CASE NUMBER: A-2026-02-V

BOARD OF APPEALS APPLICATION
P.O. BOX 528 / 106 SOUTH MAIN STREET
NORTH EAST, MARYLAND 21901-0528
PHONE 410-287-5801 / FAX 410-287-8267

****

THIS APPLICATION IS FOR A VARIANCE

PART 1. APPLICANT INFORMATION Owner ✓ Representative _____

APPLICANT NAME – (PLEASE PRINT CLEARLY – LIST ADDITIONAL NAMES ON PAGE 6): Kimberly Isenhour

APPLICANT ADDRESS: 4806 Sweetbrier Dr. Harrisburg PA 17111

TELEPHONE NUMBER: 717-579-3905 FAX NUMBER: _____

PART 2. PROPERTY INFORMATION

PROPERTY OWNER NAME – (PLEASE PRINT CLEARLY – LIST ADDITIONAL NAMES ON PAGE 6): Kimberly Isenhour

PROPERTY OWNER ADDRESS: 1 NE Isles Dr. North East MD 21901

TELEPHONE NUMBER: 717-579-3905 FAX NUMBER: _____

LOCATION OF PROPERTY: _____ SIDE OF _____(STREET)

PROPERTY ADDRESS: 1 NE Isles Dr. North East MD 21901

TAX MAP # 031E BLOCK # _____ PARCEL # 1243

DEED REFERENCE: LIBER 5566 AND FOLIO 277

ZONING CLASSIFICATION: Town ACRES: 2.34

CRITICAL AREA LAND USE DESIGNATION: LDA

EXISTING USE OF PROPERTY: Vacant

VARIANCE APPLICATION – PAGE 2 **CASE NUMBER:** A-2026-02-V

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PART 3. PROVISIONS OF APPLICATION

PROVISION OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM UNDER WHICH THIS APPLICATION IS BEING SUBMITTED (IF APPLICABLE): Critical area/ Buffer

PROVISION OF NORTH EAST ZONING ORDINANCE UNDER WHICH THIS APPLICATION IS SUBMITTED (SECTION AND PARAGRAPH):

Article 5 Part 2 #18 Parag. C
Section 5-12.18(c)(3)

PURPOSE OF THIS APPLICATION (DESCRIBE): to request relief from Section 5-12.18(c)(3) of the Zoning Ordinance for the Town of North East to allow new development w/in 110-ft. buffe

INDICATE VARIANCE REQUESTED - STATE IN FEET AND/OR SQUARE FEET): The Variance is requested to allow 347 square feet of the proposed dwelling, 414sq. ft. of the proposed deck, and 786 sq ft. of the proposed driveway to be developed w/in 110-ft. buffer

PART 4 - REASON FOR REQUEST (ATTACH ADDITIONAL SHEETS IF NECESSARY)

STATE IN DETAIL THE REASONS WHY THIS REQUEST SHOULD BE GRANTED:

to build a single family home & detached garage to be permanent residence

PART 5 – SKETCH OF PROPOSED PROJECT

SKETCH THE LOCATION OF THE PROPOSED PROJECT ON THE PROPERTY, SHOWING DISTANCES FROM REAR, FRONT AND SIDE PROPERTY LINES TO PROJECT, AND THE DIMENSIONS OF THE PROJECT. IF THIS PROJECT IS IN THE CRITICAL AREA, A REQUEST FOR VARIANCE WILL NOT BE CONSIDERED UNTIL ALL PROVISIONS AND REQUIREMENTS ARE MET AS OUTLINED IN ARTICLE 9; SECTION 9-19 IN THE NORTH EAST ZONING ORDINANCE, AND APPLICABLE SECTIONS 1 E AND 1 F IN THE CRITICAL AREA PROGRAM.

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PART 6. ADDITIONAL REQUIREMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

1. DESCRIBE HOW THE LITERAL ENFORCEMENT OF THE PROVISIONS OF THIS ORDINANCE WOULD RESULT IN UNNECESSARY HARDSHIP. To build a single family home.

2. DESCRIBE ALL SPECIAL CONDITIONS AND CIRCUMSTANCES THAT EXIST WHICH ARE PECULIAR TO THE LAND, STRUCTURE, OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES, OR BUILDINGS IN THE SAME DISTRICT. almost all of the property / buildable land is w/in the Buffer.

3. DESCRIBE HOW THE LITERAL INTERPRETATION OF THE PROVISION OF THIS ORDINANCE WOULD DEPRIVE THE APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME DISTRICT UNDER THE TERMS OF THIS ORDINANCE. land not w/in the Buffer would be able to build

4. DO THE SPECIAL CONDITIONS AND CIRCUMSTANCES RESULT FROM THE ACTIONS OF THE APPLICANT? _____ YES ✓ NO

IF YES, EXPLAIN: _____

5. DESCRIBE HOW GRANTING THE VARIANCE REQUESTED WILL NOT CONFER ON THE APPLICANT ANY SPECIAL PRIVILEGE THAT IS DENIED BY THIS ORDINANCE TO OTHER LANDS, STRUCTURES, OR BUILDINGS IN THE SAME ZONE NOR WILL IT BE DETRIMENTAL TO ADJACENT PROPERTIES. Just trying to build a single family home on land on a parcel of land however the land is located w/in a Buffer.

VARIANCE APPLICATION – PAGE 4 **CASE NUMBER:** A-2026-02-V

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6. WILL THE CHARACTER OF THE DISTRICT BE CHANGED BY GRANTING A VARIANCE? (NO NONCONFORMING USE OR NEIGHBORING LANDS, STRUCTURES, OR BUILDINGS IN THE SAME ZONE, AND NO PERMITTED USE OF LANDS, STRUCTURES, OR BUILDINGS IN OTHER ZONES SHALL BE CONSIDERED GROUNDS FOR THE ISSUANCE OF A VARIANCE). _____ YES ✓ NO

IF YES, EXPLAIN: _____

7. DESCRIBE HOW THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ORDINANCE.

building a single family home - similar to those in the area.

8. DESCRIBE WHY THE GRANTING OF THE VARIANCE WILL NOT BE INJURIOUS TO THE NEIGHBORHOOD, OR OTHERWISE DETRIMENTAL TO THE PUBLIC WELFARE.

building a single family home therefore it would not be injurious to the neighborhood

9. IS THIS APPLICATION BASED UPON A LACK OF KNOWLEDGE OF THE RESTRICTIONS?
_____ YES ✓ NO

IF YES, EXPLAIN: _____

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PART 7. LAPSE OF VARIANCE

THE NORTH EAST ZONING ORDINANCE SECTION 9-21. LAPSE OF SPECIAL EXCEPTION OR VARIANCE INDICATES THAT AFTER THE BOARD OF APPEALS HAS GRANTED A VARIANCE, THE VARIANCE GRANTED SHALL LAPSE AFTER THE EXPIRATION OF ONE YEAR IF NO SUBSTANTIAL CONSTRUCTION HAS TAKEN PLACE IN ACCORDANCE WITH THE PLANS FOR WHICH SUCH VARIANCE WAS GRANTED, OR IF THE BOARD DOES NOT SPECIFY SOME LONGER PERIOD THAN ONE YEAR AT THE TIME OF APPROVAL, THEN THE PROVISIONS OF THESE REGULATIONS SHALL THEREAFTER GOVERN.

1. IF YOUR REQUEST FOR A VARIANCE IS GRANTED, DO YOU WANT THE BOARD TO CONSIDER A REQUEST FOR EXPIRATION FOR SOME TIME LONGER THAN ONE YEAR? ✓ YES _____ NO

A. IF YES, STATE WHY YOU CAN NOT REACH SUBSTANTIAL COMPLETION IN ONE YEAR:

due to permitting process

B. IF YES, STATE THE DATE YOU WOULD LIKE THE BOARD TO CONSIDER FOR EXPIRATION OF THE VARIANCE? (PLEASE STATE MONTH/DAY/YEAR):

June	10	2029
MONTH	DAY	YEAR

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LIST THE NAMES AND ADDRESSES OF ALL APPLICANTS: ATTACH ADDITIONAL SHEETS IF NECESSARY

(Please Print Clearly)

APPLICANT NAME	ADDRESS	PHONE
Kimberly Isenhour	4806 Sweetbrier Dr. Hbg PA 17111	717-579-3905

LIST THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS: ATTACH ADDITIONAL SHEETS IF NECESSARY

(Please Print Clearly)

OWNER NAME	ADDRESS	PHONE
Kimberly Isenhour	4806 Sweetbrier Dr. Hbg PA 17111	717-579-3905

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CERTIFICATION – SIGNATURES

I/WE CERTIFY THAT THE INFORMATION, EXHIBITS AND ATTACHMENTS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF.

APPLICANT(S):

PRINT NAME	SIGNATURE	DATE
Kimberly Isenhour	KIsen	6/15/24

OWNER(S):

PRINT NAME	SIGNATURE	DATE
Kimberly Isenhour	KIsen	6/15/24

ESDv DATA

ON-SITE STORMWATER MANAGEMENT PRACTICES

DRAINAGE AREA	AREA	MAX. ALLOWED CREDIT	SWM PRACTICE	TREATMENT	PE IN	ESDv PROV.
DRAINAGE AREA 1 (DA1)	1,000 SQ. FT	(1,000)(0.95)[2.69]/12 = 213 CF	DOUBLE DRYWELL #1	(12)(9)(5)(0.40)=216 CF	2.69	213 C.F.
DRAINAGE AREA 2 (DA2)	1,000 SQ. FT.	(1,000)(0.95)[2.69]/12 = 213 CF	DOUBLE DRYWELL #2	(12)(9)(5)(0.40)=216 CF	2.69	213 C.F.
DRAINAGE AREA 3 (DA3)	936 SQ. FT.	(936)(0.95)[2.69]/12 = 199 CF	DOUBLE DRYWELL #3	(12)(9)(5)(0.40)=216 CF	2.69	199 C.F.
DRAINAGE AREA 4 (DA4)	936 SQ. FT	(936)(0.95)[2.69]/12 = 199 CF	DOUBLE DRYWELL #3	(12)(9)(5)(0.40)=216 CF	2.69	199 C.F.
				TOTAL PROVIDED		824 C.F.
				TARGET REQUIRED (1.0 PE)		781 C.F.
				MIN. REQUIRED (1.0 PE)		434 C.F.
				PE PROVIDED = 1.9"		

REQUIRED STORM WATER MANAGEMENT VOLUME COMPUTATIONS

$\frac{A \times Rv \times PE}{12}$ = CUBIC FEET OF STORAGE REQUIRED

$\frac{11,000^{SF} \times 0.73 \times 1.8}{12}$ = 781 CF

UNIFIED SIZING CRITERIA

TARGET Pe (WQv)	1.80"
REQUIRED ESDv	781 CF
MIN REQ ESDv (Pe = 1.0")	434 CF
PROVIDED Pe	1.90"
ESDv PROVIDED	824 CF
RECHARGE VOL REQ (Rev)	113 CF
RECHARGE VOL PROVIDED (Rev)	214 CF

NOTE 1: SINCE ESDv HAS BEEN MET FOR THE SITE, Rev HAS BEEN PROVIDED FOR

NOTES:

- CECIL COUNTY DEPARTMENT OF PUBLIC WORKS SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CONTACT STORMWATER MANAGEMENT INSPECTIONS AT 410-996-5265 OR 410-996-5267
- AT A MINIMUM, EACH STORMWATER MANAGEMENT DEVICE SHALL BE INSPECTED. INSPECTIONS SHALL BE MADE BY A PROFESSIONAL, LICENSED IN THE STATE OF MARYLAND) ENGINEER, PROFESSIONAL LAND SURVEYOR OR, WHERE ALLOWED, BY A REGISTERED LANDSCAPE ARCHITECT.
- DRIVEWAY ENTRANCE MUST BE PAVED TO COUNTY RIGHT-OF-WAY, OR CREST OF HILL.

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK. ALL UNDERGROUND UTILITIES SHALL BE PROTECTED AT THE CONTRACTOR'S EXPENSE.

DRIVEWAY MUST BE PAVED TO COUNTY RIGHT-OF-WAY OR CREST OF HILL IF GRADE IS GREATER THAN 5%.

DRYWELL MAINTENANCE SCHEDULE

1. DRY WELLS SHALL BE INSPECTED AND CLEANED ANNUALLY BY HOMEOWNER.
   A. VISUAL INSPECTION OF PIPES, GUTTERS AND DOWNSPOUTS
   B. CLEAN OR REPLACE ALL FILTERS.
   C. VISUAL INSPECTION OF OBSERVATION WELL TO DETERMINE PONDING, STAGNANT WATER, OR ALGAE GROWTH ON THE TOP OF A DRY WELL.
2. IF WATER PONDS FOR MORE THAN 48 HOURS AFTER A MAJOR STORM OR MORE THAN 5% RAISES OF SEDIMENT HAS ACCUMULATED, THE GRAVEL MEDIA SHOULD BE EXCAVATED AND REPLACED.

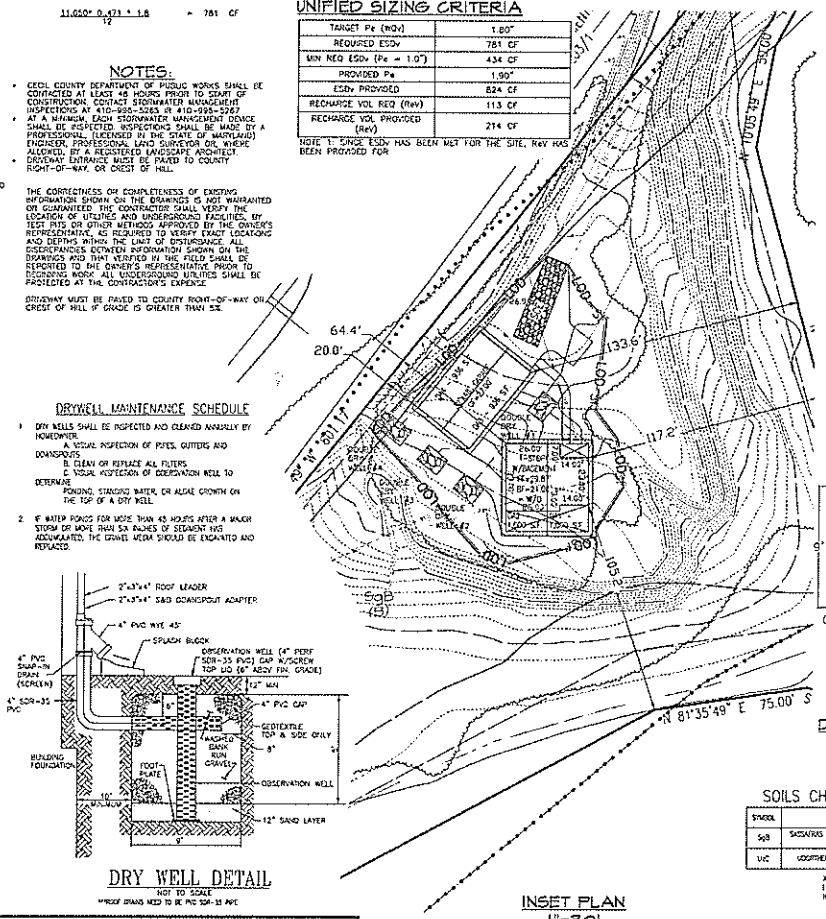
LEGEND

- EX. CONTOURS
- PR. CONTOURS
- EX. TREE LINE
- PR. TREE LINE
- EX. BUILDINGS
- PR. BUILDINGS
- PR. STORMDRAIN
- BOUNDARY LINE
- LOT LINE
- SEWER SERVICE
- WATER SERVICE
- ROOF LEADER

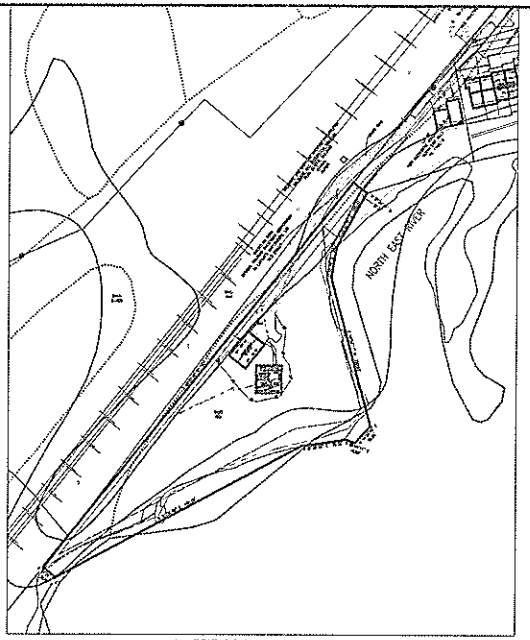
STANDARD SYMBOLS

EARTH DIKE
SWALE
PERIMETER DIKE/SWALE
PIPE SLOPE DRAIN
ROCK OUTLET PROTECTION
STONE CHECK DAM
STONE OUTLET STRUCTURE
SILT FENCE
SUPER SILT FENCE
STRAW BALE DIKE
STANDARD INLET PROTECTION
AT GRADE INLET PROTECTION
CURB INLET PROTECTION
STANDARD INLET PROTECTION
GABION INFLOW PROTECTION
RIP-RAP INFLOW PROTECTION
SUMP PIT
STABILIZED CONSTRUCTION ENTRANCE
REMOVABLE PUMPING STATION

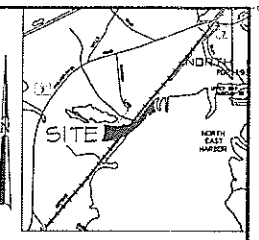
MARYLAND DEPARTMENT OF AGRICULTURE — SOIL CONSERVATION DISTRICTS — MARYLAND DEPARTMENT OF ENVIRONMENT — WATER MANAGEMENT ADMINISTRATION



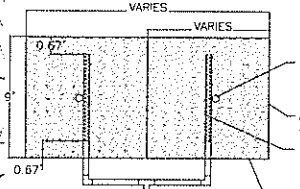
INSET PLAN
1"=30'



OVERALL PLAN
1"=100'



VICINITY MAP
1"=2000'



DOUBLE DRY WELL PLAN (TYP)
SCALE: NTS

DRY WELL DETAIL
NOT TO SCALE
*ROOF DRAINS NEED TO BE PVC SDR-35 PIPE

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDROLOGIC GROUP
SgB	SASSAFRAS GRAVELLY LOAM, 2-5% SLOPES	-	-	0.24	B
UuC	UDORTHENTS, 0-10% SLOPES	-	-	0.20	A

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > HIGHLY ERODIBLE

SITE DEVELOPEMENT DATA

PROPERTY ADDRESS:	1 NORTH EAST ISLES DRIVE NORTH EAST, MD 21901
TAX ID:	03-091330
TAX MAP:	0316
GRID:	0001
PARCEL:	1243
LOT	98
DEED REFERENCE:	5556/277
PLAT REF:	1125/8
1. OWNER:	KINDERLY KERNOUR
2. AREA:	2.34 AC. TOTAL/0.58 AC. IT
3. ZONING:	PLANNED RESIDENTIAL DISTRICT
4. USE: EXISTING:	VACANT
PROPOSED:	SINGLE FAMILY RESIDENTIAL
5. MINIMUM LOT SIZE:	
MAX ALLOWABLE BUILDING HEIGHT:	3 STORIES OR 45'
MINIMUM REQUIRED BUILDING SETBACKS IMAGED ON PROPOSED USE:	
FRONT YARD:	30'
SIDE BUILDING FACE:	15'(LESS THAT 3 STORIES)
REAR YARD:	30'
LOT WIDTH AT BUILDING LINE:	60'
LOT AREA:	4,250 SF
ROAD FRONTAGE:	150'
6. WATER:	PUBLIC WATER
SEWER:	PUBLIC SEWER

SITE ANALYSIS

TOTAL AREA OF SITE:	102,016 SQ. FT
TOTAL AREA OF DISTURBANCE:	11,000 SQ. FT.
EXISTING IMPERVIOUS:	0 SQ. FT
PROPOSED IMPERVIOUS:	5,175 SQ. FT
TOTAL IMPERVIOUS:	5,175 SQ. FT
PERCENT IMPERVIOUS FOR LOT:	5.1%
ESTIMATED CUT VOLUME:	200 CY
ESTIMATED FILL VOLUME:	453 CY
WATERSHED 8-DIGIT NUMBER:	02130503 (NORTHEAST RIVER)
WATERSHED 12-DIGIT NUMBER:	021305080374
SEDIMENT CONTROL MEASURES	
SILT FENCE	305 LF
STABILIZED CONSTRUCTION ENTRANCE	1 EACH

SEQUENCE OF CONSTRUCTION

1. NOTIFY MARYLAND DEPARTMENT OF THE ENVIRONMENT, SEDIMENT CONTROL INSPECTOR (410) 901-4220 AND THE CECIL COUNTY DEPARTMENT OF PUBLIC WORKS (410) 996-5265 AND MISS UTILITY (800-257-7777) AT LEAST 2 DAYS PRIOR TO BEGINNING WORK. NO WORK MAY BEGIN UNTIL A PRE-CONSTRUCTION MEETING IS HELD WITH OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS.
2. THE ENTIRE LIMIT OF DISTURBANCE IS TO BE FLAGGED PRIOR TO PRE-CONSTRUCTION MEETING. (2 HOURS)
3. CLEAR AND GRUB SITE TO INSTALL SEDIMENT AND EROSION CONTROL MEASURES AND DEVICES IN THE FOLLOWING ORDER: (1 DAY)
   A). STABILIZED CONSTRUCTION ENTRANCE
   B). SILT FENCE

   ALL SAT TO BE INSPECTED AFTER EACH RAIN EVENT AND REMOVE ANY ACCUMULATED SEDIMENT AS NOTED IN SPECIFICATIONS.

   ANY DISTURBED AREA NOT DRAINING TO A SEDIMENT CONTROL MEASURE MUST BE STABILIZED AT THE END OF EACH WORK DAY
4. CLEAR AND GRUB THE REMAINING AREA WITHIN THE LIMIT OF DISTURBANCE AFTER SEDIMENT AND EROSION CONTROL MEASURES AND DEVICES HAVE BEEN INSTALLED.
5. NOTIFY MDE SEDIMENT CONTROL INSPECTIONS AND CECIL COUNTY DEPARTMENT OF PUBLIC WORKS, UPON COMPLETION OF SAID INSTALLATION.
6. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR STRIP TOPSOIL FOR HOUSE, DRIVEWAY AND CONSTRUCTION STAGING AREA, PLACE IN TEMPORARY STOCKPILE AREA AND TEMPORARILY STABILIZE. (1 DAY)
7. ENTRANCE GRADING, ALL DISTURBANCE FOR THIS WORK MUST BE STABILIZED AT THE END OF EACH DAY. (1 DAY)
8. INSTALL DRIVEWAY STONE BASE (2 DAYS)
9. BEGIN CONSTRUCTION OF HOUSE AND INSTALL WELL AND SEPTIC DRENCHES. (2 MONTH)
10. INSTALL ROOF DRAIN CONNECTOR PIPES & DRYWELLS. (3 DAYS)
11. FINAL GRADE AREA AROUND HOUSE & DRYWELLS. (1 DAY)
12. PERMANENTLY STABILIZE ENTIRE VEGETATIVE AREA WITH 6" TOPSOIL, SEED AND MULCH. (1 DAY)
13. REMOVE SEDIMENT & EROSION CONTROL MEASURES. INSTALLED SEDIMENT & EROSION CONTROL MEASURES SHALL BE REMOVED ONLY WHEN AUTHORIZED BY THE MDE SEDIMENT CONTROL INSPECTOR.

OWNER/DEVELOPER CERTIFICATION

I HEREBY CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION, DEVELOPMENT AND GRADING WILL BE DONE PURSUANT TO THIS PLAN. I UNDERSTAND THAT NO WORK WILL BE INITIATED AT THE SITE UNTIL A PRECONSTRUCTION MEETING HAS BEEN HELD WITH THE DEPARTMENT OF PUBLIC WORKS OFFICIALS. I ALSO UNDERSTAND THAT IT IS MY RESPONSIBILITY TO HAVE THE CONSTRUCTION SUPERVISED AND CERTIFIED, INCLUDING SUBMITTAL OF AN AS-BUILT PLAN, BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO A FINAL GRADING INSPECTION OR APPROVAL OF THE CERTIFICATE OF OCCUPANCY

COMPANY

PRINT NAME | SIGNATURE | DATE

ESC CERTIFICATION

I CERTIFY THAT I AM QUALIFIED TO DESIGN STORM WATER MANAGEMENT AND GRADING PLANS AND THAT THE SITE GRADING AS SHOWN HEREON DOES NOT INVOLVE THE REDIRECTION OF STORM WATER RUNOFF OFF THE SITE OR CONCENTRATE THE RELEASE OF STORM WATER RUNOFF IN AN OFF-SITE AREA THAT PREVIOUSLY RECEIVED NON-CONCENTRATED FLOW. THE GRADING AND STORM WATER MANAGEMENT STRATEGIES SHOWN HEREON MEET OR EXCEED THE REQUIREMENTS CONTAINED WITHIN THE CECIL COUNTY STORM WATER MANAGEMENT AND SOIL EROSION AND SEDIMENT CONTROL ORDINANCES. IF THE PROJECT SITE IS INCLUDED IN A CURRENTLY APPROVED AND VALID STORM WATER MANAGEMENT AND/OR EROSION AND SEDIMENT CONTROL PLAN, THE BEST MANAGEMENT PRACTICES AND STRATEGIES UTILIZED ON THIS LOT GRADING PLAN ARE CONSISTENT WITH, AND MEET THE INTENT OF THOSE PLANS.

GREGORY VAN STEWART | | 21245 |
PRINT NAME | SIGNATURE | LICENSE No. | DATE

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. 21245 , EXPIRATION DATE: 1/27/2027.

DEVELOPMENT PLANS REVIEW DIVISION
REVIEWED AND APPROVAL RECOMMENDED:

PLAN REVIEWER | DATE

APPROVED

CHIEF | DATE

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014 - 0727
410-838-7900
410-893-1243 fax
www.frederickward.com

CONTRACTOR NOTE: PHOTO VERIFICATION OF DRYWELL PITS IS REQUIRED. PHOTO MUST SHOW DEPTH, WIDTH, AND LENGTH OF DRYWELL PIT PRIOR TO FILLING PIT WITH STONE

REVISIONS		DATE	DRAWING NO.
DATE	COMMENT	INITIALS	4/28/2026
		SCALE	
		VARIES	
		REVIEWED BY	
		GVS	SHEET 1 OF 3
		DRAWN BY	FWA JOB NUMBER
		GVS	22510720

MODIFIED STORMWATER MANAGEMENT PLAN AND FINAL LOT GRADING PLAN

1 NORTH EAST ISLE DR.

TAX MAP 31E PARCEL 1243 LOT 98
ASC MAP: 11 GRID: C11

FIFTH ELECTION DISTRICT | CECIL CO., MARYLAND

Case # A-2026-02-V

M:\Projects\22510720 North East John - Kim Isenhour\Survey\CAD\SP north East John.dwg