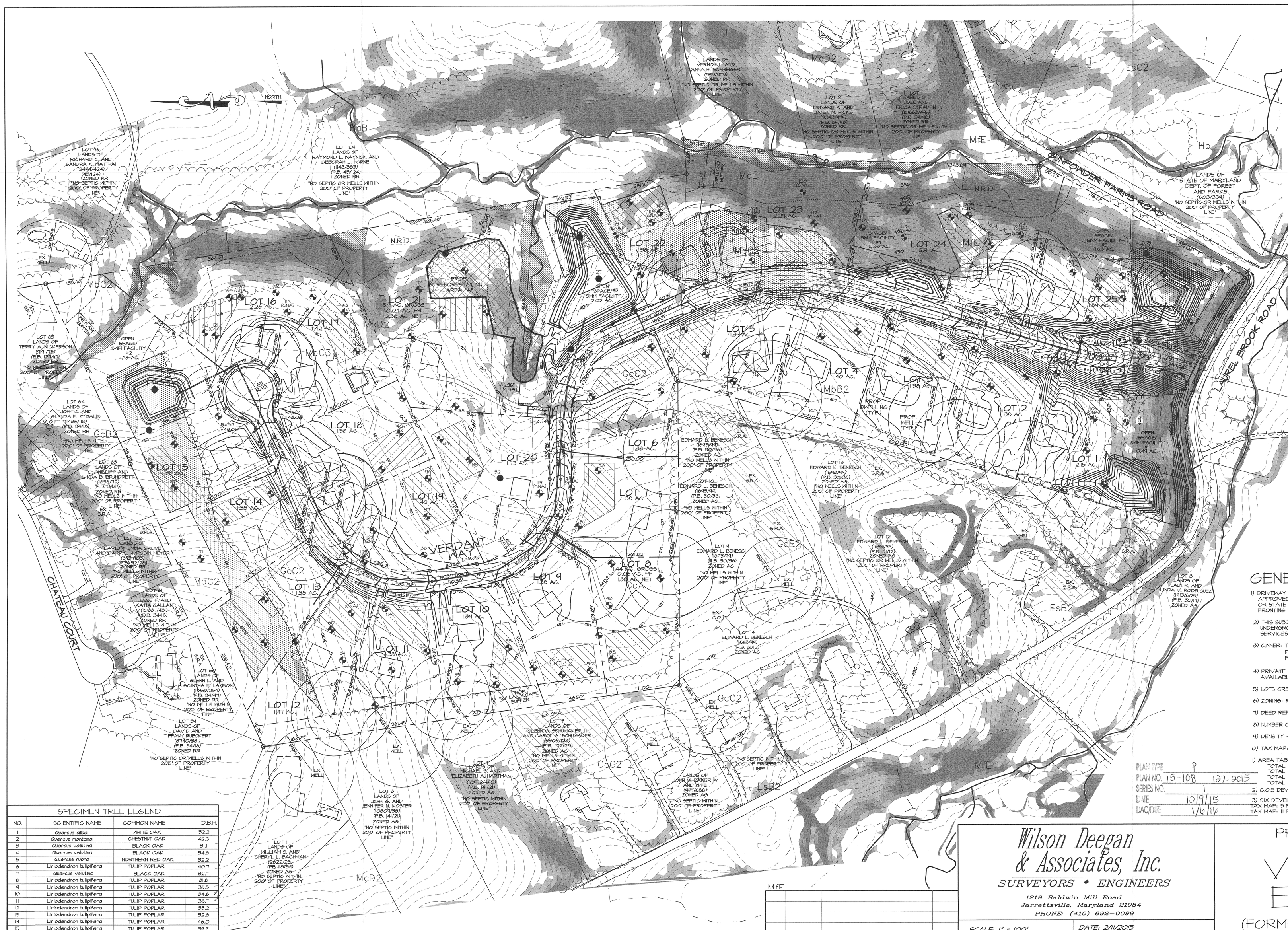

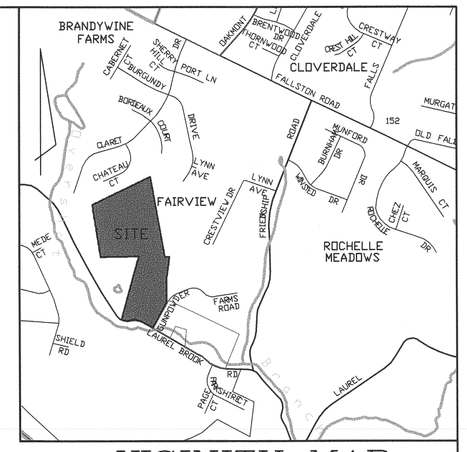

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- SATISFACTORY PERC TEST
- UNSATISFACTORY PERC TEST
- NON-TIDAL WETLAND
- SOIL TYPE
- EXISTING CONTOURS
- EXISTING TREE LINE
- DENOTES SPECIMEN TREE
- SLOPES 25% or >
- SLOPES 15% TO 24%
- AREA TO BE CLEARED
- LOD — LIMITS OF DISTURBANCE
- PROP. REFORESTATION

GENERAL NOTES:

1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.

2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.

3) OWNER: TOR LAUREL GROVE, LLC
P.O. BOX 251
FALLSTON, MARYLAND 21047-0257

4) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.

5) LOTS CREATED AFTER 2/06/1977.

6) ZONING: RR

7) DEED REFERENCE: 11207/427

8) NUMBER OF LOTS: 25

9) DENSITY - 1 PER 2 ACRES = 51.78/2 = 25.89

10) TAX MAP: 47 PARCEL: 224 GRID: 4E

11) AREA TABULATION:
TOTAL ENCLOSED AREA - 51.78 AC.+/-
TOTAL AREA OF COURT R/W - 3.57 AC. +/-
TOTAL AREA OF OPEN SPACE - 6.15 AC. +/-
TOTAL AREA OF LOTS - 42.06 AC. +/-

12) C.O.S DEVELOPMENT

13) SIX DEVELOPMENT RIGHTS ARE BEING TRANSFERRED FROM TAX MAP: 5 PARCEL: 72 AND FOUR DEVELOPMENT RIGHTS FROM TAX MAP: 11 PARCEL: 1.

RECEIVED
Harford County, Dept. of Planning

PLAN TYPE	P	
PLAN NO.	15-108	127-2015
SERIES NO.	1	
DATE	12/9/15	
DAC/DUE	1/6/16	

SPECIMEN TREE LEGEND

NO.	SCIENTIFIC NAME	COMMON NAME	D.B.H.
1	Quercus alba	WHITE OAK	32.2
2	Quercus montana	CHESTNUT OAK	42.3
3	Quercus velutina	BLACK OAK	31.1
4	Quercus velutina	BLACK OAK	34.6
5	Quercus rubra	NORTHERN RED OAK	32.2
6	Liriodendron tulipifera	TULIP POPLAR	40.7
7	Quercus velutina	BLACK OAK	32.7
8	Liriodendron tulipifera	TULIP POPLAR	31.6
9	Liriodendron tulipifera	TULIP POPLAR	36.5
10	Liriodendron tulipifera	TULIP POPLAR	34.6
11	Liriodendron tulipifera	TULIP POPLAR	36.1
12	Liriodendron tulipifera	TULIP POPLAR	33.2
13	Liriodendron tulipifera	TULIP POPLAR	32.6
14	Liriodendron tulipifera	TULIP POPLAR	46.0
15	Liriodendron tulipifera	TULIP POPLAR	34.9
16	Liriodendron tulipifera	TULIP POPLAR	30.6
17	Liriodendron tulipifera	TULIP POPLAR	32.8
18	Acer rubrum	RED MAPLE	38.3
19	Liriodendron tulipifera	TULIP POPLAR	40.8

Wilson Deegan & Associates, Inc.
SURVEYORS * ENGINEERS
1219 Baldwin Mill Road
Jarrettsville, Maryland 21084
PHONE: (410) 692-0099

SCALE: 1" = 100'	DATE: 2/11/2015
JOB NO.: 14074	DRAWN / DESIGN BY: WLSTIFLER
SHEET 1 of 1	CHECKED BY: P.B.W.

PRELIMINARY PLAN

VERDANT ESTATES

(FORMERLY LAUREL GROVE)

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

ENG. NO. 12062_PRE