



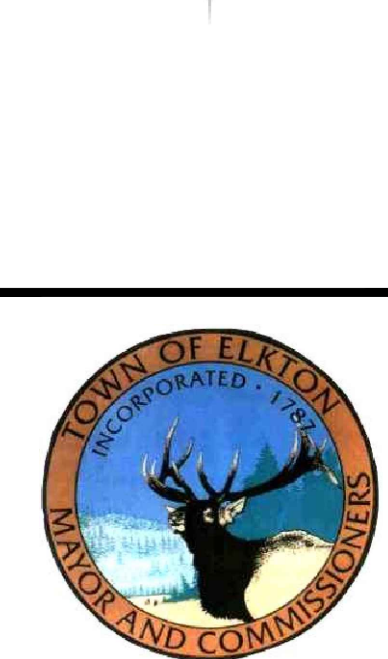
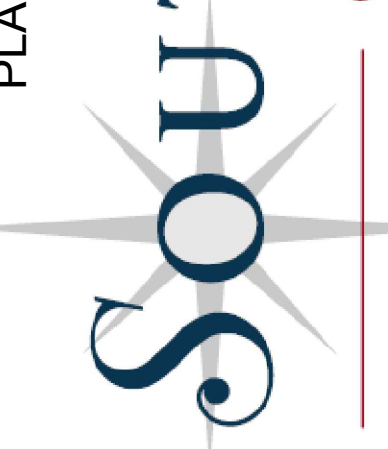
APPLICATION/DEVELOPER
SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT
C/O STONEWALL CAPITAL
117 E. MAIN STREET
ELKTON, MARYLAND 21921
ATTN: MR. RAY JACKSON

OWNERS
SOUTHSIDE LLC &
GRAY'S HILL DEVELOPMENT CO II
755 WEST PULASKI HIGHWAY
ELKTON, MARYLAND 21921

PROPERTY INFORMATION			
AIR MAP	PARCEL	ACREAGE	ZONING
316	169	54.95±	R-1
319	2450	101.63±	R-1
320	2369	59.67±	R-1
320	2371	244.07±	R-1
320	2390	46.57±	R-1
323	79	68.13±	R-1
323	91	10.33±	R-1
323	454	2.87±	R-1
324	2394	39.01±	R-1

[illegible]

THIELDS
OF ELKTON



**PROFESSIONAL
CERTIFICATION**

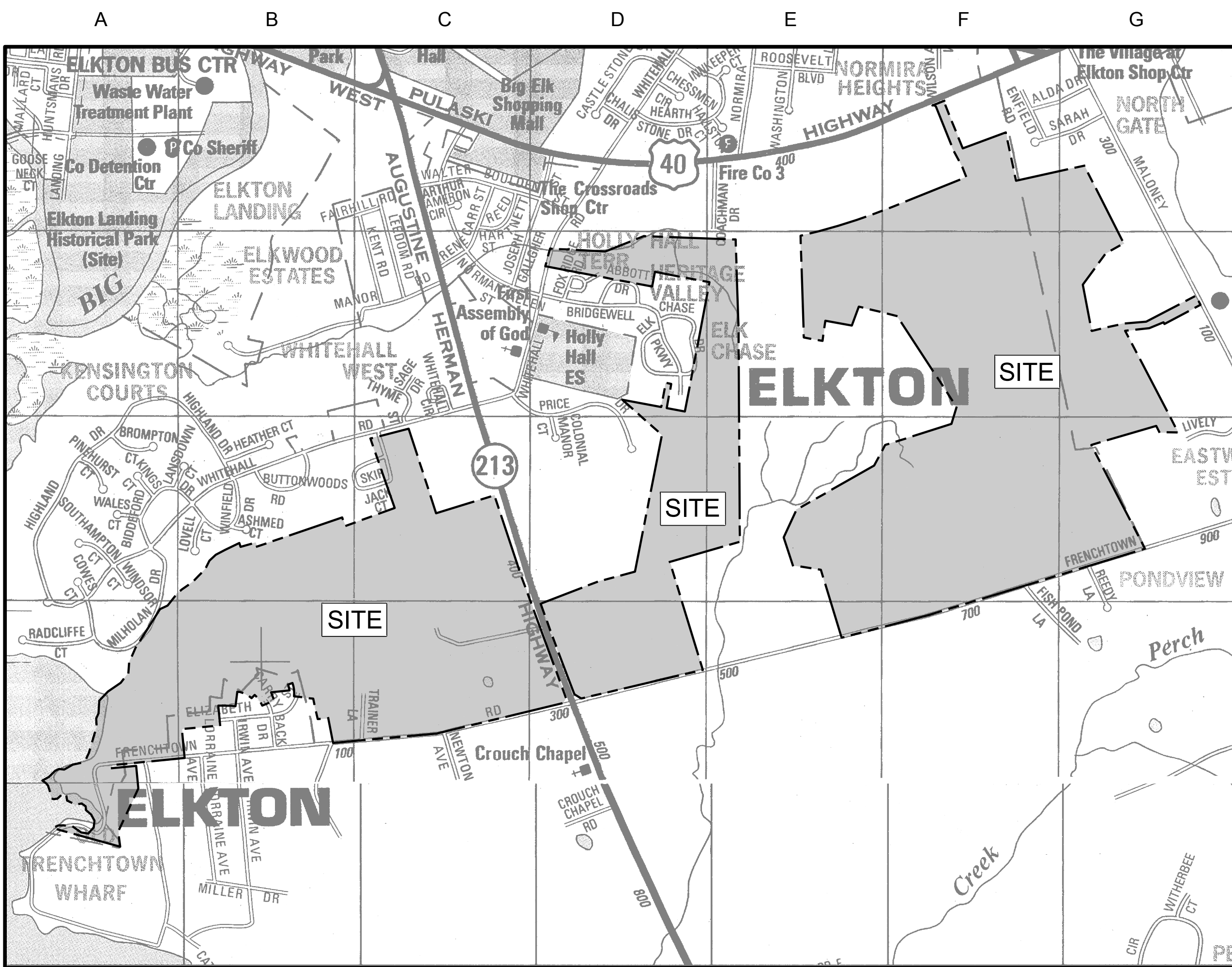
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34672, EXPIRATION DATE: 08/23/2021."

Project No.: 205
Date: DEC. 10, 20
Drawn By: AG
Checked By: AG
Scale: AS SHOWN

TITLE
SHEET

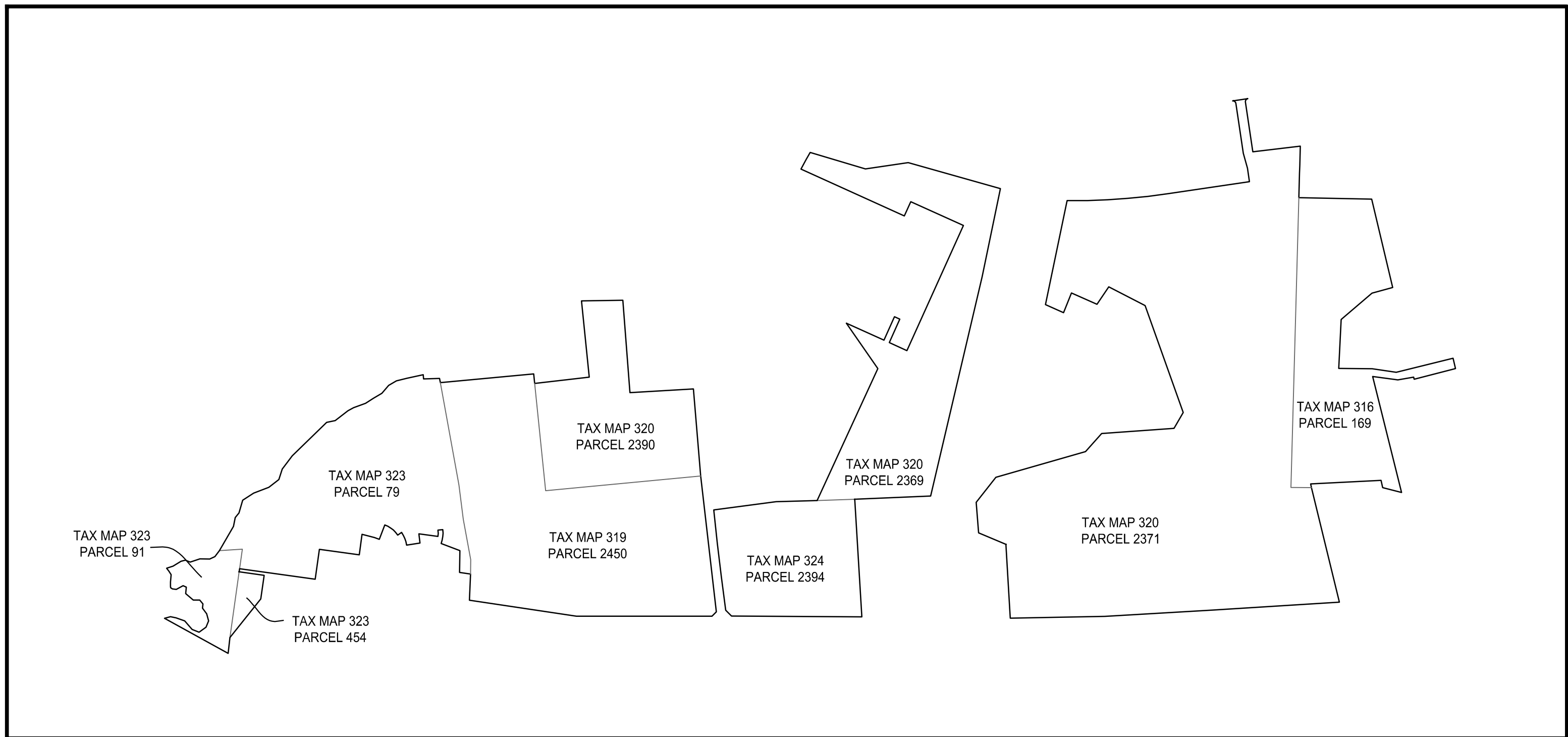
PUD-01

PLANNED UNIT DEVELOPMENT



NO. PUD-01	NAME TITLE SHEET
EX-00	EXISTING CONDITIONS PLAN - OVERVIEW
EX-01	EXISTING CONDITIONS PLAN
EX-02	EXISTING CONDITIONS PLAN
EX-03	EXISTING CONDITIONS PLAN
EX-04	EXISTING CONDITIONS PLAN
EX-05	EXISTING CONDITIONS PLAN
CP-00	CONCEPT PLAN - OVERVIEW
CP-01	CONCEPT PLAN
CP-02	CONCEPT PLAN
CP-03	CONCEPT PLAN
CP-04	CONCEPT PLAN
CP-05	CONCEPT PLAN

PROJECT INFORMATION:						
A. OWNERS:		20755 HILL & GRAYS HILL DEVELOPMENT CO. INC. 755 WEST PULASKI HIGHWAY ELKTON, MARYLAND 21821				
B. DEVELOPER/APPLICANT:		SOUTHERN EIGHT CAPITAL DEVELOPMENT C/O STONERIDGE CAPITAL 1506 SPARKS ROAD SPARKS, MARYLAND 21152 ATTN: MR. RAY DEED REED				
TAX MAP	PARCEL	ACREAGE	ZONING	ADDRESS	DEED REF.	
516	189	54.561	3-C	MALONEY ROAD	01589/01720	
119	2495	101.036	3-C	AUGUSTINE HERMAN HWY	081704477	
300	2369	59.676	R-3-C-2	BRIDGEWELL PKY	02458/00810	
320	2271	244.071	3-C	E PULASKI HWY	0057/00253	
320	2300	46.871	R-3-C-2	AUGUSTINE HERMAN HWY	01273/00094	
323	91	68.131	R-2-R-3	FRENCHTOWN ROAD	00977/00460	
323	91	10.336	R-3	FRENCHTOWN ROAD	00977/00460	
323	91	2.871	R-3	DOWN ROAD	00977/00460	
324	2394	39.011	3-C	433 AUGUSTINE HERMAN HWY	0121730008	
2. BUILDING SPECIFICATIONS:		VARIES; SEE CONCEPT PLAN				
3. EXISTING LAND USE:		VACANT				
PROPOSED USE:		PLANNED URBAN DEVELOPMENT				
LAND UNIT A:		17,000 SF PUBLIC/Private MARKET-PARK 158 PARKING SPACES (9.2 PER 1,000 GSF)				
LAND UNIT B:		140 FOR-SALE DETACHED HOMES (2 PER HOME)				
LAND UNIT C:		148 SINGLE FAMILY COTTAGE HOMES (07/1027) 32 POTENTIAL RICA HOMES 75 TOWNHOMES 225 PARKING SPACES, (2 PER HOME) 256 APARTMENTS 640 PARKING SPACES, (2.5 PER HOME) 200 SENIOR MULTI-FAMILY HOUSING 500 PARKING SPACES, (2.5 PER HOME) 4,649 SF GAS & CONVENIENCE 125-KY HOTEL 156 PARKING SPACES, (1.0 SPACES PER ROOM) 3 - 7,500 SF RESTAURANT PANS 300 PARKING SPACES, (1.6 SPACES PER 1,000 GSF) SPORTS COURT 159 SINGLE FAMILY DETACHED HOMES (07/1027) 318 PARKING SPACES, (2 PER HOME) LAND UNIT H:				
610 PARKING SPACES, (40 SPACES PER BUILDING/LOT)		3,029,760 SF LIGHT INDUSTRIAL / WAREHOUSE 3,338 PARKING SPACES, (1 PER 1,000 GSF) LAND UNIT I:				
20 PARKING SPACES, (1.8 PER 1,000 GSF)		4,200 7-30 MIN DAY CARE 20 PARKING SPACES, (1 PER 1,000 GSF)				
2. PROPOSED CONDITIONS (INCLUDING BUILDING SIZES, PARKING AREAS, ETC.) ARE CONCEPTUAL AND ARE THEREFORE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND ENGINEERING.						
3. APPROXIMATELY 66 ACRES OF THE SITE ARE LOCATED IN THE RESOURCE CONSERVATION AREA OF THE CHESTNUT BEACH OFFICIAL AREA.						
4. STORMWATER MANAGEMENT SHALL BE DESIGNED UNDER THE SWM ACT OF 2007 AND THE CURRENT TOWN OF ELKTON CCEOL COUNTY STORMWATER MANAGEMENT ORDINANCE.						
5. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE TOWN OF ELKTON. THE SIZE OF PROPOSED SERVICES SHALL BE DETERMINED DURING RFP.						
6. A PORTION OF THE PROJECT IS WITHIN THE 100-YEAR FEMA FLOODPLAIN BASED ON THE FOLLOWING MAPS: FEMA FIRM MAP PANEL NO. 240105C102B, EFFECTIVE DATE MAY 4, 2015 FEMA FIRM MAP PANEL NO. 240105C102B, EFFECTIVE DATE MAY 4, 2015 FEMA FIRM MAP PANEL NO. 240105C102B, EFFECTIVE DATE MAY 4, 2015						
7. TOPOGRAPHIC INFORMATION IS BASED ON CCEOL COUNTY'S URBAN SURVEY DATED 2014.						
8. EXISTING CONDITIONS HAVE BEEN COMPILED FROM CCEOL COUNTY GIS, RECORD PLAN PROVIDED BY THE TOWN OF ELKTON AND FILLS PROVIDED BY THE PROPERTY OWNER.						
9. INGRESS AND EGRESS TO THE PROJECT SHALL BE VIA THE STATE ROAD SYSTEM.						
10. PROPOSED ROADS ARE INTENDED TO BE DEDICATED FOR PUBLIC USE.						
11. THE PUBLIC SCHOOLS ASSOCIATED WITH THIS PROJECT ARE HOLLY HILL ELEMENTARY, BOHEMA MANOR MIDDLE AND BOHEMA MANOR HIGH SCHOOLS.						
12. THE METAGLANS AND WATERS OF THE US SHIP ON PUBLIC'S 2371 AND 1698 FROM A METLAND LENDATORY PERSONALITY. THE 2371 AND 1698 ARE REMAINDERS OF THE METLAND SHIP ON THE METLAND LENDATORY AND APPROXIMATE AND BASED ON A JURISDICTIONAL DETERMINATION WHICH IS CURRENTLY EXPED.						



3RD ELECTION DISTRICT
TOWN OF ELKTON
CECIL COUNTY, MARYLAND

LEGEND	
	EXISTING
	EX. 1' OR 2' CONTOUR EX. 5' OR 10' CONTOUR
	EX. BUILDING
	EX. CONCRETE
	EX. CURB
	EX. EASEMENT
	EX. LOT LINE
	EX. RIGHT-OF-WAY
	FLOODPLAIN LIMITS
	EX. NON-TIDAL WETLANDS
	EX. WETLAND BUFFER
	EX. WATERS OF THE US
	EX. WOODS
	EX. METAL FENCE
	EX. PVC FENCE
	EX. WOODEN FENCE
	EX. GAS LINE
	EX. GRAVEL
	EX. GUARDRAIL
	EX. OVERHEAD LINE
	EX. RAILROAD
	EX. SANITARY SEWER LINE
	EX. FORCE MAIN
	EX. STORM DRAIN LINE
	EX. UNDERGROUND LINE
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND FIBER OPTIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. RETAINING WALL
	EX. WATER LINE
	PROPOSED
	PR. 1' OR 2' CONTOUR PR. 5' OR 10' CONTOUR
	PR. BUILDING
	PR. EDGE OF PAVING
	PR. CURB
	PR. EASEMENT
	PR. LOT LINE
	PR. TRACT BOUNDARY
	PR. RIGHT-OF-WAY
	PR. LIMIT OF CLEARING
	PR. METAL FENCE
	PR. WOODEN FENCE
	PR. GUARDRAIL
	PR. OVERHEAD LINE
	PR. SANITARY SEWER LINE
	PR. STORM DRAIN LINE
	PR. U.G. ELECTRIC LINE
	PR. U.G. TELECOMMUNICATION LINE
	PR. RETAINING WALL
	PR. WATER LINE
	PR. ADA PARKING SPACE
	PR. WHEEL STOP
	PR. SWM FACILITY (POND)
	PR. SWM FACILITY (SSD)
COMMON ABBREVIATIONS	
BM	BENCH MARK
CITY	UNDERGROUND CABLE TELEVISION
C&G	CURB & OUTLET
CNTY.	COUNTY
D&D	DRAINAGE & UTILITY
DRI	DRAINAGE
ELEV.	ELEVATION
ELUV.	EDGE OF PAVING
ENV.	ENVIRONMENTAL SITE DESIGN
ES	EASEMENT
EX.	EXISTING
FTE	FINAL FLOOR ELEVATION
FI	FIRE HYDRANT
FO	UNDERGROUND FIBER OPTIC LINE
F.O.C.	FACE OF CURB
HDPE	HIGH DENSITY POLYETHYLENE PIPE
LF	LINEAR FEET
LT	LOT
M&B	Micro-Bore/Injection Facility
MH	MANHOLE
PP	POWER POLE
PROJ.	PROPOSED
PRIV.	PRIVATE
PVC	POLYVINYL CHLORIDE
RCCP/RCP	REINFORCED-CONCRETE CIRCULAR PIPE
RT	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
SA	SANITARY SEWER
S.D.	STORM DRAIN
SE	SEWER
STD.	STANDARD
STW	STORMWATER MANAGEMENT
TOWN	TOWN OF PERRYVILLE
TR	TRAIL
TPP	TYPICAL
UT	UNDERGROUND
UG	UNDERGROUND GAS
UE	UNDERGROUND ELECTRIC
UO	UNDERGROUND COMMUNICATIONS

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 14 \\PUB\20528-SUP-0.01-1111.dwg, 12/10/2019 10:45:36 AM, Adipietro,



APPLICATION/DEVELOPER
SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT
C/O STONEWALL CAPITAL
117 E. MAIN STREET
ELKTON, MARYLAND 21921
ATTN: MR. RAY JACKSON

OWNERS
SOUTHSIDE LLC &
GRAY'S HILL DEVELOPMENT CO INC.
755 WEST PULASKI HIGHWAY
ELKTON, MARYLAND 21901

PROPERTY INFORMATION			
TAX MAP	PARCEL	ACREAGE	ZONING
316	169	54.95±	R-3
319	2450	101.63±	R-3
320	2369	59.67±	R-3/C-2
320	2371	244.07±	R-3
320	2390	46.57±	R-3/C-2
323	79	68.13±	R-2/R-3
323	91	10.33±	RP
323	454	2.87±	RP
324	2394	39.01±	R-3

[illegible]

CECIL COUNTY, MARYLAND

PLANNED UNIT DEVELOPMENT



SOUTHFIELDS
OF ELKTON

WARD ELECTION DISTRICT



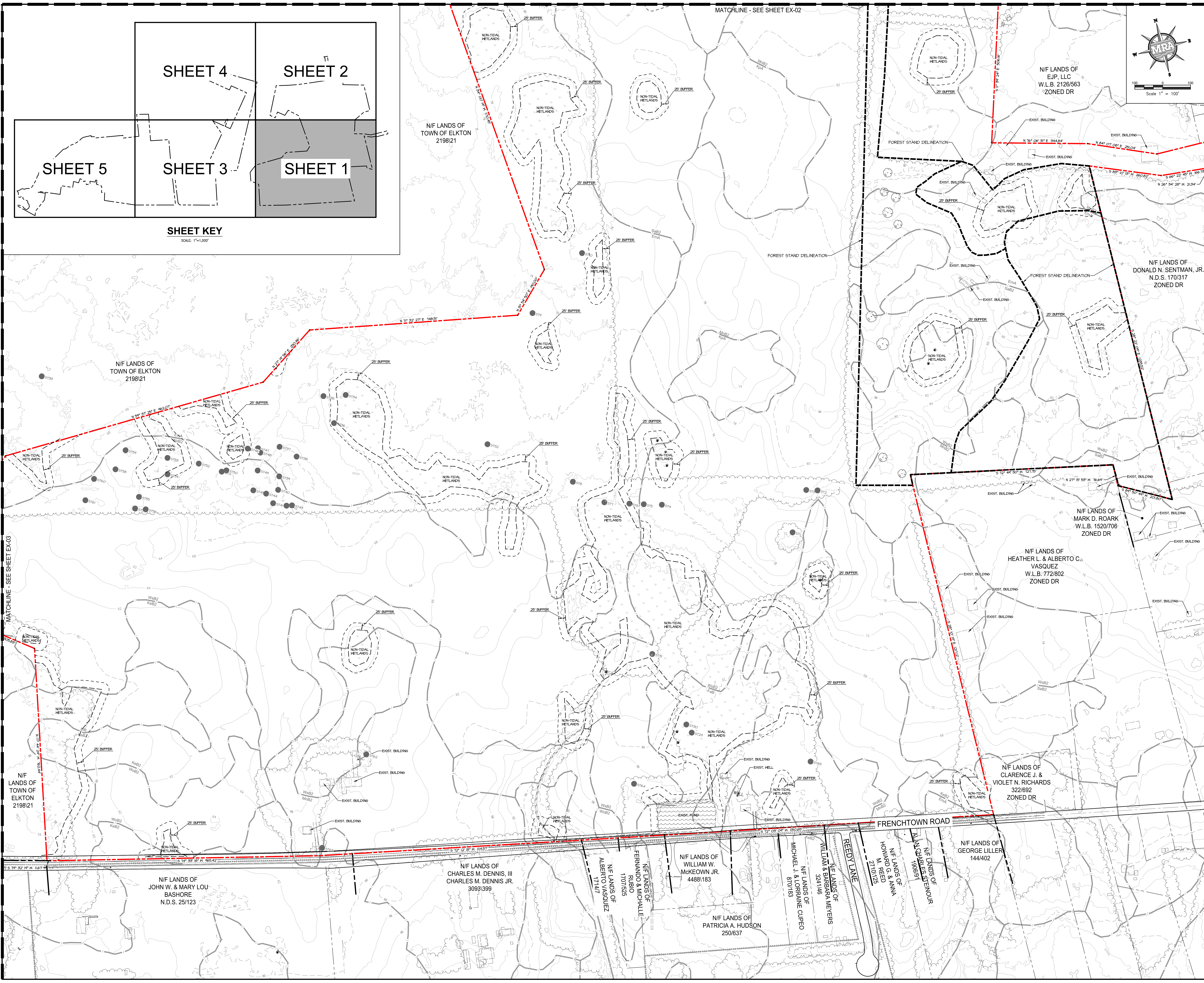
**PROFESSIONAL
CERTIFICATION**

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34672. EXPIRATION DATE: 06/23/2021."

Project No.: 20528
Date: DEC. 10, 2019
Drawn By: AGD
Checked By: AGD
Scale: 1" = 400'

EXISTING CONDITIONS PLAN

EX-00



SHEET 4

SHEET 2

SHEET 5

SHEET 3

SHEET 1

SHEET KEY

SCALE: 1"=1,000'

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS,
SURVEYORS & LANDSCAPE ARCHITECTS

3445-4 BOX HILL CORPORATE
CENTER DRIVE
ABINGDON, MARYLAND 21009
(410) 515-8000
FAX (410) 515-9002

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APPLICATION/DEVELOPER

SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT
C/O STONEWALL CAPITAL
117 E. MAIN STREET
ELKTON, MARYLAND 21921
ATTN: MR. RAY JACKSON

OWNERS

SOUTHSIDE LLC &
GRAY'S HILL DEVELOPMENT CO INC.
755 WEST PULASKI HIGHWAY
ELKTON, MARYLAND 21921

PROPERTY INFORMATION

TAX MAP	PARCEL	ACREAGE	ZONING
316	169	54.95±	R-3
319	2450	101.63±	R-3
320	2389	59.67±	R-3/C-2
320	2371	244.07±	R-3
320	2380	46.57±	R-3/C-2
323	79	68.13±	R-2/R-3
323	91	10.33±	RP
323	454	2.87±	RP
324	2394	39.07±	R-3

Rev Date

Description

PLANNED UNIT DEVELOPMENT

SOUTHFIELDS

OF ELKTON

3RD ELECTION DISTRICT

SECEL COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14075. EXPIRATION DATE: 06/30/2021.

Project No.:

20528

Date:

DEC. 10, 2019

Drawn By:

AGD

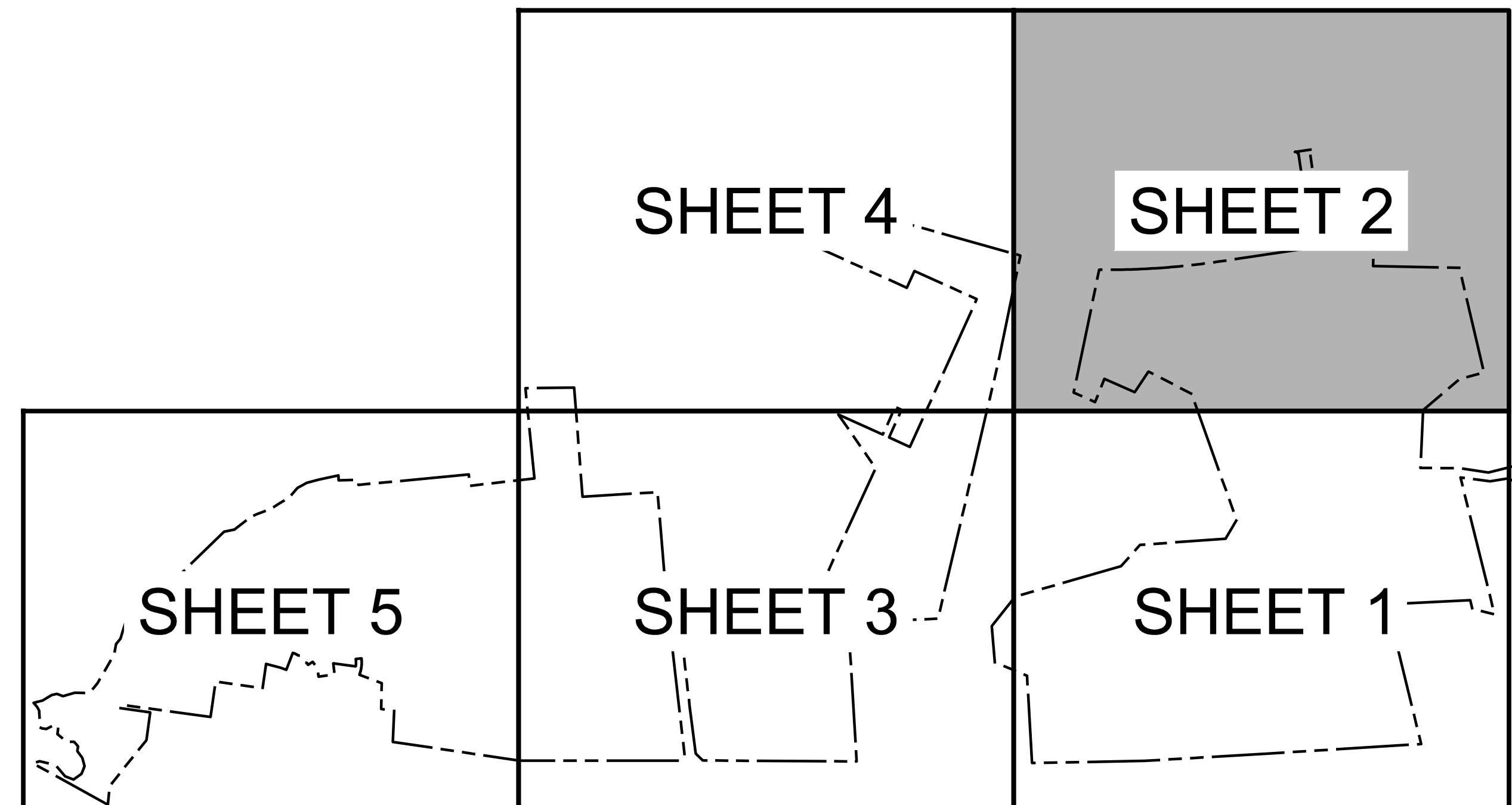
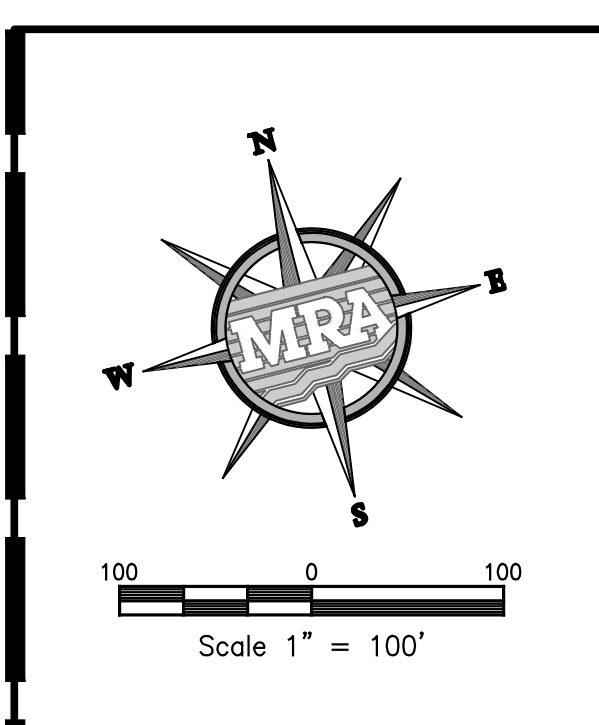
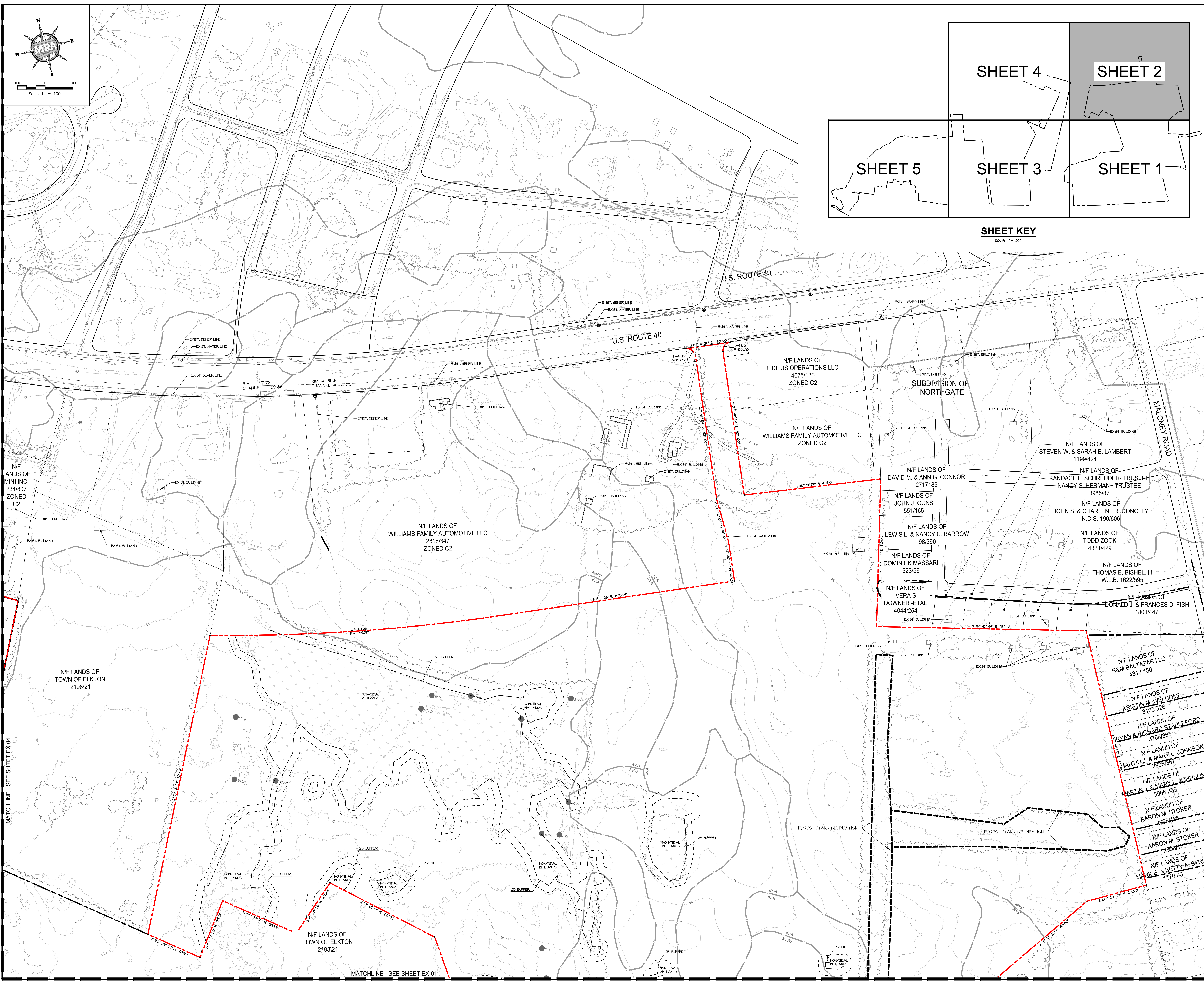
Checked By:

1"= 100'

Scale:

EXISTING CONDITIONS PLAN

EX-01



SHEET KEY
SCALE: 1"=100'

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS,
SURVEYORS & LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE
CENTER DRIVE
ABINGDON, MARYLAND 21009
(410) 515-8000
FAX: (410) 515-9002
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APPLICATION/DEVELOPER
SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT
C/O STONEWALL CAPITAL
117 E. MAIN STREET
ELKTON, MARYLAND 21921
ATTN: MR. RAY JACKSON

OWNERS
SOUTHSIDE LLC &
GRAY'S HILL DEVELOPMENT CO INC.
755 WEST PULASKI HIGHWAY
ELKTON, MARYLAND 21921

PROPERTY INFORMATION

TAX MAP	PARCEL	ACREAGE	ZONING
316	169	54.95±	R-3
319	2450	107.63±	R-3
320	2389	59.67±	R-3/C-2
320	2371	244.07±	R-3
320	2380	48.57±	R-3/C-2
323	79	68.13±	R-2/R-3
323	91	10.33±	RP
323	454	2.87±	RP
324	2384	39.01±	R-3

Rev Date Description

PLANNED UNIT DEVELOPMENT

SOUTHFIELDS
OF ELKTON

3RD ELECTION DISTRICT

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14675. EXPIRATION DATE: 09/29/2021.

Project No.: 20528
Date: DEC. 10, 2019
Drawn By: AGD
Checked By: AGD
Scale: 1"=100'

EXISTING CONDITIONS PLAN

EX-02



APPLICATION/DEVELOPER
SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT
C/O STONEWALL CAPITAL
117 E. MAIN STREET
ELKTON, MARYLAND 21821
ATTN: MR. RAY JACKSON

PROPERTY INFORMATION

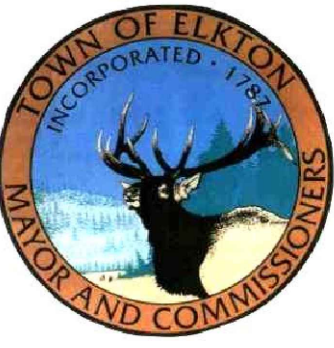
Rev Date	Description
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PLANNED UNIT DEVELOPMENT I



SOUTHFIELDS

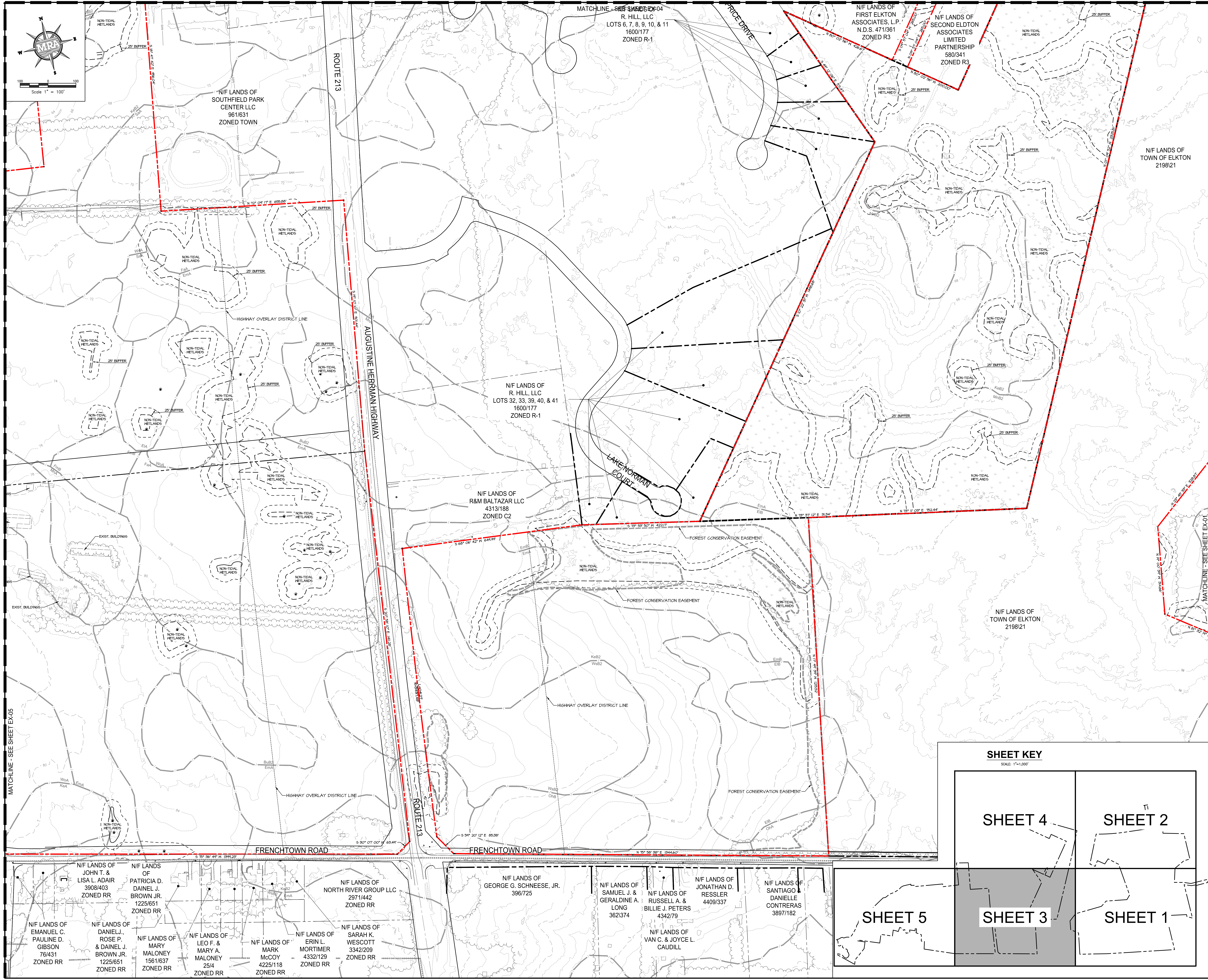
RECII COUNTY MARY AND



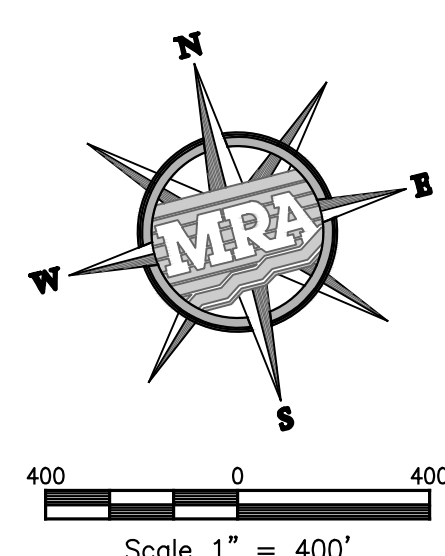
Project No.: 20528
Date: DEC. 10, 2019
Drawn By: AGD
Checked By: AGD
Scale: 1" = 100'

EXISTING
CONDITIONS
PLAN

EX-03







**MORRIS & RITCHIE
ASSOCIATES, INC.**
ENGINEERS, ARCHITECTS, PLANNERS,
SURVEYORS & LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE
CENTER DRIVE
ABINGDON, MARYLAND 21009
(410) 515-9000

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APPLICATION/DEVELOPER
SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT
C/O STONEWALL CAPITAL
117 E MAIN STREET
ELKTON, MARYLAND 21921
ATTN: MR. RAY JACKSON

OWNERS
SOUTHSIDE LLC &
GRAY'S HILL DEVELOPMENT CO INC
755 WEST PULASKI HIGHWAY
ELKTON, MARYLAND 21921

PROPERTY INFORMATION			
TAX MAP	PARCEL	ACREAGE	ZONING
316	169	62.84±	R-3
319	2450	101.63±	R-3
320	2389	59.66±	R-3
320	2371	244.07±	R-3
320	2390	46.57±	R-3
323	79	68.13±	R-2F
323	91	10.32±	RF
323	454	2.77±	R-3
324	2394	37.69±	RF

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RECIL COUNTY MARYLAND

PLANNED UNIT DEVELOPMENT



SOUTHFIELDS

WARD ELECTION DISTRICT



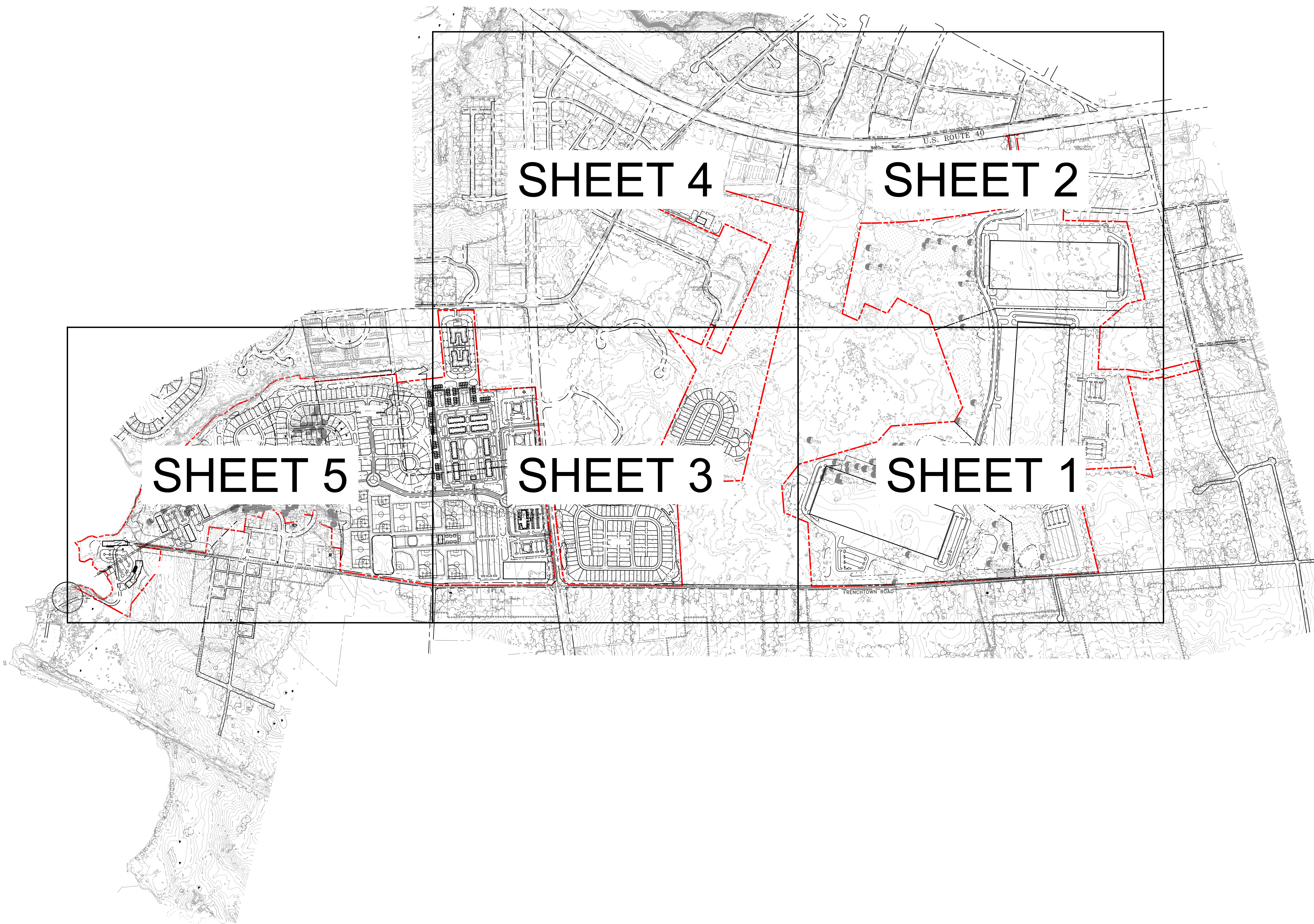
**PROFESSIONAL
CERTIFICATION**

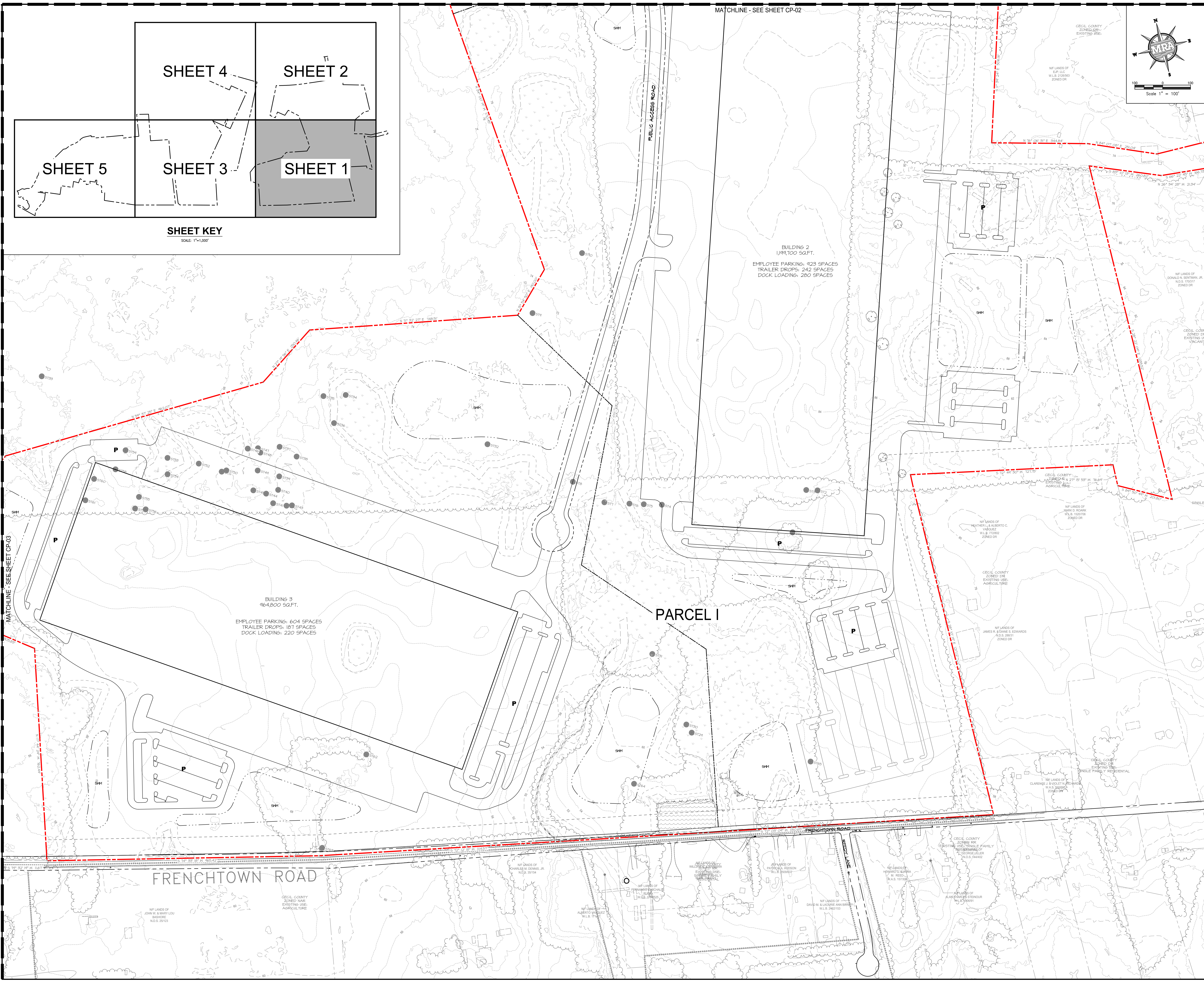
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34672, EXPIRATION DATE: 08/23/2021."

Project No.: 20528
Date: DEC. 10, 2019
Drawn By: AGD
Checked By: AGD
Scale: 1" = 400'

PROPOSED CONDITIONS PLAN

CP-00





SHEET 4

SHEET 2

SHEET 5

SHEET 3

SHEET 1

SHEET KEY

SCALE: 1"=1,000'

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS,
SURVEYORS & LANDSCAPE ARCHITECTS

3445-A BOX HILL CORPORATE
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ABINGDON, MARYLAND 21009
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FAX (410) 515-9202

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APPLICATION/DEVELOPER

SOUTHERN DEVELOPMENT CAPITAL DEVELOPMENT
C/O STONEWALL CAPITAL
117 E MAIN STREET
ELKTON, MARYLAND 21821
ATTN: MR. RAY JACKSON

OWNERS

SOUTHERN LLC &
GRAY'S HILL DEVELOPMENT CO. INC.
755 WEST PULASKI HIGHWAY
ELKTON, MARYLAND 21821

TAX MAP	PARCEL	ACREAGE	ZONING
316	169	62.844	R-3
319	2450	101.634	R-3
320	2389	59.661	R-3/C-2
320	2371	244.072	R-3
320	2380	48.572	R-3/C-2
323	79	68.134	R-2/R-3
323	91	10.324	RP
323	454	2.772	RP
324	2384	37.694	R-3

Rev Date

Description

PLANNED UNIT DEVELOPMENT

SOUTHFIELDS

OF ELKTON

3RD ELECTION DISTRICT

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14075, EXPIRATION DATE: 08/23/2021.

Project No.:

20528

Date:

DEC. 10, 2019

Drawn By:

AGD

Checked By:

1"=100'

PROPOSED CONDITIONS PLAN

CP-01



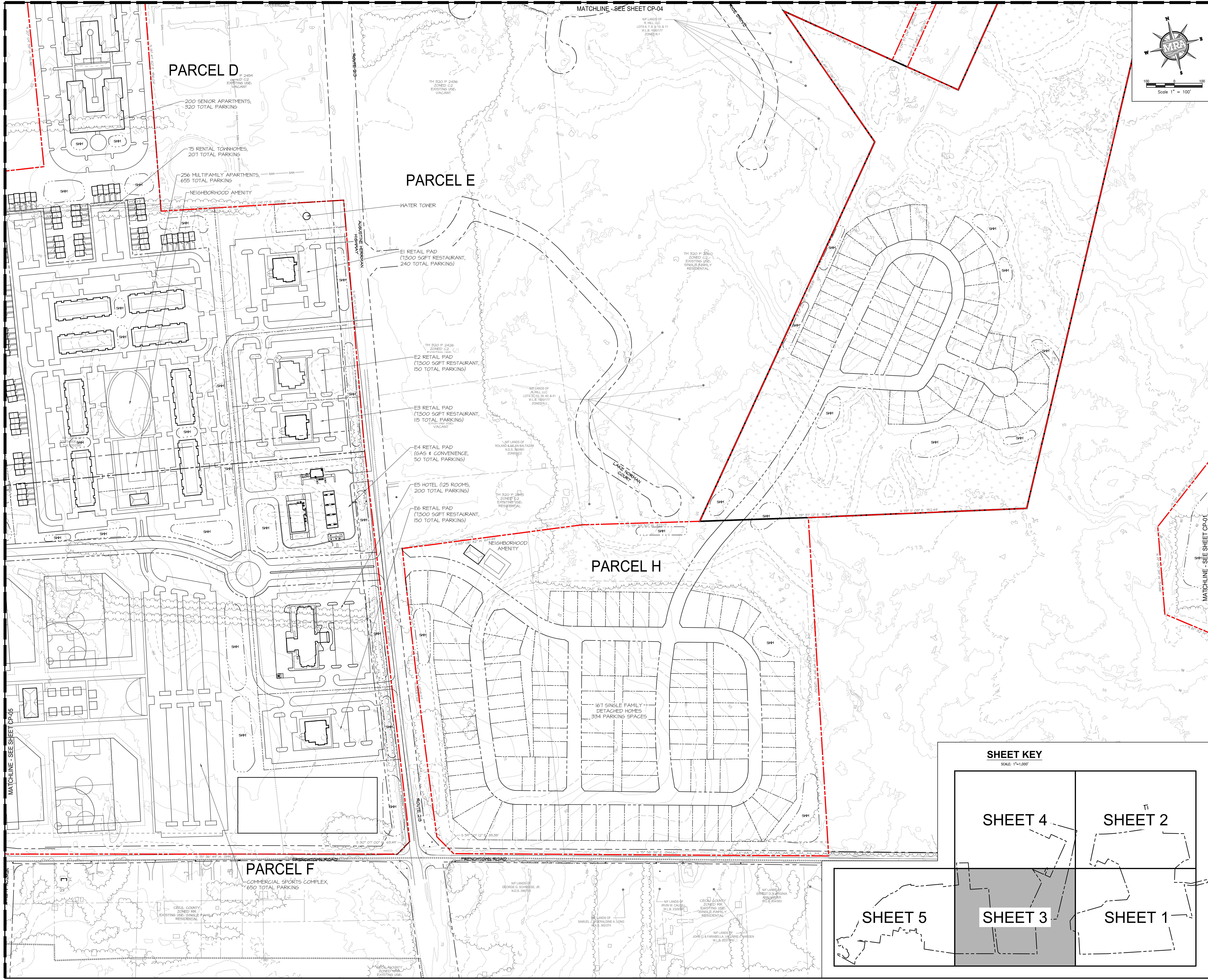
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OWNERS
SOUTHSIDE LLC &
GRAY'S HILL DEVELOPMENT CO II
755 WEST PULASKI HIGHWAY

[illegible]

Project No.: 205
Date: DEC. 10, 20
Drawn By: AC
Checked By: AC
Scale: 1" = 10'

CP-03





APPLICATION/DEVELOPER
SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT
C/O STONEWALL CAPITAL
117 E MAIN STREET
ELKTON, MARYLAND 21921
ATTN: MR. RAY JACKSON

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755 WEST PULASKI HIGHWAY
ELKTON, MARYLAND 21921

PROPERTY INFORMATION			
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319	2450	101.63±	R-3
320	2369	59.66±	R-3/C-2
320	2371	244.07±	R-3
320	2390	46.57±	R-3/C-2
323	79	68.13±	R-2/R-3
323	91	10.32±	RP
323	454	2.77±	RP
324	2394	37.69±	R-3

[illegible]

CECIL COUNTY, MARYLAND

PLANNED UNIT DEVELOPMENT

SOUTHFIELDS

OF ELKTON

TRACT



PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34672. EXPIRATION DATE: 08/23/2021."

Project No.: 20528
Date: DEC. 10, 2019
Drawn By: AGD
Checked By: AGD
Scale: 1" = 100'

PROPOSED CONDITIONS PLAN

CP-05

