

Technical Advisory Committee of Cecil County

May 6, 2026

SUBDIVISIONS

Aston Pointe, Phase 3, Lots 1-246, Concept Plat, Appleton Road, Atwell, Fourth Election District.

John Gonzalez, Atwell Engineering, Brendan Mullaney, Esq., Joe Fortino, Developer and Carl Wilson, The Traffic Group appeared and presented an overview of the project.

Mr. Goldman explained that staff received approximately 29 letters regarding concerns with this proposal. The concerns included but are not limited to increased traffic, the possible burden on schools, and other public services, negative effects on the community character, the environment, stormwater, sewer and local water supply. Additionally, the letters included questions regarding the timeframe for the actual construction process. Mr. Goldman recommended that the applicants read each letter that was received. See file for all letters received.

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

1. Water allocation and sewer allocation must be verified at Preliminary Plat.
2. Water allocation and sewer allocation must be confirmed by Final Plat.

Ms. Blomquist read the comments from DPR:
Stormwater Management

1. The concept stormwater management plan has been submitted to the Division for review. The applicant is reminded that approval of the concept stormwater management plan is a prerequisite that must be completed prior to submitting the Concept Plat for Planning Commission review.
2. Development Plans Review will require overbank flood protection volume for the ten-year-frequency storm event per Cecil County Code Chapter 325 Section 10. The pre-development and post-development discharge for the 100-year-frequency storm event must be provided for review. Additional control may be required where downstream impacts or site-specific conditions warrant, consistent with Chapter 325.
3. Additional comments will be provided once the review of the concept stormwater management plan is completed.

Roads & Storm Drains

4. This subdivision will increase the average daily traffic on Appleton Road by approximately 2,460 vehicles.
 - a. Required road improvements will be determined following the completion of the Traffic Impact Study (TIS) and the Road Condition Survey (RCS). Please note

that section 2.05 of the Road Code requires that applicants shall bear all costs associated with obtaining rights-of-way or easements necessary to accommodate required off-site improvements.

5. It appears that all roads with the exception of Road A and Road B are minor roads. Road A and Road B are minor collector roads.
 - a. All minor roads must be designed in accordance with standard detail R-6A.
 - b. All minor collector roads must be designed in accordance with standard detail R-7A.
6. The construction of the entrance may require the relocation of nearby utility poles. Any relocation of existing utilities, if necessary, will be at the expense of the developer. All relocated poles must comply with applicable clearance requirements and be relocated outside of the right-of-way. DPR encourages the applicant to coordinate with the utility provider early in the design process.
7. Projects abutting existing roads having right(s)-of-way less than the standard requirements shall dedicate additional fee-simple rights-of-way for those roads as necessary to meet the standard requirements. Identify areas shown on the Concept plat to be dedicated to Cecil County.
8. A Road Condition Survey is required. Please contact Development Plans Review for the required scope of the survey.
9. As required by Section 7.B of the Road Code, roadside parking shall be prohibited on County roads. A sign shall be posted at subdivision entrances by the Developer stating, "No Parking on or along County Roads."
 - a. All parking spaces provided for the proposed lots must be outside of the right-of-way.
10. Based on this initial review, it appears that the interior street configuration and layout do not conform to the Cecil County Road Code. The following comments are based on the layout shown on this plat. A complete review of the roads will be done once a Road & Storm Drain Plan has been submitted.
 - a. All horizontal curves must be designed to meet the minimum radii as shown in standard detail R-35. It appears that horizontal curves along roads F, H, and K are less than the minimum standard.
 - b. Each cul-de-sac must be designed in accordance with standard detail R-14.
 - c. Several lots appear to lack sufficient access. All proposed driveways must conform to section 3.08 of the Road Code.
 - d. The off-center loop of Road J does not conform with the Road Code and must be redesigned in accordance with a mid-block turnaround or cul-de-sac.
 - e. DPR highly encourages the applicant to resolve all issues with the horizontal alignment prior to submitting the concept subdivision plat for Planning Commission's review.
11. Please note that this is not a comprehensive review and additional comments may occur with the submittal of the Road & Storm Drain Plan. Though the Road & Storm Drain Plan only has to be approved prior to the final plat, DPR encourages applicants to submit the plan for review early in order to avoid significant layout changes later in the

process.

Sanitary Sewer

12. This subdivision will be served by public County sewer.
13. DPR understands that the applicant is completing a sewer study to determine how to best serve this subdivision. If gravity sanitary sewer cannot be utilized for this entire site, please contact Development Plans Review to discuss alternative methods.
14. All proposed sanitary sewer must be designed in accordance with the Cecil County Standard Specifications for Water Mains and Sewer Mains. Further review of the proposed sanitary sewer will be completed once the Sanitary Sewer Plan has been submitted for review.

Ms. McNinch read the comments from CCSCD:

A concept environmental site design plan for this project was received for erosion and sediment control review by the Cecil Soil Conservation District on April 28 and is under review. All issues regarding erosion and sediment control will be addressed through the environmental site design plan review process.

As discussed at the pre-submittal meeting, please design the phasing for the required 20-acre grading units as the environmental site design plan is developed. If a sediment basin or sediment trap will be used to serve more than one grading unit, sequencing must address this. The sequences of construction and plan maps should show how a grading unit will tie into previously completed grading units and future grading units. At preliminary environmental site design plan submittal, please contact the District engineer, Gerry Powell, about the submittal process for small pond review determination.

Mr. Goldman read the comments from CCPS:

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".

1. While this development meets some criteria based on the map supplied, A complete evaluation will need to take place following the acceptance of these roads by Cecil County Public roads. Due to the limited walking distance from the farthest point and the lack of enrolled students, CCPS will not be providing "Interior Service" to this development until further evaluations can be made and all 5 criteria can be met. As a result "Interior service will not be provided.
2. Based on this information we would look at placing a community stop at the main entrance to the new development.
3. Schools in this attendance area are Cecil Manor Elementary, Cherry Hill Middle, and Elkton High School. Please refer to the Capacity Sheet for enrollment at these schools.

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: Low Density Residential (LDR)

Land Use: This project location is situated within the 2010 Comprehensive Plan's Low Density Growth Area (LDGA) 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 1^{[\[1\]](#)} area.

Water & Sewer: This site is located within an S-3 (future sewer, 2-3 years) area and W-3 (future water, 2-3 years) area per the 2019 Master Water & Sewer Plan.

Priority Funding Area: The site is 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 contains a Zone A (no flood elevation) Floodplain. The project's limit-of-disturbance is not proposed 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. This is stated in Note #30. Please include the code number (004) on the note

Concept Plat review standards

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

- a. Interior street configuration and layout
- b. Proposed density.
- c. Entrance locations (both street and driveway)
- d. Traffic effect on existing and proposed roads.
- e. Water and Sewer facilities.
- f. Feasibility of a subdivision in the area, including:

1. Total number and size of lots

2. Effect on school district and school bus service
 3. Approximate lot layout and other reserved areas, if any.
- g. New land development technique(s)
 - h. The effect on waterways, shorelines, due to run-off, erosion, etc.
 - i. Consistency with the Critical Area Program requirements
 - j. Consistency with the Cecil County Forest Conservation Regulations
 - k. Stormwater Management requirements.

Additionally, §4.0.8 of the Subdivision regulations states that “The review of the Concept Plat is to allow the subdivider to determine feasibility of his project and to determine the maximum density allowable and an acceptable layout on the parcel. Acceptance of the Concept Plat submittal for Planning Commission does not guarantee approval, and the approval of the Concept Plat does not guarantee subsequent (i.e. Preliminary and Final) approvals”

Site History

The Concept Plat, proposing 302 lots on 390.04 acres, was approved on April 19, 2004, with 9 conditions, which will be included in the minutes but not read at this time:

1. The road names being approved prior to Preliminary Plat approval;
2. The estimated staging of construction being shown of the Preliminary Plat submitted for TAC review;
3. The PFCP's being approved prior to Preliminary Plat approval;
4. The sensitive areas thresholds in the common open space information being provided on the Preliminary Plat prior to TAC review;
5. A Sensitive Species Survey being completed prior to the TAC's review of the Preliminary Plat;
6. A Traffic Impact Study (TIS) being completed prior to the TAC's review of the Preliminary Plat;
7. The boundary line survey being completed prior to the TAC's review of the Preliminary Plat;
8. The Jurisdictional Determination (JD) being completed prior to Preliminary Plat approval; and
9. A bufferyard and setback modification being granted for the existing structure on proposed Lot 301.

On 5/20/04, the Planning Commission subsequently approved a revision to the Concept Plat that eliminated roadway connectivity to Locharron Drive in the Highlands.

On 10/18/04, the Planning Commission rescinded the requirement (condition #5 of Concept Plat approval) for a sensitive species survey for the midland sedge, as that species was declassified as rare, threatened, or endangered.

Density

The LDR zone allows for a density of two dwelling units per acre (2 du / 1 acre) for Single Family Detached Dwellings^[2] with Community Facilities.^[3]

The new proposed subdivision is proposing 246 du on 168.5781 acres, for a density of 1.46 du / 1 ac within the limits of the Concept Plat.

Staff have also reviewed the proposal in the context of the previously approved 2004 Concept Plan, which encompassed approximately 390.04 acres and proposed 302 dwelling units, including the area now identified as Lot 302 (golf course).

Final Plat approval was granted for:

- Lots 1–61 (March 17, 2008)
- Lots 62–293 (October 22, 2008)

These lots are considered to have valid Final Plat approval and may proceed toward recordation upon satisfying applicable conditions.

Lots 294–302, including the area of the current proposal (former Lot 302), do not appear to have obtained Final Plat approval and would be required to restart through the current subdivision approval process.

Based on this history, the combined development yield is:

- 293 previously approved lots
- 246 proposed lots
- Total: 539 dwelling units

When evaluated across the original 390.04-acre tract, this results in an overall density of approximately 1.38 dwelling units per acre, which remains below the maximum density permitted in the LDR District.

While the proposal complies with the maximum density requirements of the Zoning Ordinance, it represents a modification to the distribution of density established under the 2004 Concept Plan by converting a previously lower-intensity area (golf course) to residential development.

The applicant should be prepared to address to the Planning Commission how this modification:

- Remains consistent with the overall development framework of the original approval, and
- Does not adversely impact infrastructure, open space function, or community design assumptions associated with the prior plan.

Schedule of Zoning Regulations

Article VI – Schedule of Zone Regulations – LDR zone w/ Community Facilities

	Lot size (sq. ft.)	Lot width (ft)	Front Setback	Rear Setback	Side Setback	Max Height	Road Frontage ^[4]
Detached, Single Family	12,000	65	30	40	10	35	100/25

Note #20 on the plat notes that the typical size of the proposed lots is 80 ft wide x 150 ft deep. The lot widths are stated to vary from 72 feet to 90 feet, and the lot depths vary from 135 ft to 150 feet.

Water & Sewer

The Concept Plat proposes an extension of the existing water service provided by the Artesian Water Company. Water allocation must be provided prior to approval of the Final Plat.

The Concept Plat proposes an extension of the existing sewer service provided by Cecil County (Meadowview). Sewer allocation must be provided prior to approval of the Final Plat.

The Final Plat shall contain a statement signed by the Division of Water & Sewer Planning approving authority, to the effect that use of the community water supply and community sewerage system is in conformance with the Master Water and Sewer Plan.^[5]

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

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 246 lots using two access points on Appleton Road. 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.

Zoning Ordinance Section 277 provides the required off-street parking ratios for Single Family Dwellings; 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. The streets depicted on the Concept Plat have not been named.

Based on the scale of the proposed development, the project is expected to generate traffic volumes exceeding 300 external peak hour trips. Therefore, in accordance with the Cecil County Traffic Impact Study Policy, a Regional Traffic Impact Study (TIS) will be recommended. The Regional TIS shall be prepared in accordance with the Cecil County TIS Guidelines. The limits of the study area shall be determined through a scoping meeting with the Department of Land Use and Development Services and other applicable agencies, including the Maryland State Highway Administration, as appropriate.

Consistent with County policy, if the study identifies deficiencies in roadway operations or Level of Service attributable to the proposed development, the applicant shall be responsible for identifying and implementing appropriate mitigation measures, which may include off-site roadway improvements.

Approval of the Traffic Impact Study, including acceptance of any required mitigation measures, is required prior to Planning Commission consideration of the Preliminary Plat. Sidewalks are required along both sides of internal streets, per Section 25.5 of the Zoning Ordinance. Sidewalks are depicted on the plat. A sidewalk maintenance note, stating that adjacent property owners are responsible for sidewalk maintenance, has been included on the plat.^[6]

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 stream delineation was performed as part of the Forest Stand Delineation. A perennial stream, and its associated buffer, is shown. The symbol used for the stream and its buffer is difficult to discern among the similarly weighted and shaded contour and steep slope symbols, and it is recommended that the symbols are updated to promote legibility.

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. Intermittent streams and associated buffers are shown. As with the stream & buffer symbols described above, it is recommended that the symbol are updated to promote legibility.

A 25' buffer is required around all non-tidal wetlands present. Multiple wetlands are depicted on-site, and their buffers have been depicted. As with the stream & buffer symbols described above, it is recommended that the symbol are updated to promote legibility.

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.^[7]

Flood Protection Setbacks, as defined by Zoning Ordinance Section 288, are present for all watercourses. The Flood Protection setbacks must be delineated on the Concept 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. ^[8] Steep Slopes are depicted on the plat.

The habitats of rare, threatened, and endangered species, as identified by the Maryland Department of Natural Resources Natural Heritage Program, shall be avoided. In correspondence dated February 18, 2026, the Department of Natural Resources, Wildlife & Heritage Service (WHS), indicated that Forest Interior Dwelling Species (FIDS) may be present on-site. The applicant shall coordinate with WHS as project design advances to ensure that all regulated habitats are identified and avoided, and that any necessary avoidance, minimization, or mitigation measures are incorporated into the final design.

In the LDR zoning district, a bufferyard meeting the Bufferyard C Standard per Appendix B of the Zoning Ordinance are required along collector and arterial roads. 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. ^[9]

Per §187.2, the Planning Commission may require a bufferyard to separate different zoning districts from one another. Multiple adjoining properties have different zoning districts. Bufferyard shall be unoccupied except for utility facilities, identification signs, or exits and entrances.

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.

The requirements of the Forest Conservation Regulations shall be met, including the approval of the Forest Stand Delineation (FSD) prior to submitting the Concept Plat to the Planning Commission. ^[10] A Forest Stand Delineation ^[11] was submitted, and the most recent comments were sent back on April 8, 2026.

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. ^[12] Required open space shall not include roadways and bufferyard. The Concept Plat proposes 74.4602 acres of Common

Open Space (44.2%)

Zoning Ordinance Section 176.2 requires that no more than 40% of Common Open Space shall consist of wetlands. The total amount of the Common Open Space is within wetlands must be noted on the plat.

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. The total area of Common Open Space that meets this condition must be noted on the plat.

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

Soil, Ground Cover, and Site Drainage

A Concept Stormwater Management Plan (C-SWM) has been submitted for the proposed subdivision.

School Capacity Data

School information:		Elementary	Middle	High School
FY 2025 EFMP	Cecil Manor ES	Cherry Hill MS	Elkton HS	
FTE	398	361	1040	
Capacity	523	775	1380	
% Utilization	76%	47%	75%	

Concept Plat Required Information^[1]

Per Subdivision Regulations §4.0.13, notable corrections are:

1. The proposed names of all new streets must be provided on the plat.
2. On the adjoining property owner's table, properties #10 & #14 have incorrect deed references.
3. All existing easements within the subdivision must be depicted. In the absence of any existing easements, please include a note stating as such.
4. All existing cemeteries within the subdivision must be depicted. In the absence of any existing cemeteries, please include a note stating as such.

For the applicants benefit the following must be completed prior to Concept Plat submittal to the Planning Commission:

1. The Concept Stormwater Management Plan (C-SWM) must be approved.
2. The Forest Stand Delineation (FSD) must be approved.
3. Drafting corrections, per the Division of Water and Sewer Planning and the Division of Development Plans Review, being met.

4. Corrections should be made to bring the Concept plat into compliance with §4.0.13 prior to submission to the Planning Commission.
5. The fire company note should be updated to include the company's number (004).
6. The Flood Protection setbacks must be delineated on the plat.

The following items are not required but are recommended:

7. The symbols for streams, wetlands, and their respective buffers, should be updated to aid legibility.
8. Noting the total amount of the Common Open Space is within wetlands on the Concept Plat.
9. Noting the percentage of the Common Open Space that does not consist of stream buffers, wetlands or wetland buffers, steep slopes, or habitats of rare, threatened, and endangered species on the Concept Plat.

The May TAC meeting ended at 9:30 a.m.

Respectfully submitted,



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

[1] Areas planned to be served by public sewerage systems in locally designated growth areas needed to satisfy demand for development at densities consistent with the long term development policy after consideration of the capacity of land available for development including infill and redevelopment within the local jurisdiction. The County may only grant approval if all lots will be served by public sewer or if a minor subdivision is served by on-site sewage disposal systems.

[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] See Policy 2025-01, and the *2025 OSSD Guidance Document #7*.

[6] Per Cecil County Road Code, Section 4.04, maintenance of the sidewalks shall be the responsibility of the Homeowner or property Owner/ and or Home Owner's Association on whose property the sidewalk fronts

[7] . 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.

[8] 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."

[9] Zoning Ordinance Section 25.4

[10] Zoning Ordinance Section 251

[11] FSD #110

[12] Zoning Ordinance Section 25.3

[I] CONCEPT PLAT REQUIRED INFORMATION:

- a. Concept Plats shall be submitted on paper and shall be clear and legible. Illegible plats will be discarded and the subdivider notified. Incomplete plats will not be accepted by the Office of Planning and Zoning. For Planning Commission review only, a Concept Plat shall be not considered complete if the Forest Stand Delineation and Stormwater Management Concept Plan have not been approved prior to submission of said Concept Plat (if in the Critical Area, a Concept Plat will not be considered complete unless the Conceptual Environmental Assessment has been approved prior to submission of said Concept Plat). In addition, for Technical Advisory Committee and Planning Commission review, a Concept Plat shall be not 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 prior to submission of said Concept Plat. Incomplete Concept 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.
- b. A vicinity map indicating the location of the property with reference to surrounding property, streets, nearest major intersection, north point, landmarks, streams, etc. Show all property owned according to the tax maps if only a part of the property is to be developed. The tax map, block (grid), and parcel number(s) shall also be provided.
- c. In the event that a record subdivision adjoins the property to be developed, the subdivision should be indicated by dashed lines.
- d. Title information:
 1. Proposed name
 2. Scale of Plat (feet and meters).
 3. Location by election district, County and State.
 4. Date.
- e. Name and address of owner or person representing owner who is responsible for preparation of the plat.
- f. North point.
- g. Boundary of proposed subdivision. This can be a deed plot.
- h. Location, widths, 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).
- i. Location of existing utilities on or within two hundred (200) feet of the parcel.
- j. The layout of all proposed and existing lots with appropriate dimensions and minimum area.
- k. The approximate location and area of all property proposed to be reserved to public use or to be reserved for use by all property owners in the subdivision, also the purposes of any proposed easements.
- l. Existing zoning classification of tract and all adjacent parcels. Any proposed zoning for the tract must be effectuated by a rezoning prior to the Planning Commission's review of the Concept Plat.
- m. If community sewerage and/or water systems are to be used, such notation shall be made on the Concept Plat. The proposed providers of public water and/or sewer shall be cited on the plat, as applicable.
- n. In the case of multi-family projects (apartments, townhouses, etc.) the following additional items shall be shown:
 1. Approximate location of buildings.
 2. Total number of units in each building.
 3. Total number of off-street parking spaces and the space to unit ratio.
- o. General location and areal extent of the following when the subdivision is proposed in the Cecil County Critical Area:
 1. Tidal and non-tidal wetlands;
 2. Streams (perennial and intermittent);
 3. Areas of steep slopes, highly erodible and other soils with development constraints;
 4. Shore and stream Buffer (110-foot or 200-foot minimum);
 5. Natural resource protection areas, Habitat Protection Areas, forests and developed woodlands on or in the vicinity of the proposed subdivision;
 6. The Critical Area Boundary and the applicable land management classification(s), i.e. Intensely Developed Area (IDA), Limited Developed Area (LDA), or Resource Conservation Area (RCA);
 7. Computation of the amount of acres in the Critical Area District; and
 8. The location and extent of existing and/or proposed shore erosion abatement approaches.
 9. The Conceptual Environmental Assessment.
- p. All existing easements on the parcel(s) to be subdivided.
- q. Any existing cemeteries or burial sites on the parcel(s) to be subdivided.
- r. Additional information as required by the Forest Conservation Regulations and/or the Forest Conservation Technical Manual.