

DATE

CHIEF

DATE

DATE

APPROVING AUTHORITY

SHEET 1 OF 2 FWA JOB NUMBER: 2041123.03

SCHOOL INFORMATION:	ELEMENTARY	MIDDLE	HIGH SCHOOL
OCTOBER 22 TAC COMMENTS	NORTH EAST	NORTH EAST	NORTH EAST
FTE	542	787	1028
CAPACITY	542	712	1009
% UTILIZATION	100%	111%	100%

EX. POND

SCALE: I" = 40'



EX. WETLAND BUFFER

P 1326

P 1326

P 1326

ADJOINING PROPERTY OWNERS

OWNER

LYNDELL & JOYCE A BARBER

BOARD OF COUNTY COMMISSIONERS OF CECIL COUNTY

BHAVNA A & AMIT SHAH

BRIAN T & KELLY M ALLAN

JASON S & ANNETTE WEBB

PAUL EDWARD KAMMERER

MARGARET B & RONALD N SHELLEY

MARGARET W LAMM

PHILIP GROFF - TRUSTEE

DENNIS MICHAEL & SUSAN UHLER

RAYMOND M & KATHRYN H HEIDEL

JOSEPH & ROBERTA MCGETTIGAN

BRIAN V & DANA GRANT

YONGSEONG LEE & JUNGSOOK LEE

MATTHEW J & TONYA M GREENE

ERIC TERRY & VITORIA BOROZZI

HAROLD JAMES & LORI ANNE DARNER

JAMIE & RACHEL BENNETT

ANDREW REHKOP & ANNALISA REHKOP

JOHN D FISHER

LEANNE MCKAY

ROBERT R HERR

RONALD K SELWOOD & SHIRLEY J DUCKENFIELD

MATTHEW C PETERSON & STEPHANIE L PETERSON

BUNGARD JAMES W/GEBHART JESSICA L

THE CHESAPEAKE CLUB CONDOMINIUM SECTION TWO ATTN/ JONATHAN CLEWER, PRES. 20 GINTY DR

MAILING ADDRESS

2 SCHOOLHOUSE LN

200 CHESAPEAKE BLVD SUITE 2100

6 SCHOOLHOUSE LN

8 SCHOOL HOUSE LN

10 SCHOOL HOUSE LN

12 SCHOOL HOUSE LN

75 RANGE RD

51 RANGE RD

9 YARMOUTH LN

15 YARMOUTH LN

21 YARMOUTH LN

27 YARMOUTH LN

33 YARMOUTH LANE

39 YARMOUTH LN

43 YARMOUTH LN

49 YARMOUTH LN

57 YARMOUTH LN

63 YARMOUTH LN

67 YARMOUTH LN

1416 OLDFIELD POINT RD

68 GUILFORD CT

1665 FURNISS RD

58 GUILFORD CT

54 GUILFORD CT

52 GUILFORD CT

GENERAL NOTES

LOT MAP PARCEL ZONING DEED

1267

1266

1057

989

954

1326

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RM WLB009170502

RM WLB018710001

RM WLB012070217

RM WLB014010410

RM WLB019160306

RM WLB008110057

RM WLB024280587

47400122

39500497

50010372

35510102

35330141

46200434

45690125

43750277

45090409

40030308

2191479

43510247

48910174

50430094

42590481

RM WLB019480492

RM WLB009780582

RM

32720312

43280082

STATE

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MD

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MD

MD

NORTH EAST

ELKTON

NORTH EAST

ELKTON

NORTH EAST

NORTH EAST

DRUMORE

NORTH EAST

NORTH EAST

NORTH EAST

ZIP

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102A

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91A

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I. 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 MCCRONE ENGINNERING DATED FEBRUARY 2022.

4. SOIL BOUNDARIES AND INFORMATION BASED ON SOIL SURVEY OF CECIL COUNTY, MARYLAND DATED DECEMBER 2009. 5. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24015C0154E, DATED

*0*5/04/2015.

6. THIS PROPERTY IS NOT WITHIN THE CRITICAL AREA BOUNDARY BASED ON CECIL COUNTY- CRITICAL AREA MAP DATED JANUARY 12, 2011.

7. A WETLAND DELINEATION WAS PERFORMED ON JUNE 6 - 10, 2022.

8. THE PROPERTY WILL BE SERVED BY CECIL COUNTY SEWER AND TOWN OF NORTH EAST WATER LOCATED WITHIN THE W-I AND S-I SERVICE AREA PER THE 2019 MATER WATER AND SEWER PLAN.

9. THIS PROJECT IS LOCATED WITHIN THE NORTH EAST FIRE COMPANY (STATION 005) SERVICE AREA AS OF 9/13/2019.

IO. A MINIMUM 25 FOOT BUFFER YARD C SHALL BE PROVIDED AROUND THE PERIMETER OF THE DEVELOPMENT TRACT. NO PARKING AREAS,

II. A MINIMUM AREA OF 15% OF THE DEVELOPMENT ENVELOPE WILL BE LANDSCAPED.

ROADWAYS, OR ACCESSORY STRUCTURES SHALL BE PERMITTED IN THE 25 FOOT PLANTED BUFFER.

12. STORM WATER MANAGEMENT SHALL BE PROVIDED PER MARYLAND DEPARTMENT OF THE ENVIRONMENT 2007 DESIGN GUIDELINE & WILL BE IN COMPLIANCE WITH THE MAY, 4 2010 CECIL COUNTY STORM WATER MANAGEMENT ORDINANCE PROVIDED TO ALL STORM WATER MANAGEMENT FACILITIES FROM COUNTY RIGHT OF WAY. 10 YEAR MANAGEMENT WILL BE PROVIDED.

13. WATER AND SEWER MAIN SIZES VARY.

14. THE PROPOSED DEVELOPMENT WILL BE PROVIDED WITH WATER BY THE TOWN OF NORTH EAST AND SEWER SERVICE BY CECIL COUNTY. THE PROJECTED SEWER ALLOCATION FOR THE CHESAPEAKE CLUB COMMUNITY IS 32.890 GALLONS PER DAY (149.5 ELU, SEE PRE-ALLOCATION REQUEST LETTER DATED 04/16/2024 FOR COMPUTATIONS). THE PROPERTY IS CONTAINED WITHIN THE W-I (EXISTING SERVICE) AREA FOR WATER SERVICE AND THE S-I (EXISTING SERVICE) AREA FOR SEWER SERVICE IN THE CECIL COUNTY MASTER WATER AND SEWER PLAN DATED JULY 22, 2019.

15. WATER SERVICE FOR THE DEVELOPMENT WILL BE PROVIDED BY THE TOWN OF NORTH EAST. ALL FINAL DESIGN AND CONSTRUCTION DRAWINGS WILL BE PREPARED IN ACCORDANCE TO THE TOWN OF NORTH EAST DESIGN STANDARDS FOR THEIR APPROVAL. THE WATER SYSTEM WILL PROVIDE ADEQUATE DOMESTIC PRESSURE AND FIRE FLOW TO ALL POINTS IN THE SYSTEM.

16. THE DEVELOPER WILL EXTEND A NEW SEWER SERVICE AND/OR FORCE MAIN TO CONNECT TO THE EXISTING PUBLICLY MAINTAINED CECIL COUNTY SEWER SYSTEM.

17. THE EXISTING CECIL COUNTY WASTE WATER TREATMENT PLANT THAT WILL RECEIVE SEWER FLOWS FROM THE SITE IS THE CARPENTERS POINT

FACILITY.

IB. A TRAFFIC IMPACT STUDY HAS BEEN SUBMITTED TO CECIL COUNTY AND IS UNDER REVIEW WITH THE TRAFFIC ENGINEER.

19. ALL PUBLIC IMPROVEMENT PLANS MUST RECEIVE FINAL TECHNICAL DESIGN APPROVAL PRIOR TO SUBMITTAL OF THE FINAL PLAT PER \$4.2.16 OF THE SUBDIVISION REGULATIONS, NOT RECORDATION OF THOSE PLATS.

20. EXACT WIDTH OF UTILITY EASEMENTS SHALL BE DETERMINED DURING PREPARATION OF FINAL CONSTRUCTION DOCUMENTS.

21. WHERE DETERMINED NECESSARY BY THE UTILITY COMPANIES, THE OWNER, THE DESIGNER OR THE MARYLAND STATE HIGHWAY ADMINISTRATION (SHA), UTILITY POLES WILL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

22. ALL PROPOSED FIRE HYDRANTS SHOWN ON PLAN.

28. ACCESS PERMIT PLANS WILL BE SUBMITTED TO MDOT SHA.

23. HYDRANTS SHALL BE COLOR CODED PER NFPA 291 AND ARE NOT TO BE HIDDEN OR OBSTRUCTED BY LANDSCAPING. REF. IFC 2006, SECTION 5*0*8.5.4 \$ 5*0*8.5.5.

24. RESIDENTIAL SPRINKLERS SHALL BE CLEARLY LABELED TO THE STREET SIDE OF THE BUILDING AND CAPPED. THE "FIRE DEPARTMENT CONNECTION" SHALL BE LOCATED TO THE FRONT OF THE BUILDING, AND SHALL BE CLEARLY MARKED WITH A REFLECTIVE 12"X18" SIGN TO READ "FIRE DEPARTMENT CONNECTION", WITH WHITE BACKGROUND & RED LETTERS.

25. A FINAL BOUNDARY LINE SURVEY SHALL BE COMPLETED PRIOR TO THE PRELIMINARY PLAN SUBMITTAL.

26. NO DWELLINGS OR IMPERVIOUS SURFACES SHALL OCCUR ON SLOPES WITH A GRADE OF 25% OR MORE COVERING A CONTIGUOUS AREA OF 10,000 SF OR MORE. THESE SLOPES SHALL BE SHOWN ON THE PRELIMINARY PLAN.

27. EXPANDED STREAM BUFFERS HAVE BEEN PROVIDED ON ALL PERENNIAL AND INTERMITTED STREAMS. A 25' BUFFER HAS BEEN PROVIDED ON ALL NON-TIDAL WETLANDS. DISTURBANCE TO ANY STREAM BUFFER WILL REQUIRE A VARIANCE OR WAIVER APPROVAL BY CECIL COUNTY. PERMITS WILL BE REQUIRED FROM THE CORPS OF ENGINEERS AND MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR ALL NON-TIDAL WETLANDS AND STREAM IMPACTS PRIOR TO RECORDATION OF THAT PHASE OF DEVELOPMENT

29. PRIOR TO RECORDATION OF THE FINAL PLAT, THERE SHALL BE SOME FORM OF SURETY AND ACCEPTABLE TO CECIL COUNTY, IN AN AMOUNT SPECIFIED BY CECIL COUNTY, OR THE EXECUTION AND RECORDATION OF A SUBDIVISION AGREEMENT, WHICH SHALL BE SUBMITTED WITH THE FINAL PLAT WHICH SUBDIVISION AGREEMENT OR SURETY SHALL SECURE AN AGREEMENT TO CONSTRUCT REQUIRED PHYSICAL IMPROVEMENTS IDENTIFIED

30. APPROVAL OF POOL PLANS FROM THE MARYLAND DEPARTMENT OF HEALTH ARE REQUIRED PRIOR TO ANY CECIL COUNTY HEALTH DEPARTMENT

31. FIRE HYDRANTS TO BE PROVIDED ON SITE PER TOWN OF NORTH EAST REQUIREMENTS.

32. A FOREST CONSERVATION PLAN FOR THE ENTIRE DEVELOPMENT OF CHESAPEAKE CLUB WAS SUBMITTED FOR REVIEW AND APPROVAL ON JUNE 7,

33. A FOREST CONSERVATION REGULATION VARIANCE REQUEST UNDER THE PROVISIONS OF SECTION 14.1 TO REMOVED FOUR SPECIMEN TREES AS REQUIRED BY SECTION 7.2.I.C. WHILE RETAINING TWENTY FOUR SPECIMEN TREES ON SITE, WAS GRANTED BY CECIL COUNTY ON JULY 17, 2023.

34. A LETTER REQUESTING THAT A TEMPORARY SEDIMENT CONTROL DEVICE, THAT WILL BE CONVERTED TO A PERMANENT STORMWATER MANAGEMENT POND, BE PLACED WITHIN THE IIO' PERENNIAL STREAM BUFFER ON SITE HAS BEEN SUBMITTED ON 07/18/2024 IN ACCORDANCE WITH CECIL COUNTY ZONING ORDINANCE SECTION 174.1.

BENCHMARK TABLE					
NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION	
9001 9002 9003 9004 9005 9006 9007 9008 9008 9008 9009 9010 9010 9012 9013 9030 9031	699,868.63 699,380.11 698,941.33 699,224.61 699,622.07 699,957.74 700,285.84 700,540.58 700,539.07 700,518.28 700,431.43 700,176.84 699,983.72 699,960.15 699,627.34 699,383.60	1,610,530.TT 1,610,414.18 1,611,160.09 1,610,199.34 1,610,239.57 1,610,347.13 1,610,551.74 1,610,550.59 1,610,949.12 1,611,159.80 1,611,288.49 1,611,134.23 1,610,790.89 1,612,165.97 1,611,497.75	58.72 64.33 79.61 43.35 39.65 34.54 31.18 16.5 16.76 19.36 21.88 44.03 64.56 62.39 48.15 53.51	PRTR / P&C SET GPS PRTR / FWA P&C SET PRTR / P&C SET GPS PRTR / MAG NAIL SET GPS TR / MAG NAIL SET TR / MAG NAIL SET TR / FWA P&C SET	

BENCHMARKS: COORDINATES SHOWN ON THIS DRAWING REFER TO THE MARYLAND COORDINATE SYSTEM (NAD 83/ NA2011 EPOCH 2010). ELEVATIONS SHOWN HEREON ARE REFERRED TO NAVD 88.

REGULATORY APPROVALS AND PERMITS REQUESTED:

(I) FOREST STAND DELINEATION/FOREST CONSERVATION PLAN APPROVAL (2) PLANNING COMMISSION APPROVAL

(3) EROSION & SEDIMENT CONTROL AND GRADING (4) ENVIRONMENTAL SITE DESIGN PLAN APPROVAL (5) NORTH EAST WATER AGREEMENT

(6) MDE/COE NON-TIDAL WETLANDS PERMIT (7) STATE HIGHWAY ADMINISTRATION ACCESS PERMIT

(8) SANITARY SEWER PLAN APPROVAL

(9) MDE NPDES PERMIT (IO) A VARIANCE FROM MDOT SHA ACCESS MANUAL, 2.3.1 HAS BEEN

REQUESTED TO ALLOW THE SOUTHERN ENTRANCE TO HAVE A LANDING GRADE UP TO 6%.) A WAIVER FROM CECIL COUNTY ZONING ORDINANCE SECTION 174.1 HAS

BEEN REQUESTED IN ORDER TO PLACE A STORMWATER MANAGEMENT / SEDIMENT CONTROL DEVICE WITHIN THE 110' PERENNIAL STREAM BUFFER

