

Technical Advisory Committee of Cecil County

February 4, 2026

SUBDIVISIONS

Fabrizi Woods, Lots 1-6, Preliminary / Final Plat, Childs Road, Carpenter Engineering, LLC, Third Election District.

Ronnie Carpenter, Carpenter Engineering, Inc., appeared and presented an overview of the project.

Mr. Worden read the comments from Water & Sewer Planning:

- Please show 10,000 SF inside Sewage reserve area not in legend.
- Please show proposed septic tanks and proposed pump chambers 10' off proposed house for lots 1-5.
- Proposed lined and unlined submerged gravel wetlands must be 100' from proposed well. Shifting proposed wells towards the rear of the property can achieve setbacks.
- Proposed lined and unlined submerged gravel wetland must be 25' from all parts of the septic system and sewage reserve area.
- Please show proposed and existing 100' well arcs for all wells.
- Please change MDE statement wording regarding "Health Officer" to "Cecil County Approving authority."
- How will future septic force main for lot 6 get to sewage reserve area without impacting Forest Conservation Area?

Ms. Blomquist read the comments from DPR:

Stormwater Management

1. The Preliminary Stormwater Management Plan has been approved by the Division of Development Plans Review (DPR).
2. The Final Stormwater Management Plan has been submitted and is under review. The Stormwater Management (SWM) must satisfy the current Stormwater Management Code. Therefore, the Final Stormwater Management Plan must be approved prior to the Preliminary/Final Plat being submitted for review by the Planning Commission.
3. Inspection & Maintenance Agreements will be required for all facilities.
4. All stormwater management easements must be included on the plat.
5. A private road maintenance agreement is required for Lots 1-6 prior to Final Stormwater Management Plan approval.
6. The Road & Storm Drain Plan has been submitted to the Division of Development Plans Review. The plan must be approved prior to submitting the Final Plat for Planning Commission review.
 1. In accordance with the Concept Plat, acceleration and deceleration lanes must

be provided in accordance with Section 3.07 of the Road Code. The construction of acceleration and deceleration lanes may require the relocation of the utility pole east of the access road and the existing culverts.

2. The engineer has requested a waiver from this requirement in accordance with the Road Code and is under review by the Department.
7. Public Works Agreements or subdivision agreements must be recorded prior to the Chief of the Development Plans Review Division of the Department of Land Use and Development Services signing the record plat. Inspection and Maintenance Agreements must be recorded prior to the Chief of the Development Plans Review Division of the Department of Land Use and Development Services signing the record plat.
8. A statement clearly outlining the responsibilities of homeowners in the maintenance of roads and storm drainage systems must be approved by the Planning Commission and placed on the final plat.
9. Proposed Private Roads must be denoted as such on subdivision plats.
10. Revise General Note #12 as a Public Works Agreement is still required.

Mr. Fisher read the comments from CCSCD:

A Final environmental site design plan for this project has been submitted to the District for review, and an erosion and sediment control review letter requesting plan sets for approval was sent out on 11/10/2025.

Mr. Goldman read the comments from CCPS:

1. Bus Service: To provide bus service inside of the development, 5 criteria must be met. They are outlined in the attached Bus Stop Guidelines document under "New Developments interior route extension".
 - Based on this information "Interior service" will not be provided, we would look at placing a community stop at the main entrance to the new development, Childs Road.
2. Schools in this attendance area are Kenmore Elementary, Cherry Hill Middle and Elkton High School. Please refer to the Capacity Sheet for enrollment at these schools.

No public comments were received by staff.

Mr. Goldman read the comments from MDOT / SHA:
SHA does not have any objection to County approval.

Mr. Goldman, LUDS /P&Z read the comments of the division:
This proposal is in compliance with §3.8 of the Subdivision Regulations regarding public notification.

Zoning: Rural Residential (RR)

Land Use: This project location is situated within the 2010 Comprehensive Plan's Rural Conservation (RCD) land use district.

Tier Map: As established by the County's adoption of the Sustainable Growth and Agricultural Preservation Act's tier map, this site is located within a Tier III [\(U\)](#) area.

Water & Sewer: This site is not located within the 2019 Master Water & Sewer Plan. General Note #9 erroneously states that the site is located in the W-3 and S-3 areas.

Priority Funding Area: The site is not located in a PFA

Priority Preservation Area: The site is not located in a PPA.

Critical Area: the site is not located within a Critical Area overlay district.

Floodplain: The property is not located in a Floodplain overlay zone.

Fire Response: The site is located within the Singerly Fire Company (004) service area. As of September 13, 2019, the Division of Planning & Zoning is requesting this information be placed on all subdivisions and site plans for the benefit of the State Department of Assessments and Taxation. The fire company name must be properly noted on the plat

Preliminary Plat review standards

§2.0 of Subdivision Regulations allows combined Preliminary/Final Plats for subdivisions with five (5) or less lots. This project proposes six lots derived from an existing lot and therefore may be submitted as a combined Preliminary/Final Plat.

§4.1.8 of the Subdivision Regulations requires that the TAC and subsequently the Planning Commission, will, in general, be reviewing the Preliminary Plat with regard to the following:

1. Conformance to the provisions of the Cecil County Comprehensive Plan and the Cecil County Zoning Ordinance.
2. Conformance to the approved density and layout and any conditions of Concept Plat approval, including, but not limited to, completion of the boundary line survey, completion and review of any Traffic Impact Study by appropriate State and County departments, approval of the Preliminary Stormwater Management Plan, approval of the Preliminary Forest Conservation Plan and/or Preliminary Environmental Assessment.

3. Conformance to the applicable provisions of the Cecil County Zoning Ordinance and these regulations.
4. Protection of wetlands, streams, area of steep slope and shorelines, including, but not limited to, the Cecil County Critical Area Program and corresponding sections of the Cecil County Zoning Ordinance.
5. Protection of forested, reforested, or afforested areas as required by the Cecil County Forest Conservation Regulations.
6. Conformance to all requirements of the Cecil County Department of Public Works, including, but not limited to, stormwater management requirements.
7. Conformance to all requirements of the Cecil County Department of Environmental Health.
8. Conformance to the requirements of other State and County departments, as may be applicable.

Final Plat review standards

§4.1.1 of the Subdivision Regulations states that after approval of the Concept Plat, the developer shall submit his Preliminary Plat, which may consist of a section of the Concept Plat. The developer shall prepare a Preliminary Plat conforming to the requirements set forth in these regulations and as stipulated in Appendices A and B and submit said plat to the Division of Planning and Zoning. This project is being pursued as a combined Preliminary-Final Plat and must also meet the subdivision requirements for a Final Plat. These requirements can be found in §4.2

§4.2.5 of the Subdivision Regulations requires a Final Plat is reviewed against the approved Preliminary Plat and any modification contained therein. In this case, the combined Preliminary-Final Plat reviewed by Planning Commission is the Final Plat.

Site History

The Original 1976 Parcel was Parcel 164.^[2]

Minor Subdivision #822 split^[3] the farm along Childs Rd. The northern section became Parcel 721 while the southern section remained Parcel 164.

Minor Subdivision #2478 created at 10.4178-acre lot from Parcel 164.

Minor Subdivision #2609 created a 4.0064-acre lot from Parcel 721.

Minor Subdivision #2922 created a 2.7-acre lot from Parcel 721.

Minor Subdivision #3631 added 10.1245 acres from Parcel 721 to the 4.0064-acre lot created

in Minor Subdivision #2609.

Minor Subdivision #3673 added 10 acres from Parcel 803 to Parcel 164.

The parcel noted as “Lot 6” is actually a reconfiguration of an existing lot created from previous minor subdivisions^[4], rather than a remainder of an original parcel^[5]. For the Concept Plat, the applicant proposed to use this acreage for the density yield, therefore Lot 6’s inclusion in this submittal.

The Concept Plat was approved on February 22, 2023, with twelve conditions, which will be noted in the minutes but not read:

1. Health Department requirements being met;
2. DPR requirements being met;
3. A bufferyard waiver and/or modification to the requirement for a bufferyard from agricultural operations under the provisions of Article III, Section 24.412 of the Zoning Ordinance must be granted prior to the approval of the Preliminary Plat;
4. A ten-foot-wide planting easement for street trees being shown on the Preliminary Plat;
5. The road name Fabrizi Lane being approved by LUDS and DES;
6. A Preliminary Forest Conservation Plan (PFCP) being approved prior to Preliminary Plat Planning Commission submittal;
7. SWM Preliminary Plan being approved prior to preliminary plat submittal to Planning Commission;
8. A boundary line survey must be done in conjunction with the preparation of the Preliminary Plat for density calculation purposes;
9. Completion of a sight distance analysis;
10. Addition of a “pull-off” on proposed Fabrizi Lane as required by DPR;
11. Revising the Planning and Zoning Signature block to reference the Director of DLUDS; and
12. Revising the signature blocks to be located in the lower left corner of the plat.

Density

The RR zone permits a maximum base density of 1 dwelling unit (du)/ 1 acre (ac) for minor subdivisions and 1 du/3ac for major subdivisions. This Concept Plat proposes 5 new lots and the reconfiguration of an existing lot created by a minor subdivision to be the 6th on 12.091 acres. This project is using the provisions in §2.4.1 of the Subdivision Regulations to meet density requirements.

§2.4.1 of the Subdivision regulations states “As an incentive to discourage the creation of new

lots accessing onto existing County roads, the following calculation can be performed. If the remaining minor subdivision lots are created as part of a major subdivision and are served by an internal road, these minor subdivision lots shall be added as a bonus... to the maximum number of lots yielded by the regular density calculation...”. There are 2 remaining unused minor subdivision lots. Additionally, the reconfiguration of the existing lot would be incorporated into this bonus as the access would be removed from a County road. Therefore, the density calculation is 0.248 du/ac (or 1 du / 4.03 acres), with 3 lots used in density calculation and 3 lots used as bonus per §2.4.1. This is noted on the plat.

Schedule of Zoning Regulations

Article VI – Schedule of Zone Regulations – RR zone

	Lot size (sq. ft.)	Lot width (ft)	Front Setback	Rear Setback	Side Setback	Max Height	Road Frontage ^[6]
Detached, Single Family	20,000	80	40	40	10	35	100/25

The minimum lot size is 0.8986 acres, or 39,143 sq. f.t.

Per Zoning Ordinance Article VI, Note #1, an expanded setback is required for new principal structures on lots adjoining a right-of-way for collector or arterial roads on the Official Cecil County Roadway Classification Map. Childs Road is a collector road; therefore, the expanded setback is 100 feet for the RR zone. Note #8, and the Building Restriction Line on Lot #6, should reflect the expanded setback from Childs Road.

Water & Sewer

The plat shows that water service will be provided by on-site wells.

The plat shows that sewer service will be provided by an on-site sewerage disposal system.

The Final Plat shall contain a statement signed by the Division of Water & Sewer Planning approving authority, to the effect that use of the water supply and sewerage system is in conformance with the Master Water and Sewer Plan. The note on the plat erroneously refers to a “County Health Officer.” All references to the “County Health Officer” should be substituted with “Director of Land Use and Development Services.”^[7]

The “Owner Individual Water Supply (Wells) And Individual On-Site Sewage Disposal Systems (OSDS) Certification” statement should be removed.

Transportation

Street system and car parking as required in §7.2 of the Subdivision Regulations requires that surfaced roadways shall be of an adequate width to accommodate anticipated traffic. If this proposal is approved, there would be six sites using a single access point for the subdivision. The applicant is advised that the minimum requirements are noted in this section, further discussion with the Division of Development Plans Review may be required.

Grades of streets shall adhere to the design standards in the Cecil County Road Code and shall not, in general, exceed those standards.

The Concept Plat approval on February 22, 2023, required addition of a “pull-off” on the proposed mini-road, as required by DPR. The pull-off is not included on the plat.

Zoning Ordinance Section 277 provides the required off-street parking ratios for a Single Family Dwelling; a minimum of 2.0 off-street parking spaces are required per dwelling unit.

7.2.12B.6 requires that all street names shall be approved by the Department of Emergency Services and the Department of Land Use and Development Services (LUDS). Road names shall not be duplicated or analogous to those used elsewhere in the County. Further, all proposed suffixes and prefixes shall not deviate from the standards adopted by the United States Postal Service. No name is shown for the mini-road.

The Planning Commission adopted a Traffic Impact Study (TIS) policy on November 21, 2022, that a Site, Local, or Regional TIS shall be required in certain circumstances. Staff did not recommend a TIS at the Concept Plat phase.

Environmental

A 110’ perennial stream buffer is required for all perennial streams present. This buffer shall be expanded to include contiguous areas of hydric soils, highly erodible soils, and soils on slopes greater than 15% to a maximum distance of 160’. No perennial streams are noted on-site.

A 25’ buffer is required around all intermittent streams present. The applicant is advised that this requirement may expand to a higher standard due to Forest Conservation and/or Floodplain standards. No intermittent streams are shown on the plat.

Flood Protection Setbacks, as defined by Zoning Ordinance Section 288, are present for all watercourses. There are no watercourses on site, and therefore no Flood Protection Setbacks.

A 25’ buffer is required around all non-tidal wetlands present. A wetland, and the 25-foot wetland buffer, is shown on the plat.

Permits are required from the (US Army) Corps of Engineers and MDE for all non-tidal wetland

and stream impacts prior to recordation. Jurisdictional Determinations (JD) are required in conjunction with permitting. A JD is recommended to be done prior to Final Plat review by the Department of Land Use and Development Services but required to be completed prior to recordation.^[8]

Dwellings or impervious surfaces shall not occur on slopes with a grade of 25% or more covering a contiguous area of 10,000 ft² or more. On slopes between 15 and 25%, good engineering practices shall be used to ensure sediment and erosion control and slope stabilization before, during and after disturbance activities.^[9] Our data suggests that Steep Slopes exist on-site, but Steep Slopes are not shown on the Preliminary Plat.

The habitats of rare, threatened, and endangered species, as described by the Maryland DNR Natural Heritage Program, must be avoided.

A bufferyard meeting the Bufferyard C Standard per Appendix B of the Zoning Ordinance is required along collector and arterial roads. This plat proposes the use of existing vegetation for the required Bufferyard C. A Bufferyard meeting the Bufferyard A standard shall be placed along contiguous agricultural uses. This bufferyard may be waived by the Planning Commission when the principal structures are setback 300 feet from the boundary line. Street trees are required along internal streets.^[10] The Concept Plat approval had a condition requiring a ten-foot-wide planting easement for street trees being shown on the Preliminary Plat. This planting easement is not shown on the plat.

For subdivisions proposed on property contiguous to operating farms, notice shall be provided on the plat that an agricultural operation is being conducted on a contiguous property and said agricultural operation is protected from nuisance claims provided the conditions of Article I, § 4 are being complied with.

Per §187.2, the Planning Commission may require bufferyards to separate different zoning districts from one another. All adjoining properties are in the RR zoning district.

Bufferyard shall be unoccupied except for utility facilities, identification signs, or exits and entrances.

The requirements of the Forest Conservation Regulations shall be met, including the approval of the Preliminary Forest Conservation Plan (PFCP) prior to submitting the Preliminary Plat to the Planning Commission.^[11] A Preliminary Forest Conservation Plan^[12] was approved on September 23, 2025. The Final Forest Conservation Plan/Landscape Plan must be approved prior to the Preliminary/Final Plat submission to the Planning Commission.

Open Space

No less than fifteen percent (15%) of the gross area of the subdivision shall be devoted to open space and recreation area in a subdivision greater than 10 lots.^[13] Required open space shall not include roadways and bufferyard.

Zoning Ordinance Section 176.2 requires that no more than 40% of Common Open Space shall consist of wetlands. Section 176.2 also requires a minimum of 15 % of the Common Open Space shall not consist of stream buffers, wetlands or wetland buffers, steep slopes, or habitats of rare, threatened, and endangered species.

A Subdivision Agreement and financial surety will be required for any physical improvements in the open space prior to recordation.

As the proposed subdivision is less than 10 lots, no Common Open Space is required.

Soil, Ground Cover, and Site Drainage

The Division of Development Plans Review reports that the Preliminary Stormwater Management Plan (PSWM) has been approved.

School Capacity Data

School information:	Elementary	Middle	High School
FY 2025 EFMP	Kenmore ES	Elkton MS	Elkton HS
FTE	293	361	1040
Capacity	306	775	1380
% Utilization	96%	47%	75%

Preliminary Plat Required Information^[1]

Per §4.1.20 notable corrections are:

1. The northernmost adjoining parcel owned by Villa Aviat, Inc. has the wrong parcel number noted and should be corrected to Parcel 880.
2. The north arrow must be indicated as true north, or if an alternate method was used.
3. The name of the proposed street is not included on the plat.
4. Location of existing and proposed utilities on or within two hundred (200) feet of the tract with approximate pipe sizes and directions of slope indicated. This include electric, telephone and cellular phone poles or towers, and fire suppression drafting tanks.
5. The width of all right-of-way, pavements, storm drains, and grades should be noted.

Final Plat Required Information⁽ⁱⁱⁱ⁾

Per §4.2.13, notable corrections are:

1. The approval blocks for the Director of the Department of Land Use and Development Services, Chief of the Division of Development Plans Review, and the Approving Authority of the Division of Water & Sewer Planning must be on the lower left-hand corner of both sheets. Without the signature block for the Approving Authority of the Division of Water & Sewer Planning, this plat could not be signed by the Director of the Department of Land Use and Development Services. Without the signature blocks being in the proper location, the plat would not be accepted by Land Records for Recordation.
2. The tabulation of the subdivisions area and density must be located above the three approval blocks mentioned in the previous comment.
3. The name of the proposed street is not included on the plat.
4. All easements, reservations, or rights-of-way provided for public service or utilities in the subdivision, and any limitations of such easements, must be depicted. All existing recorded easements, if they are in excess of a five (5) foot drainage and utility easement, shall be indicated with recording references if known.
5. The area of all lots under one (1) acre must be noted in square feet.
6. Coordinates must be shown for the outside boundary of the plat.
7. The northernmost adjoining parcel owned by Villa Aviat, Inc. has the wrong parcel number noted and should be corrected to Parcel 880.
8. The north arrow must be indicated as true north, or if an alternate method was used.

The following must be completed prior to Preliminary/Final Plat submittal to the Planning Commission:

1. Drafting corrections, per the Division of Water and Sewer Planning and the Division of Development Plans Review, being met.
2. Corrections should be made to bring the Preliminary-Final plat into compliance with §4.1.20 and §4.2.13 prior to submission to the Planning Commission.
3. General Note #9 erroneously states that the site is located in the W-3 and S-3 areas, and must be corrected.
4. The fire company name must be properly noted on the plat.
5. The "Cecil County Individual Water Supply (Wells) and Individual On-Site Sewage Disposal Systems (OSDS) Certification" note on the plat erroneously refers to a "County Health Officer." All references to the "County Health Officer" should be substituted with "Director of Land Use and Development Services."
6. The "Owner Individual Water Supply (Wells) And Individual On-Site Sewage Disposal Systems (OSDS) Certification" statement should be removed.

7. Steep Slopes must be shown on the plat.
8. The addition of a “pull-off” on the proposed mini-road, per the Concept Plat approval on February 22, 2023
9. The 10-foot street tree planting easement must be depicted, per the Concept Plat approval on February 22, 2023.
10. The Final Forest Conservation Plan/Landscape Plan must be approved prior to the Preliminary/Final Plat submission to the Planning Commission.

Planning & Zoning reminds the applicant that the deadline for the Planning Commission is the third Thursday of the month, for following month’s meeting.

[1] Areas that are not planned for sewerage service and not dominated by agricultural or forest land and are not planned or zoned for land, agricultural, or resource protection, preservation or conservation. Tier III also include rural villages, locally designated growth areas, and areas planned for large lot development.

[2] Described as Parcel 2 in deed recorded in Liber 371 Folio 334 as 176.6 acres with eight exceptions all to the Oblates of St. Francis.

[3] This is described as an add-on plat, but there isn’t any indication which piece is the add-on or the parcel is gaining the additional land. Could have this been an attempt at an Ag-Transfer in 1980? Neither parcel has any indication of plans to make a building lot, nor has it been developed in the subsequent 40 years.

[4] Minor Subdivisions #2609 (1 lot) & Minor Subdivision 3631 (add-on).

[5] Defined as *Any lot which was recorded or existed prior to April 15, 1976.*

[6] Road frontage requirements may be reduced to the lower figure for lots on a local roadway as defined on the Official Cecil County Roadway Classification Map.

[7] Per Policy 2025-01 - OSDS Guidance Document #7 Memorandum

[8] . If no permits are required, and if the proposed project meets the policy standards established on 3/20/95 and revised on 1/16/96, or if the FSD/Conceptual Environmental Assessment finds that there are to be no impacts to field-delineated wetlands or stream impacts, or if the FSD/Conceptual Environmental Assessment finds that there are no wetlands or streams and that finding is consistent with the details of County wetlands maps and USGS quad maps, then no JD is required.

[9] The Cecil County Subdivision Regulations define steep slopes as “15 percent or greater incline.” The Cecil County Zoning Ordinance defines steep slopes as consisting of a grade of 25% or more covering a contiguous area of 10,000 ft² or more. The Cecil County Forest Conservation Regulations define steep slopes as “areas with slopes greater than 25 percent slope.”

[10] Zoning Ordinance Section 24.4

[11] Zoning Ordinance Section 251

[12] FCP #934

[13] Zoning Ordinance Section 24.3

[i] PRELIMINARY PLAT REQUIRED INFORMATION:

1. The Preliminary Plat shall be submitted by the developer on paper and shall be clear and legible. The scale shall be no smaller than 1” = 100’ (1” = 200’ where the average lot size is greater than five (5) acres as approved by the Office of Planning and Zoning). When more than one (1) sheet is required, an index sheet of the same size shall be submitted showing the entire subdivision drawn to scale. Each sheet must have the seal and signature of a surveyor licensed to practice in the State of Maryland. Incomplete plats will not be accepted by the Office of Planning and Zoning. For Planning Commission review only, a Preliminary Plat will be not considered complete if the boundary line survey has not been completed, the Traffic Impact Study (if required) has not been completed, the documentation of the completed jurisdictional determination (if applicable) has not submitted, and the Preliminary Forest Conservation Plan and Preliminary Stormwater Management Plan have not been approved prior to submittal of said Preliminary Plat (if in the Critical Area, a Preliminary Plat will not be considered complete unless the Preliminary Environmental Assessment has been approved prior to submission of said Preliminary Plat). In addition, for Technical Advisory Committee and Planning Commission review, a Preliminary Plat will not be considered complete if the public notification sign(s) have not been properly installed, if the electronic version of the plat has not been submitted for posting on the County’s website, and if the submission fee, established in Appendix A, has not been paid. Incomplete Preliminary Plats will be returned to the subdivider within fifteen (15) days of submission for completion and resubmission by the subdivider at a later date, and the submission fees shall be forfeited.
2. A vicinity map indicating the location of the property with references to surrounding property, streets, nearest major intersection, north point, landmarks, streams, etc. (scale shall be no smaller than 1”=2000’), and conforming to Section 2.4.4 on the designation of the remainder. The tax map, block (grid), parcel number(s) shall also be shown.
3. The names, liber and folio of all adjoining property. In the event that a recorded subdivision adjoins the land to be developed, the subdivision name and recording reference shall be indicated. In the event that a historic district or other officially designated historic site adjoins the land to be developed, it shall be identified.
4. Title information:
 1. Proposed name
 2. Scale of Plat (feet and meters).
 3. Location by election district, County and State.

4. Date.
5. Name and address of the owner and registered engineer or surveyor licensed in the State of Maryland responsible for the preparation of the plat, signature, and seal of engineer, surveyor, and corporation required.
6. North point. Indicate if true north.
7. Boundary of proposed subdivision. The boundary line survey must be completed prior to the Planning Commission's review of the Preliminary Plat. If the Preliminary Plat is signed and sealed by someone other than a surveyor licensed to practice in the State of Maryland, then the boundary line survey, signed and sealed by a surveyor licensed to practice in the State of Maryland, must be submitted separately, no later than the submission of the Preliminary Plat for review by the Technical Advisory Committee.
8. All existing pertinent features, either natural or manmade, that may influence the design of the subdivision, such as important trees or wooded areas, power transmission towers, existing buildings and structures, and water courses.
9. Existing topography at two (2) or five (5) foot contour intervals. Contour lines shall be indicated one hundred (100) feet beyond the subdivision boundary. Contours shall be based on geodetic control monuments and/or bench marks, when available, within two thousand (2000) feet of property or by estimation from USGS quadrangle maps. Datum shall be stated in all cases and a reference or benchmark described on plat together with elevation. Source of contours shall be stated on plat, such as, field run topo, aerial topo, etc. Interpolation of contours from USGS quadrangle maps will not be accepted unless previously approved by the Office of Planning and Zoning.
10. Location, width, and names of all streets and/or alleys on or adjoining the subdivision; this should include plats which have preliminary approval, as well as those recorded but unimproved and all existing easements. (to be indicated by dashed lines.)
11. Location of existing and proposed utilities on or within two hundred (200) feet of the tract with approximate pipe sizes and directions of slope indicated. (Should include electric, telephone and cellular phone poles or towers, and fire suppression drafting tanks.)
12. The layout of all proposed and existing lots with approximate dimensions and minimum building line should be indicated. All major subdivisions must be provided with coordinates consistent with the geodetic control requirements approved by the Board of County Commissioners on May 15, 2007.
13. The preliminary layout of all proposed streets and pedestrian ways, including width of right-of-way, pavements, storm drains, and grades.
14. The approximate location, dimensions, and area of all property proposed to be reserved or temporarily reserved for public use, or to be reserved for use of all property owners in the subdivision, and the location, dimensions and purposes of any proposed easements, including street tree planting easements and drainage easements.
15. Zoning district classification of the tract or parcel being subdivided and all adjacent parcels.
16. Existing and proposed (schematic) drainage system, including the type(s) of structures, the floodplain, proposed stormwater management facility locations, and any deviations from standards, and pertinent features from the Preliminary Stormwater Management Plan.
17. Location(s) of the septic disposal area(s) and proposed wells and percolation information are to be indicated in accordance with the specifications of the Maryland State Department of Health and Mental Hygiene when individual sanitary facilities are to be used. If community sewerage and/or water systems are to be used, such notation shall be made on the Preliminary Plat.
18. The total number of lots, area of lots, the density, the total area of any open space, the total area of any common open space, any add-ons, total area and types of right-of-way dedicated, and total area of subdivision shall be indicated in table form. All acreage shall be accounted for, per the boundary line survey, and the Preliminary Plat density shall not exceed the approved Concept Plat density.
19. In cases of condominium or multi-family projects (apartments, townhouses, etc.), the following additional items shall be shown:
 1. Approximate location of each building, setbacks from all streets (public or private), property lines and distance between buildings.
 2. Number and types of units in each building.
 3. Total number of units and sub-totals of each type.
 4. Number of parking spaces in each off-street parking area, the space to unit ratio, and conformity to parking space minimums and maximums.
20. Soil types shall be shown.
21. Perimeter of the entire parcel, as well as the section requiring approval, if different.
22. For proposed subdivision located in the Critical Area, the following additional information will be shown on the Preliminary Plat as applicable:
 1. Computation of the total area within the Critical Area District, area within each of the land management classifications (i.e., IDA, LDA, RCA), and number of lots in the Critical Area;
 2. Slopes 15 percent or greater;
 3. Location and area extent of all soils exhibiting the following characteristics as determined by the Soil Survey, such as:
 1. Wet Soils.
 2. Hydric Soils and soils with hydric properties, and
 3. Highly erodible soils (soils on slopes greater than 15 percent or soils on slope greater than 5 percent with "K" values greater than 0.35).
 4. Location of all existing or proposed site improvements (including storm drains, culverts, retaining walls, fences, and stormwater management facilities, as well as sediment and erosion control structures);
 5. Location of open space, the one hundred and ten (110)- or two hundred (200)- foot Buffer and other buffer areas, forested areas and landscaping (the plan shall show all areas to be maintained as landscaping to be provided and the means by which such landscaping will be permanently maintained shall be specified);
 6. Location of all Habitat Protection Areas on the site;
 7. Location of tidal and non-tidal wetlands on and adjacent to the site and delineation of the watershed thereof;
 8. Location of eroding shoreline reaches, the rates of erosion, areas where shore erosion measures are in place, areas to be protected by installation of proposed erosion abatement approaches;
 9. Areas to be retained in agricultural use;
 10. Areas proposed for reforestation and afforestation;
 11. Total area of the site that will be temporarily disturbed during development and area that will be permanently disturbed (disturbed is defined as any activity occurring on an area which may result in the loss of or damage to existing natural vegetation);
 12. Proposed natural park areas, as appropriate; and

13. The location of the Critical Area District Boundary, the Mean High Water Line and the landward edge of tidal wetlands.
23. Additional information as required by the Forest Conservation Regulations and/or the Forest Conservation Technical Manual.

(ii) FINAL PLAT REQUIREMENTS:

Required information: The Final Plat submitted for Planning Commission review and approval shall be on paper and be clear and legible. It shall not be considered complete unless the Stormwater Management Final Plan and Final Forest Conservation Plan and Landscape Plan have been approved, and all conditions of Preliminary Plat approval have been satisfied prior to submission of said Final Plat (if in the Critical Area, a Final Plat will not be considered complete unless the Environmental Assessment has been approved prior to submission of said Final Plat). Incomplete Final Plats will be returned to the subdivider within fifteen (15) days of submission for completion and resubmission by the subdivider at a later date, and the submission fees shall be forfeited. The Final Plat submitted for recordation shall be clearly and legibly drawn in black waterproof ink on a reproducible linen of good quality or comparable material such as mylar approved by the Cecil County Office of Planning and Zoning. The minimum size of the plat shall be eighteen (18) by twenty-four (24) inches, including a one (1) inch margin along the left hand edge and one-half (½) inch margin on all other sides.

Where necessary, the Final Plat may be on several sheets accompanied by an index sheet showing the entire subdivision submitted; however, each sheet shall be signed and sealed and include an approval signature block.

1. Title – The title block shall appear in the lower right hand corner of the plat and shall include the following information:

- 1. Name of the subdivision. The name approved by the Planning Department and recorded in the Land Records shall constitute the subdivision's official and only name. No other name may be used for advertising or sales purpose unless an approved and amended plat is recorded bearing the revised name.
- 2. Section & lot numbers.
- 3. Scale and date of completion. Scale shall be no smaller than one (1) inch equals one hundred (100) feet (one (1) inch = two hundred (200) feet where the average lot size is greater than 5 acres, as approved by the Office of Planning and Zoning).
- 4. County, State & Election District.
- 5. Name and address of the owner and registered engineer or surveyor licensed in the State of Maryland responsible for the preparation of the plat, signature, and seal of the engineer, surveyor, and corporation required.

2. Approval blocks in the form required by the Office of Planning and Zoning shall be provided in the lower left hand corner of the plat for signature by the Planning Director, the Public Works Director or Senior Engineer, and the Health Department, approving authority.
3. Tabulation on Final Plat (above approval block) showing the following:

1. Total number of lots.
2. Total area of lots.
3. Total area of roadways to be recorded.
4. Total area of subdivision to be recorded and where density restrictions apply, the acreage dedicated to the development, and the total area to be recorded as common open space.
5. Total area of subdivision or parcels to be recorded in the Critical Area District.
6. Total number of lots in the Critical Area District.
7. Residential density in the Critical Area District.

4. A heavy line indicating the boundary of the Final Plat with the distances of courses to hundredths of a foot and bearings relating to and consistent with the geodetic control requirements approved by the Board of County Commissioners on 15 May 2007.
5. Exact locations, widths, bearings, and names of all streets, pedestrian ways within the subdivisions or of adjoining subdivision abutting on the outline of the subdivision as well as any common and community grounds.
6. Bearings & lengths of all arcs, radii, tangents, chords and distances in tabular form.
7. All easements, reservations, or rights-of-way provided for public service or utilities in the subdivision, and any limitations of such easements. All existing recorded easements, if they are in excess of a five (5) foot drainage and utility easement, shall be indicated with recording references if known.
8. All lot lines with dimensions in feet and hundredths, and with bearings to a minimum accuracy of one (1) second.
9. Minimum area of each lot in square feet if under one (1) acre or in acres if lot size is one (1) acre or greater.
10. Coordinates shown for the outside boundary of the plat.
11. Lot numbers in numerical order throughout the entire subdivision. In case there is a resubdivision of lots in any block, such resubdivided lots shall have a number and letter to denote their origin and the original lot lines shown dashed and original lot number dotted.
12. Minimum rear and side building restriction lines, and minimum five (5) foot drainage and utility easements should be given by written note. The front building restriction line and the Critical Area Buffer restriction line shall be drawn graphically with dimensions for each lot.
13. The names, liber and folio of all adjoining unsubdivided property. In the event that a recorded subdivision adjoins the land to be developed, the subdivision name, and recording reference should be indicated. (To be indicated with dashed lines.)
14. The plat shall contain a north arrow, which represents and designates either true or magnetic meridian as of a date specified on the plat or shall be referenced to a recognized coordinate system within the County.
15. Accurate outlines of any areas to be reserved for common use by residents of the subdivision or general public use, with the purposes indicated thereon.
16. A certification that the owner or equitable owner of the land proposed to be subdivided shall be noted on the Final Plat. Such wording as specified by these regulations and the Planning Department shall be utilized.
17. A certification and dedication by the owner or owners of property to the effect that the subdivision as shown on the Final Plat is made with his consent and that it is desired to record the same and shall be noted on the Final Plat. Such wording as specified by these regulations and the Planning Department shall be utilized.
18. When a development is being resubdivided, the owner's certification shall be noted on the plat. Such wording as specified by these

- regulations and the Planning Department shall be utilized.
19. References of protective covenants governing the maintenance of undedicated public spaces or reservations.
 20. If a community water supply or community sewerage system is to be used in a subdivision, the record plat shall contain a statement signed by the Health Department approving authority, to the effect that use of such community water supply or community sewerage system is in conformance with the Master Water and Sewer Plan. The Final (record) Plat shall also contain a statement, signed by the owner, that such facilities will be available to all lots offered for sale.
 21. If a community water supply or community sewerage system is to be constructed to serve any new subdivision, the Final (record) Plat shall contain a statement signed by the owner to the effect that plans for such facilities, including any necessary point of discharge, have been approved by the appropriate Federal, State, or County authority.
 22. Location of minimum required septic area and proposed well(s), if applicable.
 23. Reservation of road rights-of-way.
 24. Exact locations, widths and bearings of any common or reserved areas or portions of lots to be maintained by covenant, easement, or similar approved instrument, in permanent forest cover, including existing forested areas, reforested areas and afforested areas to meet the requirements of the Critical Area Program and/or the Forest Conservation Regulations, as applicable. The bearings and the lengths of all arcs, radii, tangents, chords, and distances in tabular form.
 25. Exact locations, widths and bearings of any areas to be maintained as resource protection (e.g., agriculture, natural parks, forest, etc.) to meet the requirements of the Critical Area Program and/or the Forest Conservation Regulations, as applicable. The bearings and the lengths of all arcs, radii, tangents, chords, and distances in tabular form.
 26. Exact locations, widths and bearings of any areas to be maintained as permanent wildlife and plant habitat protection areas to meet the requirements of the Critical Area Program and/or the Forest Conservation Regulations, as applicable. The bearings and the lengths of all arcs, radii, tangents, chords, and distances in tabular form.

Lands of Peter T. & Melissa A. LaPointe, Lots 1-3, Preliminary / Final Plat, Firetower Road and Vineyard Drive, Northern Bay Land Planning, Sixth Election District.

Faron Pyles, Northern Bay Land Planning, and Peter LaPointe appeared and presented an overview of the project.

Mr. Worden read the comments from Water & Sewer Planning:

- Show sewage reserve area for 360 Firetower Rd.
- Make sure proposed well for proposed lot 2 is 100' away from all parts of the septic on 360 Firetower Rd.
- Show existing and proposed septic tanks for proposed lot 1, proposed 2 and proposed lot 3.
- Show proposed well arcs for proposed lot 1, proposed lot 2 and proposed lot 3.
- Label sewage reserve areas as 10,000 SF.
- Please add MDE plat statement #1.
- Sewage reserve area must be 5' from utility easement.
- Sewage reserve area and septic tanks must be 25' from all stormwater devices.
- Proposed wells must be 100' from all stormwater devices.

Ms. Blomquist read the comments from DPR:

1. Stormwater management was deferred on February 1, 2026, by the Director of Land Use & Development

Services.

2. A private road maintenance agreement will be required for the shared driveway to lots 1 and 2.

Mr. Fisher read the comments from CCSCD:

All issues regarding erosion and sediment control will be addressed through the erosion and sediment control plan review process once an erosion and sediment control or environmental site design plan is received for review.

Mr. Goldman read the comments from CCPS:

1. Bus service will be provided from the County maintained roads.
2. Schools in this attendance area are Rising Sun Elementary, Rising Sun Middle and Rising Sun High School. Please refer to the Capacity Sheet for enrollment at these schools.

Mr. Goldman received no public comments pertaining to this plat.

Mr. Goldman read the comments from MDOT / SHA:
SHA does not have any objection to County approval.

Mr. Goldman, LUDS /P&Z read the comments of the division:
This proposal is in compliance with §3.8 of the Subdivision Regulations regarding public notification.

Zoning: Northern Agricultural Residential (NAR)

Land Use: This project location is situated within the 2010 Comprehensive Plan's Rural Conservation (RCD) land use district.

Tier Map: As established by the County's adoption of the Sustainable Growth and Agricultural Preservation Act's tier map, this site is located within a Tier III⁽¹⁾ area.

Water & Sewer: This site is not located within the 2019 Master Water & Sewer Plan.

Priority Funding Area: The site is not located in a PFA

Priority Preservation Area: The site is located in the Northern PPA.

Critical Area: the site is not located within a Critical Area overlay district.

Floodplain: The property is not located in a Floodplain overlay zone.

Fire Response: The site is located within the Community Fire Company of Rising Sun (009) service area. As of September 13, 2019, the Division of Planning & Zoning is requesting this information be placed on all subdivisions and site plans for the benefit of the State Department of Assessments and Taxation. This must be noted on the plat.

Preliminary Plat review standards

§4.0.1 of the Subdivision Regulations allows for the elimination of the Concept Plat for projects involving less than ten (10) lots or twenty-five (25) acres. §2.0 allows combined Preliminary/Final Plats for subdivisions with five (5) or less lots. This project proposes two new lots derived from an existing lot and therefore may be submitted as a combined Preliminary/Final Plat.

§4.1.8 of the Subdivision Regulations requires that the TAC and subsequently the Planning Commission, will, in general, be reviewing the Preliminary Plat with regard to the following:

1. Conformance to the provisions of the Cecil County Comprehensive Plan and the Cecil County Zoning Ordinance.
2. Conformance to the approved density and layout and any conditions of Concept Plat approval, including, but not limited to, completion of the boundary line survey, completion and review of any Traffic Impact Study by appropriate State and County departments, approval of the Preliminary Stormwater Management Plan, approval of the Preliminary Forest Conservation Plan and/or Preliminary Environmental Assessment.
3. Conformance to the applicable provisions of the Cecil County Zoning Ordinance and these regulations.
4. Protection of wetlands, streams, area of steep slope and shorelines, including, but not limited to, the Cecil County Critical Area Program and corresponding sections of the Cecil County Zoning Ordinance.
5. Protection of forested, reforested, or afforested areas as required by the Cecil County Forest Conservation Regulations.
6. Conformance to all requirements of the Cecil County Department of Public Works, including, but not limited to, stormwater management requirements.
7. Conformance to all requirements of the Cecil County Department of Environmental Health.
8. Conformance to the requirements of other State and County departments, as may be applicable.

Final Plat review standards

§4.1.1 of the Subdivision Regulations states that after approval of the Concept Plat, the developer shall submit his Preliminary Plat, which may consist of a section of the Concept Plat. The developer shall prepare a Preliminary Plat conforming to the requirements set forth in these regulations and as stipulated in Appendices A and B and submit said plat to the Division of Planning and Zoning. This project is being pursued as a combined Preliminary-Final Plat and must also meet the subdivision requirements for a Final Plat. These requirements can be found in §4.2

§4.2.5 of the Subdivision Regulations requires a Final Plat is reviewed against the approved Preliminary Plat and any modification contained therein. In this case, the combined Preliminary-Final Plat reviewed by Planning Commission is the Final Plat.

Site History

The Preliminary/Final Plat proposes the subdivision of Tax Map 17, Parcel 553, Lot 1 into Lots 1-3.

Minor Subdivisions #343 & #1365 created one lot each.

Minor Subdivision #1365 was an add-on to Parcel 371.

Minor Subdivision #1410 was an add-on to Parcels 309, 487, & 501.

Minor Subdivision #1809 created two new lots, including this site.

Parcel 553 (but not Lot #1) formed part of the Colony Acres major subdivisions:

1. The Colony Acres, Section 2 Final Plat was approved on July 25, 1988, and recorded on September 15, 1988.
2. The Colony Acres, Section 3, Lots 57-69 Final Plat was approved on June 27, 1990, and recorded on July 11, 1990.
3. The Colony Acres, Section 2, Lots 56 Resubdivision Plat was approved on July 11, 1990, and recorded on July 17, 1990.
4. The Colony Acres, Section 2, Lots 56A Resubdivision Plat was approved on December 7, 1999, and recorded on December 15, 1999.

Additional research into the subdivision history of Colony Acres will be included in the appendix of the Planning Commission review. However, it is understood that the Colony Acres major subdivision did not include the lands within this plat as part of the density calculations.

The land of Lot #2 in Minor Subdivision #1809 was subdivided into Lots 1-4 in the Lands of

Ronald R. & Sara F. King major subdivision plat, approved on April 30, 2009 and recorded on May 12, 2009. This plat had a revision approved on May 3, 2010 and recorded on May 10, 2010. A re-subdivision plat for the Lands of Ronald R. & Sara F. King, Lots 1 & 2 was approved on November 17, 2015 and recorded on November 19, 2025.

Density

The NAR zone allows for a density of one dwelling unit per ten acres (1 du / 10 acre) for Single Family Detached Dwellings^[2] with or without Community Facilities^[3]

This subdivision proposes three lots on 30.409 acres, for a density of 1 du / 10.13 acres (0.09 du / 1 acre)

Schedule of Zoning Regulations

Article VI – Schedule of Zone Regulations – NAR zone

	Lot size (sq. ft.)	Lot width (ft)	Front Setback	Rear Setback	Side Setback	Max Height	Road Frontage ^[4]
Detached, Single Family	20,000	80	40	40	10	35	100/25

Per Zoning Ordinance Article VI, Note #1, an expanded setback is required for new principal structures on lots adjoining a right-of-way for collector or arterial roads on the Official Cecil County Roadway Classification Map. Firetower Road is a collector road; therefore, the expanded setback is 100 feet for the NAR zone. The Building Restriction Line for Lot 1 reflects the expanded setback from Firetower Road.

Water & Sewer

The plat shows that water service will be provided by an on-site well, and sewer service will be provided by an on-site sewerage disposal system.

The Final Plat shall contain a statement signed by the Division of Water & Sewer Planning approving authority, to the effect that use of the water supply and sewerage system is in conformance with the Master Water and Sewer Plan.

The Final Plat shall also contain a statement, signed by the owner, to the effect that such facilities will be available to all lots/homes offered for sale.

Transportation

The plat proposes the shared use of an existing gravel drive within a 50’ shared access easement for the new dwellings on Lots 1 & 2. Street system and car parking as required in

§7.2 of the Subdivision Regulations requires that surfaced roadways shall be of an adequate width to accommodate anticipated traffic, but no new roads are being proposed. If this proposal is approved, there would be three sites using two driveways in this subdivision. The applicant is advised that the minimum requirements are noted in this section, further discussion with the Division of Development Plans Review may be required.

Zoning Ordinance Section 277 provides the required off-street parking ratios for a Single Family Dwelling; a minimum of 2.0 off-street parking spaces are required per dwelling unit.

The Planning Commission adopted a Traffic Impact Study (TIS) policy on November 21, 2022, that a Site, Local, or Regional TIS shall be required in certain circumstances. Staff is not recommending a TIS.

Environmental

A 110' perennial stream buffer is required for all perennial streams present. This buffer shall be expanded to include contiguous areas of hydric soils, highly erodible soils, and soils on slopes greater than 15% -- to a maximum distance of 160'. A perennial stream is noted on-site along the shared property border between Lots 1, 2, & 3. However, the buffer is not expanded in areas of steep slopes, hydric soils, and highly erodible soils.

A 25' buffer is required around all intermittent streams present. The applicant is advised that this requirement may expand to a higher standard due to Forest Conservation and/or Floodplain standards. No intermittent streams are suggested to exist on-site.

A 25' buffer is required around all non-tidal wetlands present. No wetlands are suggested to exist on-site.

Permits are required from the (US Army) Corps of Engineers and MDE for all non-tidal wetland and stream impacts prior to recordation. Jurisdictional Determinations (JD) are required in conjunction with permitting. A JD is recommended to be done prior to Final Plat review by the Department of Land Use and Development Services but required to be completed prior to recordation.^[5]

Flood Protection Setbacks, as defined by Zoning Ordinance Section 288, are present for all watercourses. Flood Protection setbacks are not delineated on the plat.

Dwellings or impervious surfaces shall not occur on slopes with a grade of 25% or more covering a contiguous area of 10,000 ft² or more. On slopes between 15 and 25%, good engineering practices shall be used to ensure sediment and erosion control and slope stabilization before, during and after disturbance activities.^[6] Steep Slopes must be shown on the Preliminary/Final Plat.

The habitats of rare, threatened, and endangered species, as described by the Maryland DNR Natural Heritage Program, must be avoided. A letter from Maryland DNR, Wildlife & Heritage Service (outlining the potential habitats of rare, threatened and endangered species) should be submitted to the Division of Planning & Zoning prior to the Planning Commission plat submittal.

A bufferyard meeting the Bufferyard C Standard per Appendix B of the Zoning Ordinance is required along collector and arterial roads^[7]. A Bufferyard meeting the Bufferyard A standard shall be placed along contiguous agricultural uses. This bufferyard may be waived by the Planning Commission when the principal structures are setback 300 feet from the boundary line. Street trees are required along internal streets. ^[8]

For subdivisions proposed on property contiguous to operating farms, notice shall be provided on the plat that an agricultural operation is being conducted on a contiguous property and said agricultural operation is protected from nuisance claims provided the conditions of Article I, § 4 are being complied with.

Per §187.2, the Planning Commission may require bufferyards to separate different zoning districts from one another. Several adjoining properties are in the Rural Residential (RR) zoning district.

Bufferyard shall be unoccupied except for utility facilities, identification signs, or exits and entrances.

The requirements of the Forest Conservation Regulations shall be met. The Plat states that the proposed subdivision is exempt under Forest Conservation Regulations §3.2K^[9]. A Declaration of Intent has been submitted to the Division of Planning & Zoning.

Open Space

No less than fifteen percent (15%) of the gross area of the subdivision shall be devoted to open space and recreation area in a subdivision greater than 10 lots.^[10] Therefore, no Open Space is required for the proposed subdivision.

Soil, Ground Cover, and Site Drainage

The Division of Development Plans Review reports that the Preliminary Stormwater Management Plan (PSWM) has been deferred.

School Capacity Data

School Elementary Middle High School
information:

FY 2025 EFMP Rising Sun ES Rising Sun MS Rising Sun HS

FTE	596	600	1045
Capacity	715	818	924
% Utilization	86%	73%	113%

Preliminary Plat Required Information^[i]

Per §4.1.20 notable corrections are:

1. Location of existing and proposed utilities on or within two hundred (200) feet of the tract with approximate pipe sizes and directions of slope indicated. This includes electric, telephone and cellular phone poles or towers, and fire suppression drafting tanks.

Final Plat Required Information^[ii]

Per §4.2.13, notable corrections are:

1. Tabulation (above approval block) showing:
 - a. Total number of lots and/or parcels to be recorded.
 - b. Total area of lots and/or parcels including easements and widening strips.
 - c. Total area of subdivision to be recorded and where density restrictions apply, the acreage dedicated to the development, and the total area to be recorded as common open space.
2. All existing recorded easements, if they are in excess of a five (5) foot drainage and utility easement, shall be indicated with recording references if known.

§4.2.14 requires Public Improvement Plans to have final technical prior to final plat approval.

Per §4.2.15 Public Works Agreements (or subdivision agreements), and Inspection and Maintenance Agreements must be recorded prior to the Chief of the Division of Development Plans Review Division signing the record plat.

The following must be completed prior to Preliminary/Final Plat submittal to the Planning Commission:

1. Drafting corrections, per the Division of Water and Sewer Planning and the Division of Development Plans Review, being met.

2. Corrections should be made to bring the Preliminary-Final plat into compliance with §4.1.20 and §4.2.13 prior to submission to the Planning Commission.
3. The Fire Company Service Area information must be noted on the plat.
4. The perennial stream buffer should be expanded according to Zoning Ordinance Section 174.3
5. Steep slopes must be depicted on the plat.
6. The flood protection setback must be delineated on the plat.
7. A letter from Maryland DNR, Wildlife & Heritage Service (outlining the potential habitats of rare, threatened and endangered species) should be submitted to the Division of Planning & Zoning prior to the Planning Commission plat submittal
8. A bufferyard meeting the Bufferyard C Standard per Appendix B of the Zoning Ordinance is required along Firetower Road, or a modification must be granted by the Planning Commission.

Planning & Zoning reminds the applicant that the deadline for the Planning Commission is the third Thursday of the month, for following month's meeting.

The February TAC meeting ended at 9:42 a.m.

Respectfully submitted,



Jennifer Bakeoven
Administrative Assistant
Department of Land Use & Development Services
Division of Planning & Zoning

[1] Areas that are not planned for sewerage service and not dominated by agricultural or forest land and are not planned or zoned for land, agricultural, or resource protection, preservation or conservation. Tier III also include rural villages, locally designated growth areas, and areas planned for large lot development.

[2] *Dwelling, Detached*: A building containing one (1) dwelling unit on one (1) lot and detached from any other dwelling.

[3] *Community Facilities*. A public, private, or community water supply and distribution system and/or sewerage disposal system serving three (3) or more dwelling units.

[4] Road frontage requirements may be reduced to the lower figure for lots on a local roadway as defined on the Official Cecil County Roadway Classification Map.

[5] . If no permits are required, and if the proposed project meets the policy standards established on 3/20/95 and revised on 1/16/96, or if the FSD/Conceptual Environmental Assessment finds that there are to be no impacts to field-delineated wetlands or stream impacts, or if the FSD/Conceptual Environmental Assessment finds that there are no wetlands or streams and that finding is consistent with the details of County wetlands maps and USGS quad maps, then no JD is required.

[6] The Cecil County Subdivision Regulations define steep slopes as "15 percent or greater incline." The Cecil County Zoning Ordinance defines steep slopes as consisting of a grade of 25% or more covering a contiguous area of 10,000 ft² or more. The Cecil County Forest Conservation Regulations define steep slopes as "areas with slopes greater than 25 percent slope."

[7] The Planning Commission previously granted a modification to eliminate the requirement for a bufferyard during the June 21, 1999 preliminary plat approval.

[8] Zoning Ordinance Section 22.4

[9] An activity, including subdivision, required for the purpose of constructing a dwelling intended for the use of the owner or a child of the owner if the activity:

1. Does not result in the cutting, clearing or grading of more than 20,000 square feet of forest; and
2. Is the subject of a declaration of intent filed with the Department, as provided for in Section 3.3 of this article, which states that transfer of

ownership may result in a loss of exemption; and

3. Is conducted pursuant to requirements of the Cecil County Subdivision Regulations and the Cecil County Zoning Ordinance.
4. This exemption shall not apply to properties for which title is held by an incorporated business, limited liability company (LLC), or other business entity.

[\[10\]](#) Zoning Ordinance Section 22.3

[1] PRELIMINARY PLAT REQUIRED INFORMATION:

1. The Preliminary Plat shall be submitted by the developer on paper and shall be clear and legible. The scale shall be no smaller than 1" = 100' (1" = 200' where the average lot size is greater than five (5) acres as approved by the Office of Planning and Zoning). When more than one (1) sheet is required, an index sheet of the same size shall be submitted showing the entire subdivision drawn to scale. Each sheet must have the seal and signature of a surveyor licensed to practice in the State of Maryland. Incomplete plats will not be accepted by the Office of Planning and Zoning. For Planning Commission review only, a Preliminary Plat will be not considered complete if the boundary line survey has not been completed, the Traffic Impact Study (if required) has not been completed, the documentation of the completed jurisdictional determination (if applicable) has not submitted, and the Preliminary Forest Conservation Plan and Preliminary Stormwater Management Plan have not been approved prior to submittal of said Preliminary Plat (if in the Critical Area, a Preliminary Plat will not be considered complete unless the Preliminary Environmental Assessment has been approved prior to submission of said Preliminary Plat). In addition, for Technical Advisory Committee and Planning Commission review, a Preliminary Plat will not be considered complete if the public notification sign(s) have not been properly installed, if the electronic version of the plat has not been submitted for posting on the County's website, and if the submission fee, established in Appendix A, has not been paid. Incomplete Preliminary Plats will be returned to the subdivider within fifteen (15) days of submission for completion and resubmission by the subdivider at a later date, and the submission fees shall be forfeited.
2. A vicinity map indicating the location of the property with references to surrounding property, streets, nearest major intersection, north point, landmarks, streams, etc. (scale shall be no smaller than 1"=2000'), and conforming to Section 2.4.4 on the designation of the remainder. The tax map, block (grid), parcel number(s) shall also be shown.
3. The names, liber and folio of all adjoining property. In the event that a recorded subdivision adjoins the land to be developed, the subdivision name and recording reference shall be indicated. In the event that a historic district or other officially designated historic site adjoins the land to be developed, it shall be identified.
4. Title information:
 1. Proposed name
 2. Scale of Plat (feet and meters).
 3. Location by election district, County and State.
 4. Date.
5. Name and address of the owner and registered engineer or surveyor licensed in the State of Maryland responsible for the preparation of the plat, signature, and seal of engineer, surveyor, and corporation required.
6. North point. Indicate if true north.
7. Boundary of proposed subdivision. The boundary line survey must be completed prior to the Planning Commission's review of the Preliminary Plat. If the Preliminary Plat is signed and sealed by someone other than a surveyor licensed to practice in the State of Maryland, then the boundary line survey, signed and sealed by a surveyor licensed to practice in the State of Maryland, must be submitted separately, no later than the submission of the Preliminary Plat for review by the Technical Advisory Committee.
8. All existing pertinent features, either natural or manmade, that may influence the design of the subdivision, such as important trees or wooded areas, power transmission towers, existing buildings and structures, and water courses.
9. Existing topography at two (2) or five (5) foot contour intervals. Contour lines shall be indicated one hundred (100) feet beyond the subdivision boundary. Contours shall be based on geodetic control monuments and/or bench marks, when available, within two thousand (2000) feet of property or by estimation from USGS quadrangle maps. Datum shall be stated in all cases and a reference or benchmark described on plat together with elevation. Source of contours shall be stated on plat, such as, field run topo, aerial topo, etc. Interpolation of contours from USGS quadrangle maps will not be accepted unless previously approved by the Office of Planning and Zoning.
10. Location, width, and names of all streets and/or alleys on or adjoining the subdivision; this should include plats which have preliminary approval, as well as those recorded but unimproved and all existing easements. (to be indicated by dashed lines.)
11. Location of existing and proposed utilities on or within two hundred (200) feet of the tract with approximate pipe sizes and directions of slope indicated. (Should include electric, telephone and cellular phone poles or towers, and fire suppression drafting tanks.)
12. The layout of all proposed and existing lots with approximate dimensions and minimum building line should be indicated. All major subdivisions must be provided with coordinates consistent with the geodetic control requirements approved by the Board of County Commissioners on May 15, 2007.
13. The preliminary layout of all proposed streets and pedestrian ways, including width of right-of-way, pavements, storm drains, and grades.
14. The approximate location, dimensions, and area of all property proposed to be reserved or temporarily reserved for public use, or to be reserved for use of all property owners in the subdivision, and the location, dimensions and purposes of any proposed easements, including street tree planting easements and drainage easements.
15. Zoning district classification of the tract or parcel being subdivided and all adjacent parcels.
16. Existing and proposed (schematic) drainage system, including the type(s) of structures, the floodplain, proposed stormwater management facility locations, and any deviations from standards, and pertinent features from the Preliminary Stormwater Management Plan.
17. Location(s) of the septic disposal area(s) and proposed wells and percolation information are to be indicated in accordance with the specifications of the Maryland State Department of Health and Mental Hygiene when individual sanitary facilities are to be used. If community sewerage and/or water systems are to be used, such notation shall be made on the Preliminary Plat.
18. The total number of lots, area of lots, the density, the total area of any open space, the total area of any common open space, any add-ons, total area and types of right-of-way dedicated, and total area of subdivision shall be indicated in table form. All acreage shall be accounted for, per the boundary line survey, and the Preliminary Plat density shall not exceed the approved Concept Plat density.

19. In cases of condominium or multi-family projects (apartments, townhouses, etc.), the following additional items shall be shown:
 1. Approximate location of each building, setbacks from all streets (public or private), property lines and distance between buildings.
 2. Number and types of units in each building.
 3. Total number of units and sub-totals of each type.
 4. Number of parking spaces in each off-street parking area, the space to unit ratio, and conformity to parking space minimums and maximums.
20. Soil types shall be shown.
21. Perimeter of the entire parcel, as well as the section requiring approval, if different.
22. For proposed subdivision located in the Critical Area, the following additional information will be shown on the Preliminary Plat as applicable:
 1. Computation of the total area within the Critical Area District, area within each of the land management classifications (i.e., IDA, LDA, RCA), and number of lots in the Critical Area;
 2. Slopes 15 percent or greater;
 3. Location and area extent of all soils exhibiting the following characteristics as determined by the Soil Survey, such as:
 1. Wet Soils.
 2. Hydric Soils and soils with hydric properties, and
 3. Highly erodible soils (soils on slopes greater than 15 percent or soils on slope greater than 5 percent with "K" values greater than 0.35).
 4. Location of all existing or proposed site improvements (including storm drains, culverts, retaining walls, fences, and stormwater management facilities, as well as sediment and erosion control structures);
 5. Location of open space, the one hundred and ten (110)- or two hundred (200)- foot Buffer and other buffer areas, forested areas and landscaping (the plan shall show all areas to be maintained as landscaping to be provided and the means by which such landscaping will be permanently maintained shall be specified);
 6. Location of all Habitat Protection Areas on the site;
 7. Location of tidal and non-tidal wetlands on and adjacent to the site and delineation of the watershed thereof;
 8. Location of eroding shoreline reaches, the rates of erosion, areas where shore erosion measures are in place, areas to be protected by installation of proposed erosion abatement approaches;
 9. Areas to be retained in agricultural use;
 10. Areas proposed for reforestation and afforestation;
 11. Total area of the site that will be temporarily disturbed during development and area that will be permanently disturbed (disturbed is defined as any activity occurring on an area which may result in the loss of or damage to existing natural vegetation);
 12. Proposed natural park areas, as appropriate; and
 13. The location of the Critical Area District Boundary, the Mean High Water Line and the landward edge of tidal wetlands.
23. Additional information as required by the Forest Conservation Regulations and/or the Forest Conservation Technical Manual.

(ii) FINAL PLAT REQUIREMENTS:

Required information: The Final Plat submitted for Planning Commission review and approval shall be on paper and be clear and legible. It shall not be considered complete unless the Stormwater Management Final Plan and Final Forest Conservation Plan and Landscape Plan have been approved, and all conditions of Preliminary Plat approval have been satisfied prior to submission of said Final Plat (if in the Critical Area, a Final Plat will not be considered complete unless the Environmental Assessment has been approved prior to submission of said Final Plat). Incomplete Final Plats will be returned to the subdivider within fifteen (15) days of submission for completion and resubmission by the subdivider at a later date, and the submission fees shall be forfeited. The Final Plat submitted for recordation shall be clearly and legibly drawn in black waterproof ink on a reproducible linen of good quality or comparable material such as mylar approved by the Cecil County Office of Planning and Zoning. The minimum size of the plat shall be eighteen (18) by twenty-four (24) inches, including a one (1) inch margin along the left hand edge and one-half (½) inch margin on all other sides. Where necessary, the Final Plat may be on several sheets accompanied by an index sheet showing the entire subdivision submitted; however, each sheet shall be signed and sealed and include an approval signature block.

1. Title – The title block shall appear in the lower right hand corner of the plat and shall include the following information:
 - 1. Name of the subdivision. The name approved by the Planning Department and recorded in the Land Records shall constitute the subdivision's official and only name. No other name may be used for advertising or sales purpose unless an approved and amended plat is recorded bearing the revised name.
 - 2. Section & lot numbers.
 - 3. Scale and date of completion. Scale shall be no smaller than one (1) inch equals one hundred (100) feet (one (1) inch = two hundred (200) feet where the average lot size is greater than 5 acres, as approved by the Office of Planning and Zoning).
 - 4. County, State & Election District.
 - 5. Name and address of the owner and registered engineer or surveyor licensed in the State of Maryland responsible for the preparation of the plat, signature, and seal of the engineer, surveyor, and corporation required.
2. Approval blocks in the form required by the Office of Planning and Zoning shall be provided in the lower left hand corner of the plat for signature by the Planning Director, the Public Works Director or Senior Engineer, and the Health Department, approving authority.
3. Tabulation on Final Plat (above approval block) showing the following:
 1. Total number of lots.
 2. Total area of lots.

3. Total area of roadways to be recorded.
 4. Total area of subdivision to be recorded and where density restrictions apply, the acreage dedicated to the development, and the total area to be recorded as common open space.
 5. Total area of subdivision or parcels to be recorded in the Critical Area District.
 6. Total number of lots in the Critical Area District.
 7. Residential density in the Critical Area District.
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4. A heavy line indicating the boundary of the Final Plat with the distances of courses to hundredths of a foot and bearings relating to and consistent with the geodetic control requirements approved by the Board of County Commissioners on 15 May 2007.
 5. Exact locations, widths, bearings, and names of all streets, pedestrian ways within the subdivisions or of adjoining subdivision abutting on the outline of the subdivision as well as any common and community grounds.
 6. Bearings & lengths of all arcs, radii, tangents, chords and distances in tabular form.
 7. All easements, reservations, or rights-of-way provided for public service or utilities in the subdivision, and any limitations of such easements. All existing recorded easements, if they are in excess of a five (5) foot drainage and utility easement, shall be indicated with recording references if known.
 8. All lot lines with dimensions in feet and hundredths, and with bearings to a minimum accuracy of one (1) second.
 9. Minimum area of each lot in square feet if under one (1) acre or in acres if lot size is one (1) acre or greater.
 10. Coordinates shown for the outside boundary of the plat.
 11. Lot numbers in numerical order throughout the entire subdivision. In case there is a resubdivision of lots in any block, such resubdivided lots shall have a number and letter to denote their origin and the original lot lines shown dashed and original lot number dotted.
 12. Minimum rear and side building restriction lines, and minimum five (5) foot drainage and utility easements should be given by written note. The front building restriction line and the Critical Area Buffer restriction line shall be drawn graphically with dimensions for each lot.
 13. The names, liber and folio of all adjoining unsubdivided property. In the event that a recorded subdivision adjoins the land to be developed, the subdivision name, and recording reference should be indicated. (To be indicated with dashed lines.)
 14. The plat shall contain a north arrow, which represents and designates either true or magnetic meridian as of a date specified on the plat or shall be referenced to a recognized coordinate system within the County.
 15. Accurate outlines of any areas to be reserved for common use by residents of the subdivision or general public use, with the purposes indicated thereon.
 16. A certification that the owner or equitable owner of the land proposed to be subdivided shall be noted on the Final Plat. Such wording as specified by these regulations and the Planning Department shall be utilized.
 17. A certification and dedication by the owner or owners of property to the effect that the subdivision as shown on the Final Plat is made with his consent and that it is desired to record the same and shall be noted on the Final Plat. Such wording as specified by these regulations and the Planning Department shall be utilized.
 18. When a development is being resubdivided, the owner's certification shall be noted on the plat. Such wording as specified by these regulations and the Planning Department shall be utilized.
 19. References of protective covenants governing the maintenance of undedicated public spaces or reservations.
 20. If a community water supply or community sewerage system is to be used in a subdivision, the record plat shall contain a statement signed by the Health Department approving authority, to the effect that use of such community water supply or community sewerage system is in conformance with the Master Water and Sewer Plan. The Final (record) Plat shall also contain a statement, signed by the owner, that such facilities will be available to all lots offered for sale.
 21. If a community water supply or community sewerage system is to be constructed to serve any new subdivision, the Final (record) Plat shall contain a statement signed by the owner to the effect that plans for such facilities, including any necessary point of discharge, have been approved by the appropriate Federal, State, or County authority.
 22. Location of minimum required septic area and proposed well(s), if applicable.
 23. Reservation of road rights-of-way.
 24. Exact locations, widths and bearings of any common or reserved areas or portions of lots to be maintained by covenant, easement, or similar approved instrument, in permanent forest cover, including existing forested areas, reforested areas and afforested areas to meet the requirements of the Critical Area Program and/or the Forest Conservation Regulations, as applicable. The bearings and the lengths of all arcs, radii, tangents, chords, and distances in tabular form.
 25. Exact locations, widths and bearings of any areas to be maintained as resource protection (e.g., agriculture, natural parks, forest, etc.) to meet the requirements of the Critical Area Program and/or the Forest Conservation Regulations, as applicable. The bearings and the lengths of all arcs, radii, tangents, chords, and distances in tabular form.
 26. Exact locations, widths and bearings of any areas to be maintained as permanent wildlife and plant habitat protection areas to meet the requirements of the Critical Area Program and/or the Forest Conservation Regulations, as applicable. The bearings and the lengths of all arcs, radii, tangents, chords, and distances in tabular form.