SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	DEPTH TO WATER TABLE (FT)	K-VALUE
GcB2	GLENELG LOAM		>5	0.32
GnA	GLENVILLE SILT LOAM	X	1 - 3	0.32
MbC2	MANOR LOAM		>5	0.32

X= HYDRIC
1= INCLUSIONAL
K-VALUE >0.32= HIGHLY ERODIBLE

PROPOSED LOT AREAS

LOT #	LOT AREA
10	3.92 AC
9	2.31 AC
8	3.81 AC
7	3.10 AC
6	2.46 AC
EX 5	2.57 AC

PERCOLATION TEST RESULTS

HOLE #	DEPTH (FT)	RATE (MIN)	COMMENTS
1	NT		8' WATER
2	NT		WATER
3	4	11	WATER
4	4	5	
5	3	18	
6	5	19.5	
7	4.5	7	
8	4	12	
9	4	3.5	
10	4	6	
11	4	5.33	10' WATER
12	NT		
13	NT		

PERCOLATION TEST RESULTS

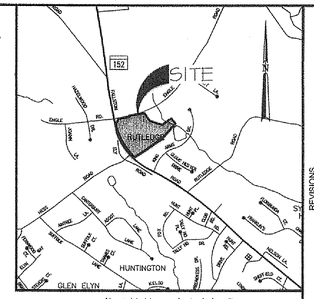
HOLE #	DEPTH (FT)	DEPTH TO WATER TABLE (FT)	RATE (MIN)	COMMENTS
101	3.5		18.50	
102	NT			
103	6	12H20	20.30	
104	3.5	16	5	
105	6	13	28	
106	4	15	12.25	
107	4.5	16	26.30	
108	4	15	15.25	
109	NT			
110	3	9		FAIL
111	4	12		FAIL
112	5	12	19.30	
113	6	12	8	
114	4	16	16.50	
115	4.5	15	8.30	
116	4.5	16	18.30	
117	5	16	2.05	
118	16	13	10.40	
119	6	13	2.20	
120	5	13H20	8	

PERCOLATION TEST RESULTS

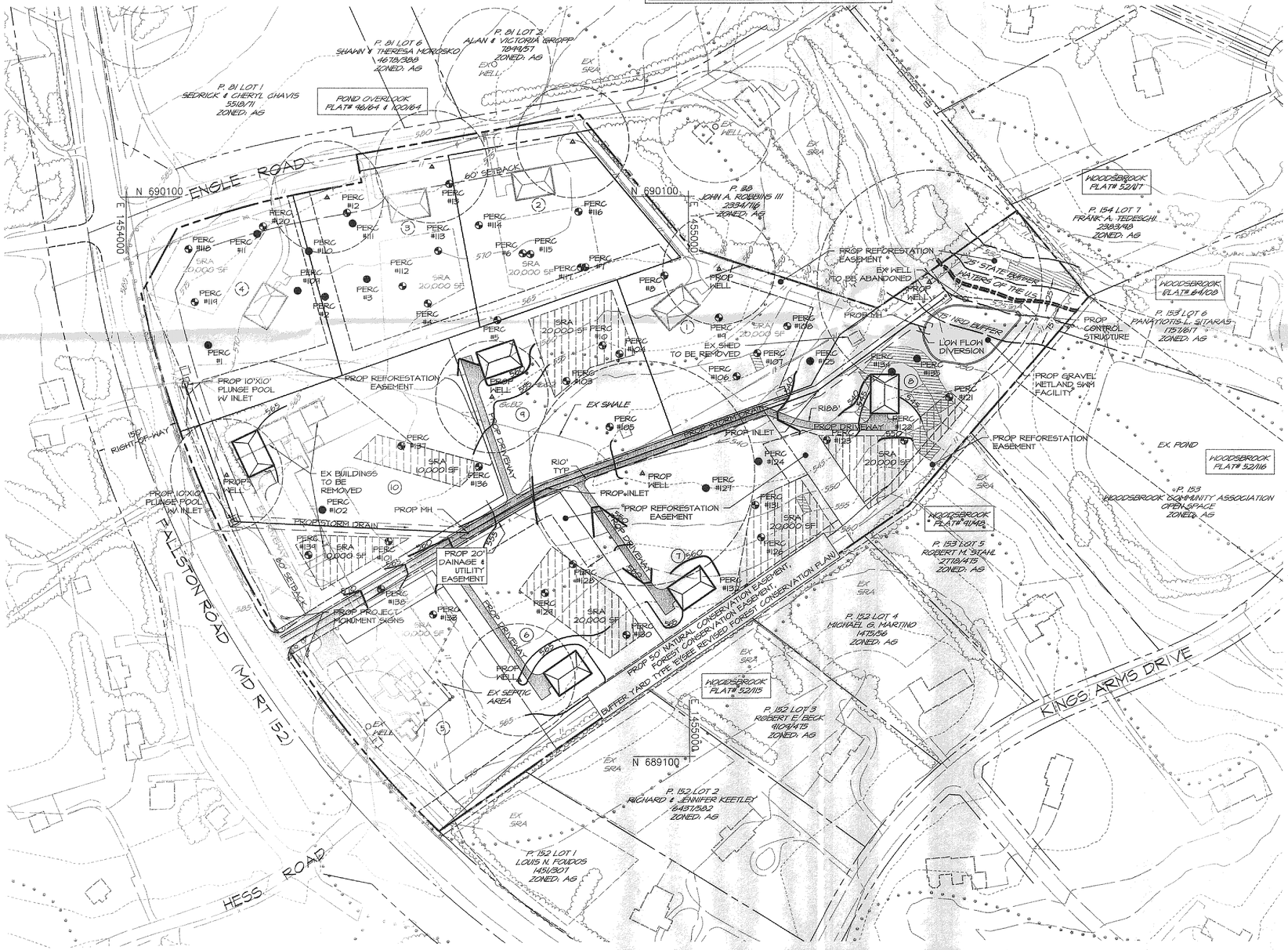
HOLE #	DEPTH (FT)	DEPTH TO WATER TABLE (FT)	RATE (MIN)	COMMENTS
121	2	12	2.30	
122	1.5	14	2.30	
123	3	4H20	5	
124	NT	4H20		
125	NT	13		
126	5	11"	2	
127	5	13.5		FAIL
128	4	12	2.25	
129	3.5	12	6.30	
130	2	12	2	
131	3.5	12	3	
132	4	12	4.15	
133	5	14	6	
134	NT	ROCK		
135	NT	ROCK		
136	3	9	12	
137	5	12	13.25	
138	3	11"	2	
139	2	12	2.50	

LEGEND

- BOUNDARY LINE
- EX CONTOURS
- EX TREELINE
- EX EDGE OF PAVING
- EX DITCH CENTER LINE
- PROP ROAD ROW
- PROP LOT LINE
- PROP BLDG
- SOIL BOUNDARY
- FAILED PERC
- PASSING PERC
- PROP WELL
- 15%-25% SLOPE
- SEPTIC RESERVE AREA
- PROP DRIVEWAY



VICINITY MAP
1"=2000'



DEVELOPMENT SUMMARY

1. PROPERTY ADDRESS: 3305 FALLSTON ROAD
   FALLSTON, MD 21047
2. TAX #: 04-058224
   TAX MAP: 38
   GRID: 3F
   PARCEL: 156
   LOT: 5
   DEED REFERENCE: 4709/208
   PLAT REFERENCE: 130/100
3. OWNER: MGM FARMS LLC
4. TOTAL ENCLOSED AREA: 18.17 AC±
5. ZONING: RR (RURAL RESIDENTIAL)
6. USE:
   EXISTING: AGRICULTURAL
   PROPOSED: SINGLE FAMILY DETACHED CONVENTIONAL LOTS
7. RESIDENTAIL DEVELOPMENT: DENSITY OF 1 UNIT PER 2 AC.
8. MAX BUILDING HEIGHT: 3 STORIES
9. MIN REQUIRED BUILDING SETBACKS BASED ON PROPOSED USE:
   MINIMUM FRONT YARD: 40'
   MINIMUM SIDE YARD: 20'
   MINIMUM REAR YARD 50'
   MINIMUM LOT WIDTH AT BUILDING LINE: 125'
10. EXISTING FOREST ONSITE: 0.00 AC
    EXISTING FOREST TO BE REMOVED: 0.00 AC
11. DENSITY ALLOWED:
    RR (CONVENTIONAL): 18.17 AC @ 2.0 DU/AC = 36 DU

    DENSITY PROPOSED:
    RR (CONVENTIONAL): 5 UNITS/18.17 AC = 0.27 DU/AC
12. FLOODPLAIN: NONE, FEMA FIRM MAP 24021C0136 D
13. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. ONSITE NATURAL RESOURCE DISTRICT: 0.89 AC±

GENERAL NOTES

1. BOUNDARY INFORMATION BASED ON FIELD RUN SURVEY BY FWA DATED JANUARY, 2008.
2. TOPO INFORMATION BASED ON FIELD RUN SURVEY BY FWA DATED MAY, 2007 AND HARFORD COUNTY GIS, DATED 2000.
4. SOIL BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HARFORD COUNTY, USDA 1975.
5. LAYOUT DONE WITHOUT THE BENEFIT OF DETAILED WETLAND DELINEATION.
6. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
7. PERCOLATION TEST RESULTS ARE VALID THRU MAY 2, 2018.

RECEIVED
MAY 22 2013
Harford County, Dept. of Planning

PLAN TYPE P
PLAN NO. 13-056
SERIES NO. 1
DATE 5/22/13
DAC/DUE 8/19/13

SUBMITTED
MAY 22 2013
Frederick Ward Associates

100' 0' 100' 200' 300'
SCALE: 1" = 100'

N

REV#	DATE	DESCRIPTION

REVISIONS

P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014-0727
410-838-7800 410-893-1243 fax
FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
www.frederickward.com

OWNER/DEVELOPER
MGM FARMS, LLC
2316 KINGS ARMS DRIVE
FALLSTON, MD 21047
ATTN: MICHAEL G. MARTINO

PRELIMINARY PLAN
MGM FARMS
FORMALY KNOWN AS MARTIO PROPERTY
RESUBDIVISION OF LOT 5
3305 FALLSTON ROAD
4TH ELECTION DISTRICT HARFORD COUNTY, MD

DATE: 05/22/2013	DRAWING NO: PP01
SCALE: 1" = 100'	
DESIGNED BY: LES	
DRAWN BY: RJB	SHEET 1 OF 1
CHECKED BY: LES	FWA JOB NUMBER: 2071109.01

M:\PROJECTS\2071109.01 MARTINO PROP. 2316 KINGS ARM DRIVE\PLANNING\CAD\PP01.DWG, FWA-BRD-RT 24X36, 5/22/2013 1:40 PM,rjb