

OWNER: AVALON LIMITED PARTNERSHIP  
C/O RICHARD HAYWARD, GENERAL PARTNER  
4200 RUMSEY DRIVE  
COLUMBIA, MARYLAND, 21045  
(410)-997-7222  
DEED REFERENCES: 671/87; 792/819  
PLAT REFERENCES: 2/39; 2/24; 81/300; 3/87; 81/887

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

ZONING CLASSIFICATION: VC-VILLAGE CENTER  
MINIMUM LOT SIZE: 10,000 SQ. FT. WITH SEWER  
MINIMUM LOT WIDTH: 75 FEET  
BUILDING RESTRICTIONS: LOTS SMALLER THAN 1 ACRE  
25 FOOT FRONT  
10 FOOT SIDE  
25 FOOT REAR  
25 FOOT NON-TIDAL WETLANDS

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

#### FLOOD\_ZONE\_INFORMATION

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A6" (EL. 6), "B", AND "C" AND IS LOCATED WITHIN COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 240066 0035 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

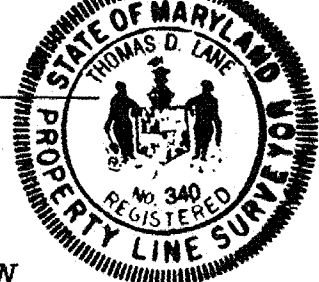
THE FLOOD ZONE "A" PORTION OF THE PROPERTY SHOWN HEREON HAS A ONE-PERCENT CHANCE OF OCCURRENCE OF BEING INUNDATED BY A FLOOD IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IN ZONE "A" IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS WHICH MAY INCLUDE MANDATORY FLOOD INSURANCE.

#### SURVEYOR'S CERTIFICATE

THE PRESENT OWNER OF THE LAND OF WHICH THIS SUBDIVISION IS COMPRISED IS AVALON LIMITED PARTNERSHIP. 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 SUBDIVISION OF THE LAND CONVEYED BY BEECH CREEK ASSOCIATES TO AVALON LIMITED PARTNERSHIP BY DEED DATED JUNE 15, 1989 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 671/87; AND THAT ALL MONUMENTS ARE IN PLACE.

Thomas D. Lane  
THOMAS D. LANE  
PROPERTY LINE SURVEYOR NO. 340  
117 BAY STREET  
EASTON, MARYLAND 21601  
(410)822-0003



DATE 9-19-08

#### PROPERTY OWNER DECLARATION

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

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

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.

Richard Hayward  
RICHARD HAYWARD, GENERAL PARTNER  
DATE 9/17/08

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF September, 2008.

Elizabeth J. Kirk  
NOTARY

#### PROPERTY AREA STATISTICS-PHASES I-V

TOTAL PROPERTY AREA - 93.686 AC.±

AREA IN CRITICAL AREA - 70.610 AC.±

AREA IN NON-CRITICAL AREA - 23.076 AC.±

AREA TO BE SUBDIVIDED - 93.686 AC.± (ALL PHASES)

AREA UNENCLUMBERED BY RESERVATION OF DEVELOPMENT RIGHTS - 4.609 AC.±

REMAINING LANDS 76.710 AC.±

AREA IN CRITICAL AREA 65.531 AC.±

AREA IN NON-CRITICAL AREA 11.179 AC.±

#### PROPERTY AREA STATISTICS-PHASE V

PHASE 5 (ZONED VC) 11.179 AC.±

AREA IN LOTS 7.962 AC.±

AREA IN PUBLIC ROADS 2.152 AC.± (PORTION OF SPINNAKER WAY, SPRINGLINE COURT & TOPSAIL COURT)

40' PRIVATE RIGHT-OF-WAY 0.107 AC.± (PORTION OF SPINNAKER WAY)

OPEN SPACE FOR STORMWATER MANAGEMENT 0.958 AC.±

#### DEVELOPMENT RIGHTS CALCULATIONS-PHASE V

TOTAL AREA IN PHASE V = 11.179 ACRES (ZONED VC)

DEVELOPMENT RIGHTS ALLOWED= 44 @ 4 DU PER ACRE WITH SEWER (VC ZONE)

DEVELOPMENT RIGHTS UTILIZED = 26

DEVELOPMENT RIGHTS REMAINING = 18 (ASSIGNED TO REVISED REMAINING LANDS PARCEL)

NOTE: DEVELOPMENT RIGHTS SHOWN HEREON ARE BASED UPON CURRENT REGULATIONS AND MAY BE SUBJECT TO CHANGE BASED ON ZONING ORDINANCE REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT ACTIVITY.

#### FOREST CALCULATIONS FOR PHASE 5

ADJUSTMENT TO AFFORESTATION AREA IN CRITICAL AREA FOR ROAD IMPROVEMENTS FOR PHASE V - .18 AC.±

AFFORESTATION FOR PHASE V - 1.68 AC.±

#### 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, UNLESS SHOWN OTHERWISE.

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

Robert H. ...  
TALBOT COUNTY ENGINEER

DATE 10/20/08

THE STORMWATER MANAGEMENT MAINTENANCE AGREEMENT IS RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY IN LIBER 1644, FOLIO 276

LOTS 4, 7, 8, 13, 14, 19, 24, 25 & 26 ARE DENIED DIRECT ACCESS TO SPINNAKER WAY, SPRINGLINE COURT & WILLY ROE ROAD WHERE SHOWN ON SHEET 2 OF 2.

LOTS 13 & 14 ARE RESTRICTED FROM DIRECT VEHICULAR ACCESS TO THE EXISTING PRIVATE ROAD RIGHT-OF-WAY AND STORMWATER MANAGEMENT AREA.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ANY LIGHTING REQUIRED AT THE PROPOSED INTERSECTION OF SPINNAKER WAY WITH BLACK WALNUT POINT ROAD.

#### TALBOT COUNTY HEALTH DEPARTMENT

LOTS 1 THROUGH 26 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 REGULATION 26.04.03. THE APPLICANTS OR COMMUNITY WATER BECOMES AVAILABLE.

THE REMAINING LANDS PARCEL IS NOT LEGALLY ESTABLISHED UNDER COMAR 26.04.03 AND MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME AS EITHER THE PARCEL CAN BE SERVED BY A COMMUNITY SEWAGE DISPOSAL SYSTEM OR EVALUATION OF THE PARCEL DEMONSTRATES THAT THE PARCEL MEETS THE PROVISIONS SET FORTH IN THE CODE OF MARYLAND REGULATIONS FOR SUBDIVISION OF LAND, IN PLACE AT THE TIME THE PROPOSAL IS SUBMITTED. FURTHERMORE, DEVELOPMENT MUST BE CONSISTENT WITH APPLICABLE STATE AND COUNTY CODES, REGULATIONS AND LAWS AND THE PARCEL MAY NOT BE SERVED BY NON-CONVENTIONAL MEANS OF ON-SITE SEWAGE DISPOSAL.

RESERVED LAND PARCELS A, B, AND C AS SHOWN HEREON ARE PERMANENTLY PROTECTED OPEN SPACE AND MAY NOT BE DEVELOPED FOR RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT AS PER THE TALBOT COUNTY CODE CHAPTER 168, ARTICLE II, SECTION 168-15. THE CREATION OF THIS 5.299 ACRE PARCEL SHALL THEREFORE NOT BE CONSIDERED AS AN APPROVED BUILDING LOT FOR DEVELOPMENT PURPOSES.

Kathleen Hunter  
HEALTH OFFICER - TALBOT COUNTY

DATE 10/9/08

#### TALBOT COUNTY OFFICE OF PLANNING AND ZONING

THIS PLAT REPRESENTS A PLAN OF SUBDIVISION ON THE LANDS OF AVALON LIMITED PARTNERSHIP.

Mark Kay Vanden ...  
TALBOT COUNTY PLANNING COMMISSION  
COUNTY PLANNING OFFICER, AUTHORIZED AGENT

DATE 10/21/08

#### FOREST CONSERVATION NOTES:

1. PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITIES AND IF THESE ACTIVITIES ARE TO OCCUR WITHIN 25' OF THE FOREST CONSERVATION AREA(S), NOTIFY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410-770-8030), FOREST CONSERVATION COORDINATOR, TO DETERMINE IF TEMPORARY PROTECTIVE DEVICES (SILT, BLAZE, WIRE, WOOD AND/OR OTHER FENCING), ARE REQUIRED. IF REQUIRED, DEVICES ARE TO BE INSTALLED AND INSPECTED BY THIS OFFICE PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITIES. OWNER MAY BE SUBJECT TO A STOP WORK ORDER, FINES AND/OR PENALTIES, IF WORK COMMENCES PRIOR TO THE INSTALLATION OF PROTECTIVE DEVICES.

2. PROTECTIVE DEVICES MUST BE SURVEY LOCATED, OR AS DIRECTED BY THE TALBOT COUNTY FOREST CONSERVATION COORDINATOR. THE COUNTY RESERVES THE RIGHT TO MAKE ON-SITE, TREE-BY-TREE DECISIONS WHEN INSPECTING RETENTION AREAS FOR THE CRITICAL ROOT ZONE PROTECTION.

3. SOIL STOCKPILE AREAS AND OTHER CONSTRUCTION STAGING AREAS SHALL BE LOCATED AT LEAST 25' AWAY FROM THE FOREST CONSERVATION AREA(S).

4. NOTIFY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410-770-8030), FOREST CONSERVATION COORDINATOR PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY TO SCHEDULE A REVIEW OF LAND DISTURBANCE AND TO DIRECT FINAL SITE STABILIZATION OR REMOVAL OF FOREST PROTECTIVE DEVICES. PROTECTIVE DEVICES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED, OR OTHERWISE AS DIRECTED. SIGNAGE SHALL REMAIN IN PERPETUITY.

5. THE FOREST CONSERVATION AREA(S), AS SHOWN ON THIS FINAL SUBDIVISION PLAT ARE SUBJECT TO A LONG TERM PROTECTION AGREEMENT (FOREST CONSERVATION EASEMENT DOCUMENT) RECORDED IN THE TALBOT COUNTY LAND RECORDS LIBER 1644, FOLIO 276. THIS AGREEMENT, WHICH IS IN COMPLIANCE WITH THE TALBOT COUNTY FOREST CONSERVATION ORDINANCE, AND UNLESS OTHERWISE SPECIFICALLY NOTED, PRECLUDES MOWING, TRIMMING, CLEARING, REMOVAL OR OTHER DESTRUCTION OF PROTECTED FOREST. ENFORCEMENT OF THIS AGREEMENT FALLS UNDER THE JURISDICTION OF THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING. THIS AGREEMENT RUNS PERPETUAL WITH THE PROPERTY, AND IS BINDING UPON THE OWNER(S), THEIR PERSONAL REPRESENTATIVES, HEIRS, SUCCESSORS AND/OR ASSIGNS. THIS AGREEMENT SHALL BE DISCLOSED IN ANY SUBSEQUENT SALE, CONTRACT, LEASE, MORTGAGE, DEED OR OTHER LEGAL PROPERTY INSTRUMENT.

6. THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING RESERVES THE RIGHT TO INSPECT THE FOREST CONSERVATION AREA(S) AT ANY FUTURE DATE, WITH REASONABLE PRE-NOTIFICATION TO THE PROPERTY OWNER OF THEIR REPRESENTATIVE, AND TO ENFORCE THE PROVISIONS OF THE DEED OF FOREST CONSERVATION EASEMENT.

THE COVENANTS ENTITLED "TILGHMAN ON CHESAPEAKE II, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", ARE RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1280, FOLIO 715.

RESERVED LAND--Lot Coverage Calculations				
PARCEL	TOTAL AREA	LOT COVERAGE PERMITTED	LOT COVERAGE TRANSFERRED	ALLOWABLE LOT COVERAGE REMAINING
A	3.618 AC.±	23,640 SF	12,632 SF	11,008 SF
B	1.610 AC.±	10,520 SF	0 SF	10,520 SF
C	15.961 AC.±	104,289 SF	0 SF	104,289 SF

REVISED REMAINING LANDS--Lot Coverage Calculations			
TOTAL AREA	LOT COVERAGE PERMITTED	LOT COVERAGE UTILIZED	ALLOWABLE LOT COVERAGE REMAINING
40.103 AC.±	262,033 SF	0 SF	262,033 SF

#### ENVIRONMENTAL 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 THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE. I ALSO UNDERSTAND THAT THE 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.

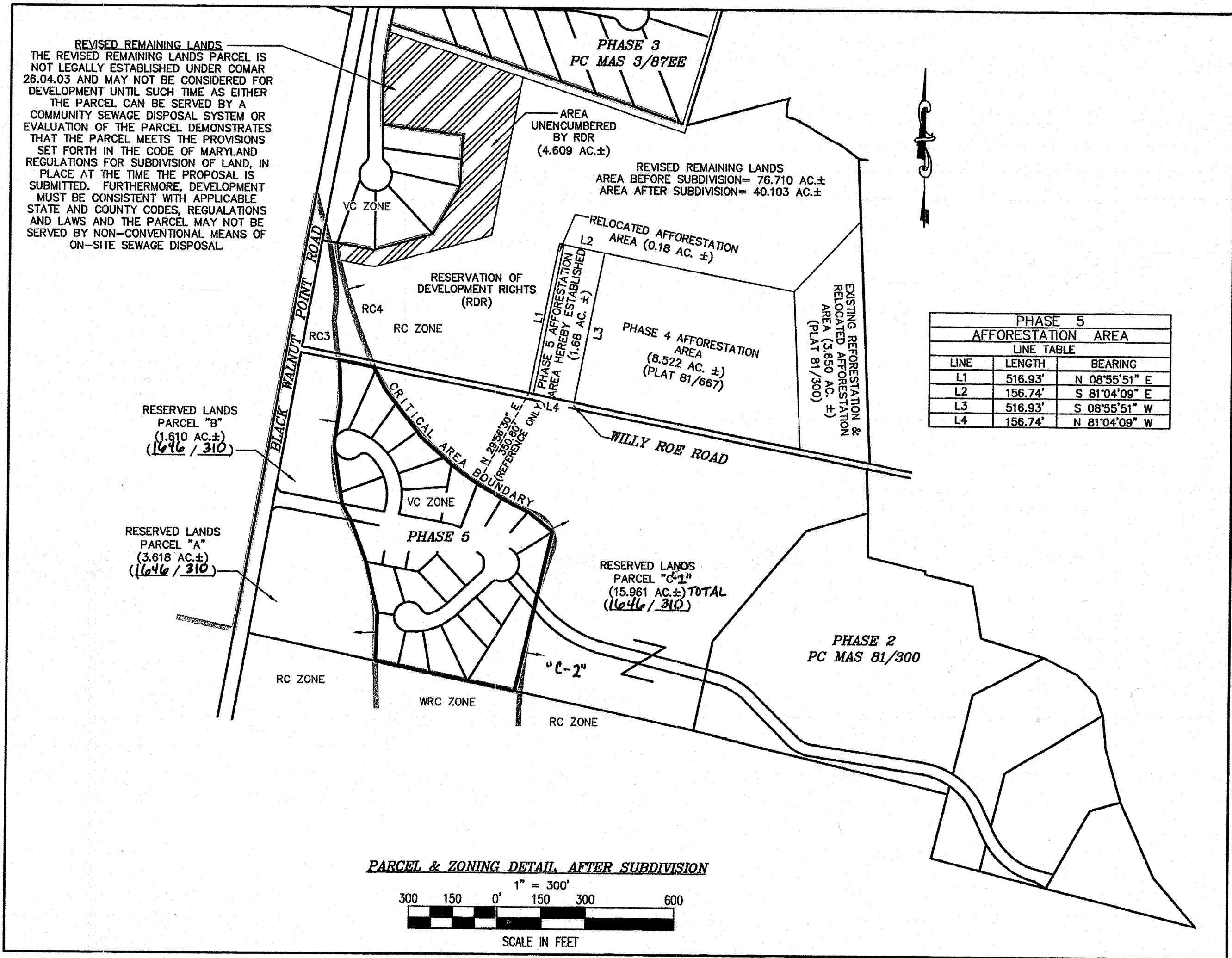
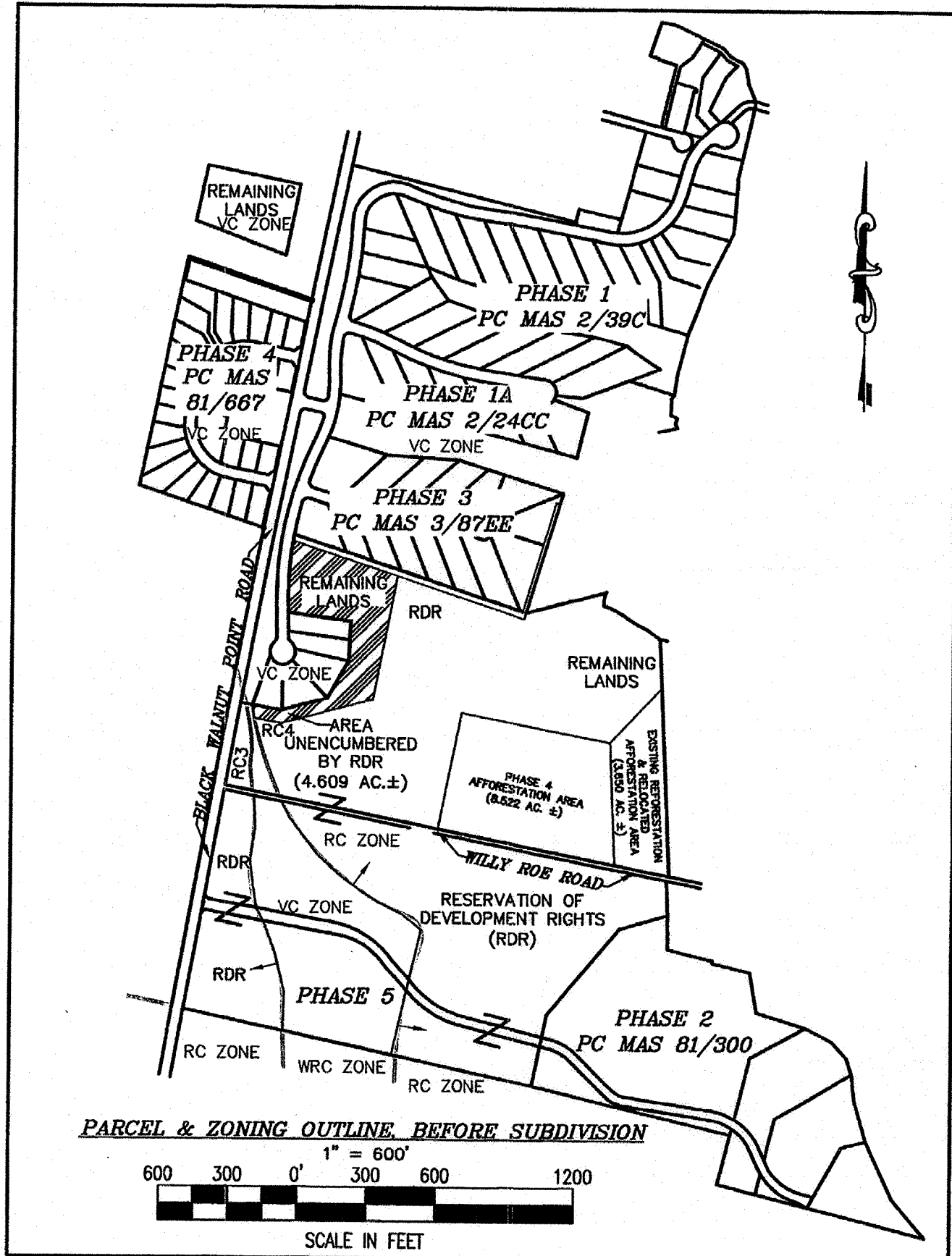
REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT AREAS TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS (SEPTEMBER-APRIL). CONSTRUCTION WILL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF POSSIBLE.

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

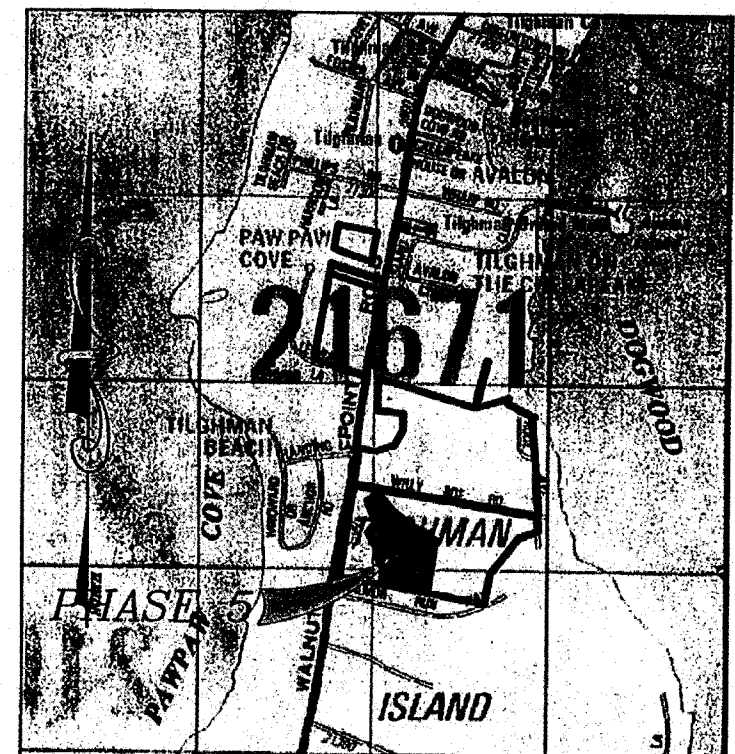
BY ACCEPTANCE OF THE DEED TO THIS PROPERTY, EACH LOT OWNER OR THEIR SUCCESSORS OR ASSIGNS, HEREBY ACKNOWLEDGE THAT THEY ARE AWARE THAT THE PROPERTY BORDERS ON PROPERTY UNDER AGRICULTURAL USE AND THAT THE NORMAL FARMING OPERATIONS ON SUCH AGRICULTURAL LAND MAY CAUSE SOME INTERFERENCE WITH THE USE AND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

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 & 28.09.01.05

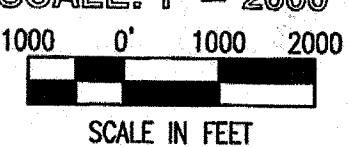
THE CRITICAL AREA BOUNDARY AS SHOWN HEREON IS TAKEN FROM DNR WETLANDS MAP NOS. 168 & 169. LANE ENGINEERING, INC. ACCEPTS NO RESPONSIBILITY FOR ACCURACY & INFORMATION AS SHOWN ON SAID MAPS.



PHASE 5 AFFORESTATION AREA LINE TABLE		
LINE	LENGTH	BEARING
L1	516.93'	N 08°55'51" E
L2	156.74'	S 81°04'09" E
L3	516.93'	S 08°55'51" W
L4	156.74'	N 81°04'09" W



LOCATION AND VICINITY MAP  
SCALE: 1" = 2000'



Lane Engineering, LLC

Civil Engineers - Land Planning - Land Surveyors



117 Bay St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024  
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 478-9842  
114B West Water St. Centerville, MD 21617 (410) 798-2095 FAX (410) 758-4422

FINAL PLAT

FOR PHASE 5 OF

"TILGHMAN ON THE CHESAPEAKE"

IN THE FIFTH ELECTION DISTRICT

TALBOT COUNTY, MARYLAND

TAX MAP 44

SHEET No. 1 OF 2

FILE No. 1068

DATE 08-03-04

SCALE AS SHOWN

JOB NO. 040441

DRAWN BY JEP, M.S.R.

DWG. NAME 040441ST2

APPROVED T.D.L.



DATE

BY

REVISION

APPROVED

DATE



