

TOTAL OUTLINE

SCALE 1" = 400'

AREA RESERVED FOR AFFORESTATION

SOILING CLASSIFICATION: VC
MINIMUM LOT SIZE: 10,000 SF.
BUILDING RESTRICTIONS: 25 FT. FRONT
10 FT. SIDE
25 FT. REAR
100 FT. REAR

THE PRESENT OWNERS OF THE LAND OF WHICH THIS SUBDIVISION IS COMPOSED ARE, AVALON LIMITED PARTNERSHIP, 670/640 CHESAPEAKE DRIVE, SUITE 100, COLUMBIA, MARYLAND. THIS PLAN WAS PREPARED FOR AND WILL BE RECORDED AT THEIR REQUEST.

THE LAND SHOWN HEREIN IS IN ZONE A, B & C AND IS LOCATED WITHIN THE COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAP 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 FEMA MAP NO. 22454-1-A, 5-22-77.

WE, AVALON LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

THE OWNERS HAVE SIGNED TO AND SUBSCRIBED BEFORE ME THIS DAY OF 8/21/91, 1991.

NOTARY

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER AND SEWERAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND REGULATION 26.04.03.

PLANS FOR COMMUNITY SEWER SYSTEMS FOR THIS SUBDIVISION HAVE BEEN APPROVED BY MARYLAND DEPARTMENT OF THE ENVIRONMENT AND WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

WATER SUPPLYING THE WELLS SHALL BE FROM THE MAGNIFY CONFINED FORMATION, APPROXIMATELY 800 FEET BELOW THE GROUND LEVEL, OR A DEEPER CONFINED FORMATION.

John M. Ryan, MD 8/21/91
Notary Public - Talbot County

A PORTION OF THE LAND SHOWN HEREIN LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

William R. Ruyter 8-22-91
COUNTY PLANNING OFFICER

NO BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS THE SANITARY SEWER SYSTEM SUBDIVISION HAS BEEN COMPLETED AND APPROVED BY THE COUNTY ENGINEER.

William R. Ruyter 8/21/91
TALBOT COUNTY ENGINEER

CRITICAL AREAS FORMULA FOR DETERMINING IMPERVIOUS SURFACE ALLOTMENT FOR NEW SUBDIVISIONS

EXISTING CONDITIONS	
A. TOTAL LAND AREA TO BE DEVELOPED	227,150 SF
B. 15% IMPERVIOUS ALLOTMENT	34,072.50 SF 15%
C. EXISTING ROAD AREAS	0 SF
D. EXISTING IMPERVIOUS AREAS/STRUCTURES	
D.1 dwellings (a)	0 SF
D.2 pool/patio/terrace	0 SF
D.3 accessory structures	0 SF
E. TOTAL EXISTING IMPERVIOUS SURFACE (Total of C & D)	0 SF
F. TOTAL ALLOWABLE IMPERVIOUS SURFACE (Total of B minus E)	34,072.50 SF 15%

LOTS 28 - 34 ARE EACH PERMITTED 4,867.50 S.F. OF IMPERVIOUS AREA

NOTES:

ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE A TALBOT COUNTY GRADING PERMIT AND SHALL REQUIRE A SEDIMENT CONTROL PLAN APPROVED BY THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS AND THE TALBOT COUNTY SOIL CONSERVATION DISTRICT. ALL IN ACCORDANCE WITH THE TALBOT COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW (COMAR 08.05.01) EXCEPTING LAND CLEARING DISTURBANCES LESS THAN 5,000 SQUARE FEET IN LAND AREA.

THE LAND SHOWN HEREIN IS IN ZONE A, B & C AND IS LOCATED WITHIN THE COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAP 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 FEMA MAP NO. 22454-1-A, 5-22-77.

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

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.

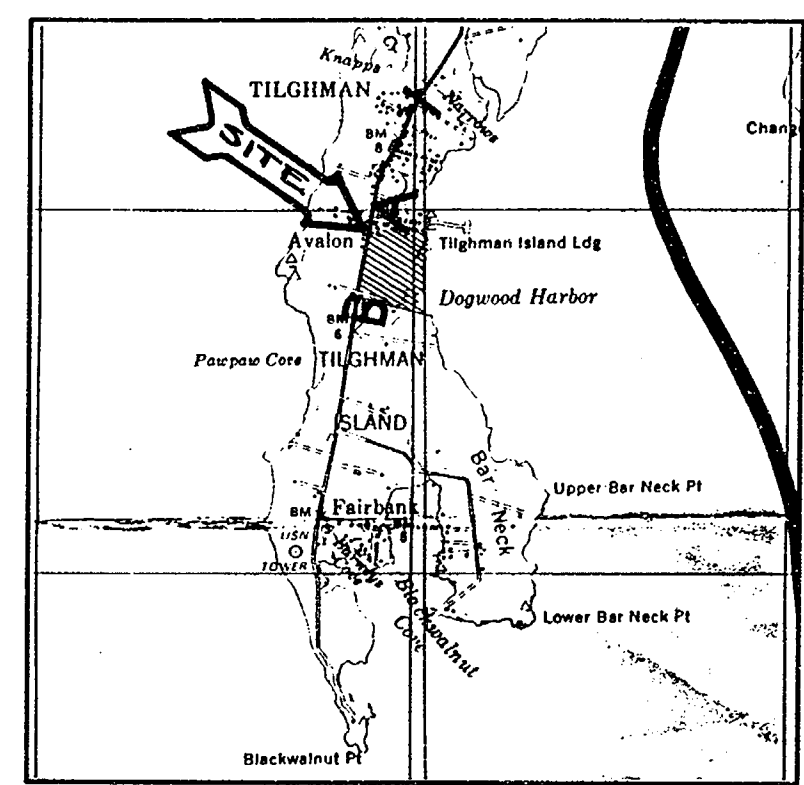
A DRAINAGE AND UTILITIES RIGHT-OF-WAY AND EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY STREET OR ROAD AND TEN (10) FEET IN WIDTH ON EACH SIDE AND REAR LOTS LINES.

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	639.32	139.05	138.78	N 00°28'05" E
C2	436.30	95.86	95.66	N 00°31'52" E
C3	25.00	41.38	36.81	N 54°12'27" E
C4	820.75	35.44	35.44	S 77°06'24" E
C5	920.75	137.89	137.73	S 71°03'23" E
C6	1276.32	7.28	7.27	S 66°24'24" E
C7	1276.32	157.30	157.20	S 70°06'03" E
C8	1276.32	160.38	160.28	S 77°13'53" E
C9	1276.32	98.85	98.83	S 83°03'00" E
C10	25.00	32.95	30.62	S 47°10'28" E
C11	55.00	41.10	40.15	S 31°09'24" E
C12	55.00	93.92	82.91	N 78°30'55" E
C13	55.00	21.01	20.88	N 18°39'18" E

LEGEND

⊙ DENOTES PROPOSED WELL

• DENOTES IRON ROD TO BE SET



VICINITY MAP

SCALE 1" = 1 MILE

State of Maryland
Talbot County, To Wit:
Recorded in the 1991 Rec:
of Talbot County. MAS Reg 244CC
Maryland State
Maryland State

IT SHOULD BE NOTED THAT NO BUILDING PERMITS WILL BE ISSUED FOR THAT PORTION OF THE LOT SHOWN BEYOND THE REAR BUILDING RESTRICTION LINE AS THIS AREA IS RESERVED AS A DRAINAGE AREA FOR THIS PHASE OF THE DEVELOPMENT.

THIS DEVELOPMENT DOES NOT CONTAIN JURISDICTIONAL NONFLOOD WETLANDS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONFLOOD 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 NONFLOOD WETLANDS DELINEATIONS AND REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

REMAINING LAND
AVALON LIMITED PARTNERSHIP
670/640
170.55 AC ± BY DEED

Rauch, Walls and Lane, Inc.
Engineers • Design Planning • Surveyors

EASTON • CENTREVILLE
MARYLAND

PLAT SHOWING
PHASE 1A
TILGHMAN ON CHESAPEAKE
IN THE FIFTH ELECTION DISTRICT
TALBOT COUNTY, MARYLAND

SHEET NO. 1 of 1
FILE NO. 1068