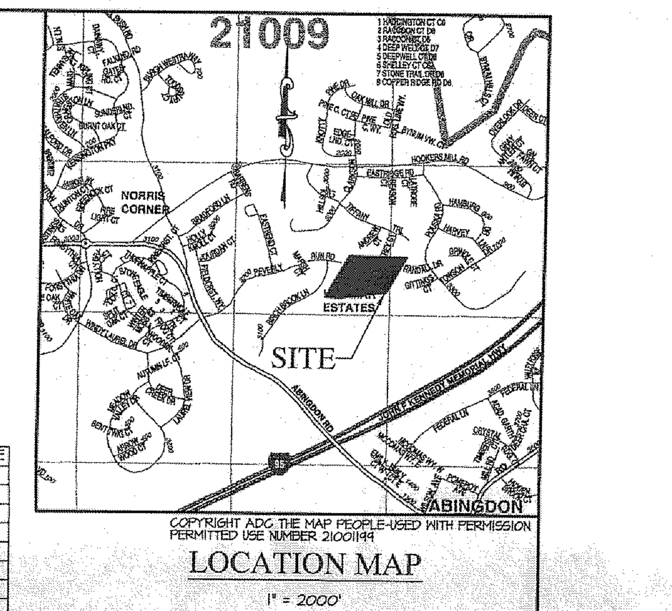
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 73°23'57" W	31.88'
L2	S 77°34'49" W	482.31'
L3	N 63°03'38" W	100.00'
L4	N 84°11'16" E	54.14'
L5	S 12°25'11" E	240.26'
L6	S 17°03'45" W	40.38'
L7	N 73°23'57" W	26.27'
L8	S 77°34'49" W	482.31'
L9	N 77°34'49" E	482.31'
L10	N 63°03'38" W	100.00'
L11	N 79°42'48" W	17.21'
L12	S 63°03'38" E	100.00'
L13	S 73°23'57" E	31.44'

LINE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	202.81'	102.75'	101.65'	N 81°54'24" W	29°01'34"
C2	220.84'	151.75'	148.78'	N 82°44'24" W	39°21'40"
C3	350.00'	101.73'	101.37'	N 71°23'13" W	16°34'10"
C4	177.81'	90.08'	89.12'	N 81°54'24" W	29°01'34"
C5	245.84'	168.92'	165.62'	N 82°44'24" W	39°21'40"
C6	325.00'	94.46'	94.13'	N 71°23'13" W	16°34'10"
C7	375.00'	108.49'	108.61'	S 71°23'13" E	16°34'10"
C8	195.84'	134.57'	131.94'	S 82°44'24" E	39°21'40"
C9	227.81'	115.41'	114.18'	S 81°54'24" E	29°01'34"



LOCATION MAP

1" = 2000'

SUPERSEDES NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE PREVIOUSLY RECORDED PLAT# J.J.R. 121-42 TITLED, "REVISED FINAL PLAT, TWO PARCELS OF LAND-84.5830 ACRES± TOTAL-SURVEYED FOR HARFORD COUNTY, MARYLAND," INASMUCH AS THE SUBDIVISION OF PARCEL 1 TO CREATE SPENCER WOODS AS SHOWN HEREON.

SITE DATA

1. DEVELOPER/CONTRACT PURCHASER: BOB WARD COMPANIES, 2700 PHILADELPHIA ROAD, EDGEWOOD, MARYLAND 21040
2. PROPERTY OWNERSHIP: 3313 ABINGDON ROAD LLC, 2700 PHILADELPHIA ROAD, ABINGDON, MARYLAND 21009-0427
3. PLAN PREPARED BY: BAY STATE LAND SERVICES, INC., P.O. BOX 853, BEL AIR, MARYLAND 21014-0853, (PH) 410-879-4747-(FAX) 410-420-3949, ATTN: JIM HERMANN, jimh@baystatelandservices.com
4. TAX MAP/PARCEL/LOT: TAX MAP #0062, PARCEL #0002, LOT 1
5. DEED REFERENCE: J.J.R. 7421/22
6. PLAT REFERENCE: J.J.R. 121-42
7. ELECTION DISTRICT: FIRST ELECTION DISTRICT
8. EXISTING ZONING: R-1
9. SITE AREA: 13.90 ACRES± (605,477 S.F.±)
10. NET TRACT AREA: 13.90 ACRES± (605,477 S.F.±)
11. TOTAL AREA OF EXISTING FOREST: 13.87 ACRES±
12. TOTAL AREA OF NON-TIDAL WETLANDS: 0.15 ACRES±
13. TOTAL AREA OF NATURAL RESOURCE DISTRICT (NRD): 1.53 AC.±
14. AREA TABULATION: TOTAL PARCEL AREA=13.90 ACRES±; TOTAL ROAD R/W AREA=1.12 ACRES±; TOTAL ENCLOSED AREA=13.90 ACRES±; PROPOSED IMPERVIOUS AREA=2.83 AC.±; PROPOSED RESIDENTIAL AREA=9.82 AC.±
15. BUILDING/LOT REGULATIONS: R-1 ZONING-COS; SINGLE FAMILY DETACHED; MIN. LOT AREA: 15,000 S.F.; MIN. LOT WIDTH: 75'; MIN. FRONT YARD: 25'; MIN. SIDE YARD: 6' (TOTAL OF 20'); MIN. REAR YARD: 40'; MAX. HEIGHT: 3 STORIES
16. PROPOSED USE: RESIDENTIAL-CONVENTIONAL WITH OPEN SPACE (COS); R-1 SINGLE FAMILY DETACHED=21 UNITS
17. DENSITY: ALLOWED: (R-1 COS) 2.0 DU/AC. (13.90 AC. X 2.0=27 UNITS); PROPOSED: (R-1 COS)=21 DU/13.90 AC=1.51 DU/AC
18. OPEN SPACE: REQUIRED: TOTAL OPEN SPACE: 13.90 AC X 10%=1.39 AC; ACTIVE OPEN SPACE: 1.39 AC X 50%=0.70 AC; PROPOSED: PASSIVE OPEN SPACE: 2.26 AC±; ACTIVE OPEN SPACE: 0.70 AC±; TOTAL OPEN SPACE: 2.96 AC.±
19. PROPOSED FOREST CLEARING: 11.07 AC

PLAN NO. P 13-160; SERIES NO.; DATE 10/23/13; DAC/DUE 11/20/13
RECEIVED OCT 23 Harford County, Dept. of Planning

20. PER ARTICLE V, SUPPLEMENTARY REGULATIONS, 267-23.6(2)(C) YARDS "SIDE GARAGE OR REAR GARAGE. WHEN DWELLING UNITS ARE DESIGNED WITH A GARAGE THAT COMPLETELY FACES THE SIDE OR REAR LOT LINE, THE FRONT SETBACK MAY BE REDUCED UP TO 10 FEET." PROPOSED FRONT YARD SETBACK FOR LOT #10 IS 15 FEET.
21. PER ARTICLE V, SUPPLEMENTARY REGULATIONS, 267-22.F.(1) LOTS "EXCEPT IN AGRICULTURAL AND RURAL RESIDENTIAL AND RURAL RESIDENTIAL DISTRICTS, WITH REGARD TO ANY PARCEL, AS IT EXISTED ON SEPTEMBER 1, 1982, NOT MORE THAN 1 LOT OR 10% INTENDED FOR DETACHED DWELLINGS MAY BE PANHANDLE LOTS."-PROPOSED 2 PANHANDLE LOTS (21 PROPOSED LOTS X 10%=2.1 PANHANDLE LOTS PERMITTED).
22. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION, FIELD RUN TOPOGRAPHY AND FIELD WORK BY BAY STATE LAND SERVICES, INC.
23. THERE IS NO 100 YEAR F.E.M.A. FLOODPLAIN LOCATED ON THIS SITE PER F.I.R.M# 24025C0256 D EFFECTIVE DATE JANUARY 7, 2000.
24. ONSITE NON-TIDAL WETLANDS AND WATERS OF THE U.S. AS SHOWN ARE BASED ON A DELINEATION PERFORMED BY BAY STATE LAND SERVICES, INC. NON-TIDAL WETLANDS AND WATER OF THE U.S. DEPICTED ON ADJACENT PROPERTIES ARE NOT BASED ON FIELD DELINEATIONS.
25. THE PROPERTY BOUNDARY IS BASED ON A FIELD SURVEY SURVEY BY BAY STATE LAND SERVICES, INC.
26. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
27. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
28. THERE ARE NO KNOWN HISTORIC SITES ON THE SUBJECT PROPERTY.
29. NO ON SITE STEEP SLOPES QUALIFY AS NRD DUE TO LIMITED LAND AREA AS PER267-62.B.I OF THE HARFORD COUNTY DEVELOPMENT REGULATIONS.
30. ALL PROPOSED ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED.
31. THE PROPOSED WATER AND SEWER SHALL BE PUBLIC. ALL UTILITIES NOT LOCATED WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE CONTAINED IN A DRAINAGE AND UTILITY EASEMENT.
32. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
33. STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN AND HAS BEEN SUBMITTED FOR REVIEW.
34. THERE ARE NO KNOWN WELL OR SEPTIC RESERVE AREAS LOCATED IN THE SUBJECT PROPERTY.
35. THERE ARE NO EXISTING BUILDINGS LOCATED ON-SITE BUT THE ASSORTED STRUCTURES ON-SITE SHALL BE RAZED UNLESS OTHERWISE NOTED.
36. THIS PLAN IS SUBJECT TO REVISIONS.
37. THE ENVIRONMENTAL FEATURES MAP AND FOREST SURVEY MAP AND FOREST STAND DELINEATION (FSD# 13-014) HAS APPROVED BY HARFORD COUNTY ON SEPTEMBER 11, 2013.
38. A LANDSCAPING AND LIGHTING PLAN HAS BEEN SUBMITTED WITH THIS PLAN.
39. A FOREST CONSERVATION REPORT AND PLAN HAS BEEN SUBMITTED WITH THIS PLAN.

ADJOINER LIST

TAX MAP / PARCEL	OWNER	DEED REF.	PLAT REF.	ZONED	ADDITIONAL INFORMATION
TM#62-P#788	KENNETH D. RENARD	C.G.H. 2873/206	C.G.H. 90-57	R-1	LOT 68 4011 ANDREW COURT
TM#62-P#788	RICHARD GOE JEANETTE GOE	C.G.H. 4056/406	C.G.H. 90-57	R-1	LOT 69 4013 ANDREW COURT
TM#62-P#788	RONALD M. MEDEIROS ANTONIA M. MEDEIROS	C.G.H. 3410/739	C.G.H. 90-57	R-1	LOT 70 4014 ANDREW COURT
TM#62-P#788	SALVATORE PREISINGER IRENE P. PREISINGER	C.G.H. 3075/230	C.G.H. 90-57	R-1	LOT 71 4012 ANDREW COURT
TM#62-P#788	CHRISTOPHER STRAUCH	J.J.R. 7631/363	C.G.H. 90-57	R-1	LOT 72 4010 ANDREW COURT
TM#62-P#788	JAMES KARAYINOPULOS, JR. MARNI K. KARAYINOPULOS	C.G.H. 2643/110	C.G.H. 90-57	R-1	LOT 73 4008 JEFFREY COURT
TM#62-P#788	MARLON HEADEN JANICE HEADEN	J.J.R. 7657/99	C.G.H. 90-58	R-1	LOT 81 4007 JEFFREY COURT
TM#62-P#788	TIMOTHY L. GRIMM KRISTINA M. GRIMM	C.G.H. 2944/170	C.G.H. 90-58	R-1	LOT 82 4008 JEFFREY COURT
TM#62-P#788	MELVIN P. JACKSON WANDA E. JACKSON	C.G.H. 2625/279	C.G.H. 90-58	R-1	LOT 83 4006 JEFFREY COURT
TM#62-P#788	BRIAN STUART JENNIFER STUART	J.J.R. 6214/607	C.G.H. 90-58	R-1	LOT 88 833 TIFFANY TRAIL
TM#62-P#788	JO ANN T. LUH CHRISTOPHER F. MARTIN	J.J.R. 6364/344	C.G.H. 63-52	R-1	LOT 50 3121 POUSKA ROAD
TM#62-P#788	ROBERT L. STEININGER DEBRA A. STEININGER	C.G.H. 1966/549	C.G.H. 63-52	R-1	LOT 53 844 RANDALL DRIVE
TM#62-P#788	MICHAEL M. HARRISON VELMA C. HARRISON	C.G.H. 2037/484	C.G.H. 63-52	R-1	LOT 54 887 RANDALL DRIVE
TM#62-P#788	EVERETT M. SQUIRE DAJAE J. OVERTON	J.J.R. 9281/184	C.G.H. 63-52	R-1	LOT 55 884 RANDALL DRIVE
TM#62-P#2	HARFORD COUNTY, MD.	J.J.R. 7524/110	J.J.R. 124-51	R-1	LOT 2 3330 ABINGDON ROAD
TM#62-P#16	WOODLAND RUN HOMEOWNERS ASSOCIATION	C.G.H. 1486/642	C.G.H. 67-40	R-1	OPEN SPACE BIRCH BROOK LANE
TM#62-P#16	JACK O. GIBSON, SR. TREMA D. GIBSON	C.G.H. 2247/665	C.G.H. 67-41	R-1	LOT 139 3109 BIRCH BROOK LANE
TM#62-P#16	MINAS V. GIORGAKIS MARION GIORGAKIS	J.J.R. 5396/290	C.G.H. 67-41	R-1	LOT 138 3107 BIRCH BROOK LANE
TM#62-P#16	WAYNE R. HENNLEIN, JR. DAWN M. HENNLEIN	C.G.H. 2290/1064	C.G.H. 67-41	R-1	LOT 137 3105 BIRCH BROOK LANE
TM#62-P#16	GREGORY DAVIS, SR. TONNIE DAVIS	C.G.H. 2164/488	C.G.H. 67-41	R-1	LOT 136 3103 BIRCH BROOK LANE
TM#62-P#16	SCOTT M. MESSENGER PATRICIA A. MESSENGER	C.G.H. 2191/1068	C.G.H. 67-41	R-1	LOT 134 3101 PEVERLY RUN ROAD
TM#62-P#16	RONALD J. BENOIT MICHELLE N. BENOIT	C.G.H. 3372/714	C.G.H. 67-41	R-1	LOT 119 3100 PEVERLY RUN ROAD

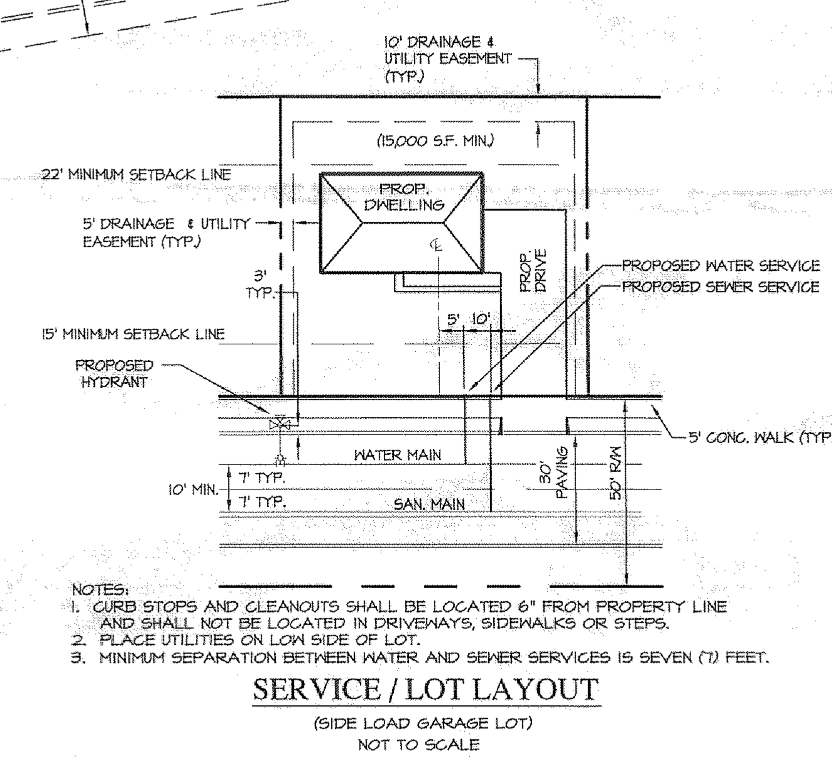
LEGEND

- DENOTES PROPOSED DRY WELL
- DENOTES PROPOSED INLET
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES SLOPES 15% TO 25%
- DENOTES SLOPES GREATER THAN 25%
- DENOTES NON-TIDAL WETLANDS.
- BeB SIC2 DENOTES SOIL LINES.
- DENOTES EXISTING 2' CONTOURS.
- DENOTES EXISTING 10' CONTOURS.
- DENOTES EXISTING TREE LINE.
- DENOTES LIMIT OF CLEARING.
- (2) DENOTES EXISTING LOT NUMBER.
- DENOTES PROPOSED COMMON DRIVE EASEMENT.

0 50 100 150

SOILS LEGEND

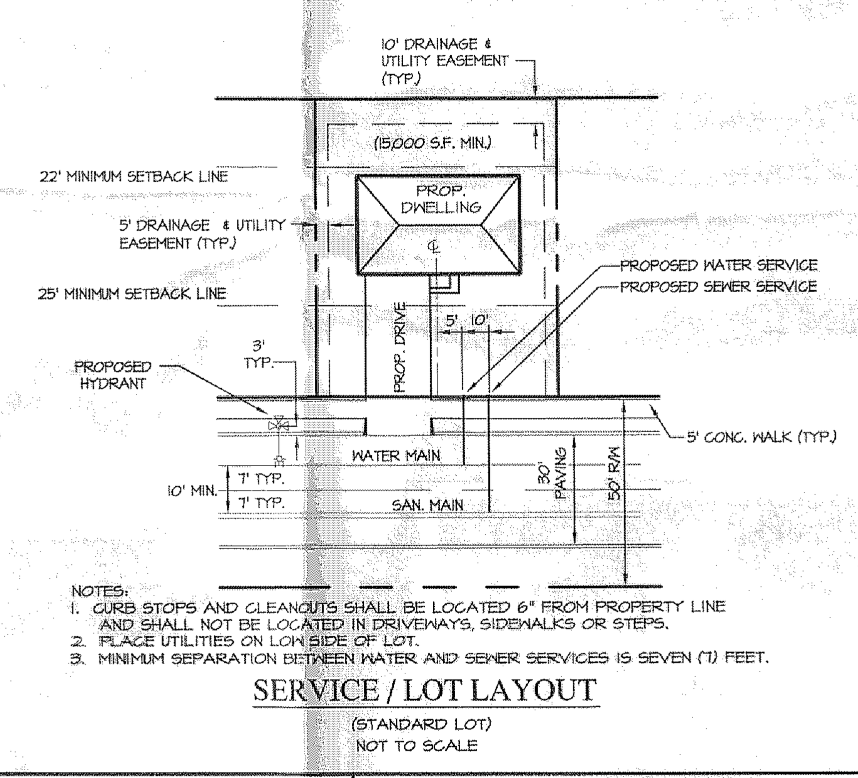
SYMBOL	SOILS TYPE	HIGHLY ERODIBLE	HYDRIC	PRIME AGRICULTURAL	POTENTIAL CONSTRAINTS ON DEVELOPMENT
Av	ALLUVIAL	NO	YES	NO	HIGH WATER TABLE
BeB	BELTSVILLE	NO	YES	NO	SEASONALLY PERCHED WATER TABLE
ChB2	CHILLUM	NO	NO	YES	SLIGHT
DcB	DELANCO	NO	NO	YES	MODERATELY HIGH WATER TABLE
KpB	KEYPORT	NO	YES	NO	HIGH WATER TABLE
LyB	LOAMY/CLAYEY	NO	NO	NO	SEVERE: SUBSOIL SHRINKAGE
LyE	LOAMY/CLAYEY	YES	NO	NO	SEVERE: SUBSOIL SHRINKAGE
MIB	MATTAPEX	NO	YES	YES	MODERATELY HIGH WATER TABLE
SIC2	SASSAFRAS	NO	NO	NO	SLIGHT



NOTES:
1. CURB STOPS AND CLEANOUTS SHALL BE LOCATED 6" FROM PROPERTY LINE AND SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS OR STEPS.
2. PLACE UTILITIES ON LOW SIDE OF LOT.
3. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICES IS SEVEN (7) FEET.

SERVICE / LOT LAYOUT

(SIDE LOAD GARAGE LOT)
NOT TO SCALE



NOTES:
1. CURB STOPS AND CLEANOUTS SHALL BE LOCATED 6" FROM PROPERTY LINE AND SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS OR STEPS.
2. PLACE UTILITIES ON LOW SIDE OF LOT.
3. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICES IS SEVEN (7) FEET.

SERVICE / LOT LAYOUT

(STANDARD LOT)
NOT TO SCALE

REVISIONS		
NO.	DATE	DESCRIPTION

DEVELOPER/CONTRACT PURCHASER
BOB WARD COMPANIES
2700 PHILADELPHIA ROAD
EDGEWOOD, MARYLAND 21040

OWNER:
3313 ABINGDON ROAD LLC
P.O. BOX 427
ABINGDON, MARYLAND 21009-427

BAY STATE LAND SERVICES
Engineers * Surveyors * Planners * Architects * Geotechnical Testing
P.O. Box 853, Bel Air, Maryland 21014
2012 Rock Spring Road, Forest Hill, Maryland 21050
Phone: (410) 879-4747 Fax: (410) 420-3949
www.baystatelandservices.com

PRELIMINARY PLAN

SPENCER WOODS

FIRST ELECTION DISTRICT — HARFORD COUNTY MARYLAND

DATE: 10-16-13
SCALE: 1"=50'
DESIGNED BY:
DRAWN BY: JSC
DRAWING NO. PP01
SHEET 1 OF 1
BSLS JOB NO. 13013