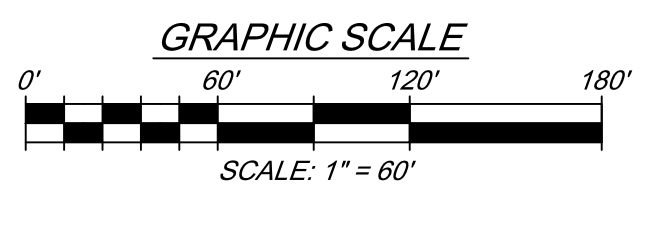
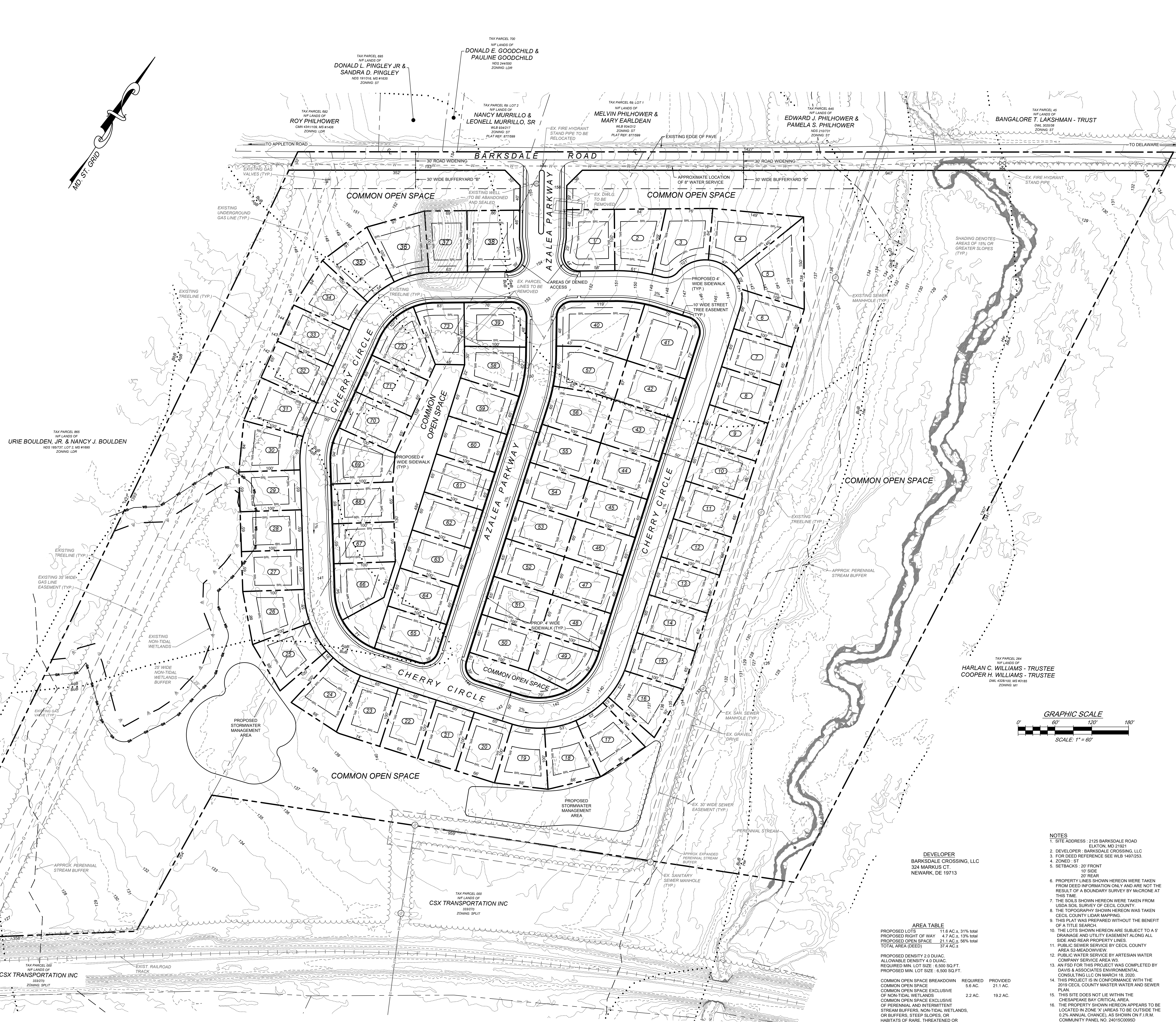


- SITE NOTES**
- TEMPORARY CONSTRUCTION EASEMENTS EXIST ALONG ALL PROPOSED ROADS AND DRAINAGE EASEMENTS AND WILL REVERT TO LOT OWNERS UPON COMPLETION OF CONSTRUCTION.
 - THE STREETS AND (OR) ROADS SHOWN HEREON ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEES THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS, AND ASSIGNS.
 - A JOINT PERMIT APPLICATION MUST BE FILED WITH THE ARMY CORPS OF ENGINEERS AND THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR ANY WORK PERFORMED WITHIN ANY WATERS OF THE UNITED STATES, INCLUDING JURISDICTIONAL WETLANDS, OR NON-TIDAL WETLAND BUFFERS THAT MAY BE PRESENT ON THE SITE SHOWN HEREON.
 - THE AFFORESTATION/REFORESTATION AND/OR FOREST RETENTION AREAS SHOWN ON THIS PLAN SHALL REMAIN UNDISTURBED EXCEPT TO BE USED FOR PURPOSES CONSISTENT WITH FOREST CONSERVATION AND THE APPROVED FOREST CONSERVATION PLAN FILED IN THE CECL COUNTY OFFICE OF PLANNING AND ZONING.
 - THERE SHALL BE NO DISTURBANCE TO THE PLANTED BUFFERS) OR STREET TREES, EXCEPT FOR NORMAL MAINTENANCE. A 10' WIDE PLANTING EASEMENT IS HEREBY ESTABLISHED ALONG THE ROAD FRONTAGE OF EACH LOT FOR PURPOSES OF INSTALLING AND MAINTAINING STREET TREES.
 - A LOT GRADING PLAN HAS BEEN APPROVED BY THE LAND USE AND DEVELOPMENT SERVICES FOR THE CONSTRUCTION SHOWN HEREON. A SITE CONSTRUCTION AS-BUILT SHALL BE SUBMITTED TO THE LAND USE AND DEVELOPMENT SERVICES PRIOR TO USE AND/OR OCCUPANCY OF ANY OF THE SITES SHOWN HEREON. NO CLEARING OR GRADING IS PERMITTED BEYOND THE LIMITS OF DISTURBANCE SHOWN HEREON. ANY EXPANDED CLEARING AND/OR GRADING IN THE ABSENCE OF AN APPROVED REVISED LOT GRADING PLAN MAY BE CONSIDERED NON-COMPLIANCE WITH CHAPTER 325 OF THE CECL COUNTY CODE AND EITHER OR BOTH THE DEVELOPER AND/OR BUILDER MAY BE SUBJECT TO THE ENFORCEMENT OF THE PENALTY PROVISIONS THEREIN. ANY CHANGE TO THE FOREST RETENTION, AFFORESTATION, REFORESTATION WILL REQUIRE A CONSISTENCY REVIEW OF THE SWM APPROVAL WITH LAND USE AND DEVELOPMENT SERVICES.
 - FOR THE PURPOSE OF FULFILLING THE CECL COUNTY STORMWATER MANAGEMENT ORDINANCE, THE "COMMON OPEN SPACE" AS SHOWN HERE, AND AS IDENTIFIED BY ITS METES AND BOUNDS, IS TO REMAIN IN ITS NATURAL VEGETATED AND UNDISTURBED STATE. DEVELOPMENT OF ANY KIND IS STRICTLY PROHIBITED WITHIN THESE AREAS, AND THEY ARE TO BE MAINTAINED IN ACCORDANCE WITH THE TYPE(S) OF VEGETATION WITHIN THESE AREAS.
 - SIDEWALK MAINTENANCE WILL BE REQUIRED OF THE ADJACENT PROPERTY OWNER, AS REQUIRED BY THE CECL COUNTY ROAD CODE.
 - STREET TREES SHALL NOT BE PLANTED WITHIN 20' OF SEWER LATERALS AND CLEANOUTS.
 - 15% OF THE DEVELOPMENT ENVELOPE IS TO BE LANDSCAPED.



DEVELOPER
BARKSDALE CROSSING, LLC
324 MARCUS CT
NEWARK, DE 19713

AREA TABLE

PROPOSED LOTS	11.6 AC ±, 31% total
PROPOSED RIGHT OF WAY	4.7 AC ±, 13% total
PROPOSED OPEN SPACE	21.1 AC ±, 60% total
TOTAL AREA (DEED)	37.4 AC ±

PROPOSED DENSITY	2.0 DU/AC
ALLOWABLE DENSITY	4.0 DU/AC
REQUIRED MIN. LOT SIZE	6,500 SQ. FT.
PROPOSED MIN. LOT SIZE	6,500 SQ. FT.

COMMON OPEN SPACE BREAKDOWN	REQUIRED	PROVIDED
COMMON OPEN SPACE	5.8 AC	21.1 AC
COMMON OPEN SPACE EXCLUSIVE OF NON-TIDAL WETLANDS	2.2 AC	19.2 AC
COMMON OPEN SPACE EXCLUSIVE OF PERENNIAL AND INTERMITTENT STREAM BUFFERS, NON-TIDAL WETLANDS, OR BUFFERS, STEEP SLOPES, OR HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES	0.8 AC	0.9 AC

- NOTES**
- SITE ADDRESS: 2125 BARKSDALE ROAD ELKTON, MD 21921
 - DEVELOPER: BARKSDALE CROSSING, LLC
 - FOR DEED REFERENCE SEE WLB 1497/253.
 - ZONED: ST
 - SETBACKS: 20' FRONT 10' SIDE 20' REAR
 - PROPERTY LINES SHOWN HEREON WERE TAKEN FROM DEED INFORMATION ONLY AND ARE NOT THE RESULT OF A BOUNDARY SURVEY BY MCRONE AT THIS TIME.
 - THE SOILS SHOWN HEREON WERE TAKEN FROM USDA SOIL SURVEY OF CECL COUNTY.
 - THE TOPOGRAPHY SHOWN HEREON WAS TAKEN CECL COUNTY LIDAR MAPPING.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 - THE LOTS SHOWN HEREON ARE SUBJECT TO A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR PROPERTY LINES.
 - PUBLIC SEWER SERVICE BY CECL COUNTY AREA 55-MADDOXVIEW
 - PUBLIC WATER SERVICE BY ARTESIAN WATER COMPANY SERVICE AREA W9.
 - AN FSD FOR THIS PROJECT WAS COMPLETED BY DAVIS & ASSOCIATES ENVIRONMENTAL CONSULTING LLC ON MARCH 18, 2020.
 - THIS PROJECT IS IN CONFORMANCE WITH THE 2015 CECL COUNTY MASTER WATER AND SEWER PLAN.
 - THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "Y" AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE, AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 240150009SD DATED JULY 8, 2015.

REVISIONS

REV #	DATE	DESCRIPTION

MCRONE
ENGINEERS • SURVEYORS • PLANNERS
ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY • DELAWARE
101 CHESAPEAKE CROSSING SUITE 104
ELKTON, MARYLAND 21921
(410) 396-1510
www.mcroneng.com

DATE: MAY 2020
JOB NUMBER: 03000011
SCALE: 1"=60'
DRAWN BY: BAS
DESIGNED BY:
APPROVED BY:
FOLDER REFERENCE: 1250

CONCEPT SKETCH
LOT 1-73
ON THE LANDS OF
BARKSDALE CROSSING
ANTHONY E. & SHARON K. NONN
FOURTH ELECTION DISTRICT, CECL COUNTY, MARYLAND
CONCEPT

SHEET NO.: 1 OF 1