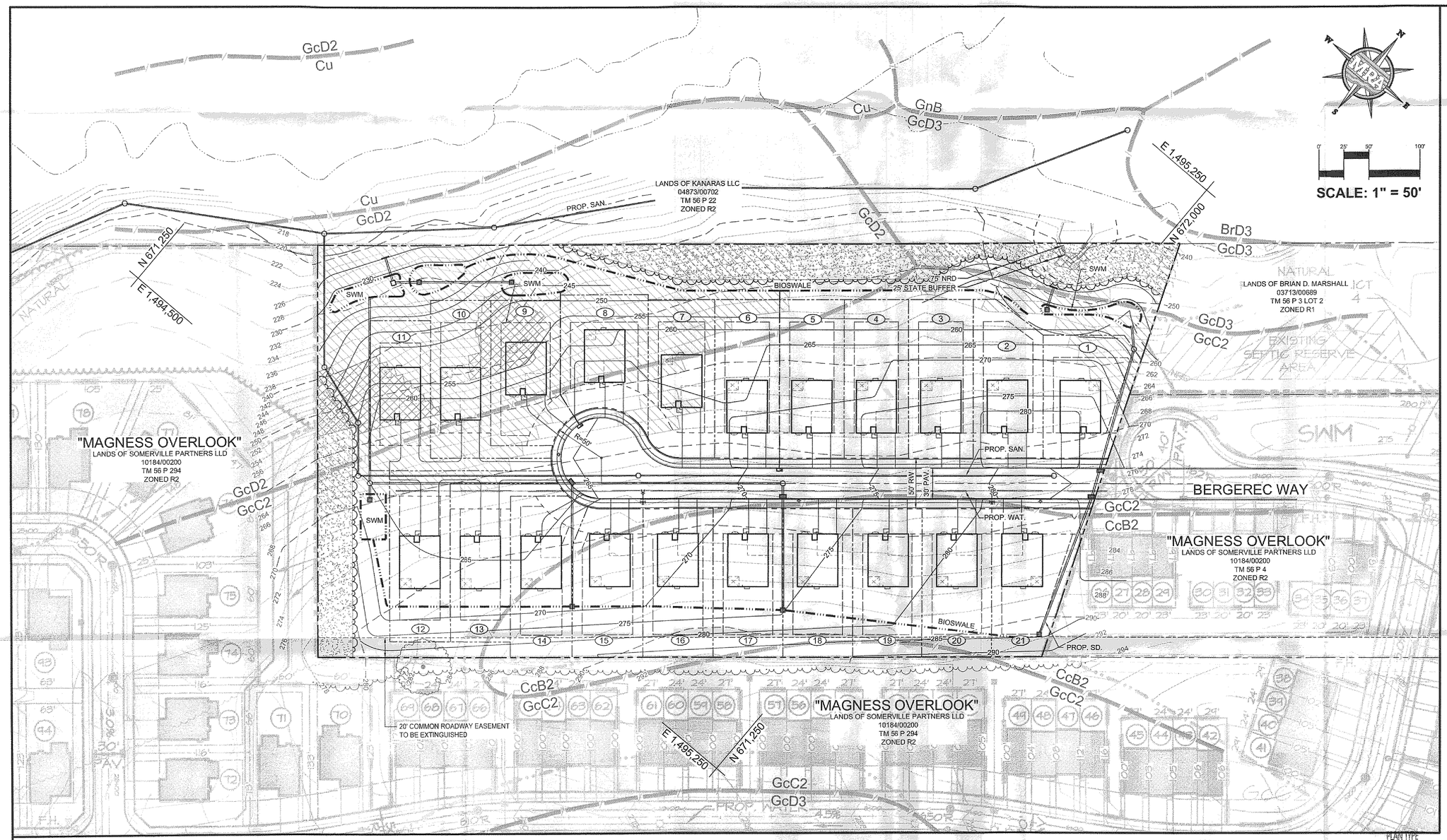
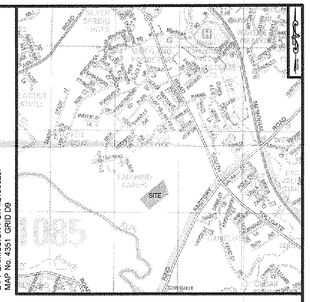




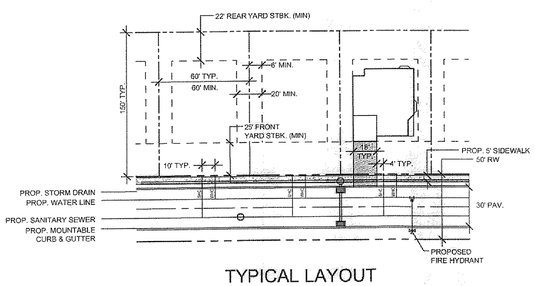
© ADC, THE MAP PEOPLE.
PERMITTED USE NO. 20000237
MAP No. 4351 GRID D9

VICINITY MAP

SCALE: 1"=2000'

SITE DATA:

1. PROPERTY ADDRESS: PRIVATE R/W OFF TOLLGATE ROAD
2. OWNER: KATHLEEN A. & MICHAEL D. O'CONNELL, 606 LANCELOT LANE, BEL AIR, MARYLAND 21015-5832
3. DEVELOPER / CONTRACT PURCHASER: TWS TOLLGATE, LLC, 4685 MILLENNIUM DRIVE, BELCAMP, MARYLAND 21017
4. PROPERTY INFORMATION: T.M. 56 PARCEL 207, DEED REF: 01157/00775
5. SITE AREA: 7.38± AC.
6. THE SITE BOUNDARY AND TOPOGRAPHIC FEATURES WERE TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. DATED JULY 2013.
7. AREA OF NATURAL RESOURCE DISTRICT (NRD) ON-SITE: 0.33± AC.
8. BUILDING/LOT REGULATIONS (R2 CONVENTIONAL):
   - MIN. LOT AREA: 10,000 S.F.
   - MIN. LOT WIDTH: 60'
   - MIN. FRONT YARD: 25'
   - MIN. SIDE YARD: 6' (TOTAL 20')
   - MIN. REAR YARD: 22'
   - MAX. HEIGHT: 3 STORIES
9. PROPOSED USE: 21 SINGLE FAMILY CONVENTIONAL LOTS
10. DENSITY: ALLOWED: 3.5 DU/GA x 7.38 AC. = 25.8 UNITS; PROPOSED: 21 UNITS = 2.85 DU/GA
11. AREA OF RESIDENTIAL LOTS: 4.96± AC.
12. AREA OF RIGHT-OF-WAY: 0.69± AC.
13. AREA OF OPEN SPACE: 1.73± AC.
14. IMPERVIOUS SURFACES: ALLOWED: 65% = 4.80 ± AC.; PROPOSED: 33% (2.44± AC.)
15. PARKING: REQUIRED: 2 P.S. / UNIT x 21 UNITS = 42 P.S.; PROPOSED: 42 P.S. (2 GARAGE SPACES / UNIT)
16. THE IS NO 100-YEAR FLOODPLAIN AS EVIDENCED BY THE FEMA, FIRM MAP NUMBER 24025C0163 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. THERE ARE NO STEEP SLOPES 25% OR GREATER ON-SITE ENCOMPASSING 40,000 S.F. OR MORE.
20. 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.
21. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
22. ALL PROPOSED ROADS SHALL HAVE A 30' PAVEMENT WIDTH WITHIN A 50' RIGHT-OF-WAY. ALL ROADS ARE TO BE PUBLIC AND PUBLICLY MAINTAINED.
23. REFER TO THE FOREST CONSERVATION PLAN FOR THE EXTENT OF FOREST COVER TO BE REMOVED AND AREAS TO BE REFORESTED.
24. 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.
25. A WAIVER SHALL BE REQUESTED TO ALLOW FOR A CUL-DE-SAC IN EXCESS OF 600' IN LENGTH FOR BERGEREC WAY (820 L.F.)
26. A WAIVER SHALL BE REQUESTED TO ALLOW 20% PANHANDLES DUE TO UNIQUE TOPOGRAPHY AND LIMIT THE CUL-DE-SAC LENGTH.



TYPICAL LAYOUT
SINGLE FAMILY DETACHED LOT

NOT TO SCALE

LEGEND

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- PROPOSED 5' INTERVAL CONTOUR
- EXISTING WOODY VEGETATION
- PROPOSED LIMIT OF CLEARING
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- EXISTING STREAM / DRAINAGE CHANNEL
- SOILS LINE AND DESIGNATION
- STEEP SLOPES 15%-25%
- STEEP SLOPES 25% AND GREATER
- 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	Permeability	Depth to Bedrock	Prime Agriculture	Septic Limitations	Hydrologic Classification
CcB2	Chester	3-8%	No	No	Well-Drained	> 6'	Yes	No	B
GcC2	Glenelg	8-15%	No	Yes	Well-Drained	> 6'	No	No	B
GcD2	Glenelg	15-25%	No	Yes	Well-Drained	> 6'	No	Yes	B
GcD3	Glenelg	15-25%	No	Yes	Well-Drained	> 6'	No	Yes	B

PLAN TYPE P
PLAN NO. 13-101
SERIES NO. 1
DATE 8/21/13
DAC/DUE 9/18/13

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MD 21009
(410) 515-9000
FAX: (410) 515-9002
MRAGTA.COM
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PRELIMINARY PLAN
FOR
O'CONNELL PROPERTY
T.M. 56 PARCEL 207
THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	18044
		SCALE:	1" = 50'
		DATE:	AUGUST 19, 2013
		DRAWN BY:	AGD
		DESIGN BY:	AGD
		REVIEW BY:	JRT
		SHEET:	1 OF 1

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1:1, Copyright 2011 Morris & Ritchie Associates, Inc.