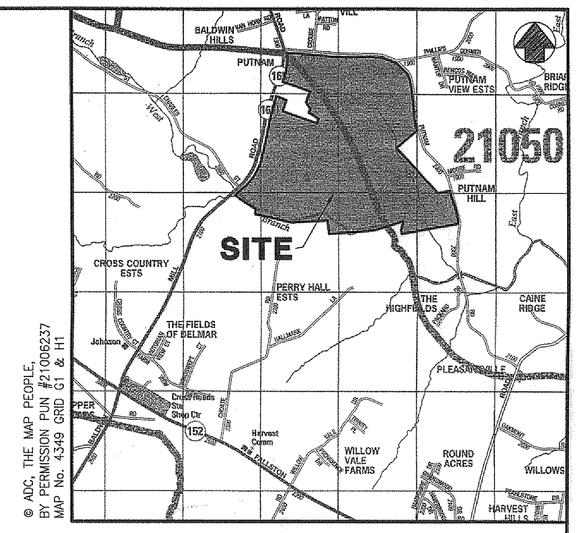

LOCATION MAP

SCALE: 1" = 2000'

SITE DATA

1.	OWNER/DEVELOPER:	UP HILL FARM LLC C/O BETSY HAYES / CHAPIN DAVIS 2 VILLAGE SQUARE, SUITE 200 BALTIMORE, MD 21210
2.	PLAN PREPARED BY:	MORRIS & RITCHIE ASSOCIATES, INC. 3445-A BOX HILL CORPORATE CENTER DRIVE ABINGDON, MARYLAND 21009
3.	TAX MAP, PARCELS:	MAP 39, PARCEL 236
4.	DEED REFERENCES:	6475/55
5.	EXISTING ZONING:	AG
6.	SITE AREA:	323.97± AC. (PARCEL ACREAGE BASED ON A BOUNDARY SURVEY, PERFORMED BY MRA, IN 2005 AND A DEED PLOT OF MORE RECENT CONVEYANCES)
7.	PROPOSED DEVELOPMENT TYPE:	CONVENTIONAL SINGLE-FAMILY DEVELOPMENT WITH CONSERVATION DEVELOPMENT STANDARDS (C.D.S.) (267-46.1)
8.	PROPOSED DEVELOPMENT:	31 AG CONSERVATION SINGLE-FAMILY LOTS 1.5 AC. EACH PLUS REMAINING LANDS (1 DEVELOPMENT RIGHT)
9.	DENSITY:	PERMITTED: 1 LOT/10 AC X 323.97± AC. = 32 D.U. PROPOSED: 32 D.U. (31 NEW LOTS PLUS REMAINING LANDS)
10.	FORESTED AREA:	145.16± AC.
11.	OPEN SPACE: A. REQUIRED:	 N/A
12.	DESIGN REQUIREMENTS:	SINGLE-FAMILY CONVENTIONAL WITH CDS
	A. FRONT SETBACK:	25'
	B. MIN. SIDE SETBACK:	15'
	C. MIN. REAR SETBACK:	50'
	D. MAXIMUM HEIGHT:	3 STORIES
	E. MINIMUM LOT AREA:	0.75 AC.
	F. MAXIMUM LOT AREA:	2.0 AC.
	F. MAXIMUM AVERAGE LOT AREA:	1.5 AC.
	G. MINIMUM LOT WIDTH AT BUILDING LINE:	100'
13.	AREA OF AG CONSERVATION LOTS:	44.43 Ac. ± (LOT 1-31)
	MINIMUM LOT SIZE:	1.27 Ac. ±
	MAXIMUM LOT SIZE:	1.95 Ac. ±
	AVERAGE LOT SIZE:	1.43 Ac. ±

14. THE 100-YEAR FLOODPLAIN SHOWN IS FROM THE FEMA, FIRM MAP NUMBER 24025C0137 D, EFFECTIVE DATE JANUARY 7, 2000.
15. THE BOUNDARY INFORMATION IS BASED UPON A BOUNDARY SURVEY PREPARED BY MORRIS AND RITCHIE ASSOCIATES, INC. IN 2005 AND A DEED PLOT OF MORE RECENT CONVEYANCES ASSOCIATED WITH PARCEL 341.
16. THE EXISTING FOREST LIMITS, TREES, AND EXISTING TOPOGRAPHIC FEATURES SHOWN WERE BASED UPON HARFORD COUNTY GIS INFORMATION AND AERIAL PHOTOGRAPHS SUPPLEMENTED WITH FIELD SURVEYED TOPOGRAPHY.
17. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR THREATENED OR ENDANGERED SPECIES ON SITE.
18. THIS SITE IS NOT WITHIN THE HARFORD COUNTY CHESAPEAKE BAY CRITICAL AREA.
19. THERE ARE NO KNOWN HISTORIC SITES ON THIS PROPERTY.
20. EXISTING WELLS AND SEPTIC SYSTEMS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE HARFORD COUNTY HEALTH DEPARTMENT AND THE PROPERTY OWNER.
21. REFER TO THE FOREST CONSERVATION PLAN FOR DETAILS REGARDING AREA OF FOREST TO BE REMOVED AND TO REMAIN. THERE IS NO AFFORESTATION OR REFORESTATION REQUIREMENT.
22. THE NONTIDAL WETLAND LOCATIONS ARE BASED ON A WETLAND DELINEATION PLAN PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. NOVEMBER 2006.
23. THE PROPOSED SEPTIC TRENCH DESIGNS SHOWN ARE BASED ON LENGTHS AND SPACING CRITERIA PROVIDED BY THE HARFORD COUNTY HEALTH DEPARTMENT.

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
CcB2	CHESTER	3-8%	NO	NO	YES	NO	B
Co	CODORUS	-	LIMITED	NO	YES	YES	C
GcB2	GLENELG	3-8%	NO	NO	NO	NO	B
GnB	GLENVILLE	3-8%	LIMITED	NO	YES	YES	C
Hb	HATBORO	-	YES	NO	NO	YES	D
MbB2	MANOR	3-8%	NO	POTENTIAL	YES	NO	B
MbC2	MANOR	8-15%	NO	YES	NO	NO	B
MbC3	MANOR	8-15%	NO	YES	NO	NO	B
MbD2	MANOR	15-25%	NO	YES	NO	YES	B
MbD3	MANOR	15-25%	NO	YES	NO	YES	B
MfE	MANOR	25-45%	NO	YES	NO	YES	B

PLAN TYPE P
PLAN NO. 13-08
SERIES NO.
DATE 4/4/13
DAGQUE 10/13

LINE TABLE

CURVE	BEARING	DISTANCE
L1	N48°25'58"E	164.66'
L2	N48°24'50"E	122.35'
L3	N46°49'14"E	35.43'
L4	N43°11'49"W	10.04'
L5	N55°46'07"W	21.31'
L6	N18°11'33"E	158.95'
L7	N16°56'57"E	114.27'
L8	N20°22'40"E	104.05'
L9	N35°32'41"W	178.58'
L10	N20°24'41"E	13.37'
L11	N10°18'01"E	146.46'
L12	S85°50'44"E	231.02'
L13	S89°59'08"E	141.86'
L14	S88°59'52"E	225.68'
L15	S88°30'10"E	103.45'
L16	S46°59'02"E	210.26'
L17	S12°28'48"E	57.32'
L18	N04°01'26"W	87.36'
L19	S87°38'55"W	161.53'
L20	N79°31'40"W	174.96'
L21	N74°56'12"W	201.46'
L22	N75°41'52"W	107.96'
L23	N13°19'16"E	131.93'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	11°09'47"	1372.00'	267.31'	N40°36'43"E	266.89'	134.08'
C2	10°45'58"	1746.09'	328.09'	N15°01'42"E	327.61'	164.53'
C3	9°43'09"	1300.30'	220.57'	N04°47'08"E	220.31'	110.55'
C4	20°29'42"	841.29'	300.93'	S78°45'01"E	299.33'	152.09'
C5	21°31'08"	473.85'	177.97'	S57°44'36"E	176.92'	90.04'
C6	32°26'36"	434.39'	245.97'	S30°45'44"E	242.70'	126.38'
C7	10°13'58"	1876.29'	335.09'	S09°25'27"E	334.65'	167.99'
C8	5°48'16"	1602.38'	162.33'	S07°12'37"E	162.26'	81.24'
C9	5°35'48"	2226.56'	217.49'	S12°54'38"E	217.40'	108.83'
C10	17°14'20"	520.78'	156.69'	S03°51'33"E	156.10'	78.94'

LEGEND

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- BOUNDARY LINE
- EXISTING ADJACENT PROPERTY
- EXISTING EDGE OF PAVEMENT
- EXISTING WOODY VEGETATION
- EXISTING HEDGEROW
- NATURAL RESOURCE DISTRICT (N.R.D.)
- LIMIT OF NONTIDAL WETLANDS
- SOILS LINE AND DESIGNATION
- EXISTING STRUCTURE
- EXISTING FENCE
- EXISTING STREAM CENTERLINE
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 10,000 SQ.FT. SEPTIC RESERVE AREA AND TRENCH LOCATIONS
- PROPOSED STRUCTURE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED FRONTYARD SETBACK
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CENTERLINE OF ROAD
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED WOODY VEGETATION
- EXISTING WELL LOCATION & 100' RADIUS
- EXISTING SEPTIC SYSTEM

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
(410) 515-9000
FAX (410) 515-9002

RECEIVED
SEP -4
Harford County, Dept. of Planning

PRELIMINARY PLAN FOR UP HILL FARM

4TH ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO:	14049
		SCALE:	1"=200'
		DATE:	9/4/2013
		DRAWN BY:	MJS/MVM
		DESIGN BY:	JMK
		REVIEW BY:	JMK
		SHEET:	1 OF 2

G:\14049\PLANNING\PRELIMINARY\14049_PRELIM.dwg, 8/7/2013 9:55:38 AM, MMaffee,
1:1, Copyright 2012 Morris & Ritchie Associates, Inc.