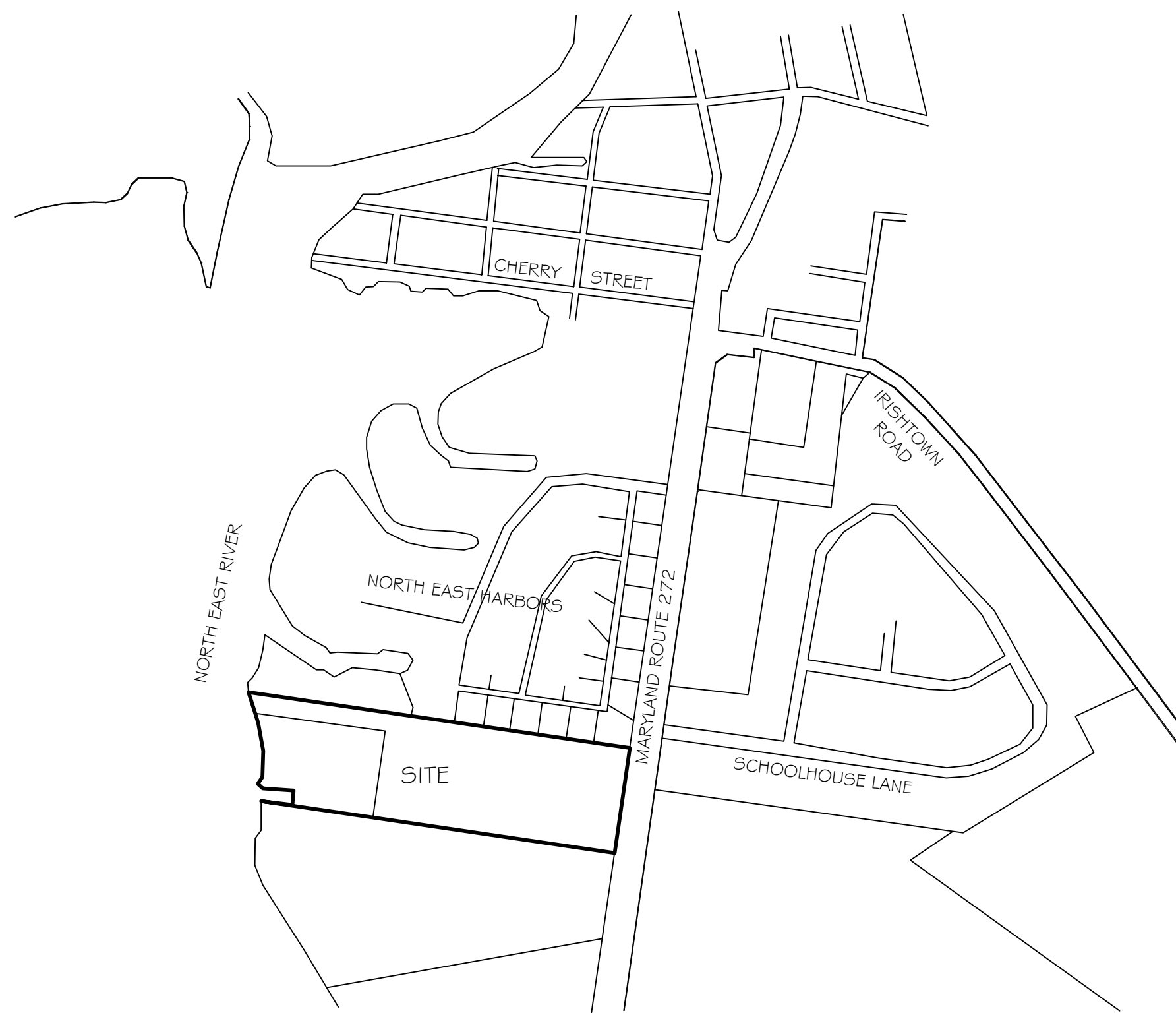


CONCEPTUAL MAJOR SUBDIVISION PLAT FOR TURKEY POINT PROPERTIES



THIS SITE CAN BE FURTHER LOCATED BY ADC MAP 11, GRID E12

SITE DATA AND NOTES:

1. TAX PARCEL NO: TAX MAP 31, GRID 15, PARCEL 274 & 1074
2. OWNER: EUSTACE W. MITA
2501 SEAPORT DRIVE, STE. SH400
CHESTER, PENNSYLVANIA 19013-2249
(484) 995-9306 c/o JOSH McCALLEN
3. SITE ADDRESS: 995 TURKEY POINT ROAD
NORTH EAST, MARYLAND 21901-0000
4. DEED REFERENCE: 01383/00422
5. PROPERTY AREA: 19.91 +/- ACS. (8.2 AC. TO BE DISTURBED)
6. EXISTING ZONING: LDR
CRITICAL AREA (LDA) OVERLAY DISTRICT
7. BUILDING SETBACK: N/A (CONDOMINIUM)
8. MINIMUM LOT SIZE = N/A (CONDOMINIUM)
9. TOTAL NUMBER OF UNITS PROPOSED = 27
10. ACREAGE AND DENSITY TABLE:

PARCEL 274	14.726 ACS.
PARCEL 1074	5.184 ACS.
TOTAL	19.910 ACS.

DENSITY = 19.910 ACS. / 27 = 1 UNIT PER 0.737 ACS.
 AREA IN PROPOSED R.O.W. = 0.000 ACS.
 AREA IN PROPOSED LOTS = 0.000 ACS.
 AREA IN OPEN SPACE = 8.814 ACS. (AREA EXCLUDES CONSERVATION AREA & LOT COVERAGE)
 AREA IN CONSERVATION EASEMENT = 8.326 ACS.
 AREA WITHIN CRITICAL AREA = 14.94 ACS.
 LOT COVERAGE WITHIN THE CRITICAL AREA = 1.15 ACS. IMPERVIOUSNESS* (7.7%)
 * DENOTES AREA EXCLUSIVE OF CREDITS TAKEN FOR PERMEABLE PAVEMENT
 REQUIRED COMMON OPEN SPACE = 0.15 x 19.91 ACS. = 3.0 ACS.
 COMMON OPEN SPACE PROVIDED = 8.5 ACS.**
 ** DENOTES AREA EXCLUSIVE OF CONSERVATION EASEMENT
11. ALL UNIT OWNERS ARE TO BECOME MEMBERS OF THE HOMEOWNERS ASSOCIATION.
12. THE AFFORESTATION AND FOREST RETENTION AREAS SHOWN ON THE FOREST CONSERVATION PLAN SHALL REMAIN UNDISTURBED EXCEPT TO BE USED FOR PURPOSES CONSISTENT WITH THE FOREST CONSERVATION AND THE APPROVED FOREST CONSERVATION FILED IN THE CECIL COUNTY OFFICE OF PLANNING AND ZONING.
13. THERE SHALL BE NO DISTURBANCE TO THE PLANTED BUFFER(S) OR STREET TREES, EXCEPT FOR NORMAL MAINTENANCE.
14. DATUM: NGVD 1929
15. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD-RUN SURVEY CONDUCTED BY WILL WHITEMAN LAND SURVEYING IN FEBRUARY 2013. A BOUNDARY SURVEY OF THE PROPERTIES WAS COMPLETED IN MARCH 2013.
16. WATER SUPPLY: PUBLIC
17. SEWER: PUBLIC
 AVERAGE DAILY FLOW = 27 UNITS X 220 GPD = 5,940 GPD
 PEAK FLOW = 5,940 GPD X 4 = 23,760 GPD = 16.5 GPM
18. TRIP GENERATION: PER ITE TRIP GENERATION MANUAL, 8TH EDITION, LAND USE CODE 210, THIS SITE WILL PRODUCE 311 AVERAGE DAILY TRIPS PER WEEKDAY WITH AN AM PEAK HOUR OF 29 TRIPS AND A PM PEAK HOUR OF 33 TRIPS. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
19. SOILS: ACCORDING TO THE SOIL SURVEY OF CECIL COUNTY, UNDERLYING SOILS AT THIS SITE ARE COMPRISED OF THE AQUASCO SILT LOAM, MARSHYHOPE LOAM, MATTAPEX SILT LOAM, RUSSETT-CHRISTIANA-HAMBROOK COMPLEX, UDDORTHENTS AND WOODSTOWN LOAM SERIES. THE LIMITING ZONE VARIES IN DEPTH FROM 12 INCHES TO 6.5 FEET FROM THE EXISTING GROUND SURFACE. SOILS MAPPING SHOWN HEREIN IS DEFINED AS FOLLOWS:
 AQB - AQUASCO SILT LOAM, 2 - 5% SLOPES, MODERATELY ERODIBLE, HSG C
 MCB - MARSHYHOPE LOAM, 2 - 5% SLOPES, MODERATELY ERODIBLE, HSG C
 MTB - MATTAPEX SILT LOAM, 2 - 5% SLOPES, HIGHLY ERODIBLE, HSG C
 RMC - RUSSETT-CHRISTIANA-HAMBROOK COMPLEX, 5 - 10% SLOPES HSG C
 RMD - RUSSETT-CHRISTIANA-HAMBROOK COMPLEX, 10 - 15% SLOPES HSG C
 UZC - UDDORTHENTS, 0 - 10% SLOPES, HSG B
 WOB - WOODSTOWN LOAM, 2 - 5% SLOPES, MODERATELY ERODIBLE, HSG C
20. ACCORDING TO FEMA PANEL 240015 0154 D, DATED JULY 8, 2013, A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN. REDEVELOPMENT OF THIS SITE IS CONSISTENT WITH THE MARYLAND STATE MODEL FLOOD PLAIN MANAGEMENT ORDINANCE AND ARTICLE XI PART III OF THE CECIL COUNTY ZONING ORDINANCE.
21. ACCORDING TO CARPENTER ENGINEERING'S REVIEW OF THE TOPOGRAPHIC SURVEY, THE AREA WITHIN THE LIMITS OF DISTURBANCE DOES NOT CONTAIN AREAS MEETING THE DEFINITION OF STEEP SLOPES.
22. A PORTION OF THIS SITE LIES WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA. REDEVELOPMENT OF THIS SITE IS CONSISTENT WITH THE CHESAPEAKE BAY CRITICAL AREA PROTECTION ACT AND ARTICLE XI PART I OF THE CECIL COUNTY ZONING ORDINANCE.
23. ACCORDING TO A WETLAND STUDY PREPARED BY PENN'S TRAIL ENVIRONMENTAL, LLC DATED APRIL 2004, THIS SITE CONTAINS NON-TIDAL WETLANDS SHOWN HEREON.
24. A FINAL LOT GRADING PLAN IS REQUIRED FOR THE CONSTRUCTION SHOWN HEREON. A SITE CONSTRUCTION ASBUILT PLAN SHALL BE SUBMITTED TO THE CECIL COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO USE/AND OR OCCUPANCY OF ANY OF THE SITE SHOWN HEREON.
25. ANY CHANGE TO THE FORESTATION, REFORESTATION WILL REQUIRE A CONSISTENCY REVIEW, OF THE STORMWATER MANAGEMENT APPROVAL, WITH THE CECIL COUNTY DEPARTMENT OF PUBLIC WORKS.
26. THE DECLARATION OF RESTRICTIONS THAT PROVIDE FOR THE LONG TERM PROTECTION OF THE FOREST RETENTION AREA ARE RECORDED AMONG THE LAND RECORDS OF CECIL COUNTY.

THE PURPOSE OF THIS PLAN IS TO COMBINE PARCELS 274 & 1074, AND TO DEVELOP THE COMBINED PROPERTY AS A CONDOMINIUM COMMUNITY. THE LAND PLAN PROPOSES 27 SINGLE FAMILY DETACHED DWELLING UNITS FOR AN OVERALL DENSITY OF 1 UNIT PER 0.737 ACRES. ADDITIONALLY, THE PURPOSE OF THIS PLAN IS TO PLACE 8.326 ACRES IN A CONSERVATION EASEMENT.

THE LANDSCAPE PLAN, FOREST MANAGEMENT PLAN, AND BUFFER MANAGEMENT PLAN SHALL BE CONSIDERED AN INTEGRAL PART OF THIS PLAN.

THIS PLAN SUPERSEDES IN PART, MINOR SUBDIVISION #298.

CONCEPTUAL MAJOR SUBDIVISION PLAT FOR TURKEY POINT PROPERTIES

FIFTH ELECTION DISTRICT
SITUATE IN: NORTH EAST, CECIL COUNTY, MARYLAND

OWNERS CERTIFICATION

CERTIFICATION IS HEREBY MADE THAT, TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE, OF THE ANNOTATED CODE OF MARYLAND, CONCERNING THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAS BEEN COMPLIED WITH.

I, ANTHONY ROBERT GRABUS, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT, AND THIS SUBDIVISION PLAT IS MADE AT MY DIRECTION.

OWNER: EUSTACE W. MITA DATE: _____
 2501 SEAPORT DRIVE, SH400
 CHESTER, PENNSYLVANIA 19013

SURVEYORS STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH SECTION 3-108, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND AND SUBSEQUENT AMENDMENTS.

MD L.S. License # XXX
 Expiration Date: XX-XX-XXXX
 NAME: _____ SIGNATURE: _____ DATE: _____
 FIRM NAME: _____

APPROVED: CECIL COUNTY DEPARTMENT OF LAND USE AND DEVELOPMENT SERVICES
DIVISION OF PLANNING AND ZONING

 DIVISION CHIEF DATE

APPROVED: CECIL COUNTY DEPARTMENT OF LAND USE AND DEVELOPMENT SERVICES
DIVISION OF DEVELOPMENT PLANS REVIEW

 DIVISION CHIEF DATE

APPROVED: CECIL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.

 APPROVING AUTHORITY DATE

PROFESSIONAL CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AND SUBSEQUENT AMENDMENTS.

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. 32667, EXPIRATION DATE JANUARY 17, 2024.

RONNIE B. CARPENTER, PE 32667
 PRINT NAME SIGNATURE LICENSE NO. DATE

OWNERS CERTIFICATION:

CERTIFICATION IS HEREBY MADE THAT, TO THE BEST OF MY KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CONCERNING THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT THIS SUBDIVISION PLAN WAS MADE AT MY DIRECTION.

EUSTACE W. MITA
 PRINT NAME SIGNATURE DATE

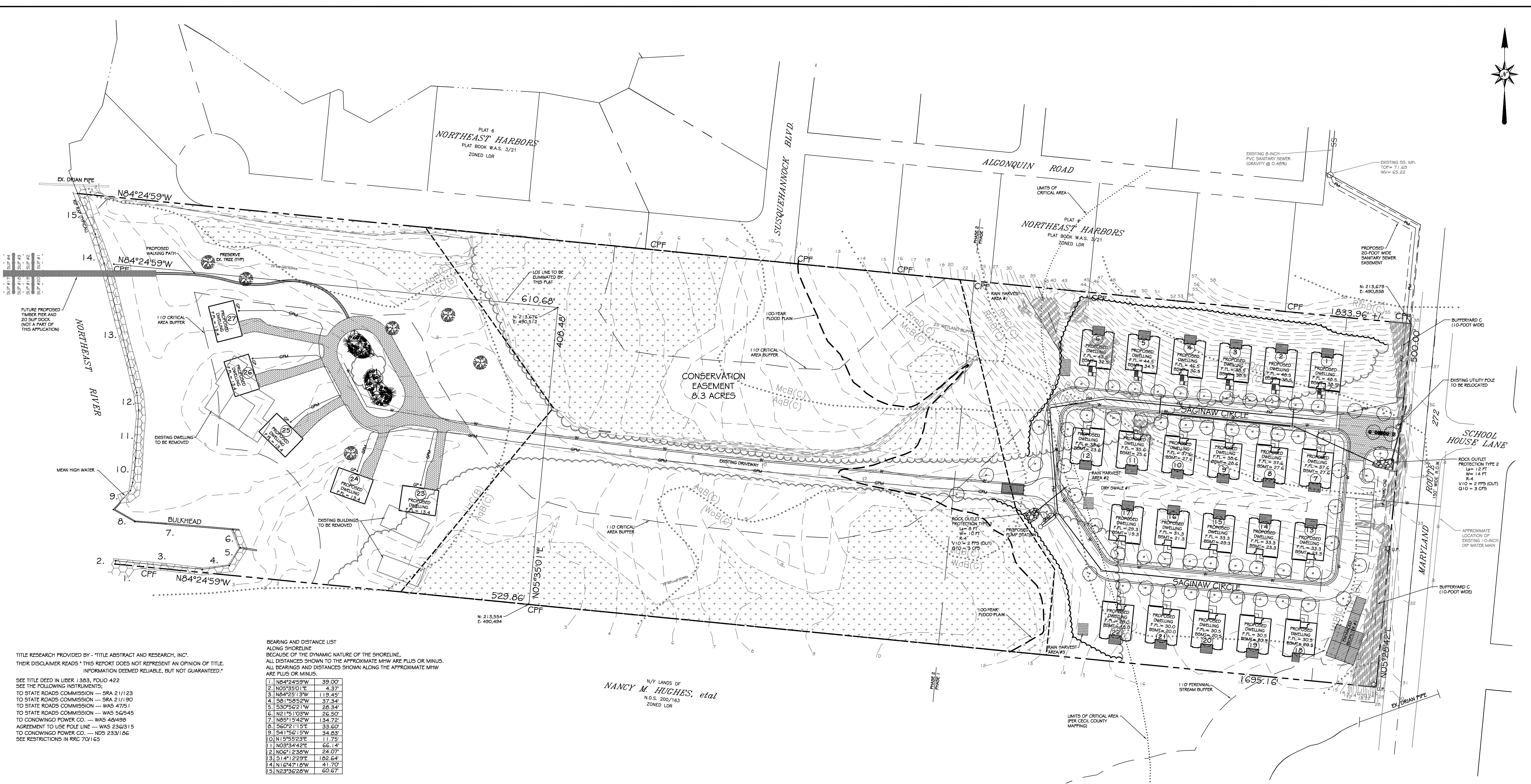
NO.	DATE	REVISIONS
1	02-01-2016	PER CSCD COMMENTS ISSUED 04-20-2015, AND CAC COMMENTS RECEIVED 11-25-2015, AND CDDPW COMMENTS ISSUED 01-15-2016
2	07-18-2022	PER REISSUED SWM PLANS 12-15-2021



CARPENTER ENGINEERING, LLC
 Professional Civil Engineering Services

P.O. Box 1580
 Elkton, Maryland 21922
 Tel: (302) 438-6745 Fax: (888) 372-2844
 Ronnie@CarpenterEngineeringLLC.com

DATE: 04-01-2015 SCALE: 1" = 600'
 DRAWN BY: R. CARPENTER DRAWING NO.: 1444-CP-1
 CHECKED BY: R. CARPENTER SHEET NO.: CP-1 OF CP-2



TITLE RESEARCH PROVIDED BY "TITLE ABSTRACT AND RESEARCH, INC." THEIR DISCLAIMER READS "THIS REPORT DOES NOT REPRESENT AN OPINION OF TITLE. INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED."

SEE TITLE DEED IN LIBER 1383, FOLIO 422
SEE THE FOLLOWING INSTRUMENTS:
TO STATE ROADS COMMISSION --- SRA 21/123
TO STATE ROADS COMMISSION --- SRA 21/190
TO STATE ROADS COMMISSION --- WAS 475/1
TO STATE ROADS COMMISSION --- WAS 56/545
TO CONOWINGO POWER CO. --- WAS 48/498
AGREEMENT TO USE POLE LINE --- WAS 236/315
TO CONOWINGO POWER CO. --- NDS 233/186
SEE RESTRICTIONS IN RRC 7/01/65

BEARING AND DISTANCE LIST
ALONG SHORELINE
BECAUSE OF THE DYNAMIC NATURE OF THE SHORELINE,
ALL DISTANCES SHOWN TO THE APPROXIMATE MHW ARE PLUS OR MINUS.
ALL BEARINGS AND DISTANCES SHOWN ALONG THE APPROXIMATE MHW
ARE PLUS OR MINUS.

1.	N84°24'59"W	39.00'
2.	N05°35'01"E	4.37'
3.	N84°25'13"W	119.45'
4.	S81°58'52"W	37.34'
5.	S30°52'11"W	29.34'
6.	N21°51'03"W	26.50'
7.	N85°15'42"W	134.72'
8.	S60°21'15"E	33.60'
9.	S41°56'13"W	34.63'
10.	N15°55'23"E	11.75'
11.	N03°34'42"E	66.14'
12.	N06°12'30"W	24.07'
13.	S14°12'29"E	182.64'
14.	N10°47'19"W	41.70'
15.	N23°36'28"W	60.67'

N/4 LANDS OF
NANCY M. HUGHES, et al
N.D.S. 200/163
ZONED LDR

LEGEND

EXISTING CONTOUR	---50---
EXISTING GRADE	50x5
EXISTING WETLANDS	[Pattern]
EXISTING TREE LINE	[Pattern]
EXISTING SLOPES >15%	[Pattern]
CAPPED PIN FOUND	CPF
PROPOSED CONTOUR	(50)
PROPOSED GRADE	(50x5)
PROPOSED TREE LINE	[Pattern]
PROPOSED PERMEABLE PAVERS	[Pattern]
PROPOSED STORM SEWER (R.C.P. III)	[Symbol]
PROPOSED SANITARY SEWER (GRAVITY)	[Symbol]
PROPOSED SANITARY FORCEMAIN	FM FM
PROPOSED WATER LINE	W W

DESCRIPTION OF SOILS
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AqB - AQUASCO SILT LOAM, 2 - 5% SLOPES, MODERATELY ERODIBLE, HSG C, K FACTOR=37
McB - MARSHYHOPE LOAM, 2 - 5% SLOPES, MODERATELY ERODIBLE, HSG C, K FACTOR=37
MB - MATTAPEX SILT LOAM, 2 - 5% SLOPES, HIGHLY ERODIBLE, HSG C, K FACTOR=43
Rmc - RUSSETT-CHRISTIANA-HAMBROOK COMPLEX, 5 - 10% SLOPES HSG C, K FACTOR=28
RmD - RUSSETT-CHRISTIANA-HAMBROOK COMPLEX, 10 - 15% SLOPES HSG C, K FACTOR=28
UzC - UDORTHENTS, 0 - 10% SLOPES, HSG B, K FACTOR=20
Wob - WOODSTOWN LOAM, 2 - 5% SLOPES, MODERATELY ERODIBLE, HSG C, K FACTOR=37

CONCEPTUAL MAJOR SUBDIVISION PLAT
FOR
TURKEY POINT PROPERTIES
FIFTH ELECTION DISTRICT
SITUATE IN: NORTH EAST, CECIL COUNTY, MARYLAND

NO.	DATE	REVISIONS
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