



GENERAL NOTES:

- THIS PLAN IS A PARTIAL REVISION TO THE RECORDED MINOR SUBDIVISION PLAN, RECORDED AT PC NO. 1101, FOLIO 98, WITH THE PURPOSE OF EXPUNGING THE LOT LINE SEPARATING LOTS 3 AND 4, IN EFFECT CREATING ONE (1) LOT TO BE RECORDED AS LOT 3.
- LOT AREAS:
LOT 3 36.113± ACRES
TOTAL PLAT AREA: 36.113± ACRES
- ZONE: HI AND HOOD - HEAVY INDUSTRIAL AND HIGHWAY CORRIDOR OVERLAY DISTRICT.
- THE PROPOSED LOT 3 AS PART OF THIS PLAN IS NOT WITHIN THE NORTH EAST CRITICAL AREA.
- BULK STANDARDS FOR HI AND HOOD:
REQUIRED:
MINIMUM LOT AREA 40,000SF (0.92± AC)
MINIMUM STREET YARD 25 FT
MINIMUM SIDE YARD 25 FT
MINIMUM REAR YARD 25 FT
MINIMUM PAVEMENT SETBACK 10 FT
MAXIMUM BUILDING HEIGHT 75 FT
- THE LOTS SHOWN HEREON ARE SUBJECT TO 12' WIDE UTILITY EASEMENTS ALONG ALL REAR AND SIDE PROPERTY LINES.
- THIS PLAN IS BASED ON A SURVEY THAT WAS PREPARED WITH REFERENCE TO A TITLE COMMITMENT ISSUED BY LAND SERVICES USA, INC. AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. MFA22-0076, WITH A COMMITMENT DATE OF 1/20/22.
- SOILS SHOWN HEREON TAKEN FROM U.S.D.A. SOIL SURVEY OF CECIL COUNTY.
- REDUCTION OF THE TOWN OF NORTHEAST 100' INTERMITTENT STREAM BUFFER TO A 35' INTERMITTENT STREAM BUFFER HAS BEEN APPROVED BY THE BOARD OF APPEALS ON 07/27/2023.

- DEED REFERENCE:
LOT 3: 0144100536
LOT 4: 0144100528
- THERE SHALL BE NO DISTURBANCE WITHIN 30 FT OF ANY INTERMITTENT STREAM ON SITE. REDUCTION OF THE TOWN OF NORTHEAST 100' INTERMITTENT STREAM BUFFER TO A 35' INTERMITTENT STREAM BUFFER WAS APPROVED BY THE BOARD OF APPEALS ON 07/27/2023.
- THIS LOT IS SUBJECT TO FOREST CONSERVATION COMPLIANCE UPON DISTURBANCE AND IS PROVIDED SEPARATELY FROM THIS PLAN.
- ALL SITE ACCESS SHALL CONFORM WITH THE AMERICANS WITH DISABILITIES ACT.
- ALL SIGNS WILL BE REQUIRED A TOWN PERMIT AND WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THE TIME OF THE APPLICATION.
- TWO (2) EXISTING CONCRETE MONUMENTS ARE TO BE RESET WITHIN SITE DISTANCE ONCE DISTURBED.
- THREE (3) COPIES OF THE RECORDED PAT SHALL BE SUBMITTED PRIOR TO SIGNATURE OF THE CONSTRUCTION DRAWINGS.
- ACCESS AND UTILITY EASEMENTS FOR WATER SERVICE WILL BE GRANTED WHEN THE SITE DESIGN IS COMPLETED FOR THIS LOT.
- THIS RECORD PLAT WAS PREVIOUSLY RECORDED AT PC NO. 1101, FOLIO 98.
- 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.
- SANITARY SEWER: CECIL COUNTY, SUBJECT TO THE APPROVAL OF THE CECIL COUNTY DEPARTMENT OF PUBLIC WORKS.
- WATER SUPPLY: TOWN OF NORTHEAST, SUBJECT TO THE APPROVAL OF THE TOWN OF NORTHEAST DEPARTMENT OF WATER.

OWNER'S/DEVELOPER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I/WE HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE CECIL SOIL CONSERVATION DISTRICT OR THEIR REPRESENTATIVES AND THE STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, COMPLIANCE INSPECTORS.

I/WE HEREBY CERTIFY THAT DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN OF EROSION AND SEDIMENT CONTROL.

BLANKET EASEMENT NOTE: I HEREBY GRANT UNTO THE CECIL COUNTY, DEPARTMENT OF PUBLIC WORKS OR ITS AGENT AND/OR CONTRACTOR FOR THE RIGHT OF ENTRY AT REASONABLE TIMES AND IN A REASONABLE MANNER FOR THE PURPOSE OF INSPECTING, OPERATING, INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OR REPAIRING THE FACILITY.

OWNER'S/DEVELOPER SIGNATURE _____ DATE _____
PRINTED NAME AND TITLE _____

CECIL COUNTY HEALTH DEPARTMENT

DIRECTOR _____ DATE _____
TOWN ENGINEER _____
TOWN OF NORTH EAST

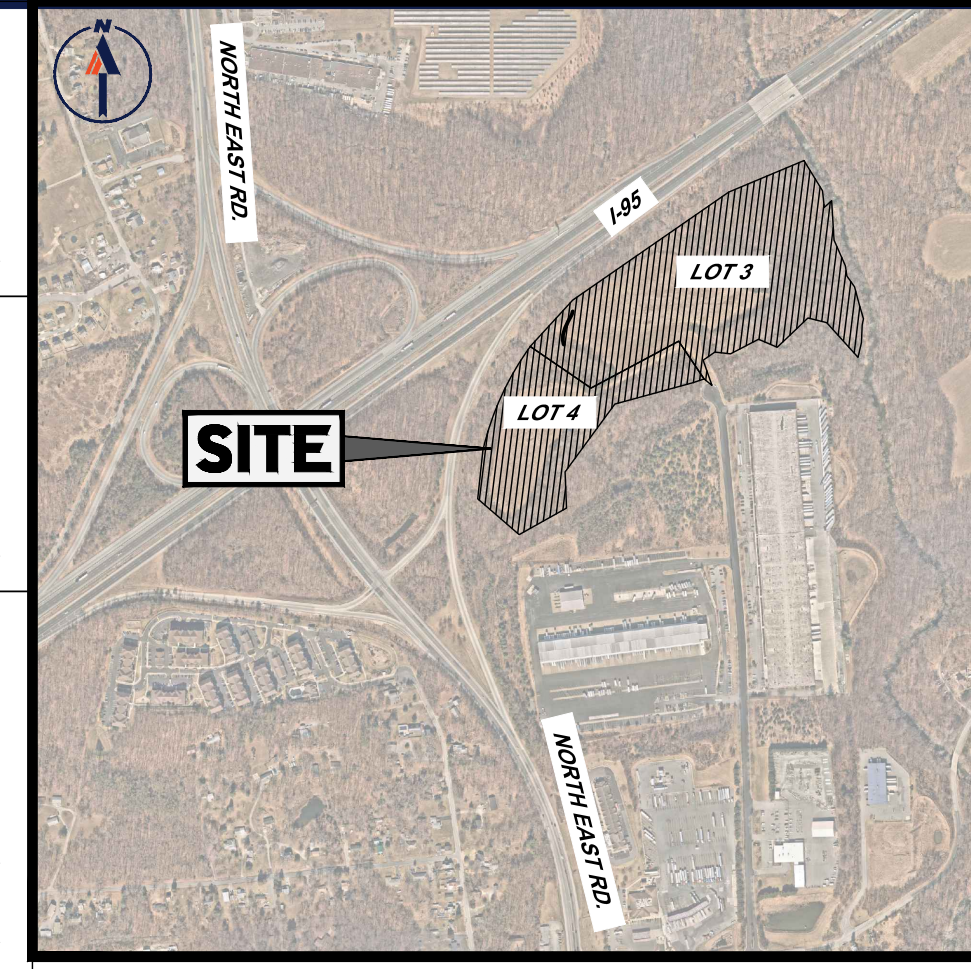
PLANNING COMMISSION TOWN OF NORTH EAST

CHAIRMAN _____ DATE _____
PLANNING COMMISSION TOWN OF NORTH EAST

DESIGN CERTIFICATION

I HEREBY CERTIFY THAT ALL SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2011 MD STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR CURRENT REVISIONS THEREOF.

DESIGNER'S SIGNATURE _____ DATE _____
DAVID M. KUKLISH, P.E.
PRINTED NAME
MD REGISTRATION NO. 36224
P.E.



LOCATION MAP

SCALE: 1" = 1000'
PLAN REFERENCE:
NEARMAP
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BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: DE210069
DRAWN BY: JRA
CHECKED BY: DMK
DATE: 09/26/23
CAD ID: FSP-0

REVISED MINOR SUBDIVISION PLAN

FOR
A. DUJE PYLE
PROPOSED DEVELOPMENT
CENTER DRIVE
TOWN OF NORTH EAST, MD
CECIL COUNTY
PARCEL #: 05-044820 & 05-124093
MAP 25B, GRID 15 & 20 PARCEL 42, LOTS 3 & 4

BOHLER

18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
BohlerEngineering.com

D.M. KUKLISH
PROFESSIONAL ENGINEER
LICENSE NO. 36224, EXPIRATION DATE: 8/19/2024

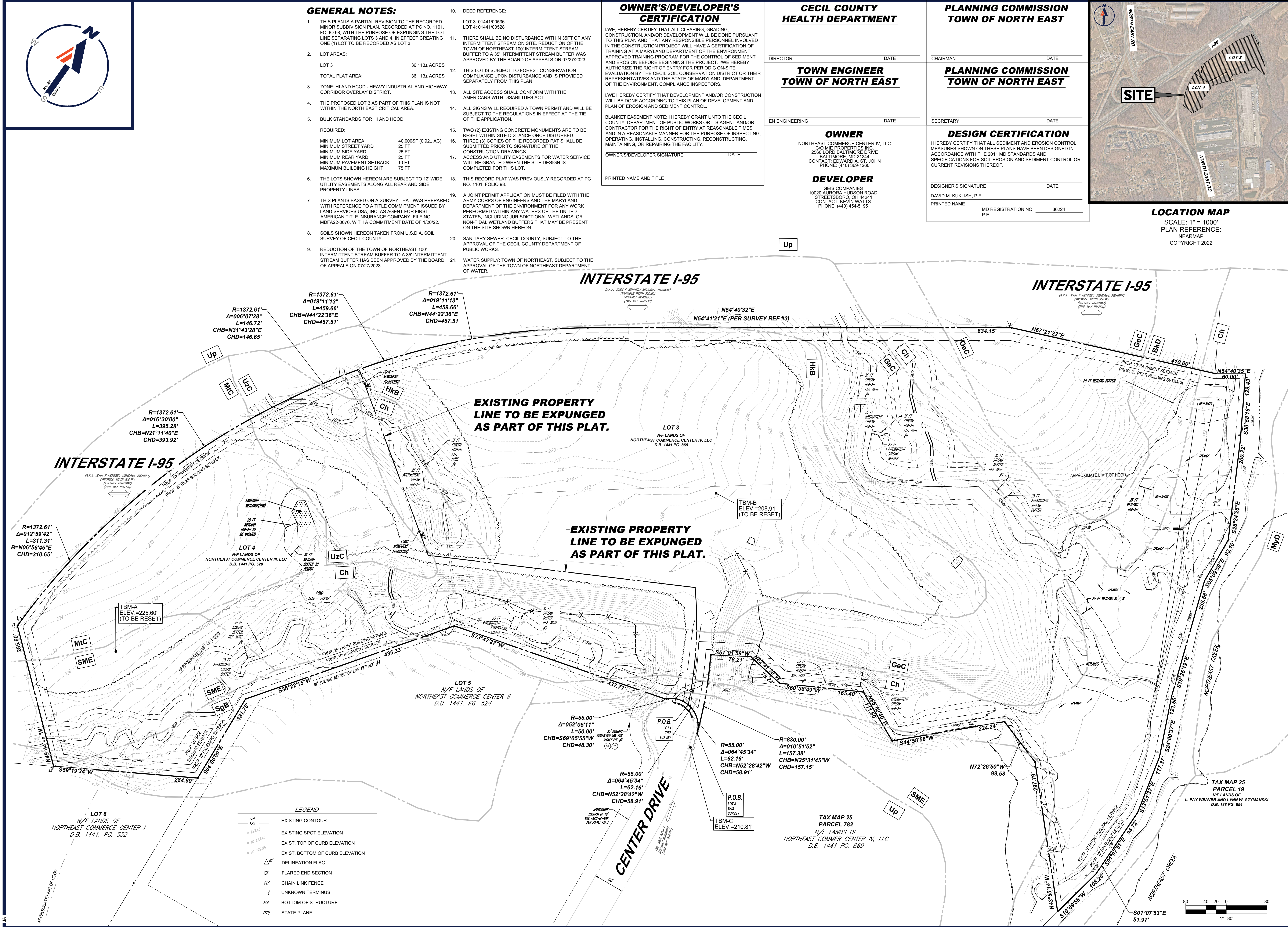
SHEET TITLE:

RECORD PLAT

SHEET NUMBER:

1 OF 1

ORG. DATE - 09/26/23



8/26/2023
 H:\11010210069\CADD\DRAWINGS\PLAN\SET\MINOR SUBDIVISION PLAN\RECORD PLAT\DE210069 - FSP.dwg
 LAYOUT: P-ESD-2.DWG
 DATE: 09/26/23
 TIME: 10:00 AM
 USER: JRA