

~~4/28/06~~ 7/26

MSA-S-1829-4895

Comments

2/4/05 JL

Comments

4/26/05 KS

Comments

7/28/06 KLS

Bob
1/2 page

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

April 26, 2006

Mr. Anthony DiGiacomo
Cecil County Department of Planning and Zoning
129 East Main Street
Elkton, MD 21921

RE: Major Subdivision - Canal View Estates, Preliminary Plat
(Tax Map 43; Parcel 3)

Dear Mr. DiGiacomo:

Thank you for providing revised information regarding the above referenced subdivision. The preliminary plat indicates the area in question is 213.97 acres, of which 105.73 acres are in the Critical Area. The property has a split Critical Area designation of Limited Development Area (48.28 acres) and Resource Conservation Area (59.53 acres). Currently, the site is developed with a single-family dwelling and several farm buildings, a portion of which is in the RCA. The applicant is now proposing to reserve the areas of RCA and LDA and subdivide those areas outside of the Critical Area.

Based on the information provided, I have the following comments regarding the subdivision proposal.

1. Density in the RCA is restricted to one dwelling unit per twenty acres. Please note that the applicant retains the right to two dwelling units within the RCA. I recommend that a note clarifying this issue be added to the subdivision plat.
2. It would appear that the 110-foot Buffer has not been properly expanded for steep slopes. Section 196.1.b of the Cecil County Zoning Ordinance states that expansion of the 110' Buffer for steep slopes (15% or greater) is 4 feet for every 1% increase in slope or to the top of slope, whichever is greater.
3. Again, the Cecil County Soil Survey shows several intermittent streams on the south side of the property bordering MD 285. Intermittent streams within the Critical Area are considered a Habitat Protection Area under the Cecil County Zoning Ordinance and would be protected by a 110' Buffer. The plat indicates these are swales to be used for stormwater management. If a Buffer is required, a stormwater management area cannot be proposed without a variance.

4. The applicant will need to communicate with the Department of Natural Resources to determine the presence of rare, threatened, or endangered species prior to any project approval. If present on site, any development proposed as part of the subdivision must comply with the HPA provisions of the Cecil County Zoning Ordinance and Critical Area Program.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt". The signature is written in black ink and is positioned below the word "Sincerely,".

Kate Schmidt
Natural Resource Planner
CE 55-05

Robert L. Ehrlich, Jr.
Governor

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129 East Main Street
Elkton, MD 21921

RE: Major Subdivision - Canal View Estates, Preliminary Plat
(Tax Map 43, Parcel 3)

Dear Mr. DiGiacomo:

Thank you for providing revised information regarding the above referenced subdivision. The preliminary plat indicates the area in question is 213.97 acres, of which 105.73 acres are in the Critical Area. The property has a split Critical Area designation of Limited Development Area (46.2 acres) and Resource Conservation Area (59.53 acres). Currently, the site is developed with a single-family dwelling and several farm buildings, and is primarily used for agricultural purposes. The applicant is proposing to create one (1) lot and common areas within the RCA and three (3) lots and common areas in the LDA.

Based on the information provided, I have the following comments regarding the subdivision proposal.

1. The Critical Area acreage calculations have changed from the concept sketch submitted in January, 2005. Previously LDA acreage calculations excluded that portion within the corporate boundaries. The preliminary plat should indicate the acreage of Critical Area outside the corporate boundaries. Also, please note that the amount of RCA and LDA acreage indicated on the preliminary plat is not consistent. The acreages listed under density calculations are different from those provided in the notes section. ✓
2. Density in the RCA is restricted to one dwelling unit per twenty acres. Please note that the applicant retains the right to a second dwelling unit within the RCA. I recommend that a note clarifying this issue and related zoning and/or deed restrictions be added to the subdivision plat. ✓

Mr. Anthony DiGiacomo

April 26, 2006

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3. In the Critical Area, each lot is limited to 15 percent impervious coverage as well as the entire Critical Area portion of the subdivision, including roads, stormwater management facilities, and other impervious infrastructure (Cecil County Zoning Ordinance Article XI, Part 1, Sections 200 and 201.) Critical Area notes for LDA and RCA should include total impervious surface calculations for each section. In addition, I recommend a note be added to each plat indicating the limitation on impervious surface coverage for Lots 4, 5, 106, and 95.
4. Section 196.1.b of the Cecil County Zoning Ordinance states that expansion of the 100' Buffer for steep slopes (15% or greater) is 4 feet for every 1% increase in slope or to the top of slope, whichever is greater. It would appear in some areas that the Buffer will need to be revised to extend to the top of the slope. *
5. When agricultural uses cease and the land is converted to another use, the Buffer must be established in forested vegetation under Cecil County Critical Area Program, Habitat Protection Program Elements 9.1-6. It would appear from the site plan that the Buffer on the common open space area is only partially forested and will need to be fully established.
6. Development standards in the LDA and the RCA require 15 percent of a site to be afforested if it does not currently exist (Cecil County Zoning Ordinance Article XI, Part 1, Sections 200 (6) and 201.) The applicant should provide calculations of the existing forest cover on all Critical Area lots and common open spaces in order to determine areas that will require afforestation.
7. As noted in a letter sent by Julie LaBranche (February 4, 2005) Map 32 of the Cecil County Soil Survey shows several intermittent streams on the south side of the property bordering MD 285. The plat indicates these are swales but does not provide information as to how this determination was made. Intermittent streams within the Critical Area are considered a Habitat Protection Area under the Cecil County Zoning Ordinance and would be protected by a 100' Buffer.
8. The applicant will need to communicate with the Department of Natural Resources to determine the presence of rare, threatened, or endangered species prior to any project approval. If present on site, any development proposed as part of the subdivision must comply with the HPA provisions of the Cecil County Zoning Ordinance and Critical Area Program.

Mr. Anthony DiGiacomo

April 26, 2006

Page 3 of 3

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt". The signature is written in black ink and includes a long horizontal flourish extending to the right.

Kate Schmidt

Natural Resource Planner

CE 55-05

Robert L. Ehrlich, Jr.
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February 4, 2005

Anthony DiGiacomo
Cecil County, Office of Planning and Zoning
129 E. Main St. Room 300
Elkton, MD 21921

Re: Major Subdivision - Canal View Estates
(Tax Map 43, Parcel 3)

Dear Mr. DiGiacomo:

Thank you for providing information on the above referenced major subdivision. As reported on the concept sketch plan provided, Parcel 3 consists of 217.5 acres, of which 93 acres is located within the Critical Area. The property has a split Critical Area designation of Limited Development Area (33.1 LDA acres) and Resource Conservation Area (59.9 RCA acres). Parcel 3 is developed with a single-family dwelling and several farm buildings, and is primarily used for agricultural purposes. Within the Critical Area, the applicant is proposing to subdivide Parcel 3 to create two lots in the RCA and three lots in the LDA.

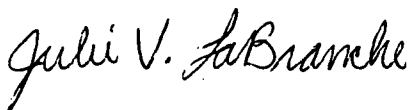
Based on the information provided, this office has the following comments regarding the subdivision proposal.

- 1) As proposed, the subdivision will exhaust the permitted RCA density of one dwelling unit per twenty acres by creating two lots within the RCA on Parcel 3. We recommend that a note be added to the subdivision plat stating that no further subdivision of RCA lands on Parcel 3 (Lot 76, Lot 79, and the common space) is permitted.
- 2) Because each of the lots proposed within the Critical Area are greater than 1 acre, the lots will be limited to 15 percent impervious surface coverage as well as the entire Critical Area portion of the subdivision, including roads and other impervious infrastructure (Cecil County Zoning Ordinance Article XI, Part I, Sections 200 and 201). We recommend that a note be added to plat stating the limitation on impervious surface coverage for Lot 76, Lot 79, Lot 4, Lot 5, and Lot 106.

- 3) Map 32 of the Cecil County Soil Survey shows several intermittent streams on the south side of the property bordering MD 285 (refer to attached copy). It appears that the intermittent streams are located within the LDA portion of the site and the streams may extend within the proposed boundaries of Lot 4 and the Common Open Space, and perhaps on Lot 5 and Lot 106. In addition, the applicant proposes a storm water management area in the Common Open Space. We note that an environmental assessment of the property was not provided as part of the subdivision proposal. As required by the Cecil County Zoning Ordinance and Critical Area Program, the property should be evaluated for the presence of Habitat Protection Areas (including but not limited to streams, non-tidal wetlands and their buffers), and an evaluation from the Department of Natural Resources for rare, threatened and endangered species. If present on the site, any development proposed as part of the subdivision must comply with the HPA provisions of the Cecil County Zoning Ordinance and Critical Area Program.
- 4) When agricultural uses cease and the land is converted to another use, the Buffer must be established (Cecil County Critical Area Program, Habitat Protection Program Elements 9.1-6). As shown on the site plan, Lot 79 appears to have a fully forested Buffer. Lot 76 appears to have a partially forested Buffer and therefore the Buffer must be fully established on this lot.
- 5) As shown on the concept sketch plan, Lot 76 and Lot 79 have partial forest cover, and Lot 4, Lot 5, and Lot 106 have no existing forest cover. The applicant should provide calculations of the existing forest cover on Lot 76 and Lot 79. If less than 15 percent forest cover exists, afforestation should be provided to establish 15 percent forest cover on each lot (Cecil County Zoning Ordinance Article XI, Part I, sections 201 and 200(6)).

Thank you for the opportunity to provide comments for this subdivision. Please contact me at (410) 260-3475 if you have any questions about my comments.

Sincerely,



Julie V. LaBranche
Natural Resource Planner

CE 55-05 Canal View

CE 55-05

VOLLMEYER ASSOCIATES LLP
307 North Bridge Street, Suite 14
Elkton, MD 21921
Tel: 410.620.5390
Fax: 410.620.5391

CANAL VIEW ESTATES

PRELIMINARY PLAT

INDEX OF SHEETS

SHEET NO.	DTG. NO.	DESCRIPTION
1	T1	COVER SHEET (SHEET 1)
2	S1	PRELIMINARY PLAT (SHEET 2)
3	S2	PRELIMINARY PLAT (SHEET 3)
4	S3	PRELIMINARY PLAT (SHEET 4)
5	S4	PRELIMINARY PLAT (SHEET 5)

ADJOINER TABLE

PARCEL	ADJOINER	DEED REF.
P.166	CHARLES A. MURSON	W.L.B. 1020/537
P.63	JANE E. HAYDEN	W.L.B. 1541/643
P.167	THOMAS S. WHEELER & JOSEPHINE H. WHEELER	W.L.B. 930/562
P.168	STEVEN A. GORMAN	W.L.B. 568/989
P.169	DAVID C. GORMAN	W.L.B. 907/638
P.392	JAMES W. GORMAN, JR.	W.A.S. 165/180
P.424	JOHN F. REYNOLDS & LOUISE K. REYNOLDS	R.R.C. 71/196
P.425	JOHN F. REYNOLDS & LOUISE K. REYNOLDS	W.A.S. 133/182
P.426	RONALD B. WALLS & EVELYN WALLS	W.A.S. 358/446
P.427	CHARLES SCHRADER & SUSANNA SCHRADER	W.A.S. 228/148
P.288	PETER GITNEY, JR. & ELEANOR GITNEY	W.L.B. 774/680

LOT DATA TABLE

LOT NUMBER	AREA
LOT 4	7.04 ACRES±
LOT 5	2.93 ACRES±
LOT 19	1.13 ACRES±
LOT 38	0.93 ACRES±
LOT 39	0.86 ACRES±
LOT 40	0.77 ACRES±
LOT 41	0.94 ACRES±
LOT 42	1.56 ACRES±
LOT 43	1.47 ACRES±
LOT 44	0.70 ACRES±
LOT 45	0.91 ACRES±
LOT 46	0.70 ACRES±
LOT 47	0.94 ACRES±
LOT 48	1.01 ACRES±
LOT 49	0.86 ACRES±
LOT 50	0.89 ACRES±
LOT 51	0.81 ACRES±
LOT 52	0.87 ACRES±
LOT 53	0.96 ACRES±
LOT 54	1.19 ACRES±
LOT 55	0.96 ACRES±
LOT 56	0.74 ACRES±
LOT 57	0.64 ACRES±
LOT 58	0.70 ACRES±
LOT 59	0.70 ACRES±
LOT 60	1.04 ACRES±
LOT 61	1.38 ACRES±
LOT 62	2.06 ACRES±
LOT 63	2.11 ACRES±
LOT 64	2.22 ACRES±
LOT 65	2.25 ACRES±
LOT 66	0.88 ACRES±
LOT 67	0.80 ACRES±
LOT 68	0.60 ACRES±
LOT 69	0.62 ACRES±
LOT 70	1.03 ACRES±
LOT 71	0.94 ACRES±
LOT 72	0.68 ACRES±
LOT 73	0.68 ACRES±
LOT 74	0.68 ACRES±
LOT 75	0.68 ACRES±
LOT 76	0.99 ACRES±
LOT 77	1.31 ACRES±
LOT 78	0.97 ACRES±
LOT 79	0.94 ACRES±
LOT 80	0.90 ACRES±
LOT 81	0.94 ACRES±
LOT 82	0.92 ACRES±
LOT 83	0.80 ACRES±
LOT 84	0.65 ACRES±
LOT 85	0.77 ACRES±
LOT 86	0.88 ACRES±
LOT 87	0.65 ACRES±
LOT 88	0.70 ACRES±
LOT 89	0.65 ACRES±
LOT 90	0.78 ACRES±
LOT 91	0.78 ACRES±
LOT 92	0.78 ACRES±
LOT 93	0.78 ACRES±
LOT 94	0.78 ACRES±
LOT 95	0.84 ACRES±
LOT 96	1.01 ACRES±
LOT 97	0.91 ACRES±
LOT 98	0.71 ACRES±
LOT 99	1.67 ACRES±
LOT 100	0.81 ACRES±
LOT 101	0.81 ACRES±
LOT 102	1.67 ACRES±
LOT 103	0.97 ACRES±
LOT 104	0.97 ACRES±
LOT 105	0.98 ACRES±
LOT 106	1.99 ACRES±
R.O.W.	10.06 ACRES±
COMMON OPEN SPACE	60.72 ACRES±
TOTAL	213.97 ACRES±

SOILS TABLE

SYMBOL	NAME	COMMENT
BuB2	BUTLERTOWN SILT LOAM	2-5% SLOPES
CsC2	COLLINGTON SANDY LOAM	5-10% SLOPES
CIB2	COLLINGTON LOAM	2-5% SLOPES
CIC2	COLLINGTON LOAM	5-10% SLOPES
CHC3	COLLINGTON LOAM	5-10% SLOPES
CHD2	COLLINGTON LOAM	10-15% SLOPES
EMA	ELKTON SILT LOAM	0-2% SLOPES
KpA	KEYPORT SILT LOAM	0-2% SLOPES
KpB2	KEYPORT SILT LOAM	2-5% SLOPES
KpC2	KEYPORT SILT LOAM	5-10% SLOPES
KsB3	KEYPORT SILTY CLAY LOAM	2-5% SLOPES
MhB2	MATAPEAKE SILT LOAM	2-5% SLOPES
Mf	MIXED ALLUVIAL LAND	
Wsa	WOODSTOWN LOAM	0-2% SLOPES

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 BEDS THEREOF, IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED; THEIR HEIRS, AND ASSIGNS.

ANY CONSTRUCTION THAT OCCURS ON 25% OR GREATER SLOPES MUST HAVE GRADING PLANS APPROVED BY THE CECIL COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

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.

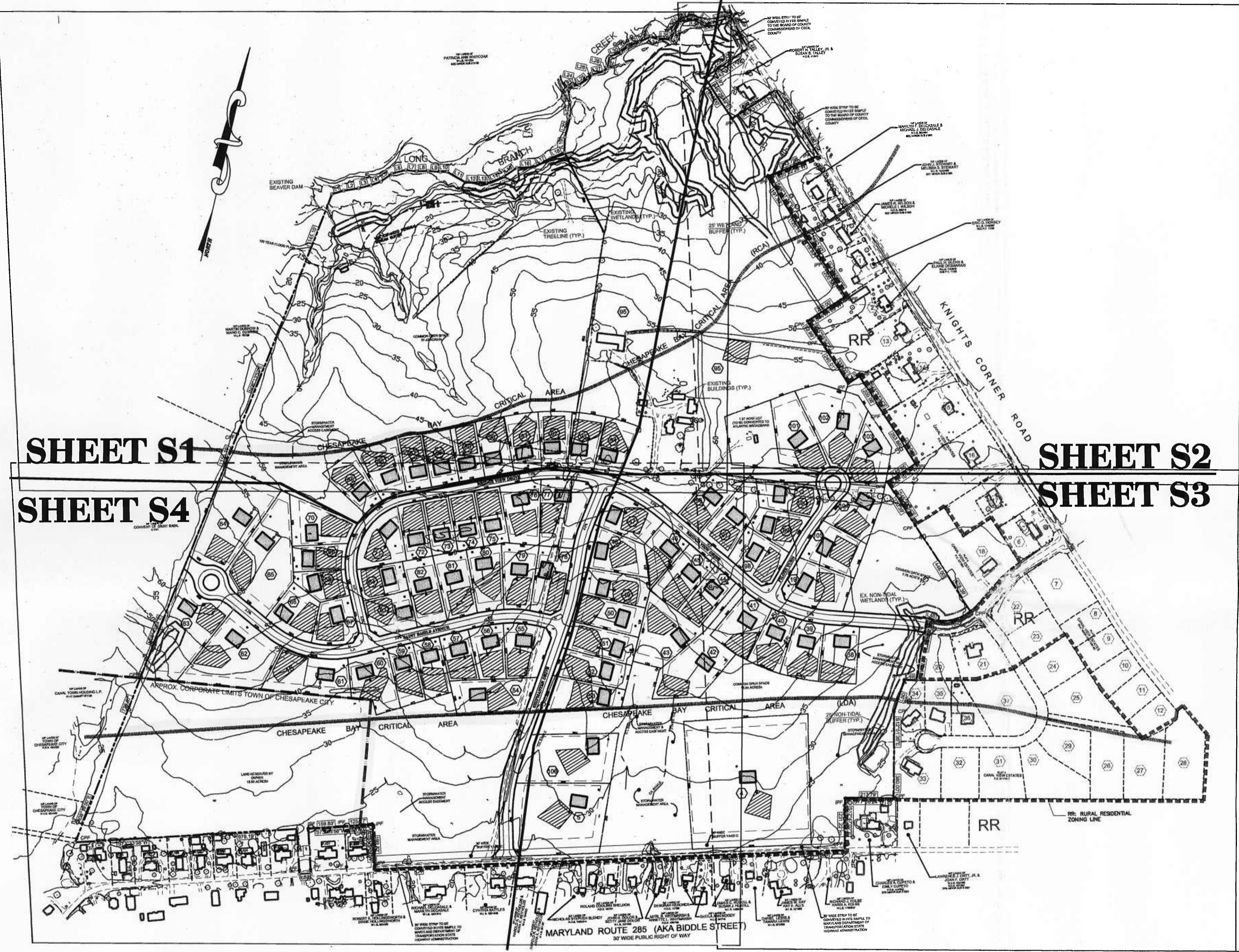
THE AGRICULTURAL OPERATIONS BEING CONDUCTED ON CONTIGUOUS PROPERTIES ARE PROTECTED FROM NUISANCE CLAIMS, SO LONG AS THOSE CONTIGUOUS AGRICULTURAL OPERATIONS ARE IN COMPLIANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 1 SECTION 4 OF THE CECIL COUNTY ZONING ORDINANCE.

SITE DATA

- ZONED: NAR, NORTHERN AGRICULTURAL RESIDENTIAL
- SITE AREA: 213.97 ACRES±
- SETBACKS: 40' FRONT & REAR
10' SIDE
*100 FRONT SET BACK REQUIRED FROM MD ROUTE 285
- 4 DENOTES AREA OF 15% OR GREATER SLOPES.
- 4 DENOTES AREA OF 25% OR GREATER SLOPES.
- THE LOTS SHOWN HEREON ARE SUBJECT TO A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDES AND REAR LOT LINES.
- TOPOGRAPHY SHOWN HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY MCCRONE, INC. AND DATED JULY 2005.
- SOILS SHOWN HEREON TAKEN FROM U.S.D.A. SOIL SURVEY OF CECIL COUNTY, MAP NO. 29 & 32.
- FOR DEED REFERENCE SEE W.L.B. 1663/452.
- THIS SURVEY PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY MCCRONE, INC. AND DATED JULY 2005.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) & ZONE "A" AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 240019 0047 AND DATED APRIL 4, 1983.
- COMMON OPEN SPACE PROVIDED: 60.72 ACRES ±
- RCA CRITICAL AREA:
LOTS 95 24.25AC.±
COMMON OPEN SPACE 34.94AC.±
R.O.W. 0.34AC.±
TOTAL 59.53AC.±
- LDA CRITICAL AREA:
LOTS (4,5&106) 11.96AC.±
LAND RESERVED BY OWNER 21.97AC.± - 16.09
R.O.W. 0.90AC.±
COMMON OPEN SPACE 11.37AC.±
TOTAL 46.20AC.±
- TOTAL NUMBER OF LOTS 1
DENSITY= 59.53 AC.± PER DWELLING UNIT
15. SITE AREA WITHIN TOWN OF CHESAPEAKE CITY CORPORATE LIMITS: 16.93 ACRES.
16. LOT 5 IS DENIED ACCESS TO MARYLAND ROUTE 285.
17. WATER SUPPLY: ON LOT WELLS.
18. SEWER SUPPLY: ON LOT SEPTIC.

LINE	BEARING	DISTANCE
L1	N60°13'55"E	53.85'
L2	N69°01'02"E	67.51'
L3	N63°14'32"E	55.53'
L4	N58°17'50"E	47.29'
L5	N44°20'09"E	60.45'
L6	N63°52'18"E	65.88'
L7	N84°00'28"E	48.31'
L8	N74°09'48"E	50.62'
L9	N82°54'16"E	54.10'
L10	N74°45'15"E	30.66'
L11	S73°43'58"E	93.37'
L12	N78°44'52"E	52.03'
L13	N81°35'22"E	41.27'
L14	N56°35'28"E	81.21'
L15	N42°43'52"E	68.97'
L16	N74°12'16"E	76.20'
L17	N49°00'09"E	79.27'
L18	N53°43'49"E	68.71'
L19	N11°18'31"W	65.72'
L20	N01°38'56"E	86.47'
L21	N12°20'50"W	67.86'
L22	N24°40'23"W	61.46'
L23	N51°16'31"E	28.58'
L24	N69°08'08"E	26.89'
L25	N40°46'29"E	48.21'
L26	N28°35'31"E	24.48'
L27	N64°05'27"E	55.12'
L28	N36°20'36"E	22.14'
L29	N03°35'46"W	52.47'
L30	N57°50'44"E	53.15'
L31	N37°20'32"E	38.88'
L32	N54°57'24"E	54.57'
L33	N52°11'58"E	57.04'
L34	S86°33'42"E	32.34'
L35	N83°08'23"E	55.26'
L36	N10°14'24"E	39.81'
L37	N14°03'17"E	44.29'
L38	N50°10'21"E	34.02'
L39	N75°03'23"E	32.62'
L40	N86°54'21"E	29.25'
L41	S63°46'16"E	28.20'
L42	N66°06'22"E	32.40'
L43	N62°33'36"E	69.74'
L44	N51°51'20"E	20.40'
L45	S38°08'40"E	42.26'
L46	S46°31'34"E	7.18'
L47	N44°04'03"E	59.02'
L48	S87°30'04"W	35.55'
L49	S77°37'15"W	52.92'
L50	S03°50'58"W	148.84'
L51	S16°26'02"E	200.00'
L52	S73°33'58"W	50.00'
L53	N16°26'02"W	200.00'

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S42°20'07"E	109.82'	109.72'	750.00'
C2	S03°39'58"W	161.89'	166.79'	197.64'
C3	S°S39°06'W	175.35'	175.35'	8034.60'
C4	S°47°21'W	379.28'	379.28'	17680.55'



TITLE SHEET
SCALE: 1"=300'

DENSITY TABULATION (APPROVED FEB. 1989)
CANAL VIEW ESTATES

OVERALL SITE ACREAGE= 217.5 ACRES±

LEVEL 1 ACREAGE= 51.0 ACRES±
LEVEL 1 DENSITY @ 1 UNIT/ACRE= 51 LOTS

RURAL CONSERVATION ACREAGE= 166.5 ACRES±
RCA DENSITY @ 1 UNIT/3ACRES= 56 LOTS

TOTAL REQUESTED LOTS= 106 LOTS
OVERALL DENSITY REQUESTED= 2.05 ACRES±

RESOURCE CONSERVATION AREA= 56.57 ACRES±
LIMITED DEVELOPMENT AREA= 48.28 ACRES±
1 UNIT/3 ACRES= 16 LOTS

TOTAL CRITICAL AREA LOTS= 18 LOTS

LEGEND

	EXISTING	PROPOSED
CONTOURS	— 20 —	— 20 —
LOT LINE	—	—
RIGHT-OF-WAY LINE	—	—
WELL	⊙	⊙
FOREST RETENTION LINE	—	—
WETLANDS BOUNDARY	—	—
25' WETLANDS BUFFER	—	—
100' INTERMITTENT STREAM BUFFER	—	—
SOILS LINE	BuC2	LyC
SEPTIC AREA	—	—
BUILDING SET BACK LINE	—	—
SLOPES 15% AND STEEPER	—	—
SLOPES 25% AND STEEPER	—	—
160' EXPANDED PERENNIAL STREAM BUFFER	—	—
100 YEAR FLOODPLAIN	—	—

RECEIVED
APR 24 2006
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

OWNER
THOMAS L. FOARD III - TRUSTEE
P.O. BOX 59
GAINSVILLE, MO 65655-0059

DEVELOPER
FIRST MARYLAND HOLDING CO., LLC
P.O. BOX 426
QUEENSTOWN, MD 21658

Revisions	No.	Date	Description

Charles J. Olivo
MD. PE LIC. No. 30176

PRELIMINARY PLAT
TITLE SHEET
CANAL VIEW ESTATES
LOTS 4, 5, 19, 38-106 & COMMON OPEN SPACE

SECOND ELECTION DISTRICT
CECIL COUNTY, MARYLAND

Scale: AS NOTED
Drawn by: SJB
Check by:
Approved by:
Date: 04/18/06
Dwg. No.: _subdivision
Project #: 2005-680-12

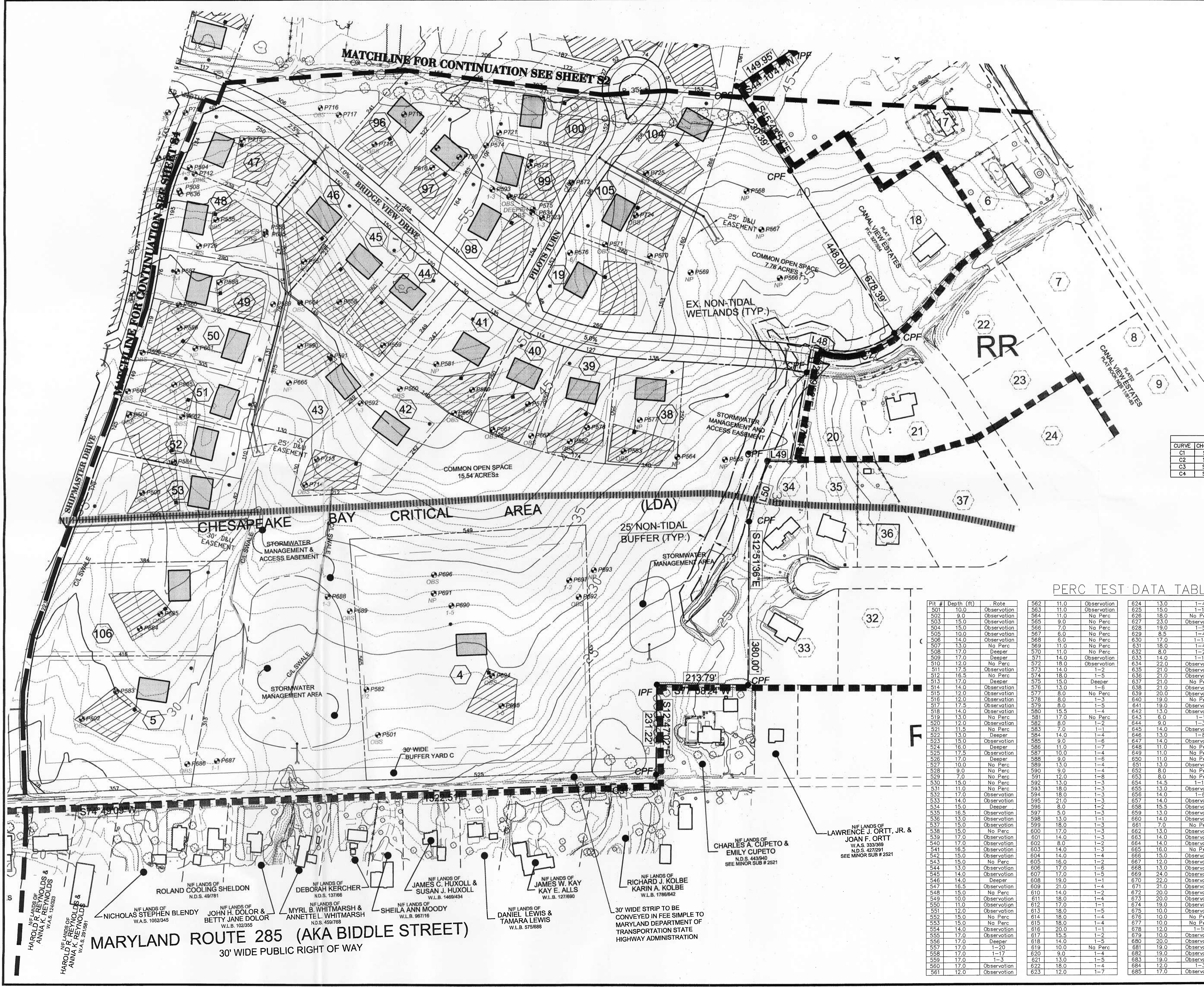
T1

Plotted: 4-19-06 @ 11:56am By: giacomo

X:\200568012\dwg_subdivision.dwg [TITLE SHEET]

Plotted: 4-19-06 @11:50am By: giacomo

VOLLER ASSOCIATES LLP
 307 North Bridge Street, Suite 14
 Elkton, MD 21921
 Tel: 410.620.5390
 Fax: 410.620.5391



LINE	BEARING	DISTANCE
L1	N60°13'55"E	53.85'
L2	N69°01'02"E	67.91'
L3	N63°14'32"E	55.53'
L4	N58°17'50"E	47.29'
L5	N41°20'06"E	60.45'
L6	N63°52'18"E	65.88'
L7	N84°00'28"E	48.31'
L8	N74°09'48"E	50.62'
L9	N82°54'16"E	54.10'
L10	N74°45'15"E	30.66'
L11	S73°43'58"E	93.37'
L12	N78°44'52"E	52.03'
L13	N81°35'22"E	41.27'
L14	N58°39'28"E	81.21'
L15	N42°43'52"E	68.97'
L16	N74°12'16"E	76.20'
L17	N49°00'09"E	79.27'
L18	N53°43'49"E	68.71'
L19	N11°18'31"W	65.72'
L20	N01°39'56"E	86.47'
L21	N12°20'50"W	67.86'
L22	N24°40'23"W	61.46'
L23	N51°16'31"E	28.58'
L24	N69°06'08"E	26.69'
L25	N40°46'25"E	48.21'
L26	N28°35'31"E	24.48'
L27	N64°03'27"E	55.12'
L28	N36°20'38"E	22.14'
L29	N03°35'46"W	52.47'
L30	N57°50'44"E	53.15'
L31	N37°20'32"E	38.88'
L32	N54°57'24"E	54.57'
L33	N52°11'58"E	57.04'
L34	S86°33'42"E	32.34'
L35	N83°08'23"E	65.26'
L36	N10°14'24"E	39.81'
L37	N14°03'17"E	44.29'
L38	N50°10'21"E	34.02'
L39	N75°03'23"E	32.62'
L40	N86°54'21"E	29.25'
L41	N44°04'03"E	59.02'
L42	N66°08'22"E	32.40'
L43	N62°33'56"E	69.74'
L44	N51°51'20"E	20.44'
L45	S38°08'40"E	42.26'
L46	S46°31'34"E	7.18'
L47	N44°04'03"E	59.02'
L48	S87°30'04"W	35.55'
L49	S77°37'15"W	52.92'
L50	S03°50'59"W	146.64'
L51	S16°26'02"E	200.00'
L52	S73°33'58"W	50.00'
L53	N16°26'02"W	200.00'

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S42°20'07"E	109.62'	109.72'	750.90'
C2	S63°09'58"W	161.89'	166.79'	197.64'
C3	S75°39'06"W	175.35'	175.35'	6034.60'
C4	S74°12'16"W	379.28'	379.29'	17680.55'

PERC TEST DATA TABLE

Pit #	Depth (ft)	Rate	686	14.0	Observation
501	10.0	Observation	687	10.0	1-1
502	9.0	Observation	688	13.0	1-3
503	15.0	No Perc	689	15.0	Observation
504	15.0	Observation	690	15.0	1-5
505	10.0	Observation	691	16.0	No Perc
506	14.0	Observation	692	14.0	Observation
507	13.0	No Perc	693	18.0	1-4
508	17.0	Deeper	694	13.0	No Perc
509	17.0	Deeper	695	8.0	1-5
510	12.0	No Perc	696	14.0	Observation
511	17.5	Observation	697	8.0	Observation
512	16.5	No Perc	698	20.0	Observation
513	17.0	Deeper	699	21.0	Observation
514	14.0	Observation	700	18.0	Observation
515	12.0	Observation	701	15.0	Observation
516	12.0	Observation	702	10.0	1-11
517	17.5	Observation	703	13.0	Observation
518	14.0	Observation	704	21.0	Observation
519	13.0	No Perc	705	20.0	Observation
520	12.0	Observation	706	21.0	Observation
521	11.5	No Perc	707	19.0	Observation
522	13.0	Deeper	708	9.0	1-5
523	15.0	Observation	709	11.0	Observation
524	16.0	Deeper	710	12.0	Observation
525	17.5	Observation	711	19.0	No Perc
526	17.0	Deeper	712	19.0	Observation
527	10.0	No Perc	713	10.0	1-6
528	9.0	No Perc	714	12.0	Observation
529	14.0	Observation	715	22.0	1-4
530	15.0	No Perc	716	20.0	Observation
531	11.0	No Perc	717	23.0	1-3
532	17.0	Observation	718	20.0	Observation
533	14.0	Observation	719	22.0	Observation
534	15.0	Deeper	720	24.0	Observation
535	16.5	Observation	721	19.0	Observation
536	13.0	Observation	722	23.0	Observation
537	15.0	Observation	723	25.0	Observation
538	15.0	No Perc	724	13.0	Observation
539	17.0	Observation	725	10.0	1-5
540	17.0	Observation	726	20.0	Observation
541	16.5	Observation	727	20.0	Observation
542	15.0	Observation	728	15.0	1-4
543	15.0	No Perc	667	12.0	Observation
544	13.0	Observation	668	13.0	Observation
545	14.0	Observation	669	24.0	Observation
546	14.0	Deeper	670	22.0	Observation
547	16.5	Observation	671	21.0	Observation
548	15.0	No Perc	672	20.0	Observation
549	10.0	Observation	673	19.0	Observation
550	11.0	Observation	674	19.0	Observation
551	12.0	Observation	675	10.0	Observation
552	15.0	No Perc	676	10.0	No Perc
553	15.0	No Perc	677	10.0	No Perc
554	14.0	Observation	678	12.0	1-10
555	17.0	Observation	679	10.0	Observation
556	17.0	Deeper	680	20.0	Observation
557	12.0	1-20	681	19.0	Observation
558	17.0	1-17	682	19.0	Observation
559	17.0	1-3	683	19.0	Observation
560	17.0	Observation	684	12.0	1-3
561	12.0	Observation	685	17.0	Observation

Revisions	No.	Date	Description

Charles J. Olivo
 MD. PE LIC. No. 30176

PRELIMINARY PLAT
CANAL VIEW ESTATES
 LOTS 4, 5, 19, 38-53, 96-100, 104-106 & COMMON OPEN SPACE

CECIL COUNTY, MARYLAND
 SECOND ELECTION DISTRICT

RECEIVED
 APR 24 2006
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

Scale: 1"=100'
 Drawn by: SUB
 Chkd by: S3
 Apprd by: _____
 Date: 04/18/06
 Dwg. No.: _____
 Project #: 2005-680-12

X:\2005\68012\dwg\subdivision.dwg[LAYOUT 3]

