Plotted: 8-03-07 @2:15pm By: cmears

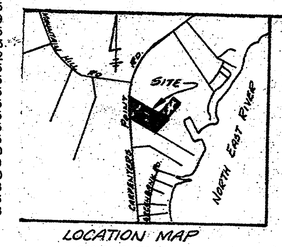
X:\176710242\dwg\countyconcept\PC 8-6-07\concept sketch plot 8-6-07.dwg[Layout1]

LOT TABLE

LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE
1.	0.19	28.	0.16	55.	0.22
2.	0.15	29.	0.17	56.	0.15
3.	0.15	30.	0.16	57.	0.15
4.	0.15	31.	0.18	58.	0.15
5.	0.15	32.	0.16	59.	0.15
6.	0.15	33.	0.17	60.	0.15
7.	0.15	34.	0.33	61.	0.17
8.	0.15	35.	0.28	62.	0.30
9.	0.15				
10.	0.15				
11.	0.19				
12.	0.15				
13.	0.23				
14.	0.22				
15.	0.15				
16.	0.15				
17.	0.15				
18.	0.15				
19.	0.15				
20.	0.15				
21.	0.15				
22.	0.20				
23.	0.19				
24.	0.20				
25.	0.18				
26.	0.16				
27.	0.18				

SOILS TABLE

SOILS	NAME	SLOPES
BeB2	BELTSVILLE SILT LOAM	2–5%
BeC2	BELTSVILLE SILT LOAM	5–10%
BuB2	BUTLERTOWN SILT LOAM	2–5%
BuC2	BUTLERTOWN SILT LOAM	5–10%
CIB2	CHRISTIANA FINE SANDY LOAM	2–5%
KpB2	KEYPORT SILT LOAM	2–5%



LOCATION MAP
SCALE: 1"=2000'

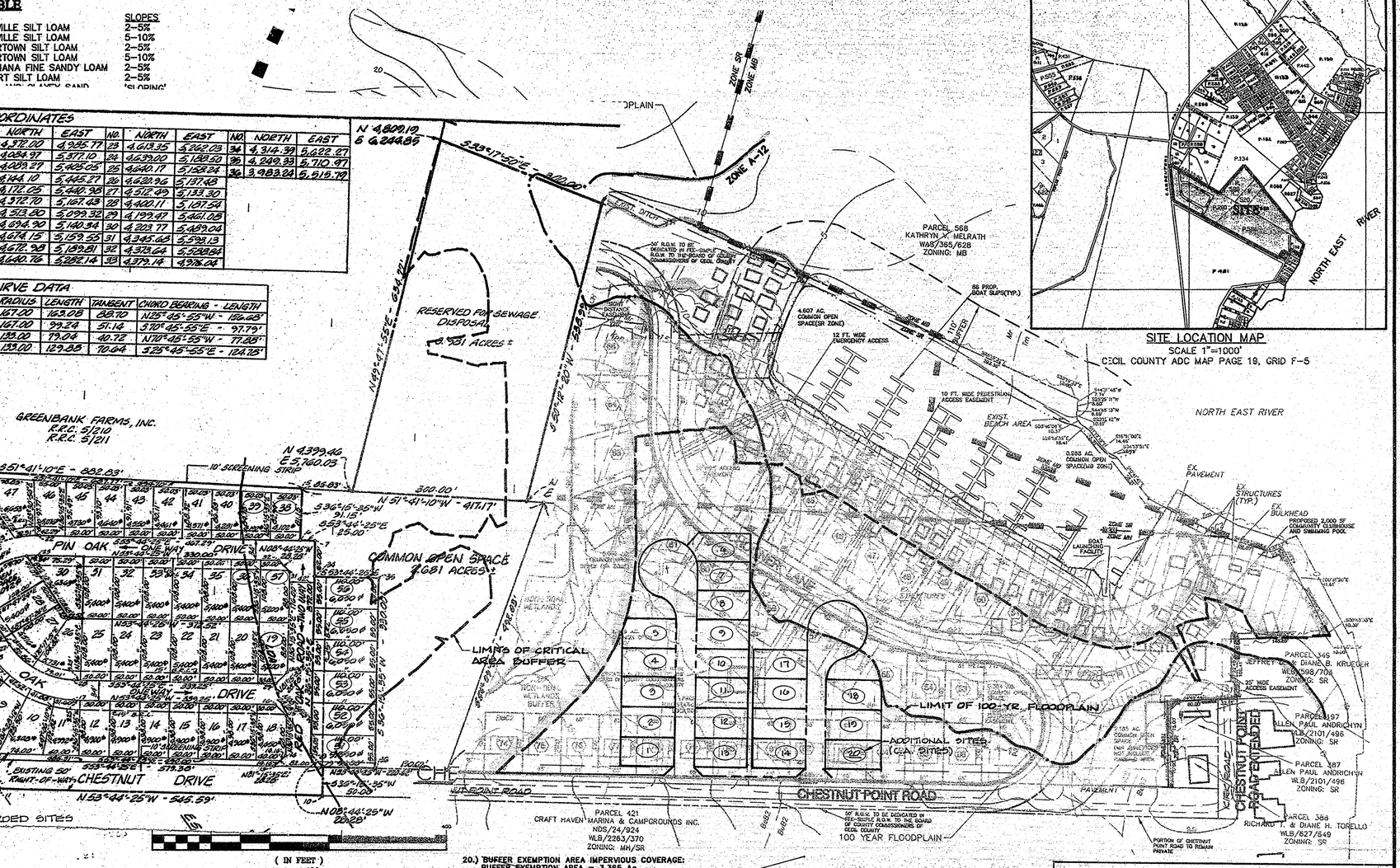
TAX MAP No. 35
BLOCK No. 10
PARCEL No. 200

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
1	5,000.00	5,000.00	12	4,972.00	4,935.77	23	4,619.35	5,262.03	34	4,314.39	5,622.27
2	4,992.33	5,009.71	13	4,954.97	5,317.10	24	4,639.00	5,130.50	35	4,240.33	5,710.97
3	4,979.46	5,114.59	14	4,089.27	5,405.05	25	4,640.17	5,158.24	36	3,983.24	5,219.70
4	4,883.37	5,147.61	15	4,144.10	5,445.27	26	4,620.96	5,187.48			
5	4,882.67	5,698.69	16	4,171.05	5,440.98	27	4,512.49	5,133.30			
6	4,372.17	5,630.75	17	4,372.70	5,167.43	28	4,440.11	5,107.54			
7	4,364.39	5,628.94	18	4,513.50	5,099.32	29	4,199.47	5,461.08			
8	4,464.43	5,498.92	19	4,694.90	5,140.94	30	4,203.77	5,489.04			
9	4,036.47	5,443.22	20	4,674.15	5,159.55	31	4,345.63	5,593.13			
10	3,996.15	5,413.65	21	4,672.90	5,199.81	32	4,328.64	5,528.84			
11	4,310.84	4,923.71	22	4,640.76	5,282.14	33	4,379.14	4,976.04			

CURVE DATA

FROM	TO	Δ	RADIUS	LENGTH	TANGENT	CHORD BEARING - LENGTH
17	18	53°57'-01"	167.00	169.08	92.10	N 25° 45'-55"W - 162.48'
21	22	34°02'-59"	167.00	99.24	51.14	S 70° 45'-55"E - 97.79'
23	24	34°02'-59"	129.00	76.64	40.72	N 70° 45'-55"W - 77.28'
27	28	53°57'-01"	129.00	129.38	70.64	S 25° 45'-55"E - 124.28'



SITE LOCATION MAP
SCALE 1"=1000'
CECIL COUNTY ADC MAP PAGE 19, GRID F-5

Received 7-14-93
and on same day Recorded in Liber MC No. 393 folio 683
one of the Record Plat Books of Cecil County and examined.
Per Wilson D. Stubbs Clerk
Circuit Court for Cecil County

1.) SITE ACREAGE

2.) DEED REFERENCE

3.) OWNER:

4.) APPLICANT:

5.) SITE ZONING:

6.) A) SETBACKS

GENERAL NOTES

1. AREA OF TRACT	9.7751	Ac.±
RESIDENTIAL	6.8433	Ac.±
ROADS	1.9449	Ac.±
EX. 50' R/W	0.6496	Ac.±
WIDENING	0.1426	Ac.±
WATER TANK SITE & 10' SCREENING STRIP	0.9767	Ac.±

2. NUMBER OF LOTS 56

3. COORDINATES SHOWN ARE ASSUMED.

4. BUILDING SETBACK REQUIREMENTS ARE 15' FRONT AND REAR, AND 10' SIDE YARD.

B) SETBACKS FOR SR ZONING: FRONT YARD: 30' SIDE YARD: 10' REAR YARD: 40'

C) SETBACKS FOR MB ZONING: FRONT YARD: 110'(FROM MEAN HIGH TIDE) SIDE YARD: 10' REAR YARD: 40'

7.) SOURCE OF WATER PROPOSED: PUBLIC WATER TO BE PROVIDED. SOURCE TO BE DETERMINED.

8.) SANITARY SEWER DISPOSAL PROPOSED: PUBLIC SEWER TO CECIL COUNTY CARPENTERS POINT SANITARY SUBDISTRICT.

9.) EXISTING SITE ZONING BREAKDOWN:
TOTAL SITE AREA: 39.249 Ac. ±
MH/CRITICAL AREA(LDA): 18.487 Ac. ±
MH/NON-CRITICAL AREA: 8.128 Ac. ±
SR/CRITICAL AREA(LDA): 11.666 Ac. ±
MB/CRITICAL AREA(LDA): 0.968 Ac. ±

10.) DENSITY PROPOSED:
MH/CRITICAL AREA(LDA): TOTAL AREA = 18.487 Ac.
AREA CONTAINING WETLANDS = 0.700 Ac.
AREA USED FOR DENSITY CALCULATION = 17.787 Ac.
40 UNITS/17.787 Ac. = 2.25 DU/Ac.

MH/NON-CRITICAL AREA: TOTAL AREA = 8.128 Ac.
AREA CONTAINING WETLANDS = 0 Ac.
AREA USED FOR DENSITY CALCULATION = 8.128 Ac.
27 UNITS/8.128 Ac. = 3.32 DU/Ac.

SR/CRITICAL AREA(LDA): TOTAL AREA = 11.666 Ac.
AREA CONTAINING WETLANDS = 0 Ac.
AREA USED FOR DENSITY CALCULATION = 11.666 Ac.
19 UNITS/11.666 Ac. = 1.63 DU/Ac.

MB: TOTAL AREA = 0.968 Ac.
AREA CONTAINING WETLANDS = 0 Ac.
AREA USED FOR DENSITY CALCULATION = 0.968 Ac.
0 UNITS/0.968 Ac. = 0 DU/Ac.

11.) COMMON OPEN SPACE PROPOSED:
MH: TOTAL AREA = 26.615 Ac. (INCLUDES CHESTNUT POINT ROAD)
COMMON OPEN SPACE AREA = 9.502 Ac./35.70% (DOES NOT INCLUDE PARKING AREA)
AREA OF COMMON OPEN SPACE WITHIN WETLANDS = 0.700 Ac.
9.502 Ac. - 0.78 Ac.(10%)
SR: TOTAL AREA = 11.666 Ac.
COMMON OPEN SPACE AREA = 4.617 Ac./39.58%
AREA OF COMMON OPEN SPACE WITHIN WETLANDS = 0 Ac.
MB: TOTAL AREA = 0.968 Ac.
ENTIRE MB PORTION SHALL BE COMMON OPEN SPACE

(IN FEET)
1 inch = 100 ft.

12.) A) LOT DIMENSIONAL REQUIREMENTS MH ZONE:

	REQUIRED:	PROVIDED:
MIN. SIZE:	6,500 S.F.*	6,500 S.F.
MIN. WIDTH	65 FT*	65 FT

B) LOT DIMENSIONAL REQUIREMENTS SR ZONE:

	REQUIRED:	PROVIDED:
MIN. SIZE:	12,000 S.F.*	12,089 S.F.(LOT 40)
MIN. WIDTH	65 FT*	65 FT

C) LOT DIMENSIONAL REQUIREMENTS MB ZONE:

	REQUIRED:	PROVIDED:
MIN. SIZE:	6,500 S.F.*	N/A
MIN. WIDTH	65 FT*	N/A

* IF SERVED BY COMMUNITY FACILITIES

13.) AREA WITHIN PROPOSED STREET RIGHTS-OF-WAY SHOWN: ~~5.91 AC±~~

14.) SITE TOPOGRAPHY SOURCE: CECIL COUNTY ADR TOPOGRAPHIC MAPS AVAILABLE FROM THE CECIL COUNTY OFFICE OF PLANNING AND ZONING.

15.) THE BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED FROM A COMPILATION OF SITE AND ADJOINER DEED PLOTS AND DOES NOT REPRESENT A BOUNDARY SURVEY.

16.) A PORTION OF THIS SITE IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA F.I.R.M. COMMUNITY PANEL NO. 2400190041A, EFFECTIVE DATE APRIL 4, 1983. BASE FLOOD ELEVATION 12 HAS BEEN INCORPORATED ONTO ADR TOPO AS SHOWN.

17.) SOURCE OF WETLAND AND WATERWAY INFORMATION: JURISDICTIONAL DETERMINATION FILE #200501300 DATED MARCH, 2005.

18.) CHESAPEAKE BAY CRITICAL AREA DATA:
31.121 Ac. OF SITE FALLS WITHIN LDA LIMITED DEVELOPMENT AREA.

19.) LDA CRITICAL AREA IMPERVIOUS COVERAGE:
ALL DRIVEWAYS LOCATED WITHIN CRITICAL AREA SHALL BE OF 2-TRACK DESIGN BEYOND ROW.
PERVIOUS ALTERNATIVES/BMPS WERE CALCULATED USING A PERMEABILITY FACTOR OF 50%

59 UNITS W/IN CRITICAL AREA: 59 X .036 Ac. IMP. = 2.124 Ac.
PAVED ROADS = 1.890 Ac.
PARKING AREA = 0.410 Ac. X 0.50(PERVIOUS ALTERNATIVE) = 0.205 Ac.
CLUBHOUSE = .046 Ac. X 0.50(DISCONNECTED IMPERVIOUS) = 0.023 Ac.
POOL = 0.025 Ac.
PUMPSTATION = 0.037 Ac.
PUMPSTATION ACCESS = .044 Ac. X 0.50(PERVIOUS ALTERNATIVE) = 0.022 Ac.
SIDEWALK = 0.331 Ac. X 0.50(PERVIOUS ALTERNATIVE) = 0.166 Ac.
EMERGENCY ACCESS = 0.270 Ac. X 0.5(PERVIOUS ALTERNATIVE) = 0.135 Ac.
BOAT LAUNCH FACILITY = 0.065 Ac. X 0.5(PERVIOUS ALTERNATIVE) = 0.032 Ac.

TOTAL PROPOSED IMPERVIOUS AREA(LDA) = 4.659 Ac./14.97%
EXIST. IMPERVIOUS AREA(LDA) = 6.605 Ac./21.22%

20.) BUFFER EXEMPTION AREA IMPERVIOUS COVERAGE:
BUFFER EXEMPTION AREA = 3.365 Ac.

EMERGENCY ACCESS: 0.220 X 0.50(PERVIOUS ALTERNATIVE) = 0.110 Ac.
BOAT LAUNCHING FACILITY: 0.044 X 0.50(PERVIOUS ALTERNATIVE) = 0.021 Ac.
CLUBHOUSE: 0.046 X 0.50(DISCONNECTED IMPERVIOUS) = 0.023 Ac.
POOL: 0.025 Ac.
DWELLINGS: 0.059 Ac.

PROPOSED IMPERVIOUS AREA(BUFFER EXEMPTION AREA) = 0.238 Ac./7.07%
EXISTING IMPERVIOUS AREA(BUFFER EXEMPTION AREA) = 1.071 Ac./31.83%

21.) A BUFFER MANAGEMENT PLAN SHALL BE REQUIRED.

22.) ANY AGRICULTURAL OPERATIONS BEING CONDUCTED ON CONTIGUOUS PROPERTIES ARE PROTECTED FROM NUISANCE CLAIMS, AS LONG AS THOSE OPERATIONS ARE IN COMPLIANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 1, SECTION 4 OF THE CECIL COUNTY ZONING ORDINANCE.

23.) PORTION OF SITE FALLS WITHIN BUFFER EXEMPTION AREA AS SHOWN.

24.) SWM AREAS ARE APPROXIMATE IN SIZE AND LOCATION.

25.) SANITARY PUMPSTATION IS APPROXIMATE IN SIZE AND LOCATION.

26.) ~~SITE CONSISTS OF 86 DETACHED SINGLE-FAMILY DWELLINGS, A COMMUNITY CLUBHOUSE/SWIMMING POOL, AND A COMMUNITY BOAT DOCKING FACILITY.~~

27.) EXISTING STRUCTURES AND PAVEMENT ON SITE TO BE REMOVED UPON FINAL PLAN APPROVAL UNLESS OTHERWISE NOTED.

28.) ALL EXISTING WELLS WILL BE ABANDONED AND SEALED BY A LICENSED WELL DRILLER PRIOR TO RECORD PLAT APPROVAL.

29.) ALL SEPTIC TANKS WILL BE PUMPED BY A LICENSED SEWAGE HAULER AND THEN FILLED WITH EARTH PRIOR TO RECORD PLAT APPROVAL.

30.) PROPOSED 12' EMERGENCY ACCESS AND PUMPSTATION ACCESS SHALL BE OPEN TO PEDESTRIAN USE ONLY. NO UNAUTHORIZED MOTORIZED VEHICLES SHALL BE PERMITTED TO USE ACCESSES.

31.) DEED REFERENCE WLB 1908/212 INDICATES FRON-DJW, L.P. TO BE THE OWNERSHIP OF SUBJECT PARCEL 200 AND EXISTING PRIVATE ROADS SHOWN ON THIS PLAN AS "CHESTNUT POINT ROAD" AND "KIRK ROAD".

32.) PARKING BREAKDOWN:
CLUBHOUSE (ASSEMBLY HALL): 2,000 SF/100 = 20 SPACES REQUIRED
POOL: 2 EMPLOYEES = 2 SPACES REQUIRED
BEACH: 20 LF BEACH FRONTAGE ÷ 2 EMPLOYEES = 4 SPACES REQUIRED
BOAT SLIPS: 86 SLIPS PROPOSED
DUE TO CLOSE PROXIMITY OF LOTS 41-85, PARKING WAS NOT PROVIDED FOR 25 BOAT SLIPS.
PARKING REQUIRED FOR 61 SLIPS: 61 X 0.5 = 31 SPACES REQUIRED

TOTAL PARKING REQUIRED = 57 SPACES
TOTAL SPACES PROVIDED = 57 SPACES(INCLUDES 2 H.C. ACCESSIBLE)

33.) EXACT BOAT SLIP ORIENTATION IS NOT KNOWN AT THIS TIME. PROPOSED SLIPS SHOWN FOR INFORMATIONAL PURPOSES.

OWNER/DEVELOPER
FRON-DJW, LP
C/O ROBERT WELCH, ESQ.
240 S. 8TH STREET
PHILADELPHIA, PA
19107-5728
(215)922-6088

PRINTED
JUN 10 2011
MORRIS & RITCHIE ASSOCIATES, INC.

75 MANUFACTURED HOME SITES
(31 SITES WITHIN THE CRITICAL AREA)

EXISTING	LEGEND	PROPOSED
	SIDEWALK	
X TC 90.00	SPOT GRADES	X 95.01 TC
97	CONTOURS	97
	RIGHT OF WAY	
S	SANITARY SEWER	
D	STORM SEWER	
	TYPE 'C' INLET	
	TYPE 'M' INLET	
E	ELECTRIC LINE	E
W	WATER LINE	W
G	GAS LINE	G
	WETLANDS LINE	
	WETLANDS BUFFER	
	FEMA FLOOD ZONE	
	SOILS LIMITS	
	LDA (CRIT. AREA)	
	TREE LINE	

RECEIVED
AUG 06 2007
CECIL COUNTY OFFICE OF PLANNING & ZONING

SCENARIO PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC.

Stantec
Stantec Consulting Services Inc.
307 North Bridge Street, Suite 14
Elkton, MD
21921
Tel: 410.620.5390
Fax: 410.620.5391
www.stantec.com

Revisions		
No.	Date	Description

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STATE OF MARYLAND
BRIAN NELSON BOLANDER
No. 18316
REGISTERED
PROFESSIONAL ENGINEER

8/3/07

Brian N. Bolander
MD. PE LIC. No. 18318

SCENARIO 2
CONCEPT PLAN
CHESTNUT POINT MARINA
FOR
FRON-DJW, LP
INTERVEST NATIONAL BANK
FIFTH ELECTION DISTRICT
CECIL COUNTY, MARYLAND

For Review By
Planning Commission
on 30 August 2007
Date

Scale:	1" = 100'
Drawn by:	CEM
Chkd by:	JG
Appvd by:	
Date:	8/8/07
Dwg. No.:	concept sketch plot 8-6-07
Project #:	176710242

1 of 1