

TC 616-07 Tilghman on the Chesapeake  
Site Plan 1067

Comments  
3/19/89 NK

57829-6876

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/)

January 22, 2010

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

Re: **Tilghman on the Chesapeake Site Plan  
L1123 (TM 44, P 4)**

Dear Ms. Verdery:

Thank you for providing information on the above referenced revision plat. The applicant is requesting to construct a private park that will contain a tennis court and a parking lot. The site is 3.85 acres and is designated as a Resource Conservation Area (RCA).

Based on the information provided, we have the following comments:

1. The applicant is proposing to construct tennis courts and a parking area on RCA land. Active recreation of this nature is not a permitted use in the RCA. Both State Law and the Talbot County Zoning Ordinance define a Resource Conservation Area as the following:

“An area in the Critical Area that has a housing density of less than one dwelling per five acres and is characterized by:

- A. Nature dominated environments, such as wetlands, surface water, forests and open space; and
- B. Resource-based activities, such as agriculture, forestry, fisheries, or aquaculture.”

Furthermore, §190-10.B.4(c) of the County code states that development in the RCA “shall be chiefly designated for agriculture, forestry, fishery activities, and other resource utilization activities and for habitat protection.” A tennis court and parking lot does not meet these criteria. The applicant must relocate the tennis courts and parking area outside of the RCA.

2. The applicant is proposing to construct the tennis courts and parking lot on "remaining lands." According to Chapter 190 of the Talbot County code, remaining land is defined as "A specifically delineated area of land on a subdivision plat that is part of the parcel being subdivided, requiring a minimum allocation of one development right, but is not included in the subdivision. Remaining land is not an approved lot or parcel within the subdivision and may be used for future subdivision if able to meet applicable standards at the time of subdivision." In reviewing this plan, it is unclear if a development right was allocated to this land. Please have the applicant provide this information.

Thank you for the opportunity to provide comments on this site plan request. If you have any questions, please call me with any questions at (410) 260-3483.

Sincerely,



Nick Kelly  
Natural Resource Planner  
cc: TC 616-07

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/)

March 17, 2008

Mary Kay Verdery  
Talbot County Planning and Zoning  
Talbot County Courthouse  
11 North Washington Street  
Easton, MD 21601

Re: Tilghman on the Chesapeake Site Plan  
1067

Dear Ms. Verdery:

Thank you for providing information on the above referenced site plan. The applicant is proposing to move .61 acres of Reservation of Development Rights (RDR) land from one portion of a 56.08-acre easement within a Resource Conservation Area (RCA) to another. As a result of this proposal, Resource Conservation Area 1 (RC1) will fall from 5.62 acres to 5.01 acres, while RC5 will be created as a .61 acre easement; RC5 will be located adjacent to RC4. This revision is requested in order to widen an existing private road right-of-way along Spinnaker Way and Black Walnut Point Road, which runs through the RC1 area.

Based on the information provided, we have the following comment:

- The RDR land may not be developed for residential, commercial, or industrial development, and this area shall not be considered as an approved building lot for development purposes.

Thank you for the opportunity to provide comments on this site plan. If you have any questions, please contact me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Nick Kelly".

Nick Kelly  
Natural Resource Planner  
cc: TC 163-08  
216-C7

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/)

November 5, 2007

Mary Kay Verdery  
Talbot County Planning and Zoning  
Talbot County Courthouse  
11 North Washington Street  
Easton, MD 21601

Re: Tilghman on the Chesapeake Site Plan  
1067

Dear Ms. Verdery:

Thank you for providing information on the above referenced site plan. The applicant is proposing to move .03 acres (1,306 square feet) of Reservation of Development Rights (RDR) land from one portion of a 56.08-acre easement within a Resource Conservation Area (RCA) to another. As a result of this proposal, Resource Conservation Area 1 (RC1) will fall from 5.53 acres to 5.50 acres, while RC5 will be created as a .03 acre easement; RC5 will be located adjacent to RC4. This revision is requested in order to widen an existing private roadway (Spinnaker Lane), which runs through the RC1 area, into a public roadway.

Based on the information provided, we do not oppose this request. However, we do have one comment on this project:

1. The RDR land may not be developed for residential, commercial, or industrial development, and this area shall not be considered as an approved building lot for development purposes.
2. It appears that a portion of Topsail Court is located within the conservation easement area. Please have the applicant verify that this roadway will be located outside of the Critical Area easement portion of this site.

Thank you for the opportunity to provide comments on this site plan. If you have any questions, please contact me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Nick Kelly".

Nick Kelly  
Natural Resource Planner  
cc: TC 616-07

Robert L. Ehrlich, Jr.  
*Governor*

Michael S. Steele  
*Lt. Governor*



Martin G. Madden  
*Chairman*

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/)

December 29, 2006

Ms. Mary Kay Verdery  
Talbot County Office of Planning and Zoning  
11 N. Washington Street  
Courthouse  
Easton, Maryland 21601

Re: L1037 Avalon Limited Partnership  
Tax Map 44A, Parcels 4 and 303

Dear Ms. Verdery:

Thank you for providing information on the above referenced lot line abandonment. The applicant is requesting to abandon the existing lot line between Parcels 4 and 303 in order to create one lot. Both properties appear to be designated as Limited Development Areas (LDAs).

In general, this office does not oppose an abandonment of the lot line as proposed. However, it is our understanding that the Critical Area portion of the property is prohibited from use for future development as the acreage of Parcel 4 has been previously utilized to calculate impervious surface area and forest clearing allowances on the adjoining Tilghman on the Chesapeake subdivision, Lots 6 through 15. Therefore, a note should be placed on the plat within the development rights summary which clearly states that future development within the Critical Area portion of revised Parcel 303 is prohibited. In addition, it is our understanding that the proposed lot line abandonment does not have an effect on the existing forest conservation easement, which will remain in place both within and outside of the Critical Area.

Thank you for the opportunity to provide comments for this line abandonment request. Please call me with any questions at (410) 260-3482.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Kerrie L. Gallo'.

Kerrie L. Gallo  
Natural Resource Planner  
TC832-06

# Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors

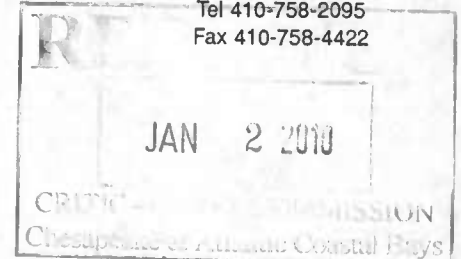
15 Washington Street  
Cambridge, Maryland 21613  
Tel 410-221-0818  
Fax 410-476-9942

117 Bay Street  
P.O. Box 1767  
Easton, Maryland 21601  
Tel 410-822-8003  
Fax 410-822-2024

RECEIVED  
DEC 23 2009

TAC: 2.10.10

354 Pennsylvania Avenue  
Centreville, Maryland 21617  
Tel 410-758-2095  
Fax 410-758-4422



## Memo

To: Mary Kay Verdery, Asst. Planning Officer

From: Elizabeth Fink, Lane Engineering, LLC *EF*

Date: December 17, 2009

RE: Response to Site Plan Requirements, page 2 of application, item #11  
TOC Tennis Courts

In addressing Section 190-184 I (5)(a-h) of the Talbot County Code, the following should be noted:

- (a) The proposed tennis courts in Phase II of Tilghman on the Chesapeake (TOC) will be constructed on a Remaining Lands parcel, owned by Avalon Limited Partnership, to be utilized as a recreational activity by all residents of the TOC subdivision. This low density development is located outside of sensitive areas, maintaining and improving water quality and habitat. Land use policies in the RC zone " should result in areas primarily characterized by open space, agriculture, forestry and low density, single family detached homes" (CO3.P.25, Page 3-11 of Comp Plan). The vast majority of RC zoned lands within TOC are reserved in either Remaining Lands or Reserved Lands, which includes large portions of afforestation areas and nontidal wetland ponds. The minimal disturbance to include the construction of (2) tennis courts for the residents of the subdivision is low density with the remaining portion of the parcel to remain in open space. A bio-retention pond, designed for stormwater management, improves the water quality while adding more plantings to the parcel, all of which are an overall improvement of the site.
- (b) The proposed tennis courts comply with all current design standards as outlined in Article V of the Code.
- (c) Access to the tennis courts by residents of TOC will be via Spinnaker Way, an existing 50' wide public road. There will be no traffic circulation in association with the courts; cars will park in the parking areas provided in front of the courts (two wheel stops).
- (d) The tennis courts will have no impact on surrounding development as the site is bordered to the north and west by public roads. Lots 1, 7 & 8 of Parcel 49, TOC, are currently unimproved lots; any persons wishing to develop these lots will be aware of the location of the courts.



- (e) The tennis courts will have little or no impact at all on community facilities. Only residents of the TOC subdivision will utilize the courts, thus no new traffic will be created. No lighting is proposed and sewer is not needed as no bathroom facilities are proposed.
- (f) The tennis courts will have no impacts on historic resources.
- (g) The tennis courts will have very little impact on open space as the majority of Remaining Lands B will remain unimproved. Only that area required for the construction of the tennis courts will be cleared, with equal area reforestation planted. Remaining Lands "B" is 3.854 acres while the proposed courts will occupy 15,022 SF of that area, or 8.9%.
- (h) The tennis courts will have no impact on available utilities (none proposed).





# Andrews, Miller & Associates

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.



FILE COPY



FILE COPY

ARCHITECTS ENGINEERS SURVEYORS

Edward T. Fulford, P.E., Director  
Oner Yucel, Ph.D., P.E.

March 05, 2008

Mr. Nick Kelly  
State of Maryland Critical Area Commission  
1804 West St. - Suite 100  
Annapolis, MD 21401

RECEIVED  
MAR 07 2008

Re: Revision - Tilghman on Chesapeake-Phase II  
November 15, 2007 TAC  
Preliminary Plat Submittal  
AMA 00018

Dear Mr. Kelly;

Enclosed is a Preliminary Plat submittal for the Revision of Reservation of Development Rights for Tilghman on Chesapeake subdivision located on Black Walnut Point Road. This submittal addresses all the TAC Sketch Review comments dated November 15, 2007. The following is a point-by-point response letter to your specific TAC comments.

- ✓ Comment 1: The RDR land may not be developed for residential, commercial, or industrial development, and this area shall not be considered as an approved building lot for development purposes.  
*Response: Concur. A note has been added to the RDR area restating the restriction.*
- ✓ Comment 2: It appears that a portion of Topsail Court is located within the conservation easement area. Please have the applicant verify that this roadway will be located outside of the Critical Area easement portion of this site.  
*Response: The location of Topsail Court has been revised by the design professional for Phase 5.*

Please review these plans and place this project on the next available Technical Advisory Committee (TAC) agenda for Preliminary Plat review. If you have any questions or require additional information, please contact our office at (410) 228-7117.

Very truly yours,

Andrews, Miller & Associates

Eric W. Tolley  
Survey Department Manager

**PHASE II - DEVELOPMENT RIGHTS CALCULATIONS**

Parcel ID	Description	Area (Acres)
Lot 1	Phase II-Tilghman on the Chesapeake	2.16
Lot 2	Phase II-Tilghman on the Chesapeake	3.49
Lot 3	Phase II-Tilghman on the Chesapeake	4.05
Lot 4	Phase II-Tilghman on the Chesapeake	20.00
<b>Total Phase II Lots (Including RD RW)</b>		<b>29.70</b>
<b>Private Road Right of Way areas</b>		
Thru Lot 2		0.25
Thru Lot 3		0.21
Thru Lot 4		1.00
<b>Total Private Road Right of Way Thru Lots</b>		<b>1.46</b>
<b>Tidal Wetlands</b>		
Included in Lot 4		4.32
<b>Total Tidal Wetlands within Lots</b>		<b>4.32</b>
<b>Density Area Calculation</b>		
Lot Areas including Road		29.70
Less Road RW within Lots		1.46
Less Tidal Wetlands Within Lots		4.32
Lot Area available for Density Calculation		23.92
Required Acreage (4 Lots @ 20 Acres)		80.00
Reservation of Development Rights Required		56.08

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.

Lot Number	Lot Area	Allowable Impervious Area Acres (15%)	Allowable Impervious Area Square Feet (15%)
Lot 1	2.16	0.32	14,113
Lot 2	3.49	0.52	22,804
Lot 3	4.05	0.61	26,462
Lot 4	20.0	3.0	130,680

**DRAINAGE AND UTILITY EASEMENT NOTES**

A UTILITY AND DRAINAGE RIGHT-OF-WAY AND EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH (7.5 FEET ON EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AND TEN (10) FEET IN WIDTH ALONG EXISTING BOUNDARY LINES (ENTIRELY ON THE SUBJECT PARCEL) NON CONTIGUOUS TO ANY ROAD EXCEPT AS SHOWN HEREON.

DRAINAGE AND UTILITY EASEMENTS LOCATED WITHIN FOREST CONSERVATION EASEMENT AREAS SHALL NOT BE DEVELOPED UNLESS APPROVED BY TALBOT COUNTY PLANNING & ZONING. SUCH DEVELOPMENT MAY REQUIRE MITIGATION OF IMPACTS TO FOREST CONSERVATION EASEMENT AREAS.

**FLOOD ZONE NOTE AND LEGEND**

THE LAND SHOWN HEREON IS IN FLOOD ZONE "A", "B", AND "C" LOCATED WITHIN THE COASTAL FLOOD PLAN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS 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 COMMUNITY PANAL NO. 2400660033 A, AND 2400660039 A.

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

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

**SITE DATA**

**Owner & Applicant:**  
 Avalon Limited Partnership C/O Lovell Avalon LLC  
 9200 Rumsey Rd, Suite 200  
 Columbia, Maryland 21045  
 Project Contact: Mr. Richard E. Hayward  
 Vice President  
 Tel: (410) 997-7222

**Deed References:**  
 Avalon Limited Partnership C/O Lovell Avalon LLC  
 LIBER 1158 FOLIO 957

**Zoning Designation:**  
 VC - Village Center (One acre or more)  
 Setbacks:  
 Front: 50'  
 Side: 25'  
 Rear: 15'  
 From Waterfront: 100'

VC - Village Center (Less than one acre)  
 Setbacks:  
 Front: 25'  
 Side: 25'  
 Rear: 10'  
 From Waterfront: 100'

RC - Rural Conservation (One acre or more)  
 Setbacks:  
 Front: 50'  
 Side: 50'  
 Rear: 50'  
 From Waterfront: 100'

RC - Rural Conservation (Less than one acre)  
 Setbacks:  
 Front: 50'  
 Side: 25'  
 Rear: 25'  
 From Waterfront: 100'

THIS PROPERTY SHOWN HEREON IS LOCATED PARTIALLY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

**STORMWATER MANAGEMENT NOTE**

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

**ENVIRONMENTAL NOTES**

1. 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 OF ENJOYMENT AND 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.

2. 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 & 26.09.01.05.

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

4. 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 OF 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.

5. LOT OWNERS HAVE NO RECOURSE AGAINST THE INHERENT EFFECT OF AGRICULTURAL OPERATIONS CONDUCTED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES. THESE EFFECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, NOISE, ODOR, VIBRATION, FUMES, DUST OR GLARE; AND CHAPTER 128, TALBOT COUNTY CODE, "RIGHT TO FARM" PROTECTS AGRICULTURAL OPERATIONS ON ALL AGRICULTURAL LAND IN THE COUNTY.

6. REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT TO THE NONBREEDING 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.

**PROPERTY OWNER DECLARATION**

THE 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, Vice President DATE  
 AVALON LIMITED PARTNERSHIP

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF \_\_\_\_\_, 2008

NOTARY

**TALBOT COUNTY PLANNING AND ZONING**

THE PURPOSE OF THIS PLAT IS TO REVISE THE RESERVATION OF DEVELOPMENT RIGHTS ON THE LANDS OF AVALON LIMITED PARTNERSHIP.

TALBOT COUNTY PLANNING COMMISSION DATE  
 PLANNING OFFICER, AUTHORIZED AGENT

**TALBOT COUNTY HEALTH DEPARTMENT**

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

HEALTH OFFICER - TALBOT COUNTY DATE

**TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS**

THIS REVISION PLAT HAS BEEN APPROVED BY THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS.

TALBOT COUNTY ENGINEER DATE

Description	Area Prior to Revision (In Acres)	Area After Revision (In Acres)
RC1	5.53	5.01
RC2	15.81	15.81
RC3	0.59	0.59
RC4	34.06	34.06
RC5	N/A	0.61
TOTAL	56.08	56.08

THE CURRENT DEED OF CONSERVATION EASEMENT BETWEEN AVALON LIMITED PARTNERSHIP AND TALBOT COUNTY, MARYLAND IS RECORDED IN LIBER 1158, FOLIO 957.

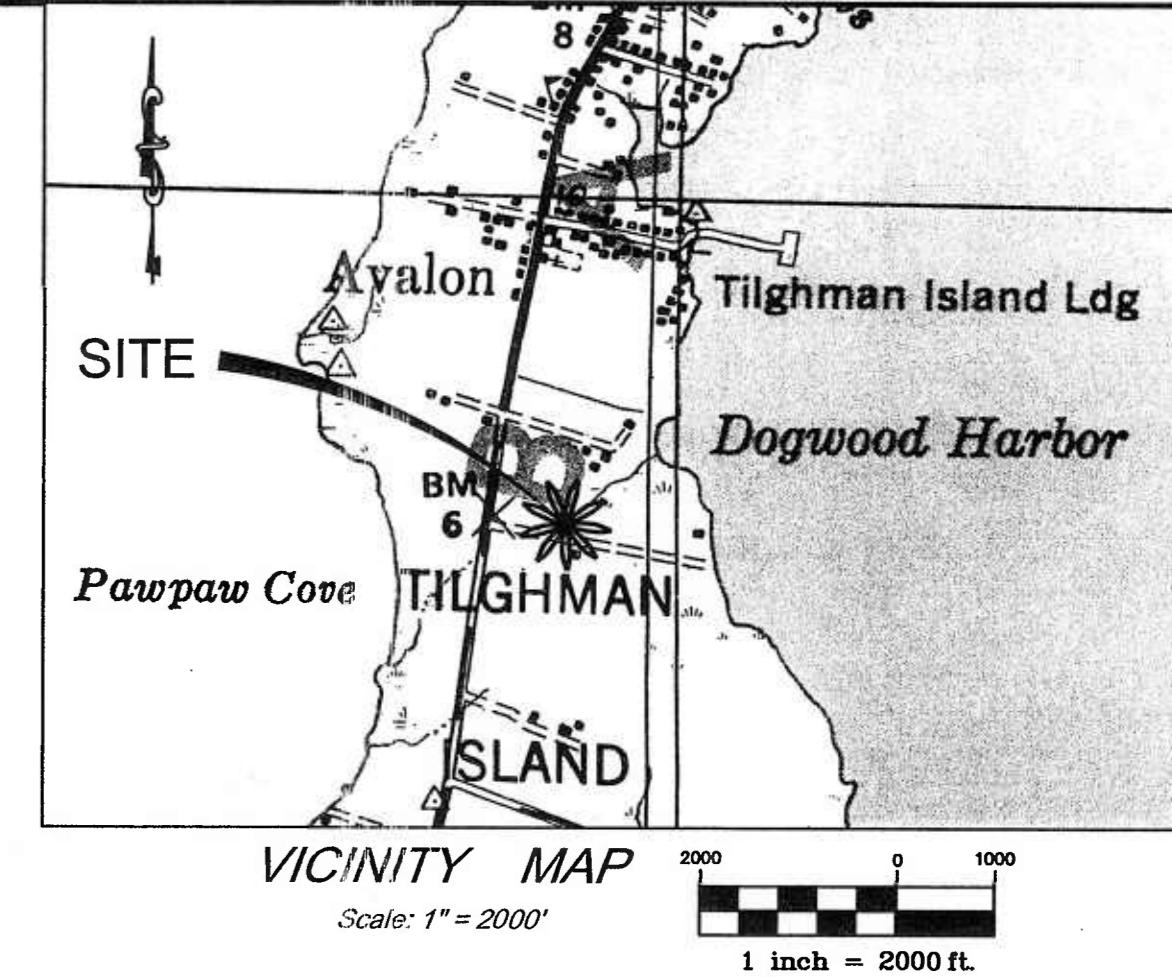
THE AMENDED AND RESTATED RESERVATION OF DEVELOPMENT RIGHTS AGREEMENT BETWEEN AVALON LIMITED PARTNERSHIP AND TALBOT COUNTY, MARYLAND IS RECORDED IN LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

THE PRESENT OWNER OF THE LAND OF WHICH THIS REVISION IS COMPRISED ARE AVALON LIMITED PARTNERSHIP AND WILL BE RECORDED AT THEIR REQUEST.

I, ERIC W. TOLLEY, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A REVISION OF THE CONSERVATION EASEMENT GRANTED TO TALBOT COUNTY, MARYLAND BY AVALON LIMITED PARTNERSHIP BY DEED DATED 05/05/03 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1158 FOLIO 957 ON THE LAND CONVEYED BY BEECH CREEK ASSOCIATES TO AVALON LIMITED PARTNERSHIP BY DEED DATED 06/14/89 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 571 FOLIO 87.

ERIC W. TOLLEY DATE  
 PROPERTY LINE SURVEYOR  
 MARYLAND LICENSE NO. 509



**LEGEND**

Denotes area previously subject to conservation easement (Liber 1158 Folio 957) to remain subject to conservation easement

Denotes area previously subject to conservation easement (Liber 1158 Folio 957) to be removed from conservation easement

Denotes area to be added to conservation easement

EXISTING AFFORESTATION AREAS

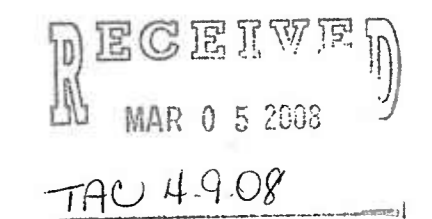
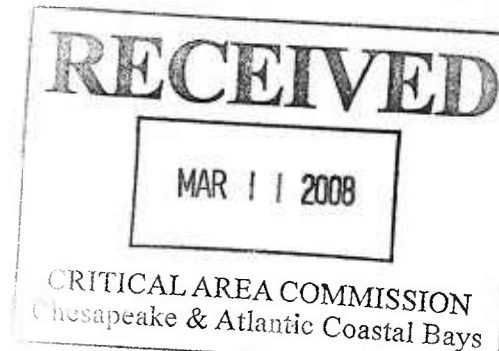
EXISTING FOREST AREAS

NO.	DATE	REVISIONS
1	Feb. 2008	Address TAC Comments

**Andrews, Miller & Associates**  
 ARCHITECTS ENGINEERS SURVEYORS  
 CAMBRIDGE, MARYLAND (410) 228-7117  
 SALISBURY, MARYLAND (410) 543-9001  
 MILFORD, DELAWARE (802) 424-1441  
 EASTON, MARYLAND (410) 770-4744

**DAVIS, BOWEN & FRIEDEL, INC.**  
 A Division of

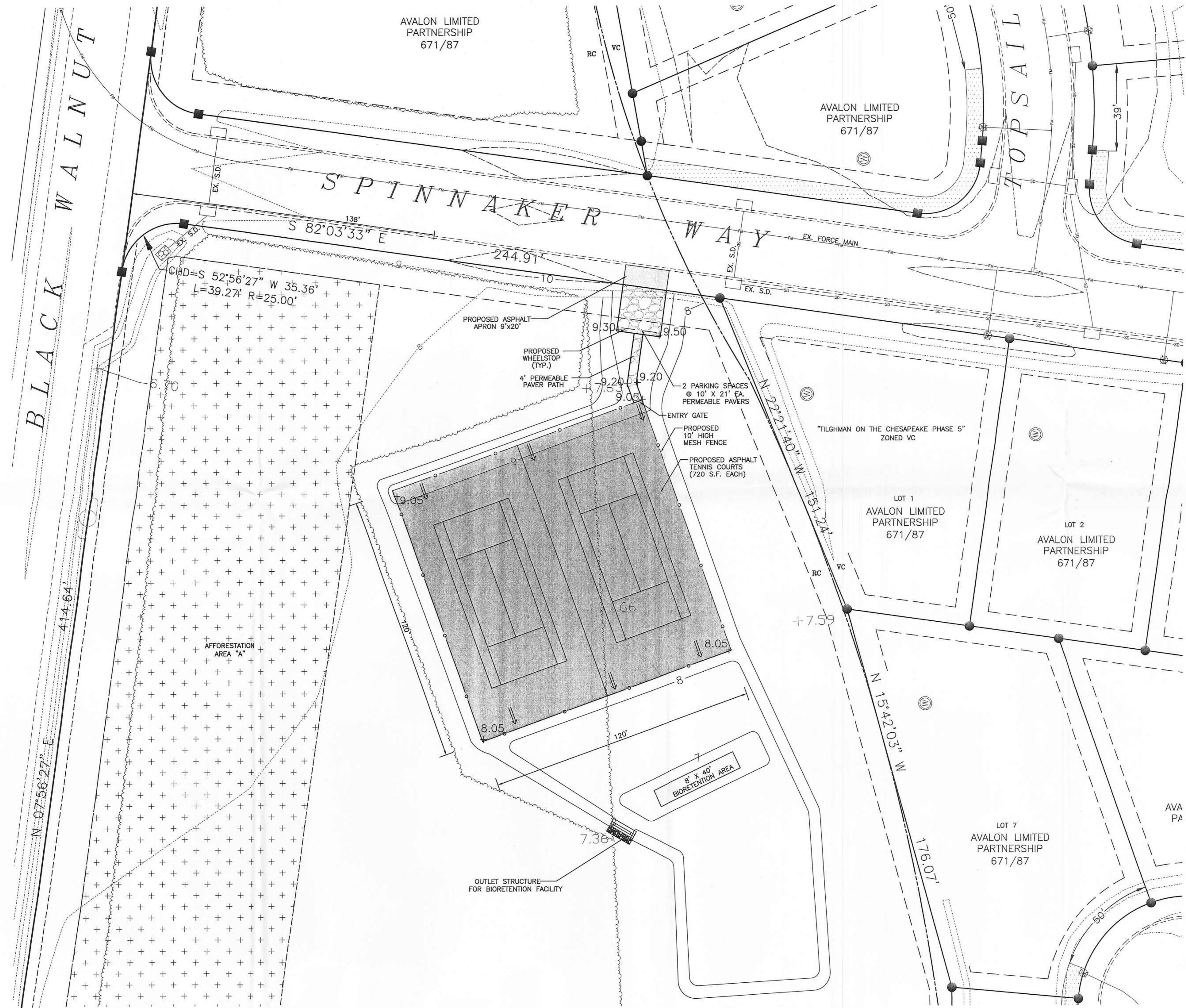
**Plat Showing Revision of Reservation of Developed Rights Area**  
 On The Land Of  
**Avalon Limited Partnership**  
 Fifth Election District, Talbot County, Maryland  
 Tax Map No. 44, Grid 16, Parcel 4



DRAWN	DESIGNED	CHECKED
ENT	-	KBE
DATE Sept. 20, 2007		
SCALE No Scale		
JOB NO. 00018		
SHEET		



Date: 12/11/2009 10:46am User: blander Project Manager: MDC  
 Drawing Path: J:\2009\0600\060657\Coord\060657.dwg Site Plan\060657.dwg  
 XREF File(s): CSP-BASE-080657/1D-BASE-080657/NSP-BASE-080657/VP-BASE-080657/UP-BASE-080657/CSP-PTS-080657/DWG



RECEIVED  
 JAN 12 2010  
 CRITICAL AREA COMMISSION  
 Chesapeake & Potomac Regions

REVISIONS			
No.	DATE	DESCRIPTION	BY

**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors  
 E-mail: mail@leh.com  
 117 Bay St., Easton, MD 21601 (410) 822-8023  
 15 Washington St., Cambridge, MD 21613 (410) 221-0818  
 354 Pennsylvania Ave., Centreville, MD 21617 (410) 758-2295

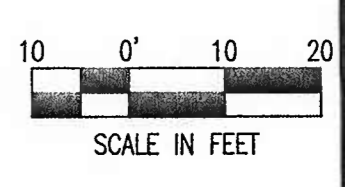
NOT VALID FOR CONSTRUCTION  
 UNLESS SIGNED AND DATED HERE:

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 23401, Expiration Date: Aug. 25, 2010.

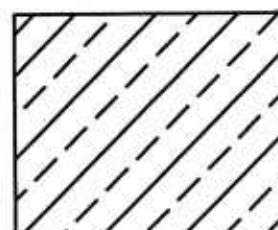
SEAL  
  
 12/17/09  
 DATE

**SITE DEVELOPMENT PLAN**  
 TILGHMAN ON THE CHESAPEAKE  
 PHASE 2  
 REMAINING LANDS "B"  
 FIFTH ELECTION DISTRICT  
 TALBOT COUNTY  
 TAX MAP 44 GRID 15 PARCEL 4


ISSUED FOR: AGENCY REVIEWS DATE: 12/14/09 BY: JAG



SHEET No. C-5.0 DATE: 12/14/09  
 SCALE: 1"=20' JOB No. 080657  
 FILE No. 1068

 DENOTES AREA PREVIOUSLY SUBJECT TO CONSERVATION EASEMENT (Liber 1158 Folio 957) TO REMAIN SUBJECT TO CONSERVATION EASEMENT

 DENOTES AREA PREVIOUSLY SUBJECT TO CONSERVATION EASEMENT (Liber 1158 Folio 957) TO BE REMOVED FROM CONSERVATION EASEMENT

 DENOTES AREA TO BE ADDED TO CONSERVATION EASEMENT

**PROPERTY OWNER DECLARATION**

THE PRESENT OWNER OF THE LAND OF WHICH THIS REVISION IS COMPRISED IS AVALON LIMITED PARTNERSHIP. THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AT THEIR REQUEST.

AVALON LIMITED PARTNERSHIP DATE \_\_\_\_\_  
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

NOTARY

**TALBOT COUNTY PLANNING AND ZONING**

THE PURPOSE OF THIS PLAT IS TO REVISE THE CONSERVATION EASEMENT (RESERVATION OF DEVELOPMENT RIGHTS) ON THE LANDS OF AVALON LIMITED PARTNERSHIP.

TALBOT COUNTY PLANNING COMMISSION DATE \_\_\_\_\_  
 PLANNING OFFICER, AUTHORIZED AGENT

**TALBOT COUNTY HEALTH DEPARTMENT**

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

HEALTH OFFICER - TALBOT COUNTY DATE \_\_\_\_\_

**TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS**

THIS REVISION PLAT HAS BEEN APPROVED BY THE 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 10' IN WIDTH ALONG EXISTING BOUNDARY LINES (ENTIRELY ON SUBJECT LANDS) NOT CONTIGUOUS TO ANY ROAD.

TALBOT COUNTY ENGINEER DATE \_\_\_\_\_

Area Table		
Description	Area Prior to Revision (In Acres)	Area After Revision (In Acres)
RC1	5.53	5.50
RC2	15.90	15.90
RC3	0.59	0.59
RC4	34.06	34.06
RC5	N/A	0.03
TOTAL	56.08	56.08

**Area To Be Removed From Reservation of Development Rights**  
 Area = 0.03 Acres±

THE CURRENT DEED OF CONSERVATION EASEMENT BETWEEN AVALON LIMITED PARTNERSHIP AND TALBOT COUNTY, MARYLAND IS RECORDED IN LIBER 1158, FOLIO 957.

THE REVISED DEED OF CONSERVATION EASEMENT BETWEEN AVALON LIMITED PARTNERSHIP AND TALBOT COUNTY, MARYLAND IS RECORDED IN LIBER \_\_\_\_\_, FOLIO \_\_\_\_\_.

**SURVEYOR'S CERTIFICATE**

THE PRESENT OWNER OF THE LAND OF WHICH THIS REVISION IS COMPRISED ARE AVALON LIMITED PARTNERSHIP. THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED FOR AND WILL BE RECORDED AT THEIR REQUEST.

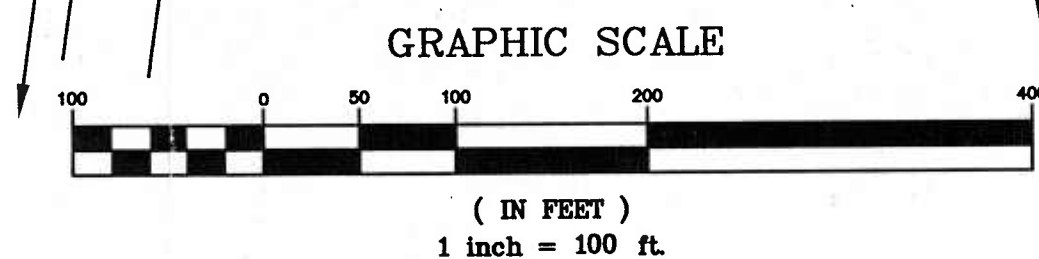
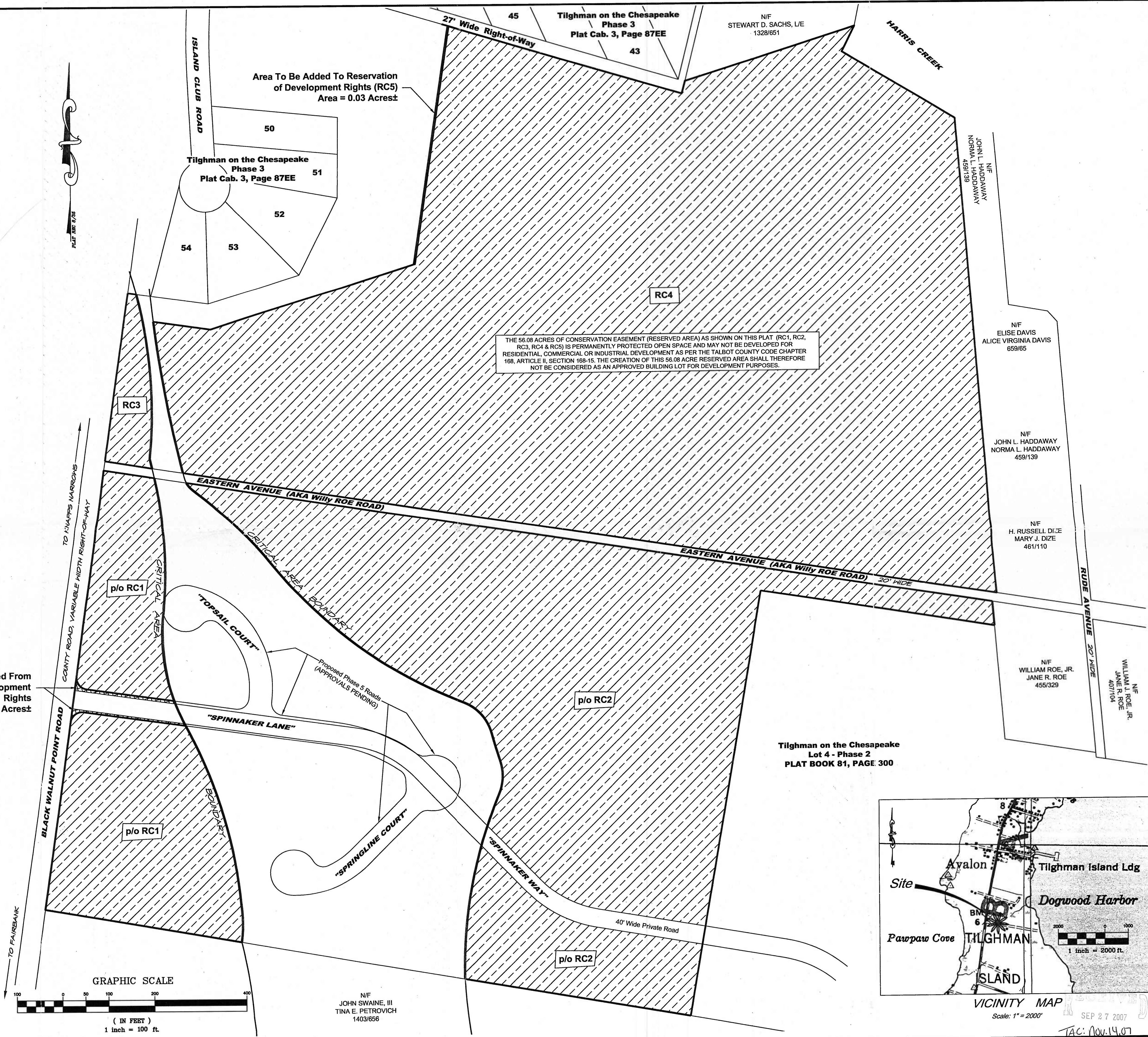
I, ERIC W. TOLLEY, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE CONSERVATION EASEMENT GRANTED TO TALBOT COUNTY, MARYLAND BY AVALON LIMITED PARTNERSHIP BY DEED DATED 05/05/03 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1158 FOLIO 957 ON THE LAND CONVEYED BY BEECH CREEK ASSOCIATES TO AVALON LIMITED PARTNERSHIP BY DEED DATED 06/14/89 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 671 FOLIO 87.

ERIC W. TOLLEY PROPERTY LINE SURVEYOR DATE \_\_\_\_\_  
 MARYLAND LICENSE NO. 509

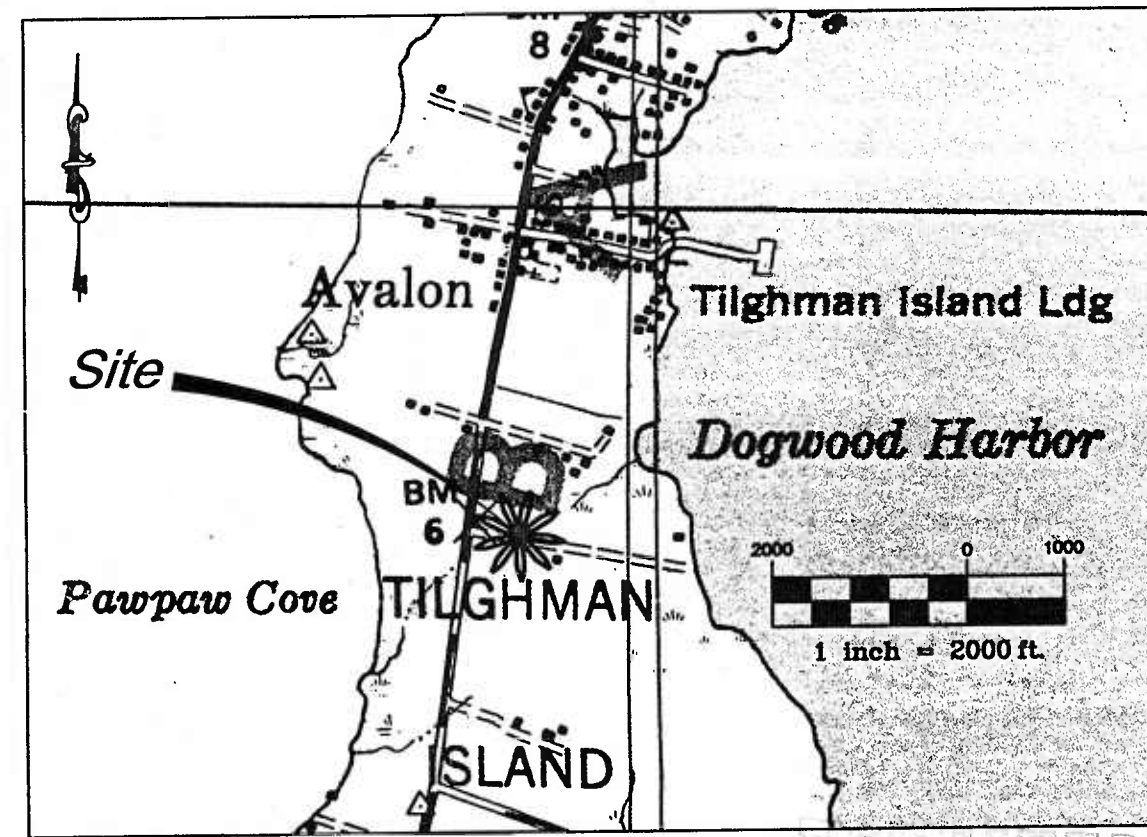
**SITE DATA**

OWNER : Avalon Limited Partnership  
 c/o Level Avon LLC  
 9200 Rumsey Rd, Suite 200  
 Columbia, Maryland 21045  
 (410) 997-7222

SURVEYOR: Andrews, Miller & Assoc., Inc.  
 401 Academy Street  
 Cambridge, Maryland 21613  
 (410) 228-7117



NIF JOHN SWAINE, III  
 TINA E. PETROVICH  
 1403/656



NO.	DATE	REVISIONS

RECEIVED  
 OCT 10 2007  
 CRITICAL AREA COMMISSION

CONSULTING ENGINEERS AND SURVEYORS  
**Andrews, Miller & Assoc., Inc.**  
 Western Area Office:  
 15 Old Sommers Island Road, Suite 1  
 104 Annapolis, Maryland 21407 Tel:  
 410-228-7117 Fax: 410-228-7100  
 Main Office:  
 401 Academy Street, Suite 1  
 Cambridge, Maryland 21613  
 Tel: 410-228-7117 Fax: 410-228-7100

Plat Showing Revision of Conservation Easement  
 On The Land Of  
**Avalon Limited Partnership**  
 Fifth Election District, Talbot County, Maryland  
 Tax Map No. 44, Grid 16, Parcel 4

DRAWN	DESIGNED	CHECKED
EWI	-	KBE

DATE  
 Sept. 20, 2007

SCALE  
 1" = 100'

JOB NO.  
 00018

SHEET  
 1 of 1

SEP 27 2007  
 TAC: Nov. 14.07