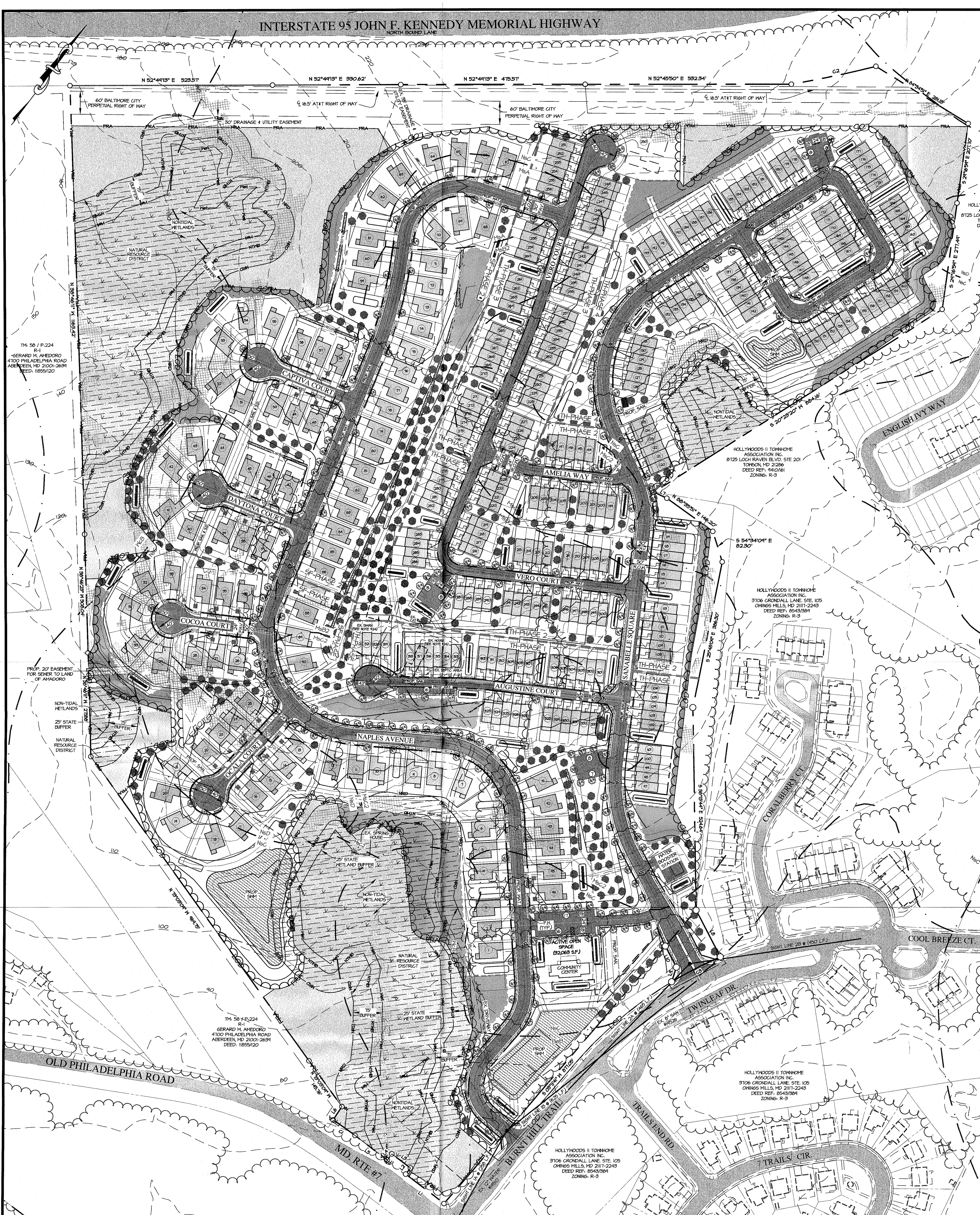
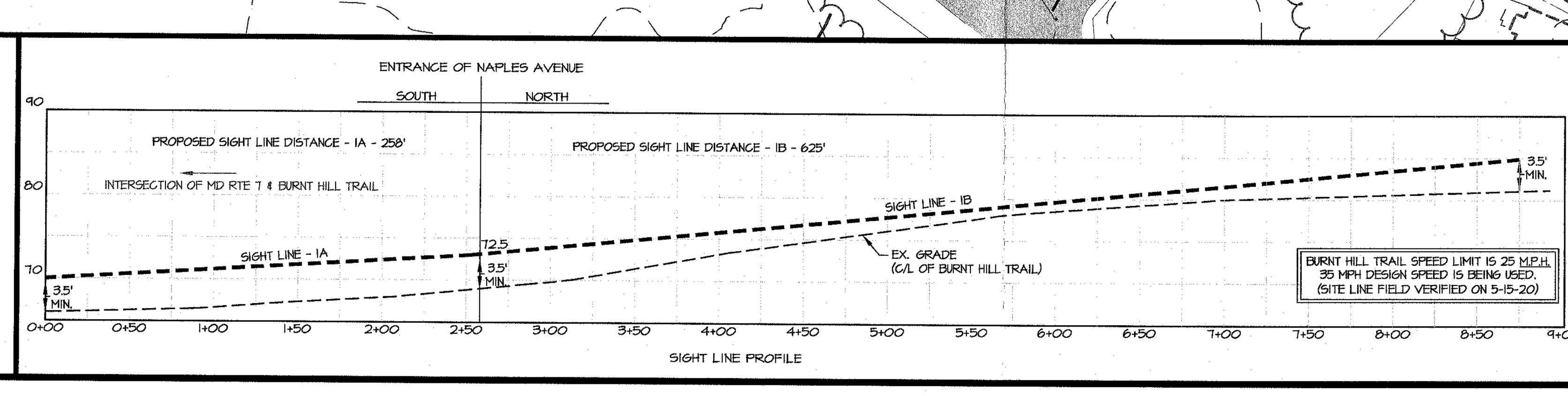
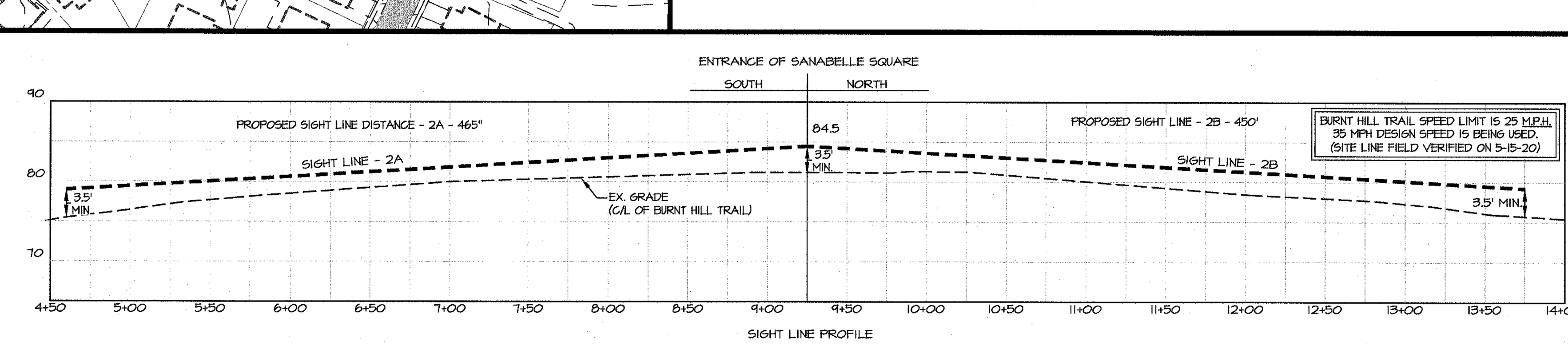
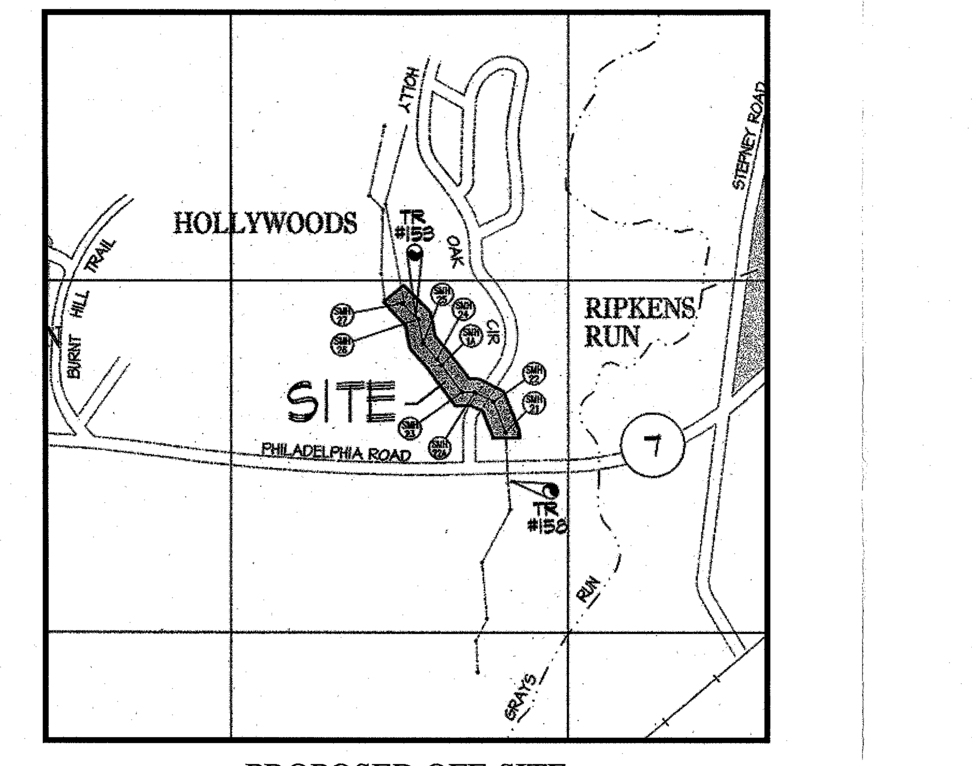
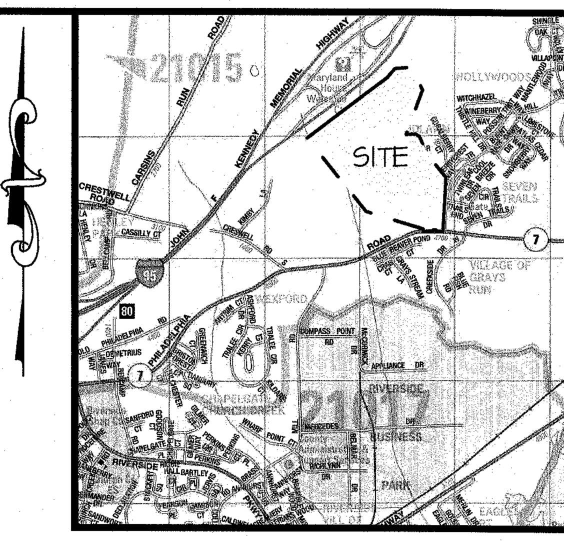








PROPOSED OFF-SITE SEWER IMPROVEMENT
(PREVIOUSLY APPROVED CONTRACT #19610)



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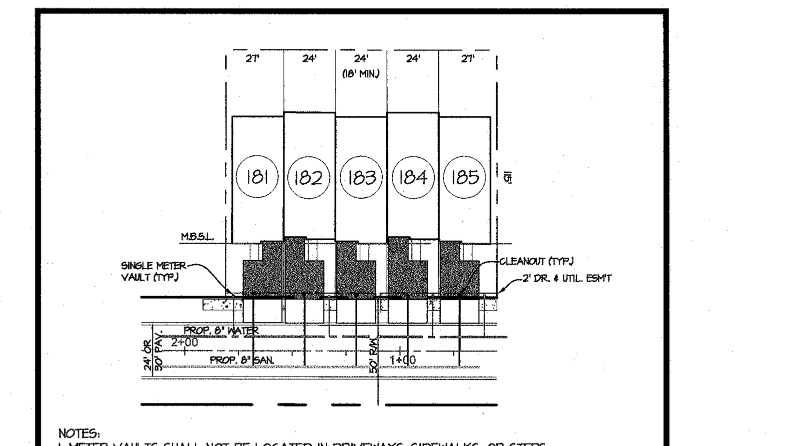
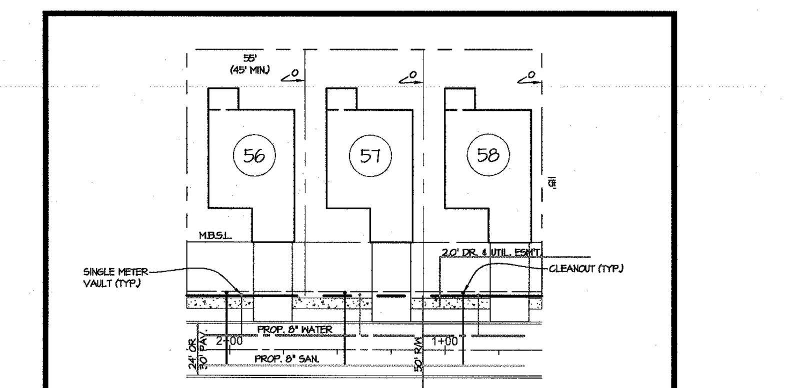
LOCATION MAP
1"= 2000'



NOTES:
1. METER VAULTS SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS, OR STEPS.
2. DRIVEWAYS SHALL NOT BE TAPERED.
3. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICES IS (7) FEET.
4. ALL CLEANOUTS SHALL USE TRAFFIC BEARING FRAME AND COVER AS PER STD. DET. S-28.

TYPICAL LAYOUT 24' TOWNHOME
NTS



NOTES:
1. METER VAULTS SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS, OR STEPS.
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3. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICES IS (7) FEET.
4. ALL CLEANOUTS SHALL USE TRAFFIC BEARING FRAME AND COVER AS PER STD. DET. S-28.

TYPICAL LAYOUT SINGLE-FAMILY DETACHED
NTS

SUBDIVISION DATA

1. OWNER / DEVELOPER: HIGHFIELD INVESTMENTS, LLC. 303 INTERNATIONAL CIRCLE, SUITE 380 HUNT VALLEY, MARYLAND 21230
2. TAX MAP, PARCEL: MAP# 58, PARCEL# 22 & 579, GRID: 2A.
3. PLAT REFERENCES: 126/62 - 126/72, WOODLAWN
4. DEED REFERENCES: J.J.R. 13544/21
5. EXISTING ZONING: R3 URBAN RESIDENTIAL
6. SITE AREA: 100.575 (BASED ON PLATS 126/62 - 126/72, WOODLAWN)
7. RESIDENTIAL LOT AREA: 58.54 AC.±
8. NATURAL RESOURCE AREA: 15.9 AC.±
9. PROPOSED USE: RESIDENTIAL - HOUSING FOR THE ELDERLY (HFE)
   SINGLE FAMILY DETACHED: (LOTS 1-96) (LOT LINE)
   24' TOWN HOMES: (LOTS 97-333)
10. BUILDING/LOT REGULATIONS:

	SINGLE FAMILY DETACHED	24' TOWN HOMES
MIN. LOT AREA:	5,000 S.F.	1,800 S.F.
MIN. LOT WIDTH:	45'	18'
MIN. FRONT YARD:	25'	25'
MIN. SIDE YARD:	0'-5', TOTAL 15'	0'
MIN. REAR YARD:	22'	22'
MAX HEIGHT:	3 STORIES	3 STORIES

11. DENSITY:
   ALLOWED: R3 HOUSING FOR THE ELDERLY 14 D.U. / AC.
   PROPOSED: 333 / 100.575 AC.± = 3.31 D.U. / AC.
12. OPEN SPACE:
   REQUIRED:
   TOTAL OPEN SPACE: 100.575 AC. x 15% = 15.08 AC.
   ACTIVE OPEN SPACE: 0.50 AC.± MIN. (HFE)
   PROPOSED:
   TOTAL OPEN SPACE: 57.73 AC.±
   TOTAL ACTIVE OPEN SPACE: 0.74 AC.±
13. PARKING:
   REQUIRED: 2 P.S. / D.U. = 666 PARKING SPACES
   PROPOSED: 746 SPACES
   COMMUNITY CENTER REQUIRED PARKING: IS PROVIDED TO ACCOMMODATE A 4500 S.F. BUILDING WITH A 50 PERSON ASSEMBLY AREA.
14. AREA OF IMPERVIOUS SURFACES:
   ALLOWED: 65% = 65.37
   PROPOSED: 23.92 AC.±
   BUILDING COVERAGE: 12.79 AC.± (13%)
15. THE EXISTING FEATURES AND TOPOGRAPHY ARE BASED ON HARFORD COUNTY GIS AND A PARTIAL FIELD SURVEY PERFORMED BY BAY STATE LAND SERVICES.
16. THE NON-TIDAL WETLANDS AND WATERS OF THE U.S. AS SHOWN WERE DELINEATED BY BAY STATE LAND SERVICES.
17. THERE IS NO 100-YEAR FLOODPLAIN AS EVIDENCED ON FEMA, FIRM MAP# 24025C0216E EFFECTIVE APRIL 19, 2016.
18. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
19. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT OR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
20. ALL PROPOSED ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED. ALL CENTERLINE ROAD RADII SHALL MEET OR EXCEED THE MINIMUM RADIUS REQUIREMENTS OF THE HARFORD COUNTY ROAD CODE.
21. THE PROPOSED WATER AND SEWER SHALL BE PUBLIC. ALL UTILITIES NOT LOCATED IN A PUBLIC RIGHT-OF-WAY SHALL BE CONTAINED IN A DRAINAGE & UTILITY EASEMENT.
22. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATERLINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
23. STORMWATER MANAGEMENT FOR THE PROJECT MUST COMPLY WITH THE 2000 DESIGN MANUAL, AS AMENDED AND IS SUBJECT TO FINAL DESIGN. A SEDIMENT CONTROL PLAN AND GRADING PERMIT ARE REQUIRED FOR THIS PROJECT.
24. AN EXISTING DWELLING AND BARN ARE TO BE RELOCATED TO LOT 250. ALL OTHER ONSITE EXISTING BUILDINGS SHALL BE RAZED.
25. THE EXISTING WATER LINE FROM THE SPRING HOUSE AND SEPTIC SYSTEM LOCATED ON THE PROPERTY SHALL BE PROPERLY ABANDONED AND REMOVED AS DIRECTED BY THE HARFORD COUNTY HEALTH DEPARTMENT. THE SPRING HOUSE AND SEPTIC CLEANOUTS ARE DEPICTED ON THE PLAN.
26. TOTAL EXISTING FOREST AREA: 71.09 AC.± (PER THE APPROVED FSD DATED 03/22/19)
   FOREST TO BE REMOVED: 53.88 AC.±
   PROPOSED ON-SITE REFORESTATION: 11.81 AC±
   PROPOSED OFF-SITE REFORESTATION: 10.87 AC±
28. APPROVAL OF THIS PRELIMINARY PLAN AND RECORDING OF THESE PROPOSED LOTS WILL NEGATE THE PREVIOUSLY RECORDED 104 SINGLE-FAMILY RESIDENTIAL BUILDING LOTS KNOWN AS WOODLAWN, PLAT NO. 126/62-126/72, RECORDED 6-22-2007.
29. THE WATER BOOSTER STATION IS REQUIRED AND SHALL SERVICE ALL PROPOSED LOTS NOT ABLE TO BE SERVED BY THE EXISTING ZONE I WATER SYSTEM. THE WATER BOOSTER STATION SHALL BE LOCATED ON A FEE SIMPLE LOT TO BE DEDICATED TO HARFORD COUNTY.
30. THE CONNECTION TO THE HOLLYWOODS SUBDIVISION SEWER REQUIRES THE REPLACEMENT OF APPROXIMATELY 1,310 LINEAR FEET OF EXISTING OFF-SITE PARALLEL SEWER. THE WORK IS SHOWN ON CONTACT NUMBER 19610 AND SHALL BE PERFORMED AS PART OF THIS CONTRACT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 84°51'25" W	126.01'
L2	N 00°08'35" W	20.00'
L3	S 84°51'25" W	60.00'
L4	S 00°08'35" E	20.00'
L5	S 84°51'25" W	104.53'
L6	N 04°02'56" W	41.22'
L7	N 71°52'53" E	36.96'
L8	S 64°46'25" E	136.20'
L9	N 19°28'32" W	39.12'
L10	N 64°44'25" W	61.45'

PLAN TYPE: P
PLAN NO.: 207-2020
VERSION: 1
DATE: 6-3-20
DAC/DUE: 7-1-20

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1009.93'	69.48'	S 87°53'10" W	69.47'
C2	3068.79'	222.46'	N 40°45'14" E	222.41'
C3	1020.00'	141.70'	S 25°35'52" W	141.59'

SOILS LEGEND

SYMBOL	SOILS TYPE	SLOPE	HYDRIC	HIGHLY ERODIBILE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
MsA	MONTALTO	0-3%	NO	NO	YES	YES	B
MsB2	MONTALTO	3-8%	NO	NO	YES	YES	B
MsC2	MONTALTO	8-15%	NO	YES	NO	NO	B
NsC	NESHAMINY	0-15%	NO	YES	NO	YES	B
NsD	NESHAMINY	15-25%	NO	NO	NO	YES	B
WcB	WATCHUNG	0-8%	YES	YES	NO	YES	D

LEGEND

- :NATURAL RESOURCE DISTRICT (N.R.D.) (15.9 AC.±)
- :PROPOSED ROADWAY
- :PROPOSED SIDEWALK
- :PROPOSED SINGLE FAMILY
- :PROPOSED 24' HOUSES
- :DENOTES FOREST RETENTION AREA
- :EXISTING ROADWAY
- :EXISTING NON-TIDAL WETLANDS
- :DENOTES STEEP SLOPES 15%-24%
- :DENOTES STEEP SLOPES ≥ 25%
- :PR. SEWER CLEANOUT
- :WATER VALVE
- :PARKING SPACE TOTALS
- :HANDICAPPED PARKING SPACE
- :BOUNDARY LINE
- :ADJOINER BOUNDARY LINE
- :EXISTING CONTOURS
- PR. SAN :PROPOSED SEWER LINE
- PR. WAT :PROPOSED WATER LINE
- PR. S.D :PROPOSED STORM-DRAIN LINE
- :OPEN SPACE ACCESS
- :EXISTING SETBACK LINE
- :DENOTES EX. TREE LINE.
- :DENOTES PROP. TREE LINE.
- :PROPOSED 10' CONTOURS
- :PROPOSED 5' CONTOURS
- NRD :DENOTES NATURAL RESOURCE DISTRICT.
- FRA :DENOTES LIMIT OF FOREST RETENTION AREA.
- :PROPOSED FIRE HYDRANT
- GnB McD3 :DENOTES SOIL LINE.
- :DENOTES PROPOSED PLANTINGS

REVISION NOTE

THE PURPOSE OF THIS REVISED PRELIMINARY PLAN IS TO SHOW THE NEW LAYOUT OF 333 HOUSING FOR THE ELDERLY LOTS. DWELLINGS CONSIST OF SINGLE FAMILY AND TOWNHOUSES LOTS.

BAY STATE LAND SERVICES
Civil & Structural Engineers
Land Planners & Land Surveyors
Environmental Engineers
Geo-Technical, Materials Testing and Inspections
2012 Rock Spring Road
Suite D
Forest Hill, Maryland 21050
Phone: 410-879-4747
Fax: 410-420-3949
www.baystatelandservices.com

REVISED PRELIMINARY PLAN - SERIES I

JUN 3 2020

GRACE HALL

FORMERLY KNOWN AS 'WOODLAWN'

JUN 03 2020
PRINT DATE

FIRST ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

REVISIONS		
NO.	DATE	DESCRIPTION

DATE:	06/03/20
SCALE:	1"=100'
DRAWN BY:	TRL
CHECKED BY:	MWE
DRAWING NO.	PP01
SHEET 1 OF 1	
BSLS JOB NO.:	17148