Description Phase II - Tilghman on the Chesapeake Phase II - Tilghman on the Chesapeake	Area (Acres) 2.16 3.49	LEGEND WATER AND SEWER (AS ARRIVED IN	
Phase II - Tilghman on the Chesapeake Phase II - Tilghman on the Chesapeake Total Phase II Lots (including RD RW)	4.05 20.00 29.70	THE PRESENT OWNER OF THE LAND OF WHICH THIS SUBDIVISION IS COMPRISED IS AVAION LIMITED PARTNERSHIP, C/O LOVELL LAND, INC. THIS PLAT IS PREPARED FOR AND WILL BE RECORDED AT SUPPLY AND SEWER (AS APPLICABLE) ITEM EXISTING PROPOSED ITEM EXISTING PROPOSED TIGAL Wetlands (State Owned) ITEM INC. THIS SUBDIVISION IS COMPRISED IS AVAION LIMITED TIGAL Wetlands (State Owned) ITEM ITEM INC. THIS PROPOSED TIGAL Wetlands (State Owned) ITEM INC. THIS PROPOSED TIGAL Wetlands (State Owned) ITEM INC. THIS PROPOSED TIGAL Wetlands (State Owned)	ing DS1 in
RC Zoned lands - South Side of Willy Roe RD RC Zoned lands - South Side of Willy Roe RD	5.74 16.40	NON-11001 WETIONOS 1 1 NON-11001 WETIONOS 1	r)
Remaining lands - North Side of Willy Roe RD Remaining lands - North Side of Willy Roe RD Total RC Zoned Lands (after Phase II)	0.59 40.08 62.81	BY ACCEPTANCE OF THIS DEED TO THIS PROPERTY, EACH LOT OWNER OR THEIR SUCCESSORS OR ASSIGNS, HERBY ACKNOWLEDGE THAT THEY ARE AWARE THAT THE PROPERTY OF ARRIVED PROPERTY OF THE TIME OF THE PROPERTY OF THE TIME OF THE PROPERTY OF THE TIME OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OWNER IS NOTIFIED NON—Tidal Wetland Line N/A PROPERTY WILL BE VALUATED PURSUANT TO COMAR 26.04.02 AND ALL OTHER PROPERTY WILL BE VALUATED PURSUANT TO COMAR 26.04.02 AND ALL OTHER	and adc nents. iously shi
South Side of Willy Roe Road (Future Lots)	10.73	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 LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY. BUFFER CLEARING STATEMENT: Tidal Wetland Line Flood Zone Lines Lot Lines ISLAND Tidal Wetland Line Flood Zone Lines Lot Lines WA N/A N/A N/A N/A N/A N/A N/A	tter) tter) Z comm VD1 (prev Dept. 05
North Side of Willy Roe Rd Old Pelczar Land Parcel 2 (Future Lots) Old Pelczar Land Parcel 1 (Future Lots)	0.30 2.63 11.92	BUFFER CLEARING STATEMENT: STATEMENT: S	/03 Le
Total VC Zoned Lands (Parcel 4) Original RC Zoned Portions of Parcel 4	25.58 92.51	CUTTING OR CLEARING OF TREES WITHIN THE SHORELINE DEVELOPMENT BUFFER OR LOT IN DATE SEE SUBJECT TO LOCAL ANL STATE APPROVAL AND MITIGATION NONTIDAL WETLANDS DISCLAIMER: THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS, WHICH THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS, WHICH	01/30, te, "Floc r RDRA Lot 3 & Chart) pe
Original VC Zoned Portions of Parcel 4 Tidal Wetland Areas of Parcel 4 - South of Willy Roe Road	25.58 4.32	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 HAVE BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND OF DEVELOPMENT IN INFORMATION OF DEVELOPMENT IN IT	Dept. connents (ting" no note for line from scription
Wooded Areas on Parcel 4 - South of Willy Roe Rd WD1 WD2	18.15 1.89	CONSERVATION DISTRICT IN ACCORDANCE WITH THE TALBOT COUNTY SOIL APPLICANT OF THIS DEVELOPMENT PROJECT, FOR LOCAL TIMES APPLICATION FOR ALL NONTHOLINE THIN THE PROJECT, FOR ALL NONTHOLINE THIS COUNTY SOIL AUTHORITY FOR ALL NONTHOLINE AND REGULATIONS FOR AUTHORITY FOR ALL NONTHOLINE THIS DEVELOPMENT. AFFORESTATION AREA AFFORESTATION AREA 2.16 acres SOIL AUTHORITY FOR ALL NONTHOLINE THIS DEVELOPMENT. AFFORESTATION AREA AFFORESTATION AREA AFFORESTATION AREA AFFORESTATION AREA AUTHORITY FOR ALL NONTHOLINE THIS COUNTY APPROVAL OF THIS DEVELOPMENT.	N comnise Cuting Se Cuting Se SDA
Total Wooded Areas on Parcel 4 - South of Willy Roe Rd Private Road Right of Way Areas	20.04	CRITICAL AREA STATEMENT: THIS PROPERTY SHOWN HEREON IS LOCATED PARTIALLY WITHIN THE CHESAPEAKE CRITICAL AREA. PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS, WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF COLUMN TO CARRY CORPS OF CARRY	02 Plar 03 DPV 03 infor 03 Remans 13
Thru Lot 2 Thru Lot 3 Thru Lot 4	0.25 0.21	DRAINAGE AND UTILITY EASEMENT: THE ROAD DESIGNATED SPINNAKER WAY, SHALL BE PRIVATELY OWNED AND AS SUCH THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE OR SAFETY, THE PORTION OF THE ROAD THAT IS NOT A ROAD/DRIVEWAY NOTES THE ROAD DESIGNATED SPINNAKER WAY, SHALL BE PRIVATELY OWNED AND AS SUCH THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE OR SAFETY, THE PORTION OF THE ROAD THAT IS NOT	7/02/1 2/06/1 4/02/(5/14/0
Thru Phase II Lots total Thru RC1	1.00 1.46 0.21	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 CONTIQUOUS TO ANY ROAD AND FIFTEEN (15) FEET IN WIDTH (7.5° ON EITHER SIDE) CENTERED ON ALL NEW LINES INCLUDED WITHIN THE INDIVIDUAL LOTS SHALL BE OWNED BY THE COWNERS OF LOTS 1-4 EQUALLY, THE PORTIONS OF THE ROAD CONTAINED WITHIN LOTS 2-4 SHALL BE OWNED BY THE OWNERS OF LOTS 2-4 SHALL BE OWNED BY THE ROAD CONTAINED WITHIN LOTS 2-4 SHALL BE OWNED BY THE ROAD CONTAINED WITHIN LOTS 2-4 SHALL BE OWNED BY THE ROAD CONTAINED WITHIN LOTS 2-4 SHALL BE OWNED BY THE ROAD CONTAINED WITHIN LOTS 2-4 SHALL BE OWNED BY THE ROAD CONTAINED WITHIN LOTS 2-4 SHALL BE OWNED BY THE ROAD CONTAINED WITHIN LOTS 2-4 SHALL BE OWNED BY THE ROAD CONTAINED WITHIN LOTS 2-4 SHALL BE OWNED BY THE ROAD CONTAINED WITHIN LOTS 2-4 SHALL BE OWNED BY THE ROAD CONTAINED WITHIN LOTS 2-4 SHALL BE OWNED BY THE ROAD CONTAINED WITHIN LOTS 2-4 SHALL BE OWNED BY THE ROA	M 4 4 4 0 0 0 0
Thru RC2 Thru RC Total Thru VC1	0.50 0.71 0.69	FOLIO Q61). BUILDING PERMITS FOR LOTS USING THE ROAD SHALL BE RESTRICTED UNTIL THE COUNTY IS IN RECEIPT OF A NOTARIZED CERTIFICATION FROM THE OWNERS AND ROAD CONSTRUCTION CONTRACTOR THAT THE ROAD WAS CONSTRUCTED ACCORDING TO UNITY CODE. SHOULD THE ROAD BE UPGRADED TO COUNTY SPECIFICATIONS FOR PUBLIC ROADS IN ACCORDANCE WITH THE	SON CONTRACTOR IN
Total Private Road RW area	2.86	THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "A6", "B" AND "C" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP. COMMUNITY PANEL PROVISIONS OF THE TALBOT COUNTY WILL ASSUME OWNERSHIP OF THE ROAD AND INSPECTION. RESPONSIBILITY FOR ITS MAINTENANCE, SAFETY AND INSPECTION. THE DEVELOPER HEREBY RESERVES THE RIGHT TO REVISE THE LOCATION OF THE PRIVATE ROAD WITH ADC The Map People Permitted Use No. 20599678 **SCALE: 1" = 2000' **SCALE: 1" = 2000' **SCALE: 1" = 2000' **DEVISIONS OF THE TALBOT COUNTY WILL ASSUME OWNERSHIP OF THE ROAD AND INSPECTION. RESPONSIBILITY FOR ITS MAINTENANCE, SAFETY AND INSPECTION. THE DEVELOPER HEREBY RESERVES THE LOCATION OF THE PRIVATE ROAD WITH ADC The Map People Permitted Use No. 20599678 **SCALE: 1" = 2000' **SCALE: 1"	8 S. 4
Lot Density Calculations Total Number of Lots - Phase II	4.00	A-6 DENOTES 100 YEAR FLOOD ZONE B DENOTES 500 YEAR FLOOD ZONE C DENOTES AREA OF MINIMAL FLOODING THE PORTONICAL OF THE LOTS CHAPTER TO STATE AND ACTION TO STATE AND	N IN IN
Required Density - Acres per 1 Dwelling Unit	20.00	THE PORTION(S) OF THE LOTS SHOWN WITHIN FLOOD ZONE A6 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. U.S. FISH AND WILDLIFE REVIEW:	
Lot areas RD RW thru lots	29.70 1.46		Salar Salar
Lots less RD RW	28.24	THESE LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGNED TO PROTECT THE DFS AND ITS HABITAT ARE ADMINISTERED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE DIVISION. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL REC ZONE RC ZONE DESIGNED TO PROTECT THE DFS AND ITS HABITAT ARE ADMINISTERED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE DIVISION. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL REC ZONE RC ZONE	ice: e 104 21401 -1004 -1005
Lots less RD RW Less Tidal Wetlands (State owned wetlands) Lot Area available for Density Calculations	28.24 4.32 23.92	STORMWATER MANAGEMENT: THIS ELOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL", ENVIRONMENTALLY SENSITIVE DEVELOPMENT GRITERIA (CHAPTER 5-STORMWATER CONSTRUCTION ACCORDANCE WITH THIS CRITERIA (CHAPTER 5-STORMWATER CONSTRUCTION ACCORDANCE WITH THE COUNTRY SEPECIAL SEA ARE CREATED SO THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE DFS AND ITS HABITAT RESTS WITH THE COUNTRY APPROVAL OF THE INTERIOR, FISH AND WILDLIFE DIVISION. I ALSO UNDERSTAND THAT THE COUNTRY APPROVAL OF THIS DROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING ALL PERMITS AND APPROVALS, WHICH ALL PERMITS AND APPROVALS.	Offi t, Suiti tand -897- -897-
Total Required Acreage for 4 lots	80.00		/ Road Mary 1. 410 1x 410
Total Required RDRA ea of RDRA Provided	56.08	COUNTY PLANING OFFICE. PLASE CONTACT TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410-770-8030) FOR FURTHER INFORMATION. WATERFOWL FIDS STATEMENT: REASONABLE EFFORT SHALL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT TO THE NON-BREEDING SEASON OF FOREST INTERIOR DWELLING BIRDS (SEP TEMBER - APRIL). CONSTRUCTION IN FOREST (SEP TEMBER -	n Aı Islana apolis, Te Fa
RC1 less Private RD RW RC2 less Private Road RW	5.53 15.90	THIS AREA IS KNOWN AS A WATERFOWL STAGING AREA AND AS SUCH, PROPOSED CONSTRUCTION OF PIERS ARE SUBJECT TO REVIEW BY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING, THE ARMY CORPS OF ENGINEERS, MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE CHESAPEAKE BAY CRITICAL AREAS COMMISSION. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF	ster. mons Ann
RC3 Portion of RC4	0.59 34.06	PLANNING AND ZONING (410-770-8030) FOR FURTHER INFORMATION.	Wei
Total RDRA Provided	56.08	I, ERIC W. TOLLEY HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIMISSION OF THE LANDS CONVEYED BY BEECH SOCIATES TO AVAION LIMITED PARTINERSHIP BY DEED DATED JUNE 14, 1989 AND RECORDED AMONG THE LAND RECORDED OF TALBOT COUNTY, PLANNING COMMISSION PLANNING OFFICER, ACTING AGENT DATE MARYLAND (N LIBER 671, FOLIO 87 AND THAT ALL MONUMENTS ARE IN PLACE.	15 0
servation of Development Rights Agreement recorded among the ecords of Talbot County, Maryland (Liber 1158, Folio 957	Lanu,		
clearing - Afforestation		ERIC W. TOLLEY PROPERTY, UNIV. SUPVEYOR NO. 500	iite 1 1613
Existing Wooded Area to be cleared Proposed Reforestation Area	3.61 3.61	Private Road Private Road Private Road Spinnaker Way Rights Area (Typ.) Private Road Private Road Spinnaker Way 2.9 acres	36t, Sund 27
		Rights Area (Typ.)	ffice ny Stre Moryo 8-273
			n O 1caden ridge, 10-22
Natural Conservation Area Summary	. 1	10.4 acres \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Maji 401 A Cambi 7el. 4 Fax 4
ural Conservation Area RC1 (Acres) Al	240887 87120		1) -
sting Afforestation Area on N Side of Road 2.00 sting Afforestation Area on S Side of Road 0.38 al Wetland Area 3.31	87120 16379 144184	RC Zone RC Zone RC Zone	ip
11.22 4	88570.00		sh
Percentage Phase II - Natural Conservation Area 31.00%			er
Critical Areas Impervious Area Calculation	ns		tree con
Allowable	Allowable	Lot 18 Lot 45 RCA-RDRA VC Zone	44, Ind.
of Number of Area	Square Feet (15%)	Sold acres VC 2016 VC	Map aryla
Lot 1 2.16 0.32	14,113	Remaining Lands Avalon Limited	Y, Tax
Lot 2 3.49 0.52 Lot 3 4.05 0.61	22,804	Phase III Partnership Partnership	itt rict; Sount
Lot 4 20.0 3.0	130,680	Phase 1 Phase	Distr Distr
Sheet Index	anno como con a constante a	wner:	C tion
eet Number Description		Avalon Limited Partnership C/o Mr. Richard Hayward Approved Approved	Elec.
S - 1 Parcel Key Sheet		9030 Red Branch Road, Suite 200 Columbia, MD 21045 Tol: (410) 997-7223	
S - 2 Plat of Lots 1 thru 4		ingineer/Surveyor:	20 CE
		Andrews, Miller & Assoc., Inc. Ken Eaton, Project Manager 401 Academy Street, Suite One Cambridge, MD 21613 Tel: (410) 228-7117	Z. 1
			7 '
		VC4 671/87 VC3 VC3 11.9 acres	GNED CHECKED EWT
		STATE OF MADVI AND 8. Cares	
		finimum Lot Size: SCA SCA SCA Talbot County, MAS 81/300	ALE
		GRAPHIC SCALE	8
		Property Lines: 200 0 100 200 400 Circuit Court for Talbot County O001	
		Side: 50' Rear: 50' (IN FEET)	
]]]]]]]]]]]]]]]]]]]]	1 inch = 200 ft. 1 inch = 200 ft.	of

Marvland State Archives

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