

September 16, 2019 - 11:27am User: mllloyd Q:\03\70009 - Rudy Park\DWG\03\70009-ADD ON.dwg.....Tab:01-ADD ON

LEGEND

EXISTING

BUILDING

CURB

SOIL BOUNDARY

WATER

WATER VALVE

FIRE HYDRANT

STORM DRAIN

STORM DRAIN INLET

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

UNDERGROUND GAS

SANITARY SEWER

SANITARY SEWER CLEANOUT

SANITARY SEWER MANHOLE

CONCRETE SIDEWALK

PAVEMENT

GRAVEL

EDGE OF PAVE

FENCELINE

TRAFFIC ARROW

TREELINE

TREE

MAILBOX

SIGN

UTILITY POLE

GUY WIRE

LIGHT POLE

LEGEND

N/F

CP

OPS

IPF

STONE

- DENOTES NOW OR FORMERLY

- DENOTES CAPPED PIN FOUND

- DENOTES CAPED PIN SET

- DENOTES IRON PIPE FOUND

- DENOTES STONE FOUND

NOTES

1. TAX MAP 306 PARCELS 1766 & 2179 DEED REFERENCE: D.W.L. 335/593 AND D.W.L. 12/183 EXISTING USE: 50 UNIT APARTMENT COMPLEX

2. ZONING: PARCEL 1766: R-3 URBAN RESIDENTIAL PARCEL 2179: R-3 URBAN RESIDENTIAL

3. BUILDING SETBACKS:

REQUIRED: FRONT = 50' VARIANCE APPROVED: FRONT = 50' REAR = 50' (8/17/2017) REAR = 25' SIDE = 50' (CASE #1507) SIDE = 25'

4. THIS PROJECT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FEMA FIRM MAP 2401500177E DATED MAY 4, 2015.

5. THIS PROJECT IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

6. THIS SITE IS COMPLETELY WITHIN THE HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT.

7. A SIMPLIFIED FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN WILL BE PREPARED FOR THIS SITE. NO FOREST CURRENTLY EXISTS ON SITE. THE ON-SITE AFFORESTATION REQUIREMENT IS 0.54 ACRES. IF PROVIDED OFF-SITE, THE REQUIREMENT IS 1.08 ACRES.

8. THIS PLAN PREPARED WITH THE BENEFIT OF TITLE COMMITMENT PREPARED BY BAKER, THOMEY & EMREY ON 1/10/2019.

9. BOUNDARY SURVEY PREPARED BY MCRONE, JUNE 2017.

10. RE-ZONING OF PARCEL 2179 FROM BI TO R3 WAS APPROVED BY THE ELKTON MAYOR AND COMMISSIONERS ON MAY 17, 2017.

11. OWNER: ELKTON HOUSING AUTHORITY 150 E. MAIN STREET, #1 ELKTON, MD 21921

12. DESIGN WAIVERS TO BE REQUESTED FROM ELKTON PLANNING COMMISSION: (APPROVED 10/8/2018)

A. MORE THAN 10 SPACES BETWEEN ISLANDS (2 LOCATIONS)

B. BUFFERYARD 'E' ALONG DWYER PROPERTY.

C. BUFFERYARD 'D' ALONG VLAMIS PROPERTY.

D. BUFFERYARD 'C' ALONG MD 279 (NEWARK AVE.).

13. VARIANCES REQUESTED FROM BOARD OF APPEALS: (APPROVED 8/17/2017)

A. BUILDING SETBACK REDUCTION FROM 50 FEET TO 25 FEET.

B. PARKING REDUCTION TO ALLOW 2 SPACES PER UNIT.

NOTE:

1. EXISTING UTILITIES SHOWN ARE TO BE REMOVED OR ABANDONED WITH REDEVELOPMENT OF SITE.

2. ALL PROPOSED EASEMENTS SHOWN ARE FOR THE LOCATION OF THE PROPOSED PUBLIC UTILITIES AS SHOWN ON THE FINAL CONSTRUCTION PLANS.

SOILS LEGEND

TYPE	SOIL NAME & DESCRIPTION	HYDROLOGIC GROUP	K FACTOR
BeC	Beltsville silt loam, 5 to 10 percent slopes	Partially Hydric	C 0.37
ClD	Christiana-Sassafras-Urban land complex, 5 to 15 percent slopes	Not Hydric	D 0.49
MkC	Matapoke silt loam, 5 to 10 percent slopes	Not Hydric	C 0.49
MtAb	Mattapee silt loam, 2 to 5 percent slopes	Partially Hydric	C 0.49
NsB	Nassawango silt loam, 2 to 5 percent slopes	Partially Hydric	C 0.49
VnAb	Urban land-Nassawango complex, 0 to 5 percent slopes	Not Hydric	D 0.49

SOURCE: Latest available data from the USDA Digital Soil Survey

ACREAGE DATA

PARCEL TAX PARCEL 1766	AREA 4.899 AC± (213,408 SQ.FT.)
TAX PARCEL 2179	+1.867 AC± (81,339 SQ.FT.)
TOTAL TAX PARCEL 1766	6.766 AC± (294,747 SQ.FT.)
PARCEL TAX PARCEL 2179	AREA 1.867 AC± (81,339 SQ.FT.)
PARCEL 2179	-1.867 AC± (81,339 SQ.FT.)
TOTAL TAX PARCEL 2179	0.000 AC± (0 SQ.FT.)

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S11°49'40"E	43.99'
L2	S77°04'18"W	80.26'
L3	S78°30'05"W	73.84'
L4	S66°13'57"W	138.00'
L5	S11°08'55"E	101.97'
L6	S25°31'12"W	44.53'
L7	S70°48'22"W	128.87'
L8	N19°11'38"W	11.56'
L9	S70°29'55"W	54.32'
L10	S76°28'57"W	19.13'
L11	N69°46'03"W	42.09'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L12	N24°46'03"W	55.77'
L13	N20°13'57"E	47.44'
L14	S87°43'57"W	13.28'
L15	N2°16'03"W	20.00'
L16	N87°43'57"E	43.24'
L17	N65°13'57"E	429.79'
L18	N76°29'10"E	32.85'
L19	N10°31'18"W	18.93'
L20	N78°28'42"E	20.00'
L21	S10°31'18"E	18.54'
L22	N79°28'42"E	30.51'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L23	S11°08'55"E	17.16'
L24	N78°51'05"E	19.22'
L25	S8°15'06"E	28.25'
L26	S25°29'55"W	16.95'
L27	S70°29'55"W	169.71'
L28	S76°28'57"W	13.06'
L29	N68°46'03"W	27.74'
L30	N24°46'03"W	39.20'
L31	N20°13'57"E	19.58'
L32	N65°13'57"E	226.54'

EASEMENT CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S73°29'26"W	25.89'	25.90'	248.00'
C2	N77°08'16"E	22.98'	22.98'	1010.00'
C3	N79°12'05"E	9.77'	9.77'	1010.00'
C4	S10°25'20"E	36.21'	36.22'	478.00'
C5	S73°29'26"W	23.80'	23.81'	228.00'

TAX PARCEL 2174 N/F LANDS OF ANDREW T. DWYER, DIANA D. BROOKS, ELIZABETH T. DWYER & ELINOR C. DWYER NDS 178/196 ZONED - BI

TAX PARCEL 1766 N/F LANDS OF ELKTON HOUSING AUTHORITY D.W.L. 335/593 ZONED - R-3 AREA = 4.899 AC. (213,408 SQ.FT.)

TAX PARCEL 2179 N/F LANDS OF ELKTON HOUSING AUTHORITY D.W.L. 12/183 ZONED - R3 AREA = 1.867 AC. (81,339 SQ.FT.)

TAX PARCEL 1774 N/F LANDS OF NICHOLAS A. VLAMIS D.W.L. 332/1168 ZONED - C-2

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Property Line Surveyor, under the laws of the State of Maryland. License No. 481, Expiration Date: 1-12-2021.

SEAL DATE

REVISIONS

REV. #	DATE	DESCRIPTION

MCRONE

ENGINEERS ■ SURVEYORS ■ PLANNERS

ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY ■ DELAWARE

107 CHESAPEAKE BOULEVARD, SUITE 104 ELKTON, MD 21921 (410) 394-1250

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ADD ON SUBDIVISION

TAX MAP 306, PARCELS 1766 & 2179; ADC MAP 13, GRID A-6 N. BRIDGE STREET, ELKTON, MD 21921

TOWN OF ELKTON

WILLOWS AT RUDY PARK

THIRD ELECTION DISTRICT, CECIL COUNTY, MARYLAND

PREPARED FOR: ELKTON HOUSING AUTHORITY

DATE: MARCH 2018

JOB NUMBER: D317008

SCALE: 1"=40'

DRAWN BY: MEL

DESIGNED BY: MEL

APPROVED BY:

FOLDER REFERENCE: NEW

SURVEYORS CERTIFICATION

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

DONALD E. SUTTON DATE PROPERTY LINE SURVEYOR

OWNERS CERTIFICATION

CERTIFICATION IS HEREBY MADE THAT TO THE BEST OF MY KNOWLEDGE THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, CONCERNING THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WE, ELKTON HOUSING AUTHORITY, HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTIES SHOWN ON THIS PLAN, AND THIS SUBDIVISION PLAT (THEREOF) WAS MADE AT OUR DISCRETION.

OWNER DATE

APPROVED BY: CECIL COUNTY HEALTH DEPARTMENT

DATE

Circuit Court for Cecil County

CHAIRMAN, ELKTON PLANNING COMMISSION

RESUBDIVISION APPROVED BY THE ELKTON PLANNING COMMISSION ON

WEST BOUND TO MD. RTE. 545

NEWARK AVE MD ROUTE 279 (SEE S.R.C. PLAT # 34511 & 34512)

GRAPHIC SCALE 40' 0' 40' 80' SCALE: 1" = 40'

SHEET NO.: 1 OF 1