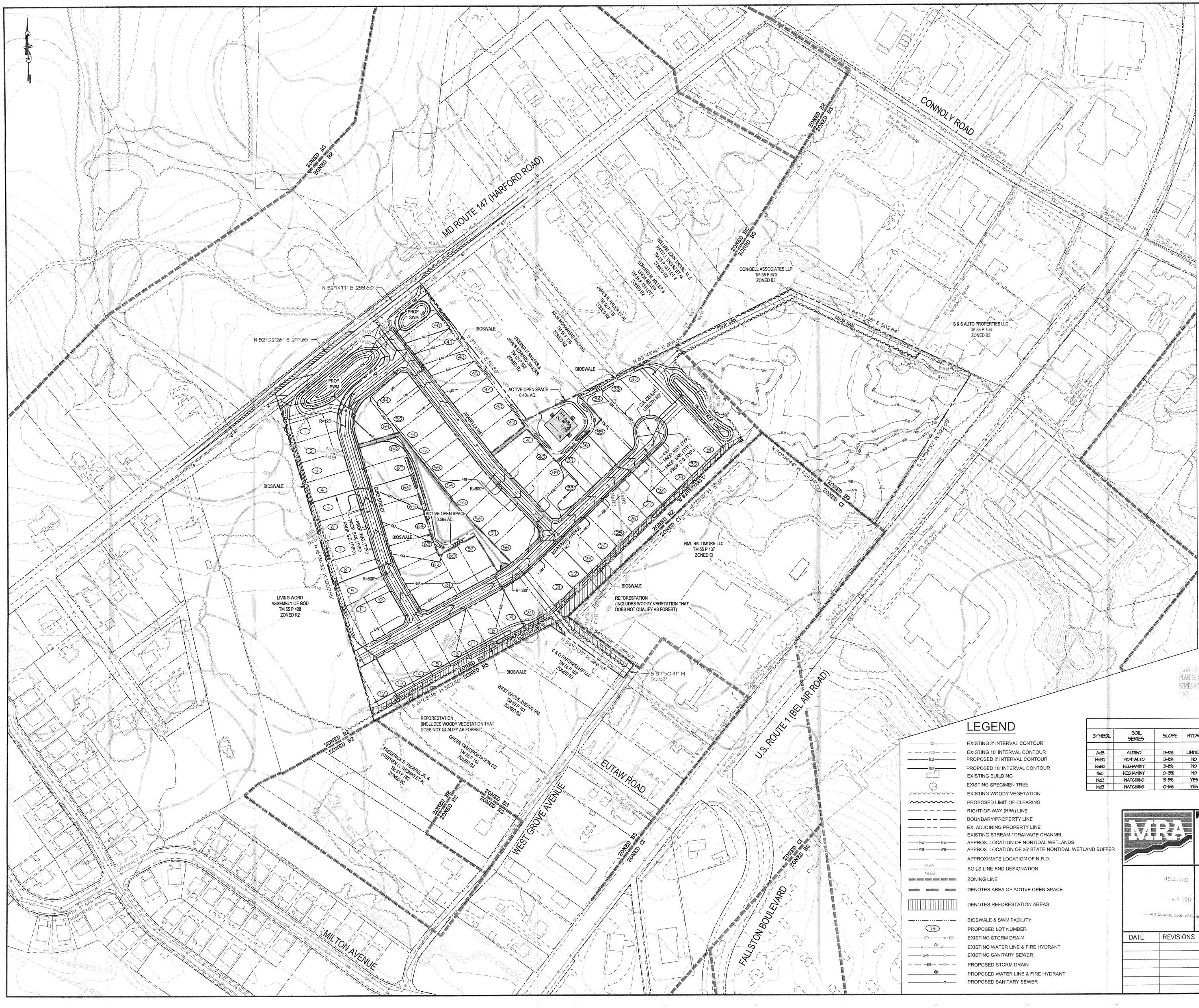

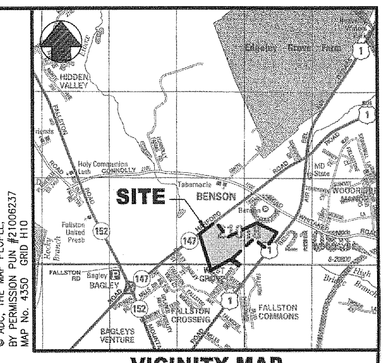

VICINITY MAP

SCALE: 1"=2000'

SITE DATA:

1. PROPERTY ADDRESS: 1917 HARFORD ROAD, FALLSTON, MD 21047
2. OWNER: HC VENTURES LLC
   4940 CAMPBELL BOULEVARD, SUITE 110
   NOTTINGHAM, MD 21236-5910
3. PROPERTY INFORMATION:
   T.M. 55 PARCEL 382
   DEED REF: 8984/10
   PLAT REF: 99-69
4. SITE AREA: 28.474± AC.
   B3: 6.747± AC. R2: 21.727± AC.
5. THE BOUNDARY IS TAKEN FROM THE SURVEY PLAT FOR LAND OF AMOSS & McFAGUE, DATED DECEMBER 16, 1999, PREPARED BY CAMPBELL & NOLAN ASSOCIATES, INC.
6. THE NONTIDAL WETLAND SHOWN ARE BASED ON A WETLAND EVALUATION PREPARED BY McCARTHY & ASSOCIATES, INC., JANUARY 2009, AND A WETLAND MAPPING PLAN PREPARED BY FREDERICK WARD ASSOCIATES, FEBRUARY 23, 2009.
7. AREA OF NATURAL RESOURCE DISTRICT (NRD) ON-SITE: 5.46± AC.
8. BUILDING/LOT REGULATIONS (R2 COS):
   MIN. LOT AREA: 7,500 S.F.
   MIN. LOT WIDTH: 55'
   MIN. FRONT YARD: 25'
   MIN. SIDE YARD: 6' (TOTAL 20')
   MIN. REAR YARD: 22'
   MAX. HEIGHT: 3 STORIES
9. PROPOSED USE: 69 SINGLE FAMILY LOTS CONVENTIONAL WITH OPEN SPACE
10. DENSITY:
    ALLOWED: 4.5 DU/GA x 21.727 AC. = 97 UNITS
    PROPOSED: 69 UNITS = 3.17 DU/GA
11. AREA OF RESIDENTIAL LOTS: 12.52± AC.
12. AREA OF RIGHT-OF-WAY: 3.88± AC.
13. TOTAL OPEN SPACE:
    REQUIRED: 10% = 2.17± AC.
    PROVIDED: 12.07± AC.

    ACTIVE OPEN SPACE:
    REQUIRED: 50% OF TOTAL REQUIRED = 1.09± AC.
    PROVIDED: 0.98± AC.
    A FEE IN LIEU WILL BE REQUIRED FOR 0.11± AC.
14. IMPERVIOUS SURFACES:
    ALLOWED: 65% = 18.50± AC.
    PROPOSED: 18.50± AC. MAX.
15. PARKING:
    REQUIRED: 2 P.S. / UNIT x 69 UNITS = 138 P.S.
    PROPOSED: 138 P.S. (2 GARAGE SPACES / UNIT)
16. THE IS NO 100-YEAR FLOODPLAIN AS EVIDENCED BY THE FEMA, FIRM MAP NUMBER 24025C0144 D EFFECTIVE DATE JANUARY 7, 2000.
17. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
18. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
19. WATER & SANITARY SEWER SERVICE SHALL BE PUBLIC. ALL UTILITIES NOT LOCATED WITHIN A PUBLIC RIGHT OF WAY SHALL BE CONTAINED WITHIN A DRAINAGE & UTILITY EASEMENT EXCLUDING ON LOT HOUSE CONNECTIONS. THE SIZES OF UTILITY LINES SHALL BE DETERMINED DURING FINAL ENGINEERING.
20. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
21. ALL PROPOSED ROADS SHALL HAVE A 30' PAVEMENT WIDTH WITHIN A 50' RIGHT-OF-WAY. ALL ROADS ARE TO BE PUBLIC AND PUBLICLY MAINTAINED.
22. REFER TO THE FOREST CONSERVATION PLAN FOR THE EXTENT OF FOREST COVER TO BE REMOVED AND AREAS TO BE REFORESTED.
23. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED FOR THE OWNERSHIP AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, ALL OPEN SPACE AREAS, AND FOREST CONSERVATION AREAS.

DEVELOPER P
PLAN NO. 12-076
SERIES NO.
DATE 10/9/12 11/7/12

PRELIMINARY
OCT 08 2012
MORRIS & RITCHIE ASSOCIATES, INC.

LEGEND

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- PROPOSED 2' INTERVAL CONTOUR
- PROPOSED 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING SPECIMEN TREE
- EXISTING WOODY VEGETATION
- PROPOSED LIMIT OF CLEARING
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- EXISTING STREAM / DRAINAGE CHANNEL
- APPROX. LOCATION OF NONTIDAL WETLANDS
- APPROX. LOCATION OF 25' STATE NONTIDAL WETLAND BUFFER
- APPROXIMATE LOCATION OF N.R.D.
- SOILS LINE AND DESIGNATION
- ZONING LINE
- DENOTES AREA OF ACTIVE OPEN SPACE
- DENOTES REFORESTATION AREAS
- BIOSWALE & SWM FACILITY
- PROPOSED LOT NUMBER
- EXISTING STORM DRAIN
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE & FIRE HYDRANT
- PROPOSED SANITARY SEWER

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
AcB	ALDINO	3-8%	LIMITED	YES	NO	YES	D
MaB2	MONTALTO	3-8%	NO	NO	YES	YES	B
NeB2	NESHAMINY	3-8%	NO	NO	YES	NO	B
NsC	NESHAMINY	0-8%	NO	NO	NO	YES	B
WcB	WATCHUNG	3-8%	YES	YES	NO	YES	D
WcD	WATCHUNG	0-8%	YES	YES	NO	YES	D

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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ABINGDON, MD 21009
(410) 515-8000
FAX: (410) 515-9002
MRAGTA.COM

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RECEIVED
OCT 9 2012
Harford County, Dept. of Planning

PRELIMINARY PLAN
FOR

HAMILTON RESERVE

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	17023
		SCALE:	1" = 100'
		DATE:	OCTOBER 9, 2012
		DRAWN BY:	MVM
		DESIGN BY:	PTM/JMK
		REVIEW BY:	AGD/PTM
		SHEET:	1 OF 1