

SOILS LEGEND

TYPE	SOIL NAME & DESCRIPTION	HYDROLOGIC GROUP	K FACTOR	% SLOPE	HES CRITERIA
BeB	Beltsville silt loam, 2 to 5 percent slopes	Partially Hydric	C	0.37	N/A
BeC	Beltsville silt loam, 5 to 10 percent slopes	Partially Hydric	C	0.37	7% Slope
CsA	Crossadore silt loam, 0 to 2 percent slopes	Partially Hydric	D	0.49	-
CsB	Crossadore silt loam, 2 to 5 percent slopes	Partially Hydric	D	0.49	-
SaB	Sassafras sandy loam, 0 to 2 percent slopes	Not Hydric	B	0.20	-
SaC	Sassafras sandy loam, 5 to 10 percent slopes	Not Hydric	B	0.20	-
RmC	Russell-Christiana-Hamrook complex, 5 to 10 percent slopes	Not Hydric	C	0.28	N/A
RmB	Russell fine sandy loam, 2 to 5 percent slopes	Not Hydric	C	0.28	-
EvoD	Evesboro loamy sand, 5 to 15 percent slopes	Not Hydric	A	0.05	-

SITE

SCALE: 1" = 2,000' ADC MAP 11, GRID K - 7 & MAP 12, GRID A-7
 TAX MAP 25; GRID 24 PARCEL 462, 812, 813
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LEGEND

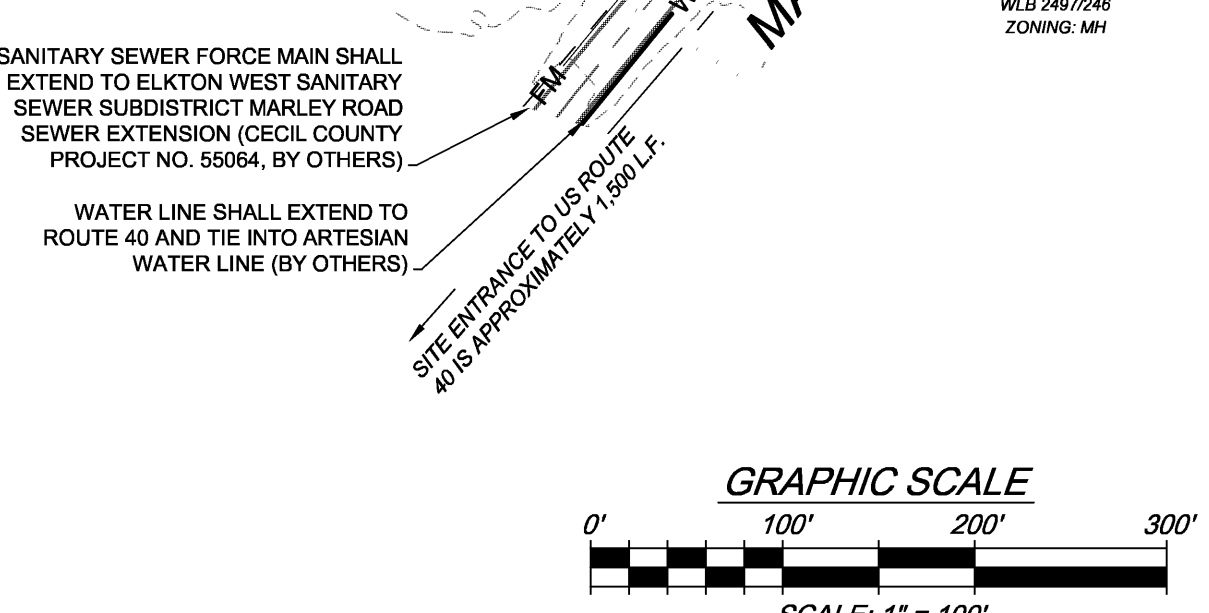
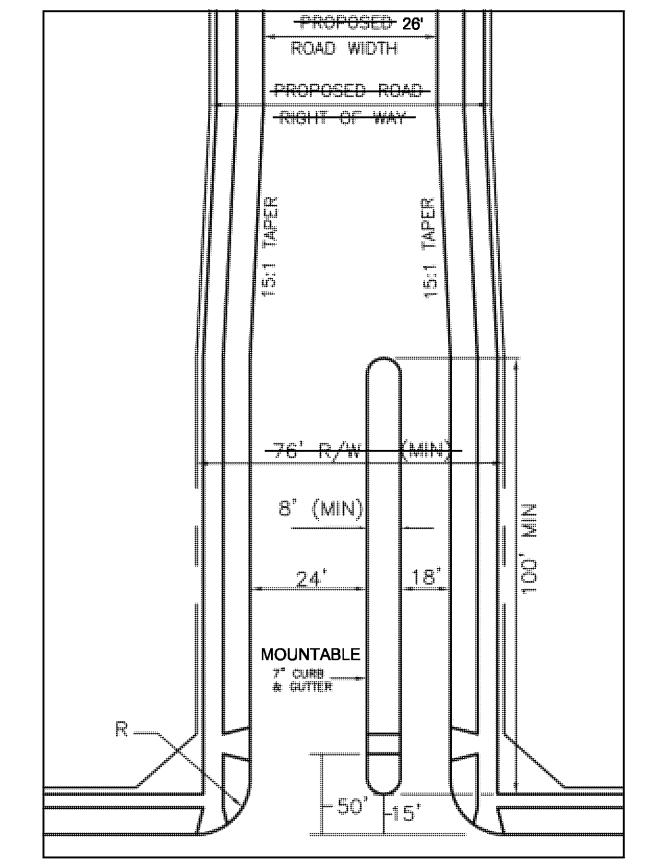
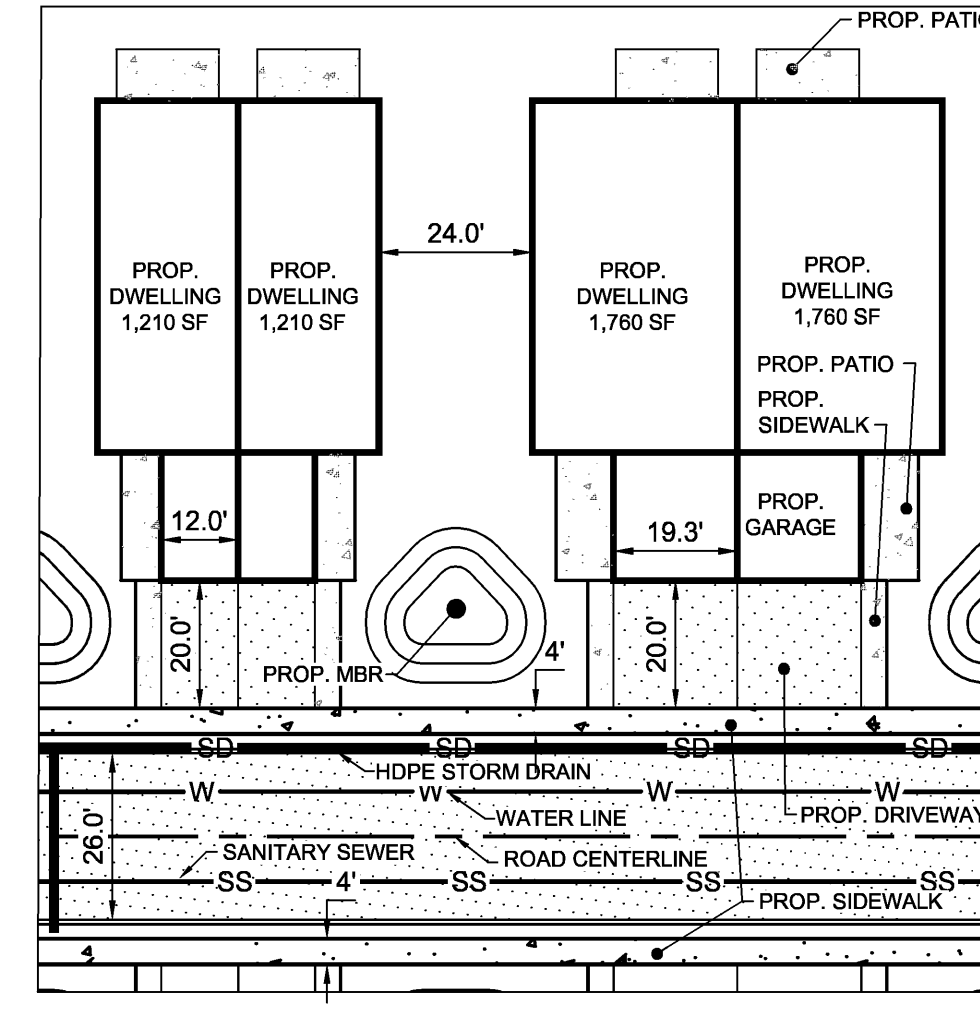
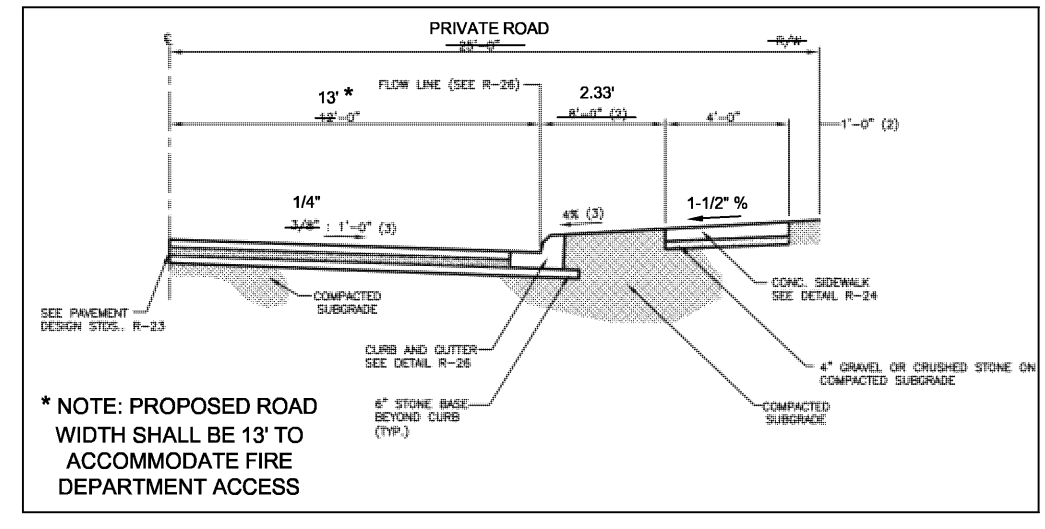
EXISTING	PROPOSED
BUILDING	[Symbol]
CONTOUR	[Symbol]
EDGE OF PAVE	[Symbol]
CURB	[Symbol]
WATER	[Symbol]
STORM DRAIN CULVERT	[Symbol]
STORM DRAIN INLET	[Symbol]
SANITARY SEWER	[Symbol]
SANITARY SEWER SERVICE	[Symbol]
PAVEMENT	[Symbol]
CONCRETE SIDEWALK	[Symbol]
EDGE OF PAVE	[Symbol]
FENCE LINE	[Symbol]
SWALE	[Symbol]
TREE LINE	[Symbol]

SLOPE HATCHING LEGEND

[Symbol]	STEEP SLOPES 15%-25%
[Symbol]	STEEP SLOPES 25%-30%

- ### SITE PLAN NOTES
- T.M. 25, P. 462 108,819 AC (AG TRANSFER AREA)
 - T.M. 25, P. 462 38,401 AC (REMAINING LANDS)
 - T.M. 25, P. 812 0.991 AC
 - T.M. 25, P. 813 0.666 AC
 - DEED REFERENCE: W.L.B. 777/331
 - THE FOREST RETENTION AREAS TO BE PROVIDED ON THIS AND ADJACENT PARCEL UNDER SAME OWNERSHIP.
 - NO DESIGN WAIVERS OR EXCEPTIONS DEVELOPED.
 - PROPOSED USE: ELDERLY HOUSING DEVELOPMENT
 - ZONING (SITE): RM (HIGH DENSITY RESIDENTIAL DISTRICT)
 - ZONING (ADJOINERS): LDR (LOW DENSITY RESIDENTIAL), MB (MARITIME BUSINESS), MH (MANUFACTURED HOME)
 - MAXIMUM PERMITTED RESIDENTIAL DENSITY WITH COMMUNITY FACILITIES: DUPLEX & SEMI ATTACHED: 10 DWELLING UNITS PER ACRE (PER CECIL COUNTY ZONING ORDINANCE)
 - MAXIMUM AMOUNT OF DUPLEX UNITS = 40 ACRE * 10 UNITS PER ACRE = 400 UNITS
 - PROPOSED NUMBER OF DUPLEX DWELLINGS = 176
 - DUPLEX BREAKDOWN: NARROW DUPLEXES: 90 WIDE DUPLEXES: 86
 - HEIGHT OF DUPLEXES: 19'
 - HEIGHT OF COMMUNITY BUILDING: 19'
 - EXISTING IMPERVIOUS LOT COVERAGE = 0.07 AC. = 0.16%
 - PROPOSED IMPERVIOUS LOT COVERAGE = 15.01 AC. = 38.61%
 - EXISTING VEGETATIVE COVERAGE = 38.80 AC. = 99.82%
 - PROPOSED VEGETATIVE COVERAGE = 23.86 AC. = 61.39%
 - DISTURBED AREA = 38.87 AC.
 - WASTE BY PRODUCTS GENERATED WILL CONSIST OF ORDINARY RESIDENTIAL DEBRIS AND TRASH WHICH WILL BE REMOVED BY PRIVATE HAULER TO LANDFILL.
 - PARKING REQUIRED: ELDERLY HOUSING: 1 SPACE PER UNIT = 176 REQUIRED SPACES
 - TOTAL PARKING PROVIDED: 356 SPACES
 - PARKING PER UNIT BREAKDOWN: NARROW DUPLEX = 1 SPACE (90 TOTAL SPACES) WIDE DUPLEX = 1 SPACE (172 TOTAL SPACES) AUXILIARY PARKING IN LOTS = 94 SPACES
 - BUILDING SETBACKS: FRONT = 30' REAR = 40' SIDE = 10'
 - BUFFERYARD NOTES: A 25 FOOT BUFFERYARD C SHALL BE PROVIDED AROUND THE PERIMETER OF THE DEVELOPMENT TRACT AND SHALL UTILIZE EXISTING VEGETATION.
 - OPEN SPACE PROVISIONS: COMMON OPEN SPACE SHALL BE PROVIDED AND SHALL NOT INCLUDE ROADS, PARKING AREAS, OR ACCESSORY STRUCTURES. OPEN SPACE SHALL BE 20 PERCENT OF GROSS SITE AREA (PER CECIL COUNTY ZONING CODE). OPEN SPACE PROVIDED: 23.86 ACRES (59.56% OF SITE AREA)
 - AS PER CECIL COUNTY SEWER ALLOCATION DATED FEBRUARY 6, 2017: 1 ELU WILL BE USED FOR EVERY 4 DUPLEX UNITS, THEREFORE THERE WILL BE 69 ELUS FOR ALL 176 DUPLEX UNITS. EACH DUPLEX WILL USE 73.75 GPD

- WATER SERVICE BY ARTESIAN RESOURCES CORPORATION ESTIMATED AVG. FLOW = 176 DUPLEX UNITS X 73.75 GPD PER DUPLEX = 12,980 GPD ESTIMATED PEAK FLOW = 51,920 GPD
- SEWER SERVICE BY CECIL COUNTY ESTIMATED AVG. FLOW = 176 DUPLEX UNITS X 73.75 GPD = 12,980 GPD ESTIMATED PEAK FLOW = 51,920 GPD
- THIS PROJECT IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED INSIDE ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 240150015601, 240102108E DATED MAY 4, 2015.
- SITE LIGHTING IS PROVIDED BY STREET POLES.
- SOIL BOUNDARIES WERE TAKEN FROM THE 2009 CECIL COUNTY DIGITAL SOIL SURVEY DATA.
- ON-SITE STORM DRAINAGE AND STORMWATER MANAGEMENT SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL SITE ACCESS TO CONFORM TO THE "AMERICANS WITH DISABILITIES ACT."
- REGULATORY APPROVALS REQUIRED: CECIL COUNTY LAND USE AND DEVELOPMENT SERVICES CECIL SOIL CONSERVATION DISTRICT CECIL COUNTY DEPARTMENT OF PLANNING AND ZONING CECIL COUNTY HEALTH DEPARTMENT-ENVIRONMENTAL HEALTH SERVICES
- ALL SURVEYING WAS CONDUCTED BY MCCRONE (AUGUST 2017 - SEPTEMBER 2017).
- ALL DRIVE AISLES AND PARKING SPACES SHALL BE PAVED AND STRIPED.
- NO EXISTING STRUCTURES WILL BE DEMOLISHED.
- LIMITS OF DISTURBANCE CROSSES EXISTING DIVISION LINE TO ALLOW FOR DRAINAGE TO SAFELY ENTER EXISTING WATER COURSE.
- PARCELS 812 AND 813 WILL BE COMBINED AS PART OF A RESUBDIVISION PLAN.



Owner/Developer: Foundation For Eldercare
 John G. Berg - Executive Director
 1 Dumminning Road
 Newtown Square, PA 19073
 (610) 520-1100

Engineer: McCrone
 Daniel Speakman, P.E.
 107 Chesapeake Blvd, Suite 104
 Elkton, MD 21921
 (410) 398-1550

Approved _____ Date _____
 Zoning Administrator:
 Cecil County Office of Planning and Zoning

SEAL _____
DATE _____

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. 31400, Expiration Date: 1-16-2019.

REVISIONS

REV.#	DATE	DESCRIPTION

CONCEPT MAJOR SITE PLAN

TAX MAP 25, GRID 24, PARCEL 462, 812, 813
 MARLEY ROAD, ELKTON, MARYLAND 21921

FOUNDATION FOR ELDERCARE

FIFTH ELECTION DISTRICT, CECIL COUNTY, MARYLAND
 PREPARED FOR: FOUNDATION FOR ELDERCARE

DATE: SEPT. 2017
 JOB NUMBER: D9160109
 SCALE: 1" = 100'
 DRAWN BY: IMAK
 DESIGNED BY: IMAK
 APPROVED BY: DSE
 FOLDER REFERENCE: 2861

MCCRONE

ENGINEERS ■ SURVEYORS ■ PLANNERS
 ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY ■ DELAWARE

107 CHESAPEAKE BOULEVARD, SUITE 104
 ELKTON, MARYLAND 21921
 (410) 398-1550
 www.mccrone-engineers.com

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September 19, 2017 - 12:00pm User: mckraft C:\s3160109-elder housing\dwg\03160109-11-Major Site Plan.dwg