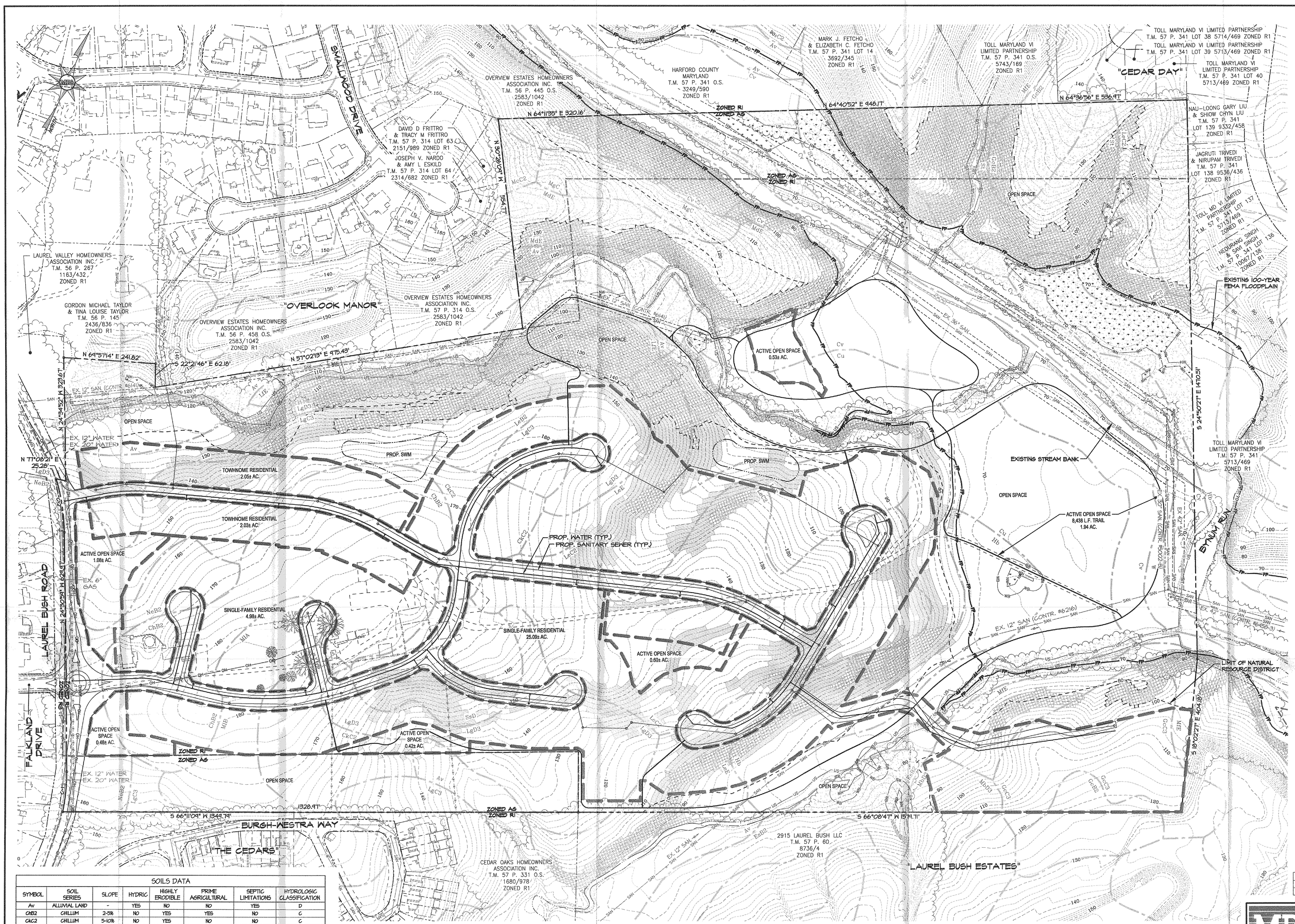

PLAN

SCALE: 1"=100'

LEGEND

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING INDIVIDUAL TREE
- EXISTING WOODY VEGETATION
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- EXISTING STREAM / DRAINAGE CHANNEL
- DENOTES AREA OF SLOPES 15% - 25%
- DENOTES AREA OF STEEP SLOPES > OR = 25%
- PROP. DEVELOPMENT AREAS
- LIMIT OF WATERS OF THE U.S.
- LIMIT OF NONTIDAL WETLANDS
- LIMIT OF 25' STATE NONTIDAL WETLAND BUFFER
- EXISTING 100-YEAR FEMA FLOODPLAIN
- LIMIT OF N.R.D.
- ZONING LINE
- EXISTING FENCE
- EXISTING STORM DRAIN, MANHOLE & INLET
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER TO BE REMOVED
- EXISTING OVERHEAD ELECTRIC & POLE
- EXISTING GAS LINE
- PROP. LOT LINE
- PROP. RIGHT-OF-WAY (R/W) LINE
- PROP. RECREATIONAL TRAIL
- PROP. WATER LINE & FIRE HYDRANT
- PROP. SANITARY SEWER & MANHOLE

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
Av	ALLUVIAL LAND	-	YES	NO	NO	YES	D
ChB2	CHILLUM	2-5%	NO	YES	YES	NO	C
ChC2	CHILLUM	5-10%	NO	YES	NO	NO	C
Cv	CODUS	-	NO	NO	YES	YES	B
Cu	CODORUS	-	LIMITED	YES	YES	YES	C
EsB2	ELSINBORO	2-5%	NO	NO	YES	NO	B
GcB2	GLENELG	3-8%	NO	YES	NO	NO	B
GcC3	GLENELG	8-15%	NO	YES	NO	NO	B
Hb	HATBORO	-	YES	YES	NO	YES	D
LeC2	LEGORE	8-15%	NO	NO	NO	NO	C
LeE	LEGORE	25-45%	NO	NO	NO	YES	C
LfE	LEGORE	25-45%	NO	NO	NO	YES	C
LgB2	LEGORE	3-8%	NO	NO	YES	NO	C
LgC2	LEGORE	8-15%	NO	NO	YES	NO	C
LgC3	LEGORE	8-15%	NO	NO	NO	NO	C
LgD3	LEGORE	15-25%	NO	NO	NO	YES	C
MaD3	MANOR	15-25%	NO	YES	NO	YES	B
McC2	MANOR	8-15%	NO	YES	NO	NO	B
MdE	MANOR	25-45%	NO	YES	NO	YES	B
MfE	MANOR	25-45%	NO	YES	NO	YES	B
MgC	MANOR	3-15%	NO	YES	NO	NO	B
MlA	MATAPEX	0-2%	LIMITED	YES	YES	YES	C
MlB	MATAPEX	2-5%	LIMITED	YES	YES	YES	C
NeB2	NESHAMINY	3-8%	NO	NO	YES	NO	B
SaD	SASSAFRAS	10-15%	NO	YES	NO	NO	B
St	STONY LAND	-	NO	NO	NO	YES	C

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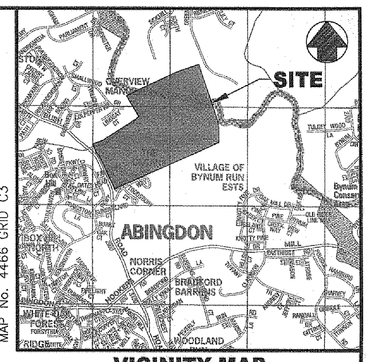

VICINITY MAP

SCALE: 1"=2000'

SITE DATA:

1. OWNER: NORMAN B. HOOKER & JOYCE M. HOOKER
   2817 LAUREL BUSH ROAD
   ABINGDON, MARYLAND 21009
2. DEVELOPER/CONTRACT PURCHASER: TOLL BROTHERS, INC.
   2817 COLUMBIA GATEWAY DRIVE, SUITE 230
   COLUMBIA, MD 21046
3. PROPERTY INFORMATION: TAX MAP 57, PARCEL 58
   DEED REFERENCE: 7689/157
4. SITE AREA: 107.652± AC.
   (BASED ON BOUNDARY SURVEY PREPARED BY MORRIS & RITCHIE ASSOC., 2012)
   R1 ZONE: 93.982± AC.
   AG ZONE: 13.67± AC.
5. EXISTING ZONING: R1
6. PROPOSED DEVELOPMENT: CONVENTIONAL WITH OPEN SPACE (COS) WITH NRD DEVELOPMENT ADJUSTMENT TO R2 ZONE
7. NATURAL RESOURCE DISTRICT: 47.31± AC. (44%)
8. PROPOSED USE: SINGLE-FAMILY DETACHED LOTS = 187 UNITS
   SINGLE FAMILY DETACHED LOTS = 127 UNITS
   TOWNHOME LOTS = 60 UNITS
9. R1 COS DENSITY PERMITTED: 2.0 UNITS / ACRE
   2.0 X 93.982± AC. = 187.96 UNITS
10. DENSITY PROPOSED: 187 UNITS / 93.982± AC. = 1.99 UNITS / ACRE MAX.
11. AREA OF RESIDENTIAL LOTS: 34.15± AC.
12. AREA OF RIGHT-OF-WAY: 7.46± AC.
13. OPEN SPACE REQUIRED: TOTAL: 50% = 46.99± AC.
    ACTIVE OPEN SPACE: 10% OF TOTAL RQ'D = 4.70 AC.
14. OPEN SPACE PROPOSED: TOTAL: 66.04± AC.
    ACTIVE OPEN SPACE: 5.05± AC.
15. IMPERVIOUS SURFACES: ALLOWED: 65% X 93.982± AC. = 61.09± AC.
    PROPOSED: LESS THAN 61.09± AC.
16. BUILDING SETBACK REQUIREMENTS (R2):

	SINGLE FAMILY DETACHED	TOWNHOUSE
MIN. FRONT YARD SETBACK:	25'	25'
MIN. REAR YARD SETBACK:	22'	22'
MIN. SIDE YARD SETBACK:	6' (TOTAL 20')	0'
MIN. LOT AREA:	7,500 S.F.	2,400 S.F.
MIN. LOT WIDTH:	55'	24'
MAX. BUILDING HEIGHT:	3 STORIES	3 STORIES

17. THE 100-YEAR FEMA FLOODPLAIN, AS SHOWN, IS TAKEN FROM THE FEMA FIRM MAP NO 24025C0256 D, EFFECTIVE DATE JANUARY 7, 2000 AND PLOTTED BASED ON ELEVATION.
18. THE LIMITS OF NONTIDAL WETLANDS AND WATERS OF THE U.S. WERE DELINEATED AND GPS LOCATED BY GEO-TECHNOLOGY ASSOCIATES, INC. (2012).
19. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
20. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
21. WATER AND SEWER SERVICE SHALL BE PUBLIC. ALL UTILITIES NOT LOCATED WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE CONTAINED WITHIN A DRAINAGE AND UTILITY EASEMENT EXCLUDING ON LOT HOUSE CONNECTIONS. THE SIZES OF UTILITY LINES SHALL BE DETERMINED DURING FINAL ENGINEERING.
22. FINAL LOCATIONS FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.

PLAN TYPE C
PLAN NO. B-023
SERIES NO. 1
DATE 3/6/13
DAC/DUE 4/3/13

MAR 05 2013

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	11°43'26"	519.50'	106.30'	N18°39'17"W	106.11'	53.34'
C-2	16°18'48"	500.00'	142.36'	N32°40'23"W	141.88'	71.66'

MORRIS & RITCHIE ASSOCIATES, INC.
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MRAGTA.COM

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CONCEPT PLAN
FOR A
PROPOSED COMMUNITY
AT
THE HOOKER FARM

FIRST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	17577
		SCALE:	1"=100'
		DATE:	03/05/2013
		DRAWN BY:	MVM
		DESIGN BY:	JMK
		REVIEW BY:	AGO/PTM
		SHEET:	1 OF 1

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