

CE 272-07 Carpenters Point Wastewater
Consistency Report System

9259-6522

Comments KS
5/10/07

Martin O'Malley
Governor

Anthony G. Brown
Li. 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/

July 14, 2009

Mr. Anthony DiGiacomo, AICP
Cecil County Government
Office of Planning and Zoning
County Administration Building
200 Chesapeake Boulevard, Suite 2300
Elkton, MD 21921

Re: Carpenter's Point Wastewater Collection

Dear Mr. DiGiacomo:

We are in receipt of proposed plans and the planting plan for Phase III of the Carpenter's Point Wastewater Collection System. The project is located within a Limited Development Area (LDA) and is 4.4 acres in size.

Based on our review of the project, we have determined that the project may be found generally consistent with the Cecil County Critical Area Program for the reasons outlined below:

1. Total existing lot coverage is 0.05 acres (1.1%); upon completion of this project, total lot coverage will be 0.12 acres (2.7%).
2. There is no disturbance to the 110-foot or expanded Buffer.
3. No tidal or non-tidal wetland impacts will occur.
4. There are no impacts to Habitat Protection Areas.

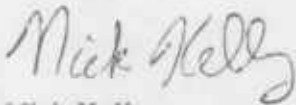
Please submit a signed and completed consistency report sheet to this office as required by COMAR 27.02.02 - State and Local Agency Actions Resulting in Development of Local Significance on Private Lands or Lands Owned by Local Jurisdictions. To make a final consistency determination, please address the following comment:

- Since 41,894 square feet (21.8%) of clearing is proposed on the site, mitigation at a 1.5:1 ratio is required (62,841 square feet). Currently, only 1:1 mitigation is proposed. Mitigation in the form of tree plantings would be acceptable and should consist of a mix of native trees and shrubs. Furthermore, a site plan showing the location and species of mitigation is required along with the submitted planting plan.

Finally, prior to the start of construction, please submit copies of the sediment and erosion control permit, as well as the stormwater management permit, for this project. It is our understanding that a stormwater management waiver has been received for the project.

Thank you again for your cooperation and assistance with reviewing this project. If you have any questions, please call me at (410) 260-3483.

Sincerely,



Nick Kelly
Natural Resource Planner

cc: Roger Greve, GMB
CE 272-07



STATE OF MARYLAND
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May 21, 2007

Mr. W. Scott Flanigan, Director
Cecil County Department of Public Works
129 E. Main Street
Elkton, Maryland 21921

Re: Carpenters Point Wastewater Collection System, Phase 2
Chesapeake Bay Critical Area Consistency Report

Dear Mr. Flanigan:

This office has received the Consistency Report Form for the above-referenced project to this office per the requirements of COMAR 27.02.02 - State and Local Agency Actions Resulting in Development of Local Significance on Private Lands or Lands Owned by Local Jurisdictions. After reviewing the Consistency Determination Form reviewed and signed by the Planning and Zoning Office, and the accompanying site plan, this office agrees that the project is consistent with the Cecil County Critical Area Program. Although approximately 900 feet of the project is located within the 110-foot Buffer, these impacts are permitted for utilities in Limited Development Areas.

In addition, the project will result in the following:

- The installation of the sewer lines will be temporary and construction should be completed within one working day.
- Any requested staging areas will not be located within the 110-foot Buffer and will not necessitate the need for clearing of natural vegetation or trees.
- No additional impervious surfaces will be created.
- No trees or natural vegetation will be removed for construction.
- No other Habitat Protection Areas will be impacted by the construction activities.
- The County will provide mitigation of native Buffer plantings for the 900 square feet of impact to the 110-foot Buffer at a 3:1 ratio resulting in a total of 2,700 square feet.

Mr. Flanigan
May 21, 2007
Page Two

Since the project is consistent with the local program, it will not require formal approval by the Chesapeake Bay Critical Area Commission, notwithstanding any other required resource agency approvals. Please forward the mitigation location and plantings plan within 60 days.

Thank you again for your cooperation and assistance with reviewing this project. If you have any questions, please telephone me at (410) 260-3478.

Sincerely,



Lisa A. Hoerger, Chief
Project Evaluation Division

cc: Mr. Eric Sennstrom, Planning & Zoning
Mr. Stephen Udzenski, Public Works
Ms. Kate Schmidt, Critical Area Commission
CE 272-07



STATE OF MARYLAND
CRITICAL AREA COMMISSION
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May 10, 2007

Mr. W. Scott Flanigan, Director
Cecil County Department of Public Works
129 E. Main Street
Elkton, MD 21921

Re: Carpenter's Point Wastewater Collection System Phase II

Dear Mr. Flanigan:

The above referenced project has been forwarded to our office per the requirements of COMAR 27.02.02 - State and Local Agency Actions Resulting in Development of Local Significance on Private Lands or Lands Owned by Local Jurisdictions. It appears Cecil County is proposing to extend sewer lines to several new areas along Carpenters Point. Based on the information provided, we have determined that the project may be found generally consistent with the Cecil County Critical Area Program for the reasons outlined below.

1. The areas of work within the Critical Area will occur only within the Limited Development Area (LDA).
2. Approximately 75-feet of line, located on Sheet C-3 between manholes 603-2 and 603-3 is within the 110-foot Buffer. However, COMAR 27.01.02.04.B allows for roads, bridges, and utilities that must cross a Habitat Protection Area provided they are located to minimize negative impacts and provide maximum erosion protection.

Given the items outlined above, this office believes you may submit the included Consistency Report Form for Local Government Projects in conjunction with the necessary mitigation for the proposed work within the 110-foot Buffer. Given the area of disturbance is approximately 900 square feet, mitigation of 3:1, or 2,700 square feet, would be required. The Consistency Report Form includes space to describe how the mitigation is to be achieved. Mitigation in the form of tree plantings would be acceptable and should consist of a mix of native trees and shrubs. Typically, at least 900 square feet of the mitigation would be provided within the 110-foot Buffer.

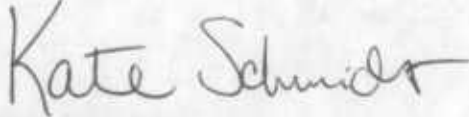
Mr. W. Scott Flanigan

May 10, 2007

Page 2 of 2

If you have any questions or would like further assistance please feel free to contact me at (410) 260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt". The signature is written in dark ink and is positioned above the printed name.

Kate Schmidt

Natural Resources Planner

CE 272-07

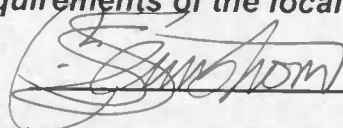
Cc: Mr. Eric Sennstrom, Planning & Zoning
Mr. Brice Foxwell, GMB

Consistency Report for Local Government Projects

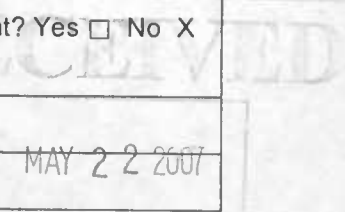
Project Name: Carpenters Point	Jurisdiction: Cecil County
Project Description: <i>Carpenters Point Wastewater Collection System Phase 2 - Install new wastewater collection system</i>	
Local Agency proposing project: Cecil County Department of Public Works	
Contact Name and Phone Number: <i>Stephen Udzenski 410-996-5268</i>	
Project Location (include street address, tax map and parcel number): <i>Carpenters Point - Area highlighted on attached tax map</i>	
Critical Area acreage and designation: LDA	

Project Data	
Existing forest/woodland/trees: 0	% of site:
Proposed clearing: 0	% of existing forest:
Mitigation to be provided: <i>0 2,700 SF</i>	
Planting location & species (also show on site plan): <i>Site to be determined by July 6. The mitigation will be tree plantings with a mix of native trees and shrubs.</i>	
Existing impervious surface:	% of site:
Proposed new impervious: 0	
Total impervious surface:	% of site:
If the % of impervious cover exceeds the permitted amount in the LDA or RCA, the project may need a Conditional Approval from the Critical Area Commission. Please contact your Commission planner for assistance.	
Total Area Disturbed: <i>89,000 SF</i>	
Stormwater Management: (If site is in the IDA, the 10% worksheets must be attached. Otherwise, local stormwater requirements must be addressed.) <i>This project is granted a variance stormwater management regulation because it is a linear utility project with no added impervious area</i>	
Has project received local approval of SWM and sediment and erosion control plans? <i>Yes</i>	
Buffer impacts? <i>900 SF</i>	Is project water dependent? <i>No</i>
If there are Buffer impacts proposed and the project is not water dependent, the project may need a Conditional Approval from the Critical Area Commission. Please contact your Commission planner for assistance.	
<u>Other Habitat Protection Areas:</u>	
Colonial Nesting Waterbird site? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Waterfowl Staging Area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Endangered / threatened species? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Forest Interior Dwelling Bird Habitat? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Anadromous Fish Propagation Waters? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Non-tidal Wetland Impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, MDE permit #:	
Tidal Wetland Impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, MDE permit #:	

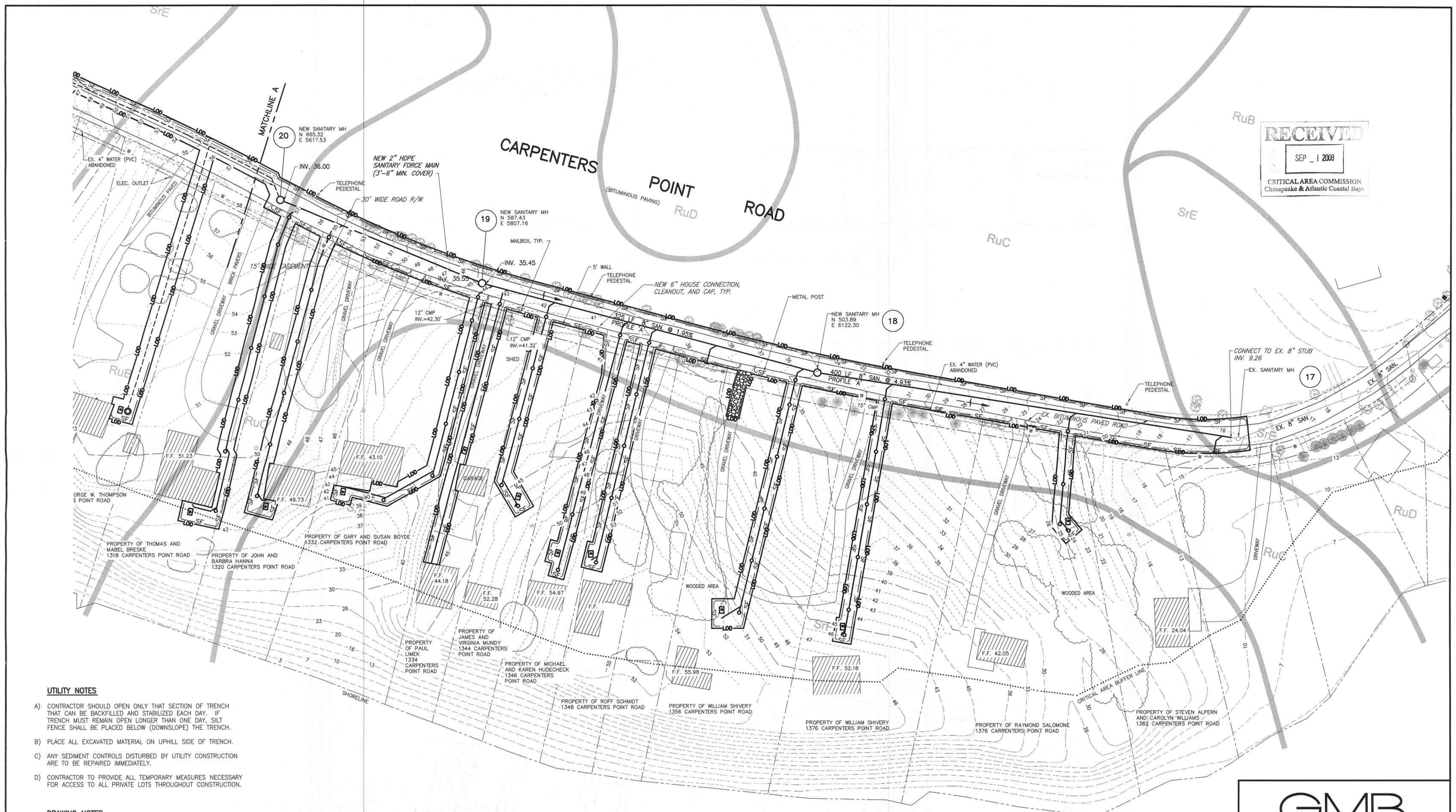
In accordance with COMAR 27.02.02, we hereby certify that this local agency project is consistent with the requirements of the local Critical Area Program.

 DIRECTOR - PLANNING & ZONING (Signature)

Please sign above, attach the site plan to this report and submit to the Critical Area Commission at 1804 West St., Suite 100, Annapolis, MD 21401



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 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays



UTILITY NOTES

- A) CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE) THE TRENCH.
- B) PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
- C) ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
- D) CONTRACTOR TO PROVIDE ALL TEMPORARY MEASURES NECESSARY FOR ACCESS TO ALL PRIVATE LOTS THROUGHOUT CONSTRUCTION.

DRAWING NOTES

- 1. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF EXISTING PRIVATE STRUCTURES AND/OR FEATURES LOCATED EITHER WITHIN OR OUTSIDE OF THE EASEMENT. CONTRACTOR WILL BE RESPONSIBLE FOR COMPLETE RESTORATION OF ALL DAMAGED PRIVATE STRUCTURES AND/OR FEATURES AT NO ADDITIONAL COST TO THE OWNER.

SOILS

- M_r MIXED ALLUVIAL LAND
- RuB RUMFORD LOAMY SAND, 2 TO 5 PERCENT SLOPES
- RuC RUMFORD LOAMY SAND, 5 TO 10 PERCENT SLOPES
- SrE SASSAFRAS AND AURA SOILS, 15 TO 40 PERCENT SLOPES, SEVERELY ERODED

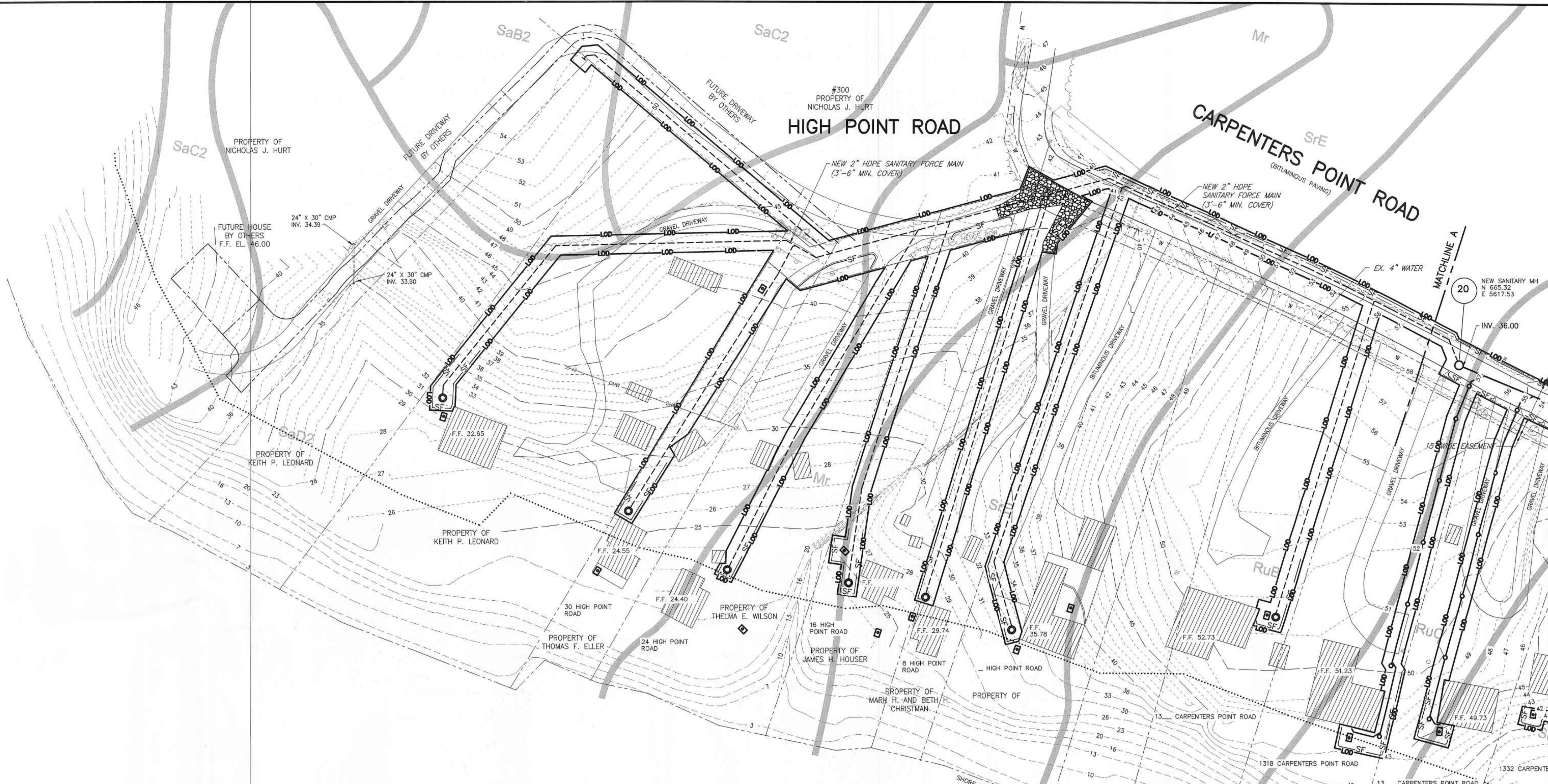
COLLECTION SYSTEM PLAN NO.1
 SCALE: 1" = 40'

NO.	DATE	REVISIONS

**CARPENTERS POINT
 WASTEWATER COLLECTION SYSTEM
 PHASE III**
 CECIL COUNTY, MARYLAND
 BID NO. 10-30-55002

GMB
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COLLECTION SYSTEM EROSION & SEDIMENT CONTROL PLAN NO. 1		SHEET NO.
DESIGN	WBF	ES-3
DRAWN	BNA	
CHECKED	RAG/WBF	DRAWING 3 OF 11
JOB	080231	
DATE	JULY, 2009	



COLLECTION SYSTEM PLAN NO. 2
 SCALE: 1" = 40'

UTILITY NOTES

- A) CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE) THE TRENCH.
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SOILS

- Mr MIXED ALLUVIAL LAND
- RuB RUMFORD LOAMY SAND, 2 TO 5 PERCENT SLOPES
- RuC RUMFORD LOAMY SAND, 5 TO 10 PERCENT SLOPES
- SaD2 SASSAFRAS SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
- SrE SASSAFRAS AND AURA SOILS, 15 TO 40 PERCENT SLOPES, SEVERELY ERODED



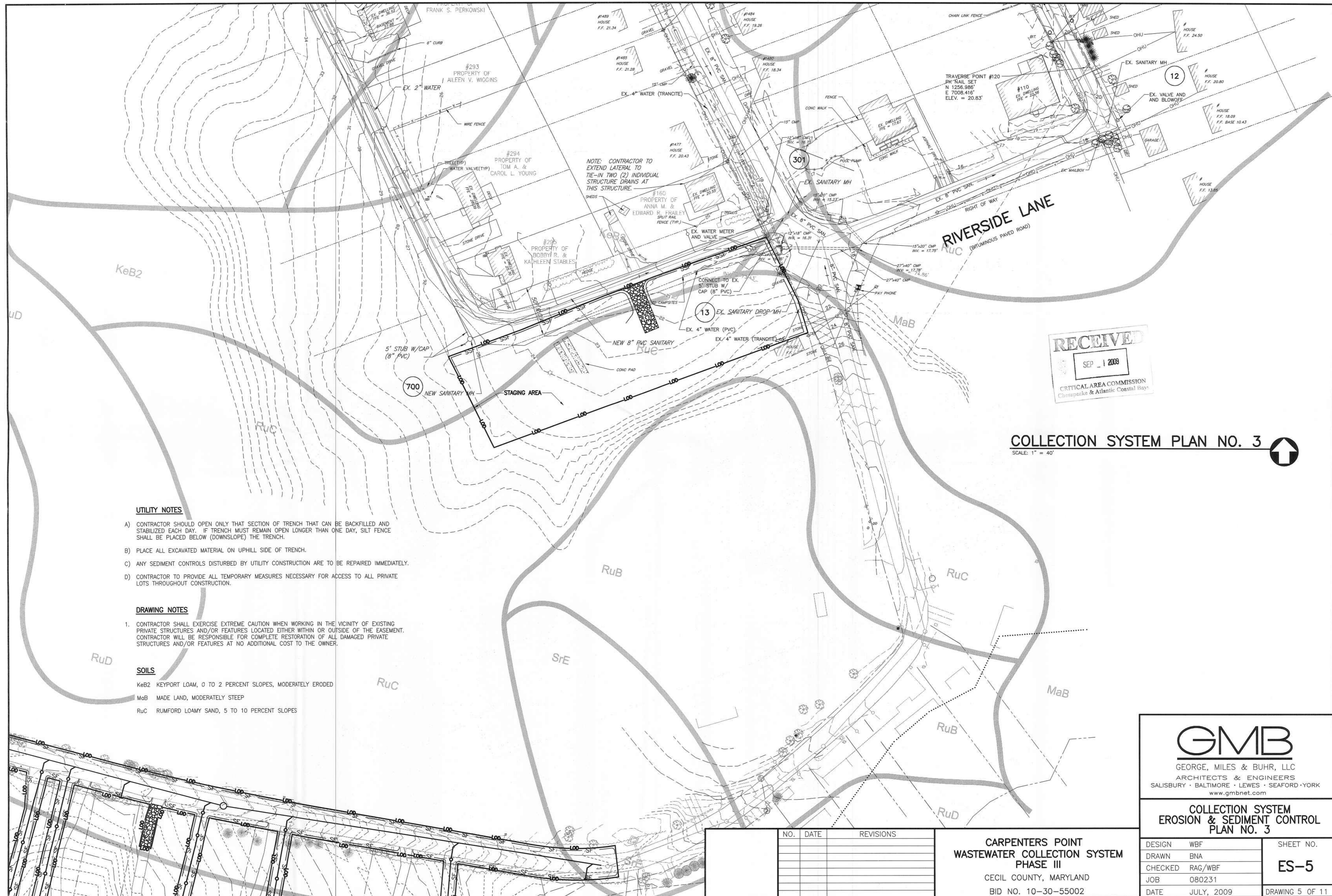
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**COLLECTION SYSTEM
 EROSION & SEDIMENT CONTROL
 PLAN NO. 2**

NO.	DATE	REVISIONS

**CARPENTERS POINT
 WASTEWATER COLLECTION SYSTEM
 PHASE III**
 CECIL COUNTY, MARYLAND
 BID NO. 10-30-55002

DESIGN	WBF	SHEET NO.
DRAWN	BNA	ES-4
CHECKED	RAG/WBF	
JOB	080231	DRAWING 4 OF 11
DATE	JULY, 2009	



UTILITY NOTES

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SOILS

KeB2 KEYPORT LOAM, 0 TO 2 PERCENT SLOPES, MODERATELY ERODED
 MaB MADE LAND, MODERATELY STEEP
 RuC RUMFORD LOAMY SAND, 5 TO 10 PERCENT SLOPES



COLLECTION SYSTEM PLAN NO. 3
 SCALE: 1" = 40'

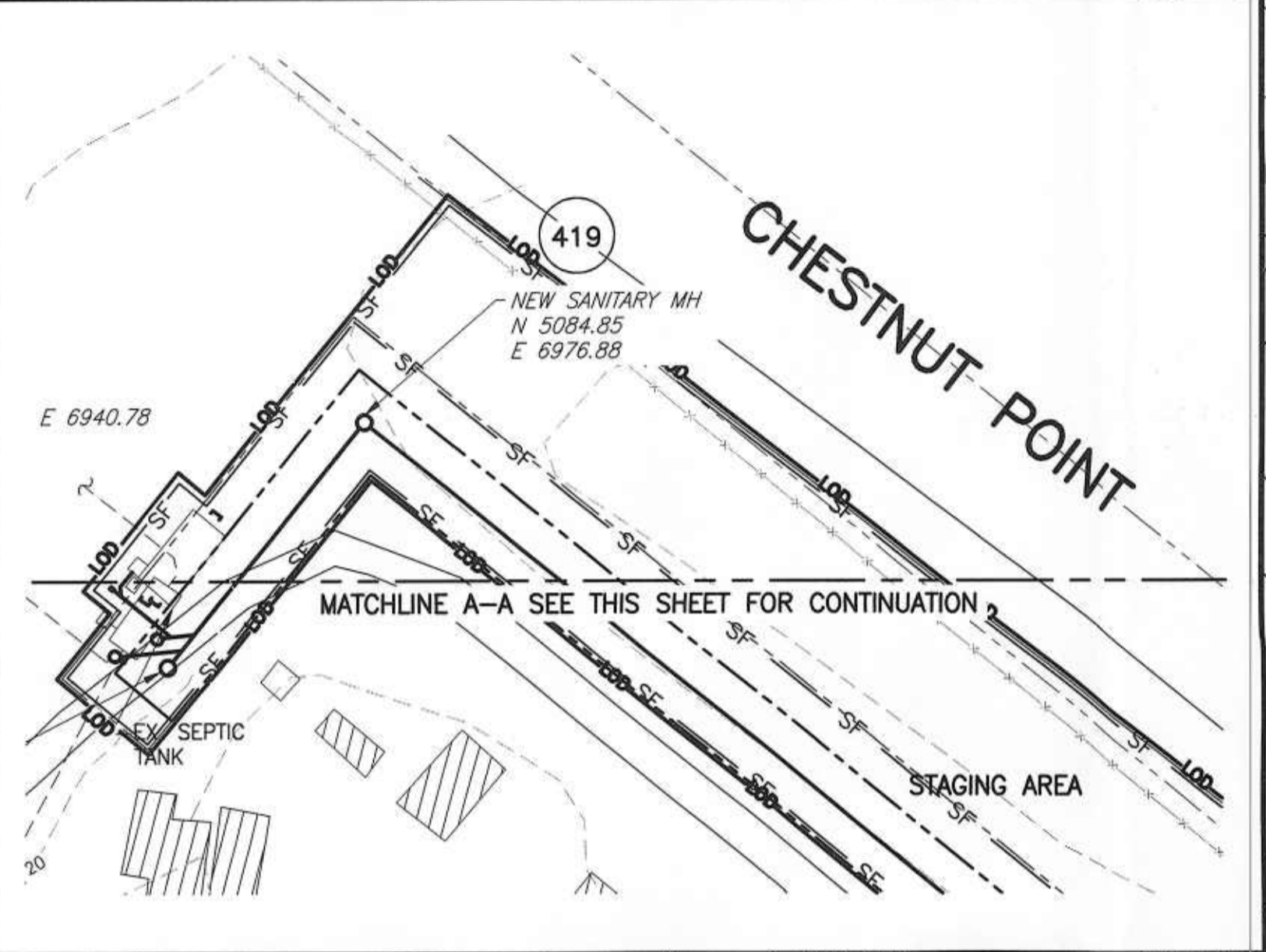
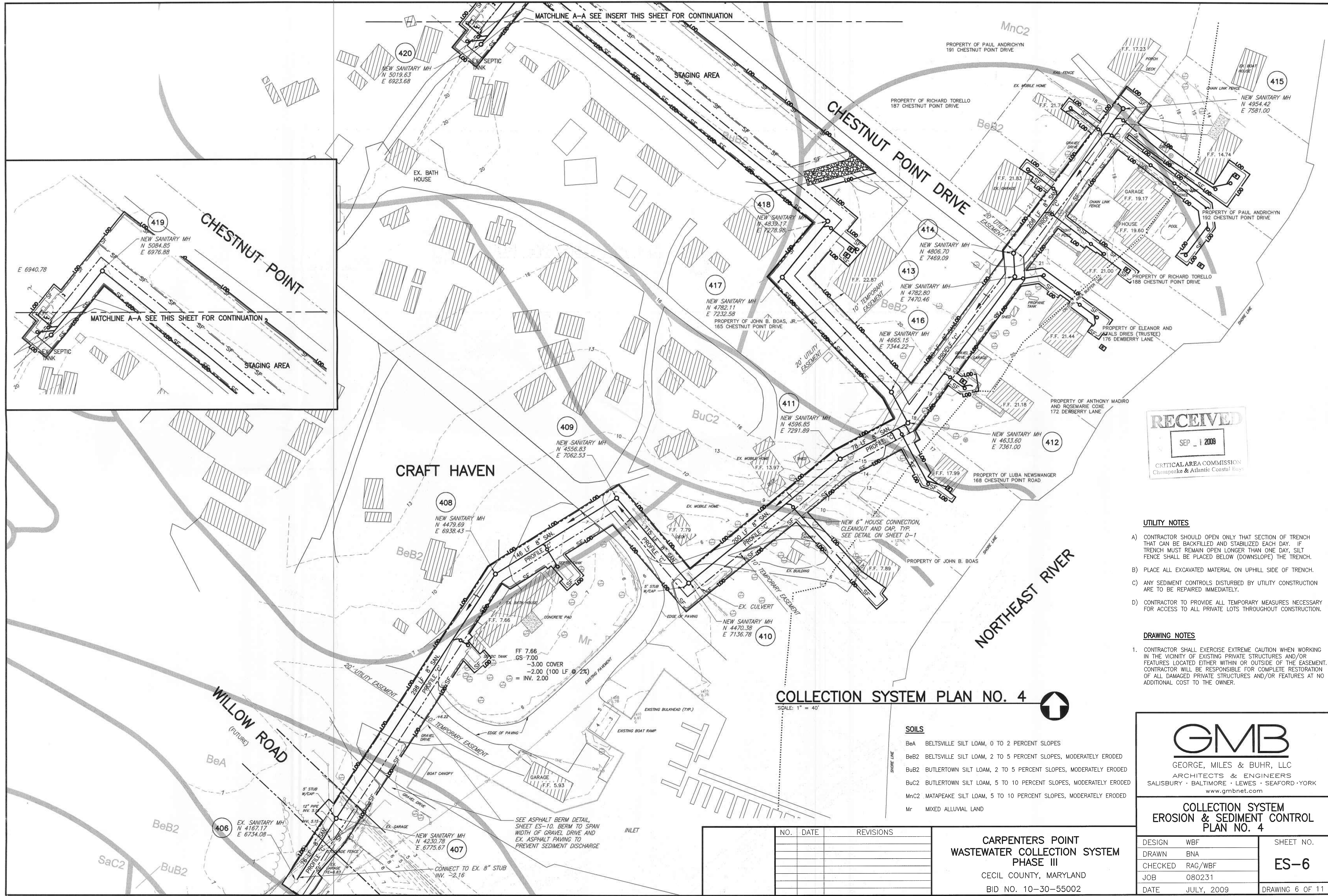
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**COLLECTION SYSTEM
 EROSION & SEDIMENT CONTROL
 PLAN NO. 3**

DESIGN	WBF	SHEET NO.
DRAWN	BNA	ES-5
CHECKED	RAG/WBF	
JOB	080231	
DATE	JULY, 2009	DRAWING 5 OF 11

NO.	DATE	REVISIONS

**CARPENTERS POINT
 WASTEWATER COLLECTION SYSTEM
 PHASE III**
 CECIL COUNTY, MARYLAND
 BID NO. 10-30-55002



MATCHLINE A-A SEE INSERT THIS SHEET FOR CONTINUATION

MATCHLINE A-A SEE THIS SHEET FOR CONTINUATION

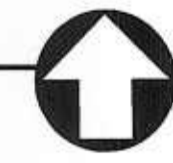


- UTILITY NOTES**
- CONTRACTOR SHOULD OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE) THE TRENCH.
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- DRAWING NOTES**
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COLLECTION SYSTEM PLAN NO. 4

SCALE: 1" = 40'



SOILS

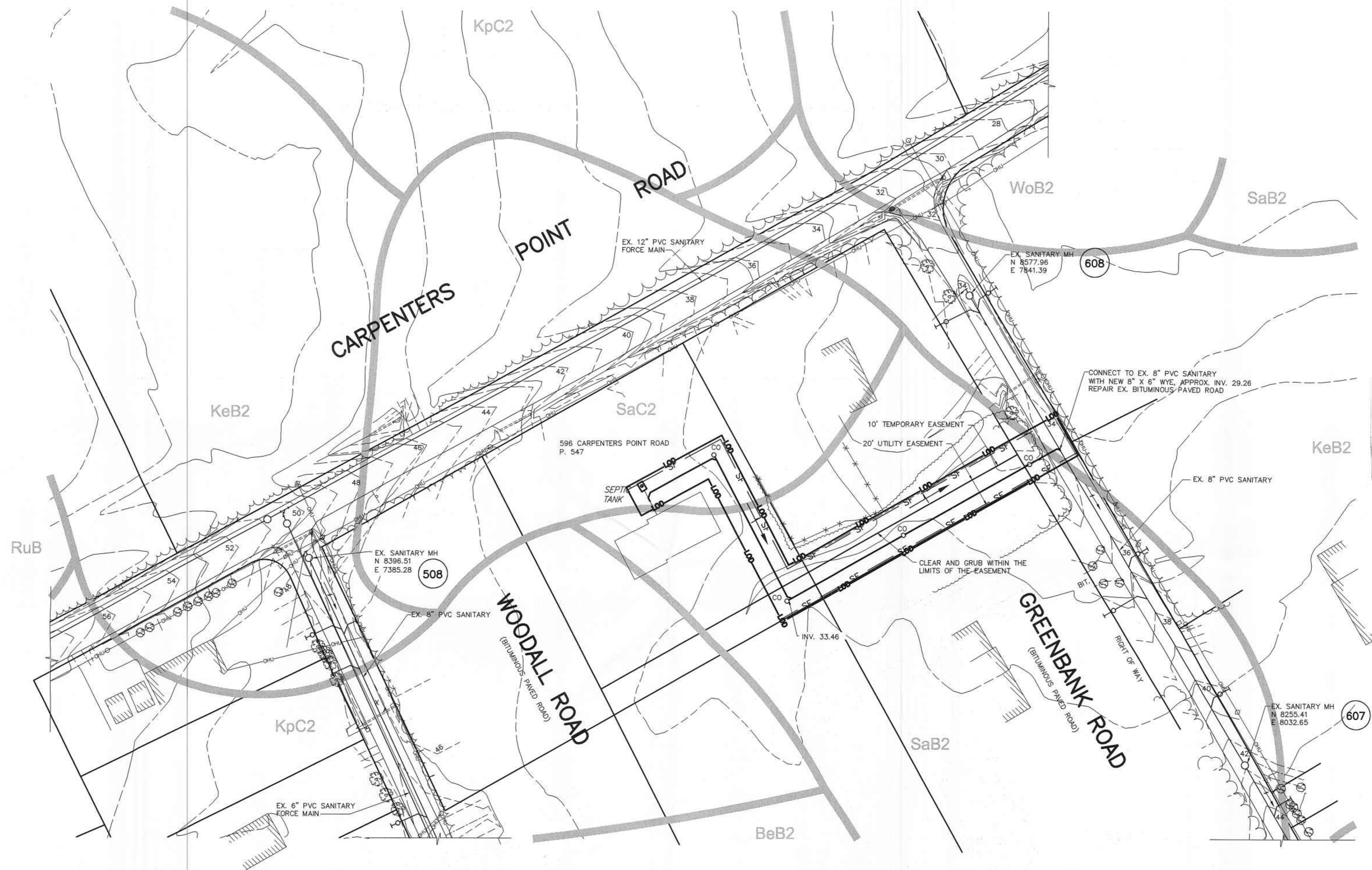
BeA	BELTSVILLE SILT LOAM, 0 TO 2 PERCENT SLOPES
BeB2	BELTSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED
BuB2	BUTLERTOWN SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED
BuC2	BUTLERTOWN SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
MnC2	MATAPEAKE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
Mr	MIXED ALLUVIAL LAND

NO.	DATE	REVISIONS

**CARPENTERS POINT
WASTEWATER COLLECTION SYSTEM
PHASE III**
CECIL COUNTY, MARYLAND
BID NO. 10-30-55002

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COLLECTION SYSTEM EROSION & SEDIMENT CONTROL PLAN NO. 4		SHEET NO.
DESIGN	WBF	ES-6
DRAWN	BNA	
CHECKED	RAG/WBF	DRAWING 6 OF 11
JOB	080231	
DATE	JULY, 2009	



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 Chesapeake & Atlantic Coastal Bay

COLLECTION SYSTEM PLAN NO. 4
 SCALE: 1" = 40'

UTILITY NOTES

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DRAWING NOTES

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SOILS

- KeB2 KEYPORT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED
- KpC2 KEYPORT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
- SaB2 SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED

NO.	DATE	REVISIONS

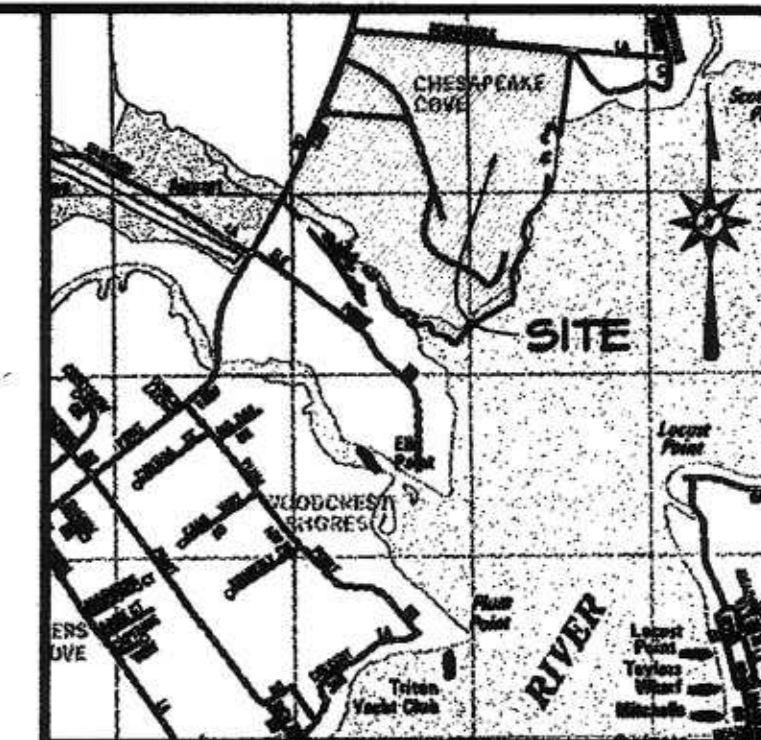
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**COLLECTION SYSTEM
 EROSION AND SEDIMENT CONTROL
 PLAN NO. 4**

DESIGN	WBF	SHEET NO.
DRAWN	BNA	ES-7
CHECKED	RAG/WBF	
JOB	080231	DRAWING 7 OF 11
DATE	JULY, 2009	

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LOCATION MAP
SCALE: 1" = 2000'
Copyright ADC, The Map People
Permitted Use Number 27704-43

SOILS DATA							
SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HEAVILY ERODIBLE*	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
BK2	BURLEIGH	5-10%	NO	YES	NO	YES	C
EB	ELKTON	2-5%	YES	YES	NO	YES	GD
BwA	ELKTON	0-2%	YES	YES	NO	YES	GD
BwD	ELKTON	2-5%	YES	YES	NO	YES	GD
KaB2	KEYPORT	2-5%	NO	YES	NO	YES	C
KaC2	KEYPORT	5-10%	NO	YES	NO	YES	C
KaB2	KEYPORT	2-5%	NO	YES	NO	YES	C
KaC2	KEYPORT	5-10%	NO	YES	NO	YES	C
KaD2	KEYPORT	10-25%	NO	YES	NO	YES	C
KaB2	KEYPORT	2-5%	NO	YES	NO	YES	C
KaC2	KEYPORT	5-10%	NO	YES	NO	YES	C
LJF	LOWMEYERLAND	0-5%	NO	YES	NO	YES	C
MH2	MATTAPEX	2-5%	NO	YES	NO	YES	C
MwC2	MATTAPEX	5-10%	NO	YES	NO	YES	C
NF	MRED ALLUMALAND	-	YES	NO	NO	YES	D
SaC2	SAGARRAS	5-10%	NO	YES	YES	YES	B
SF	SAGARRAS	0-5%	NO	YES	YES	YES	B
Tn	TIDAL MARSH	-	YES	NO	NO	YES	D
Mu2	MOODSTON	2-5%	NO	NO	NO	YES	C

* THIS INFORMATION IS BASED ON NRCS STANDARD INFORMATION. EPA HAS CONDUCTED AN ANALYSIS OF THE ERODIBILITY INDEX (E-FACTOR) AND FOUND THE MAJORITY OF THE SITE, WITHIN THE CECA, TO NOT BE HEAVILY ERODIBLE.

GENERAL NOTES

- Minimum building setback lines are established by the Cecil County Zoning Code and may vary or be modified in accordance with the provisions of the code.
- In addition to all easements specifically shown on this plat, each lot is subject to a five foot wide Public Drainage and Utility Easement along all side and rear lot lines.
- The afforestation, reforestation, or forest retention areas shown on these plats shall remain undisturbed except to be used for the purposes consistent with forest conservation and the approved Forest Conservation Plan (Plan #640) filed in the Cecil County Office of Planning and Zoning. Deed Restrictions for the long-term protection of the Forest Retention Areas are recorded in Book MLB 2241, Page 609.
- See Environment Assessment report filed in the Cecil County Office of Planning and Zoning.
- A lot grading plan will have to be approved by the CDDPM for the construction shown hereon. A site construction as-built shall be submitted to the CDDPM prior to use and/or occupancy of the site shown hereon. Any change to the Forest Retention, Afforestation, and/or Reforestation will require a consistency review of the SWM approval with the CDDPM.
- There is some FEMA Flood Plain present on site (Community Panel No. 240014 0034A, April 4 1983).
- Building Setbacks: 30' Front (50' from Collector Road)
40' Rear
10' Side

SUBDIVISION DATA (TOTAL SITE)

- Number of Lots: 1
- Area of Lot: 60,642 Ac.
- Future Development Area: 47,678 Ac.
- Total Tract Area: 158,310 Ac.
- Area in Critical Area District: 121.25 Ac.
- Present Zoning: SR
- Deed Reference: Book MLB 2241, Page 609

APPROVED: **CECIL COUNTY DEPARTMENT OF PLANNING AND ZONING**

DIRECTOR _____ DATE _____

APPROVED: **CECIL COUNTY DEPARTMENT OF PUBLIC WORKS**

[Signature] 4/21/08
DIRECTOR OF SENIOR ENGINEER DATE

APPROVED: **CECIL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH**

[Signature] 4-15-08
DIRECTOR DATE

OWNER: **OLDFIELD POINT INVESTMENTS, LLC.**
134 N. MAIN STREET, SUITE 300
BEL AIR, MARYLAND 21014-8808

OWNER'S CERTIFICATION

Certification is hereby made that to the best of our 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.

We, Oldfield Point Investments, LLC, hereby certify that we are the owner of the property shown on this plan and that this subdivision plat (hereof) has made at our discretion.

OLDFIELD POINT INVESTMENTS, LLC

[Signature] 4-7-08
Richard Morris, Jr., Authorized Member Date

STORMWATER MANAGEMENT NOTE PERTAINING TO LOT 1

A Stormwater Management Plan approved by the Cecil County Department of Public Works will be required prior to the issuance of a grading and building permit for all Lots shown on this Final Plat. The recordation of this plat does not preclude the lot owner(s) from having to meet the standards, requirements and guidelines set forth in the latest edition of the Cecil County Stormwater Management Ordinance.

- Denotes Previous Perc Test Passed
- Denotes Previous Perc Test Failed
- ☒ Denotes Satisfactory Perc Test (March 2007)
- ☒ Denotes Unsatisfactory Perc Test (March 2007)

NOTES PERTAINING TO THE SEPTIC RESERVE AREA ON LOT 1

- If the sewage area falls within the eagle nest's zone of protection at the time of application for a building permit:
- Alternating drainfields will be required to reduce the need for future repair of the septic system.
 - The septic system can only be installed between June 15 th and December 15 th.
 - An occupancy permit for the dwelling cannot be approved until installation and inspection of the on-site septic system.

NOTE PERTAINING TO THE ACTIVE BALD EAGLES NEST ON LOT 1

An active bald eagle nesting tree was identified at the location indicated hereon when this plat was prepared. The then-current state and county bald eagle habitat protection guidance recommended development of restrictions on construction within 1/4 mile radius of bald eagle nests between December 15 and June 15. See the Final Environmental Assessment report (#640) filed with the Cecil County Office of Planning and Zoning for the restrictions devised for the affected Lot 1.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat has been prepared in compliance with Section 5-108, Real Property Article of the Annotated Code of Maryland and subsequent amendments.

[Signature]
Edward F. Kelly
Registered Property
Line Surveyor #154

RECORDING STAMP

Received _____
and on the same day recorded in Liber _____
No. _____ folio _____
one of the Record _____ Books
of Cecil County and Examined Per _____
Clerk,
Circuit Court for Cecil County

SURVEYOR'S SEAL



MRA



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: 410-515-4000
Fax: 410-515-4002

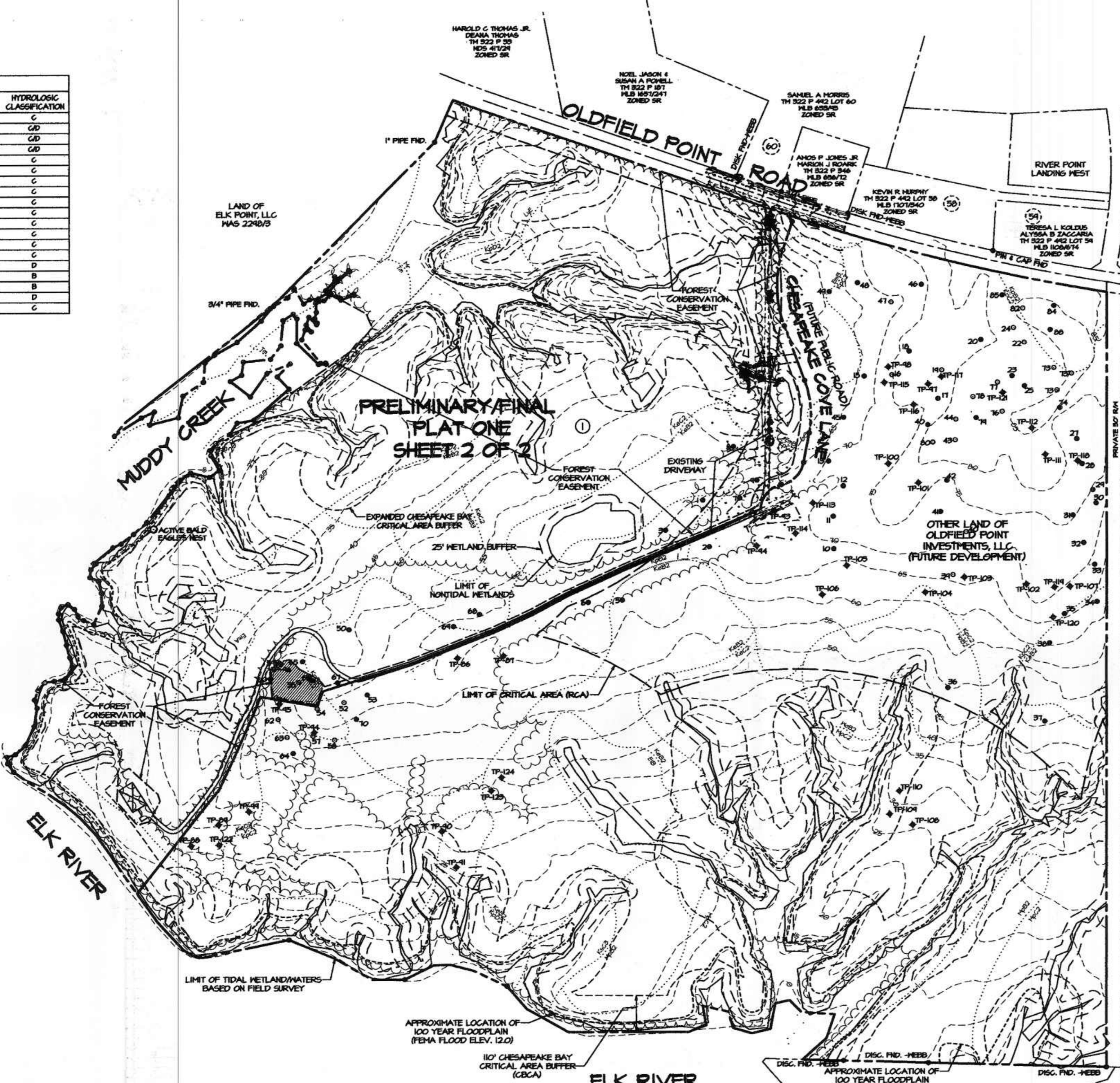
PRELIMINARY/FINAL PLAT KEY SHEET

CHESAPEAKE COVE

LOT 1

THIRD ELECTION DISTRICT, CECIL COUNTY, MARYLAND

SCALE: 1" = 200' DATE: 4/7/08 DRAWN BY: BCH REVIEW BY: EFK JOB NO: 13114



SITE DATA

- PROJECT ADDRESS: OLDFIELD POINT ROAD, ELKTON, MARYLAND 21821
- OWNER: OLDFIELD POINT INVESTMENTS, LLC, 134 N. MAIN STREET, SUITE 300, BEL AIR, MARYLAND 21014-8808
- PARCEL INFORMATION:
TAX MAP: 322 PARCEL: 106 DEED REF: MLB 2146/03 EX ZONING: SR ACRES: 158.310 (BASED ON MRA BOUNDARY SURVEY)
- THE LOCATION OF NONTIDAL WETLANDS, AS SHOWN ON THIS PLAN, WERE DETERMINED BY GEO-TECHNOLOGY ASSOCIATES, INC. (6/14) IN OCTOBER 2006
- THE BOUNDARY AS SHOWN IS BASED ON A BOUNDARY SURVEY COMPLETED BY MRA IN APRIL 2007.
- THE EXISTING ENVIRONMENTAL FEATURES INCLUDING CONTOURS, VEGETATION, BUILDINGS, ROADS, SHORELINE, ETC. ARE BASED ON COUNTY INFORMATION.
- THE 100-YEAR FLOODPLAIN AS SHOWN ON THIS PLAN IS TAKEN FROM THE FEMA FIRM MAP, COMMUNITY PANEL NUMBER 240014-033 A, (ELEVATION 12.0)
- TOTAL ACRES: CRITICAL AREA-CA (BASED ON TIDAL WETLAND LIMITS) 158.31 ± AC. AREA OUTSIDE OF CRITICAL AREA 371.2 ± AC.
- MINIMUM LOT/STRUCTURE SETBACK REQUIREMENTS (SR WITHOUT COMMUNITY FACILITIES):
MIN. LOT AREA: 20,000 SF
MIN. LOT WIDTH AT BLDG. LINE: 80'
MIN. FRONT SETBACK: 30' (50' FROM COLLECTOR (OLDFIELD POINT) ROAD)
MIN. SIDE SETBACK: 10'
MIN. REAR SETBACK: 40'
MAX. HEIGHT: 35'
- DENSITY: PERMITTED: 1 AC./DU. = 158.31 DU. PROPOSED: 60,645 AC./DU. (60,645 AC./LOT)
- THE LOT IS TO BE SERVED BY AN INDIVIDUAL ON-LOT WELL AND SEPTIC SYSTEM.
- THE CHESAPEAKE BAY CRITICAL AREA PORTION OF THE SITE IS EXEMPT FROM THE FOREST CONSERVATION REGULATIONS, PER SECTION 3.2B.
- TOTAL LOTS ALLOWED IN THE CECA: 606 DU. (1 DU. PER 20 AC.), THE REMAINING 5 DEVELOPMENT RIGHTS SHALL REMAIN WITH THE OTHER LAND OF OLDFIELD POINT INVESTMENTS, LLC.
- THE PROPOSED DRIVEWAY, HOUSE AND SEPTIC SYSTEM WITHIN THE CECA ARE TO BE LOCATED TO AVOID MINIMIZE TREE CLEARING. TREES IN THE CECA WITH A DBH OF 12" AND LARGER WILL NEED TO BE IDENTIFIED AND LOGGED AS PART OF THE SITE GRADING PLAN FOR THE PROPOSED RESIDENTIAL LOT.
- 'OTHER LAND OF OLDFIELD POINT INVESTMENTS, LLC' IS TO RETAIN THE REMAINING PERMITTED DENSITY.

TEST PIT NUMBER	TOTAL DEPTH OF EXCAVATION (ft bgs)	DEPTH TO GROUNDWATER (ft bgs)	DEPTH OF PERMEABLE MATERIAL (ft bgs)	DEPTH OF PERCOLATION TEST (ft bgs)	PERCOLATION RATE (mp)
86	19	11	NA	-	-
87	4	4	NA	-	-
88	4	-	NA	-	-
89	11	-	-	5	4
90	10	10	NA	-	-
91	10	10	T	-	-
92	19	11	NA	-	-
93	4	4	NA	-	-
94	11	-	5	OH	-
95	12	11	6	OH	-
96	13	12	5	OH	-
97	12	-	4	OH	-
98	11	8	NA	-	-
99	10	-	NA	-	-
100	12	11	8	-	-
101	14	13	4	-	-
102	14	12	NA	-	-
103	10	10	T	-	-
104	11	-	NA	-	-
105	7	6	5	-	-
106	5	5	2	-	-
107	8	12	6	OH	-
108	14	-	NA	-	-
109	13	-	NA	-	-
110	13	-	NA	-	-
111	14	-	4	OH	-
112	15	-	7	OH	-
113	12	-	4	-	-
114	15	10	10	-	-
115	13	11	4	-	-
116	12	10	10	-	-
117	CAVE IN	-	6	2	-
118	13	-	4	6	4
119	14	14	3	7	3
120	15	15	3	7	15
121	12	-	7	-	-
122	4	-	NA	-	-
123	7	6	NA	-	-
124	10	6	NA	-	-

NOTE:
1) 10" ± FEET BELOW EXISTING GROUND SURFACE
mp = MINUTES PER HOUR
NA = NO PERMEABLE MATERIAL ENCOUNTERED
OH = OBSERVATION HOLE
CAVE IN = TEST PIT HALL CAVED IN, TOTAL DEPTH OF EXCAVATION NOT KNOWN

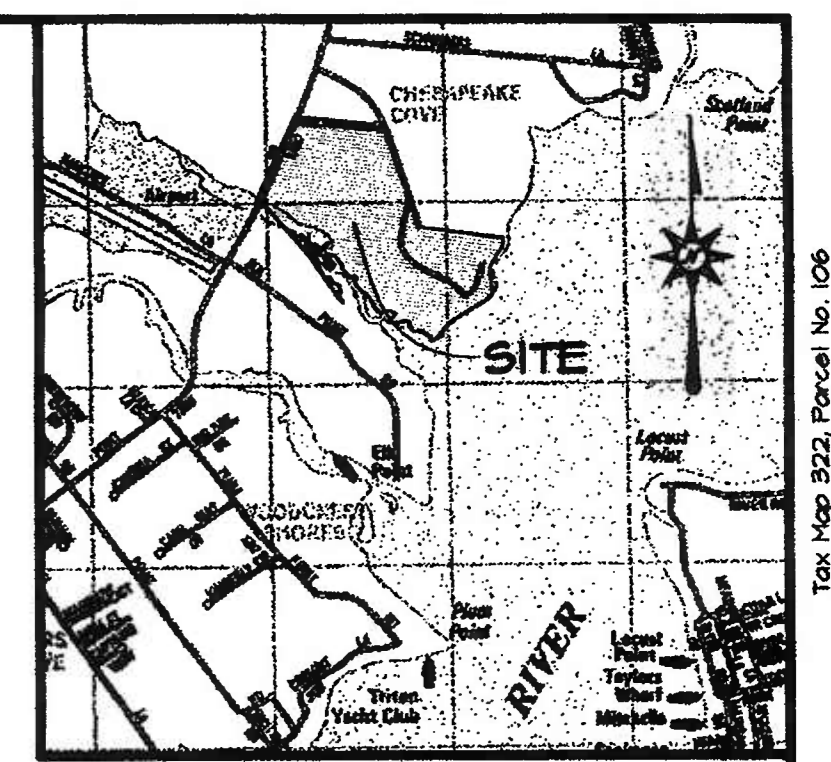
LINE	BEARING	DISTANCE
L-1	N1°45'57"W	26.12
L-2	N86°05'22"W	40.18
L-3	N60°20'01"W	64.04
L-4	N16°52'35"W	56.66
L-5	S75°01'04"W	21.24
L-6	N65°47'11"W	30.81
L-7	N45°00'24"W	30.84
L-8	N03°24'44"W	28.35
L-9	N08°54'04"W	39.86
L-10	N43°56'04"W	22.69
L-11	N64°41'31"W	11.04
L-12	S71°11'01"W	24.81
L-13	S81°05'05"W	30.83
L-14	S02°42'23"W	48.11
L-15	S16°51'56"W	51.18
L-16	N84°06'44"W	17.87
L-17	N63°43'02"W	23.93
L-18	N41°01'07"W	23.18
L-19	N42°23'37"E	23.92
L-20	N11°31'01"E	25.59
L-21	N40°09'51"E	14.32
L-22	N21°14'46"E	32.34
L-23	N00°41'34"E	61.24
L-24	N06°52'05"W	54.66
L-25	S60°00'15"W	51.83
L-26	S21°54'26"W	21.51
L-27	N74°12'30"W	23.07
L-28	N44°23'02"W	24.31
L-29	S11°26'08"W	6.80
L-30	N84°04'23"W	14.62
L-31	N6°51'12"W	24.26
L-32	N83°10'58"W	46.71
L-33	N18°17'46"W	33.31
L-34	N40°40'02"W	16.64
L-35	N24°26'02"W	38.15
L-36	N8°49'56"W	51.44
L-37	N31°03'42"W	36.41
L-38	S65°30'16"W	50.48
L-39	S01°18'02"W	15.12
L-40	N48°48'44"W	21.02
L-41	N21°12'40"W	44.26
L-42	N83°12'54"W	40.19
L-43	N09°52'28"W	50.84
L-44	N80°30'48"W	141.85
L-45	S52°15'16"W	51.08
L-46	N40°22'34"W	54.64
L-47	S11°16'03"E	14.65
L-48	S44°26'42"E	81.54
L-49	S45°23'39"W	36.81
L-50	N24°10'33"W	34.12
L-51	N71°41'04"W	34.71
L-52	N00°04'42"W	82.29
L-53	N41°46'21"W	31.16
L-54	N74°57'44"W	16.11
L-55	N20°10'27"W	39.01
L-56	N50°05'52"E	18.24
L-57	S64°28'04"E	15.83
L-58	N41°39'39"E	40.77
L-59	N08°44'49"E	22.53
L-60	S44°41'17"W	4.34
L-61	S22°17'11"W	15.24
L-62	S51°16'34"W	84.27
L-63	N61°09'21"W	31.46
L-64	N22°00'29"E	14.94
L-65	S51°35'36"W	25.52
L-66	N85°30'11"W	25.01
L-67	N44°42'14"E	31.66
L-68	N63°04'22"W	5.05
L-69	S65°14'48"W	15.46
L-70	N68°53'57"W	14.56
L-71	N84°45'35"W	28.24
L-72	N02°51'06"W	25.03
L-73	N86°08'04"W	21.83
L-74	N89°06'46"E	34.40
L-75	N44°42'22"W	41.67
L-76	S64°48'36"W	3.32
L-77	S11°51'26"W	41.91
L-78	S94°45'11"W	24.26
L-79	S24°04'04"W	14.94
L-80	N45°26'24"W	41.04
L-81	N54°12'22"W	46.52
L-82	S51°52'07"W	4.28
L-83	S06°24'54"E	36.15
L-84	S34°04'57"W	14.64
L-85	S81°54'11"E	11.40
L-86	S42°14'56"E	40.41
L-87	N44°11'03"E	6.45
L-88	S28°36'42"E	30.11
L-89	S00°32'11"E	25.14
L-90	S00°41'51"E	22.12
L-91	S63°39'33"W	54.64
L-92	S50°52'52"E	35.64
L-93	S26°12'46"E	44.33
L-94	S43°23'05"E	51.83
L-95	S06°07'33"E	46.44
L-96	S24°50'58"E	11.65
L-97	S34°41'18"E	36.50
L-98	S00°21'33"W	58.46
L-99	S24°38'44"E	13.53
L-100	S12°45'45"E	61.14
L-101	S01°16'06"E	88.17
L-102	N65°40'56"W	42.44
L-103	S20°48'56"E	43.28
L-104	S24°43'28"E	48.44
L-105	N44°49'49"W	55.11
L-106	N68°34'02"E	21.32
L-107	S66°43'08"E	40.30

PT #	NORTHING	EASTING
300	646135.53	1652164.25
305	646813.04	1652306.43
304	647844.86	1653104.01
312	647611.75	1653644.01
700	646614.32	1653284.84
114	646511.18	1653345.94
1855	645230.84	1654627.38
1956	645230.84	1654411.59
1991	645246.41	1654614.48
3000	645464.31	1654884.43
3002	647033.20	1654004.68
3025	647106.44	1653226.00
3027	647610.75	1653901.45
3028	645424.23	1654632.24
3032	645360.83	1654190.45
3038	645340.21	1654141.26
3094	645281.71	1654105.42
4041	645518.45	1653074.71

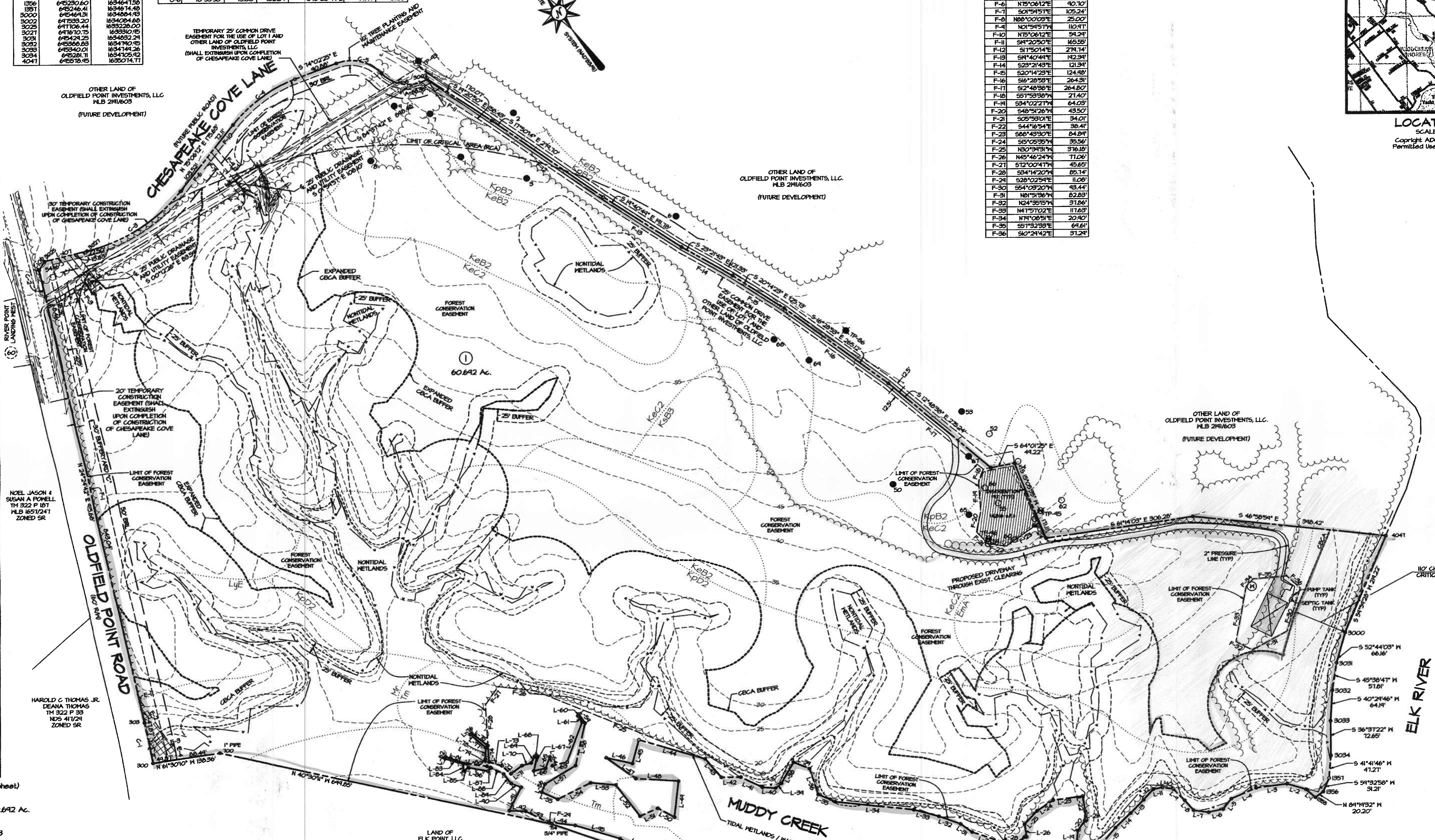
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	2°24'51"	2042.60'	86.15'	N25°34'14"E	86.14'	43.00'
C-2	0°39'54"	5794.50'	56.18'	N24°12'31"E	56.18'	28.34'
C-3	58°10'40"	350.00'	238.21'	S65°48'28"E	228.42'	121.27'
C-4	30°12'52"	300.00'	181.50'	S84°28'04"E	154.62'	82.74'
C-5	61°28'32"	250.00'	100.84'	S40°08'04"E	93.09'	51.31'
C-6	18°33'50"	150.00'	102.84'	S45°20'41"E	94.81'	61.35'

LINE	BEARING	DISTANCE
E-1	S65°35'11"E	7.00'
E-2	S00°25'01"W	112.34'
E-3	S84°10'40"E	1.00'
E-4	S26°38'54"W	32.48'

LINE	BEARING	DISTANCE
F-1	N24°24'42"E	84.37'
F-2	S84°31'42"E	81.13'
F-3	S00°12'26"W	22.40'
F-4	N84°41'54"E	25.00'
F-5	N00°12'26"W	18.16'
F-6	N15°06'12"E	40.10'
F-7	S21°54'51"E	105.24'
F-8	N88°00'03"E	25.00'
F-9	N01°54'51"W	110.41'
F-10	N15°06'12"E	54.24'
F-11	S44°20'50"E	165.59'
F-12	S11°50'14"E	274.14'
F-13	S84°40'54"E	12.34'
F-14	S23°14'43"E	124.94'
F-15	S20°14'25"E	124.48'
F-16	S16°28'55"E	264.31'
F-17	S12°48'58"E	284.80'
F-18	S11°33'39"W	21.40'
F-19	S84°02'21"W	64.08'
F-20	S48°51'26"W	43.50'
F-21	S05°33'01"E	34.01'
F-22	S44°16'54"E	38.41'
F-23	S68°43'30"E	84.81'
F-24	S82°02'54"E	35.56'
F-25	N00°34'31"W	516.19'
F-26	N45°46'24"W	11.06'
F-27	S12°00'47"W	45.65'
F-28	S34°14'20"W	85.14'
F-29	S84°14'20"W	85.14'
F-30	S54°02'20"W	43.44'
F-31	N81°51'36"W	82.83'
F-32	N24°35'15"W	31.86'
F-33	N41°51'02"E	11.65'
F-34	N11°08'51"E	11.65'
F-35	S11°32'33"E	64.61'
F-36	S10°24'42"E	51.21'



LOCATION MAP
SCALE: 1" = 2000'
Copyright ADC, The Map People
Permitted Use Number 20106143



SUBDIVISION DATA (This Sheet)
1. Number of Lots: 1
2. Area of Lot: 60.642 Ac.
3. Total Enclosed Area: 60.642 Ac.
4. Present Zoning: SR
5. Deed Reference:
Book NLB 2141, Page 603

APPROVED: **CECIL COUNTY DEPARTMENT OF PLANNING AND ZONING**
DIRECTOR: _____ DATE: _____

OWNER: **OLDFIELD POINT INVESTMENTS, LLC**
154 N. MAIN STREET, SUITE 300
BEL AIR, MARYLAND 21014-8808

APPROVED: **CECIL COUNTY DEPARTMENT OF PUBLIC WORKS**
DIRECTOR: *[Signature]* DATE: 4/21/08

OWNER'S CERTIFICATION
Certification is hereby made that to the best of our 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.
We, Oldfield Point Investments, LLC, hereby certify that we are the owner of the property shown on this plan and that the subdivision plat (herein) was made at our discretion.

APPROVED: **CECIL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH**
DIRECTOR: *[Signature]* DATE: 4-15-08

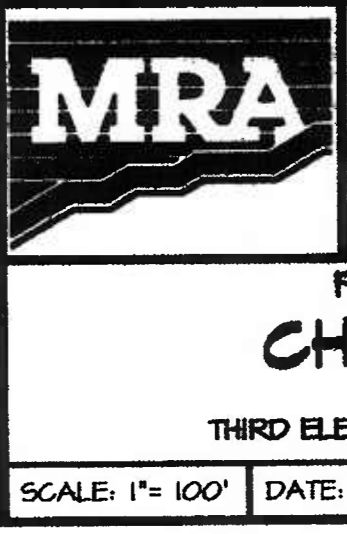
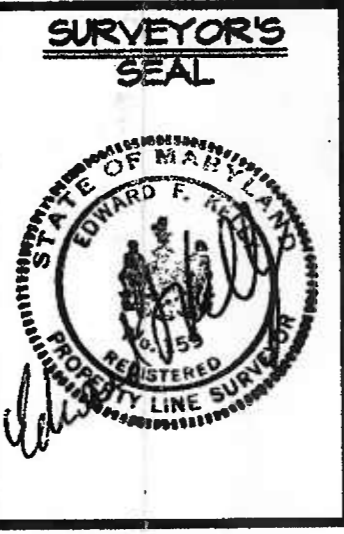
OLDFIELD POINT INVESTMENTS, LLC
By: *[Signature]* DATE: 4-7-08
Richard Morris, Jr., Authorized Member

- Denotes Previous Perc Test Passed
- Denotes Previous Perc Test Failed
- ⊗ Denotes Satisfactory Perc Test (March 2007)
- ⊗ Denotes Unsatisfactory Perc Test (March 2007)
- BRL Denotes Building Restriction Line
- (H) Denotes Proposed Well Location
- ⊗ Denotes Proposed Dwelling Location
- ▨ Denotes Perpetual Easement Proposed Right of Way Plan Plat Book N.D.S. 1-42
- ▨ Denotes Septic Disposal Area

Note: See Key Sheet, Sheet 1 of 2, for notes that apply to the land shown on this plat.

SURVEYOR'S STATEMENT
To the best of my knowledge and belief, this plat has been prepared in compliance with Section 3-108, Real Property Article of the Annotated Code of Maryland and subsequent amendments.
[Signature]
Edward F. Kelly
Registered Property Line Surveyor #154

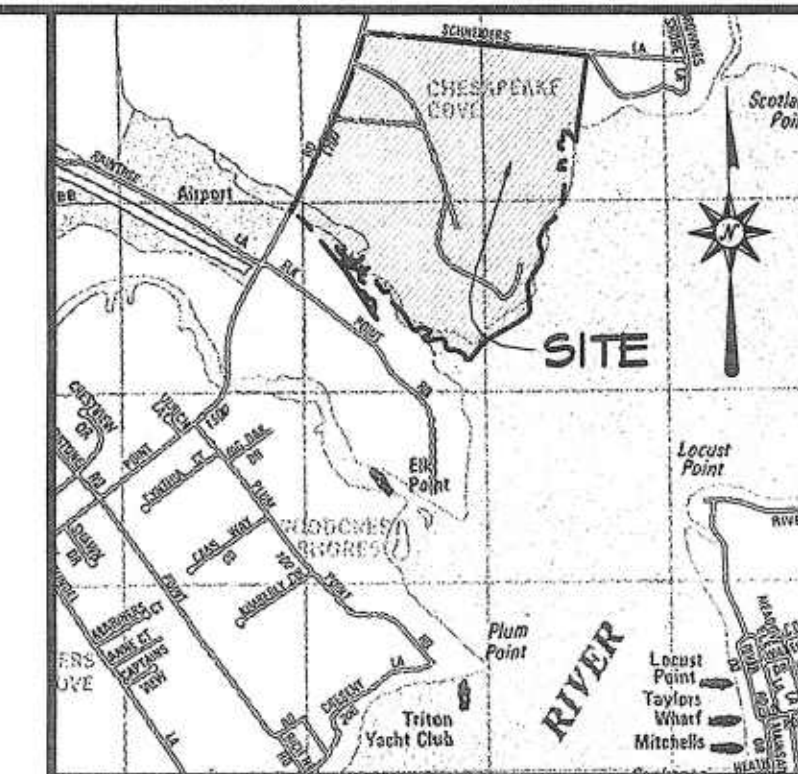
RECORDING STAMP
Received _____
and on the same day recorded in Liber _____
No. _____ folio _____
one of the Record _____ Books
of Cecil County and Examined Per _____
Clerk,
Circuit Court for Cecil County



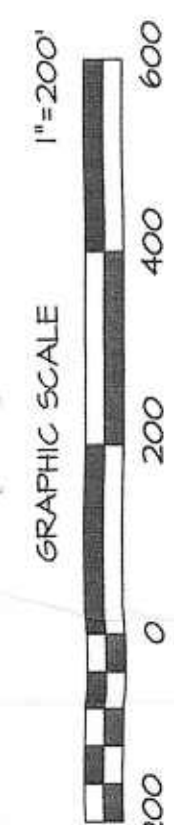
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21001
Phone: 410-515-4000
Fax: 410-515-4002

PRELIMINARY/FINAL PLAT ONE
CHESAPEAKE COVE
LOT 1
THIRD ELECTION DISTRICT
CECIL COUNTY, MARYLAND

SCALE: 1" = 100' DATE: 4/7/08 DRAWN BY: ARC REVIEW BY: EFK JOB NO: 1314



LOCATION MAP
SCALE: 1" = 2000'
Copyright ADC The Map People
Permitted Use Number 20806154



10. All development to comply with requirements of Cecil County Critical Area Program (Urban Section)

No clearing or development in easement location. Adjust boundaries to allow for 15' driveway (Urban Section)

Add Total Area FCE =

GENERAL NOTES

1. Minimum building setback lines are established by the Cecil County Zoning Code and may vary or be modified in accordance with the provisions of the code.
2. In addition to all easements specifically shown on this plat, each Lot is subject to a five foot wide Public Drainage and Utility Easement along all side and rear lot lines.
3. The afforestation, reforestation, or forest retention areas shown on these plats shall remain undisturbed except to be used for the purposes consistent with forest conservation and the approved Forest Conservation Plan (Plan #640) filed in the Cecil County Office of Planning and Zoning. Dead Restrictions for the long-term protection of the Forest Retention Areas are recorded in Book NLB, Page.
4. The CBCA Buffer is protected per the provisions of Section 146 of the Cecil County Zoning Ordinance. (See Final Environment Assessment, Habitat Protection Plan, and Buffer Management Plan report filed in the Cecil County Office of Planning and Zoning.)
5. An engineered lot grading and sediment control plan shall be submitted to and approved by the Cecil County Department of Public Works and the Cecil County Soil Conservation District prior to issuance of a building permit for each lot shown hereon. A site construction as-built shall be submitted to the CCDFM prior to use and/or occupancy of any of the sites shown hereon. Any change to the Forest Retention, Forestation, and/or Reforestation will require a consistency review of the SWM approval with the CCDFM.
6. The CBCA Buffer, Forest Retention, and Reforestation Areas within the Forest Conservation Easements shown on these plats shall be maintained in natural vegetation. Clearing, cutting, or topping of trees and removal of existing vegetation, including understory trees, shrubs and ground cover, within the CBCA Buffer is prohibited except per the requirements of the Cecil County Zoning Ordinance.
7. Vehicular access is denied between Lots 8, 9 and 11 and Oldfield Point Road.
8. There is some FEMA Flood Plain present on site (Community Panel No. 240019 0034A, April 4 1983).
9. Building Setbacks: 30' Front (50' from Collector Road)
40' Rear
10' Side

SUBDIVISION DATA (PLATS TWO AND THREE)

1. Number of Lots: 10
2. Area of Lots: 71,547 Ac.
3. Common Open Space Area: 24,768 Ac.
4. Right of Way Area: 1,515 Ac.
5. Total Area: 41,670 Ac.
6. Previous Plat Area: 60,642 Ac.
7. Total Tract Area: 158,370 Ac.
8. Area in Critical Area District: 121,25 Ac.
9. Present Zoning: SR
10. Deed Reference: Book NLB 2191, Page 603

OWNER: OLDFIELD POINT INVESTMENTS, LLC, 194 N. MAIN STREET, SUITE 300 BEL AIR, MARYLAND 21014-8808

OWNER'S CERTIFICATION
Certification is hereby made that to the best of our knowledge the requirements of Section 3-10B, Real Property Article of the Annotated Code of Maryland, concerning the preparation of this plat and the setting of markers, have been complied with.
We, Oldfield Point Investments, LLC, hereby certify that we are the owner of the property shown on this plan and that this subdivision plat (thereof) was made at our discretion.

By: Richard Morris, Jr., Authorized Member Date

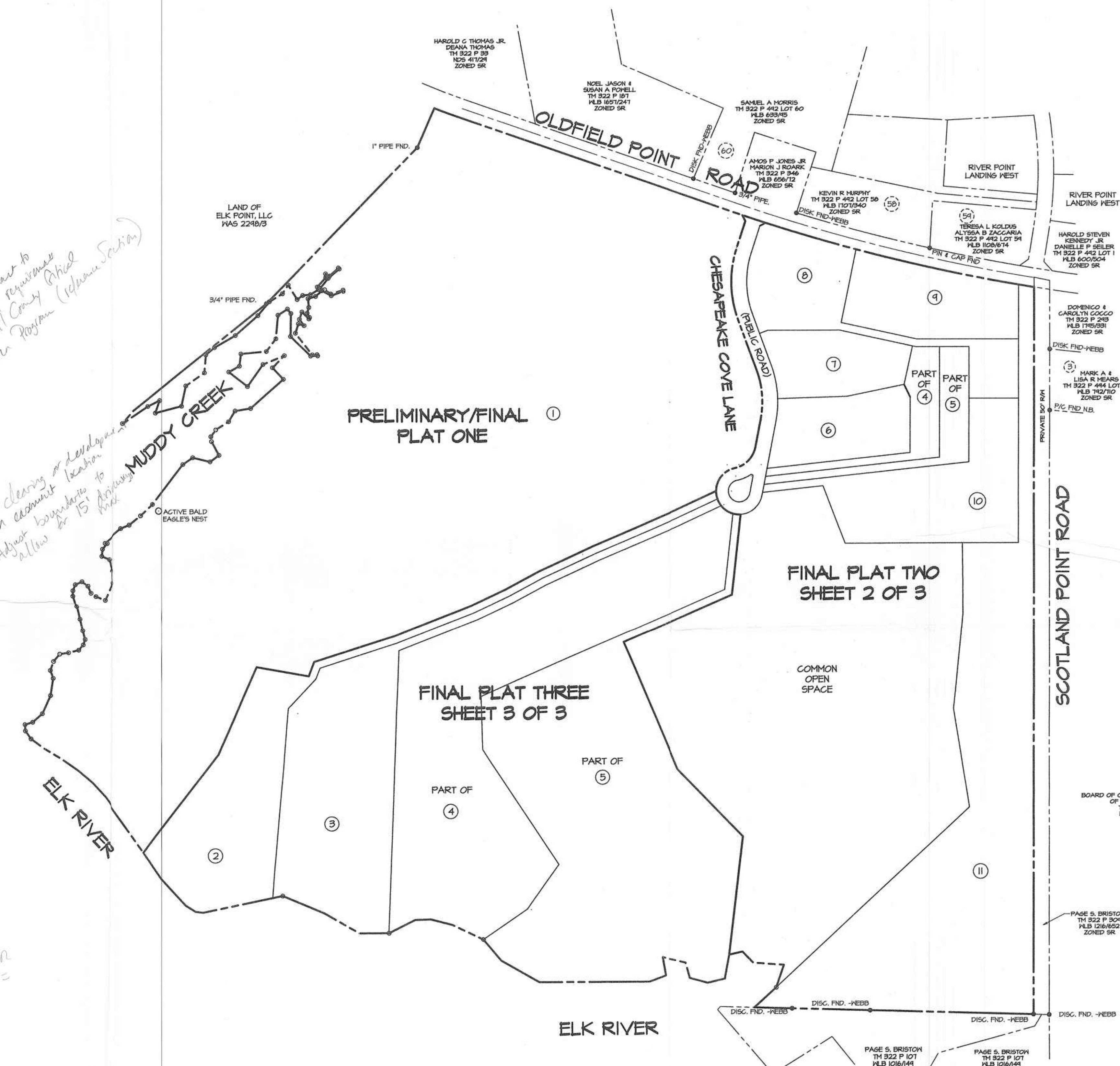
NOTE PERTAINING TO THE ACTIVE BALD EAGLE'S NEST ON LOT 1
An active bald eagle nesting tree was identified at the location indicated on Preliminary/Final Plat One when this plat was prepared. The then-current state and county bald eagle habitat protection guidance recommended development of restrictions on construction within 1/4 mile radius of bald eagle nests between December 15 and June 15. See the Final Environmental Assessment report (#640) filed with the Cecil County Office of Planning and Zoning for the restrictions devised for the affected Lots 2 through 4.

NOTE PERTAINING TO THE ACTIVE BALD EAGLE'S NEST ON LOT 1
So long as the nest remains active, initiation of house construction activities and forest clearing within the Zone 2 and Zone 3 protection area (between 330 and 1320 feet of the nest) between December 15th and June 15th are restricted, including driveway construction. House construction substantially underway on or before December 15th may continue throughout the restricted period. House construction shall be deemed substantially underway upon Cecil County's approval of the framing inspection.

PRELIMINARY/FINAL PLAT ONE

FINAL PLAT TWO SHEET 2 OF 3

FINAL PLAT THREE SHEET 3 OF 3



Received
AUG 21 2008
Cecil County Office of Planning & Zoning

RECEIVED
AUG 29 2008
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bay

SHEET 1 OF 3

APPROVED: CECIL COUNTY DEPARTMENT OF PLANNING AND ZONING
DIRECTOR DATE

APPROVED: CECIL COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR or SENIOR ENGINEER DATE

APPROVED: CECIL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH
DIRECTOR DATE

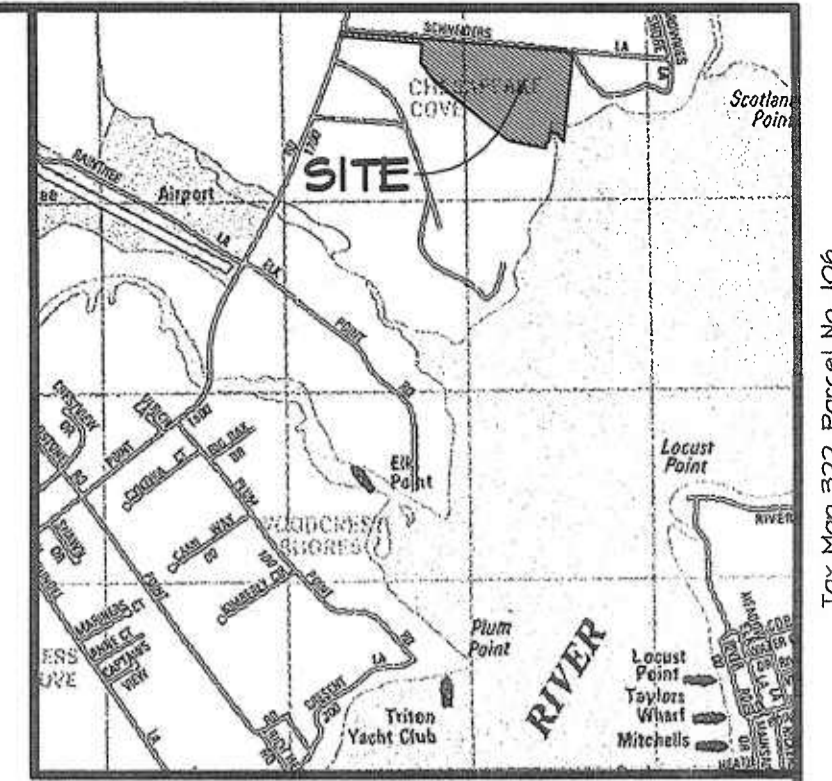
SURVEYOR'S STATEMENT
To the best of my knowledge and belief, this plat has been prepared in compliance with Section 3-10B, Real Property Article of the Annotated Code of Maryland and subsequent amendments.
Edward F. Kelly
Registered Property Line Surveyor #1594

RECORDING STAMP
Received _____
and on the same day recorded in Plat _____
Cabinet No. _____ Page _____
one of the Record _____ Books _____
of Cecil County and Examined Per _____
Clerk,
Circuit Court for Cecil County

SURVEYOR'S SEAL
SIGNED FOR PLANNING COMMISSION REVIEW ONLY
EDWARD F. KELLY
REGISTERED PROPERTY LINE SURVEYOR

MIRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: 410-515-4000
Fax: 410-515-4002

REVISED KEY SHEET
CHESAPEAKE COVE
LOTS 2 THROUGH 11
THIRD ELECTION DISTRICT CECIL COUNTY, MARYLAND
SCALE: 1" = 200' DATE: 8/19/08 DRAWN BY: EPK REVIEW BY: JOB NO: 13119



LOCATION MAP
SCALE: 1" = 2000'
Copyright ADC The Map People
Permitted Use Number: 20060154

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
F-1	N20°22'14"W	56.01'
F-2	N46°50'35"W	55.02'
F-3	N00°24'50"W	224.24'
F-4	N78°56'51"E	122.63'
F-5	N04°07'14"E	354.15'
F-6	N64°47'04"E	79.13'
F-7	S10°01'41"E	24.83'
F-8	S85°07'46"E	13.64'
F-9	N22°56'35"E	14.32'
F-10	S85°04'25"E	45.42'
F-11	S63°02'38"W	25.12'
F-12	S85°07'46"E	85.65'
F-13	N61°50'03"E	14.75'
F-14	N81°21'41"E	24.83'
F-15	S74°03'46"E	21.00'
F-16	S44°06'03"E	14.08'
F-17	N40°00'00"E	24.81'
F-18	N45°00'55"E	4.41'
F-19	S85°42'10"E	326.26'
F-20	N85°42'10"W	334.76'
F-21	S00°00'00"W	7.51'
F-22	N78°41'45"W	53.64'
F-23	N78°10'33"W	24.74'
F-24	N05°10'33"E	35.01'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
F-25	N78°00'41"W	55.47'
F-26	N36°20'11"W	58.65'
F-27	N83°58'59"W	123.43'
F-28	N40°00'00"W	56.84'
F-29	S22°50'41"W	14.64'
F-30	S85°49'06"W	14.35'
F-31	N84°45'24"W	255.49'
F-32	S17°22'11"W	67.14'
F-33	S75°08'41"W	80.89'
F-34	N50°30'49"W	136.04'
F-35	N86°41'05"W	102.28'
F-36	S05°49'06"W	111.14'
F-37	N84°45'24"W	153.35'
F-38	S17°46'03"W	201.66'
F-39	N65°04'03"W	34.74'
F-40	N15°32'20"E	287.51'
F-41	N62°36'36"E	82.64'
F-42	N16°24'51"E	23.70'
F-43	S85°49'06"E	36.24'
F-44	S25°04'01"E	71.34'
F-45	S44°01'28"W	71.34'
F-46	S86°20'54"W	32.84'
F-47	N62°54'20"W	41.94'
F-48	N16°31'46"W	67.41'

FOREST CONSERVATION EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
FC-1	1°24'11"	1100.00'	26.49'	N46°20'52"E	26.49'	13.47'
FC-2	4°40'46"	5804.58'	474.41'	S18°38'07"W	474.34'	231.37'

LINE TABLE

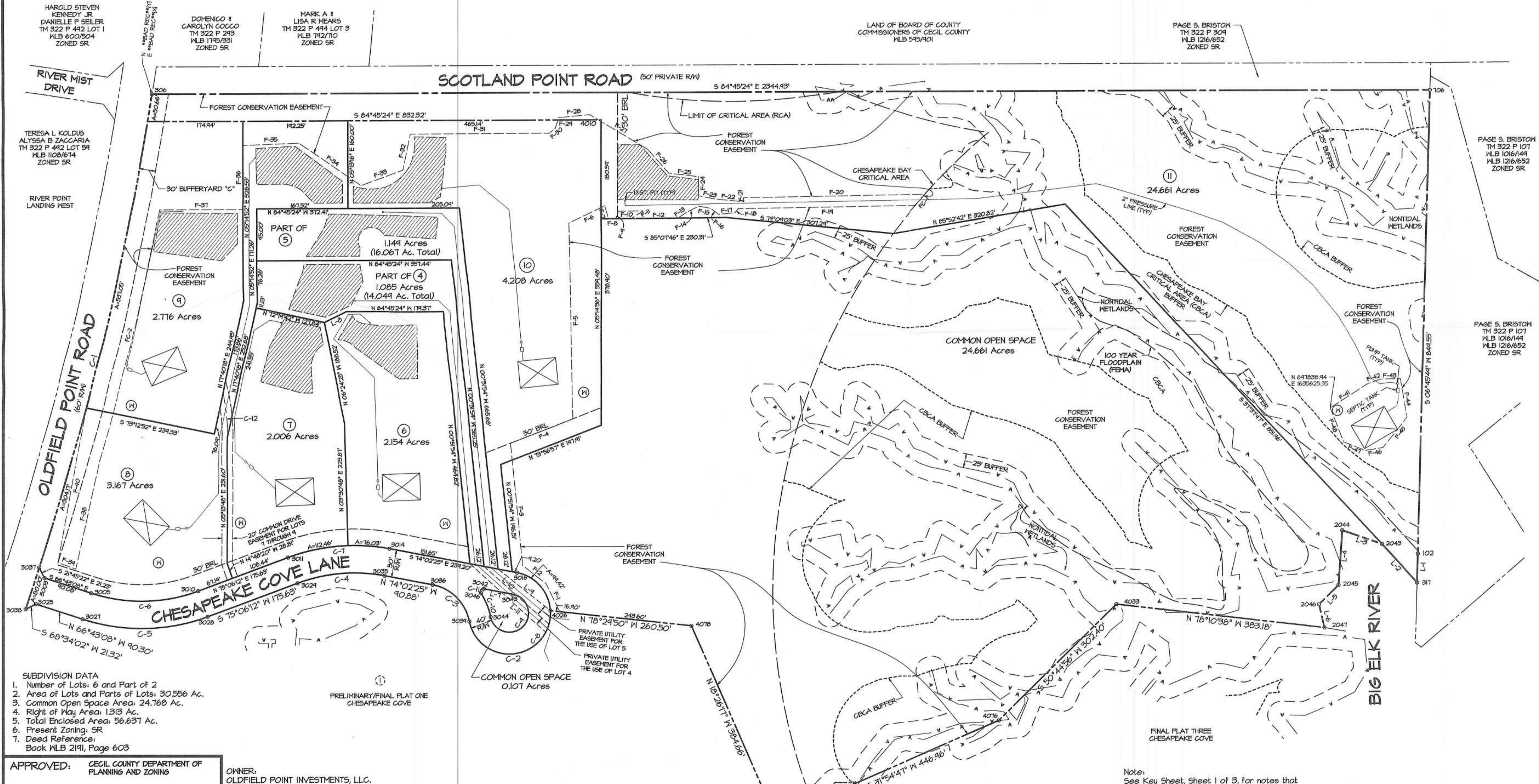
LINE	BEARING	DISTANCE
L-1	S06°45'44"W	52.67'
L-2	N81°04'58"W	45.66'
L-3	N65°38'51"W	76.84'
L-4	S04°11'57"W	41.78'
L-5	S80°34'47"W	30.01'
L-6	S01°24'51"E	48.75'
L-7	S14°02'25"E	54.52'
L-8	N64°21'40"E	45.14'
L-9	S46°11'01"E	122.04'
L-10	S43°03'51"E	158.78'
L-11	S42°34'28"E	186.50'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	4°40'05"	5754.58'	471.88'	N4°05'31"E	470.73'	487.10'
C-2	172°01'31"	75.00'	225.18'	S81°56'14"W	144.64'	1076.17'
C-3	61°58'32"	85.00'	100.84'	N40°03'04"W	45.09'	57.31'
C-4	30°51'23"	300.00'	161.55'	N84°28'06"W	154.62'	82.71'
C-5	38°10'40"	300.00'	239.21'	N85°46'28"W	228.42'	121.12'
C-6	38°10'40"	300.00'	194.90'	S85°46'28"E	146.22'	103.82'
C-7	30°51'23"	350.00'	188.44'	S84°28'06"E	186.22'	96.54'
C-8	241°58'32"	75.00'	324.60'	S44°56'51"W	124.31'	---
C-9	241°58'32"	35.00'	151.48'	S44°56'51"W	58.04'	---
C-10	21°41'20"	125.00'	47.54'	N6°57'32"W	47.29'	24.06'
C-11	183°48'41"	5.00'	11.68'	N84°03'12"E	4.20'	11.79'
C-12	11°24'32"	400.00'	80.29'	N00°30'51"W	80.10'	40.28'

COORDINATE TABLE

PL #	NORTHING	EASTING
305	100034.65	162143.58
306	64865.97	163325.10
317	64755.14	163314.59
106	64840.65	163366.01
2043	64759.47	163364.11
2044	64763.65	163362.11
2045	64755.15	163361.05
2046	64748.41	163357.48
2047	64744.10	163357.64
3003	64775.28	163324.71
3005	64776.68	163330.71
3010	64770.33	163326.41
3011	64774.45	163326.15
3014	64774.75	163326.35
3016	64761.48	163412.35
3025	64770.44	163322.00
3027	64767.75	163310.45
3028	64765.01	163339.26
3029	64764.16	163312.44
3035	64764.68	163366.60
3036	64762.64	163345.17
3037	64771.94	163324.10
3038	64764.65	163320.16
3039	64764.45	163401.15
3042	64765.51	163404.82
3043	64764.52	163401.33
3044	64764.17	163405.40
3046	64764.51	163404.12
3047	64765.11	163404.54
4026	64765.37	163416.66
4027	64765.60	163422.63
4076	64752.21	163448.46
4077	64768.51	163443.34
4078	64755.43	163442.43



SUBDIVISION DATA
 1. Number of Lots: 6 and Part of 2
 2. Area of Lots and Parts of Lots: 30,556 Ac.
 3. Common Open Space Area: 24,768 Ac.
 4. Right of Way Area: 1,313 Ac.
 5. Total Enclosed Area: 56,637 Ac.
 6. Present Zoning: SR
 7. Deed Reference:
 Book MLB 2191, Page 603

APPROVED: _____ DATE _____
 DIRECTOR _____

APPROVED: _____ DATE _____
 DIRECTOR OR SENIOR ENGINEER _____

APPROVED: _____ DATE _____
 DIRECTOR _____

OWNER:
 OLDFIELD POINT INVESTMENTS, LLC.
 134 N. MAIN STREET, SUITE 300
 BEL AIR, MARYLAND 21014-8808

OWNER'S CERTIFICATION
 Certification is hereby made that to the best of our knowledge the requirements of Section 3-10B, Real Property Article of the Annotated Code of Maryland, concerning the preparation of this plat and the setting of markers, have been complied with.

We, Oldfield Point Investments, LLC., hereby certify that we are the owner of the property shown on this plan and that this subdivision plat (thereof) was made at our discretion.

OLDFIELD POINT INVESTMENTS, LLC
 By: Richard Morris, Jr., Authorized Member Date _____

APPROVED: _____ DATE _____
 DIRECTOR _____

APPROVED: _____ DATE _____
 DIRECTOR _____

FINAL FLAT THREE CHESAPEAKE COVE

FINAL FLAT THREE CHESAPEAKE COVE

FINAL FLAT THREE CHESAPEAKE COVE

Note:
 See Key Sheet, Sheet 1 of 3, for notes that apply to the land shown on this plat.

SURVEYOR'S STATEMENT
 To the best of my knowledge and belief, this plat has been prepared in compliance with Section 3-10B, Real Property Article of the Annotated Code of Maryland and subsequent amendments.

Edward F. Kelly
 Registered Property Line Surveyor #154

RECORDING STAMP
 Received _____
 and on the same day recorded in Plat _____
 Cabinet No. _____ Page _____
 one of the Record _____ Books _____
 of Cecil County and Examined Per _____

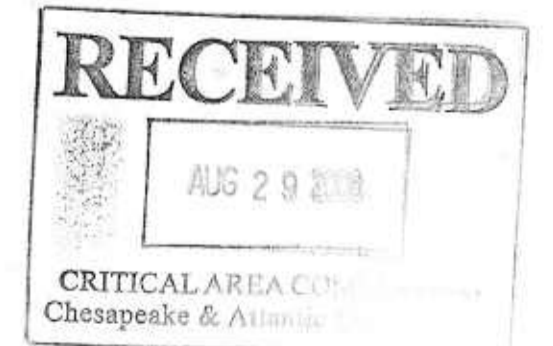
Clerk,
 Circuit Court for Cecil County

SURVEYOR'S SEAL
 SIGNED FOR PLANNING COMMISSION REVIEW ONLY
 EDWARD F. KELLY
 REGISTERED PROPERTY LINE SURVEYOR
 STATE OF MARYLAND
 PROFESSIONAL SURVEYOR

MRA
 MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
 3445-A Box Hill Corporate Center Drive
 Abingdon, Maryland 21009
 Phone: 410-515-4000
 Fax: 410-515-4002

FINAL PLAT TWO
CHESAPEAKE COVE
 LOTS 6 THROUGH 11 AND PART OF LOTS 4 AND 5
 THIRD ELECTION DISTRICT
 CECIL COUNTY, MARYLAND

SCALE: 1" = 100' DATE: 8/19/08 DRAWN BY: EFK REVIEW BY: _____ JOB NO: 13111





COORDINATE TABLE

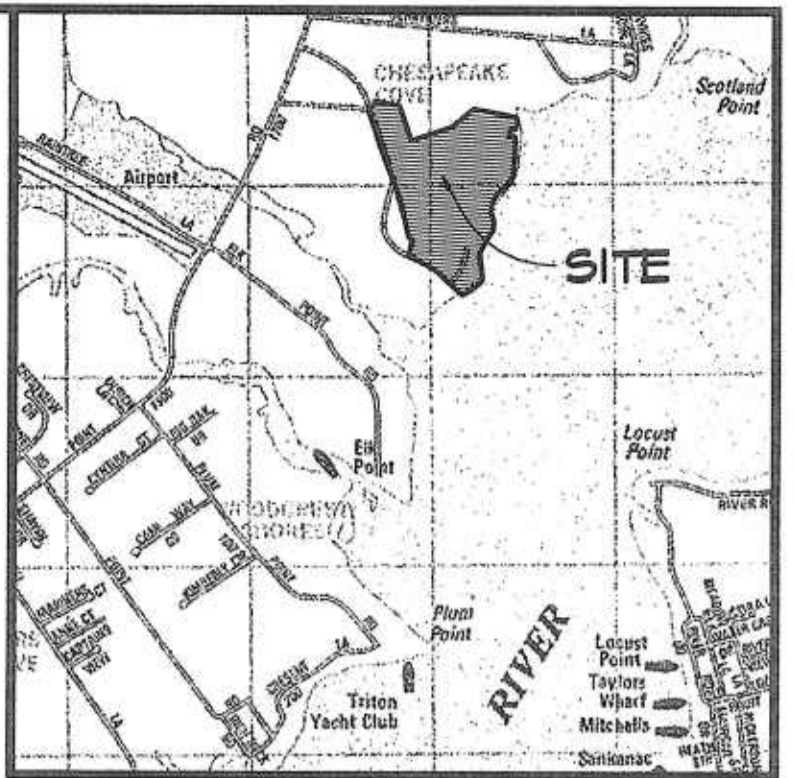
PT #	NORTHING	EASTING
2041	641440.10	1635511.64
2048	641419.22	1635563.15
2049	641362.46	1635566.12
2050	641306.60	1635540.17
2051	641221.34	1635540.00
2052	641222.12	1635565.34
2053	641227.44	1635524.44
3002	641755.30	1635404.60
3004	645631.46	1635165.10
3006	645101.50	1635271.63
3007	645131.42	1635200.01
3008	645156.34	1635205.62
3012	646015.72	1635225.84
3015	646146.66	1635324.60
3017	646252.40	1635348.34
3018	646448.11	1635406.50
3020	646436.11	1635312.16
3021	646486.42	1635375.06
3022	646553.11	1635348.74
3023	646550.10	1635455.31
3024	646101.77	1635528.11
3026	646181.15	1635508.61
3030	641173.84	1635640.03
4026	641160.57	1634166.66
4033	641789.60	1635002.63
4037	641783.72	1634151.71
4038	641171.46	1634222.25
4039	646456.88	1634281.43
4040	646025.50	1634335.55
4041	646171.53	1634310.04
4042	646453.30	1634454.26
4043	646184.91	1634515.24
4044	646161.35	1634525.53
4045	645948.15	1634514.98
4046	645850.75	1634783.46
4047	645718.15	1634574.71
4071	641188.51	1634543.54
4078	641753.43	1634421.93

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	43°21'46"	75.00'	122.34'	N48°38'24"E	104.22'	74.68'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S74°32'11"E	78.30'
L-2	S07°54'21"E	51.24'
L-3	S20°32'42"W	54.61'
L-4	S71°32'28"W	51.02'
L-5	S18°15'08"W	78.57'
L-6	N04°54'26"E	54.77'
L-7	S15°35'26"E	56.77'
L-8	S54°31'55"W	84.21'
L-9	S50°28'40"W	111.53'
L-10	S19°14'01"W	71.58'
L-11	S05°18'04"W	50.40'
L-12	S21°14'05"E	44.46'
L-13	S12°39'05"W	23.53'
L-14	S35°52'21"W	31.40'
L-15	N64°01'25"E	44.22'
L-16	S64°01'25"E	31.34'



LOCATION MAP
SCALE: 1" = 200'
Copyright ADG The Map People
Permitted Use Number 20C06154

FOREST CONSERVATION EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
FC-1	1°22'14"	1000.00'	23.45'	N88°05'36"E	23.44'	11.97'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
F-1	S41°28'07"E	24.21'
F-2	N18°54'05"E	52.88'
F-3	S18°31'48"E	232.12'
F-4	S18°32'55"E	452.55'
F-5	N18°32'55"W	450.42'
F-6	N18°31'48"W	241.66'
F-7	N02°22'14"W	3.32'
F-8	N41°06'57"E	55.67'
F-9	S86°07'14"E	57.17'
F-10	S41°40'34"E	35.58'
F-11	S05°02'21"W	81.54'
F-12	S44°20'30"W	54.30'
F-13	N15°15'33"W	35.14'
F-14	N18°47'34"W	111.53'
F-15	N04°11'23"E	60.78'
F-16	N53°44'53"E	86.04'
F-17	N87°32'58"E	28.15'
F-18	S54°36'12"E	31.04'
F-19	S07°56'32"E	40.23'
F-20	S07°42'45"W	108.23'
F-21	S18°12'21"W	35.23'
F-22	N88°24'16"W	31.07'
F-23	S88°57'38"E	55.52'
F-24	S46°08'53"E	42.20'
F-25	S14°46'42"W	132.40'
F-26	N85°20'54"W	88.91'
F-27	N18°12'20"E	43.40'
F-28	N53°28'34"W	34.24'
F-29	N40°48'26"E	44.01'
F-30	N27°30'52"E	14.13'
F-31	N16°38'28"E	52.13'
F-32	N71°50'34"E	52.00'
F-33	S44°58'19"E	70.43'
F-34	S34°21'17"W	33.16'
F-35	S41°27'55"W	33.10'
F-36	S52°10'45"W	58.63'
F-37	N85°57'42"W	55.58'
F-38	N52°12'18"W	34.53'
F-39	S88°16'52"E	62.30'
F-40	N64°28'34"E	67.84'
F-41	N13°47'58"E	34.11'
F-42	N06°40'19"E	122.37'



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	N65°13'06"E	94.82'
E-2	S55°31'04"E	78.16'
E-3	N25°58'33"E	28.00'

EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
EC-1	34°43'34"	130.00'	78.74'	S81°18'56"E	77.54'	40.65'
EC-2	63°56'40"	203.00'	228.74'	N84°04'39"E	217.10'	121.86'
EC-3	18°06'53"	375.00'	83.84'	N18°34'40"E	86.65'	43.11'
EC-4	25°01'00"	85.00'	31.12'	S80°34'07"E	36.82'	18.26'
EC-5	57°38'38"	220.00'	221.34'	S64°20'23"E	212.12'	121.06'
EC-6	34°51'23"	70.00'	48.64'	S55°26'46"E	41.72'	25.38'
EC-7	33°21'03"	135.00'	78.58'	S58°41'53"E	71.48'	40.44'

SUBDIVISION DATA

- Number of Lots: 2 and Part of 2
- Area of Lots & Part of Lots: 41.041 Ac.
- Total Enclosed Area: 41.041 Ac.
- Present Zoning: SR
- Deed Reference: Book WLB 2141, Page 603

APPROVED: _____
CECIL COUNTY DEPARTMENT OF PLANNING AND ZONING
DIRECTOR DATE

APPROVED: _____
CECIL COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR or SENIOR ENGINEER DATE

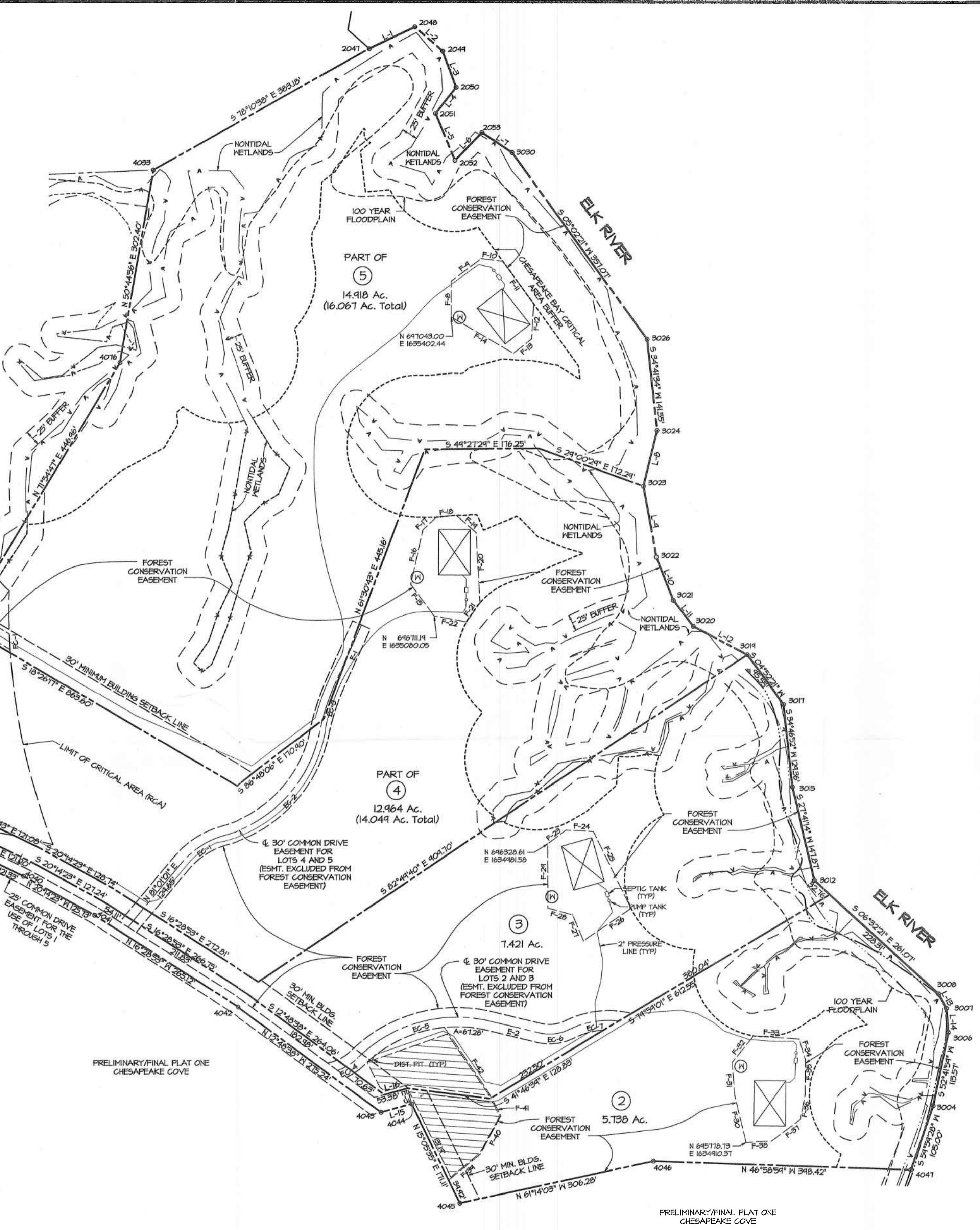
APPROVED: _____
CECIL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH
DIRECTOR DATE

OWNER:
OLDFIELD POINT INVESTMENTS, LLC
134 N. MAIN STREET, SUITE 300
BEL AIR, MARYLAND 21014-8808

OWNER'S CERTIFICATION
Certification is hereby made that to the best of our knowledge the requirements of Section 3-10b, Real Property Article of the Annotated Code of Maryland, concerning the preparation of this plat and the setting of markers, have been complied with.

We, Oldfield Point Investments, LLC, hereby certify that we are the owner of the property shown on this plan and that this subdivision plat (hereof) was made at our discretion.

OLDFIELD POINT INVESTMENTS, LLC
By: Richard Morris, Jr., Authorized Member Date



Note:
See Revised Key Sheet, Sheet 1 of 3, for notes that apply to the land shown on this plat.

- (N) Denotes Proposed Well Location
- (X) Denotes Proposed Dwelling Location
- (S) Denotes Septic Disposal Area

SURVEYOR'S STATEMENT
To the best of my knowledge and belief, this plat has been prepared in compliance with Section 3-10b, Real Property Article of the Annotated Code of Maryland and subsequent amendments.
Edward F. Kelly
Registered Property Line Surveyor #154

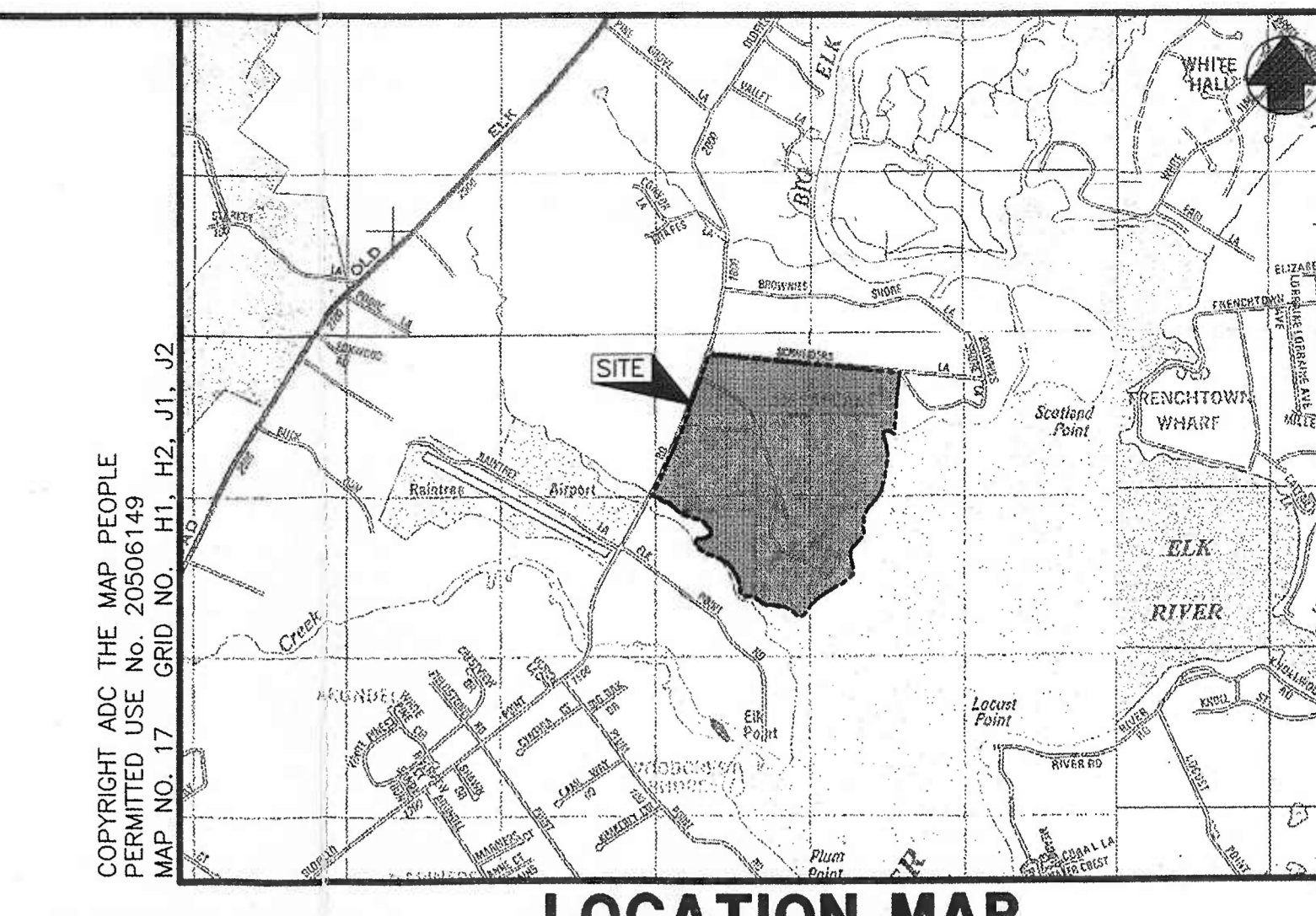
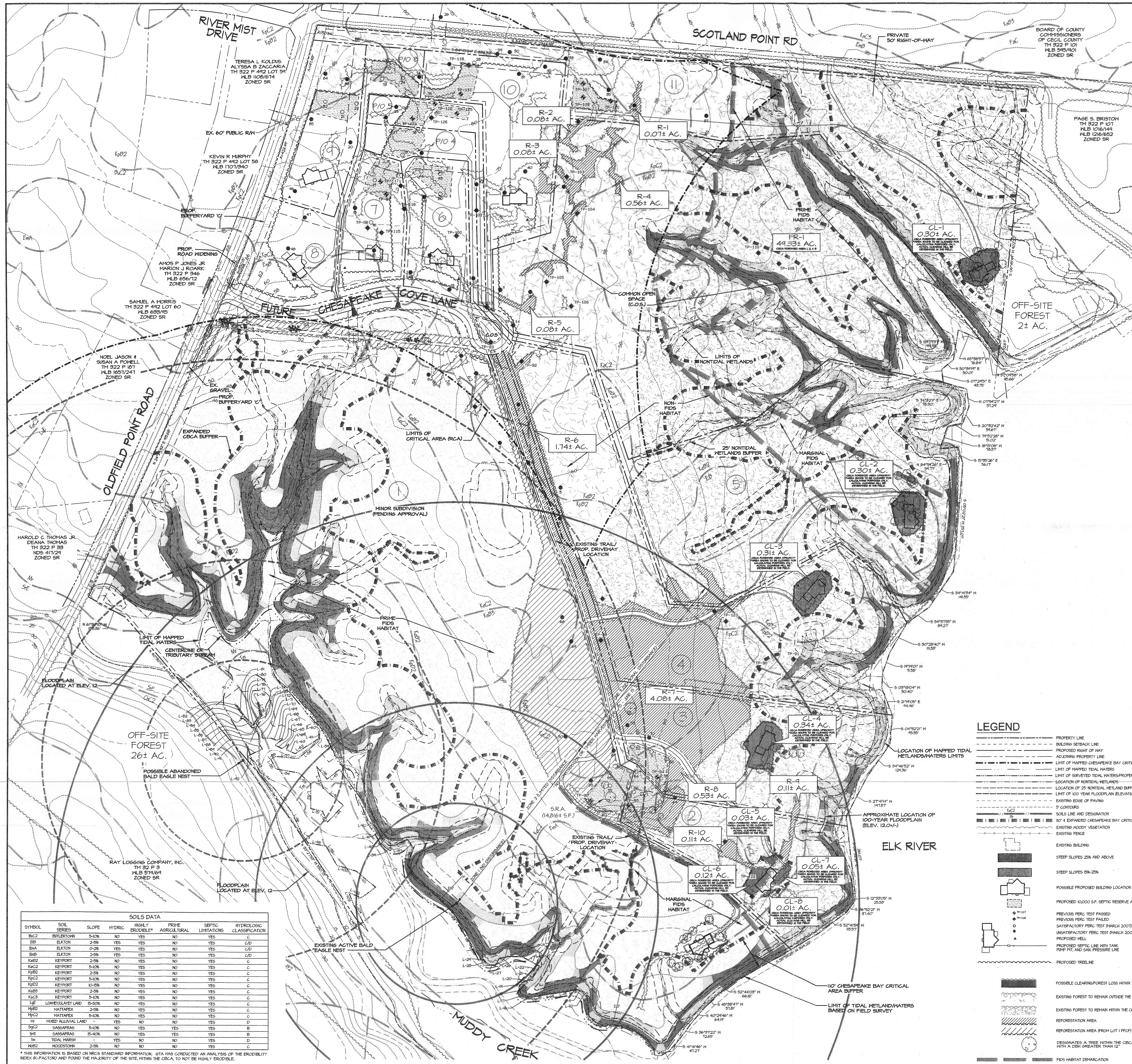
RECORDING STAMP
Received _____
and on the same day recorded in Plat _____
Cabinet No. _____ Page _____
one of the Record _____ Books _____
of Cecil County and Examined Per _____
Clerk,
Circuit Court for Cecil County



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21004
Phone: 410-515-9000
Fax: 410-515-9002

FINAL FLAT THREE
CHESAPEAKE COVE
LOTS 2 AND 3 AND PART OF LOTS 4 AND 5
THIRD ELECTION DISTRICT
CECIL COUNTY, MARYLAND
SCALE: 1" = 100' DATE: 8/19/06 DRAWN BY: EFK REVIEW BY: JOB NO: 13114





SITE DATA

- PROJECT ADDRESS: OLDFIELD POINT ROAD, ELKTON, MARYLAND 21821
- OWNER: OLDFIELD POINT INVESTMENTS, LLC, 181 N. MAIN STREET, SUITE 300, BEL AIR, MARYLAND 21034-8008
- PREPARED BY: MORRIS & RITCHE ASSOC., INC., 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MARYLAND 21009, (410) 515-9000
- PARCEL INFORMATION:

TAX MAP	PARCEL	DEED REF.	EX. ZONING	ACREAGE
322	106	MLB/D218/603	SR	158.37 (BASED ON MRA BOUNDARY SURVEY)
- TOTAL ACREAGE:

CRITICAL AREA-CA (BASED ON TIDAL WETLAND LIMITS)	158.37 ± AC.
AREA OUTSIDE OF CRITICAL AREA	121.25 ± AC.
MINOR SUBDIVISION LOT 1	60.42 ± AC.
LOTS 2-11, COMMON OPEN SPACE AND CHESAPEAKE COVE LANE	17.67 ± AC.
- DENSITY:

PERMITTED: 1 AC./DU. + 1 TAB D.U.	
PROPOSED: 4.71 AC./DU. + 1 TAB D.U. (17.68 AC./10 LOTS)	
- TOTAL LOTS ALLOWED IN THE CBCA (RCA):

PROPOSED LOTS IN THE CBCA (INCLUDING LOT 1)	6.06 D.U. (1 D.U. PER 20 AC.)
	8 D.U. (1 D.U. PER 20.2 AC.)
- MINIMUM LOT/STRUCTURE SETBACK REQUIREMENTS (SR WITHOUT COMMUNITY FACILITIES):

MIN. LOT AREA: 20,000 SF	
MIN. LOT WIDTH AT BLDG. LINE: 80'	
MIN. FRONT SETBACK: 50' FROM COLLECTOR ROAD	
MIN. SIDE SETBACK: 10'	
MIN. REAR SETBACK: 40'	
MAX. HEIGHT: 35'	
- TOTAL FORESTED AREA:

FOREST OUTSIDE CRITICAL AREA	151.88 AC.
FOREST WITHIN CRITICAL AREA	100.72 AC.
- PARKING:

REQUIRED: PROPOSED	2 SPACES PER UNIT
	2 SPACES MIN. PER UNIT ON LOT
- THE LOCATION OF NONTIDAL WETLANDS, AS SHOWN ON THIS PLAN, WERE DETERMINED BY 950-TECHNOLOGY ASSOCIATES, INC. (9/14/2006) AND REVISED BY THE SAME ON 10/12/07.
- THE BOUNDARY AS SHOWN IS BASED ON A BOUNDARY SURVEY CONDUCTED BY MRA, APRIL 2007.
- THE EXISTING ENVIRONMENTAL FEATURES INCLUDING 5-FOOT CONTOURS, VEGETATION BOUNDARIES, SHORELINE, ETC. ARE BASED ON COUNTY INFORMATION. THE SHOOT CONTOURS WERE SURVEYED BY MRA.
- THE 100-YEAR FLOODPLAIN AS SHOWN ON THIS PLAN IS TAKEN FROM THE FEMA FIRM MAP COMMUNITY PANEL NUMBER 2400H-089-A (ELEVATION 12.0').
- THE LOT TO BE SERVED BY INDIVIDUAL ON-LOT WELL AND SEPTIC SYSTEM.
- THE CHESAPEAKE BAY CRITICAL AREA PORTION OF THE SITE IS EXEMPT FROM THE FOREST CONSERVATION REGULATIONS, PER SECTION 3.2B.
- STORMWATER MANAGEMENT IS TO BE ADDRESSED THROUGH TIDAL DISCHARGE AND NON-STRUCTURAL PRACTICES.
- THE PERCOLATION TEST PITS WERE FIELD LOCATED.
- AN ACTIVE BALD EAGLE NESTING TREE WAS IDENTIFIED AT THIS LOCATION WHEN THIS PLAN WAS PREPARED. THE THEN CURRENT STATE AND COUNTY BALD EAGLE HABITAT PROTECTION GUIDANCE RECOMMENDED DEVELOPMENT OF RESTRICTIONS ON CONSTRUCTION WITHIN A 100' RADIUS OF BALD EAGLE NESTS BETWEEN DECEMBER 15 AND JUNE 15. SEE THE ENVIRONMENTAL ASSESSMENT REPORT FILED WITH THE CECL COUNTY OFFICE OF PLANNING AND ZONING FOR THE RESTRICTIONS DEVELOPED FOR THE LOT.
- SO LONG AS THE NEST REMAINS ACTIVE, INITIATION OF HOUSE CONSTRUCTION ACTIVITIES AND FOREST CLEARING WITHIN 100' PROTECTION AREA (BETWEEN 65' AND 100' FEET OF THE NEST) BETWEEN DECEMBER 15TH AND JUNE 15TH ARE RESTRICTED. CONSTRUCTION SUBSTANTIALLY UNDERWAY OR BEFORE DECEMBER 15TH CONTINUE THROUGHOUT THE RESTRICTED PERIOD. CONSTRUCTION SHALL BE PEERED SUBSTANTIALLY UNDERWAY UPON CECL COUNTY'S (a) ISSUANCE OF A BUILDING PERMIT, AND (b) APPROVAL OF THE FOUNDATION INSPECTION.
- IRREVERSIBLE SURFACES IN CBCA:

EXISTING	0.00 ± AC. (0%)
PROPOSED (LOTS 2-5 AND 11)	15.21 ± AC. (1.28%)
- THE CBCA BUFFER, FOREST RETENTION AND REFORESTATION AREAS SHOWN SHALL BE MAINTAINED IN NATURAL VEGETATION. CLEARING, CUTTING OR TOPPING OF TREES AND REMOVAL OF EXISTING VEGETATION INCLUDING NECESSARY TREES, SHRUBS AND GRASS COVER, WITHIN THE CBCA BUFFER IS PROHIBITED EXCEPT PER THE REQUIREMENTS OF THE CECL COUNTY ZONING ORDINANCE.

FIDS CALCULATIONS (LOTS 1-5 AND 11)

AREA OF CLEARING IN THE CBCA	1.46 AC.
AREA OF FIDS CLEARING IN CBCA	0.57 AC.
AREA OF INTERIOR LOSS	12.35 AC.
AREA OF INTERIOR GAIN	22.14 AC.
AREA OF REFORESTATION	12.75 AC.
AREA OF CONTIGUOUS INTERIOR	62.14 AC.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED RIGHT OF WAY
- ADJOINING PROPERTY LINE
- LIMIT OF MAPPED TIDAL WATERS
- LIMIT OF MAPPED TIDAL WATERS/PROPERTY BOUNDARY
- LOCATION OF NONTIDAL WETLANDS
- LOCATION OF 25' NONTIDAL WETLAND BUFFER
- EXISTING EDGE OF PAVING
- 5' CONTOURS
- SOILS LINE AND DESIGNATION
- 10' ± EXPANDED CHESAPEAKE BAY CRITICAL AREA BUFFER
- EXISTING POODY VEGETATION
- EXISTING FENCE
- EXISTING BUILDING
- STEEP SLOPES 25% AND ABOVE
- STEEP SLOPES 15%-25%
- POSSIBLE PROPOSED BUILDING LOCATION
- PROPOSED 10,000 SF. SEPTIC RESERVE AREA (TYP)
- PREVIOUS PERC TEST PASSED
- PREVIOUS PERC TEST FAILED
- SAFETY FACTORY PERC TEST (MARCH 2007)
- UNSATISFACTORY PERC TEST (MARCH 2007)
- PROPOSED WELL
- PROPOSED SEPTIC LINE WITH TANK, PUMP PIT, AND SAN PRESSURE LINE
- PROPOSED TREETRINE
- POSSIBLE CLEARING/FOREST LOSS WITHIN THE CRITICAL AREA
- EXISTING FOREST TO REMAIN OUTSIDE THE CRITICAL AREA
- EXISTING FOREST TO REMAIN WITHIN THE CRITICAL AREA
- REFORESTATION AREA
- REFORESTATION AREA (FROM LOT 1 FICP)
- DESIGNATES A TREE WITHIN THE CBCA WITH A DBH GREATER THAN 12"
- FIDS HABITAT DEMARCATION

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIST. ERODIBLE*	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
Bk2	BUTERTON	5-10%	NO	YES	NO	YES	C
Bk1	ELKTON	2-5%	YES	YES	NO	YES	C/D
BkA	ELKTON	0-2%	YES	YES	NO	YES	C/D
BkB	ELKTON	2-5%	YES	YES	NO	YES	C/D
Kk2	KEYPORT	2-5%	NO	YES	NO	YES	C
Kk1	KEYPORT	5-10%	NO	YES	NO	YES	C
Kk2	KEYPORT	2-5%	NO	YES	NO	YES	C
Kk3	KEYPORT	5-10%	NO	YES	NO	YES	C
Kk4	KEYPORT	5-10%	NO	YES	NO	YES	C
Lf	LOMEVALLEY LAND	15-20%	NO	YES	NO	YES	C
Mk2	MATTAPEX	2-5%	NO	YES	NO	YES	C
Mk3	MATTAPEX	5-10%	NO	YES	NO	YES	C
H	HIBED ALLIVAL LAND	NO	NO	NO	NO	YES	D
Sg2	SAGAPARAS	5-10%	NO	YES	YES	YES	B
Sr	SAGAPARAS	15-20%	NO	YES	YES	YES	B
Tk	TIDAL WASH	NO	NO	NO	NO	YES	D
Kk2	WOODSTOWN	2-5%	NO	NO	NO	YES	D

* THIS INFORMATION IS BASED ON NRCS STANDARD INFORMATION. STA HAS CONDUCTED AN ANALYSIS OF THE ERODIBILITY INDEX (K-FACTOR) AND FOUND THE MAJORITY OF THE SITE, WITHIN THE CBCA, TO NOT BE HIGHLY ERODIBLE.

MORRIS & RITCHE ASSOCIATES, INC.
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 ABINGDON, MARYLAND 21009
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**FINAL ENVIRONMENTAL ASSESSMENT/
 HABITAT PROTECTION PLAN/
 BUFFER MANAGEMENT PLAN
 FOR
 CHESAPEAKE COVE**
 LOTS 2-11

CECIL COUNTY, MARYLAND

DATE: 11/13/08
 REVISIONS: 1/13/09

RECEIVED
 11/13/08

DATE: 08/08/08
 DRAWN BY: KCP
 DESIGN BY: KCP
 REVIEW BY: JMK
 SHEET: 1 OF 2

FOREST PROTECTION PROCEDURES AND SEQUENCE

- CLEARING AND GRUBBING OF FOREST AREAS SHOWN ON THIS PLAN WILL BE COMPLETED AS PART OF A PHASED MASS GRADING PLAN. THERE WILL BE NO CLEARING IN FOREST PROTECTION AREAS SHOWN ON THIS PLAN. FOREST TO REMAIN SHALL HAVE BLAZE ORANGE HESH TREE PROTECTION FENCE (DETAIL #3 THIS SHEET) INSTALLED TO THE EDGE OF THE CRITICAL ROOT ZONE (CRZ). ADJUSTMENTS TO THIS FENCE WILL BE PERMITTED ONLY FOR FINAL PLACEMENT OF LIGHT WEIGHT SOIL MIX OR ROOT PRUNING (DETAIL #5 THIS SHEET) IMMEDIATELY PRIOR TO DOING THE WORK.
- PRIOR TO INSTALLATION OF PERIMETER SEDIMENT CONTROL MEASURES, THE LIMIT OF CLEARING AS SHOWN ON THE F.C.P. SHALL BE FLAGGED AND FOREST RETENTION SIGNS (DETAIL #1 THIS SHEET) POSTED EVERY 50 FEET. SEDIMENT CONTROL DEVICES SHALL REMAIN OUTSIDE OF PROTECTED FOREST AREAS.
- STOCKPILE AREAS, EMPLOYEE PARKING AND EQUIPMENT STAGING AREAS SHALL BE CONTAINED WITHIN THE LIMIT OF CLEARING AS SHOWN ON THE F.C.P. OR SEDIMENT & EROSION CONTROL PLAN.
- FILTER CLOTH OR HESH HESH (DETAIL #6 THIS SHEET) SHALL BE INSTALLED IN LIEU OF STANDARD SILT FENCE OR HIGH VISIBILITY FLAGGING SHALL BE PLACED ON SUPER SILT FENCE WHERE APPLICABLE ON THE SEDIMENT & EROSION CONTROL PLAN. BARTH DICES AND SHIELDS SHALL BE INSTALLED OUTSIDE OF THE FOREST AREAS PROTECTED BY BLAZE ORANGE FENCE.
- TREES OVER 18" DBH REQUIRING EXCAVATION WITHIN THE CRITICAL ROOT ZONE SHALL HAVE ROOTS PRUNED (DETAIL #9 THIS SHEET) AND CROWN REDUCED (DETAIL #2 THIS SHEET) PROPORTIONAL TO THE PERCENTAGE OF ROOT SYSTEM REMOVED TO MAINTAIN A 2" PROTECTIVE MESH LAYER SHALL BE SPREAD 5 FOOT BEYOND THE ROOT PRUNING LINE IMMEDIATELY FOLLOWING REMOVAL OF PROTECTIVE FENCING AT THE END OF FINAL GRADING AND STABILIZATION.
- SPRING AND FALL LOW NITROGEN FERTILIZERS (0-20-40) SHALL BE APPLIED BY MEANS OF LIQUID PRESSURE INJECTIONS (DETAIL #4 THIS SHEET) TO THE ROOT ZONE OF TREES OVER 18" DBH THAT WERE AFFECTED BY CONSTRUCTION WITHIN THE CRZ.
- EACH GROUP OF TREES MUST ALSO BE MONITORED FOR DISEASE AND INSECT PROBLEMS DURING AND AFTER CONSTRUCTION FOR A PERIOD OF TWO YEARS.
- EXOTIC TREE AND SHRUB SPECIES SHALL BE ERADICATED BY CUTTING AND/OR SPRAYING WITH AN APPROVED HERBICIDE (I.E. GLYPHOSATE, ROUNDUP PROCEPT) BY A STATE CERTIFIED PESTICIDE APPLICATOR. 2 APPLICATIONS/YEAR FOR 2 YEARS MAY BE NECESSARY.

FOREST RETENTION PROTECTION PROCEDURES

- PROTECTION DEVICES
 - ALL RETENTION AREAS AND ISOLATED SPECIMEN TREES SHALL BE PROTECTED BY HIGHLY VISIBLE, WELL ANCHORED TEMPORARY PROTECTION DEVICES.
 - ALL PROTECTION DEVICES SHALL BE IN PLACE PRIOR TO ANY GRADING OR LAND CLEARING. THE COUNTY PLANNING OFFICE MUST BE CONTACTED FOR INSPECTION AND APPROVAL OF THE INITIAL CLEARING.
 - ALL PROTECTION DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED IN THE IMMEDIATE VICINITY.
 - ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED.
 - NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS, OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN PROTECTED AREAS.
- PRE-CONSTRUCTION MEETING

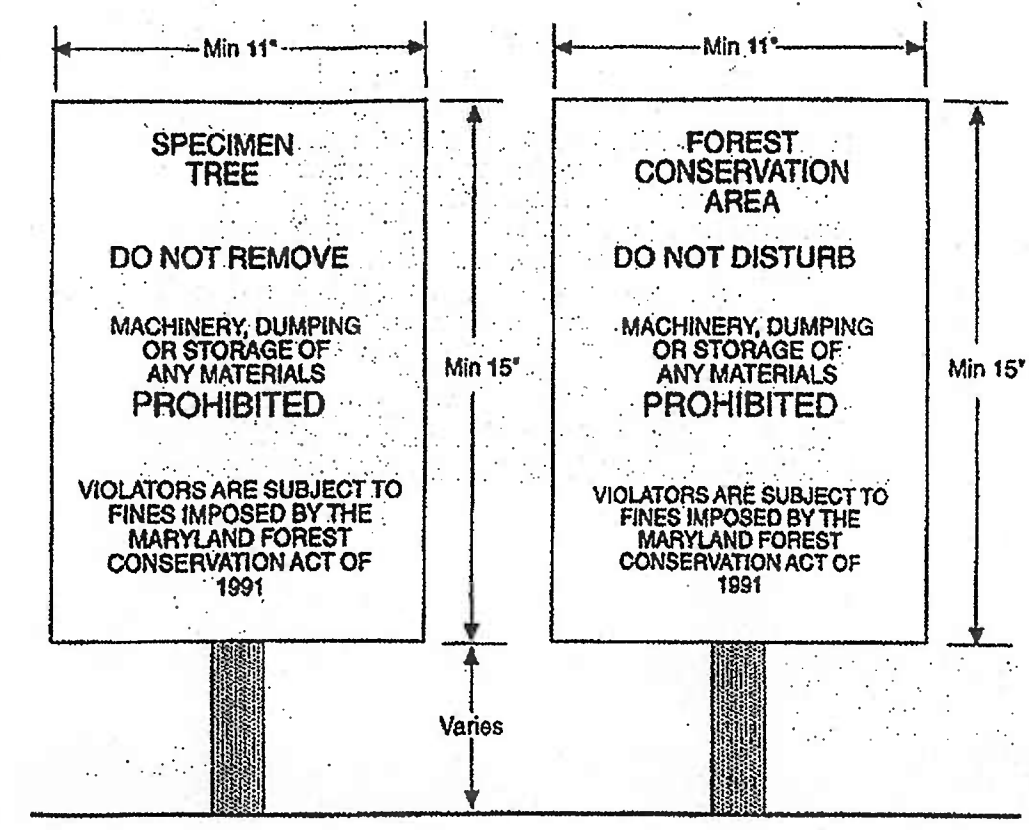
THE FOLLOWING MEASURES SHALL BE TAKEN WHEN APPROPRIATE:

 - CORRECTIVE MEASURES IN DAMAGES HERE REQUIRING:
 - NO REMOVAL OF DEAD OR DROPPING TREES. THIS MAY BE DONE ONLY IF TREES POSE AN OBSTACLE TO SAFETY OR ACCESS.
 - NO REMOVAL OF DISCARDED MATERIALS WILL OCCUR ON-SITE WITHIN THE CONSERVATION AREA.
 - NO CRUSHING WITHIN 100 FEET OF A ROOTED AREA.
 - THE FOREST RETENTION AREA BOUNDARIES TO REMAIN ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ON-SITE DECISION

ANY CHANGES MADE TO THE FOREST CONSERVATION PLAN DUE TO ON-SITE CONDITIONS SHALL BE MADE IN CONSULTATION WITH A QUALIFIED INDIVIDUAL AND APPROVED BY Cecil County Planning Department AND SHALL REQUIRE UPDATING OF THE F.C.P.
- POST-CONSTRUCTION PHASE

THE FOLLOWING MEASURES SHALL BE TAKEN WHEN APPROPRIATE:

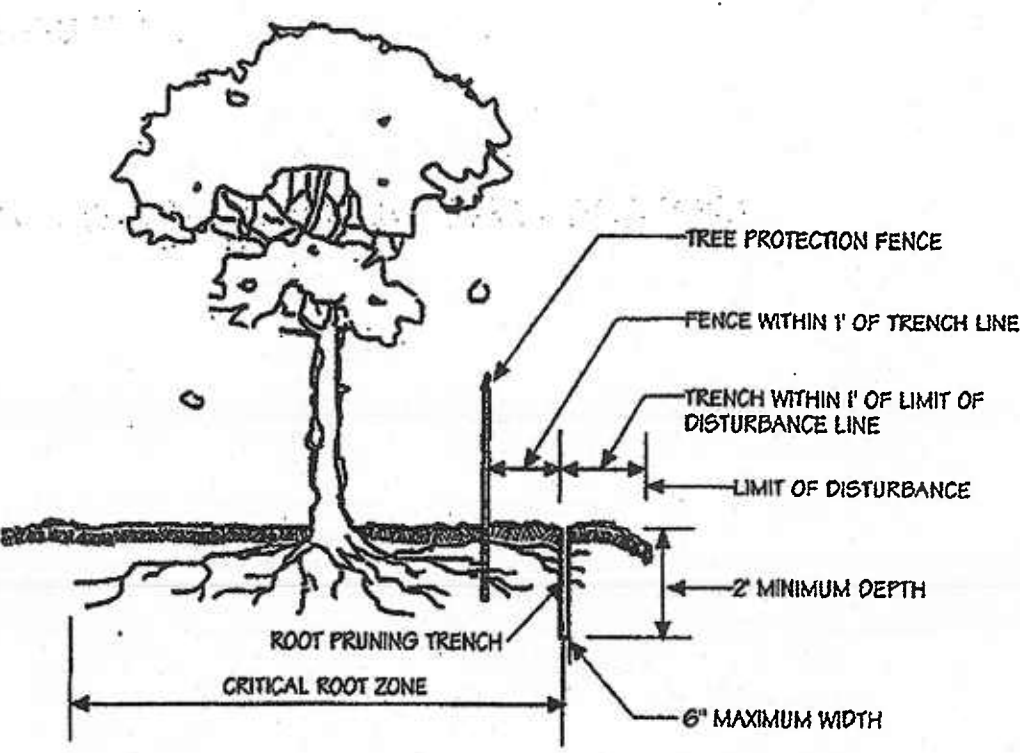
 - REMOVAL OF TEMPORARY STRUCTURES.
 - REMOVAL OF DISCARDED MATERIALS WILL OCCUR ON-SITE WITHIN THE CONSERVATION AREA.
 - NO CRUSHING WITHIN 100 FEET OF A ROOTED AREA.
 - THE FOREST RETENTION AREA BOUNDARIES TO REMAIN ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.



Notes:
 1. Bottom of signs to be higher than top of tree protection fence.
 2. Signs to be placed approximately 10' from tree. Conditions on site affecting visibility may warrant adding signs closer to trees.
 3. Attachment of signs to trees is prohibited.

Source: Adapted from Forest Conservation Manual, 1991

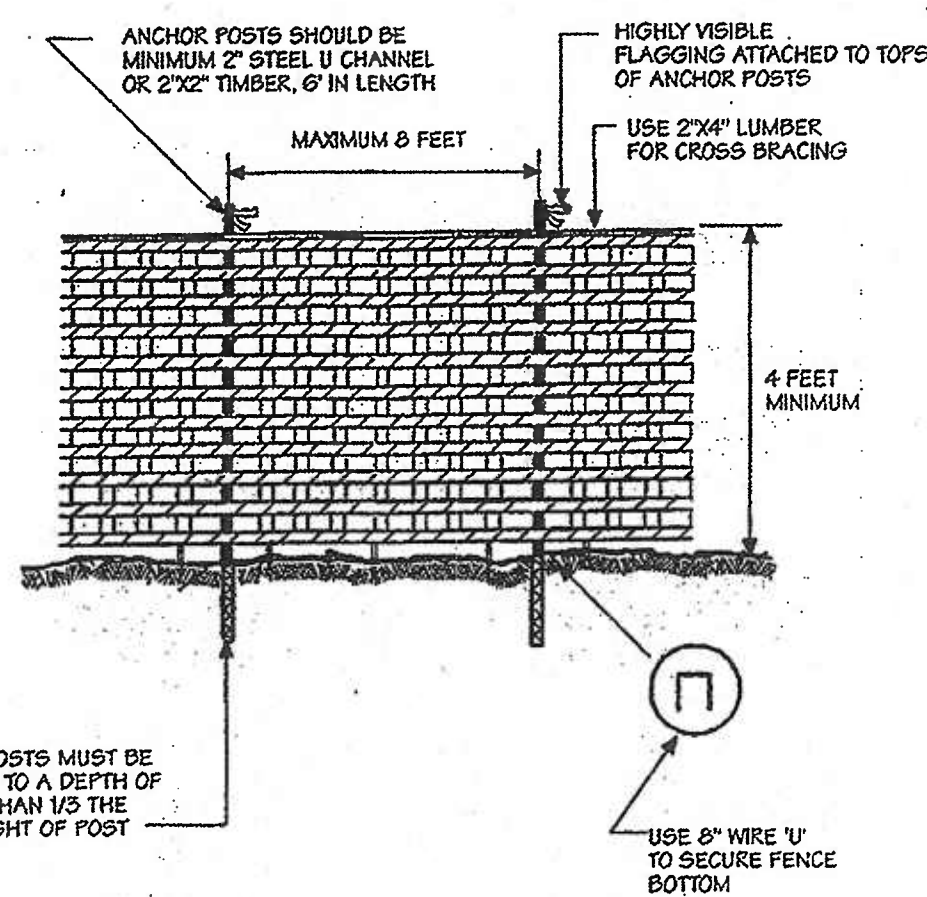
1 CONSTRUCTION SIGNS
NOT TO SCALE



Notes:
 1. Retention Areas to be established as part of the forest conservation plan review process.
 2. Boundaries of Retention Areas to be staked, flagged and/or fenced prior to clearing.
 3. Exact location of trench should be identified.
 4. Trench should be immediately backfilled with soil removed or organic soil.
 5. Roots should be clearly cut using vibrating tools or other acceptable equipment.

Source: Adapted from Stone Clark & Associates/ARCT, Inc. and Forest Conservation Manual, 1991

3 ROOT PRUNING
NOT TO SCALE

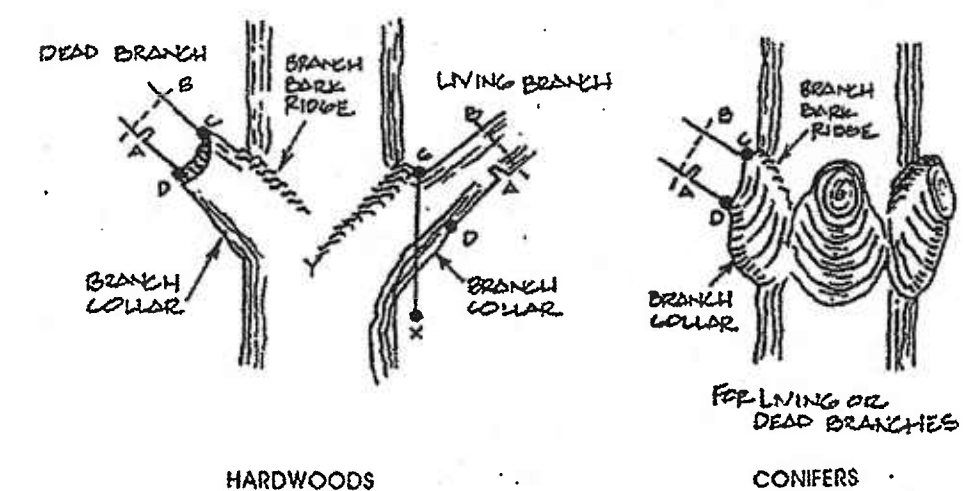


Notes:
 1. Blue orange or blue plastic mesh fences for forest protection device, only.
 2. Location of Retention Area will be established as part of the forest conservation plan review process.
 3. Boundaries of Retention Area should be staked and flagged prior to installing device.
 4. Avoid damage to critical root zone. Do not damage or sever large roots when installing posts.
 5. Protection signs are required.
 6. Device should be maintained throughout construction.

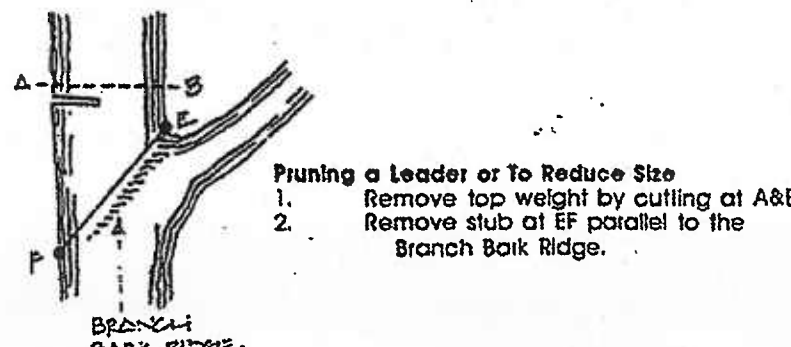
Source: Adapted from Prince George's County, Maryland Woodland Conservation Manual and Forest Conservation Manual, 1991

5 PLASTIC MESH PROTECTIVE FENCE
NOT TO SCALE

Figure J-2 Crown Reduction



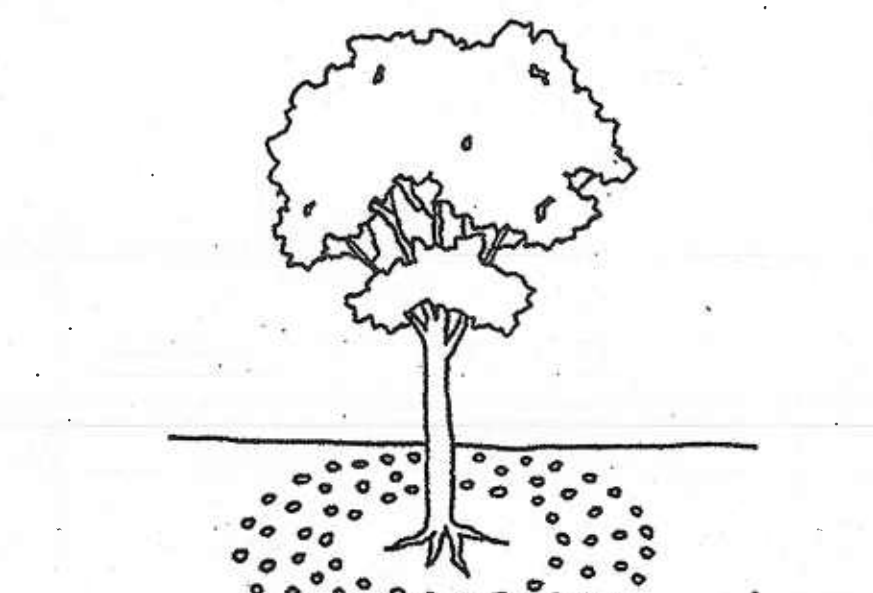
Pruning a Branch
 1. Remove branch weight by undercutting at A and remove limb by cutting through at B.
 2. Signs to be placed approximately 10' from tree. Conditions on site affecting visibility may warrant adding signs closer to trees.
 3. Attachment of signs to trees is prohibited.



Notes:
 1. Only prune at specified times.
 2. No more than 30% of crown to be removed at one time.

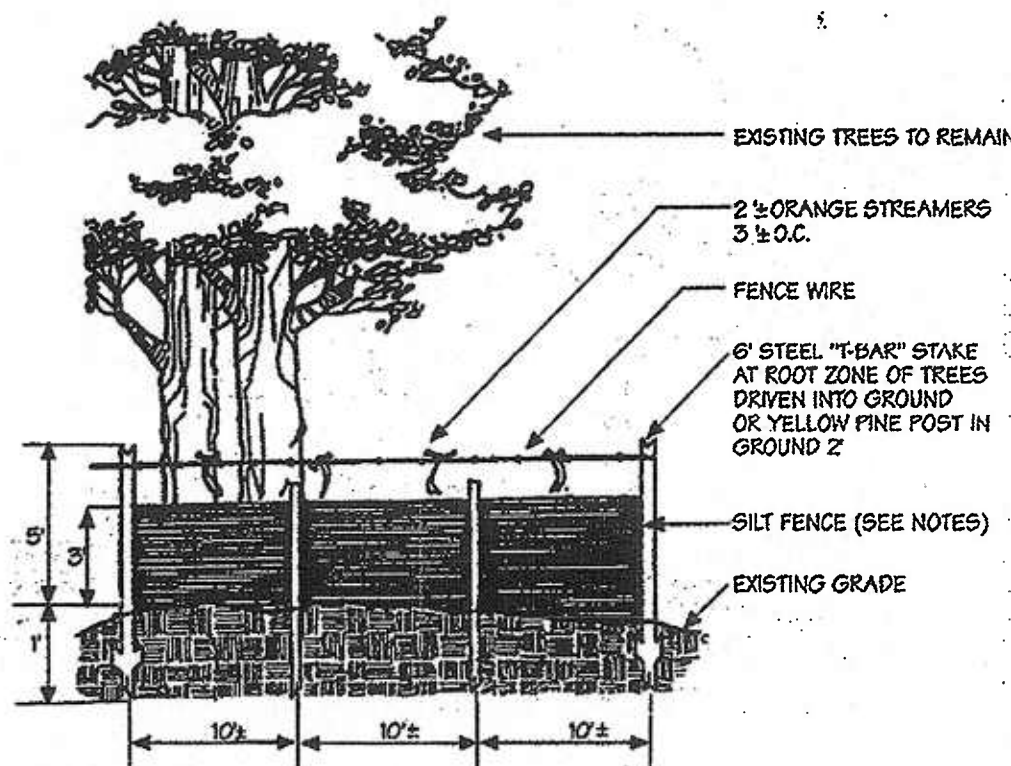
2 TREE PRUNING
NOT TO SCALE

Figure J-3 Application of Fertilizers by Injection



Notes:
 1. No fertilizer within 3 feet of trunk.
 2. Apply fertilizer to entire critical root zone.

4 APPLICATION OF FERTILIZERS
NOT TO SCALE



Notes:
 1. Silt fence to be heeled into soil.
 2. Wire, orange fence, etc. for tree protection only.
 3. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
 4. Boundaries of Retention Area should be staked and flagged prior to installing device.
 5. Avoid root damage when placing anchor posts.
 6. Device should be properly maintained throughout construction.
 7. Protection signs are also required.
 8. Locate fence outside the Critical Root Zone.

Source: Adapted from Stone Clark & Associates/ARCT, Inc.

6 SILT FENCE & PROTECTION FENCE
NOT TO SCALE

FOREST CLEARING SUMMARY

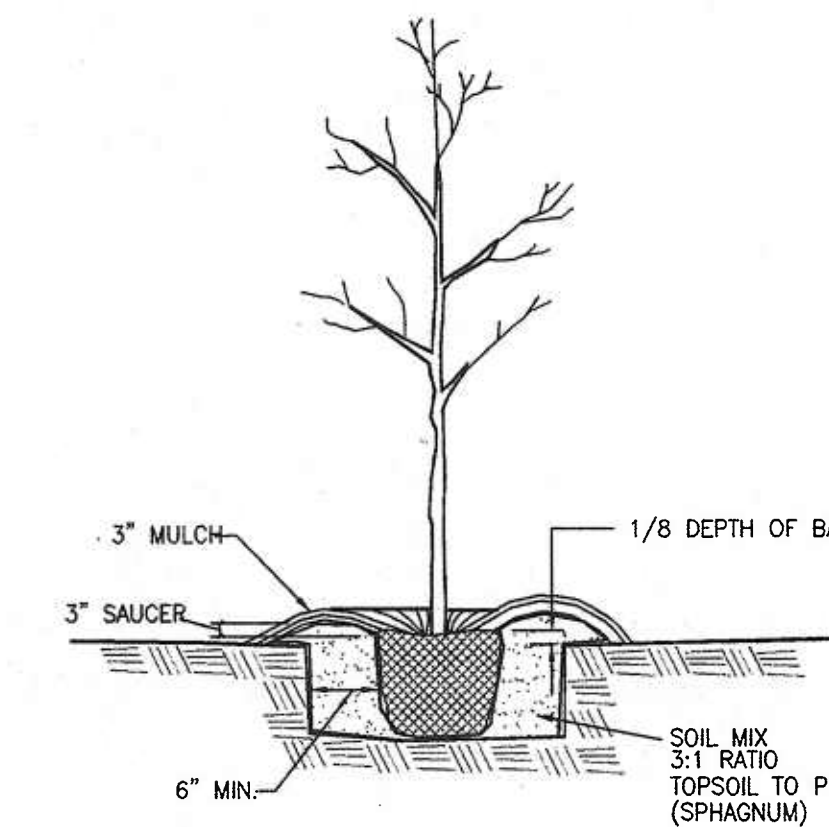
FOREST CLEARING AREA DESIGNATION	AREA IN ACRES
CL-1	0.30 AC.
CL-2	0.30 AC.
CL-3	0.31 AC.
CL-4	0.34 AC.
CL-5	0.08 AC.
CL-6	0.12 AC.
CL-7	0.05 AC.
CL-8	0.01 AC.
TOTAL	1.46 AC.

FOREST RETENTION SUMMARY

FOREST RETENTION AREA DESIGNATION	AREA IN ACRES
FR-1	44.93 AC.
TOTAL	44.93 AC.

REFORESTATION SUMMARY

REFORESTATION AREA DESIGNATION	AREA IN ACRES
R-1	0.07 AC.
R-2	0.08 AC.
R-3	0.08 AC.
R-4	0.56 AC.
R-5	0.08 AC.
R-6	1.74 AC.
R-7	4.08 AC.
R-8	0.83 AC.
R-9	0.11 AC.
R-10	0.11 AC.
TOTAL	7.44 AC.



CONTAINER GROWN TREE PLANTING DETAIL
NOT TO SCALE

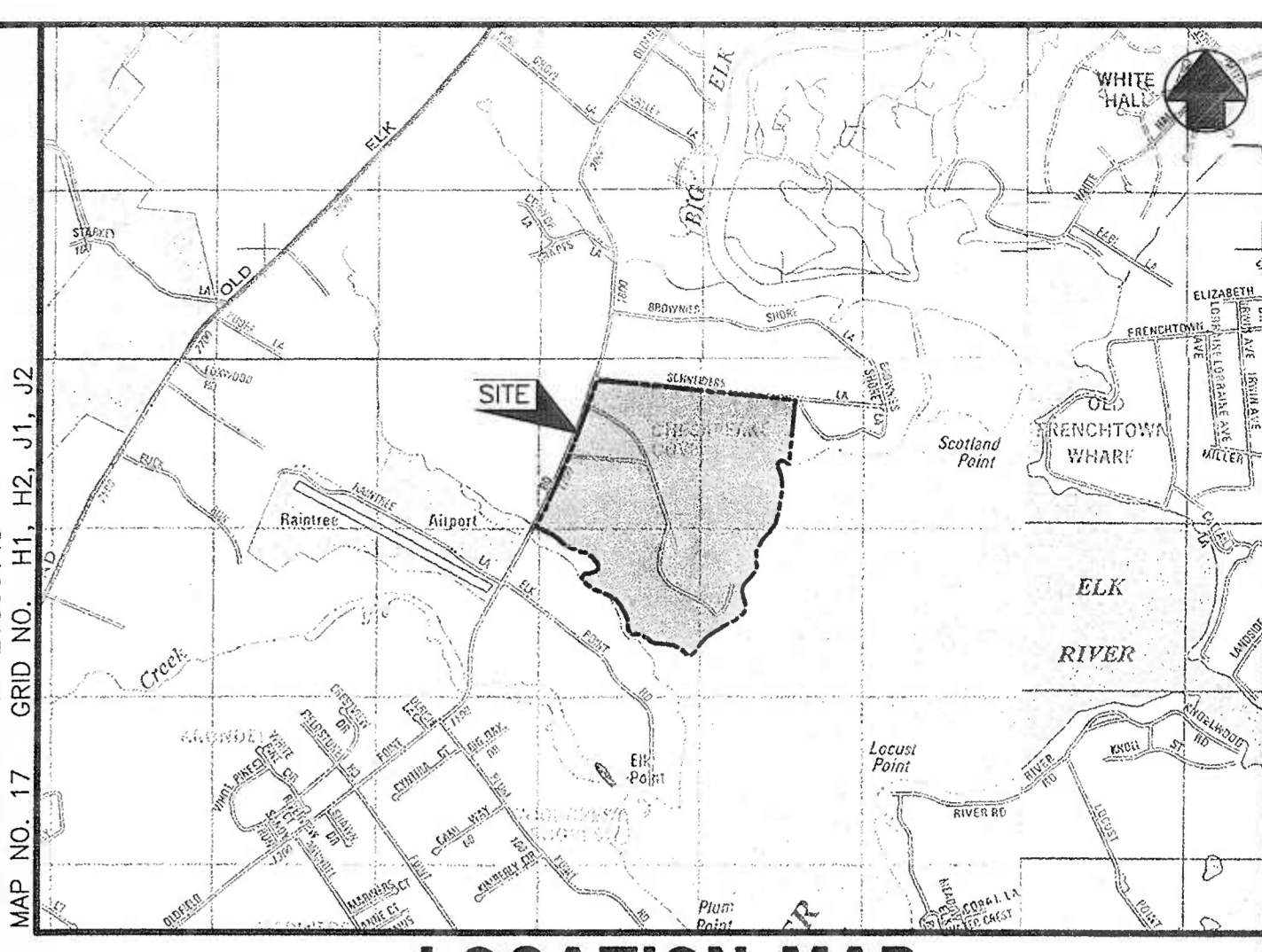
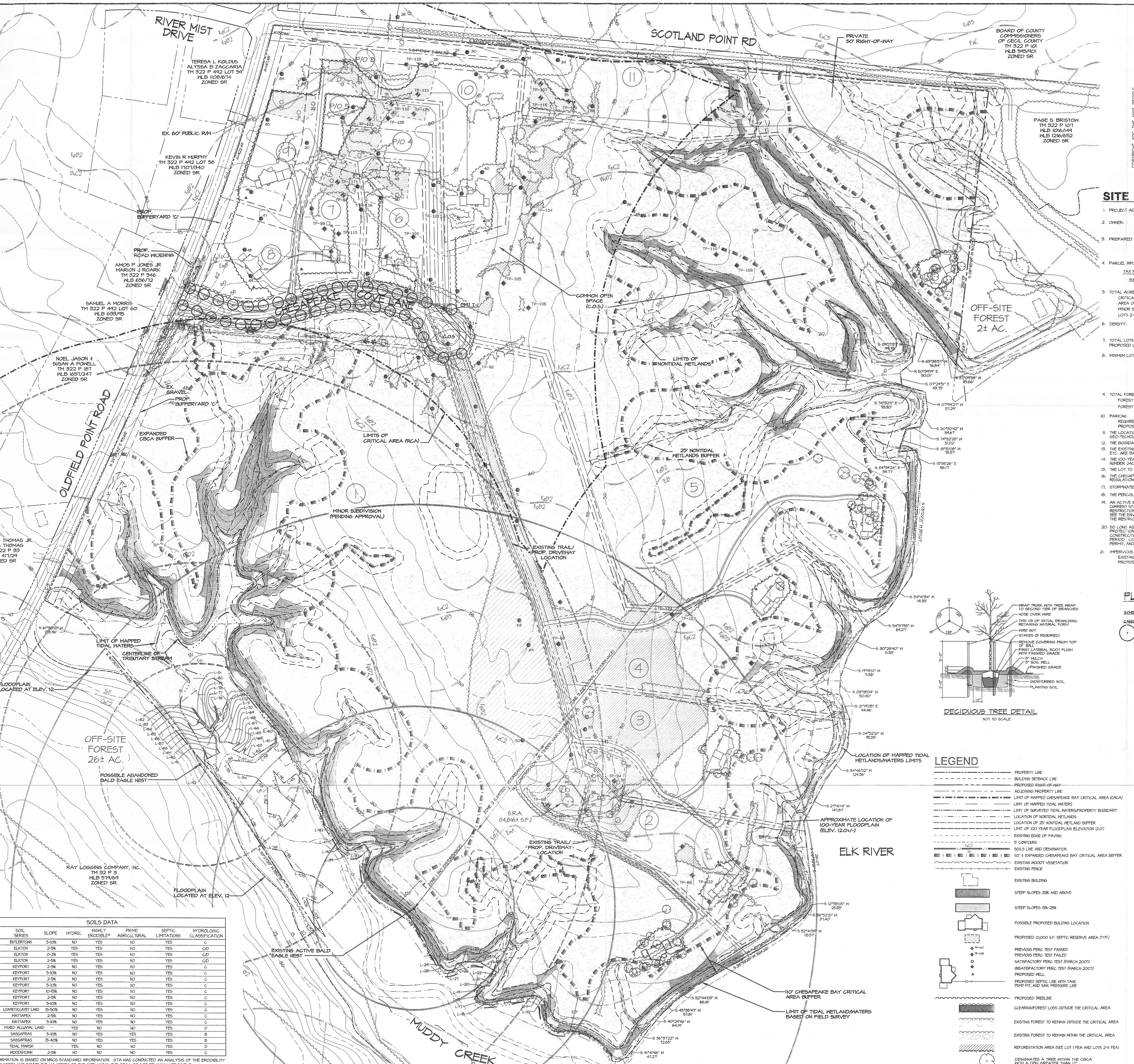
1" CALIPER STOCK REFORESTATION

ACRES	REFORESTATION AREA										BOTANICAL NAME	COMMON NAME	SIZE	SERIAL STAGE	SPACING	
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10						TOTAL
AR	0.01	0.08	0.08	0.06	0.08	1.14	4.08	0.38	0.11	0.11	7.44	ACER RUBRUM	RED MAPLE	4 GAL. CONT. (64" x 72")	PIONEER/SUBCLIMAX	10' x 10'
GA	3	2	2	2	2	58	18	11	4	4	248	QUERCUS ALBA	WHITE OAK	4 GAL. CONT. (64" x 72")	SUBCLIMAX	10' x 10'
IS	2	3	3	3	3	58	18	3	4	4	248	ILEX OPACA	AMERICAN HOLLY	4 GAL. CONT. (64" x 72")	CLIMAX	10' x 10'
FR	2	3	3	3	3	58	18	3	4	4	248	FAGUS GRANDIFOLIA	AMERICAN BEECH	4 GAL. CONT. (64" x 72")	CLIMAX	10' x 10'
GR	2	3	3	3	3	58	18	3	4	4	248	QUERCUS RUBRA	RED OAK	4 GAL. CONT. (64" x 72")	SUBCLIMAX/CLIMAX	10' x 10'
LS	2	3	3	3	3	58	18	3	4	4	248	LIRIODENDRON BITRACIFOLIUM	SWEETGUM	4 GAL. CONT. (64" x 72")	PIONEER/SUBCLIMAX	10' x 10'
SUBTOTAL	11	16	16	16	16	348	108	22	22	22	1488					

MRA
 MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
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FINAL ENVIRONMENTAL ASSESSMENT/
 HABITAT PROTECTION PLAN/
 BUFFER MANAGEMENT PLAN
 FOR
CHESAPEAKE COVE
 LOTS 2-11

DATE: 08/18/08
 REVISIONS:
 JOB NO: 13119
 SCALE: 1" = 100'
 DRAWN BY: KCP
 DESIGN BY: KCP
 REVIEW BY: JMK
 SHEET: 2 OF 2



LOCATION MAP
SCALE: 1" = 200'

SITE DATA

- PROJECT ADDRESS: OLDFIELD POINT ROAD, ELKTON, MARYLAND 21821
- OWNER: OLDFIELD POINT INVESTMENTS, LLC, 981 N. MAIN STREET, SUITE 300, BEL AIR, MARYLAND 21034-8808
- PREPARED BY: MORRIS & RITCHIE ASSOC., INC., 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MARYLAND 21004, (410) 515-9000, FAX (410) 515-9002
- PARCEL INFORMATION:

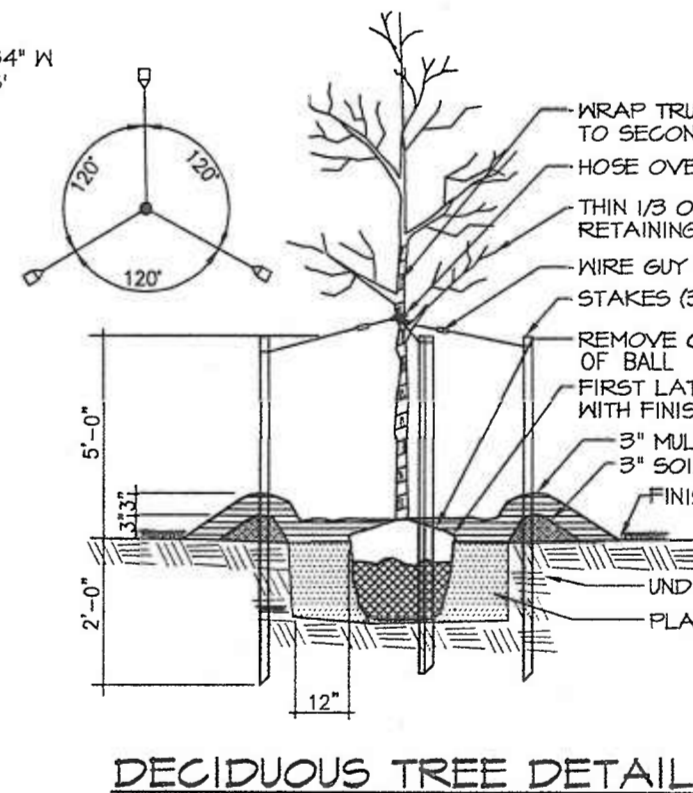
TAX MAP	PARCEL	DEED REF.	EX. ZONING	ACREAGE
322	106	MLB2/16/605	SR	156.31 (BASED ON MRA BOUNDARY SURVEY)
- TOTAL ACREAGE: 156.31 ± AC.
CRITICAL AREA-CA (BASED ON TIDAL WETLAND LIMITS): 12.25 ± AC.
AREA OUTSIDE OF CRITICAL AREA: 144.06 ± AC.
MINOR SUBDIVISION LOT 1: 60.642 ± AC.
LOTS 2-11, COMMON OPEN SPACE, AND CHESAPEAKE COVE LAKE: 47.610 ± AC.
- DENSITY: PERMITTED: 1 AC./DU. = 47.68 DU. PROPOSED: 4.71 AC./DU. (47.68 AC./DU.)
- TOTAL LOTS ALLOWED IN THE CBCA (CA): 6.06 D.U. (1 D.U. PER 20 AC.) PROPOSED LOTS IN THE CBCA (INCLUDING LOT 1): 6 D.U. (1 D.U. PER 20 AC.)
- MINIMUM LOT/STRUCTURE SETBACK REQUIREMENTS (SR WITHOUT COMMUNITY FACILITIES):
MIN. LOT AREA: 20,000 SF
MIN. LOT WIDTH AT BLDG. LINE: 60'
MIN. FRONT SETBACK: 30' (50' FROM COLLECTOR ROAD)
MIN. SIDE SETBACK: 10'
MIN. REAR SETBACK: 40'
MAX. HEIGHT: 35'
- TOTAL FORESTED AREA: 19.98 AC. ±
FOREST OUTSIDE CRITICAL AREA: 31.26 AC. ±
FOREST WITHIN CRITICAL AREA: 10.072 AC. ±
- PARKING: REQUIRED: 2 SPACES PER UNIT PROPOSED: 2 SPACES MIN. PER UNIT ON LOT
- THE LOCATION OF NONTIDAL WETLANDS, AS SHOWN ON THIS PLAN, WERE DETERMINED BY GEO-TECHNOLOGY ASSOCIATES, INC. (GTA) ON OCTOBER 2008 AND REVISED BY THE USER ON 10/3/2017.
- THE BOUNDARY AS SHOWN IS BASED ON A BOUNDARY SURVEY CONDUCTED BY MRA, APRIL 2007.
- THE EXISTING ENVIRONMENTAL FEATURES, INCLUDING 5-FOOT CONTOURS, VEGETATION, BUILDINGS, ROADS, SHORELINE, ETC. ARE BASED ON COUNTY INFORMATION. THE 2-FOOT CONTOURS WERE SURVEYED BY MRA.
- THE 100-YEAR FLOODPLAIN AS SHOWN ON THIS PLAN IS TAKEN FROM THE FEMA FIRM MAP COMMUNITY PANEL NUMBER 24000-083A (ELEVATION 12.0').
- THE LOT TO BE SERVED BY INDIVIDUAL ON-LOT WELL AND SEPTIC SYSTEM.
- THE CHESAPEAKE BAY CRITICAL AREA PORTION OF THE SITE IS EXEMPT FROM THE FOREST CONSERVATION REGULATIONS, PER SECTION 3.2B.
- STORMWATER MANAGEMENT IS TO BE ADDRESSED THROUGH TIDAL DISCHARGE AND NON-STRUCTURAL PRACTICES.
- THE PERCOLATION TEST PITS WERE FIELD LOCATED.
- AN ACTIVE BALD EAGLE NESTING TREE WAS IDENTIFIED AT THIS LOCATION WHEN THIS PLAN WAS PREPARED. THE THEN CURRENT STATE AND COUNTY BALD EAGLE HABITAT PROTECTION GUIDANCE RECOMMENDED DEVELOPMENT RESTRICTIONS ON CONSTRUCTION WITHIN A 1/4 MILE RADIUS OF BALD EAGLE NESTS BETWEEN DECEMBER 15 AND JUNE 15 ARE RESTRICTED CONSTRUCTION SUBSTANTIALLY UNDESIRABLE ON OR BEFORE DECEMBER 15TH MAY CONTINUE THROUGHOUT THE RESTRICTED PERIOD. CONSTRUCTION SHALL BE DEEMED SUBSTANTIALLY UNDESIRABLE UPON OBTAINING PERMITS (a) ISSUANCE OF A BUILDING PERMIT, AND (b) APPROVAL OF THE FOUNDATION INSPECTION.
- INTERVIOUS SURFACES IN CBCA: EXISTING: 0.001 AC. (0.8%) PROPOSED: 1.024 AC. (0.25%)

PLANT LIST

SYMBOL	KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	ROOT
T-1	SH	94	Fraxus grandifolia American Beech	2" - 2 1/2" CAL.	B4B

LANDSCAPE PLAN GENERAL NOTES

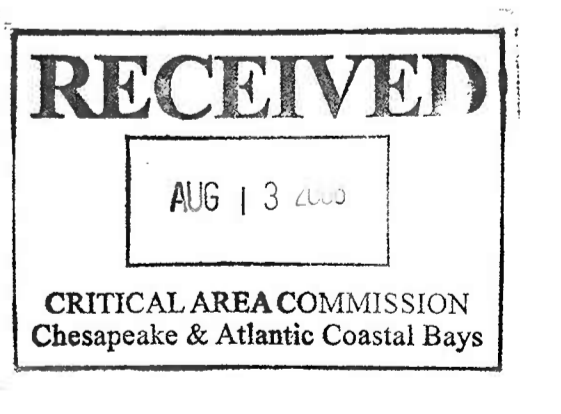
- QUANTITIES OF TREES AND SHRUBS ARE BASED UPON THE GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE AND MAINTAIN PROTECTION SURVIVAL BASED UPON GRAPHIC SYMBOL QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT IF A DIFFERENCE IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE SYMBOL COUNT OF MATERIALS SHOWN ON THE DRAWINGS.
- THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
- CONTRACTOR SHALL GUARANTEE PLANTINGS FOR 2 YEARS.
- A TEN FOOT WIDE PLANTING EASEMENT IS HEREBY ESTABLISHED ON EACH LOT FOR PURPOSES OF INSTALLING AND MAINTAINING THE REQUIRED STREET TREES.
- STREET TREE REQUIREMENT: 1 TREE/50 L.P. STREET FRONTAGE REQUIRED; 94 TREES (450 L.P.) PROVIDED; 94 TREES.
- THE BUFFERYARD 'C' REQUIREMENTS ARE BEING MET THROUGH THE PRESERVATION OF EXISTING VEGETATION AND REFORESTATION.



DECIDUOUS TREE DETAIL
NOT TO SCALE

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED HIGHWAY
- ADJOINING PROPERTY LINE
- LIMIT OF MAPPED CHESAPEAKE BAY CRITICAL AREA (CBCA)
- LIMIT OF MAPPED TIDAL WATERS
- LIMIT OF SURVEYED TIDAL WATERS/PROPERTY BOUNDARY
- LOCATION OF NONTIDAL WETLANDS
- LOCATION OF 25' NONTIDAL WETLAND BUFFER
- LIMIT OF 100 YEAR FLOODPLAIN (ELEVATION 12.0')
- EXISTING EDGE OF PAVING
- 5' CONTOURS
- SOILS LINE AND DESIGNATION
- 10' & EXPANDED CHESAPEAKE BAY CRITICAL AREA BUFFER
- EXISTING POODY VEGETATION
- EXISTING FENCE
- EXISTING BUILDING
- STEEP SLOPES 25% AND ABOVE
- STEEP SLOPES 15%-25%
- POSSIBLE PROPOSED BUILDING LOCATION
- PROPOSED 1000' 50' SEPTIC RESERVE AREA (17'P)
- PREVIOUS PERG TEST PASSED
- PREVIOUS PERG TEST FAILED
- SATISFACTORY PERG TEST (MARCH 2007)
- UNSATISFACTORY PERG TEST (MARCH 2007)
- PROPOSED WELL
- PROPOSED SEPTIC LINE WITH TANK, PUMP PIT, AND SAN. PRESSURE LINE
- PROPOSED TREELINE
- CLEARING/LOSS FOREST OUTSIDE THE CRITICAL AREA
- EXISTING FOREST TO REMAIN OUTSIDE THE CRITICAL AREA
- EXISTING FOREST TO REMAIN WITHIN THE CRITICAL AREA
- REFORESTATION AREA (SEE LOT 1 FEA AND LOTS 2-11 FEA)
- DESIGNATES A TREE WITHIN THE CBCA WITH A DBH GREATER THAN 12"



SOILS DATA

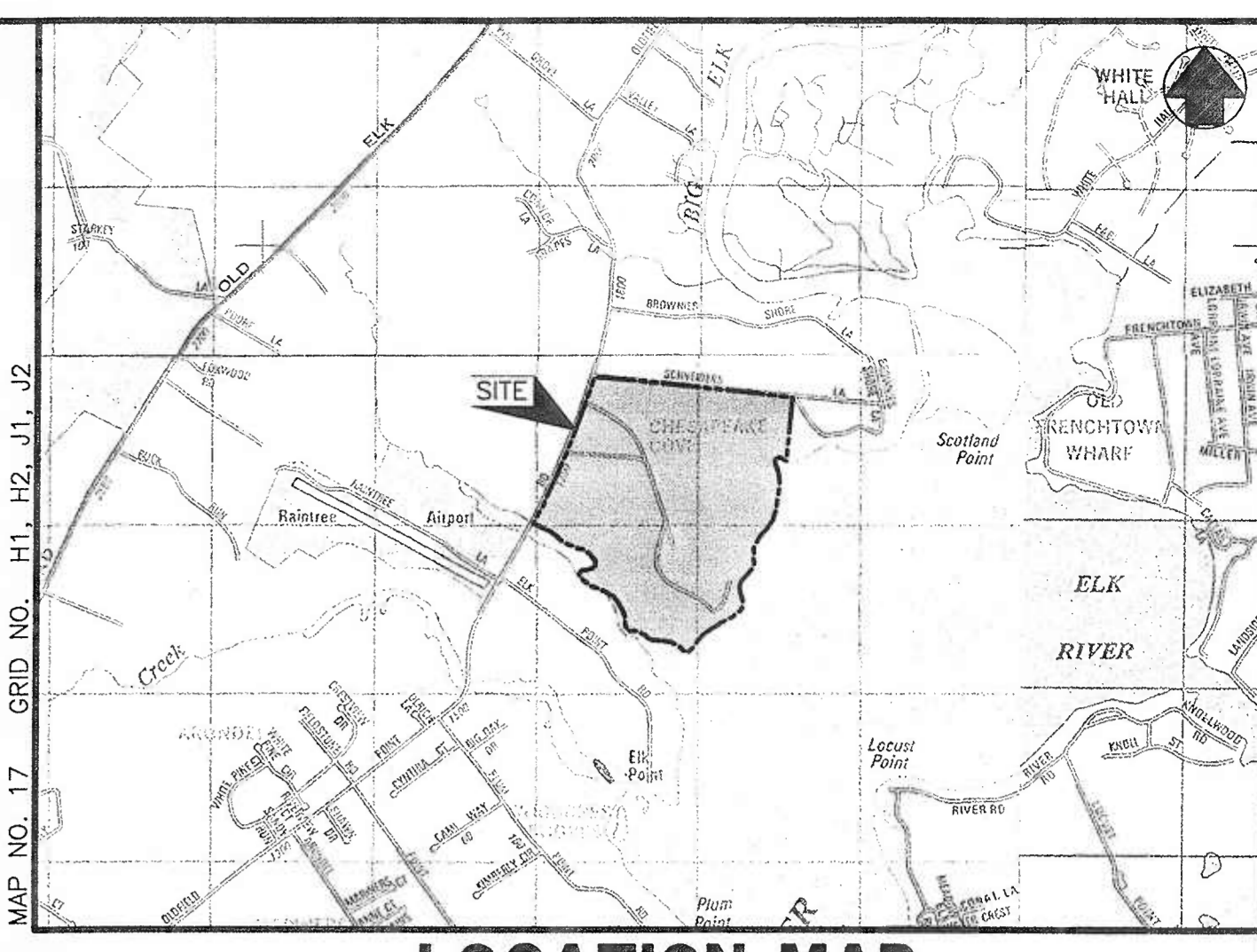
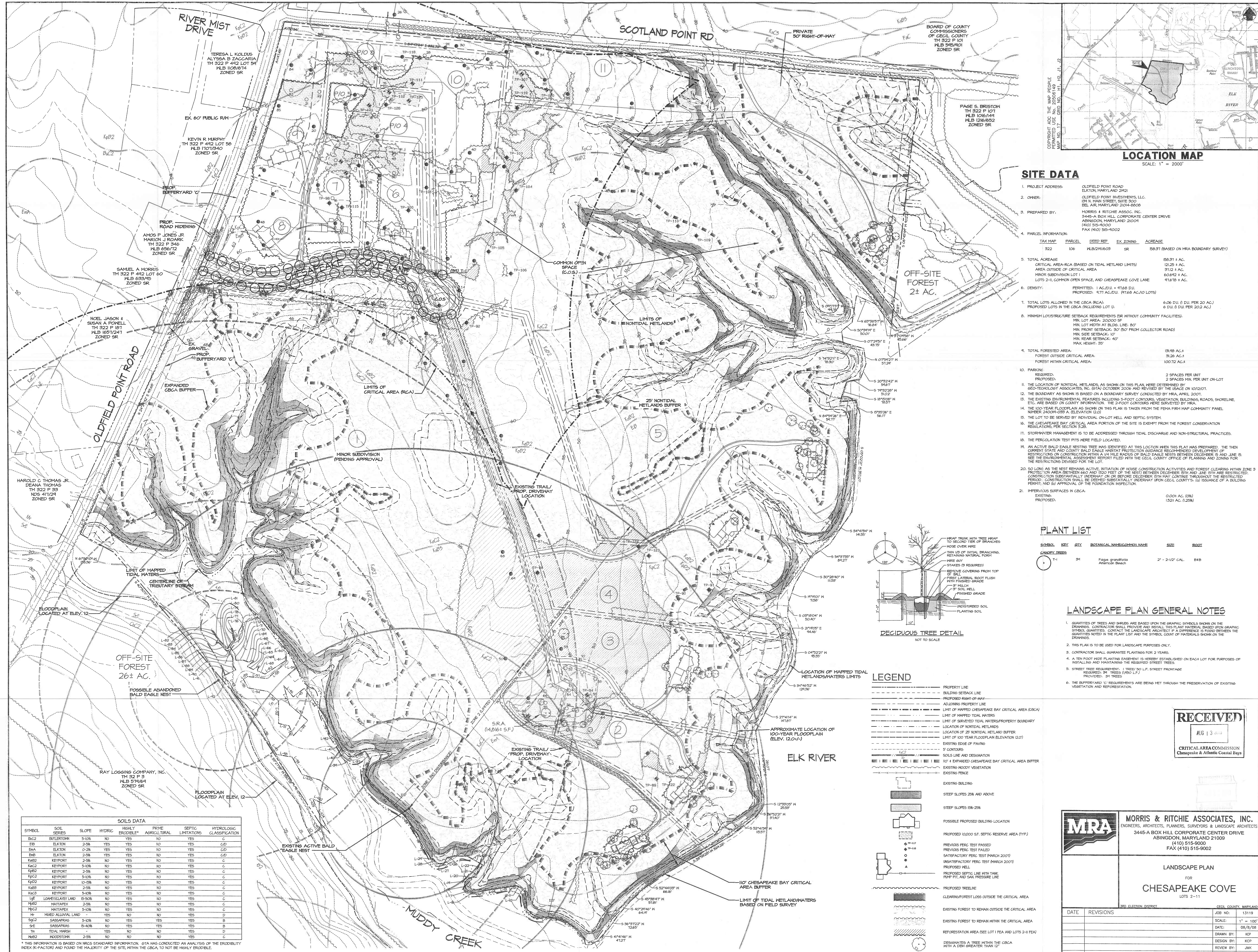
SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
BUTLEROWN	5-10%	NO	YES	NO	NO	G
BLKTON	2-5%	YES	YES	NO	YES	GD
BLKTON	0-2%	YES	YES	NO	YES	GD
BLKTON	2-5%	YES	YES	NO	YES	GD
KEYPORT	2-5%	NO	YES	NO	YES	C
KEYPORT	5-10%	NO	YES	NO	YES	C
KEYPORT	2-5%	NO	YES	NO	YES	C
KEYPORT	5-10%	NO	YES	NO	YES	C
KEYPORT	10-25%	NO	YES	NO	YES	C
KEYPORT	2-5%	NO	YES	NO	YES	C
KEYPORT	5-10%	NO	YES	NO	YES	C
LOWMY/LAYLE LAND	5-30%	NO	YES	NO	YES	C
MATTAPEX	2-5%	NO	YES	NO	YES	C
MATTAPEX	5-10%	NO	YES	NO	YES	C
MIXED ALLUVIAL LAND	-	YES	NO	NO	YES	D
SASAFRAS	5-10%	NO	YES	NO	YES	B
SASAFRAS	5-10%	NO	YES	NO	YES	B
TIDAL MARSH	NO	NO	NO	NO	YES	D
PROCDSTON	2-5%	NO	NO	NO	YES	C

INFORMATION IS BASED ON NRCS STANDARD INFORMATION. GTA HAS CONDUCTED AN ANALYSIS OF THE ERODIBILITY FACTOR AND FOUND THE MAJORITY OF THE SITE, WITHIN THE CBCA, TO NOT BE HIGHLY ERODIBLE.

MRA MORRIS & RITCHIE ASSOCIATES, INC.
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3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
(410) 515-9000
FAX (410) 515-9002

LANDSCAPE PLAN
FOR
CHESAPEAKE COVE
LOTS 2-11

DATE	REVISIONS	JOB NO.	CECIL COUNTY, MARYLAND
		13119	
		SCALE: 1" = 100'	
		DATE: 08/08/08	
		DRAWN BY: KCP	
		DESIGN BY: KCP	
		REVIEW BY: JMK	
		SHEET: 1 OF 1	



SITE DATA

- PROJECT ADDRESS: OLDFIELD POINT ROAD, ELKTON, MARYLAND 21821
- OWNER: OLDFIELD POINT INVESTMENTS, LLC, 191 N. MAIN STREET, SUITE 300, BEL AIR, MARYLAND 21034-8800
- PREPARED BY: MORRIS & RITCHE ASSOC. INC., 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MARYLAND 21004, (410) 515-9000, FAX (410) 515-9002
- PARCEL INFORMATION:

TAX MAP	PARCEL	DEED REF.	EX. ZONING	ACREAGE
322	106	NLB/21/6/29	SR	150.31 (BASED ON HRA BOUNDARY SURVEY)
- TOTAL ACREAGE: 150.31 ± AC. CRITICAL AREA-SCA (BASED ON TIDAL WETLAND LIMITS) AREA OUTSIDE OF CRITICAL AREA: 121.25 ± AC. MINOR SUBDIVISION LOT 1: 60.42 ± AC. LOTS 2-11, COMMON OPEN SPACE, AND CHEASPEAKE COVE LAKE: 41.67 ± AC.
- DENSITY: PERMITTED: 1 AC./DU = 41.68 D.U. PROPOSED: 4.77 AC./DU (41.68 AC./10 LOTS)
- TOTAL LOTS ALLOWED IN THE CBCA (RCA): 6.06 D.U. (6 D.U. PER 202 AC.) PROPOSED LOTS IN THE CBCA (INCLUDING LOT 1): 6 D.U. (6 D.U. PER 202 AC.)
- MINIMUM LOT/STRUCTURE SETBACK REQUIREMENTS (FOR WITHOUT COMMUNITY FACILITIES):

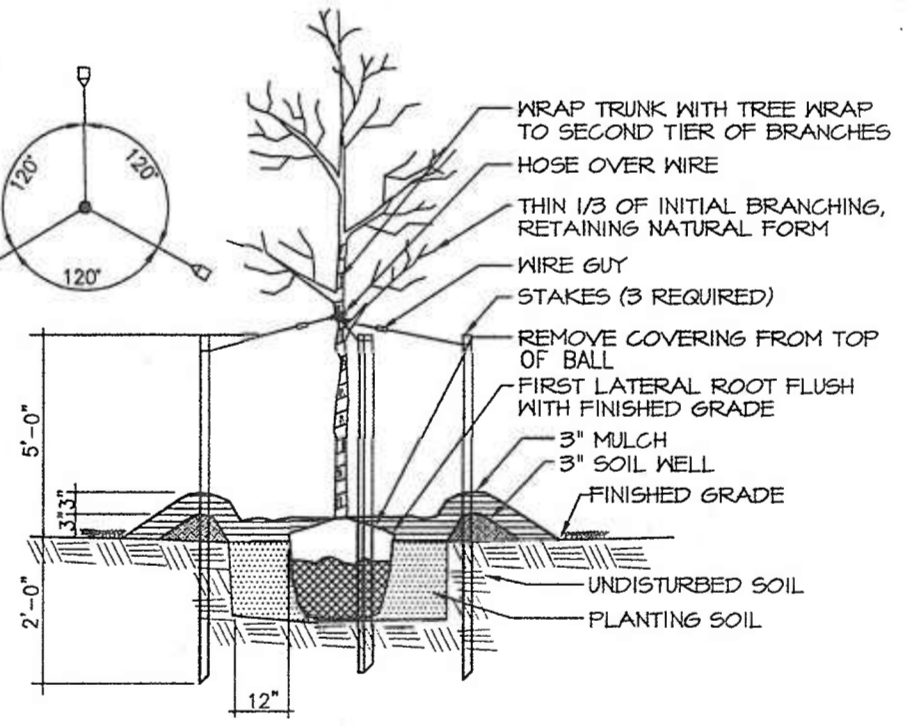
MIN. LOT AREA	MIN. LOT WIDTH AT BLDG. LINE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MAX. HEIGHT
20,000 SF	30'	150' FROM COLLECTOR ROAD	10'	40'	35'
- TOTAL FORESTED AREA: 31.98 AC. FOREST OUTSIDE CRITICAL AREA: 31.26 AC. FOREST WITHIN CRITICAL AREA: 100.72 AC.
- PARKING: 2 SPACES PER UNIT. PROPOSED: 2 SPACES PER UNIT ON-LOT.
- LOCATION OF NONTIDAL WETLANDS, AS SHOWN ON THIS PLAN, WERE DETERMINED BY GEO-TECHNOLOGY ASSOCIATES, INC. (GTA) OCTOBER 2006 AND REVISED BY THE USAGE ON 10/10/07.
- THE BOUNDARY AS SHOWN IS BASED ON A BOUNDARY SURVEY CONDUCTED BY HRA, APRIL 2007.
- THE EXISTING ENVIRONMENTAL FEATURES INCLUDING 3-FOOT CONTOURS, VEGETATION, BUILDINGS, ROADS, SHORELINE, ETC. ARE BASED ON COUNTY INFORMATION. THE 2-FOOT CONTOURS WERE SURVEYED BY HRA.
- THE 100-YEAR FLOODPLAIN AS SHOWN ON THIS PLAN IS TAKEN FROM THE FEMA FIRM MAP COMMUNITY PANEL NUMBER 24004-033 A (ELEVATION 12.0)
- THE LOT TO BE SERVED BY INDIVIDUAL ON-LOT WELL AND SEPTIC SYSTEM.
- THE CHEASPEAKE BAY CRITICAL AREA PORTION OF THE SITE IS EXEMPT FROM THE FOREST CONSERVATION REGULATIONS, PER SECTION 3.2B.
- STORMWATER MANAGEMENT IS TO BE ADDRESSED THROUGH TIDAL DISCHARGE AND NON-STRUCTURAL PRACTICES.
- THE PERCOLATION TEST PITS WERE FIELD LOCATED.
- AN ACTIVE BALD EAGLE NESTING TREE WAS IDENTIFIED AT THIS LOCATION WHEN THIS PLAN WAS PREPARED. THE THEN CURRENT STATE AND COUNTY BALD EAGLE HABITAT PROTECTION GUIDANCE RECOMMENDS DEVELOPMENT RESTRICTIONS ON CONSTRUCTION WITHIN A 1/4 MILE RADIUS OF BALD EAGLE NESTS BETWEEN DECEMBER 15 AND JUNE 15. SEE THE ENVIRONMENTAL ASSESSMENT REPORT FILED WITH THE CBCA, COUNTY OFFICE OF PLANNING AND ZONING FOR THE RESTRICTIONS DEVISED FOR THE LOT.
- SO LONG AS THE NEST REMAINS ACTIVE, INITIATION OF HOUSE CONSTRUCTION ACTIVITIES AND FOREST CLEARING WITHIN ZONE 3 PROTECTION AREA (BETWEEN 1400 AND 1500 FEET OF THE NEST) BETWEEN DECEMBER 15 AND JUNE 15 ARE RESTRICTED. CONSTRUCTION SUBSTANTIALLY UNDERWAY ON OR BEFORE DECEMBER 15TH MAY CONTINUE THROUGHOUT THE RESTRICTED PERIOD. CONSTRUCTION SHALL BE DEEMED ESSENTIALLY UNDERWAY UPON RECEIPT OF AN ISUANCE OF A BUILDING PERMIT, AND (B) APPROVAL OF THE FOUNDATION INSPECTION.
- IMPERVIOUS SURFACES IN CBCA: 0.00% AC. (0%) PROPOSED: 152% AC. (1.25%)

PLANT LIST

SUBSYMBOL	KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	ROOT
1	TR	31	Fagus grandifolia American Beech	2" - 2 1/2" CAL.	B&B

LANDSCAPE PLAN GENERAL NOTES

- QUANTITIES OF TREES AND SHRUBS ARE BASED UPON THE GRAPHIC SYMBOLS SHOWN ON THE DRAWING. CONTRACTOR SHALL PROVIDE AND INSTALL THIS PLANT MATERIAL BASED UPON GRAPHIC QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT IF A DIFFERENCE IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE SYMBOL COUNT OF MATERIALS SHOWN ON THE DRAWING.
- THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
- CONTRACTOR SHALL GUARANTEE PLANTINGS FOR 2 YEARS.
- A TEN FOOT WIDE PLANTING EASEMENT IS HEREBY ESTABLISHED ON EACH LOT FOR PURPOSES OF INSTALLING AND MAINTAINING THE REQUIRED STREET TREES.
- STREET TREE REQUIREMENTS: 1 TREE/50' L.F. STREET FRONTAGE REQUIRED; 3" TREES (RUBO L.F. REQUIRED); 3" TREES.
- THE BUFFERYARD (C) REQUIREMENTS ARE BEING MET THROUGH THE PRESERVATION OF EXISTING VEGETATION AND REFORESTATION.



DECIDUOUS TREE DETAIL
NOT TO SCALE

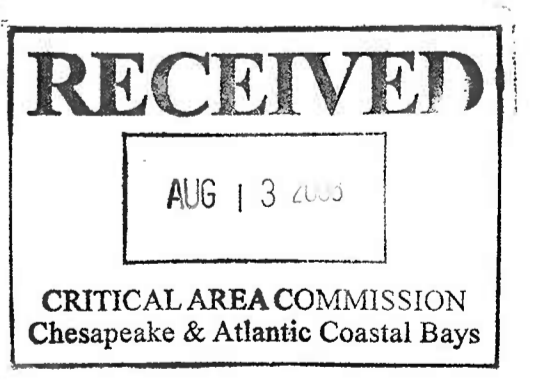
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- ADJOINING PROPERTY LINE
- LIMIT OF MAPPED CHEASPEAKE BAY CRITICAL AREA (CBCA)
- LIMIT OF MAPPED TIDAL WATERS
- LIMIT OF SURVEYED TIDAL WATERS/PROPERTY BOUNDARY
- LOCATION OF NONTIDAL WETLANDS
- LOCATION OF 25' NONTIDAL WETLAND BUFFER
- LIMIT OF 100-YEAR FLOODPLAIN (ELEV. 12.0)
- EXISTING EDGE OF PAVING
- 3' CONTOURS
- SOILS LINE AND DESIGNATION
- 10' ± EXPANDED CHEASPEAKE BAY CRITICAL AREA BUFFER
- EXISTING POODY VEGETATION
- EXISTING FENCE
- EXISTING BUILDING
- STEEP SLOPES 25% AND ABOVE
- STEEP SLOPES 15%-25%
- POSSIBLE PROPOSED BUILDING LOCATION
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- PROPOSED WELL
- PROPOSED SEPTIC LINE WITH TANK
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- PROPOSED TREELINE
- CLEARING/FOREST LOSS OUTSIDE THE CRITICAL AREA
- EXISTING FOREST TO REMAIN OUTSIDE THE CRITICAL AREA
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- REFORESTATION AREA (SEE LOT 1 FEA AND LOTS 2-11 FEA)
- DESIGNATES A TREE WITHIN THE CBCA WITH A DBH GREATER THAN 12"

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE*	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
Bc2	BUTLEROWN	5-10%	NO	YES	NO	YES	G
Eb	ELKTON	2-5%	YES	YES	NO	YES	G/D
EnA	ELKTON	0-2%	YES	YES	NO	YES	G/D
EnB	ELKTON	2-5%	YES	YES	NO	YES	G/D
Ks2	KEYPORT	2-5%	NO	YES	NO	YES	G
Ks3	KEYPORT	2-5%	NO	YES	NO	YES	G
Ks2	KEYPORT	5-10%	NO	YES	NO	YES	G
Ks2	KEYPORT	10-15%	NO	YES	NO	YES	G
Ks3	KEYPORT	2-5%	NO	YES	NO	YES	G
Ks3	KEYPORT	5-10%	NO	YES	NO	YES	G
LjE	LONEYKILNEY LAND	5-30%	NO	YES	NO	YES	G
Mb2	MATTIPEX	2-5%	NO	YES	NO	YES	G
Np2	MATTIPEX	5-10%	NO	YES	NO	YES	D
H	MIXED ALLUVIAL LAND	NO	NO	NO	NO	YES	D
Sg2	SASSAFRAS	5-10%	NO	YES	YES	YES	B
SrE	SASSAFRAS	5-10%	NO	YES	YES	YES	B
Tb	TIDAL MARSH	NO	YES	NO	NO	NO	D
Nb2	HODGSON	2-5%	NO	NO	NO	YES	G

* THIS INFORMATION IS BASED ON NRCS STANDARD INFORMATION. GTA HAS CONDUCTED AN ANALYSIS OF THE ERODIBILITY INDEX (R-FACTOR) AND FOUND THE MAJORITY OF THE SITE, WITHIN THE CBCA, TO NOT BE HIGHLY ERODIBLE.



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LANDSCAPE PLAN
FOR
CHEASPEAKE COVE
LOTS 2-11

DATE	REVISIONS	JOB NO.	SCALE:
		13119	1" = 100'
			DATE: 08/28/08
			DRAWN BY: KCP
			DESIGN BY: KCP
			REVIEW BY: JMK
			SHEET: 1 OF 1