## SITE DATA

1. OWNER/ DEVELOPER: G & G FAMILY LIMITED PARTNERSHIP
P.O. BOX 455
JARRETTSVILLE, MARYLAND 21084

2. TAX MAP: 48 PARCEL: 91 (EX. LOTS 90-97) = 1.12 AC.±
TAX MAP: 40 PARCEL: 185 (EX. LOTS 98-116) = 1.67 AC.±

3. DEED REFERENCE: J.J.R. 9581/407

4. PLAT REFERENCE: P.B. S.W.G. 3-37

5. SITE AREA: 2.785 AC.±

6. ZONING: R-2

8. THE 27 LOTS OF RECORD WERE RECORDED PRIOR TO THE FOREST CONSERVATION REGULATIONS.

9. TOTAL PROPOSED IMPERVIOUS SURFACE: 0.35 AC.±

10. TOTAL PROPOSED BUILDING COVERAGE: 0.45 AC.±

11. SITE REQUIREMENTS: R-2 ZONING
SETBACKS: FRONT= 25'
SIDE= MIN 6' TOTAL OF 20'
REAR= 22'
MAX BUILDING HEIGHT: 3-STORIES

12. EXISTING USE OF PROPERTY: 27 UN-IMPROVED NON-CONFORMING LOTS (25' WIDE)

13. PROPOSED USE OF PROPERTY: 9 SINGLE FAMILY RESIDENTIAL LOTS.
CONVENTIONAL DEVELOPMENT. (ALL > 10,000 SQ. FT.)

14. OFF-STREET PARKING REQUIRED: 2 X 9 LOTS = 18
OFF-STREET PARKING PROVIDED: 18 (2 PER LOT)

15. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION.

16. THERE IS NO 100 YEAR F.E.M.A. FLOODPLAIN LOCATED ON THIS SITE PER F.I.R.M.# 24025C0161E DATED 4/19/2016 AND ADJOINING SURVEYS.

17. THERE ARE NO NATURAL RESOURCE DISTRICTS LOCATED ON THIS PROPERTY.

18. THE PROPERTY BOUNDARY IS BASED ON A PLAT RECORDED IN THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN LIBER P.B. S.W.G. 3 FOLIO 37.

19. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

20. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.

21. THERE ARE NO KNOWN HISTORIC SITES ON THE SUBJECT PROPERTY.

22. NO ON SITE STEEP SLOPES QUALIFY AS N.R.D. DUE TO LIMITED LAND AREA AS PER 267-62.B.1 OF THE HARFORD COUNTY DEVELOPMENT REGULATIONS.

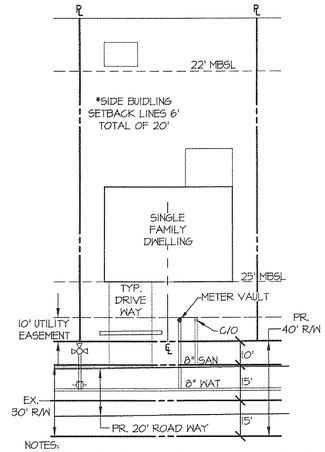
23. FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ECT. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS. LAYOUT OF PROPOSED WATER AND SEWER ARE TAKEN FROM PREVIOUSLY APPROVED PLAN #14202 & #14203.

24. SOIL TYPE: MsB2: MONTALTO SILT LOAM- 3 TO 8 PERCENT SLOPES. (ENTIRE SITE)
CONSTRAINT: SLIGHT TO MODERATE (SLOPE)
HYDRIC: NO
HIGHLY ERODIBLE: NO
SEPTIC SYSTEM: SEVERE LIMITATIONS

25. SWM/ SEDIMENT CONTROL APPROVAL WILL BE REQUIRED PRIOR TO REVISED FINAL PLOT APPROVAL.

## ADJOINER LIST

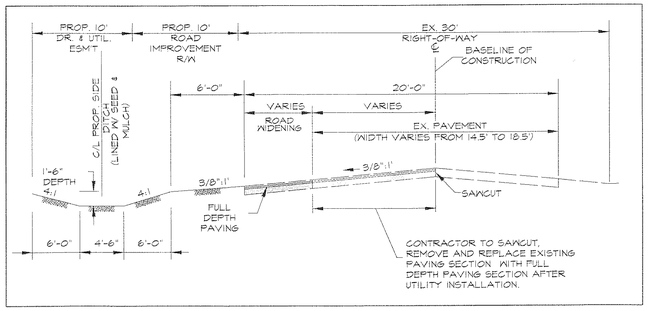
| TAX MAP / PARCEL | OWNER | DEED REF: | PLAT REF: | ZONED | ADDITIONAL INFO. |
|---|---|---|---|---|---|
| 1:40 P:370 | ANTHONY J. LIBERTO SHARON E. LIBERTO | 1251/775 | 40/19 | R-2 | LOT 55 SWEETBRIAR LANE |
| 1:40 P:370 | MICHAEL S. MOGULSKI DONNA C. MOGULSKI | 1238/418 | 40/19 | R-2 | LOT 56 SWEETBRIAR LANE |
| 1:40 P:370 | DAVID E. HARMAN TAMARA L. HARMAN | 4844/118 | 40/19 | R-2 | LOT 57 SWEETBRIAR LANE |
| 1:40 P:370 | DESPINA M. PLEITEZ | 10201/12 | 40/19 | R-2 | LOT 58 SWEETBRIAR LANE |
| 1:40 P:370 | KAREN P. DENISON | 6437/43 | 40/19 | R-2 | LOT 59 SWEETBRIAR LANE |
| 1:40 P:370 | SARAH S. AMETTA PATRICK N. AMETTA | 11344/84 | 40/19 | R-2 | LOT 60 SWEETBRIAR LANE |
| 1:40 P:370 | STANLEY J. JAKIELSKI | 2307/544 | 40/19 | R-2 | LOT 61 SWEETBRIAR LANE |
| 1:40 P:370 | BRYAN M. HULL | 8761/227 | 40/19 | R-2 | LOT 62 SWEETBRIAR LANE |
| 1:40 P:370 | JASON L. ROWE AMY D. ROWE | 11251/280 | 40/19 | R-2 | LOT 63 SWEETBRIAR LANE |
| 1:40 P:370 | CUDDY J. RUTH CAROLYN L. RUTH | 9380/161 | 40/19 | R-2 | LOT 64 SWEETBRIAR LANE |
| 1:48 P:95 | GREGORY D. KLINE DENISE A. KLINE | 11988/87 | 3/37 | R-2 | 1306 LOCUST AVENUE |
| 1:48 P:125 | CHARLES O. HICKS PAMELA S. HICKS | 6384/459 | -- | R-2 | 1309 LOCUST AVENUE |
| 1:40 P:243 | JOHN C. VOELKER JANIE D. VOELKER | 4105/465 | 82/94 | R-2 | LOT 10 LOCUST AVENUE |
| 1:40 P:215 | KARLI L. MURRAY | 11872/369 | -- | R-2 | 1313 LOCUST AVENUE |
| 1:40 P:213 | HELEN M. ALBRIGHT | 2150/1048 | -- | R-2 | 1315 LOCUST AVENUE |
| 1:40 P:175 | HAROLD BOGGS | 12203/174 | -- | R-2 | 1317 LOCUST AVENUE |
| 1:40 P:75 | BRANDON K. BUSH CARMEN M. BUSH | 7361/70 | 109/91 | R-3 | LOT 60 LOCUST AVENUE |
| 1:40 P:243 | SUMMERVALE HOMEOWNERS ASSOCIATION INC. | 4079/45 | 82/93 82/94 | R-2 | OPEN SPACE |




NOTES:
1. METER VAULT AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS OR STEPS.
2. PLACE UTILITIES ON LOW SIDE OF LOT.
3. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICES IS 7 FEET.
4. REFER TO THE APPROVED CONSTRUCTION DRAWINGS FOR SPECIFIC SERVICE LOCATIONS. IN CASE OF CONFLICT BETWEEN THIS DETAIL AND THE APPROVED CONSTRUCTION DRAWINGS, THE APPROVED CONSTRUCTION DRAWINGS SHALL GOVERN.

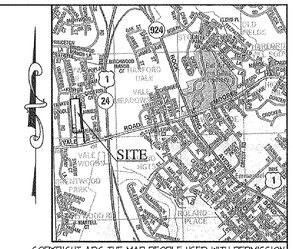
STANDARD GENERAL DETAIL

1" = 30'




LOCUST AVENUE
C/L STA. 4+45 TO C/L STA. 11+25
TYPICAL SECTION

N.T.S.

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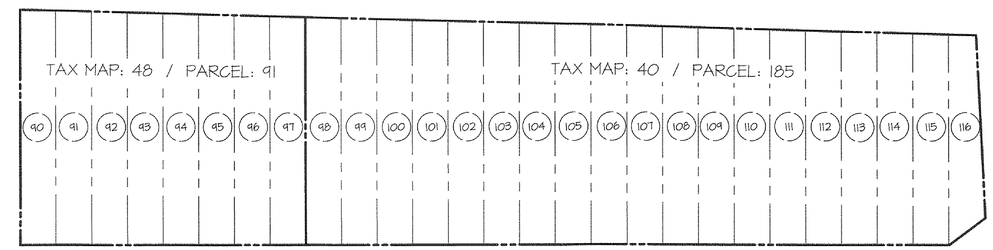
LOCATION MAP

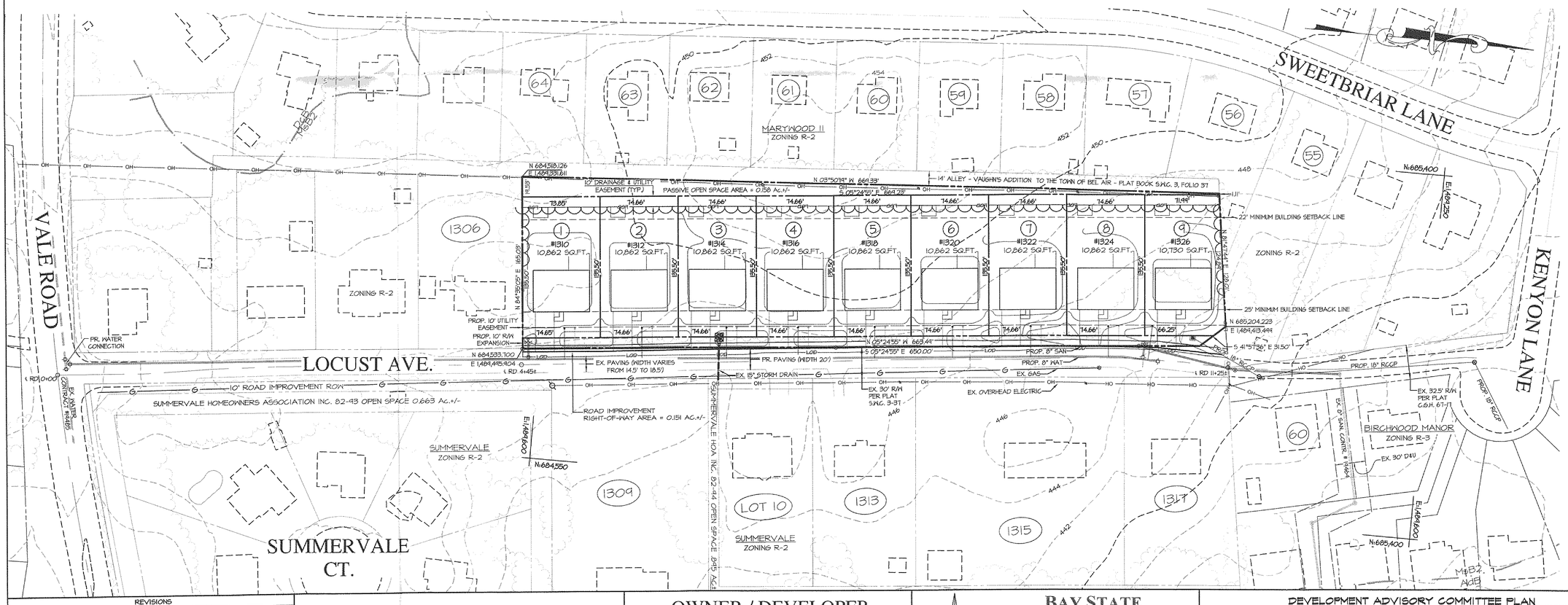
1" = 2000'




LOCUST AVENUE

EXISTING LOTS

1" = 50'




PLAN TYPE: P
PLAN NO: 2827-2017
VERSION: 1
DATE: 5/24/17
DAC DUE: 6/21/17

LEGEND

- SITE BOUNDARY
- MsB2 AdB — SOILS BOUNDARY
- EXISTING TREELINE
- PROPOSED TREELINE
- LOD — PROPOSED LIMIT OF DISTRUBANCE (44,414 SQ.FT.)

| REVISIONS | |
|---|---|
| NO. | DATE | DESCRIPTION |

OWNER / DEVELOPER

G & G LIMITED FAMILY PARTNERSHIP
P.O. BOX 455
JARRETTSVILLE, MD 21084

BAY STATE LAND SERVICES
Engineers * Surveyors * Planners * Architects * Geotechnical Testing
P.O. Box 853, Bel Air, Maryland 21014
2012 Rock Spring Road, Forest Hill, Maryland 21050
Phone: (410) 879-4747 Fax: (410) 420-3949
www.baystatelandservices.com

DEVELOPMENT ADVISORY COMMITTEE PLAN

# LOCUST VIEW

LOTS 1-9
(FORMERLY LOTS 90-116, VAUGHN'S ADDITION)

THIRD ELECTION DISTRICT
HARFORD COUNTY MARYLAND

RECEIVED
MAY 24 2017
Harford County Planning & Zoning

| | |
|---|---|
| DATE: 5-23-17 | DRAWING NO. DAC01 |
| SCALE: 1"=50' | |
| DESIGNED BY: MKE | SHEET 1 OF 1 |
| DRAWN BY: TRL | BSLS JOB NO. 11068 |