# SITE DATA:

1. PROPERTY ADDRESS: ROUTE 152 (FALLSTON ROAD) FALLSTON, MD 21047-2225 (NOT FOR MAILING)
2. TAX ACCOUNT #: 03-044687
   TAX MAP: 47, PARCEL: 210, LOT: #1
   DEED REFERENCE: 11669/155; PLAT: L.202-F.017
3. OWNER:
   THE CHARLES NEIGHBOURS LLC
   C/O WILLIAM HESS III & DONNA LYNN HESS
   2416 FRIENDSHIP ROAD
   FALLSTON, MARYLAND 21047
4. CONTRACT PURCHASER / DEVELOPER:
   G. P. CONSTRUCTION CO., INC.
   P.O. BOX #216 (MAILING)
   KINGSVILLE, MARYLAND 21087
5. PLAN PREPARED BY:
   G.W. STEPHENS JR. AND ASSOCIATES, INC.
   4662 MILLENNIUM DRIVE, SUITE 100
   BELCAMP, MD 21017
6. ZONING: RR
7. DENSITY:
   ALLOWED= 1 DU / 2 AC OR 8 DU
   PROPOSED = 7 DU
8. LAND USE:
   EXISTING: TILLED FARM FIELD
   PROPOSED: SINGLE FAMILY RESID. LOTS (7)
9. TOTAL ENCLOSED AREA: 16.946 AC.±
10. AREA TABULATION:

| | PROPOSED |
|---|---|
| LOT AREA | = 15.55 AC.± |
| OPEN SPACE AREA | = 1.10 AC.± |
| RIGHT-OF-WAY AREA | = 0.30 AC.± |

11. BULK REGULATIONS:RURAL RESIDENTIAL DEV. STDS.

| | |
|---|---|
| | RR |
| MIN. LOT AREA: | 60,000 SQ.FT. |
| MIN. USE SETBACK: ADJ. RESIDENTIAL LOT: | N/A |
| MIN. LOT WIDTH @ BLDG. LINE: | 100' |
| FRONT YARD SETBACK: | 40'* |
| SIDE YARD SETBACK: | 20' |
| REAR YARD SETBACK: | 50' |
| MAX. BLDG. HEIGHT: | 3 STORY |

* DENOTES FRONT YARD SETBACK INCREASED TO 60' ALONG ARTERIAL ROAD (MD ROUTE 152 | PRINCIPAL URBAN ARTERIAL)

12. MAXIMUM IMPERVIOUS AREA: N/A
    EXISTING IMPERVIOUS AREA = 0 AC.±
    PROPOSED IMPERVIOUS AREA = 1.83 AC.± (ROOFS, LOTS, ROADS, WALKS, PATIOS, OTHER IMPERVIOUS SURFACES)
13. OPEN SPACE:REQUIRED - N/A
14. ENVIRONMENTAL DETAIL:
    EXISTING NRD AREA: 0.13 AC.± ( 0.8 % NRD AREA)
    FOREST CONSERVATION CALCULATIONS - PRELIMINARY (SUBJECT TO FINAL DESIGN) (SEE P-FCP)
    EXISTING FOREST: 0 AC.±
    FOREST TO BE CLEARED: 0 AC.±
    FOREST TO BE RETAINED: 0 AC.±
    AFFORESTATION REQUIRED: 3.34 AC.±
15. THERE ARE NO KNOWN ON-SITE WETLANDS. KNOWN OFF-SITE NON-TIDAL WETLANDS ARE SHOWN (FROM PLAT J.J.R. 202-17).
16. PER REVIEW OF THE DATA AVAILABLE ON THE DEPARTMENT OF NATURAL RESOURCES WEB SITE VIA MERLIN SYSTEM ONLINE, THE NEAREST "SENSITIVE SPECIES PROJECT REVIEW AREA" IS AT A DISTANCE OF 1,450 L.F.± NNE. OF THE SITE.
17. THE SITE IS OUTSIDE MASTER WATER & SEWERAGE PLAN AREA. LOTS TO BE SERVED BY PRIVATE WELL WATER AND INDIVIDUAL SEPTIC SYSTEMS.
18. SEE SEPARATE LANDSCAPE PLAN FOR PLANTING INFORMATION.
19. ALL PROPOSED CONSTRUCTION IS LOCATED OUTSIDE THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
20. WATERSHEDS:
    LITTLE GUNPOWDER FALLS: MDE 8 DIGIT WATERSHED ID#. 02130804
    ATKISSON RESERVOIR: MDE 8 DIGIT WATERSHED ID#. 02130703
    WATERSHED USE CLASSIFICATION: LITTLE GUNPOWDER FALLS: TYPE III
    ATKISSON RESERVOIR: TYPE IV-P
21. THE PARCEL IS PARTIALLY WITHIN A WATER SOURCE PROTECTION DISTRICT (NON-TRANSIENT NON-COMMUNITY SYSTEM #55) AS DEFINED BY HARFORD COUNTY ZONING CODE SECTION 267-66.
22. THERE ARE NO EXISTING STEEP SLOPES LOCATED ON SITE.
23. THIS PLAN IS SUBJECT TO REVISION.

# AREA DATA:

| LAND AREA | NET LOT AREA (S.F. +/-) | PANHANDLE AREA (S.F. +/-) | TOTAL LOT AREA (S.F. +/-) | TOTAL LOT AREA (AC. +/-) |
|---|---|---|---|---|
| Lot #1 | 121,355 | 0 | 121,355 | 2.79 |
| Lot #2 | 106,145 | 5,040 | 111,185 | 2.55 |
| Lot #3 | 80,910 | 12,240 | 93,150 | 2.14 |
| Lot #4 | 81,570 | 7,655 | 89,225 | 2.05 |
| Lot #5 | 102,230 | 0 | 102,230 | 2.35 |
| Lot #6 | 73,485 | 10,675 | 84,160 | 1.93 |
| Lot #7 | 72,655 | 3,300 | 75,955 | 1.74 |
| SUBTOTAL | 638,350 | 38,910 | 677,260 | 15.55 |
| | | | | |
| | | | | |
| OPEN SPACE PARCEL 'A' | | | 47,875 | 1.10 |
| R.O.W. | | | 12,935 | 0.30 |
| TOTAL LAND AREA | | | | 16.946 |

# SOILS TABLE

| TYPE | SOIL SERIES | HYDROLOGIC GROUP | HYDRIC | K FACTOR | BUILDING CONSTRAINTS | DRAINAGE |
|---|---|---|---|---|---|---|
| GcB2 | Glenelg | C | N | 0.32 | Slight | MODERATELY WELL DRAINED |
| GcC2 | Glenelg | B | N | 0.32 | Slight | WELL DRAINED |
| GnB | Glenville | C | Y * | 0.32 | Severe | MODERATELY WELL DRAINED |

* = SOILS MAY CONTAIN HYDRIC INCLUSIONS.

# DATA REFERENCES:

A. SITE BOUNDARY BASED UPON PLAT J.J.R. 202-17 BY HIGHLAND SURVEY ASSOC., INC. RECORDED NOV. 1, 2016.
B. THE HORIZONTAL DATUM SHOWN HEREON IS REFERRED TO THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AS ESTABLISHED BY A CONVENTIONAL SURVEY CONTROL NETWORK TIED TO HARFORD COUNTY STATION "SCARFF."
C. FLOODPLAIN: THE SITE IS LOCATED WITHIN ZONE X AS SHOWN ON FEMA FIRM MAP #24025C0175E AND #24025C0140E EFFECTIVE APRIL 14, 2016 PANELS 175 & 140 OF 365.
D. TOPOGRAPHY SHOWN IS FROM A FIELD SURVEY PERFORMED BY G.W. STEPHENS JR. & ASSOC., INC. AND IS SUPPLEMENTED WITH COUNTY G.I.S.
E. SURROUNDING PLANIMETRIC DATA IS BASED ON HARFORD COUNTY GIS.
F. NON-TIDAL WETLANDS ON ADJOINING BOARD OF EDUCATION PARCEL ARE FROM FINAL PLAT J.J.R. LIBER 202 - FOLIO 17.
G. EXISTING FOREST LIMITS BASED ON FOREST STAND DELINEATION PLAN SUBMITTED CONTEMPORANEOUSLY TO THIS PLAN.
H. SOILS INFORMATION WAS ACQUIRED FROM THE U.S.D.A. / N.R.C.S WEB SOIL SURVEY - http://websoilsurvey.sc.egov.usda.gov/; K-FACTOR FROM HARFORD CO. FOREST COVER CONSERVATION AND REPLACEMENT MANUAL - APPENDIX 'A'.
I. WATER SOURCE PROTECTION DISTRICT BASED UPON HARF.CO. "WATER SOURCE PROTECTION DISTRICT MAP" (DATED NOV. 2012).

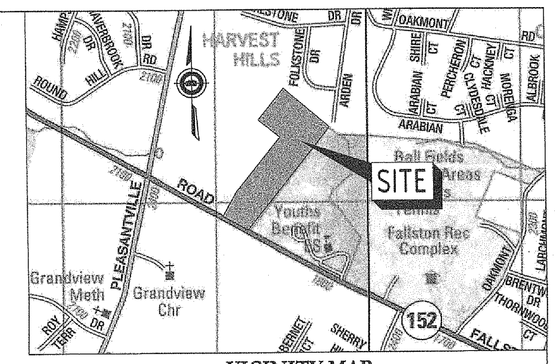
# LEGEND

- EX. OVERHEAD WIRES
- EX. FENCE
- EX. SOILS
- EX. CONTOUR INTERVAL
- EX. CONTOUR INDEX
- EX. BOUNDARY LINE
- EX. ADJOINER BDRY. LINE
- EX. CURB
- EX. PAVING
- EX. BUILDING
- PR. LOT LINE
- PR. SIDEWALK
- PR. EASEMENT
- PR. PAVING
- PR. HOUSE (SHOWN FOR ILLUSTRATIVE PURPOSES ONLY)
- PR. CONTOUR INTERVAL
- PR. CONTOUR INDEX
- PR. CURB
- PR. SETBACK
- PR. STORMDRAIN

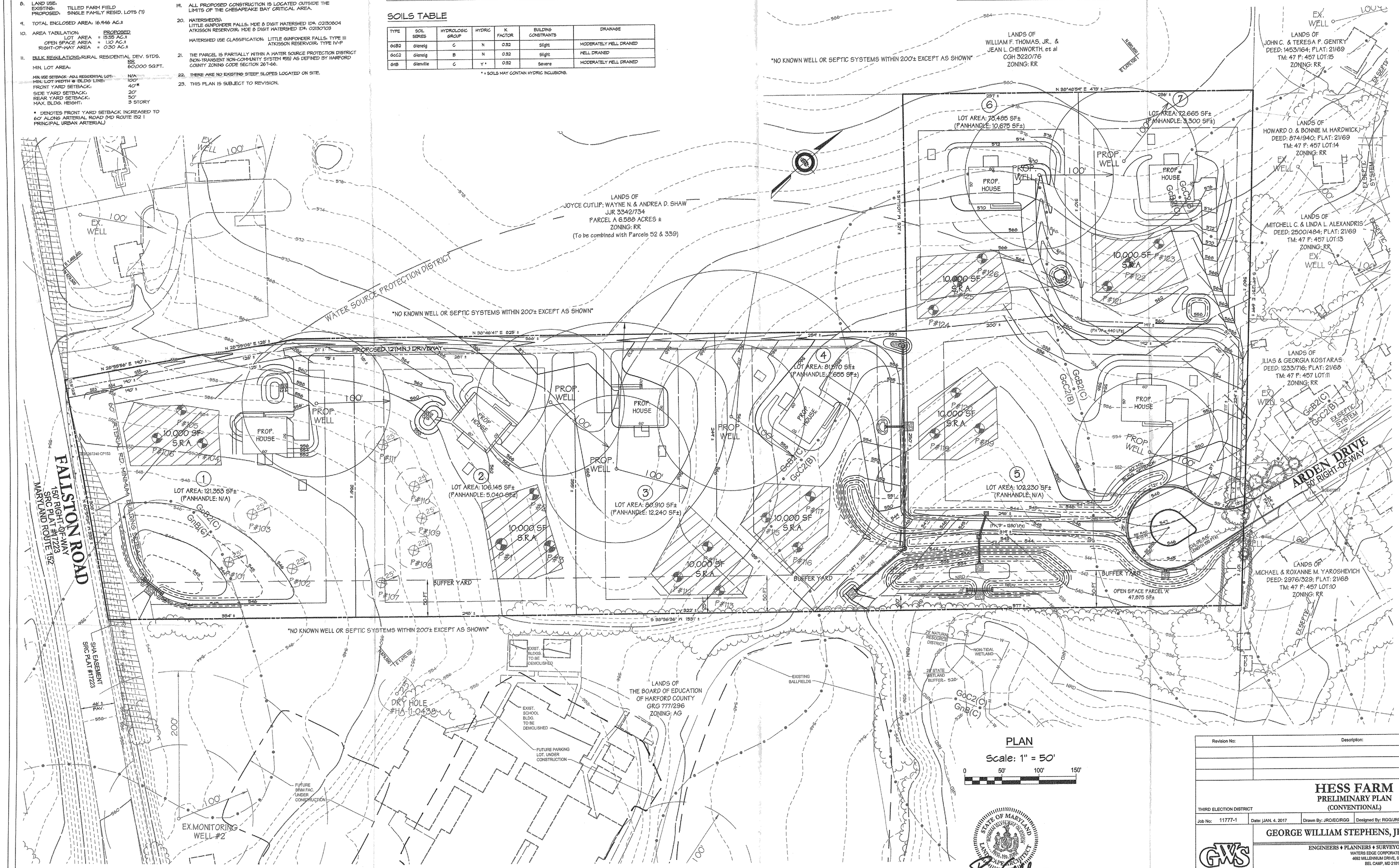
P#101 [PASSING TEST]

P#101 [FAILING TEST]

SUPERCEDES NOTE:
THIS PLAN PROPOSES TO REVISE FINAL PLAT "HESS FARM" J.J.R. LIBER 202 FOLIO 17, INSOMUCH AS LOT #1 IS BEING SUBDIVIDED INTO LOTS #1 - #7 AND OPEN SPACE PARCEL 'A'. A REVISED FINAL PLAT WILL BE REQUIRED TO REFLECT THE PROPOSED CONDITIONS.




VICINITY MAP
Scale: 1" = 1000'
ADC MAP # 4349
GRID: K-6 & K-8




PLAN
Scale: 1" = 50'
0 50' 100' 150'

| PLAN TYPE | P |
|---|---|
| PLAN NO. | 2-2017 |
| VERSION | |
| DATE | 1/4/17 |
| DACDUE | 2/1/17 |

JAN 4 2017

| Revision No: | Description: | Date: |
|---|---|---|
| | | |
| | | |
| | | |

# HESS FARM
## PRELIMINARY PLAN
## (CONVENTIONAL)

THIRD ELECTION DISTRICT — HARFORD COUNTY, MD

| Job No: 11777-1 | Date: JAN. 4, 2017 | Drawn By: JRO/EC/RGG | Designed By: RGG/JRO | Checked By: GWS | Sheet No: 1 of 1 |
|---|---|---|---|---|---|


GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.
ENGINEERS ♦ PLANNERS ♦ SURVEYORS ♦ TRANSPORTATION
WATERS EDGE CORPORATE CAMPUS
4662 MILLENNIUM DRIVE, SUITE 100
BEL CAMP, MD 21017
Ph: (410) 297-2340 http://www.gwstephens.com Fax: (410) 297-2345


STATE OF MARYLAND — ROBERT GUSTAV GUSTAVSON — No. 9858 — LANDSCAPE ARCHITECT
1/4/17

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