

CE 701-06  
SUB

Knight's Court

10/27

MSA.S. 1829-5708

Comments

10/26/06 KS

Revised

11/14/06 KS

**Martin O'Malley**  
Governor  
**Anthony G. Brown**  
Lt. Governor



**Margaret G. McHale**  
Chair  
**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/](http://www.dnr.state.md.us/criticalarea/)

May 15, 2012

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

**Re: Knight's Court Subdivision**

Dear Mr. DiGiacomo:

Thank you for providing additional information regarding the above-referenced project. We have no further comments on the proposed subdivision, located outside of the Critical Area.

Thank you for submitting this project to this office for review. If you have any questions, please do not hesitate to contact me at (410) 260-3476.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julie', with a long, sweeping underline.

Julie Roberts  
Natural Resources Planner

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

President James T. Mullin, District 1  
Vice President Diana Broomell, District 4  
Commissioner Tari Moore, District 2  
Commissioner Michael W. Dunn, District 3  
Commissioner Robert J. Hodge, District 5



701-06

Alfred C. Wein, Jr.  
County Administrator

Eric Sennstrom, AICP, Director  
410.996.5220  
410.996.5225

County Information  
410.996.5200  
410.658.4041

## **CECIL COUNTY GOVERNMENT**

Department of Planning and Zoning  
200 Chesapeake Boulevard, Suite 2300, Elkton, MD 21921

### **CECIL COUNTY PLANNING COMMISSION**

#### **MEETING AGENDA**

**MONDAY MAY 21, 2012**

**Alternate Date: Wednesday, May 23, 2012**

**12:00 p.m.**

**County Administration Building**

**200 Chesapeake Blvd. Elk Room, Elkton, MD 21921**

- 1. Charlestown Crossing, Portion of Phase 1B, Lots 116-125 & 165-170, Portion of Phase 1C, Lots 126-140 & 161-164, Pulaski Hwy, Final Plat, Taylor Wiseman & Taylor, Fifth Election District.**
- 2. Knights Court, Lots 1-45, Knight Island Road, Final Plat, McCrone, Inc., First Election District.**

**General Discussion**

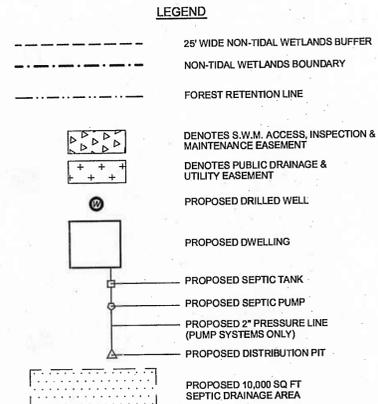


LOT	AREA
1	0.991 AC±; 43,188 SQ. FT.
2	0.998 AC±; 43,462 SQ. FT.
3	0.906 AC±; 39,465 SQ. FT.
4	1.100 AC±
5	1.110 AC±
6	1.107 AC±
7	1.113 AC±
8	0.986 AC±; 39,027 SQ. FT.
9	0.891 AC±; 38,606 SQ. FT.
10	1.182 AC±
11	0.948 AC±; 41,278 SQ. FT.
12	1.136 AC±
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17	0.991 AC±; 43,145 SQ. FT.
18	1.211 AC±
19	0.893 AC±; 38,999 SQ. FT.
20	0.842 AC±; 36,696 SQ. FT.
21	1.188 AC±
22	1.197 AC±
23 (REMAINING LANDS OF PARCEL 57)	113,358 AC±
24	1.100 AC±
25	0.989 AC±; 43,066 SQ. FT.
26	0.944 AC±; 41,106 SQ. FT.
27	1.208 AC±
28	1.000 AC±; 43,560 SQ. FT.
29	1.165 AC±
30	1.159 AC±
31	1.421 AC±
32	1.840 AC±
33	1.309 AC±
34	1.000 AC±; 43,560 SQ. FT.
35	0.991 AC±; 43,188 SQ. FT.
36	0.991 AC±; 43,188 SQ. FT.
37	0.999 AC±; 43,500 SQ. FT.
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41	1.241 AC±
42	1.284 AC±
43	1.078 AC±
44	0.991 AC±; 43,188 SQ. FT.
45 (REMAINING LANDS OF PARCEL 59)	78,469 AC±
COMMON OPEN SPACE	46,310 AC±
ROAD	11.142 AC±
TOTAL	297,945 AC±

MINOR SUBDIVISION LOTS (SECTION 2.4.1) = 8  
 MAJOR SUBDIVISION LOTS = 37  
 TOTAL NO. OF LOTS = 45  
 MEDIAN LOT SIZE = 1.11 ACRES  
 DENSITY MAJOR SUBDIVISION LOTS = 8.07 AC± PER DWELLING UNIT  
 COMMON OPEN SPACE REQUIRED 44.83 AC (15%)  
 COMMON OPEN SPACE PROVIDED 46.31 AC (15.5%)

CRITICAL AREA AREA TABLE	
45 (REMAINING LANDS PARCEL 59)	22.80 AC±
23 (REMAINING LANDS PARCEL 57)	12.98 AC±
TOTAL	35.58 AC±

TOTAL NO. OF LOTS = 2  
 DENSITY = 17.79± ACS. PER DWELLING UNIT  
 DENSITY IS BASED UPON EXISTING PARCELS OF RECORD. THERE SHALL BE NO NEW PARCELS CREATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.



N/F LANDS OF PATRICK C. SHORT & TAMMY SHORT  
 W.L.B. 591/850 W.L.B. 631/816 M.S.# 2829  
 N/F LANDS OF ROBERT SHORT, SR  
 W.A.S. 360/860 M.S.# 3382  
 N/F LANDS OF JAMES H. SHORT  
 W.L.B. 1150/809 M.S.# 3382  
 N/F LANDS OF JUAN A. TORRES & BRENDA TORRES  
 W.L.B. 1409/278 M.S.# 2486

N/F LANDS OF PATRICIA B. BRYANT  
 W.A.S. 152/229

N/F LANDS OF EDITH BOURNE BRYANT-DUNN, et al  
 W.L.B. 2440/577 M.S.# 3510 PC 110340  
 N/F LANDS OF DANTE J. PROFILI, II  
 W.L.B. 598/828

N/F LANDS OF ERIC L. FREEMAN & JOAN B. FREEMAN  
 N.D.S. 234/112 M.S.# 1913

N/F LANDS OF PATRICIA B. BRYANT  
 W.A.S. 152/229

N/F LANDS OF JACOB & WENDY VANWINGERDEN  
 D.W.L. 2957/458

N/F LANDS OF HOWARD L. BURROWS  
 N.D.S. 150/811 PC 619/81

N/F LANDS OF DUDLEY S. CARPENTER & GAIL A. CARPENTER  
 W.L.B. 596/183

N/F LANDS OF JWW INVESTMENTS, LLC  
 W.L.B. 1189/175 PC 1112/80

N/F LANDS OF JWW INVESTMENTS, LLC  
 W.L.B. 1189/175 PC 1112/80

N/F LANDS OF JUSTIN J. SKAIFE & JULIE SKAIFE  
 W.L.B. 2334/208

DANIEL C. MATTHEWS & SARAH MATTHEWS  
 W.L.B. 1908/398 P.C. 503/903

JOHN H. MCFARLAND  
 W.L.B. 923/280 P.C. 503/903

RONALD YOUNG II & ANGELA YOUNG  
 W.L.B. 2440/573 P.C. 769/381

GARY JOHNSON, et al  
 W.L.B. 2398/649 P.C. 769/381

OTHER LANDS OF MARTIN A. HECKSCHER & GEORGE M. MACLEOD, TRUSTEES  
 N.D.S. 185/900

OTHER LANDS OF MARTIN A. HECKSCHER & GEORGE M. MACLEOD, TRUSTEES  
 N.D.S. 185/900

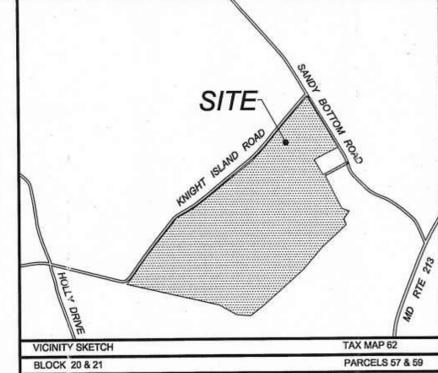
OTHER LANDS OF MARTIN A. HECKSCHER & GEORGE M. MACLEOD, TRUSTEES  
 N.D.S. 185/900

OTHER LANDS OF MARTIN A. HECKSCHER & GEORGE M. MACLEOD, TRUSTEES  
 N.D.S. 185/900

- NOTES
1. ZONED: SAR
  2. SETBACKS: 40' FRONT  
10' SIDE  
40' REAR  
\*UNLESS OTHERWISE SHOWN
  3. THE LOTS SHOWN HEREON ARE SUBJECT TO A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
  4. SOILS SHOWN HEREON TAKEN FROM U.S.D.A. SOIL SURVEY OF CECIL COUNTY, MAP NO. 47.
  5. FOR DEED REFERENCE SEE N.D.S. 185/900
  6. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

APPROVED BY: CECIL CO. DEPT. OF PLANNING & ZONING  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY: CECIL CO. DEPT. OF PUBLIC WORKS  
 DIRECTOR OR SENIOR ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY: CECIL COUNTY HEALTH DEPARTMENT  
 APPROVING AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

RECEIVED AND ON SAME DAY RECORDED IN LIBER \_\_\_\_\_ NO. \_\_\_\_\_ FOLIO \_\_\_\_\_  
 ONE OF THE RECORD BOOKS OF CECIL COUNTY AND EXAMINED.  
 PER \_\_\_\_\_ CLERK  
 CIRCUIT COURT FOR CECIL COUNTY



NOTES

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 I, SECTION 4 OF THE CECIL COUNTY ZONING ORDINANCE.

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.

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 AFFORESTATION/REFORESTATION AND/OR FOREST RETENTION AREAS SHOWN ON THIS PLAT SHALL REMAIN UNDISTURBED EXCEPT TO BE USED FOR PURPOSES CONSISTENT WITH FOREST CONSERVATION AND THE APPROVED FOREST CONSERVATION PLAN FILED IN THE CECIL COUNTY OFFICE OF PLANNING AND ZONING.

THERE SHALL BE NO DISTURBANCE TO THE PLANTED BUFFERS OR STREET TREES, EXCEPT FOR NORMAL MAINTENANCE. A 10' WIDE PLANTING EASEMENT IS HEREBY ESTABLISHED ALONG THE ROAD FRONTAGE OF EACH LOT FOR PURPOSES OF INSTALLING AND MAINTAINING STREET TREES.

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE RESOURCE CONSERVATION AREA (RCA) OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM.

TEMPORARY CONSTRUCTION EASEMENTS EXIST ALONG ALL PROPOSED ROADS AND DRAINAGE EASEMENTS AND WILL REVERT TO LOT OWNERS UPON COMPLETION OF CONSTRUCTION.

FOREST DISTURBANCE FOR THE INITIAL SEWAGE SYSTEM AND FUTURE REPAIRS WILL BE THE MINIMUM NECESSARY TO ALLOW PROPER INSTALLATION. EVERY ATTEMPT SHALL BE MADE TO PRESERVE THE FOREST CANOPY.

A LOT GRADING PLAN HAS BEEN APPROVED BY THE CECIL COUNTY DEPARTMENT OF PUBLIC WORKS. THE CONSTRUCTION SHOWN HEREON, A SITE CONSTRUCTION AS-BUILT SHALL BE SUBMITTED TO THE CECIL COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO USE AND OR OCCUPANCY OF ANY OF THE SITES SHOWN HEREON. NO CLEARING OR GRADING IS PERMITTED BEYOND THE LIMITS OF DISTURBANCE SHOWN HEREON. ANY EXPANDED CLEARING AND/OR GRADING IN THE ABSENCE OF AN APPROVED REVISED LOT GRADING PLAN MAY BE CONSIDERED NON-COMPLIANCE WITH CHAPTER 281 OF THE CECIL COUNTY CODE AND EITHER OR BOTH THE DEVELOPER AND/OR BUILDER MAY BE SUBJECT TO THE ENFORCEMENT OF THE PENALTY PROVISIONS THEREIN. ANY CHANGE TO THE FOREST RETENTION, REFORESTATION, OR RESTORATION WILL REQUIRE A CONSISTENCY REVIEW OF THE SWM APPROVAL WITH CCOPW.

FOR THE PURPOSE OF FULFILLING THE CECIL COUNTY STORMWATER MANAGEMENT ORDINANCE, THE COMMON OPEN SPACE AS SHOWN HERE, AND AS IDENTIFIED BY ITS METES AND BOUNDS, IS TO REMAIN IN ITS NATURAL VEGETATED AND UNDISTURBED STATE. DEVELOPMENT OF ANY KIND IS STRICTLY PROHIBITED WITHIN THESE AREAS, AND THEY ARE TO BE MAINTAINED IN ACCORDANCE WITH THE TYPE(S) OF VEGETATION WITHIN THESE AREAS.

NO CONTIGUOUS AREAS OF 10,000 SQ. FT. STEEP SLOPES EXIST IN THE AREAS OF DEVELOPMENT.

A WAIVER OF THE BUFFERYARD 'C' REQUIREMENT IS REQUESTED ALONG THE KNIGHT'S ISLAND ROAD FRONTAGE OF LOT 45 TO MAINTAIN THE EXISTING RURAL CHARACTER AND TO ALLOW THE CONTINUATION OF THE AGRICULTURAL USE.

A WAIVER OF THE BUFFERYARD 'A' REQUIREMENT IS REQUESTED FOR LOTS 23 & 45, A 300' SETBACK FOR THE MAIN STRUCTURE HAS BEEN SHOWN HEREON.

DEVELOPER/OWNER  
 MARTIN A. HECKSCHER & GEORGE M. MACLEOD, TRUSTEES  
 P.O. BOX 384  
 GEORGETOWN, MD 21930-0384

SURVEYORS CERTIFICATION  
 CERTIFICATION IS HEREBY MADE THAT PREPARATION OF THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SUBSEQUENT AMENDMENTS.

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/WE \_\_\_\_\_ HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THIS SUBDIVISION PLAT (THEREOF) WAS MADE AT DISCRETION.  
 DATE \_\_\_\_\_ OWNER \_\_\_\_\_



Professional Certification. I hereby certify that these documents were prepared or approved by me and that I am a duly licensed Property Line Surveyor under the laws of the State of Maryland, License No. 481, Expiration Date: 1-12-2013.

REVISIONS	DESCRIPTION	DATE	REV.#
RECEIVED	APR 26 2012		
	CECIL COUNTY AREA COMMISSION		
	Chesapeake & Atlantic Coastal Bays		

**McCORMICK**  
 Celebrating 75 Years of Quality Services and Innovation  
 ENGINEERS • SURVEYORS • PLANNERS  
 ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY  
 106 EAST MAIN STREET, SUITE 101  
 ELKTON, MD 21921  
 (410) 398-1150  
 Copyright © 2012

DATE	JOB NUMBER	SCALE	DRAWN BY	DESIGNED BY	APPROVED BY	FOLDER REFERENCE
APRIL 2012	DC08068	1" = 300'	BY	D.DOVLE		2629

Received  
 APR 19 2012  
 Cecil County Office of Planning & Zoning

FINAL MAJOR SUBDIVISION  
 LOTS 1 - 45  
**KNIGHTS COURT**  
 FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND  
 FOR: MARTIN HECKSCHER

SHEET NO.: 1 OF 5  
 FILE NO.: 1485

LOT	AREA
1	0.991 AC±; 43,188 SQ.FT.
2	0.989 AC±; 43,462 SQ.FT.
3	0.906 AC±; 39,465 SQ.FT.
4	1.100 AC±
5	1.110 AC±
6	1.107 AC±
7	1.113 AC±
8	0.899 AC±; 39,827 SQ.FT.
9	0.891 AC±; 38,808 SQ.FT.
10	1.182 AC±
11	0.948 AC±; 41,278 SQ.FT.
12	1.156 AC±
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17	0.991 AC±; 43,145 SQ.FT.
18	1.211 AC±
19	0.899 AC±; 38,898 SQ.FT.
20	0.842 AC±; 36,698 SQ.FT.
21	1.188 AC±
22	1.197 AC±
23 (REMAINING LANDS OF PARCEL 57)	113.359 AC±
24	1.100 AC±
25	0.989 AC±; 43,068 SQ.FT.
26	0.944 AC±; 41,105 SQ.FT.
27	1.208 AC±
28	1.000 AC±; 43,560 SQ.FT.
29	1.165 AC±
30	1.185 AC±
31	1.421 AC±
32	1.640 AC±
33	1.309 AC±
34	1.000 AC±; 43,560 SQ.FT.
35	0.991 AC±; 43,188 SQ.FT.
36	0.991 AC±; 43,188 SQ.FT.
37	0.899 AC±; 43,500 SQ.FT.
38	1.150 AC±
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44	0.991 AC±; 43,188 SQ.FT.
45 (REMAINING LANDS OF PARCEL 59)	78.468 AC±
COMMON OPEN SPACE	46.310 AC±
ROAD	11.142 AC±
TOTAL	297.945 AC±

LINE	BEARING	DISTANCE
EL1	S16°49'22"W	84.20'
EL2	N73°10'38"W	20.00'
EL3	N16°49'22"E	135.99'
EL4	N55°08'53"E	18.56'
EL5	N55°08'53"E	13.70'
EL6	S16°49'22"W	17.46'
EL7	S16°49'22"W	59.63'
EL8	S22°03'18"E	212.67'
EL9	S20°17'08"W	44.11'
EL10	S75°38'54"W	53.86'
EL11	S50°57'18"W	51.38'
EL12	S85°19'56"W	74.23'
EL13	N52°08'58"W	82.32'
EL14	N13°41'47"W	38.58'
EL15	N78°05'01"W	46.84'
EL16	N15°27'01"E	10.00'
EL17	N32°33'29"W	334.90'

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S68°50'24"E	58.04'	153.07'	35.22'
C2	S1°56'00"E	47.25'	47.54'	125.00'
C3	N57°56'44"W	9.20'	11.68'	5.00'
C4	S45°56'07"W	24.01'	24.12'	75.00'
C5	S8°54'17"W	70.00'	72.83'	75.00'
C6	S48°43'54"E	70.00'	72.83'	75.00'
C7	N46°18'40"E	128.78'	154.83'	75.00'
C8	S21°09'38"W	95.03'	100.84'	85.00'
C9	N61°22'53"E	103.15'	103.38'	475.00'
C49	S66°41'12"W	17.01'	17.01'	525.00'
C50	S60°27'11"W	97.09'	97.22'	525.00'
C59	N48°44'18"E	992.04'	994.09'	4461.50'
C60	N48°44'18"E	998.71'	1000.78'	4481.50'



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Property Line Surveyor under the laws of the State of Maryland, License No. 481. Expiration Date: 1-12-2013.

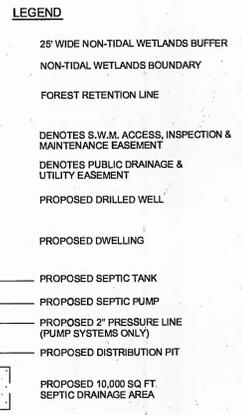
REV. #	DATE	DESCRIPTION
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**McCRONE**  
 ENGINEERS ■ SURVEYORS ■ PLANNERS  
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 108 EAST MAIN STREET, SUITE 101  
 ELKTON, MARYLAND 21921  
 (410) 396-1550  
 www.mccrone-inc.com  
 Copyright © 2012

DATE:	APRIL 2012
JOB NUMBER:	D3600050
SCALE:	1" = 60'
DRAWN BY:	NV
DESIGNED BY:	D.DOYLE
APPROVED BY:	
FOLDER REFERENCE:	2629

FINAL MAJOR SUBDIVISION  
 LOTS 1 - 45  
**KNIGHTS COURT**  
 FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND  
 FOR: MARTIN HECKSCHER

SHEET NO.: 2 OF 5  
 FILE NO.: 1485

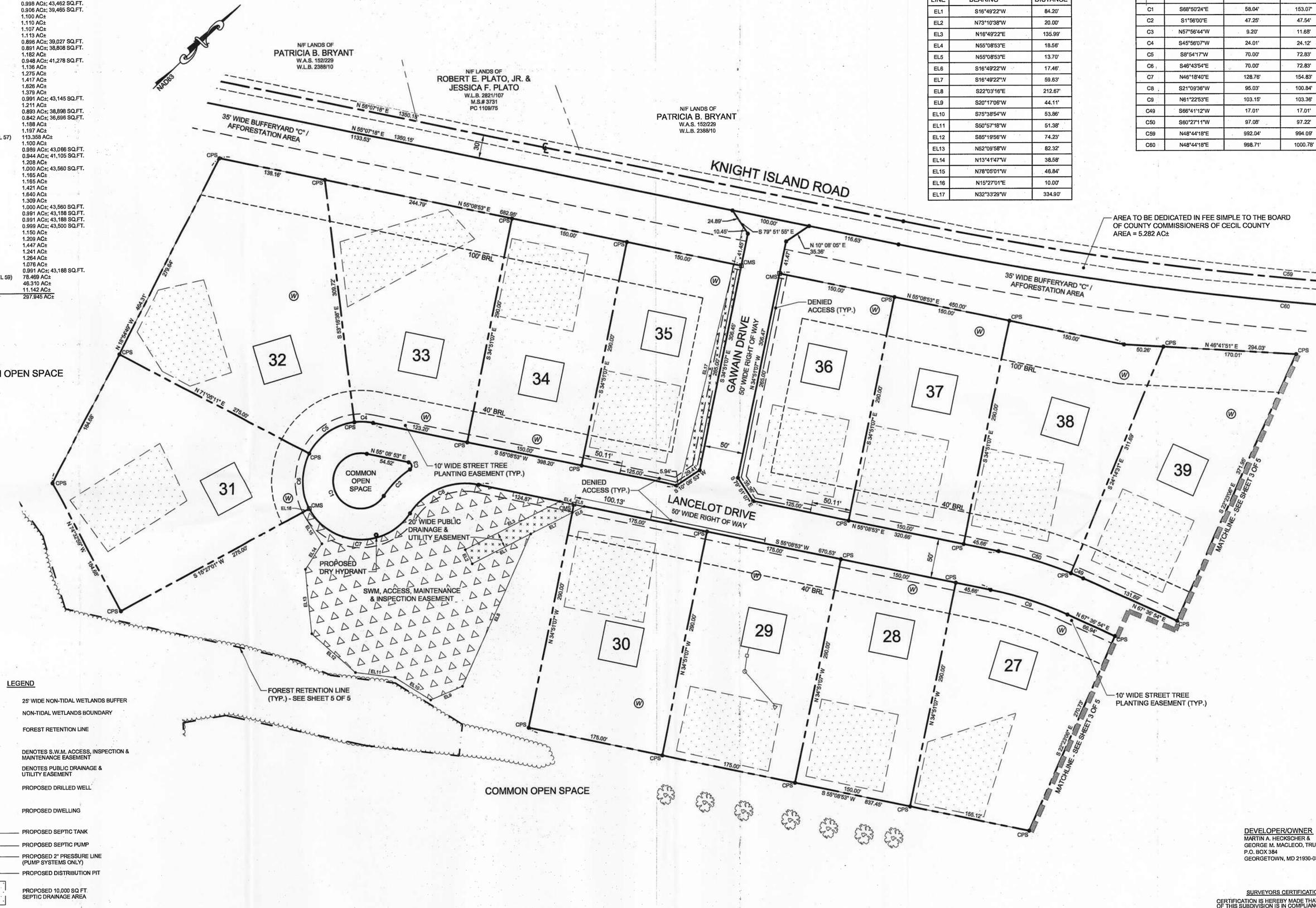


**NOTES**

- ZONED: SAR
- SETBACKS: 40' FRONT  
10' SIDE  
40' REAR  
\*UNLESS OTHERWISE SHOWN
- THE LOTS SHOWN HEREON ARE SUBJECT TO A 6" DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
- SOILS SHOWN HEREON TAKEN FROM U.S.D.A. SOIL SURVEY OF CECIL COUNTY, MAP NO. 47.
- FOR DEED REFERENCE SEE N.D.S. 185500.
- THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

RECEIVED  
 AND ON SAME DAY RECORDED IN LIBER  
 NO. \_\_\_\_\_ FOLIO \_\_\_\_\_  
 ONE OF THE RECORD \_\_\_\_\_ BOOKS  
 OF CECIL COUNTY AND EXAMINED.  
 PER \_\_\_\_\_  
 CLERK  
 CIRCUIT COURT FOR CECIL COUNTY

AREA TO BE DEDICATED IN FEE SIMPLE TO THE BOARD OF COUNTY COMMISSIONERS OF CECIL COUNTY  
 AREA = 5.282 AC±



April 19, 2012, 2:59pm User: mackloc C:\D3600050\Drawings\Survey\m3\CD3600050-FINAL.dwg

LOT	AREA TABLE	AREA
1	0.991 AC±	43,188 SQ.FT.
2	0.996 AC±	43,462 SQ.FT.
3	0.905 AC±	39,465 SQ.FT.
4	1.100 AC±	
5	1.110 AC±	
6	1.107 AC±	
7	1.113 AC±	
8	0.896 AC±	39,027 SQ.FT.
9	0.891 AC±	38,806 SQ.FT.
10	1.192 AC±	
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45 (REMAINING LANDS OF PARCEL 59)	78,409 AC±	
COMMON OPEN SPACE	48,910 AC±	
ROAD	11,142 AC±	
TOTAL	297,945 AC±	

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C10	N83°40'07"E	72.28'	72.32'	525.00'
C11	N51°29'12"E	150.41'	150.93'	525.00'
C12	N28°40'53"W	67.20'	69.08'	85.00'
C13	S27°18'55"E	55.91'	57.29'	75.00'
C14	S87°23'16"E	48.90'	47.70'	75.00'
C15	N84°47'48"E	25.00'	25.12'	75.00'
C18	N51°06'45"E	81.23'	83.07'	75.00'
C17	N4°42'32"E	58.95'	58.42'	75.00'
C18	N27°20'25"W	25.37'	25.49'	75.00'
C19	N87°48'15"W	76.84'	80.45'	75.00'
C20	N79°21'45"W	55.82'	56.88'	85.00'
C21	S56°04'44"E	12.20'	12.21'	85.00'
C22	N29°04'28"E	68.58'	68.62'	525.00'
C23	S31°22'21"W	100.00'	100.19'	475.00'
C45	S40°22'14"W	55.28'	55.29'	525.00'
C46	S31°20'30"W	109.97'	110.17'	525.00'
C47	S30°37'59"W	87.80'	87.93'	475.00'
C48	S51°46'32"W	258.29'	262.63'	475.00'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL18	N30°17'59"W	234.72'
EL19	N30°17'59"W	97.39'
EL20	S47°10'35"W	271.32'
EL21	S47°10'35"W	271.04'
EL22	S45°13'32"W	230.86'
EL23	N44°54'23"W	20.00'
EL24	N45°13'36"E	223.28'
EL25	S46°36'48"W	368.80'
EL26	S10°12'56"W	38.30'
EL27	S26°59'28"W	81.79'
EL28	S15°52'57"W	148.84'
EL29	S1°49'52"W	158.88'
EL30	S70°40'00"W	32.57'
EL31	N67°02'25"W	208.06'
EL32	N45°10'11"W	45.90'
EL33	N28°56'28"E	13.90'
EL34	N28°18'15"W	60.37'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL35	N6°36'04"E	51.28'
EL36	N55°08'53"E	480.49'
EL37	N47°47'30"W	7.79'
EL38	N42°12'30"E	33.45'
EL42	N37°56'18"E	70.55'
EL43	N24°52'43"E	238.42'
EL44	N51°32'23"W	129.03'
EL45	N55°22'54"W	135.40'
EL46	N89°23'11"W	132.67'
EL47	S52°55'28"W	172.09'
EL48	S66°16'15"W	186.09'
EL51	S66°16'15"W	197.57'
EL52	S52°55'28"W	176.57'
EL53	N69°23'11"W	32.70'
EL54	N89°23'11"W	27.96'
EL55	N30°17'59"W	239.50'

N/F LANDS OF PATRICIA B. BRYANT  
W.A.S. 152/229  
W.L.B. 2388/10

N/F LANDS OF ERIC L. FREEMAN & JOAN B. FREEMAN  
N.D.S. 234/112  
M.S.# 1913

N/F LANDS OF JWV INVESTMENTS, LLC  
W.L.B. 1185/175  
PC 1112/80

N/F LANDS OF JWV INVESTMENTS, LLC  
W.L.B. 1185/175  
PC 1112/80



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Surveyor under the laws of the State of Maryland. License No. 481. Expiration Date: 1-12-2013.

REV. #	DATE	DESCRIPTION
		RECEIVED APR 26 2012 CECIL COUNTY COMMISSION Planning & Zoning

**McCRONE**  
Celebrating 75 Years of Quality Services and Innovation

ENGINEERS SURVEYORS PLANNERS  
ANNAPOLIS CENTREVILLE ELKTON SALISBURY

106 EASTMAN STREET, SUITE 101  
ELKTON, MARYLAND 21921  
(410) 396-1550

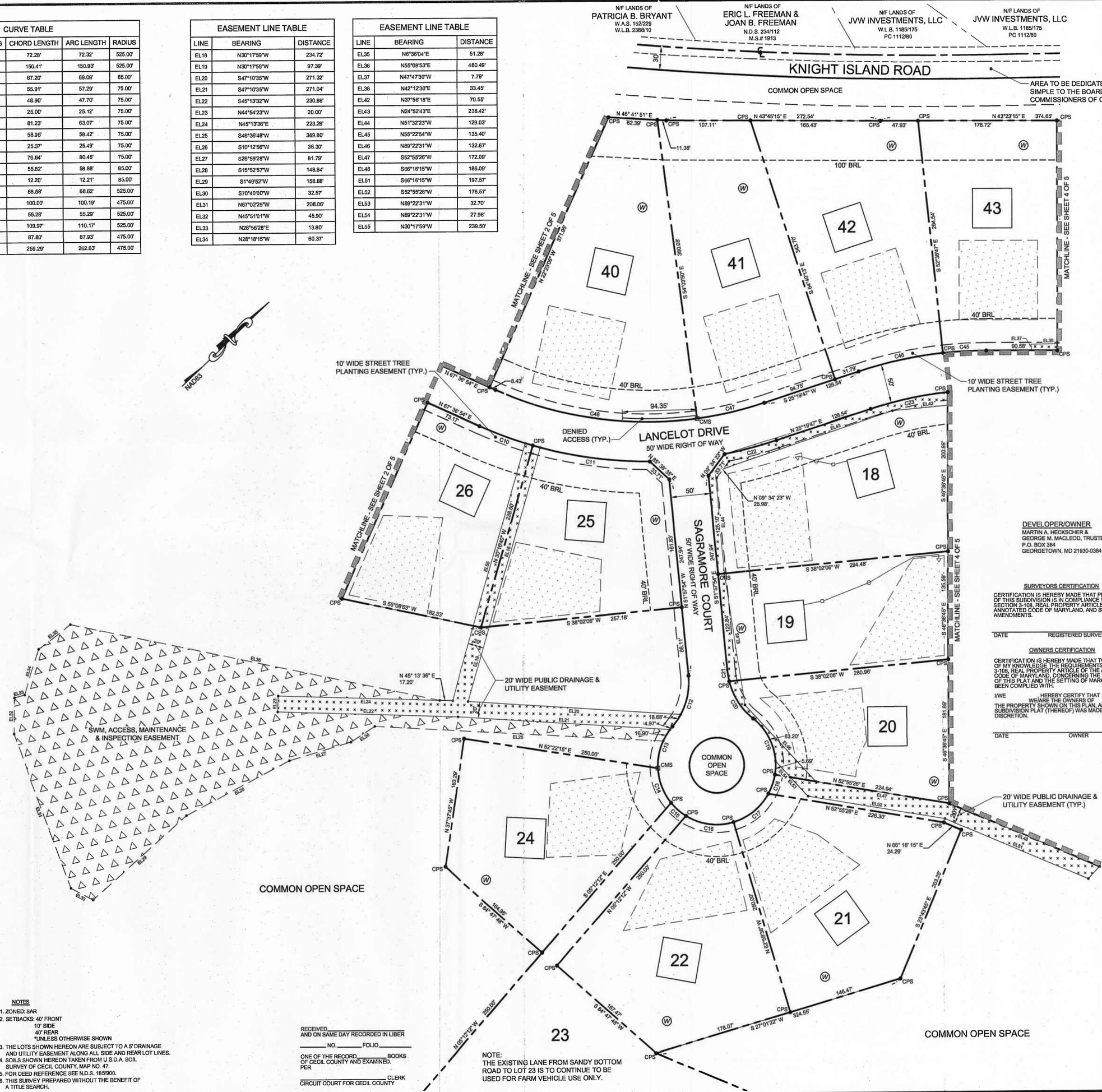
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DATE	REGISTERED SURVEYOR
APRIL 2012	D3060060

DATE	OWNER

FINAL MAJOR SUBDIVISION  
LOTS 1 - 45  
**KNIGHTS COURT**  
FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND  
FOR: MARTIN HECKSCHER

SHEET NO.: 3 OF 5  
FILE NO.: 1485



LEGEND	
	25' WIDE NON-TIDAL WETLANDS BUFFER
	NON-TIDAL WETLANDS BOUNDARY
	FOREST RETENTION LINE
	DENOTES S.W.M., ACCESS, INSPECTION & MAINTENANCE EASEMENT
	DENOTES PUBLIC DRAINAGE & UTILITY EASEMENT
	PROPOSED DRILLED WELL
	PROPOSED DWELLING
	PROPOSED SEPTIC TANK
	PROPOSED SEPTIC PUMP
	PROPOSED 2" PRESSURE LINE (PUMP SYSTEMS ONLY)
	PROPOSED DISTRIBUTION PIT
	PROPOSED 10,000 SQ FT SEPTIC DRAINAGE AREA

APPROVED BY: CECIL CO. DEPT. OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: CECIL CO. DEPT. OF PUBLIC WORKS

DIRECTOR OR SENIOR ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: CECIL COUNTY HEALTH DEPARTMENT

APPROVING AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES**
1. ZONED: SAR
  2. SETBACKS: 40' FRONT  
10' SIDE  
40' REAR  
UNLESS OTHERWISE SHOWN
  3. THE LOTS SHOWN HEREON ARE SUBJECT TO A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
  4. SOILS SHOWN HEREON TAKEN FROM U.S.D.A. SOIL SURVEY OF CECIL COUNTY, MAP NO. 47.
  5. FOR DEED REFERENCE SEE N.D.S. 18/990.
  6. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

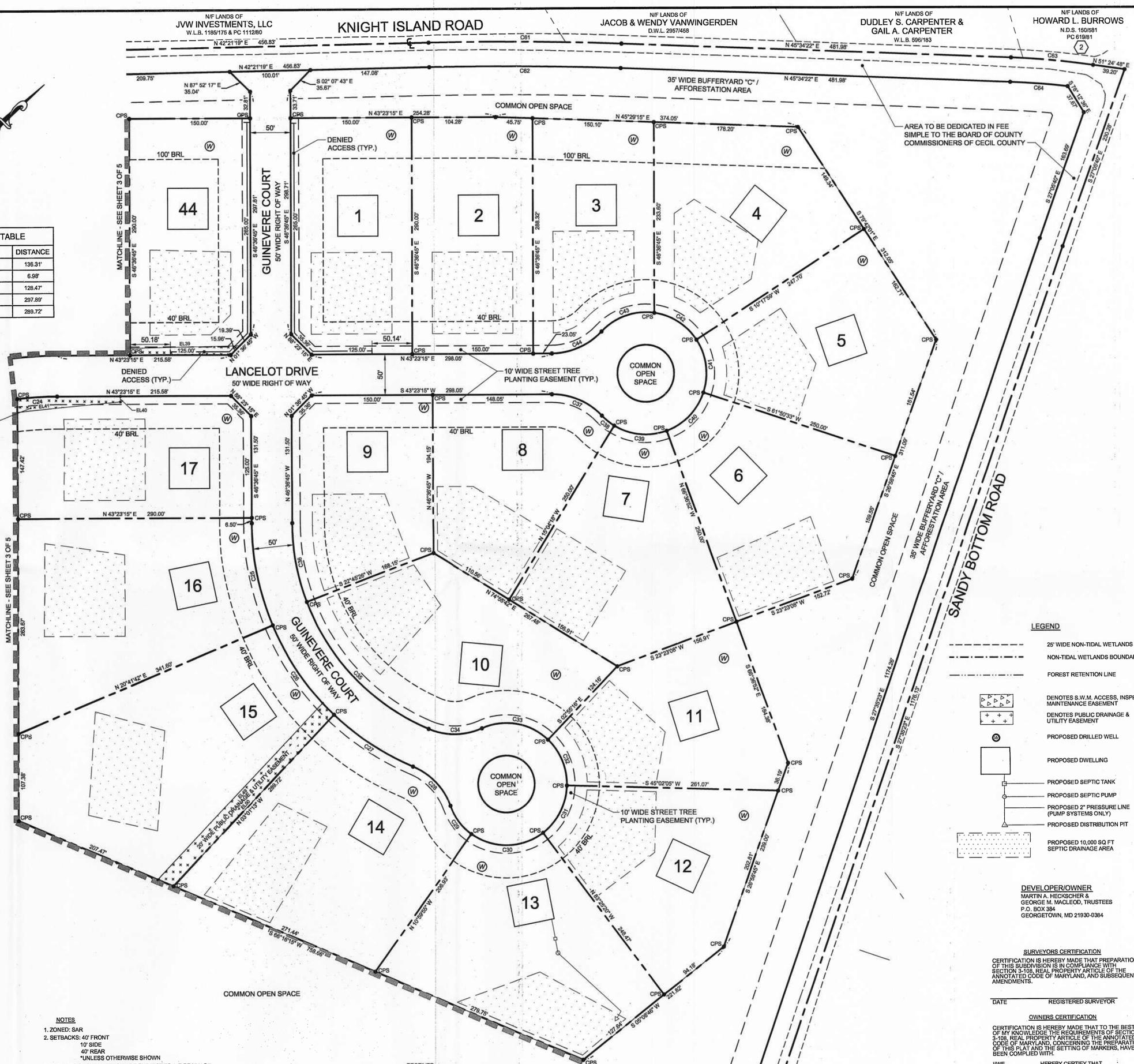
RECEIVED  
AND ON SAME DAY RECORDED IN LIBER  
NO. \_\_\_\_\_ FOLIO \_\_\_\_\_  
ONE OF THE RECORD BOOKS  
OF CECIL COUNTY AND EXAMINED.  
PER \_\_\_\_\_ CLERK  
CIRCUIT COURT FOR CECIL COUNTY

NOTE:  
THE EXISTING LANE FROM SANDY BOTTOM ROAD TO LOT 23 IS TO CONTINUE TO BE USED FOR FARM VEHICLE USE ONLY.

LOT	AREA TABLE	AREA
1	0.991 AC±	43,188 SQ.FT.
2	0.999 AC±	43,462 SQ.FT.
3	0.939 AC±	39,465 SQ.FT.
4	1.100 AC±	1,110 AC±
5	1.110 AC±	1,107 AC±
6	1.113 AC±	1,113 AC±
7	0.888 AC±	39,027 SQ.FT.
8	0.891 AC±	38,808 SQ.FT.
9	1.162 AC±	0.948 AC±
10	1.136 AC±	1.275 AC±
11	1.107 AC±	1,417 AC±
12	1.626 AC±	1.379 AC±
13	0.991 AC±	43,145 SQ.FT.
14	1.211 AC±	1.188 AC±
15	0.893 AC±	38,898 SQ.FT.
16	0.842 AC±	36,696 SQ.FT.
17	1.188 AC±	1.197 AC±
18	1.197 AC±	1.130 AC±
19	1.130 AC±	0.989 AC±
20	0.989 AC±	43,066 SQ.FT.
21	0.944 AC±	41,105 SQ.FT.
22	1.208 AC±	1.000 AC±
23	1.165 AC±	1.185 AC±
24	1.421 AC±	1.421 AC±
25	1.640 AC±	1.308 AC±
26	1.308 AC±	1.000 AC±
27	0.991 AC±	43,188 SQ.FT.
28	0.999 AC±	43,500 SQ.FT.
29	1.130 AC±	1.209 AC±
30	1.447 AC±	1.521 AC±
31	1.521 AC±	1.284 AC±
32	1.076 AC±	0.991 AC±
33	0.991 AC±	43,188 SQ.FT.
34	78,469 AC±	46,310 AC±
35	11.142 AC±	11.142 AC±
36	297,945 AC±	297,945 AC±

LINE	BEARING	DISTANCE
EL39	N42°12'30"E	136.31'
EL40	N47°47'30"W	6.98'
EL41	N37°56'18"E	128.47'
EL49	S3°01'13"E	297.89'
EL50	S3°01'13"E	289.72'

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C24	N40°24'05"E	49.49'	49.51'	475.00'
C25	S57°57'31"E	127.88'	128.72'	325.00'
C26	S81°09'45"E	133.56'	134.52'	325.00'
C27	N78°37'31"E	116.83'	117.47'	325.00'
C28	N89°33'17"E	67.20'	69.08'	85.00'
C29	S84°04'49"E	43.85'	44.29'	75.00'
C30	N42°47'22"E	88.62'	94.80'	75.00'
C31	N19°11'38"W	65.22'	67.47'	75.00'
C32	N68°56'35"W	60.96'	62.77'	75.00'
C33	S53°23'28"W	83.20'	86.19'	75.00'
C34	S42°59'14"W	67.20'	69.08'	85.00'
C35	S89°30'51"W	217.05'	223.12'	275.00'
C36	S56°56'39"E	98.48'	99.02'	275.00'
C37	S66°40'17"W	67.20'	69.08'	85.00'
C38	N82°26'30"E	19.61'	19.67'	75.00'
C39	N49°09'25"E	65.22'	67.47'	75.00'
C40	N2°23'10"W	65.22'	67.47'	75.00'
C41	N53°55'44"W	65.22'	67.47'	75.00'
C42	S75°58'05"W	61.80'	63.70'	75.00'
C43	S24°13'42"W	69.05'	71.75'	75.00'
C44	N20°06'14"E	67.20'	69.08'	85.00'
C45	S40°22'14"W	55.28'	55.29'	525.00'
C46	S31°20'30"W	109.97'	110.17'	525.00'
C47	N30°37'59"E	87.80'	87.93'	475.00'
C48	N51°46'32"E	299.29'	282.63'	475.00'
C49	N69°45'47"E	179.73'	188.74'	175.00'
C50	N57°10'59"E	128.86'	131.06'	205.00'
C51	S40°24'47"W	889.76'	889.87'	16472.00'
C52	S40°24'47"W	888.25'	888.25'	16442.00'
C53	S54°54'35"W	358.31'	361.38'	799.51'
C54	S54°54'35"W	344.87'	347.82'	799.51'
C55	N61°29'24"E	392.71'	393.52'	1770.20'
C56	N61°29'24"E	399.37'	400.19'	1800.20'
C57	S43°57'50"W	238.79'	238.83'	4252.60'
C58	S43°57'50"W	237.11'	237.14'	4222.60'
C59	S48°29'35"W	101.89'	101.94'	1000.00'
C60	S47°40'50"W	71.35'	71.37'	970.00'
C61	N18°43'34"W	50.12'	50.13'	700.00'
C62	N18°30'02"W	50.13'	50.14'	670.00'



PUBLIC DRAINAGE & UTILITY EASEMENT

**LEGEND**

- 25' WIDE NON-TIDAL WETLANDS BUFFER
- NON-TIDAL WETLANDS BOUNDARY
- FOREST RETENTION LINE
- ⊕ DENOTES S.W.M. ACCESS, INSPECTION & MAINTENANCE EASEMENT
- ⊕ DENOTES PUBLIC DRAINAGE & UTILITY EASEMENT
- ⊕ PROPOSED DRILLED WELL
- PROPOSED DWELLING
- PROPOSED SEPTIC TANK
- PROPOSED SEPTIC PUMP
- PROPOSED 2" PRESSURE LINE (PUMP SYSTEMS ONLY)
- PROPOSED DISTRIBUTION PIT
- PROPOSED 10,000 SQ. FT. SEPTIC DRAINAGE AREA

**DEVELOPER/OWNER**  
 MARTIN A. HECKSCHER &  
 GEORGE M. MACLEOD, TRUSTEES  
 P.O. BOX 394  
 GEORGETOWN, MD 21930-0394

**SURVEYORS CERTIFICATION**  
 CERTIFICATION IS HEREBY MADE THAT PREPARATION OF THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SUBSEQUENT AMENDMENTS.

DATE \_\_\_\_\_ REGISTERED SURVEYOR

**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 PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

I/WE \_\_\_\_\_ HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THIS SUBDIVISION PLAN (THEREOF) WAS MADE AT DISCRETION.

DATE \_\_\_\_\_ OWNER

APPROVED BY: CECIL CO. DEPT. OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: CECIL CO. DEPT. OF PUBLIC WORKS

DIRECTOR OR SENIOR ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: CECIL COUNTY HEALTH DEPARTMENT

APPROVING AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES**
1. ZONED: SAR
  2. SETBACKS: 40' FRONT  
10' SIDE  
40' REAR  
\*UNLESS OTHERWISE SHOWN
  3. THE LOTS SHOWN HEREON ARE SUBJECT TO A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
  4. SOILS SHOWN HEREON TAKEN FROM U.S.D.A. SOIL SURVEY OF CECIL COUNTY, MAP NO. 47.
  5. FOR DEED REFERENCE SEE N.D.S. 185900.
  6. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

RECEIVED \_\_\_\_\_  
 AND ON SAME DAY RECORDED IN LIBER \_\_\_\_\_  
 NO. \_\_\_\_\_ FOLIO \_\_\_\_\_  
 ONE OF THE RECORD \_\_\_\_\_ BOOKS  
 OF CECIL COUNTY AND EXAMINED.  
 PER \_\_\_\_\_ CLERK  
 CIRCUIT COURT FOR CECIL COUNTY



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Property Line Surveyor under the laws of the State of Maryland, License No. 481, Expiration Date: 1-12-2013

REV. #	DATE	DESCRIPTION

**McCRONE**  
 Celebrating 75 Years of Quality Service and Innovation  
 ENGINEERS ■ SURVEYORS ■ PLANNERS  
 ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY  
 106 EAST MAIN STREET, SUITE 101  
 ELKTON, MARYLAND 21921  
 (410) 394-1150  
 www.mccrone-inc.com  
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DATE:	APRIL 2012
JOB NUMBER:	DD00000
SCALE:	1" = 50'
DRAWN BY:	NY
DESIGNED BY:	DDCVLE
APPROVED BY:	
FOLDER REFERENCE:	2020

FINAL MAJOR SUBDIVISION

LOTS 1-45

**KNIGHTS COURT**

FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

FOR: MARTIN HECKSCHER

SHEET NO.: 4 OF 5

FILE NO.: 1485

**FOREST RETENTION LINE TABLE**

LINE	BEARING	DISTANCE
FL100	S74°04'44"E	146.07'
FL101	S7°09'27"E	42.57'
FL102	S39°51'46"W	152.30'
FL103	S58°14'27"W	372.08'
FL104	S70°39'00"W	194.21'
FL105	N44°30'01"E	844.09'
FL106	N72°17'27"W	256.32'
FL107	N34°28'39"W	16.38'
FL108	N70°14'49"W	290.76'
FL109	N46°13'32"W	238.86'
FL110	N39°37'31"W	57.97'
FL111	N2°38'31"E	58.01'
FL112	N20°37'15"W	34.05'
FL113	N44°01'04"W	70.79'
FL114	N52°56'24"W	128.62'
FL115	N69°50'48"W	209.67'
FL116	N1°43'35"E	54.07'
FL117	N65°33'27"E	29.00'
FL118	N82°22'13"E	76.91'
FL119	N71°19'45"E	86.90'
FL120	N26°29'38"E	42.61'
FL121	N6°58'47"W	52.11'
FL122	N34°00'02"W	54.17'
FL123	N62°55'35"W	137.85'
FL124	N62°55'35"W	137.85'
FL125	N20°56'55"E	20.14'
FL126	N87°45'32"E	55.96'
FL127	S77°23'33"E	104.73'
FL128	S83°28'31"E	106.67'
FL129	S3°54'38"W	98.25'
FL130	S15°56'58"E	83.58'
FL131	S52°15'39"E	127.03'
FL132	S24°25'58"E	132.15'
FL133	S35°45'43"E	75.92'
FL134	S52°14'24"E	52.86'
FL135	S84°38'53"E	79.77'
FL136	N58°30'27"E	105.08'
FL137	N77°08'57"E	62.32'
FL138	S56°48'26"E	220.11'
FL139	N70°59'13"E	83.33'
FL140	N1°30'41"W	197.47'
FL141	N69°21'20"E	50.09'
FL142	N26°36'38"E	50.54'
FL143	N1°22'06"W	191.34'
FL144	N28°55'23"W	108.74'
FL145	N41°40'22"E	68.04'
FL146	N17°00'03"E	86.09'
FL147	N29°48'44"W	84.27'
FL148	N65°54'10"W	110.68'
FL149	N4°33'45"E	50.01'
FL150	N16°15'44"E	119.23'
FL151	N77°52'21"E	55.68'
FL152	S68°53'33"E	120.39'
FL153	N68°16'53"E	55.81'
FL154	N34°08'51"E	170.13'
FL155	N40°21'34"E	136.77'
FL156	N20°23'34"E	73.36'
FL157	N11°17'16"W	77.38'
FL158	N29°54'09"W	83.66'
FL159	N66°25'31"W	87.47'
FL160	N81°27'41"W	107.25'
FL161	N75°55'35"W	86.11'
FL162	N14°23'30"E	49.92'
FL163	N71°30'37"E	55.28'
FL164	N23°33'45"E	52.81'
FL165	N57°08'36"E	32.95'
FL166	S82°28'22"E	183.01'
FL167	S63°12'20"E	97.03'
FL168	N66°07'44"E	304.77'
FL169	N67°10'47"E	47.66'
FL170	N50°21'01"E	82.08'
FL171	N75°01'20"E	101.32'
FL172	S40°23'02"E	40.45'
FL173	S49°58'36"W	119.77'
FL174	S55°32'02"W	185.09'
FL175	S34°09'12"W	54.91'
FL176	S49°17'15"E	114.96'
FL177	N75°39'29"E	51.12'
FL178	N60°58'17"E	169.72'

**FOREST RETENTION LINE TABLE**

LINE	BEARING	DISTANCE
FL179	N80°19'07"E	62.67'
FL180	N21°12'28"E	54.87'
FL181	N88°39'09"E	100.94'
FL182	S14°25'52"E	72.33'
FL183	S49°58'54"W	181.55'
FL184	S42°33'30"W	96.46'
FL185	S29°52'23"W	136.52'
FL186	S26°57'31"W	140.64'
FL187	S24°54'02"W	335.61'
FL188	S31°28'05"W	176.51'
FL189	S18°08'37"W	99.93'
FL190	S6°30'08"E	126.49'
FL191	S33°31'53"E	61.88'
FL192	N66°31'02"E	74.49'
FL193	N52°47'56"E	73.02'
FL194	N81°46'57"E	24.91'
FL195	S51°45'27"E	22.48'
FL196	S0°39'52"E	115.96'
FL197	S27°32'30"E	147.35'
FL198	S17°24'07"W	128.27'
FL199	S3°28'40"W	40.07'
FL200	S49°40'47"E	36.97'
FL201	N74°02'38"E	33.28'
FL202	N45°37'59"E	39.16'
FL203	N21°58'56"E	85.27'
FL204	S41°54'17"E	63.14'
FL205	S14°48'38"E	50.55'
FL206	S26°53'29"E	85.17'
FL207	S1°00'54"W	67.89'
FL208	S38°38'09"W	51.79'
FL209	S60°14'54"W	370.56'
FL210	S10°04'06"E	92.51'
FL211	S19°39'08"W	88.63'
FL212	N85°07'05"E	219.88'
FL213	N74°45'42"E	51.15'
FL214	N66°46'14"E	114.16'
FL215	N70°34'51"E	51.25'
FL216	N69°45'59"E	105.51'
FL217	N70°31'20"E	64.64'
FL218	N17°59'02"E	61.89'
FL219	N46°51'20"E	50.60'
FL220	N67°25'43"E	128.64'
FL221	N66°07'07"E	217.51'
FL222	N2°52'40"W	127.55'
FL223	N45°44'18"E	102.06'
FL224	N18°57'01"E	84.81'
FL225	N0°14'18"E	86.56'
FL226	N12°16'24"E	101.34'
FL227	N70°51'44"E	47.67'
FL228	S89°59'44"E	137.17'

**FOREST RETENTION LINE TABLE**

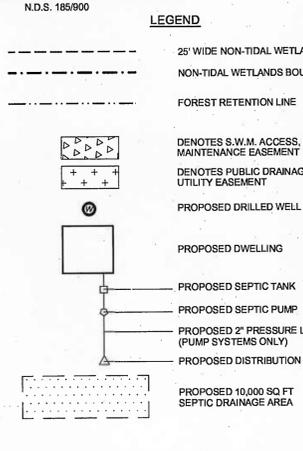
LINE	BEARING	DISTANCE
FL229	N56°42'37"E	35.79'
FL230	N33°41'15"E	84.47'
FL231	N47°58'13"E	64.34'
FL232	N65°47'56"E	129.44'
FL233	N55°15'51"E	186.35'
FL234	N29°34'52"E	46.63'
FL235	N0°46'25"W	148.63'
FL236	N5°52'43"W	199.50'
FL237	N3°34'01"E	53.15'
FL238	N32°56'11"E	37.53'
FL239	S69°14'33"E	89.92'
FL240	S55°05'18"E	76.63'
FL241	S33°42'46"E	59.09'
FL242	S19°20'01"E	49.93'
FL243	N88°22'30"E	36.97'
FL244	N3°34'01"E	99.86'
FL245	N72°51'29"E	35.23'
FL246	N5°19'05"W	66.21'
FL247	N33°35'50"E	53.13'
FL248	S23°23'4"E	167.51'
FL249	S29°47'01"W	145.83'
FL250	S15°32'17"W	68.18'
FL251	S17°41'35"E	58.23'
FL252	S84°27'33"E	29.67'
FL253	N52°23'41"E	54.34'
FL254	N42°04'17"E	108.41'
FL255	N35°11'12"E	93.62'
FL256	N20°30'07"E	100.88'
FL257	N4°27'57"W	150.63'
FL258	N14°41'17"E	96.13'
FL259	N40°55'47"E	48.87'
FL260	N61°58'18"E	156.07'
FL261	N19°55'59"E	83.92'

**FOREST RETENTION LINE TABLE**

LINE	BEARING	DISTANCE
FL262	N9°37'44"E	90.38'
FL263	N10°05'24"W	36.17'
FL264	N88°25'59"W	18.08'
FL265	S53°36'07"W	113.49'
FL266	N31°34'06"W	112.47'
FL267	N20°54'29"E	82.56'
FL268	N42°04'52"E	76.67'
FL269	N78°42'30"E	104.93'
FL270	S22°51'50"E	294.83'
FL271	S65°52'22"E	122.38'
FL272	S50°10'02"W	105.73'
FL273	S17°35'58"E	11.85'

APPROVED BY: CECIL CO. DEPT. OF PLANNING & ZONING  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY: CECIL CO. DEPT. OF PUBLIC WORKS  
 DIRECTOR OR SENIOR ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY: CECIL COUNTY HEALTH DEPARTMENT  
 APPROVING AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES**  
 1. ZONED: SAR  
 2. SETBACKS: 40' FRONT  
 10' SIDE  
 40' REAR  
 \*UNLESS OTHERWISE SHOWN  
 3. THE LOTS SHOWN HEREON ARE SUBJECT TO A 5' DRAINAGE  
 AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.  
 4. SOILS SHOWN HEREON TAKEN FROM U.S.D.A. SOIL  
 SURVEY OF CECIL COUNTY, MAP NO. 47.  
 5. FOR DEED REFERENCE SEE N.D.S. 185900.  
 6. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF  
 A TITLE SEARCH.



**DEVELOPER/OWNER**  
 MARTIN A. HECKSCHER &  
 GEORGE M. MACLEOD, TRUSTEES  
 P.O. BOX 384  
 GEORGETOWN, MD 21930-0384

**SURVEYORS CERTIFICATION**  
 CERTIFICATION IS HEREBY MADE THAT PREPARATION  
 OF THIS SURVEY IS IN COMPLIANCE WITH  
 SECTION 3-108, REAL PROPERTY ARTICLE OF THE  
 ANNOTATED CODE OF MARYLAND, AND SUBSEQUENT  
 AMENDMENTS.

**OWNERS CERTIFICATION**  
 I, WE, HEREBY CERTIFY THAT  
 WE ARE THE OWNERS OF  
 THE PROPERTY SHOWN ON THIS PLAN, AND THIS  
 SUBDIVISION PLAN (THEREOF) WAS MADE AT  
 DISCRETION.

DATE \_\_\_\_\_ REGISTERED SURVEYOR  
 DATE \_\_\_\_\_ OWNER

**NOTES**  
 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.

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 PLAN IS ATTACHED; THEIR HEIRS,  
 AND ASSIGNS.

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 AFFORESTATION/REFORESTATION AND/OR FOREST  
 RETENTION AREAS SHOWN ON THIS PLAN SHALL REMAIN  
 UNDISTURBED EXCEPT TO BE USED FOR PURPOSES  
 CONSISTENT WITH FOREST CONSERVATION AND THE  
 APPROVED FOREST CONSERVATION PLAN FILED IN THE  
 CECIL COUNTY OFFICE OF PLANNING AND ZONING.

THERE SHALL BE NO DISTURBANCE TO THE PLANTED  
 BUFFER(S) OR STREET TREES, EXCEPT FOR NORMAL  
 MAINTENANCE. A 10' WIDE PLANTING EASEMENT IS HEREBY  
 ESTABLISHED ALONG THE ROAD FRONTAGE OF EACH LOT  
 FOR PURPOSES OF INSTALLING AND MAINTAINING STREET  
 TREES.

A PORTION OF THE PROPERTY SHOWN HEREON IS  
 LOCATED WITHIN THE RESOURCE CONSERVATION AREA  
 (RCA) OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM.

TEMPORARY CONSTRUCTION EASEMENTS EXIST ALONG  
 ALL PROPOSED ROADS AND DRAINAGE EASEMENTS AND  
 WILL REVERT TO LOT OWNERS UPON COMPLETION OF  
 CONSTRUCTION.

FOREST DISTURBANCE FOR THE INITIAL SEWAGE SYSTEM  
 AND FUTURE REPAIRS WILL BE THE MINIMUM NECESSARY  
 TO ALLOW PROPER INSTALLATION. EVERY ATTEMPT SHALL  
 BE MADE TO PRESERVE THE FOREST CANOPY.

A LOT GRADING PLAN HAS BEEN APPROVED BY THE  
 CECIL COUNTY DEPARTMENT OF PUBLIC WORKS FOR THE  
 CONSTRUCTION SHOWN HEREON. A SITE CONSTRUCTION  
 AS-BUILT SHALL BE SUBMITTED TO THE CECIL COUNTY  
 DEPARTMENT OF PUBLIC WORKS PRIOR TO USE AND/OR  
 OCCUPANCY OF ANY OF THE SITES SHOWN HEREON.

NO CLEARING OR GRADING IS PERMITTED BEYOND THE  
 LIMITS OF DISTURBANCE SHOWN HEREON. ANY EXPANDED  
 CLEARING AND/OR GRADING IN THE ABSENCE OF AN APPROVED  
 REVISED LOT GRADING PLAN MAY BE CONSIDERED NON-  
 COMPLIANCE WITH CHAPTER 251 OF THE CECIL COUNTY CODE  
 AND EITHER OR BOTH THE DEVELOPER AND/OR BUILDER MAY  
 BE SUBJECT TO THE ENFORCEMENT OF THE PENALTY  
 PROVISIONS THEREIN. ANY CHANGE TO THE FOREST RETENTION,  
 FORESTATION, REFORESTATION WILL REQUIRE A CONSISTENCY  
 REVIEW OF THE SWM APPROVAL WITH CDDPW.

FOR THE PURPOSE OF FULFILLING THE CECIL COUNTY  
 STORMWATER MANAGEMENT ORDINANCE, THE "COMMON  
 OPEN SPACE" AS SHOWN HERE, AND AS IDENTIFIED BY  
 ITS METES AND BOUNDS, IS TO REMAIN IN ITS NATURAL  
 VEGETATED AND UNDISTURBED STATE. DEVELOPMENT OF  
 ANY KIND IS STRICTLY PROHIBITED WITHIN THESE AREAS,  
 AND THEY ARE TO BE MAINTAINED IN ACCORDANCE WITH  
 THE TYPE(S) OF VEGETATION WITHIN THESE AREAS.

NO CONTIGUOUS AREAS OF 10,000 SQ.FT. STEEP SLOPES  
 EXIST IN THE AREAS OF DEVELOPMENT.

A WAIVER OF THE BUFFERYARD "C" REQUIREMENT IS REQUESTED  
 ALONG THE KNIGHTS ISLAND ROAD FRONTAGE OF LOT 45 TO  
 MAINTAIN THE EXISTING RURAL CHARACTER AND TO ALLOW THE  
 CONTINUATION OF THE AGRICULTURAL USE.

A WAIVER OF THE BUFFERYARD "A" REQUIREMENT IS REQUESTED  
 FOR LOTS 23 & 45, A 300' SETBACK FOR THE MAIN STRUCTURE  
 HAS BEEN SHOWN HEREON.

**REVISIONS**

REV. #	DATE	DESCRIPTION

**RECEIVED**  
 APR 26 2017  
 CECIL COUNTY COMMISSION  
 Chesapeake & Atlantic Coastal Bays

**McCRONE**  
 ENGINEERS • SURVEYORS • PLANNERS  
 ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY  
 106 EAST MAIN STREET, SUITE 101  
 ELKTON, MARYLAND 21921  
 (410) 394-1550  
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**FINAL MAJOR SUBDIVISION**  
 LOTS 1 - 45  
**KNIGHTS COURT**  
 FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND  
 FOR: MARTIN HECKSCHER

SHEET NO.: 5 OF 5  
 FILE NO.: 1485

April 19, 2017, 2:57pm User: macklas C:\CECIL\03080\03080\Survey\03080030\03080\FINAL.dwg

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

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/](http://www.dnr.state.md.us/criticalarea/)

June 3, 2010

Mr. Tony DiGiacomo  
Cecil County Department of Planning and Zoning  
County Administration Building  
200 Chesapeake Boulevard, Suite 2300  
Elkton, MD 21921

Re: Knights Court, Lots 1-45  
Preliminary Plat Extension

Dear Mr. DiGiacomo:

Thank you for submitting the above referenced subdivision plat for review and comment. The applicant is seeking an extension to the preliminary plat approval for a 45-lot subdivision, partially located in the Resource Conservation Area (RCA). The subject property consists of Parcel 57 and Parcel 59, each of which contain RCA. The boundary between Parcels 57 and 59 is not proposed to change within the limits of the Critical Area. Therefore, resultant Lot 23 and Lot 45 each contain RCA.

As you know, regulations regarding the Critical Area Buffer, COMAR 27.01.09.01-1 through 01-4, were recently amended and are now in effect. The changes to these regulations apply to and shall be applied by a local jurisdiction as minimum standards for a local program, regardless of whether they are currently included in a local law or ordinance (COMAR 27.01.01.03). Therefore, the following is required:

1. The 110-foot Buffer must be expanded to include the 25-foot buffer for nontidal wetlands as well as highly erodible soils or hydric soils to their upland limit or 300-feet whichever is less. The Buffer may also require expansion for steep slopes at a rate of four feet for every 1% of slope over 15%. Please include this revised Buffer on the Environmental Assessment and on the subdivision plat.
2. The County must approve a Buffer Management Plan establishing the Buffer in forest per COMAR 27.01.09.01-1 prior to approval of the final subdivision plan by the Planning Commission (COMAR 27.01.09.01-2.O).

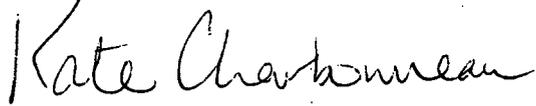
Mr. Tony DiGiacomo

June 3, 2010

Page 2 of 2

Please submit a revised Environmental Assessment and Buffer Management Plan for review and comment by this office. Thank you for your assistance in reviewing this project. If you have any questions, you may contact me at (410) 260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Charbonneau".

Kate Charbonneau  
Regional Program Chief  
CE701-06

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

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July 14, 2008

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

Re: Knight's Court Subdivision

Dear Mr. Di Giacomo:

Thank you for providing information regarding the above referenced subdivision plat. The applicant is seeking to develop a 45-lot subdivision. The entire parcel is 297.95 acres; 35.8 acres are located in the Critical Area and designated Resource Conservation Area (RCA). The Critical Area portion of the site is currently undeveloped.

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

- The 110-foot Buffer must be expanded for nontidal wetlands.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Nick Kelly".

Nick Kelly  
Natural Resource Planner  
cc: CE 701-06

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS**  
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June 2, 2008

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

Re: Knight's Court Subdivision  
TM 62, Parcels 57 & 59

Dear Mr. DiGiacomo:

Thank you for providing information regarding the above referenced subdivision. The applicant is proposing to create a 45 lot subdivision. The site area is 297.95 acres of which 35.58 acres is located within a Resource Conservation Area (RCA).

Based on the information provided, I have the following comment:

- By placing the septic system for the dwelling unit of lot 45 within the Critical Area boundary, the single development right available is used for that lot.
- In the Critical Area Table, it still appears as though the areas listed for lots 45 and 23 have been switched.

Thank you for the opportunity to provide comments. If you have any questions, please contact at 410-260-3470.

Sincerely,

A handwritten signature in black ink that reads "Turcan Hockaday".

Turcan Hockaday  
Natural Resource Planner  
CE 701-06

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**

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[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

November 14, 2006

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

RE: Knight's Court Subdivision  
TM 62, Parcels 57 and 59

Dear Mr. DiGiacomo:

This letter concerns new information received regarding the above referenced subdivision. Since my last communication to you dated October 26, 2006 I have learned that within the Critical Area portion of this subdivision, not only will the dividing parcel line remain, but the two parcels were in existence prior to Critical Area law adoption in Cecil County. Therefore, your office is correct that the applicant retains a development right for each parcel within the Critical Area.

Thank you for bringing this matter to my attention. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt".

Kate Schmidt  
Natural Resource Planner  
CE 701-06

Robert L. Ehrlich, Jr.  
Governor



Michael S. Steele  
Lt. Governor

Martin G. Madden  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
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1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

October 26, 2006

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

RE: Knight's Court Subdivision  
TM 62, Parcels 57 and 59

Dear Mr. DiGiacomo:

Thank you for providing information regarding the above referenced subdivision. The applicant is proposing to create a 45 lot subdivision. The site area is 298.9 acres of which 35.6 acres is located within a Resource Conservation Area (RCA).

Based on the information provided, I have the following comments:

1. It appears that under the Critical Area notes, the areas listed for each lot has been switched.
2. Based on the development density restrictions in the RCA of one dwelling unit per twenty acres, the Critical Area portion of the site is limited to one dwelling unit. It may be necessary to restrict one of the lots from constructing a dwelling unit within the Critical Area to meet this requirement.
3. The 110-foot Buffer must be expanded for steep slopes and erodible soils as defined in Cecil County Zoning Code Section 196.b.

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".

Kate Schmidt  
Natural Resource Planner  
CE 701-06



Robert L. Ehrlich, Jr., Governor  
Michael S. Steele, Lt. Governor  
C. Ronald Franks, Secretary

November 14, 2006

Mr. Benjamin F. Brockway  
Biota, Inc.  
107 Connolly Road  
Fallston, MD 21078

**RE: Environmental Review for Hecksher Property at Sandy Bottom Road and Knight Island Road, Cecil County, Maryland.**

Dear Mr. Brockway:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted. It is also important to note that the utilization of state funds, or the need to obtain a state authorized permit may warrant additional evaluations that could lead to protection or survey recommendations by the Wildlife and Heritage Service. If this project falls into one of these categories, please contact us for further coordination.

We would like to bring to your attention that the open waters that are adjacent to or part of the site are known historic waterfowl concentration areas. If there is to be any construction of water-dependent facilities please contact Larry Hindman of the Wildlife and Heritage Service at (410) 221-8838 for further technical assistance regarding waterfowl.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,  
*Lori A. Byrne*

Lori A. Byrne,  
Environmental Review Coordinator  
Wildlife and Heritage Service  
MD Dept. of Natural Resources

ER #2006.2492.ce  
Cc: L. Hoerger, CAC  
L. Hindman, DNR

President Brian L. Lockhart, District 3

Vice President Rebecca J. Demmler, District 2

Commissioner James T. Mullin, District 1

Commissioner Wayne L. Tome, Sr., District 4

Commissioner Robert J. Hodge, District 5



Alfred C. Wein, Jr.  
County Administrator  
701-06  
Eric Sennstrom, AICP, Director  
410.996.5220  
410.996.5225

County Information  
410.996.5200  
410.658.4041

## **CECIL COUNTY GOVERNMENT**

Department of Planning and Zoning  
200 Chesapeake Boulevard, Suite 2300, Elkton, MD 21921

### **CECIL COUNTY PLANNING COMMISSION**

#### **SUBDIVISION MEETING AGENDA**

**MONDAY JUNE 21, 2010, 12:00 p.m.**

**Alternate date Wednesday June 23, 2010**

**County Administration Building**

**200 Chesapeake Blvd., Elk Room, Elkton, Maryland  
Department of Planning and Zoning – 410-996-5220**

- 1. Springhill, Section Two, Lots 5-18, 23 & 24, Spring Hill Road, Preliminary Plat Extension, American Engineering and Surveying, Inc., Sixth Election District.**
- 2. Knights Court, Lots 1-45, Knight Island Road, Preliminary Plat Extension, McCrone, Inc., First Election District.**
- 3. Barksdale Village, 118 Lots, PUD, Barksdale & Valley Roads, Concept Plat, Van Cleef Engineering Associates, Fourth Election District.**

#### **General Discussion**

- Harlan C. Williams – Clustering Development with Community Water and Sewer Facilities.**
- Planning Commission training.**

