



**LEGEND**

---	PROPERTY LINE	---	EX EASEMENT
---	RIGHT-OF-WAY LINE	---	PROP. EDGE OF FOREST
---	BUILDING SETBACK	---	EX CHAIN LINK FENCE
---	EX CONTOURS	---	EX HOOD FENCE
---	EX CONTOURS	---	EX EDGE OF PAVING
---	EX EASEMENT	---	EX OVERHEAD LINES
---	PROP. EDGE OF FOREST	---	EX SANITARY LINES
---	EX CHAIN LINK FENCE	---	EX WATER LINES
---	EX HOOD FENCE	---	EX STORM DRAIN LINES
---	EX EDGE OF PAVING	---	EX WETLANDS
---	EX OVERHEAD LINES	---	25' WETLANDS BUFFER
---	EX SANITARY LINES	---	T5' NRD BUFFER
---	EX WATER LINES	---	PROP. SANITARY LINES
---	EX STORM DRAIN LINES	---	PROP. WATER LINES
---	EX WETLANDS	---	PROP. STORM DRAIN LINES
---	25' WETLANDS BUFFER	---	EXISTING GAS
---	T5' NRD BUFFER	---	SOIL BOUNDARY
---	PROP. SANITARY LINES	---	PROP. MILL & OVERLAY
---	PROP. WATER LINES	---	ZONING BOUNDARY
---	PROP. STORM DRAIN LINES	---	PROP. SPLIT RAIL FENCE
---	EXISTING GAS	---	PROP. CONCRETE PAVING
---	SOIL BOUNDARY	---	PROP. ASPHALT PAVING
---	PROP. MILL & OVERLAY	---	EX EDGE OF PAVINGS/CURB
---	ZONING BOUNDARY	---	EX BUILDING
---	PROP. SPLIT RAIL FENCE	---	PROP. BUILDING
---	PROP. CONCRETE PAVING	---	EX UTILITY POLE
---	PROP. ASPHALT PAVING	---	EX FIRE HYDRANT
---	EX EDGE OF PAVINGS/CURB	---	PROP. UTILITY POLE
---	EX BUILDING	---	EX LIGHT POLE
---	PROP. BUILDING	---	PROP. LIGHT POLE
---	EX UTILITY POLE	---	EX SIGN
---	EX FIRE HYDRANT	---	PROP. SIGN
---	PROP. UTILITY POLE	---	PARKING ROW QUANTITY
---	EX LIGHT POLE	---	HANDICAP PARKING
---	PROP. LIGHT POLE	---	
---	EX SIGN	---	
---	PROP. SIGN	---	
---	PARKING ROW QUANTITY	---	
---	HANDICAP PARKING	---	

**SITE DEVELOPMENT DATA**

1. OWNERS & ADDRESSES:	CHESAPEAKE CLUB DEVELOPERS LLC 6800 DEERPATH RD SITE 100 ELKRIDGE, MD 21075	8. IMPERVIOUS AREA PERMITTED, PROPOSED:	85% MAX. @ 17,5503 AC = 14,9178 AC 249,211 SF = 5,721 AC (32.60%)
2. PROPERTY ADDRESS:	1500 CHESAPEAKE CLUB DRIVE NORTH EAST, MD 21091	9. BUILDING COVERAGE PERMITTED, PROPOSED:	40% MAX. @ 17,5503 AC = 7,0201 AC 75,671 SF = 1.69 AC (9.63%)
TAX MAP, GRID, PARCEL, NEIGHBORHOOD, DEEP REF., TOTAL PARCEL ACREAGE, MULTIFAMILY PARCEL ACREAGE:	05-094013 22 1326 0421020351 ± 103,4230 AC ± 17,5503 AC	10. PARKING SPACES PARKING REQUIRED, PARKING PROPOSED:	1.8 SPACES PER 1 BEDROOM UNITS *108 UNITS = 195 SPACES 2 SPACES PER 2 BEDROOM UNITS *84 UNITS = 168 SPACES 2.5 SPACES PER 3 BEDROOM UNITS *32 UNITS = 80 SPACES TOTAL PARKING SPACES REQUIRED = 443 SPACES 473 TOTAL PARKING SPACES 354 PAVED PARKING SPACES 98 OVERFLOW PARKING SPACE 21 HANDICAP PARKING SPACES
3. WATER SERVICE, SEWER SERVICE:	PUBLIC; TOWN OF NORTH EAST PUBIC; CECIL COUNTY	11. THE PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.	
4. ZONING:	RM - HIGH DENSITY RESIDENTIAL	12. THERE IS NOT 100 YR FLOODPLAIN PER FEMA PANEL NO. 24015C0154E, (EFFECTIVE DATE 05/04/2015).	
5. USE, EXISTING, PROPOSED:	GOLF COURSE MULTIFAMILY RESIDENTIAL DEVELOPMENT	13. BUFFERYARDS REQUIRED, BUFFERYARD TYPE 'C' (25' WIDE)	
6. APARTMENT DENSITY WITH COMMUNITY FACILITIES, ALLOWED DENSITY, PROPOSED DENSITY:	14 DWELLING UNITS PER ACRE @ 17,5503 AC = 246 UNITS 12.8 UNITS PER AC @ 17,5503 AC = 224 UNITS	14. MULTIFAMILY DEVELOPMENT TO BE DEVELOPED IN ONE PHASE.	
1 BEDROOMS UNITS: 27 PER BUILDING = 108 TOTAL 1 BEDROOM UNITS 2 BEDROOM UNITS: 21 PER BUILDING = 84 TOTAL 2 BEDROOM UNITS 3 BEDROOM UNITS: 8 PER BUILDING = 32 TOTAL 3 BEDROOM UNITS		15. TOTAL MULTIFAMILY SITE MINIMUM COMMON OPEN SPACE: 20% @ 17,5503 AC = 3,5101 AC 5,3943 AC (30.42%)	
7. REQUIRED SETBACKS: NO APARTMENT BUILDINGS IN THIS ZONE SHALL BE CONSTRUCTED CLOSER TO ANY PROPERTY LINE OF THE DEVELOPMENT TRACT THAN A DISTANCE EQUAL TO THE HEIGHT OF THE BUILDING. MIN. SETBACK FROM PARKING AREA & INTERNAL ROADS: MIN. FROM RIGHT OF WAY: MAX. LENGTH OF APARTMENT: MIN. LOT SIZE:	20' 50' 300' 1 ACRE	PROPOSED OPEN SPACE AMENITIES: CLUB HOUSE, POOL DECK, AND PLAYGROUND (ONSITE) WITH ACCESS TO TRAIL & NATURE PATH, CLUB HOUSE, POOL, PAVILION, DOG PARK, PICKLE BALL COURTS, DISC GOLF, & 2 PLAYGROUNDS	

**LANDSCAPE REQUIREMENTS**

REQUIREMENT	PROVIDED
LANDSCAPING (1.28 (5)(g)) REQUIRED: MIN. 15% OF DEVELOPMENT ENVELOPE SHALL BE LANDSCAPED	10,194 AC LANDSCAPED X 17.55 AC DEVELOPMENT ENVELOPE = 51.1% LANDSCAPED

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

DIRECTOR DATE APPROVING AUTHORITY DATE CHIEF DATE

DATE 07/18/2024 SCALE: 1" = 40' DESIGNED BY: SMO DRAWN BY: KFP CHECKED BY: TMM SHEET: 1 OF 2 PWA JOB NUMBER: 2041123.03

**PP01**

**DEVELOPER**  
 MODERN LIVING SOLUTIONS DEVELOPMENT, LLC  
 2650 QUARRY LAKE DRIVE, SUITE 300  
 BALTIMORE, MD 21208  
 ATTN: ANDY MEST  
 PHONE: 1-843-480-2342

**ARCHITECTS ENGINEERS PLANNERS SURVEYORS**  
 FREDERICK WARD ASSOCIATES  
 410.679.9190  
 frederickward.com  
 PO Box 727, 5 South Main Street, Baltimore, Maryland 21204

**OWNER**  
 CHESAPEAKE CLUB DEVELOPERS LLC  
 6800 DEERPATH RD, SITE 100  
 ELKRIDGE, MD 21075

**PRELIMINARY PLAT**  
**CHESAPEAKE CLUB APARTMENTS**  
 TAX MAP: 31  
 PARCEL: 1326  
 5TH ELECTION DISTRICT  
 CECIL COUNTY, MD

**REVISIONS**

NO.	DATE	DESCRIPTION

SOILS CHART

Table with 6 columns: SYMBOL, UNIT NAME, HYDRIC, K-VALUE, HYDROLOGIC GROUP, HIGHLY ERODIBLE SOIL DESIGNATION. Rows include various soil types like CHISTIANA-SASSAFRAS-URBAN LAND COMPLEX, HAMBOOK SANDY LOAM, etc.

X = HYDRIC  
K-VALUE > 0.35 = HIGHLY ERODIBLE

CECIL COUNTY SCHOOL CAPACITY DATA

Table with 4 columns: SCHOOL INFORMATION, ELEMENTARY, MIDDLE, HIGH SCHOOL. Rows include OCTOBER 22 TAG COMMENTS, FTE, CAPACITY, and % UTILIZATION.

ADJOINING PROPERTY OWNERS

Table with columns: OWNER, MAILING ADDRESS, CITY, STATE, ZIP, LOT, MAP, PARCEL, ZONING, DEED. Lists various neighboring property owners and their details.

GENERAL NOTES

- 1. THIS PROJECT IS IN CONFORMANCE WITH THE CECIL COUNTY COMPREHENSIVE PLAN, AS AMENDED MARCH 2, 2021.
2. TOPOGRAPHY INFORMATION BASED ON CECIL COUNTY GIS DATED MAY 2022.
3. BOUNDARY INFORMATION BASED ON UPON FIELD SURVEY AND DETERMINATION BY MCGRONE ENGINEERING DATED FEBRUARY 2022.



BENCHMARK TABLE. Table with 5 columns: NAME, NORTHING, EASTING, ELEVATION, DESCRIPTION. Lists various benchmark points and their coordinates.

- BENCHMARKS: COORDINATES SHOWN ON THIS DRAWING REFER TO THE MARYLAND COORDINATE SYSTEM (NAD 83/ NAD2011 EPOCH 2010). ELEVATIONS SHOWN HEREON ARE REFERRED TO NAVD 88.
- REGULATORY APPROVALS AND PERMITS REQUESTED:
- (1) FOREST STAND DELINEATION/FOREST CONSERVATION PLAN APPROVAL
(2) PLANNING COMMISSION APPROVAL
(3) EROSION & SEDIMENT CONTROL AND GRADING

Vertical sidebar containing project identification: DEVELOPER (MODERN LIVING SOLUTIONS DEVELOPMENT, LLC), ARCHITECTS (FREDERICK WARD ASSOCIATES), OWNER (CHESAPEAKE CLUB DEVELOPERS LLC), and PRELIMINARY PLAT (CHESAPEAKE CLUB APARTMENTS). Includes logos and contact information.

M:\PROJECTS\2011\23\03\CEPEAKE BAY COV. RESIDENTIAL DESIGN\INGENIERING\DRAWING SETS\PRELIMINARY PLAT - MULTIFAMILY.VFP - PRELIMINARY PLAT MULTIFAMILY.DWG. PLOT: 7/16/2024 10:44 AM dmm