

SITE DATA

- OWNER: STEPHEN HOMES AT RISING SUN LLC
136 SPRING LAKE CIRCLE
NAPLES, FLORIDA 34119
C/O MR. DON STEPHENS
- APPLICANT: FREEDOM DEVELOPMENT LLC
222 N. CONSTITUTION AVE., SUITE B
NEW FREEDOM, PA 17349
C/O MR. JEFF RILEY
- PREPARED BY: MORRIS & RITCHE ASSOCIATES, INC.
3445A BOX HILL CORP. CENTER DR.
ABINGDON, MD 21009
C/O MS. AMY DIPIETRO, P.E., LEED AP, PRINCIPAL
- SITE AREA: 66.050± AC. (PHASES 2 & 3 ONLY)
- DEED REFERENCE: 01378/00687
- TAX MAP: 10C
PARCEL: 393
- AREA BY ZONING DISTRICT:
R-1 9.49± AC.
R-2 26.97± AC.
R-3 29.59± AC.
66.050± AC.
- EXISTING USE: VACANT/AG
- PROPOSED USE: RESIDENTIAL
- BULK REGULATIONS:
R-2 R-3
LOT AREA 7,500 SF 5,000 SF
LOT WIDTH 50' 50'
LOT DEPTH 100' 100'
FRONT YARD 25' 20'
SIDE YARD 9' 5'
REAR YARD 25' 25'
LOT COVERAGE 50% 50%
LIVING SPACE 1,000 SF 1,000 SF
- PERMITTED DENSITY:
R-2: 4 UNITS PER ACRE = 26.97± AC = 107.88 UNITS
R-3: 6 UNITS PER ACRE = 29.59± AC = 177.54 UNITS
TOTAL = 285.42 UNITS
- PROPOSED DEVELOPMENT: 116 SINGLE-FAMILY DETACHED HOMES
PHASE 2 - 56 UNITS
PHASE 3 - 59 UNITS
TOTAL: 116 UNITS
- PARKING REQUIRED: 2.0 SPACES PER SINGLE FAMILY DETACHED UNIT
PARKING PROVIDED: 116 X 2 = 232 SPACES (2-CAR GARAGE)
- OPEN SPACE REQUIRED: 15% OF 66.050± AC. (9,908± AC.)
PROVIDED: 36.68± ACRES(55.53% - REQUIREMENT MET)
- REQUIRED BUFFERYARD: BUFFERYARD 'C' BETWEEN ADJACENT ZONING DISTRICTS
1) R-2/R-3 AND PROXIMITY TO COLLECTOR ROAD (CONOWINGO ROAD)
WITHIN THE TOWN OF RISING SUN
2) PROXIMITY TO RESIDENTIAL DISTRICT 'ST' (BASED ON CECIL COUNTY ZONING)
- THERE IS A 100-YEAR FEMA FLOODPLAIN SHOWN ON THE SITE AS EVIDENCED BY FEMA FIRM MAP PANEL NO. 24015C0033D EFFECTIVE DATE JULY 8, 2013. THE LIMITS OF THE FLOODPLAIN ARE SHOWN, PER THE FEMA MAP. A FINAL DETERMINATION OF ITS EXTENT WILL BE MADE BASED ON SURVEYED TOPOGRAPHY AND THE ESTABLISHED ELEVATION.
- THIS COMMUNITY IS TO BE SERVED BY PUBLIC WATER & SEWER FACILITIES, WATER AND SEWER SHALL BE OFFERED TO ALL LOTS FOR SALE. PUBLIC SERVICE: TOWN OF RISING SUN SYSTEM, PUBLIC SEWER FACILITY: TOWN OF RISING SUN SYSTEM.
- THE LIMITS OF NON-TIDAL WETLANDS WERE PROVIDED BY GEO-TECHNOLOGY ASSOC. INC.
- TOPOGRAPHY IS BASED UPON A FIELD-RUN TOPOGRAPHIC SURVEY PERFORMED BY MORRIS & RITCHE ASSOCIATES, INC. AND AVAILABLE GIS DATA FROM CECIL COUNTY.
- FINAL LOCATION FOR INLETS, FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- FINAL LOCATION AND SIZE OF PROPOSED SIGNS SHALL BE DETERMINED PRIOR TO BUILDING PERMIT APPLICATION.
- THE PROPOSED STORMWATER MANAGEMENT PRACTICES, AS SHOWN, ARE SUBJECT TO FINAL DESIGN.
- THE PROPOSED BUILDINGS SHALL BE EQUIPPED WITH SPRINKLERS.
- THERE IS NO CRITICAL AREA WITHIN THE SITE.
- THERE IS 20.69 AC. WITHIN THE 100 YEAR FLOODPLAIN.
- NO DESIGN WAIVERS OR EXCEPTIONS HAVE BEEN REQUESTED FOR THIS PROJECT.
- LIST OF REGULATORY APPROVAL
-TOWN OF RISING SUN
-CECIL SOIL CONSERVATION DISTRICT
-US ARMY CORP OF ENGINEERS
-MARYLAND DEPARTMENT OF THE ENVIRONMENT
-MDOT-SHA
-CECIL COUNTY DEVELOPMENT PLANS REVIEW

DRAWING INDEX
SHEET 1-3 SITE PLAN

ROAD CENTERLINE CURVE TABLE

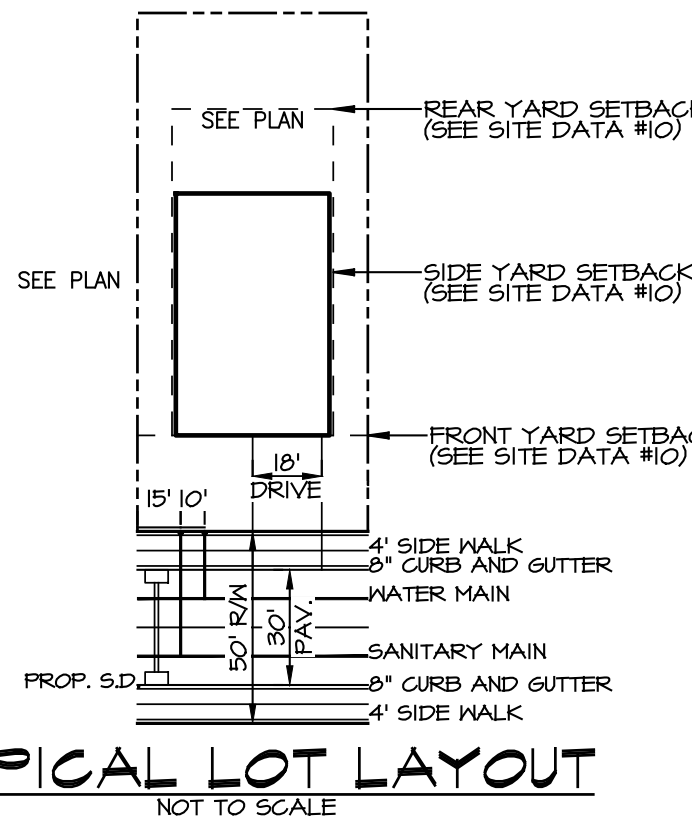
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C-1	128.76	225.00	32.79°	N 33° 17' 09" W	127.01
C-2	231.04	300.00	44.13°	N 27° 37' 02" W	225.37
C-3	166.28	150.00	63.51°	S 63° 47' 53" E	157.89
C-4	115.57	250.00	26.49°	S 18° 47' 53" E	114.55

PROPERTY LINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-7	46.50'	886.08'	3.01°	S 68° 19' 11" W	46.49'

LEGEND

	EXISTING BUILDING		PROPOSED BUILDING ENVELOPE
	CONCRETE		EDGE OF PAVING OR SIDEWALK
	CURB		EASEMENT
	EASEMENT		BUILDING SETBACK
	LOT LINE		BOUNDARY
	RIGHT-OF-WAY		PROPERTY LINE
	ZONING LINE		RIGHT-OF-WAY
	NON-TIDAL WETLANDS		SANITARY SEWER LINE
	WETLAND BUFFER		STORM DRAIN LINE (RCCP)
	WATERS OF THE US		STORM DRAIN LINE (PVC OR HDPE)
	STREAM BUFFER		WATER LINE
	FEMA FLOODPLAIN		LOT NUMBER
	WOODS		EXISTING 2' CONTOUR
	METAL FENCE		EXISTING 10' CONTOUR
	WOODEN FENCE		
	GAS LINE		
	GRAVEL		
	GUARDRAIL		
	OVERHEAD LINE		
	SANITARY SEWER		
	STORM DRAIN		
	UNDERGROUND LINE		
	UNDERGROUND ELECTRIC		
	UNDERGROUND FIBER OPTIC		
	UNDERGROUND TELEPHONE		
	RETAINING WALL		
	VALVE		
	F.H.		
	METER		
	WATER LINE		



PLAN
SCALE: 1"=60'

DATE	REVISIONS

DEVELOPER
FREEDOM DEVELOPMENT LLC.
222 N. CONSTITUTION AVE, SUITE B
NEW FREEDOM, PA 17349
ATTN: MR. JEFF RILEY

OWNER
STEPHEN HOMES AT RISING SUN LLC.
136 SPRING LAKE CIRCLE
NAPLES, FLORIDA 34119



PROFESSIONAL CERTIFICATION:
I (ANDREW J. HALTER) 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. 50283, EXPIRATION DATE: 12.15.2024.



MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE (410) 515-9000
FAX (410) 515-9002
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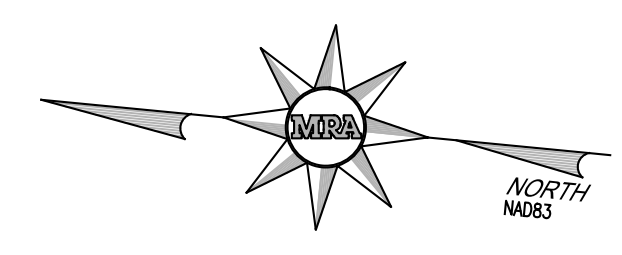
MAJOR SUBDIVISION SKETCH PLAN
FOR
STEPHEN'S PRESERVE
PHASE II AND III
TOWN OF RISING SUN
TM 10C, P. 393
6TH ELECTION DISTRICT
CECIL COUNTY, MARYLAND

JOB NO:	21160
SCALE:	AS SHOWN
DATE:	05/31/2023
DRAWN BY:	AJH/BJC
DESIGN BY:	AJH
REVIEW BY:	AGD
SHEET:	1 OF 3

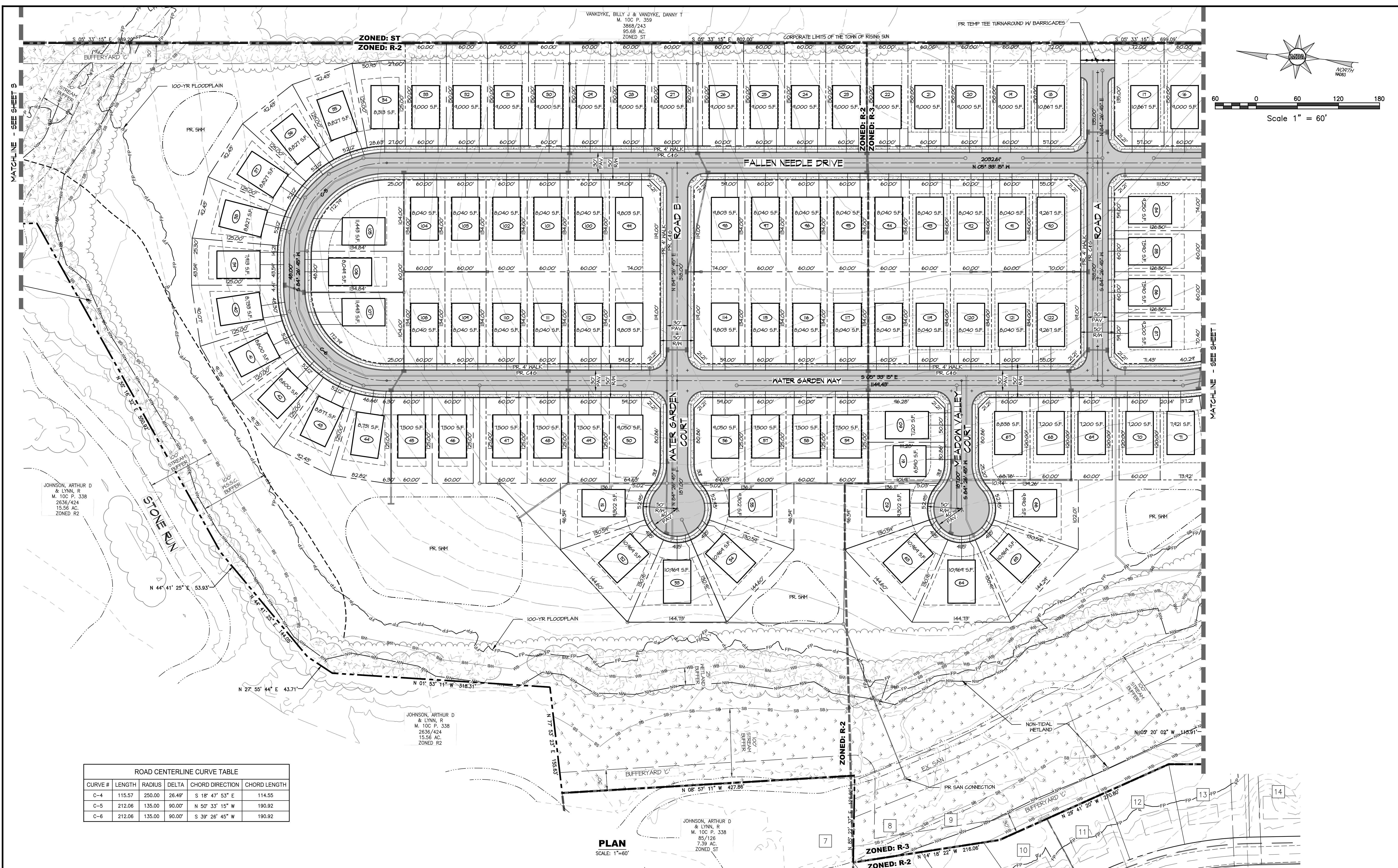
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VANKDYKE, BILLY J & VANDYKE, DANNY T
 M. 10C P. 359
 3869/243
 95.68 AC.
 ZONED ST

FR TEMP TURNAROUND W/ BARRICADES



Scale 1" = 60'



ROAD CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C-4	115.57	250.00	26.49°	S 18° 47' 53" E	114.55
C-5	212.06	135.00	90.00°	N 50° 33' 15" W	190.92
C-6	212.06	135.00	90.00°	S 39° 26' 45" W	190.92

PLAN
 SCALE: 1"=60'

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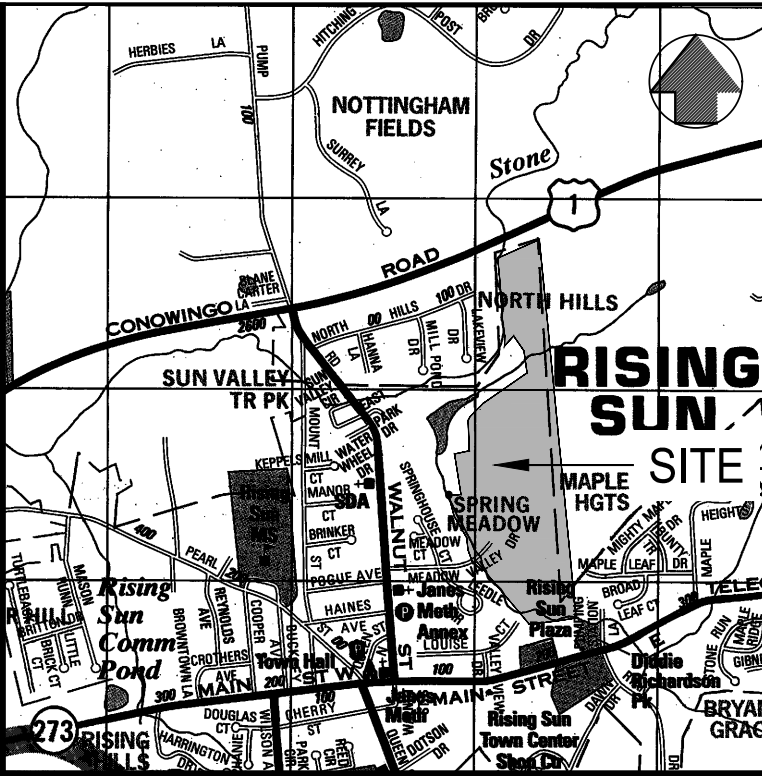
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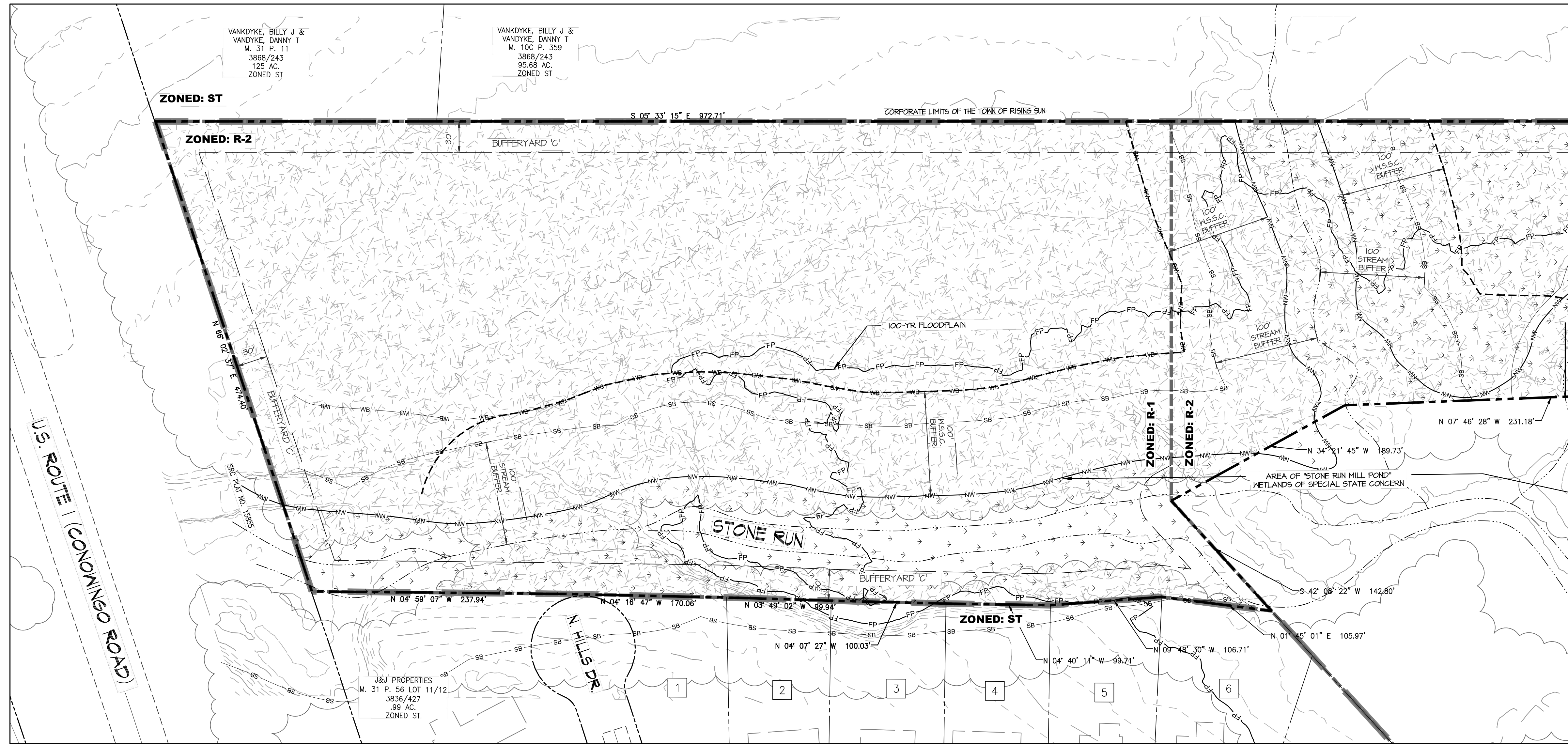
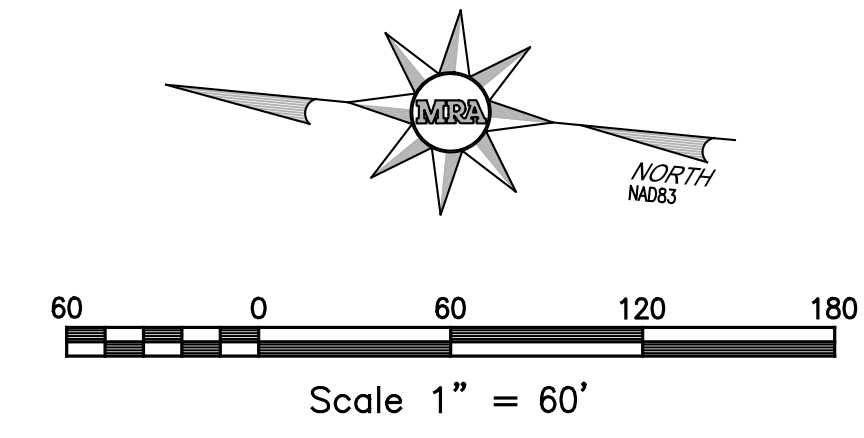
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MAJOR SUBDIVISION
 SKETCH PLAN
 FOR
STEPHEN'S PRESERVE
 PHASE II AND III
 TOWN OF RISING SUN
 TM 10C, P. 393
 6TH ELECTION DISTRICT
 CECIL COUNTY, MARYLAND

JOB NO:	21160
SCALE:	AS SHOWN
DATE:	05/31/2023
DRAWN BY:	AJH/BJC
DESIGN BY:	AJH
REVIEW BY:	AGD
SHEET:	2 OF 3



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 PERMITTED USE No. BK071329
 MAP No. 3 GRID H4, J3, J4 & J5



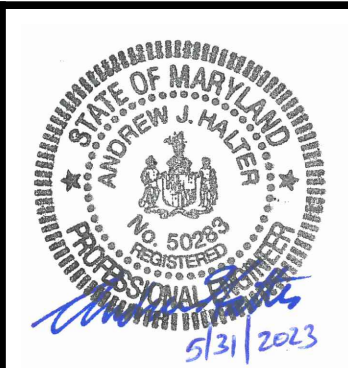
PLAN
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KEY	OWNER	ADDRESS	TAX MAP/PARCEL	DEED	ZONE
1	J&J PROPERTIES	NORTH HILLS DR	T.M. 31 P. 56 LOT 13	3836/427	RESIDENTIAL (ST)
2	GILLIS, DAVID B & JESSA D	10 LAKEVIEW DR	T.M. 31 P. 56 LOT 14	2362/468	RESIDENTIAL (ST)
3	EVERHART, PATRICIA & GROVER, TRACY	18 LAKEVIEW DR	T.M. 31 P. 56 LOT 15	4307/409	RESIDENTIAL (ST)
4	COX, WILLIAM C	22 LAKEVIEW DR	T.M. 31 P. 56 LOT 16	601/89	RESIDENTIAL (ST)
5	EDER, NICOLE & GRAYBEAL, ROBERT	26 LAKEVIEW DR	T.M. 31 P. 56 LOT 17	4110/469	RESIDENTIAL (ST)
6	THOMAS, DONNA S	40 LAKEVIEW DR	T.M. 31 P. 56 LOT 18	1049/398	RESIDENTIAL (ST)
7	MCADAMS, HUGH & BARBARA	15 SPRING HOUSE CT	T.M. 10C P. 476 LOT 23	2620/395	RESIDENTIAL (R2)
8	MC MULLEN, DAWNE D	13 SPRING HOUSE CT	T.M. 10C P. 476 LOT 24	1499/422	RESIDENTIAL (R2)
9	EWING, RICHARD & TINA	11 SPRING HOUSE CT	T.M. 10C P. 476 LOT 25	942/38	RESIDENTIAL (R2)
10	KOPATCH, JOYCE M	9 SPRING HOUSE CT	T.M. 10C P. 476 LOT 26	655/458	RESIDENTIAL (R2)
11	LYON, JOHN D	7 SPRING HOUSE CT	T.M. 10C P. 476 LOT 27	4050/446	RESIDENTIAL (R2)
12	BANDY, DAVID & EMMA	5 SPRING HOUSE CT	T.M. 10C P. 476 LOT 28	253/267	RESIDENTIAL (R2)
13	WALTER, KEVIN L	3 SPRING HOUSE CT	T.M. 10C P. 476 LOT 29	1811/688	RESIDENTIAL (R2)
14	JESSEE, MARK & MICHELE	1 SPRING HOUSE CT	T.M. 10C P. 476 LOT 30	4981/461	RESIDENTIAL (R2)
15	BARTON, JASON C	80 LOUISE CT	T.M. 10C P. 435 LOT 80	4933/436	RESIDENTIAL (R3)

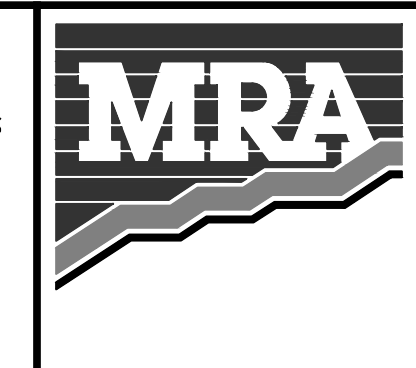
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 CECIL COUNTY, MARYLAND

JOB NO: 21160
 SCALE: AS SHOWN
 DATE: 05/31/2023
 DRAWN BY: AJH/BJC
 DESIGN BY: AJH
 REVIEW BY: AGD
 SHEET: 3 OF 3

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