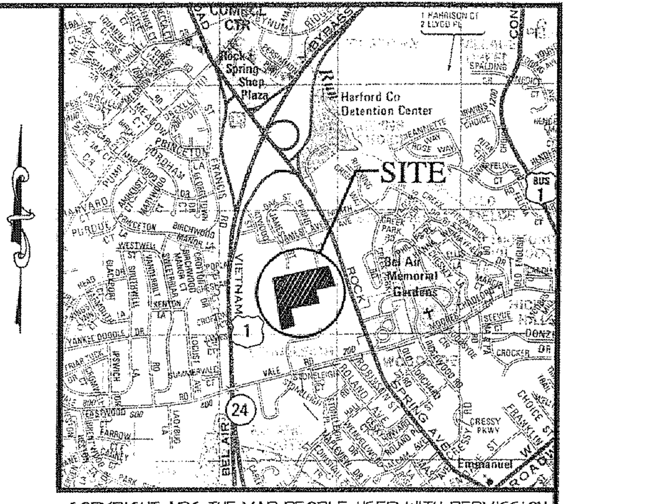

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PERMITTED USE NUMBER 21001199
ADC MAP NO. 17 GRID C-6

LOCATION MAP

1" = 2000'

ADJOINER LIST

TAX MAP / PARCEL	OWNER	DEED REF.	PLAT REF.	ZONED	ADDITIONAL INFO.
T:40 P:372	VALE CAROUSEL FARM, LLC	4560/534	44/75	R-2	LOT 1
T:40 P:128	JOHN R. BURKE ANGELA L. BURKE	9134/244	133/97	R-2	LOT 33C
T:40 P:454	CHRISTOPHER M. ZIOLKOWSKI BETHANY J. ZIOLKOWSKI	7240/597	60/1	R-2	LOT 37
T:40 P:74	HOPKINS PROPERTY, LLC	5393/72		R-2	
T:40 P:88	PHLEET G. HARTLEY DOROTHY M. HARTLEY	267/47	3/11	R-2	
T:40 P:89	HENG FONG CHENG JESSICA YEE CHENG	8650/55	3/11	R-2	
T:40 P:90	VIRGINIA A. SCHAFER	314/540	3/11	R-2	
T:40 P:91	JOHN S. KNOTT, JR. PATRICIA K. PARKER HOTT	9111/260	3/11	R-2	
T:40 P:92	JEFFREY M. LIVINGSTON SAVANNAH C. LIVINGSTON	7114/473	3/11	R-1	
T:40 P:93	STEPHEN C. KUNKEL LISA L. KUNKEL	2815/142	3/11	R-2	
T:40 P:456	VALE MEADOWS COMMUNITY ASSOCIATION INC.	9323/382	115/17	R-2	
T:40 P:246	RICHARD L. GUZMAN MILDRED A. GUZMAN	9398/484	123/57	R-2	LOT 3
T:40 P:246	NORMAN J. MARTIN PATRICIA G. MARTIN	7286/161	123/57	R-2	LOT 1

SOIL INDEX

SOIL	COMMON NAME	SLOPE	GROUP RATING *
AdB	ALDINO	3%-8%	D
MsB2	MONTALTO	3%-8%	B

(*) MARYLAND HYDROLOGIC GROUP RATINGS

STORMWATER MANAGEMENT NOTES

THE STORM WATER MANAGEMENT CRITERIA FOR THESE LOTS IS BEING ADDRESSED THROUGH ROOF TOP DISCONNECTION, THE DESIGN AND INSTALLATION OF NON-STRUCTURAL STORM WATER PRACTICES (DRY WELLS) AND THE DESIGN AND INSTALLATION OF A GRASS CHANNEL AND MICRO-BIO RETENTION FACILITY.

NON-STRUCTURAL STORM WATER PRACTICES.

THESE LOTS PROVIDE STORMWATER MANAGEMENT THROUGH THE USE OF NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICES AND THE FOLLOWING APPLY

A) ALL NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. ANY SUBSEQUENT ALTERATION OR MODIFICATION OF THESE PRACTICES REQUIRES APPROVAL FROM HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS. APPROVED PLANS ARE AVAILABLE UPON REQUEST FROM HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS.

B) ACCESS TO THE NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICES SHALL BE MADE AVAILABLE TO HARFORD COUNTY AT ALL TIMES DURING CONSTRUCTION AND INSPECTIONS AFTER CONS.

C) THE OWNERS AND SUBSEQUENT OWNERS SHALL MAINTAIN IN GOOD CONDITION AND PROMPTLY REPAIR AND/OR RESTORE ALL NON-STRUCTURAL STORMWATER PRACTICES IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS.

D) IN THE EVENT THE OWNER OR ANY SUBSEQUENT OWNERS FAIL TO ADEQUATELY MAINTAIN THE NON-STRUCTURAL STORMWATER PRACTICE ACCORDING TO THE PROVISIONS OF THE APPROVED PLANS, HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS SHALL REQUIRE CORRECTIVE ACTION AT THE OWNER'S OR THE BENEFICIAL USER'S EXPENSE.

LEGEND

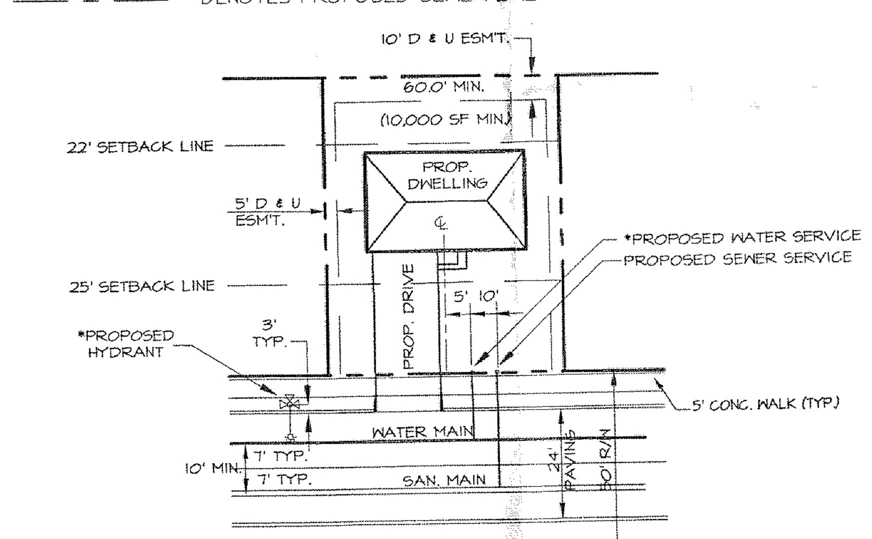
DENOTES EXISTING NONTIDAL WETLANDS
DENOTES EXISTING FOREST RETENTION AREA
DENOTES EXISTING NATURAL FOREST REGENERATION
DENOTES PROPOSED NATURAL FOREST REGENERATION
DENOTES EXISTING BOUNDARY LINE
DENOTES ADJOINER BOUNDARY LINE
GnB McD3 DENOTES SOIL LINE.
DENOTES EXIST. CONTOUR
DENOTES EXIST. TREE LINE
NRD DENOTES NATURAL RESOURCE DISTRICT
DENOTES STREAM LINE
Wat DENOTES EXISTING WATER LINE
San DENOTES EXISTING SEWER LINE
SD DENOTES EXISTING STORMDRAIN
DENOTES PROPOSED WATER LINE
DENOTES PROPOSED SEWER LINE

GENERAL NOTES

1. OWNER/DEVELOPER: HOPKINS PROPERTY L.L.C.
2700 PHILADELPHIA ROAD
EDGEWOOD, MARYLAND 21040-1120
2. TAX MAP: 40 PARCEL: 77
3. DEED REFERENCES: 4518/251
4. ZONING: R2 (CONVENTIONAL)
5. AREA TABULATION.
TOTAL PARCEL AREA- 11.53 AC.±
TOTAL ROAD IMPROV. R/W AREA- 0.36 AC.±
TOTAL LOT AREA- 1.313 AC.±
TOTAL OPEN SPACE- 9.851 AC.±
6. BUILDING / LOT REGULATIONS.
R-2 ZONING- (CONVENTIONAL)
SINGLE FAMILY DETACHED
MIN. LOT AREA: 10,000 S.F.
MIN. LOT WIDTH: 60'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 6' (TOTAL OF 20')
MIN. REAR YARD: 22'
MAX. HEIGHT: 3 STORIES
7. PROPOSED USE: RESIDENTIAL - CONVENTIONAL
R-2 SINGLE FAMILY DETACHED = 5 UNITS
8. DENSITY:
ALLOWED: (R2) = 4.5 DU/AC. (11.53 AC. X 4.5 = 51 UNITS)
PROPOSED: (R2) = 5 DU/11.53 AC. = 0.43 DU/AC.
9. THE EXISTING FEATURES AND TOPOGRAPHY ARE BASED ON A FIELD SURVEY PERFORMED BY BAY STATE LAND SERVICES AND ARE SUPPLEMENTED WITH HARFORD COUNTY GIS INFORMATION.
10. ONSITE AND OFFSITE NONTIDAL WETLANDS AND WATERS OF THE U.S. DEPICTED HEREON WERE TAKEN FROM "FINAL PLAT 3 ; SECTION 1 - VALE MEADOWS (J.J.R. 115/19) AND "FINAL PLAT 4 ; SECTION 1 - VALE MEADOWS (J.J.R. 115/20) AND VALE MEADOWS FCP 03-034.
11. THERE ARE NO 100-YR FLOODPLAINS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #24025C0183 D, DATED : JANUARY 7, 2000 OF HARFORD COUNTY, MARYLAND AND INCORPORATED AREAS.
12. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
13. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON-SITE.
14. ALL PROPOSED ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED.
15. THE PROPOSED WATER AND SEWER SHALL BE PUBLIC. ALL UTILITIES NOT LOCATED WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE CONTAINED IN DRAINAGE & UTILITY EASEMENTS. THE SITE IS EXPECTED TO BE SERVED BY MARYLAND AMERICAN WATER WORKS FOR WATER AND HARFORD COUNTY FOR SEWER.
16. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
17. STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN.

LOT AREAS

LOT 108 (#416 JAMES STREET) = 17,875.6 S.F.+/- or 0.410 AC.+/-
LOT 109 (#414 JAMES STREET) = 9,735.3 S.F.+/- or 0.223 AC.+/-
LOT 110 (#412 JAMES STREET) = 10,042 S.F.+/- or 0.231 AC.+/-
LOT 111 (#410 JAMES STREET) = 9,682.5 S.F.+/- or 0.222 AC.+/-
LOT 112 (#408 JAMES STREET) = 9,496.7 S.F.+/- or 0.218 AC.+/-



NOTES:
1. CURB STOPS AND CLEANOUTS SHALL BE LOCATED 6" FROM PROPERTY LINE AND 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 SEVEN (7) FEET.

(PLATE 6-2)

SERVICE / LOT LAYOUT

NOT TO SCALE

* MARYLAND AMERICAN WATER DETAILS AS APPLICABLE

NO.	DATE	REVISIONS DESCRIPTION

OWNER/DEVELOPER:
HOPKINS PROPERTY, L.L.C.
2700 PHILADELPHIA ROAD
EDGEWOOD, MARYLAND 21040-1120
CONTACT : BOB WARD
PHONE : (410) 679-5000

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

Harford Dale South

THIRD ELECTION DISTRICT — HARFORD COUNTY MARYLAND

DATE: AUG. 2012
SCALE: 1"=50'
DESIGNED BY: BWMWE
DRAWN BY: BWM
DRAWING NO. DAC1
SHEET 1 OF 1
BSLS JOB NO. 12015

12 181
8.8.12
9.5.12