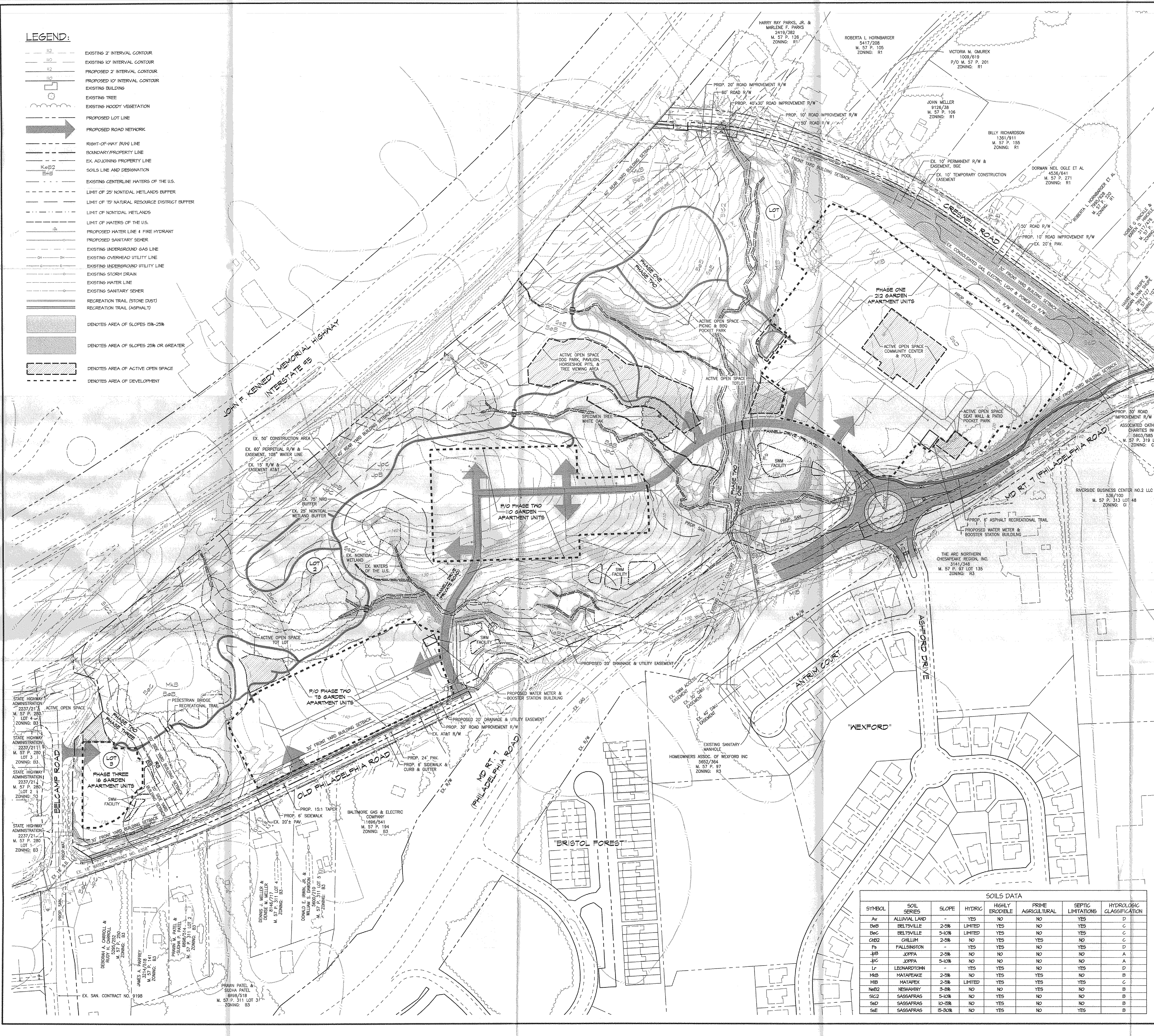

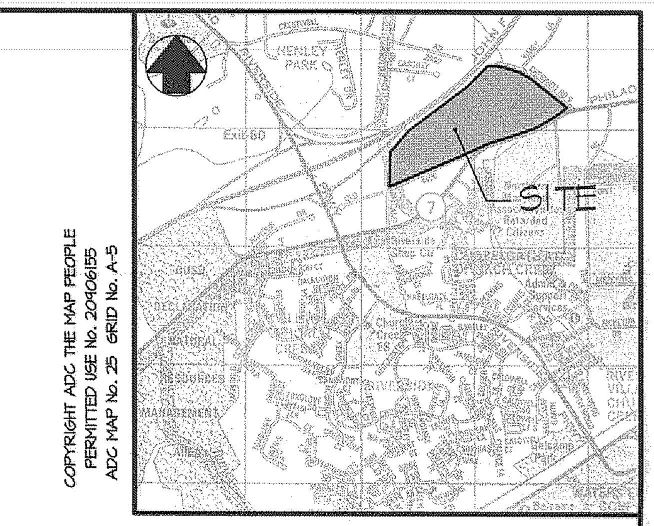

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PERMITTED USE No. 20406155
ADC MAP No. 25 GRID No. A-5

LOCATION MAP

SCALE: 1" = 2000'

PLAN TYPE: C
PLAN NO.: 08-080
SERIES NO.: 3
DATE: 10/23/13
DAC/DUE: 11/30/13

SITE DATA:

1. PREMISE ADDRESS: PHILADELPHIA ROAD (MD RTE 7), BELCAMP, MARYLAND 21001
2. OWNER / DEVELOPER: LOT #1: RIVERSIDE APARTMENTS LLC; LOT #2: RIVERSIDE APARTMENTS II LLC; LOT #3: RIVERSIDE COMMERCIAL LLC; ACTIVE OPEN SPACE: BUSH RIVER APARTMENTS LLC; C/O THOMAS BUILDERS, INC, 11526 PEBBLECREEK DRIVE, TIMONIUM, MD 21093; CONTACT: KEVIN CARNEY (410) 740-5335
3. TAX MAP, PARCEL: MAP 51, PARCEL 108, LOTS #1-#3
5. DEED REFERENCE: 8456/205, 8456/212, 8816/51
6. PLAT REFERENCE: 136-05, 136-06, 136-07
7. EXISTING ZONING: R3 & B3
8. PROPERTY AREA: TOTAL: 62.55± AC. (PER ALTA/ACSM SURVEY); R3: 60.62± AC. B3: 1.93± AC.
9. NET TRACT AREA TO BE DEVELOPED: 62.55± AC.
10. PROPOSED USE: RESIDENTIAL (C.O.S.), GARDEN APARTMENTS (416 UNITS)
    LOT 1 = 22.26 AC.
    LOT 2 = 35.84 AC.
    LOT 3 = 1.93 AC.
    RIGHT-OF-WAY DEDICATION: 2.521 AC.
11. DENSITY: ALLOWED: 462 DU (R3: 7 DU / ACRE = 424 DU + B3: 20 DU / ACRE = 38 DU)
    PROPOSED: R3: 6.60 DU (400 DU / 60.62 AC.) + B3: 0.52 DU (16 DU / 1.93 AC.)
12. PHASING: PHASE ONE: 212 UNITS (BUILDINGS 1-10 & COMMUNITY CENTER)
    PHASE TWO: 188 UNITS (BUILDINGS 11-17)
    PHASE THREE: 16 UNITS (BUILDING 18)
13. TOTAL NATURAL RESOURCE DISTRICT (NRD) ON SITE: 26.39 AC. (43%)
14. BUILDING/LOT REGULATIONS (R3 COS) / BUILDING/LOT REGULATIONS B3 (R4 COS):

	R3 COS		B3 (R4 COS)
MIN. PARCEL SIZE:	5 AC.	MIN. PARCEL SIZE:	5 AC.
MIN. LOT AREA:	9,600 S.F.	MIN. LOT AREA:	7,200 S.F.
MIN. LOT AREA / UNIT:	2,400 S.F.	MIN. LOT AREA / UNIT:	1,800 S.F.
MIN. LOT WIDTH:	120'	MIN. LOT WIDTH:	110'
MIN. FRONT YARD:	30'	MIN. FRONT YARD:	30'
MIN. SIDE YARD:	20'	MIN. SIDE YARD:	20'
MIN. REAR YARD:	40'	MIN. REAR YARD:	30'
MAX. HEIGHT:	3 STORIES W/ LOFT	MAX. HEIGHT:	3 STORIES W/ LOFT
MIN. BUILDING LENGTH:	300' (W/ OFFSETS)	MIN. BUILDING LENGTH:	300' (W/ OFFSETS)

15. OPEN SPACE:
    REQUIRED: 20% = 12.51 AC.
    ACTIVE OPEN SPACE = 6.25 AC. (12.51 AC. X 50%)
    PROVIDED: 41.98 AC. TOTAL OPEN SPACE (70%) INCLUDING ACTIVE OPEN SPACE ON-SITE: 4.02 AC.
    ACTIVE OPEN SPACE PROVIDED AS "SERVICE IN LIEU" OFF-SITE: 2.23 AC.
    ACTIVE OPEN SPACE AMENITIES:
    COMMUNITY CENTER = 0.65 AC. (PHASE ONE)
    (COMMUNITY BUILDING, POOL & PICNIC PAVILLION OR SIMILAR USE)
    PICNIC & BBQ POCKET PARK = 0.12 AC. (PHASE ONE)
    TOT LOT = 0.15 AC. (PHASE ONE)
    DOG PARK, PAVILION, & HORSESHOE PIT: 1.22 AC. (PHASE TWO)
    RECREATIONAL TRAIL (6,936 L.F. x 10' = 69,360 S.F.) = 1.59 AC. (PHASE ONE, TWO, & THREE)
    TOT LOT = 0.21 AC. (PHASE TWO)
    AOS AMENITY (TO BE DETERMINED) = 0.08 AC. (PHASE THREE)
16. IMPERVIOUS SURFACES:
    ALLOWED: 65% OF PARCEL = 39.46 AC. PROPOSED: 28% (17.08 AC.)
17. BUILDING COVERAGE:
    ALLOWED: 30% OF LOT 1 = 6.60 AC. 30% OF LOT 2 = 10.75 AC. 30% OF LOT 3 = 0.58 AC.
    PROPOSED: 11% OF LOT 1 = 2.44 AC. 6% OF LOT 2 = 2.08 AC. 13% OF LOT 3 = 0.25 AC.
18. PARKING:

		LOT 1:	LOT 2:	LOT 3:
REQUIRED:	1 BR UNIT @ 1.5 PS / UNIT	72 UNITS=108 PS	60 UNITS=90 PS	0
	2 BR UNIT @ 2 PS / UNIT	120 UNITS=240 PS	108 UNITS=216 P.	16 UNITS=32 PS
	3 BR UNIT @ 2 PS / UNIT	20 UNITS=40 PS	20 UNITS=40 PS	0
	TOTAL = 734 SPACES	212 UNITS=388 PS	188 UNITS=346 P.S.	16 UNITS=32 PS

    PROPOSED: LOT 1: 82 GARAGE SPACES + 309 SURFACE SPACES = 391 SPACES
    LOT 2: 78 GARAGE SPACES + 312 SURFACE SPACES = 390 SPACES
    LOT 3: 15 GARAGE SPACES + 17 SURFACE SPACES = 32 SPACES
    RECREATION AMENITY AREA: 15 SPACES
    TOTAL: 828 SPACES (DOES NOT INCLUDE SPACES IN FRONT OF GARAGES)
19. EXISTING FOREST: 47.66 AC.
    PROPOSED FOREST CLEARING: 24.76 AC.
20. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
21. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
22. THE EXISTING FEATURES AND TOPOGRAPHY ARE PROVIDED BY A PHOTOGRAMMATIC SURVEY BY VIRGINIA RESOURCE MAPPING, APRIL 15, 2008.
23. THE BOUNDARY IS BASED ON AN ALTA/ACSM SURVEY PREPARED BY FREDERICK WARD ASSOCIATES DATED SEPTEMBER 17, 2008, AND PLATS PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC. 2010.
24. THE NONTIDAL WETLANDS AND WATERS OF THE U.S. AS SHOWN WERE DELINEATED BY FREDERICK WARD ASSOCIATES DURING JANUARY 2008.
25. THERE IS NO 100-YEAR FLOODPLAIN AS EVIDENCED BY THE FEMA, FIRM MAP NUMBER 24025C0276D, EFFECTIVE DATE JANUARY 7, 2000.
26. FINAL LOCATION FOR PRIVATE FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED AT THE CONSTRUCTION DOCUMENT PHASE.
27. THE FOREST STAND DELINEATION (FSD 08-141) WAS APPROVED BY APPROVED BY THE DEPARTMENT OF PLANNING & ZONING.
28. ALL ON-SITE ROADS AND PARKING ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE COMMUNITY ASSOCIATION.
29. WATER & SANITARY SEWER SERVICE SHALL BE PROVIDED BY HARFORD COUNTY. FOR EACH PHASE, A PUBLIC WATER METER IS PROPOSED, AFTER WHICH ALL WATER LINES SHALL BE PRIVATELY OWNED AND MAINTAINED. THE ON-SITE SANITARY SEWER SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED.
30. STORM DRAIN & STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN. ON-SITE SANITARY SEWER SHALL BE A COMBINATION OF PUBLIC AND PRIVATE. ALL PUBLIC SANITARY SEWER LINES NOT LOCATED IN A PUBLIC RIGHT-OF-WAY SHALL BE LOCATED IN A DRAINAGE & UTILITY EASEMENT.
31. A COMMUNITY ASSOCIATION SHALL BE ESTABLISHED FOR THE OWNERSHIP AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, ALL OPEN SPACE AREAS, AND FOREST CONSERVATION AREAS.
32. THE LOCATION AND TYPE OF AMENITIES ARE SUBJECT TO FINAL DETERMINATION AND DESIGN.
33. PRIVATE FIRE HYDRANT LOCATIONS ARE TO BE CONFIRMED BY THE HARFORD COUNTY FIRE CHIEF AT FINAL CONSTRUCTION DOCUMENT APPROVAL.
34. THE PURPOSE OF THIS PLAN IS TO REVISE THE PREVIOUSLY APPROVED CONCEPT PLAN (C 08-080) SEPTEMBER 15, 2008, IN ORDER TO ADD PHASE THREE TO THE PROJECT.

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
Av	ALLUVIAL LAND	-	YES	NO	NO	YES	D
BeB	BELTSVILLE	2-5%	LIMITED	YES	NO	YES	C
BeC	BELTSVILLE	5-10%	LIMITED	YES	NO	YES	C
ChB2	CHILLUM	2-5%	NO	YES	YES	NO	C
Fs	FALLSINGTON	-	YES	YES	NO	YES	D
JpB	JOPPA	2-5%	NO	NO	NO	NO	A
JpC	JOPPA	5-10%	NO	NO	NO	NO	A
Lr	LEONARDTOWN	-	YES	YES	NO	YES	D
MkB	MATAPEAKE	2-5%	NO	YES	YES	NO	B
MIB	MATAPEX	2-5%	LIMITED	YES	YES	YES	C
NeB2	NESHAMINY	3-8%	NO	NO	YES	NO	B
SIC2	SASSAFRAS	5-10%	NO	YES	NO	NO	B
SsD	SASSAFRAS	10-15%	NO	YES	NO	NO	B
SsE	SASSAFRAS	15-30%	NO	YES	NO	YES	B

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
Harford County, Dept. of Planning

REVISED CONCEPT PLAN
FOR THE
RESERVE AT RIVERSIDE

FIRST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS

JOB NO:	16425x01
SCALE:	1" = 100'
DATE:	10/23/2013
DRAWN BY:	MVM
DESIGN BY:	MVM/JEM
REVIEW BY:	JEM/JMK
SHEET:	1 OF 1

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