

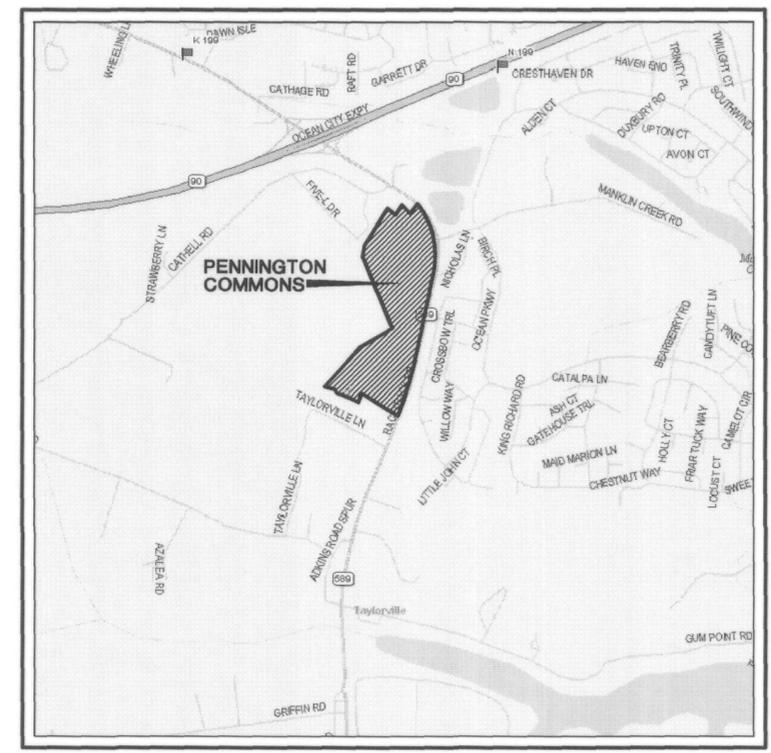
Filed 7/10/05 SVH 202/1

PENNINGTON COMMONS

THIRD TAX DISTRICT WORCESTER COUNTY, MARYLAND

JULY, 2005

RECORD PLAT



SCALE: 1"=2000'

INDEX OF DRAWINGS

- 1 TITLE SHEET
- 2 KEY MAP
- 3 SUBDIVISION PLAT (UTIL. LOT 1, OUTPARCEL A)
- 4 SUBDIVISION PLAT (LOTS 1-29; OUTPARCEL A, B, C)
- 5 SUBDIVISION PLAT (COMMERCIAL PARCELS A,B,C)

SITE DATA

- TAX MAP 21
- PARCEL NO., DEED REF. & PLAT REF. TABLE

PARCEL NO.	DEED REF.	PLAT REF.
61	4278/646	---
62	4278/646	---
93	4278/646	---
144	4278/646	---
274, LOT 2	4278/646	FWH 70/53
274, LOT 4	4278/646	FWH 70/53
274, LOT6A	4278/646	FWH 70/53, WCL 93/45

- TAX DISTRICT 3
- ZONING B-2/E-1
- TOTAL NO. OF RESIDENTIAL LOTS 29

AREA OF SITE:	
B-2 ZONE SITE AREA	12.505 ACRES
E-1 ZONE SITE AREA	59.462 ACRES
TOTAL SITE AREA	71.967 ACRES

CURRENT SITE USAGE - WOODED & TILLED AGRICULTURAL

CALCULATIONS FOR CLUSTER HOUSING:

E-1 ZONE SITE AREA	59.462 ACRES
DEDUCT EXISTING STATE WETLANDS	(0.000)
DEDUCT EXISTING R.O.W.	(0.361)

NET DEVELOPMENT AREA:	59.101 ACRES
ALLOWED DENSITY (1.00 LOT PER 2 NET ACRES)	29 LOTS

REQUIRED OPEN SPACE:	
50% E-1 ZONE SITE AREA	29.731 ACRES

ACTUAL OPEN SPACE:	
E-1 ZONE SITE AREA	59.462 ACRES
LESS FUTURE 589 R.O.W.	(2.658)
LESS 29 LOTS & STREET R.O.W.	(22.916)

TOTAL OPEN SPACE	33.888 ACRES
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E-1 Tabulations:

AREA OF RESIDENTIAL USE (29 LOTS)	20.006 ACRES
AREA OF ROADWAY	2.911 ACRES
AREA OF STORMWATER MANAGEMENT	1.693 ACRES
AREA OF EXISTING UPLAND	57.008 ACRES
AREA OF PROPOSED UPLAND	56.584 ACRES
AREA OF EXISTING NON-TIDAL WETLANDS	2.458 ACRES
AREA OF PROPOSED NON-TIDAL WETLANDS	2.881 ACRES

- LINEAR FEET OF ROADWAY
- PENNINGTON PLACE = 1111'
- EMORY DRIVE = 780'
- COMMONS DRIVE = 511'

B-2 Tabulations:

AREA OF PARCELS	11.661 ACRES
AREA OF ROADWAY	0.844 ACRES

- LINEAR FEET OF ROADWAY
- MANKLIN CREEK RD. = 245'
- COMMONS DRIVE = 357'

- DEVELOPMENT NAME: "PENNINGTON COMMONS"
RESIDENTIAL PORTION OF DEVELOPMENT
TO BE KNOWN AS "PENNINGTON ESTATES"

- OWNER/DEVELOPER: PENNINGTON LIMITED PARTNERSHIP
c/o CAMBR COMPANY, INC.
410 OCEAN AVENUE
LYNBROOK, NEW YORK 11563

- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240083-0025-A, DATED FEBRUARY 15, 1979, THIS SUBDIVISION IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING).

- BUILDING SETBACKS: FRONT YARD: 15' (UNLESS OTHERWISE INDICATED)
- REAR YARD: 20' (UNLESS OTHERWISE INDICATED)
- SIDE YARD: 8' (UNLESS OTHERWISE INDICATED)

LOT	TOTAL LOT AREA	EXISTING		PROPOSED	
		UPLANDS	WETLANDS	UPLANDS	WETLANDS
UTILITY LOT 1	19.842 AC	18.402 AC	1.440 AC	19.202 AC	0.640 AC
OPEN SPACE OUTLOT PARCEL A	13.291 AC	12.273 AC	1.018 AC	11.050 AC	2.241 AC
OPEN SPACE OUTLOT PARCEL B	0.574 AC	0.574 AC	0.000 AC	0.574 AC	0.000 AC
OPEN SPACE OUTLOT PARCEL C	2.844 AC	2.844 AC	0.000 AC	2.844 AC	0.000 AC
TOTAL	36.551 AC	34.093 AC	2.458 AC	33.670 AC	2.881 AC

GENERAL NOTES

1. WATER SYSTEM:
 - a. PUBLIC WATER SYSTEM, PROVIDED BY OCEAN PINES SERVICE DISTRICT
 - b. WATER MAINS, HYDRANTS AND APPURTENANCES WILL BE DEDICATED TO WORCESTER COUNTY
 - c. CONSTRUCTION PER WORCESTER COUNTY STANDARDS
2. WASTEWATER SYSTEM:
 - a. PUBLIC SANITARY SEWER, PROVIDED BY OCEAN PINES SERVICE DISTRICT
 - b. COLLECTION SYSTEM, PIPES, FORCEMAIN, PUMPSTATION AND APPURTENANCES WILL BE DEDICATED TO WORCESTER COUNTY
 - c. CONSTRUCTION PER WORCESTER COUNTY REQUIREMENTS
3. FIRE PROTECTION:
 - a. COMMERCIAL BUILDINGS WILL BE SPRINKLERED AND/OR USE FIRE WALLS TO MEET FIRE CODE
 - b. EMERGENCY SERVICES BY WORCESTER COUNTY EMERGENCY SERVICES
 - c. FIRE HYDRANTS SPACED PER WORCESTER COUNTY REQUIREMENTS
4. ALL RESIDENTIAL LOTS ARE DENIED DIRECT VEHICULAR ACCESS TO MARYLAND ROUTE 589 (RACE TRACK ROAD). ACCESS MUST BE VIA INTERNAL SUBDIVISION STREETS
5. ALL EXISTING STRUCTURES HAVE BEEN DEMOLISHED AND REMOVED. PREVIOUSLY EXISTING SEPTIC STRUCTURES AND WELLS HAVE BEEN LOCATED, REMOVED, BACKFILLED AND ABANDONED PER COUNTY REQUIREMENTS PRIOR TO BUILDING DEMOLITION
6. PROPOSED ROADS WITHIN THE E-1 ZONE ARE PUBLIC AND SHALL BE CONSTRUCTED ACCORDING TO WORCESTER COUNTY STANDARDS
7. OPEN SPACE AREAS SO DESIGNATED ARE WITHIN THE E-1 ZONE AND DEVOTED TO THE SINGLE FAMILY CLUSTER HOUSING PORTION OF THE PROJECT
8. THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SITE IS SUBJECT TO FOREST CONSERVATION PLAN NO. 02-25. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF DEVELOPMENT REVIEW AND PERMITTING. A SHORT-TERM MANAGEMENT AGREEMENT (REF. 4290/352) AND A PERPETUAL PROTECTIVE AGREEMENT - DEED OF FOREST CONSERVATION EASEMENT (REF. 4290/359), HAS BEEN RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.
9. SURVEYOR OF RECORD FOR THE PERIMETER BOUNDARY, EXCLUDING RIGHT-OF-WAY LINE OF MARYLAND ROUTE 589, IS DAVIS BOWEN AND FRIEDEL, INC., ONE PLAZA EAST, SALISBURY, MARYLAND 21801, 410-543-9091
10. SURVEYOR OF RECORD FOR THE INTERNAL LOTS, RIGHT-OF-WAY LINES OF MARYLAND ROUTE 589 AND SETTING OF MARKERS, IS ESP DESIGN SERVICES, INC., 803 NORTH SALISBURY BLVD., SUITE 2300, SALISBURY, MARYLAND 21801, 410-572-8833

WORCESTER COUNTY PLANNING AND ZONING COMMISSION

The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, buildability, or safety of any proposed use, and shall create no liability upon the County, its officials or employees.

Any approval by the Department of the Environment of any sewer or water system or suitability thereof is based upon State and County standards existing as of the date of approval. Such standards are subject to change and a building permit may be denied in the future, in the event current standards cannot be met as of the date of application for such permit. The approval shown hereon is not sufficient approval for a building permit.

Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

Charles R. Woodward, Jr. 05/04/05
Worcester County Planning Commission Date

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

Plans for central water and sewerage systems have been approved by the Department of the Environment and said facilities will be available to all lots offered for sale.

Mark S. Cropper 7/22/05
Pennington Limited Partnership (Power of Attorney) Date
by: Mark S. Cropper, Esquire

This subdivision shown hereon is approved as being in conformance with the Worcester County Comprehensive Water and Sewerage Plan providing for Central Water Supply and Central Sewerage. Approval date 01/07/03.

Charles R. Woodward, Jr. 7/26/05
Approving Authority Worcester County Date

SURVEYORS CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland, Latest Edition, as far as it concerns the determination of, and platting of the perimeter boundary have been complied with.

DAVIS, BOWEN AND FRIEDEL, INC.
by CHARLES R. WOODWARD, JR., AGENT
Charles R. Woodward, Jr. 7-25-05
Charles R. Woodward, Jr.
Property Line Surveyor
Md. No. 321 Date

SURVEYORS CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland, Latest Edition, as far as it concerns the platting of internal lots, right-of-way of Maryland Route 589 and the setting of markers as well as all the requirements of the County Commissioners and ordinances of the County of Worcester, Maryland, regarding the platting of subdivision within the County have been complied with.

ESP DESIGN SERVICES, INC.
by BARRY M. HALL, AGENT
Barry M. Hall 7-22-05
Barry M. Hall
Professional Land Surveyor
Md. No. 21057 Date

WORCESTER COUNTY BOARD OF ZONING APPEALS

Case No. 78987 on the application of Mark Cropper, Esq., on the lands of Pennington Limited Partnership, requesting a special exception to construct a wastewater treatment facility in an E-1 Estate District, and a variance to reduce the Ordinance prescribed setback for the spray irrigation fields associated with a wastewater treatment facility from 250 feet to 100 feet fully vegetated buffer (a 150 foot reduction), pursuant to Sections ZS 1-116(c), ZS 1-202(c)(19), and ZS 1-318, located at the west side intersection of MD Route 589 (Race Track Road) and Manklin Creek Road, Tax Map 21, Parcels 61, 62 and 144, in the Third Tax District of Worcester County, Maryland. Date of Approval: January 9, 2003.

OWNER'S CERTIFICATION

The following streets, roads, widening strips, amenities and improvements...PENNINGTON PLACE, EMORY DRIVE, COMMONS DRIVE, and MANKLIN CREEK ROAD...are hereby offered for dedication to the County Commissioners for Worcester County. Acceptance for such offer may take place at any time by appropriate act of the County Commissioners. The County Commissioners are in no way required to accept such offer. The offer may not be withdrawn without the consent of the County Commissioners.

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of Section 3-108 of the Real Property Article of the Annotated Code of Maryland (1996) as far as they relate to the making of this plat and the setting of markers have been complied with, to the best of the owner's knowledge.

Mark S. Cropper 7/22/05
Pennington Limited Partnership (Power of Attorney) Date
by: Mark S. Cropper, Esquire

WORCESTER COUNTY FOREST CONSERVATION EASEMENTS OF RECORD

Pennington Commons, Forest Conservation Easement, Revision
Developer/Owner: Pennington Limited Partnership
2005/05/31 Plat Book SVH 199, pp. 23-26

Forest Conservation Easement For Pennington Commons
Developer/Owner: Pennington Limited Partnership
2004/11/15 Plat Book SVH 193, pp. 43-46

 - FOREST CONSERVATION EASEMENT AREA - 23.64 ACRES

P112968 msa ssv1257-7543-1