

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/)

October 20, 2008

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

Re: Olszewski Lot Line Revision  
L 1093

Dear Ms. Verdery,

Thank you for providing information on the above referenced lot line revision application. The applicant is proposing to revise the line between two existing parcels; both parcels are within the Limited Development Area (LDA) of the Critical Area. After the revision, Parcel 1 will be reduced to 24,953 square feet and Parcel 2 will be increased to 13,545 square feet.

Based on the above referenced information, we have the following comment:

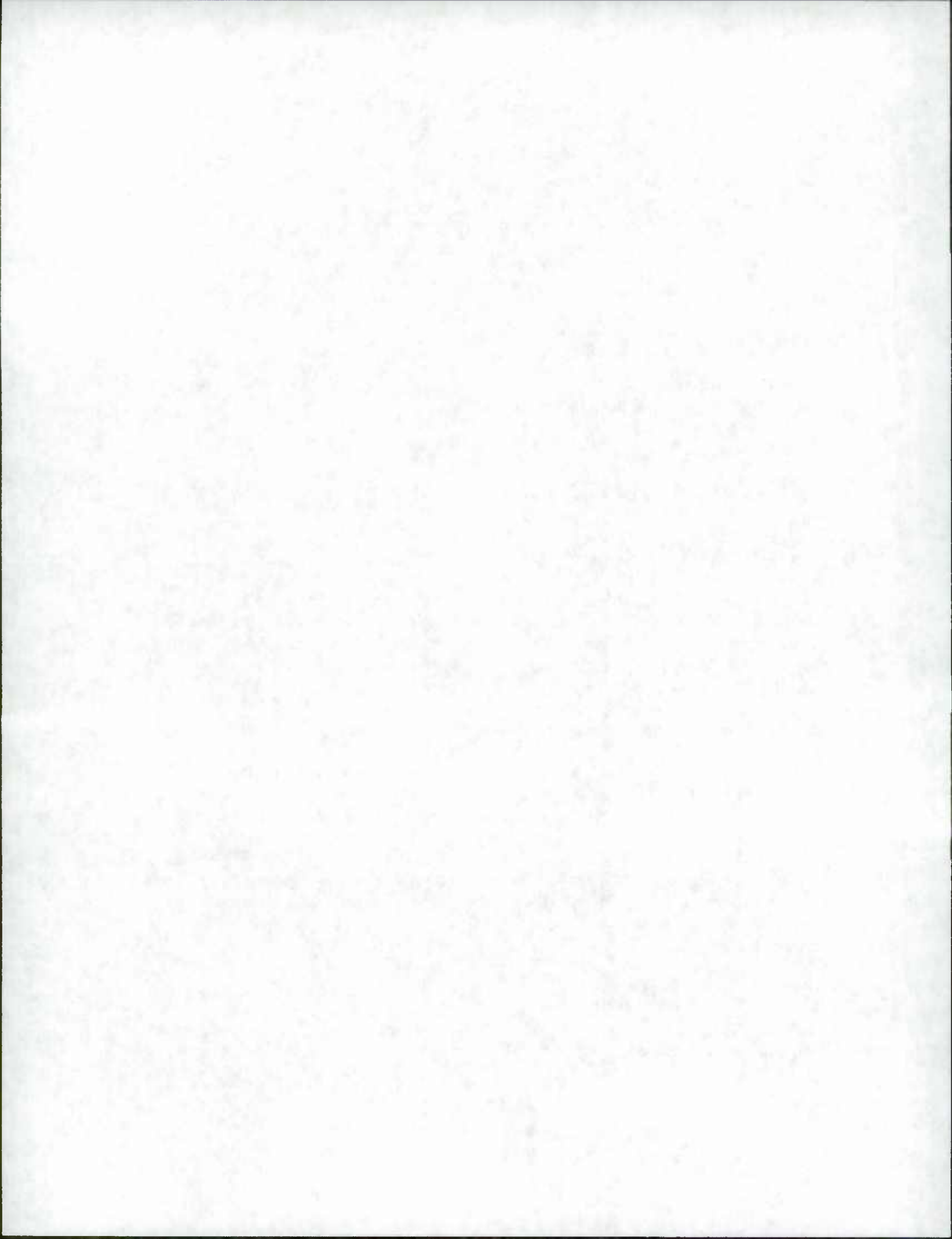
1. The lot coverage calculations for revised Parcel 1 should be changed to reflect the allowed 25% lot coverage. Parcel 1 is shown to be 24,953 square feet after the revision. The lot coverage chart should therefore be changed to reflect the total allowable lot coverage of Parcel 1 as being 6,238 square feet.

Thank you for the opportunity to provide comment. If you have any questions regarding this project, please call (410) 260-3470.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Turcan Hockaday".

L. Turcan Hockaday  
Natural Resource Planner  
TC 591-08





PROPERTY OWNER: ALAN M. OLSZEWSKI  
 P.O. BOX 55  
 ROYAL OAK, MARYLAND 21662  
 410-829-7359

PROPERTY ADDRESS: 5736 POPLAR LANE  
 ROYAL OAK, MARYLAND 21662  
 DEED REFERENCE: 1415/635

PLAT REFERENCE: 12/19

ZONING CLASSIFICATION: VC (VILLAGE CENTER)  
 MINIMUM LOT SIZE-10,000 SQ. FT. (WITH SEWER)  
 MINIMUM LOT WIDTH-75'

SETBACKS: (LOTS SMALLER THAN 1 ACRE)  
 FRONT-25'  
 SIDE-10'  
 MEAN HIGH WATER-100'  
 TIDAL WETLANDS-100'

THE 100 FOOT BUFFER AS SHOWN HEREON SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

THE TIDAL WETLANDS AS SHOWN HEREON WERE FIELD DELINEATED BY M. STARK MCLAUGHLIN, QUALIFIED PROFESSIONAL OF LANE ENGINEERING, LLC, ON 06-03-08.

**FLOOD ZONE INFORMATION**

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A4" (EL. 6), "B" AND "C" AND IS LOCATED WITHIN COASTAL FLOOD PLAN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 240066-0037 FOR TALBOT COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE MAY BE REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C.

**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.

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

**LOT COVERAGE CALCULATIONS, DEED PARCEL 1 (AFTER REVISION):**  
 TOTAL LOT AREA= 24,675 SQ. FT.  
 ALLOWABLE LOT COVERAGE= 3,701 SQ. FT. (15% OF 24,675 SQ. FT.)  
 DWELLING= 1,875 SF  
 A/C UNITS= 18 SF  
 GRAVEL DRIVEWAY= 1,541 SF  
 SHED= 142 SF  
 TOTAL EXISTING LOT COVERAGE= 3,376 SQ. FT.  
 ALLOWABLE LOT COVERAGE REMAINING= 325 SQ. FT.

**LOT COVERAGE CALCULATIONS, DEED PARCEL 2 (AFTER REVISION):**  
 TOTAL LOT AREA= 13,823 SQ. FT.  
 ALLOWABLE LOT COVERAGE= 3,456 SQ. FT. (25% OF 13,823 SQ. FT.)  
 TOTAL EXISTING LOT COVERAGE= 0 SQ. FT.  
 ALLOWABLE LOT COVERAGE REMAINING= 3,456 SQ. FT.

**DEVELOPMENT RIGHTS SUMMARY:**

**DEED PARCEL 1 (BEFORE REVISION):**  
 VC ACREAGE= 0.615 AC.±  
 DEVELOPMENT RIGHTS PERMITTED- 1  
 DEVELOPMENT RIGHTS UTILIZED- 1  
 DEVELOPMENT RIGHTS REMAINING- 0

**DEED PARCEL 2 (BEFORE REVISION):**  
 VC ACREAGE= 0.268 AC.±  
 DEVELOPMENT RIGHTS PERMITTED- 1  
 DEVELOPMENT RIGHTS UTILIZED- 1  
 DEVELOPMENT RIGHTS REMAINING- 0

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.

**FOREST CALCULATIONS:**

**REVISED DEED PARCEL 1:**  
 AREA IN EXISTING FOREST= 0 SQ.FT.±

**REVISED DEED PARCEL 2:**  
 AREA IN EXISTING FOREST= 0 SQ.FT.±

**PROPERTY OWNER DECLARATION:**

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

PRIOR TO CONSTRUCTION OF IMPROVEMENTS, THE OWNER SHALL CONTACT THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS, SANITARY DISTRICT FOR SANITARY SEWER CONNECTION DETAILS AND APPLICABLE FEES.

I, ALAN M. OLSZEWSKI, OWNER OF TAX PARCEL 93, DEED PARCELS 1 AND 2, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS REVISION PLAT.

*Alan M. Olszewski*  
 ALAN M. OLSZEWSKI

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th DAY OF June 2009.

*Elizabeth J. Pink*  
 NOTARY

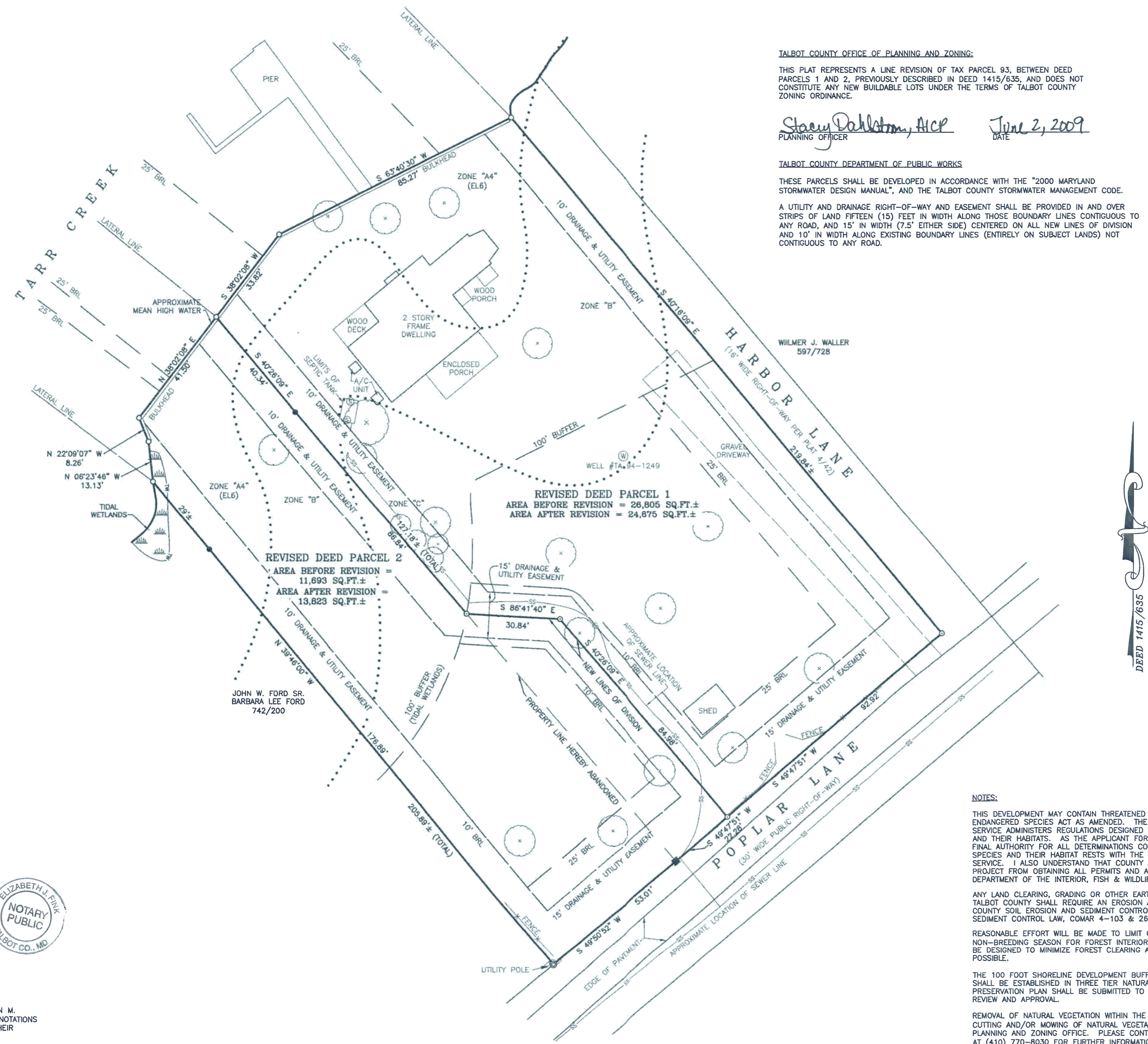
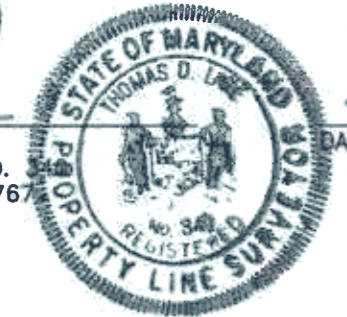
**SURVEYOR'S CERTIFICATE:**

THE PRESENT OWNER OF THE LAND OF WHICH THIS REVISION PLAT IS COMPRISED IS ALAN M. OLSZEWSKI (TAX PARCEL 93, DEED PARCELS 1 AND 2). THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AT THEIR REQUEST.

I, THOMAS D. LANE, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LAND CONVEYED BY GROVER C. BATES TO ALAN M. OLSZEWSKI BY DEED DATED JANUARY 30, 2006 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1415, FOLIO 635; AND THAT ALL MONUMENTS ARE IN PLACE.

THIS REVISION PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER THEIR DIRECT SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 08.13.06.12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

*Thomas D. Lane*  
 THOMAS D. LANE  
 PROPERTY LINE SURVEYOR NO. 117 BAY STREET P.O. BOX 176 EASTON, MARYLAND 21601 (410)822-8003



TALBOT COUNTY HEALTH DEPARTMENT

REVISED TAX PARCEL 93, COMPRISED OF DEED PARCELS 1 AND 2, ARE APPROVED FOR COMMUNITY SEWER AND INDIVIDUAL WATER SUPPLY AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATIONS 26.04.03. THE APPLICANTS OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THE INDIVIDUAL WATER SUPPLY WHEN COMMUNITY WATER BECOMES AVAILABLE.

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

*Kathleen Oster*  
 HEALTH OFFICER

DATE: 5/20/09

TALBOT COUNTY OFFICE OF PLANNING AND ZONING:

THIS PLAT REPRESENTS A LINE REVISION OF TAX PARCEL 93, BETWEEN DEED PARCELS 1 AND 2, PREVIOUSLY DESCRIBED IN DEED 1415/635, AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TERMS OF TALBOT COUNTY ZONING ORDINANCE.

*Stacy Dahlstrom*  
 PLANNING OFFICER

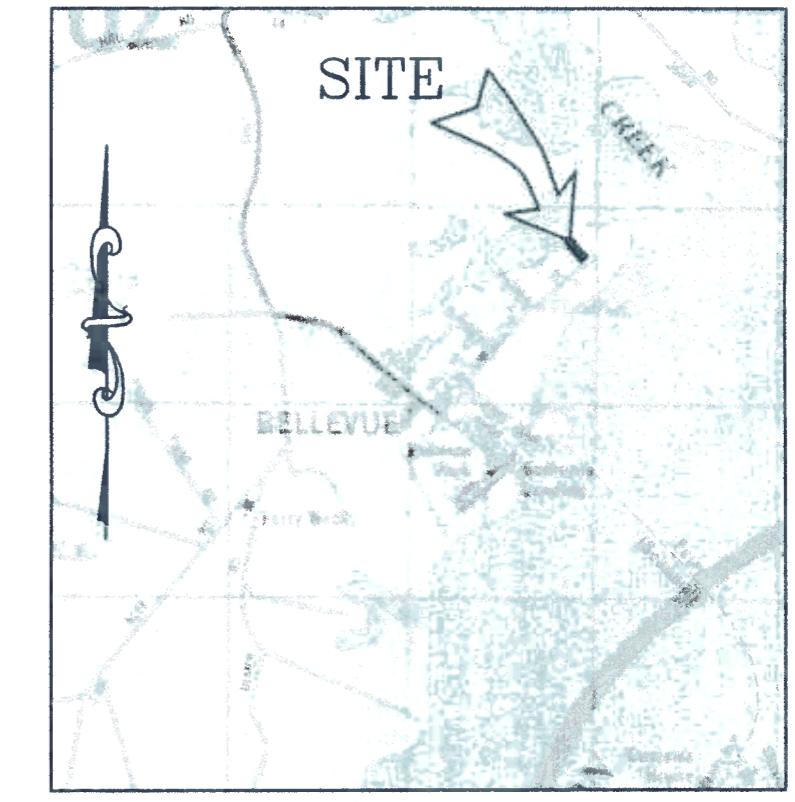
DATE: June 2, 2009

TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS

THESE PARCELS SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL", AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE.

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.

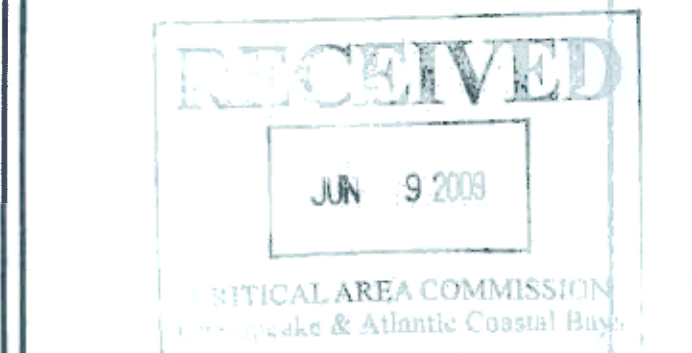
WILMER J. WALLER  
 597/728



VICINITY MAP  
 SCALE: 1" = 2000'  
 Copyright of the ADC Map People Permitted Use No. 20992180 (ADC MAP No. 18)

**LEGEND**

- - INDICATES COMPUTED POINT
- - INDICATES IRON ROD SET
- - INDICATES IRON ROD FOUND
- - INDICATES CONCRETE MONUMENT FOUND
- - INDICATES STONE FOUND
- ▨ - INDICATES TIDAL WETLANDS
- ▨ - INDICATES LIMITS OF TIDAL WETLANDS
- ▨ - INDICATES EXISTING WOODSLINE
- - INDICATES EXISTING TREE
- - INDICATES FLOOD ZONE
- - INDICATES FENCE
- SS - INDICATES SANITARY SEWER LINE



**REVISIONS**

No.	DATE	DESCRIPTION	BY
1	01/21/09	Revised per 01/14/09 TAC Comments	JMC
2	02/18/09	Revised per 01/28/09 CRM Comments	JMC
3	03/27/09	Revised to show relocated septic line	JMC
4	04/29/09	Revised per 04/22/09 CRM Comments	JMC

**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

Date Recorded: June 3, 2009  
 Rept #: 80104  
 80105

**FINAL**

**NOTES:**

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.

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 EROSION AND SEDIMENT CONTROL ORDINANCE AND THAT STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-103 & 26.09.01.05

REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT AREAS 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.

THE 100 FOOT SHORELINE DEVELOPMENT BUFFER ON REVISED DEED PARCEL 2, 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.

REMOVAL OF NATURAL VEGETATION WITHIN THE 100 FOOT SHORELINE DEVELOPMENT 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.

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.

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

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.

THE EXISTING SEWER LINES SHOWN HEREON WERE TAKEN FROM A PLAT PREPARED FOR THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS DATED APRIL 1991, ENTITLED "POPLAR STREET PLAN" PREPARED BY DAMES & MOORE, PLAT No. 71.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:



REVISION PLAT  
 ON THE LANDS OF  
 ALAN M. OLSZEWSKI

IN THE SECOND ELECTION DISTRICT  
 TALBOT COUNTY, MARYLAND  
 TAX MAP 46, GRID 12, PARCEL 93

ISSUED FOR: FINAL PLAT APPROVAL DATE: 02/18/09 EJP

RECEIVED  
 MAY 04 2009

SHEET No.	1 OF 1	DATE:	7-08-08
SCALE:	AS NOTED	JOB No.	080205
		FILE No.	B801

Date: 04/29/2009 10:40am User: jcorral Project Manager: T.D.L. File Path: \\srs\proj\1415-635-1824-680205\VRW-BASE-080205\ACTP-BASE-080205\MAP-BASE-080205\LLP-BASE-080205