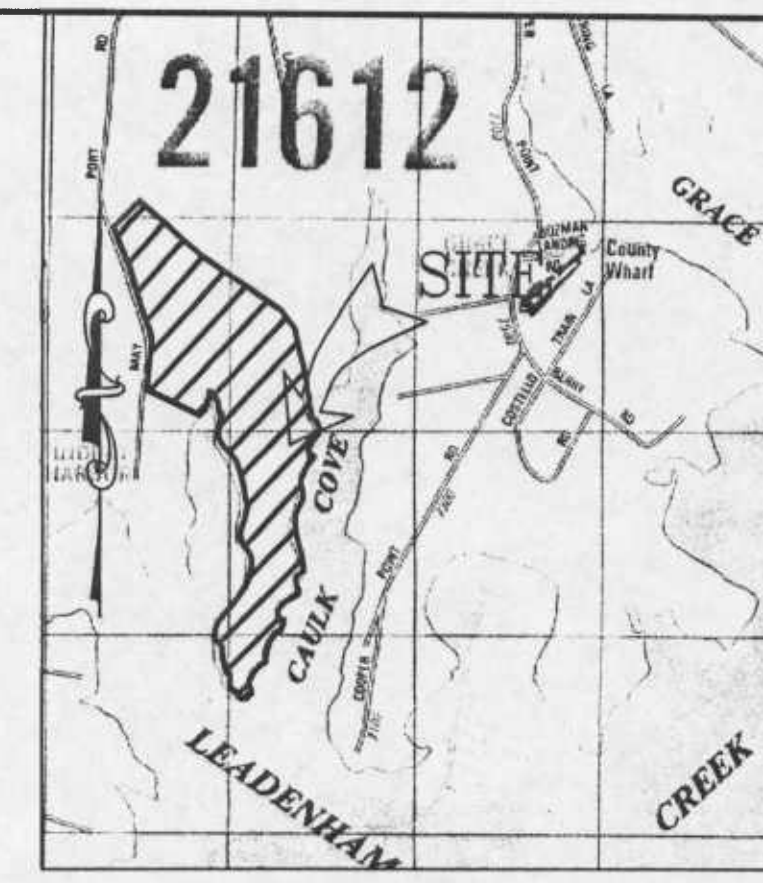
|                  |                |
|------------------|----------------|
| SHEET No. 5 OF 8 | DATE: 6/25/08  |
| SCALE: 1"=100'   | JOB No. 080226 |
| ISSUED FOR:      | FILE No. 5597  |

Date: 06/28/2010 3:59pm User: jcornell Project Manager: TDL  
 Drawing Path: C:\temp\Acad\shubh\_2986\_VFP-PLT-080226.dwg  
 XREF File(s): GBS-BSE-2436-080226\LD-BSE-PLA1-080226



**LEGEND**

- COMPUTED POINT
- NON TIDAL WETLANDS
- TIDAL WETLANDS
- LIMITS OF NON TIDAL WETLANDS
- LIMITS OF TIDAL WETLANDS
- 50' WIDE PRIVATE ROAD EASEMENT HEREBY ESTABLISHED
- CRITICAL AREA FOREST & BUFFER PROTECTION AREAS HEREBY ESTABLISHED (22.559 AC.± TOTAL) L1807/F080
- NATURAL CONSERVATION AREA HEREBY ESTABLISHED (3.139 AC.± TOTAL)
- EXPANDED BUFFER
- EXISTING CRITICAL AREA FOREST (19.466 AC.± TOTAL)
- BUFFER ESTABLISHMENT AFFORESTATION AREAS PROVIDED HEREON (2.768 AC.± TOTAL)
- CRITICAL AREA FOREST PROTECTION SIGN



**REVISIONS**

| No. | DATE     | DESCRIPTION  | BY  |
|-----|----------|--|-----|
| 1   | 09/30/09 | REVISED PER 11/12/08 TAC & 12/03/08 PC COMMENTS      | JMC |
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| 6   | 06/23/10 | REVISED PER 06/16/10 COUNTY ENVIRO. PLANNER COMMENTS | JMC |
| 6   | 06/08/10 | REVISED PER FINAL COUNTY COMMENTS                    | JMC |

**CRITICAL AREA FOREST & BUFFER PROTECTION AREA 'A' LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| B1   | S 41°11'16" W | 10.20'   |
| B2   | S 37°34'57" E | 210.83'  |
| B3   | S 14°33'44" E | 396.19'  |
| B4   | N 88°12'45" W | 87.76'   |
| B5   | N 33°22'50" E | 39.02'   |
| B6   | N 18°49'26" W | 270.54'  |
| B7   | N 34°09'34" W | 428.94'  |
| B8   | S 60°02'30" E | 191.82'  |

**CRITICAL AREA FOREST & BUFFER PROTECTION AREA 'B' LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| B9   | S 26°21'10" W | 16.71'   |
| B10  | S 88°20'03" E | 99.11'   |
| B11  | S 14°33'44" E | 54.97'   |
| B12  | S 07°55'30" E | 312.09'  |
| B13  | S 11°42'27" E | 95.63'   |
| B14  | S 88°22'55" W | 142.01'  |
| B15  | N 07°54'32" E | 94.06'   |
| B16  | N 16°03'50" W | 252.40'  |
| B17  | N 15°53'06" E | 55.11'   |
| B18  | N 06°29'46" E | 74.61'   |

**CRITICAL AREA FOREST & BUFFER PROTECTION AREA 'C' LINE TABLE**

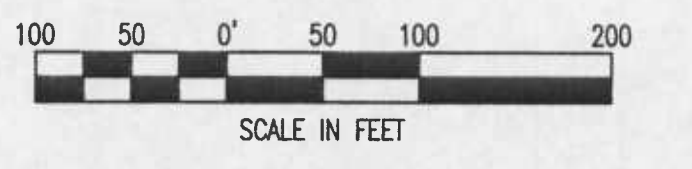
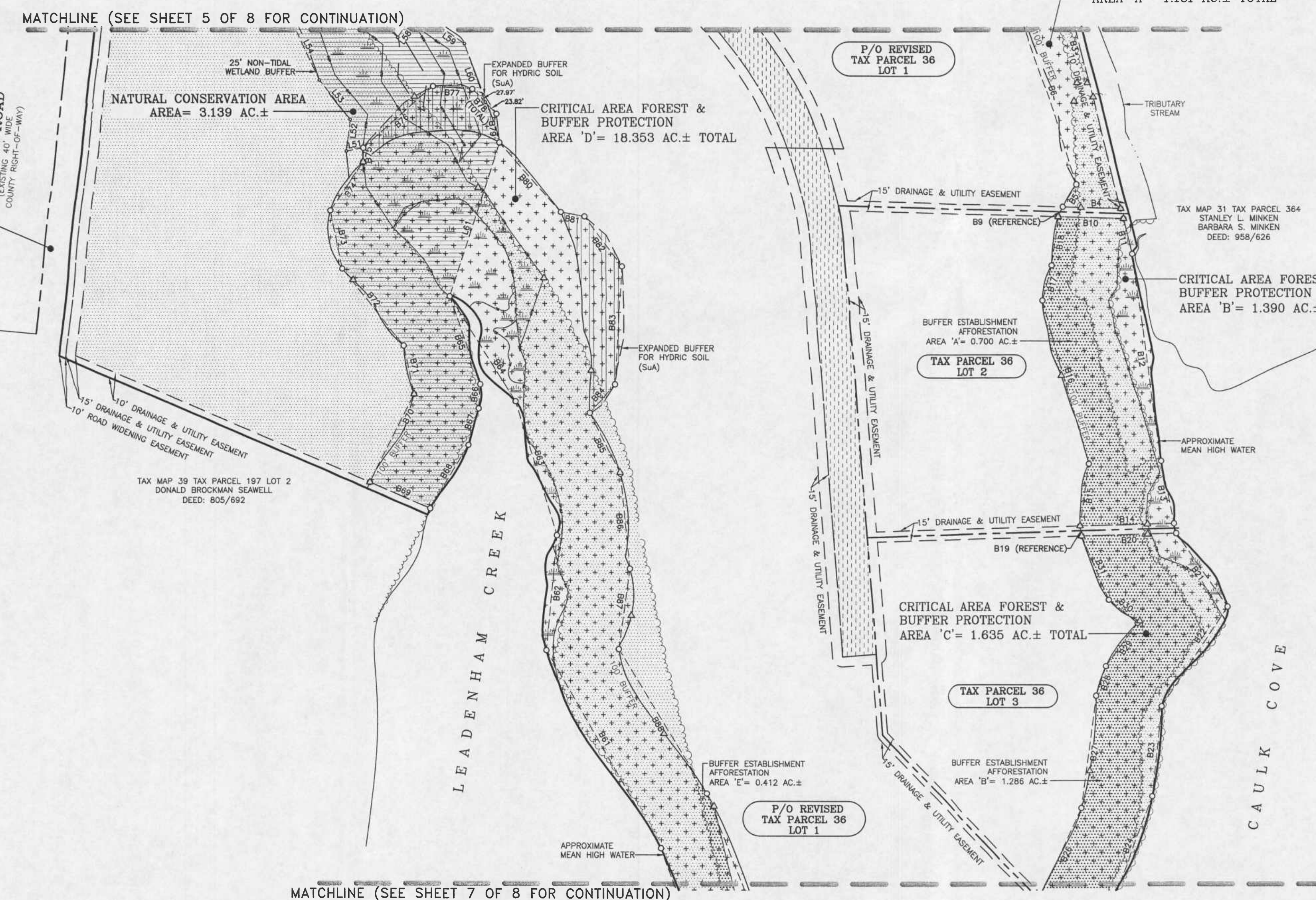
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| B19  | S 09°10'38" E | 15.13'   |
| B20  | N 88°22'55" E | 142.95'  |
| B21  | S 35°21'44" E | 134.06'  |
| B22  | S 33°59'17" W | 178.86'  |
| B23  | S 06°08'25" W | 135.38'  |
| B24  | S 20°53'59" W | 247.63'  |
| B25  | N 43°48'11" W | 117.07'  |
| B26  | N 29°44'11" E | 143.45'  |
| B27  | N 07°39'40" E | 189.27'  |
| B28  | N 18°36'53" E | 46.24'   |
| B29  | N 36°47'43" E | 80.58'   |
| B30  | N 51°34'47" W | 55.40'   |
| B31  | N 23°20'38" W | 103.80'  |

**NATURAL CONSERVATION AREA LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L51  | S 79°58'59" W | 27.01'   |
| L52  | N 08°05'36" E | 45.94'   |
| L53  | N 58°35'34" W | 75.97'   |
| L54  | N 25°07'33" W | 153.66'  |
| L55  | N 36°44'04" W | 165.71'  |
| L56  | N 45°00'00" E | 35.36'   |
| L57  | S 48°03'19" E | 349.11'  |
| L58  | N 35°14'28" E | 49.12'   |
| L59  | S 55°53'15" E | 88.06'   |
| L60  | S 19°22'30" E | 93.71'   |
| L61  | S 18°13'02" W | 249.58'  |

**CRITICAL AREA FOREST & BUFFER PROTECTION AREA 'D' LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| B32  | S 20°08'42" W | 16.70'   |
| B33  | S 43°48'11" E | 124.28'  |
| B34  | S 06°23'55" E | 122.65'  |
| B35  | S 13°20'39" W | 79.06'   |
| B36  | S 29°21'13" W | 128.72'  |
| B37  | S 01°26'30" E | 86.58'   |
| B38  | S 13°57'06" E | 320.69'  |
| B39  | S 05°29'00" E | 138.94'  |
| B40  | S 43°03'01" W | 85.20'   |
| B41  | S 02°29'51" W | 170.38'  |
| B42  | S 57°50'46" W | 208.56'  |
| B43  | S 15°45'21" W | 84.88'   |
| B44  | S 44°43'21" E | 101.19'  |
| B45  | S 34°25'46" W | 318.46'  |
| B46  | S 00°22'04" E | 135.29'  |
| B47  | S 44°18'07" W | 175.13'  |
| B48  | S 24°02'51" W | 116.40'  |
| B49  | S 15°33'05" E | 94.13'   |
| B50  | S 64°18'37" W | 114.32'  |
| B51  | N 44°53'28" W | 169.31'  |
| B52  | N 05°37'52" W | 134.61'  |
| B53  | N 17°54'43" W | 436.35'  |
| B54  | N 17°07'41" E | 169.53'  |
| B55  | N 38°17'02" E | 342.72'  |
| B56  | N 18°52'37" E | 230.92'  |
| B57  | N 16°31'27" W | 319.48'  |
| B58  | N 09°40'46" E | 315.65'  |
| B59  | N 09°03'36" W | 176.30'  |
| B60  | N 20°18'53" W | 208.10'  |
| B61  | N 30°24'21" W | 342.54'  |
| B62  | N 05°27'34" E | 172.55'  |
| B63  | N 17°00'48" W | 210.78'  |
| B64  | N 32°55'07" W | 183.63'  |
| B65  | S 19°41'13" E | 136.85'  |
| B66  | S 03°45'30" W | 36.22'   |
| B67  | S 15°28'41" W | 57.50'   |
| B68  | S 15°28'41" W | 112.00'  |
| B69  | N 66°54'51" W | 100.10'  |
| B70  | N 26°57'20" E | 149.34'  |
| B71  | N 12°34'52" W | 73.49'   |
| B72  | N 39°32'56" W | 146.05'  |
| B73  | N 11°33'55" W | 91.27'   |
| B74  | N 35°19'42" E | 87.32'   |
| B75  | N 01°35'04" E | 19.85'   |
| B76  | N 49°30'49" E | 139.24'  |
| B77  | S 85°49'41" E | 59.83'   |
| B78  | S 44°22'28" E | 51.79'   |
| B79  | S 05°27'56" E | 41.88'   |
| B80  | S 42°57'06" E | 137.06'  |
| B81  | S 79°59'34" E | 36.83'   |
| B82  | S 36°33'18" E | 94.68'   |
| B83  | S 03°30'30" W | 174.42'  |
| B84  | S 41°46'48" W | 57.40'   |
| B85  | S 26°24'19" E | 102.97'  |
| B86  | S 05°37'14" E | 142.80'  |
| B87  | S 08°03'45" W | 121.16'  |
| B88  | S 31°33'10" E | 252.68'  |
| B89  | S 21°45'44" E | 266.08'  |
| B90  | S 10°45'14" E | 172.23'  |
| B91  | S 05°15'26" W | 282.50'  |
| B92  | S 10°57'59" E | 402.99'  |
| B93  | S 05°41'34" W | 91.30'   |
| B94  | S 24°45'53" W | 255.66'  |
| B95  | S 42°40'18" W | 335.96'  |
| B96  | S 11°23'35" E | 138.72'  |
| B97  | S 17°14'53" E | 363.59'  |
| B98  | N 25°05'37" E | 83.96'   |
| B99  | N 67°48'46" W | 674.50'  |
| B100 | N 12°39'35" W | 69.14'   |
| B101 | N 35°18'15" W | 84.71'   |
| B102 | N 20°56'26" W | 38.57'   |
| B103 | N 00°05'20" W | 73.48'   |
| B104 | N 31°37'43" E | 60.79'   |
| B105 | N 68°52'15" E | 92.10'   |
| B106 | S 85°03'54" E | 110.00'  |
| B107 | N 44°02'06" E | 99.90'   |
| B108 | N 19°06'41" W | 98.47'   |
| B109 | N 05°17'50" E | 87.79'   |
| B110 | N 34°11'18" E | 114.87'  |
| B111 | N 58°08'29" E | 146.94'  |
| B112 | N 13°31'33" W | 128.10'  |
| B113 | N 14°30'26" E | 70.45'   |
| B114 | N 52°48'53" E | 98.25'   |
| B115 | N 15°30'56" W | 297.17'  |
| B116 | N 03°14'39" W | 186.67'  |
| B117 | N 26°52'30" E | 171.99'  |
| B118 | N 04°23'17" W | 145.74'  |
| B119 | N 09°04'21" E | 88.67'   |



**ESTABLISHMENT OF NATURAL CONSERVATION AREA, CRITICAL AREA FOREST & BUFFER PROTECTION AREAS AND BUFFER ESTABLISHMENT AFFORESTATION AREAS**

Date: 06/28/2010 10:35:59am User: jcornell Project Manager: TDL  
 Drawing Path: C:\swamp\publish\2888\PLT-080226.dwg  
 XREF File(s): GIS-BASE-2435-080226\LD-BASE-P-AT-080226

**Lane Engineering, LLC**

Established 1986

Civil Engineers • Land Planning • Land Surveyors

E-mail: [mail@lane.com](mailto:mail@lane.com)  
 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) 758-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

DATE: 6-29-2010

**REVISION & SUBDIVISION AND BMP #M1112 OF THE LAND OF LAMBERTSEN FAMILY LIMITED PARTNERSHIP**

**IN THE SECOND ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 31 GRID 21 PARCEL 36**

ISSUED FOR: \_\_\_\_\_ DATE: BY: \_\_\_\_\_

|                         |                |
|-------------------------|----------------|
| SHEET No. <b>6 OF 8</b> | DATE: 6/25/08  |
| SCALE: 1"=100'          | JOB No. 080226 |
|                         | FILE No. 5597  |



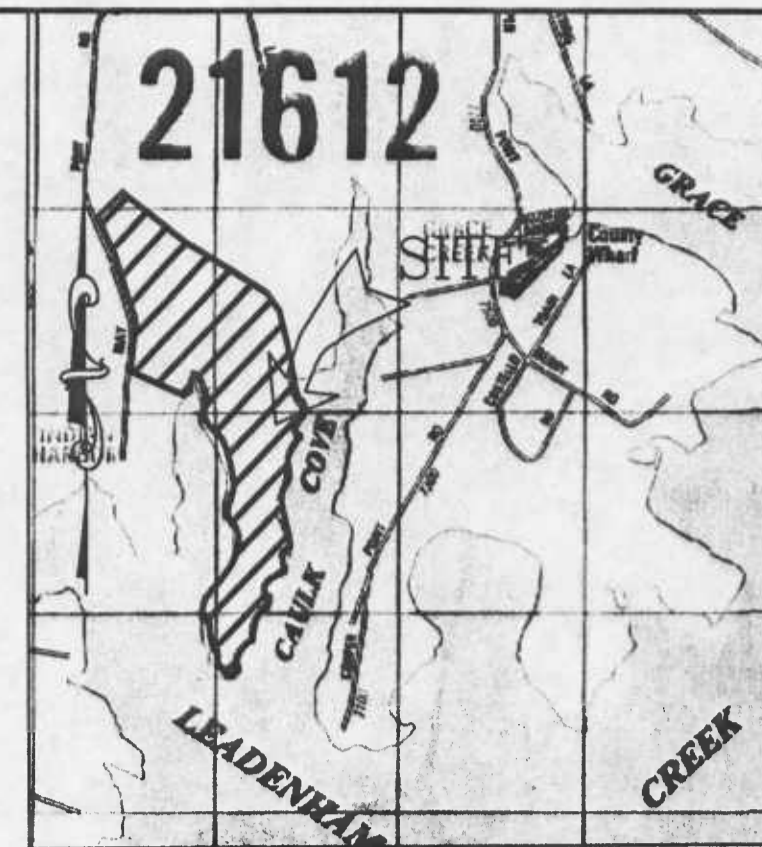
MATCHLINE (SEE SHEET 6 OF 8 FOR CONTINUATION)

B32 (REFERENCE)

APPROXIMATE MEAN HIGH WATER

CRITICAL AREA FOREST & BUFFER PROTECTION AREA 'C' = 1.635 AC.± TOTAL

NAD 83 (97)  
MARYLAND STATE PLANE



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

RECEIVED  
JUL 14 2010  
CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

| REVISIONS |          |  |     |
|-----------|----------|--|-----|
| No.       | DATE     | DESCRIPTION  | BY  |
| 1         | 09/30/09 | REVISED PER 11/12/08 TAC & 12/03/08 PC COMMENTS      | JMC |
| 2         | 01/13/10 | REVISED PER 11/12/09 TAC & 12/02/09 PC COMMENTS      | JMC |
| 3         | 04/14/10 | REVISED PER 03/10/10 TAC & 04/07/10 PC COMMENTS      | JMC |
| 4         | 06/08/10 | REVISED PER 04/28/10 CRM COMMENTS                    | JMC |
| 5         | 06/23/10 | REVISED PER 06/16/10 COUNTY ENVIRO. PLANNER COMMENTS | JMC |
| 6         | 06/28/10 | REVISED PER FINAL COUNTY COMMENTS                    | JMC |

CRITICAL AREA FOREST & BUFFER PROTECTION AREA 'C' LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| B19  | S 02°10'38" E | 15.13'   |
| B20  | N 88°22'55" E | 142.95'  |
| B21  | S 35°21'44" E | 134.08'  |
| B22  | S 33°59'17" W | 178.86'  |
| B23  | S 06°08'25" W | 135.36'  |
| B24  | S 20°53'59" W | 247.63'  |
| B25  | N 43°48'11" W | 117.07'  |
| B26  | N 25°44'11" E | 143.45'  |
| B27  | N 07°39'40" E | 169.27'  |
| B28  | N 18°36'53" E | 46.24'   |
| B29  | N 36°47'43" E | 80.58'   |
| B30  | N 51°34'47" W | 55.40'   |
| B31  | N 23°20'39" W | 103.80'  |

CRITICAL AREA FOREST & BUFFER PROTECTION AREA 'D' LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| B32  | S 20°08'42" W | 16.70'   |
| B33  | S 43°48'11" E | 124.28'  |
| B34  | S 06°23'55" E | 122.65'  |
| B35  | S 13°20'39" W | 79.06'   |
| B36  | S 29°21'13" W | 128.72'  |
| B37  | S 01°26'30" E | 86.58'   |
| B38  | S 13°57'06" E | 320.69'  |
| B39  | S 05°29'00" E | 138.94'  |
| B40  | S 43°03'01" W | 85.20'   |
| B41  | S 02°29'51" W | 170.38'  |
| B42  | S 57°50'46" W | 208.56'  |
| B43  | S 15°45'21" W | 84.88'   |
| B44  | S 44°43'21" E | 101.19'  |
| B45  | S 34°25'46" W | 318.46'  |
| B46  | S 00°22'04" E | 135.29'  |
| B47  | S 44°18'07" W | 175.13'  |
| B48  | S 24°02'51" W | 116.40'  |
| B49  | S 15°33'05" E | 94.13'   |
| B50  | S 54°18'37" W | 114.32'  |
| B51  | N 44°53'28" W | 169.31'  |
| B52  | N 05°37'52" W | 134.61'  |
| B53  | N 17°54'43" W | 436.35'  |
| B54  | N 17°07'41" E | 169.53'  |
| B55  | N 38°17'02" E | 342.72'  |
| B56  | N 18°52'37" E | 230.92'  |
| B57  | N 16°31'27" W | 319.44'  |
| B58  | N 09°40'46" E | 315.65'  |
| B59  | N 09°03'36" W | 176.30'  |
| B60  | N 20°18'53" W | 208.10'  |
| B61  | N 30°24'21" W | 342.54'  |
| B62  | N 05°27'34" E | 172.55'  |
| B63  | N 17°00'48" W | 210.78'  |
| B64  | N 32°55'07" W | 183.63'  |
| B65  | S 19°41'13" E | 136.85'  |
| B66  | S 03°45'30" W | 36.22'   |
| B67  | S 15°25'41" W | 57.50'   |
| B68  | S 31°24'08" W | 112.00'  |
| B69  | N 68°54'51" W | 100.10'  |
| B70  | N 26°57'20" E | 148.34'  |
| B71  | N 12°34'52" W | 73.45'   |
| B72  | N 39°32'56" W | 146.05'  |
| B73  | N 11°33'55" W | 91.27'   |
| B74  | N 35°19'42" E | 87.32'   |
| B75  | N 01°35'04" E | 19.85'   |
| B76  | N 49°30'49" E | 139.24'  |
| B77  | S 89°49'41" E | 59.83'   |
| B78  | S 44°22'28" E | 51.79'   |
| B79  | S 05°27'56" E | 41.88'   |
| B80  | S 42°57'06" E | 137.06'  |
| B81  | S 79°59'34" E | 36.83'   |
| B82  | S 36°33'18" E | 94.66'   |
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| B97  | S 17°14'53" E | 363.59'  |
| B98  | N 25°05'37" E | 83.96'   |
| B99  | N 46°46'07" E | 67.50'   |
| B100 | N 12°39'35" W | 69.14'   |
| B101 | N 35°18'15" W | 84.71'   |
| B102 | N 20°56'26" W | 38.57'   |
| B103 | N 00°29'20" W | 73.48'   |
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| B112 | N 13°31'33" W | 128.10'  |
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| B115 | N 15°30'56" W | 29.717'  |
| B116 | N 03°14'39" W | 186.67'  |
| B117 | N 26°52'30" E | 171.99'  |
| B118 | N 04°23'17" W | 145.74'  |
| B119 | N 09°04'21" E | 88.67'   |

P/O REVISED TAX PARCEL 36 LOT 1

BUFFER ESTABLISHMENT AFFORESTATION AREA 'E' = 0.412 AC.±

BUFFER ESTABLISHMENT (DEFERRED PLANTING) AFFORESTATION AREA 'D' = 0.185 AC.±

CRITICAL AREA FOREST & BUFFER PROTECTION AREA 'D' = 18.953 AC.± TOTAL

BUFFER ESTABLISHMENT (DEFERRED PLANTING) AFFORESTATION AREA 'C' = 0.185 AC.±

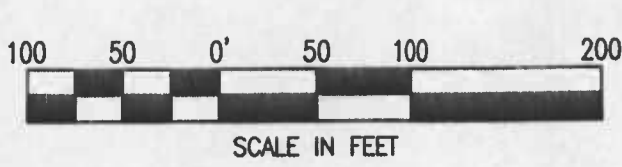
LEADENHAM CREEK

CAULK COVE

LEADENHAM CREEK

LEGEND

- COMPUTED POINT
- NON TIDAL WETLANDS
- TIDAL WETLANDS
- LIMITS OF NON TIDAL WETLANDS
- LIMITS OF TIDAL WETLANDS
- CRITICAL AREA FOREST & BUFFER PROTECTION AREAS HEREBY ESTABLISHED (22.559 AC.± TOTAL)
- EXISTING CRITICAL AREA FOREST (19.466 AC.± TOTAL)
- BUFFER ESTABLISHMENT AFFORESTATION AREAS PROVIDED HEREON (2.768 AC.± TOTAL)
- CRITICAL AREA FOREST PROTECTION SIGN



ESTABLISHMENT OF CRITICAL AREA FOREST & BUFFER PROTECTION AREAS AND BUFFER ESTABLISHMENT AFFORESTATION AREAS

Lane Engineering, LLC  
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Civil Engineers • Land Planning • Land Surveyors  
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15 Washington St. Cambridge, MD 21613 (410) 221-0818  
304 Pennsylvania Ave. Centreville, MD 21617 (410) 798-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:  
SEAL  
  
Theresa J. Lane  
6.29.2010 DATE

REVISION & SUBDIVISION AND BMP #M1112 OF THE LAND OF LAMBERTSEN FAMILY LIMITED PARTNERSHIP IN THE SECOND ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 31 GRID 21 PARCEL 36

ISSUED FOR: DATE: BY:  
SHEET No. 7 OF 8 DATE: 6/25/08  
JOB No. 080226  
SCALE: 1"=100' FILE No. 5597

Date: 06/28/2010 - 4:10pm User: jarrill  
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