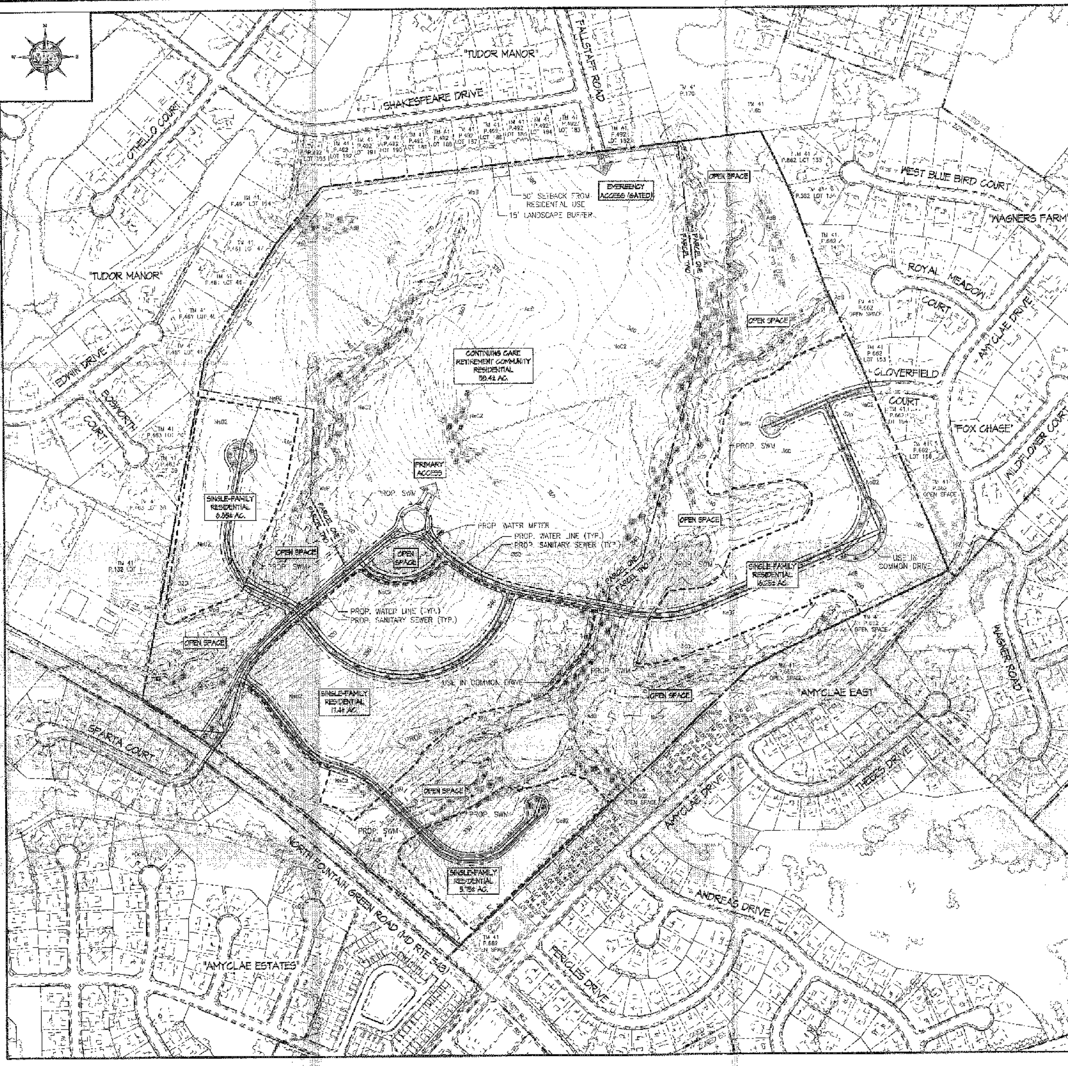

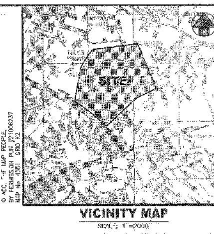

VICINITY MAP

SCALE: 1" = 2000'

SITE DATA:

1. OWNER: EUGENE R. PROBST & JOHN L. PROBST TRUSTEES
   C/O JOHN PROBST
   127 PILGRIM'S PATHWAY
   ROCK BOTTOM, PA 17563

2. DEVELOPER/CONTRACT PURCHASERS:
   ELM STREET DEVELOPMENT
   5074 DORSEY HALL DRIVE, SUITE 205
   ELLICOTT CITY, MD 21042
   ATTN: MICHAEL CHARLTON

   PRESBYTERIAN HOME OF MARYLAND, INC.
   400 GEORGIA COURT
   TOWSON, MD 21094

3. PROPERTY INFORMATION:
   ADDRESS: 811 N. FOUNTAIN GREEN ROAD, BEL AIR, MD
   TAX MAP 41, PARCEL 131
   DEED REFERENCE: 5004/143
   EXISTING ZONING: R3

4. SITE AREA: 152.574± AC. (PER BOUNDARY PLAT PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC., DATED MARCH 2013.

5. AREA OF NATURAL RESOURCE DISTRICT: PARCEL 1: 8.33± AC. (14.25%)
   PARCEL 2: 31.55± AC. (33.5%)

6. THE ON-SITE EXISTING CONDITIONS INFORMATION IS BASED ON FIELD SURVEY, OCTOBER 2013. OFF-SITE EXISTING CONDITIONS ARE BASED ON HARFORD COUNTY GIS INFORMATION.

7. THERE IS NO 100-YEAR FEMA FLOODPLAIN ON-SITE PER FEMA FIRM MAP NO. 24025C0162 D & 24025C0166 D, EFFECTIVE DATE JANUARY 7, 2000.

8. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.

9. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.

10. THE NONTIDAL WETLANDS AND "WATERS OF THE U.S." ARE BASED ON A DELINEATION CONDUCTED BY ECOTONE, INC. IN AUGUST 2010.

11. THERE ARE NO KNOWN HISTORIC SITES ON-SITE.

12. PROPOSED USE: CONTINUING CARE RETIREMENT COMMUNITY PARCEL 1: 58.43 AC.
    120 CONVENTIONAL SINGLE-FAMILY LOTS PARCEL 2: 94.144 AC.

PARCEL I - CONTINUING CARE RETIREMENT COMMUNITY			
PRODUCT TYPE	PHASE ONE	FUTURE PHASES	TOTAL
INDEPENDENT LIVING VILLAS	0	25	25
INDEPENDENT LIVING APARTMENTS	168 (POTENTIAL TO INCREASE TO 200 WITH SMALLER APT. SIZES)	382 (POTENTIAL TO INCREASE TO 394 WITH SMALLER APT. SIZES)	550 (594)
ASSISTED LIVING APARTMENTS	20	20	40
SKILLED NURSING APARTMENTS	20	20	40
TOTAL	208 (240)	448 (460)	656 (700)

PROPOSED COMMON AREA FACILITIES: 36,000± S.F. (INCLUDED IN COMMUNITY CENTER BUILDING)

- COMMON DINING ROOM
- PRIVATE DINING ROOM
- BISTRO / BAR
- CRAFT ROOM
- EXERCISE ROOM
- GAME ROOM
- LIVING ROOM
- WELLNESS CENTER
- CHAPEL
- BEAUTY SHOP
- LIBRARY / BUSINESS CENTER
- GENERAL STORE
- BANK
- POST OFFICE
- ADMINISTRATIVE & STAFF OFFICES
- BUILDING MECHANICAL EQUIPMENT & GENERAL STORAGE

PROPOSED MAINTENANCE BUILDING: 2,700± S.F.

13. DENSITY:
    ALLOWED: PARCEL 1: 25 DU / ACRE @ 58.43 AC. = 1,460.75 DU
    PARCEL 2: 1.8 DU / ACRE @ 94.144 AC. = 169.46 DU
    PROPOSED: PARCEL 1: 11.98 DU / ACRE (700 DU / 58.43 AC.)
    PARCEL 2: 1.28 DU / ACRE (120 LOTS / 94.144 AC.)

14. BUILDING SETBACKS / REGULATIONS:

	R2 (NRD ADJUSTMENT)	CCRC
MINIMUM FRONTYARD SETBACK:	25'	15'
MINIMUM SIDEYARD SETBACK:	6' (20' TOTAL)	50'
MINIMUM REARYARD SETBACK:	22'	50'
MAXIMUM HEIGHT:	3 STORIES	4 STORIES
MINIMUM LOT AREA:	10,000 S.F.	20 ACRES
MINIMUM LOT WIDTH:	60'	N/A
MAXIMUM BUILDING COVERAGE:	N/A	40%
MAXIMUM IMPERVIOUS COVERAGE:	65%	60%
MINIMUM BUILDING TO BUILDING:	N/A	30'

15. OPEN SPACE:
    REQUIRED: PARCEL 1: 33%, 2 ACRES ACTIVE OPEN SPACE
    PARCEL 2: NONE
    PROPOSED: PARCEL 1: 50%±, 2 ACRES MINIMUM ACTIVE OPEN SPACE
    PARCEL 2: 50%±

PLAN TYPE	C
PLAN NO.	14-004
SERIES NO.	1
DATE	1/8/14
DAC DATE	2/5/14

ADJOINING PROPERTY OWNER LIST			
TAX MAP / PARCEL	OWNER	ADDRESS	ZONING
T.M. 41 P. 131 LOT 1	HARFORD COUNTY MARYLAND	220 S. MAIN STREET, BEL AIR, MD 21014	R1
T.M. 41 P. 463 LOT 38	STEPHEN R. COHEN & TINA COHEN	1600 BOSWORTH COURT, BEL AIR, MD 21015	R1
T.M. 41 P. 463 LOT 39	JOHN R. MILLER & BARBARA A. MILLER	1601 BOSWORTH COURT, BEL AIR, MD 21015	R1
T.M. 41 P. 463 LOT 40	ROBERT J. MCCANNEY	1603 BOSWORTH COURT, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 44	MICHAEL A. BROWN & SUSANNE S. BROWN	1721 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 45	TERRY LEE RUDDOCK & DIANA MARIE RUDDOCK TRUSTEES	1723 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 46	KEVIN F. O'CONNOR & PAMELA R. O'CONNOR	1728 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 461 LOT 47	WILLIAM E. HART & JANET L. HART	1726 EDWIN DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 491 LOT 194	MICHAEL A. MARTINI & JANINE Y. MARTINI	1721 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 193	JOHN W. GERDES & CHERYLE A. GERDES	1723 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 192	JOHN C. EVANS, JR. & BEVERLY B. EVANS	1725 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 191	PAUL A. CORSI & DEBRA A. DIGNAN	1727 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 190	MARY LOUISE KARSNER	1729 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 189	THOMAS E. MCNAMEE & YVONNE P. MCNAMEE	1731 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 188	KERVIN L. UPDEGROVE, JR. & LINDA M. UPDEGROVE	1733 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 187	JAMES R. O'BRIEN & CATHY M. O'BRIEN	1735 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 186	JAMES F. STANGLE & JUDY L. STANGLE	1737 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 185	STEVEN R. BRYANT & MARY C. BRYANT	1739 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 184	JAMES A. CASPER & BARBARA D. CASPER	1741 SHAKESPEARE DR., BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 183	FRANCIS P. MIRABELLE & ROSEMARY W. MIRABELLE	1600 FALSTAFF ROAD, BEL AIR, MD 21015	R1
T.M. 41 P. 492 LOT 182	WILLIAM E. MONTGOMERY, JR.	1601 FALSTAFF ROAD, BEL AIR, MD 21015	R1
T.M. 41 P. 170	RICHARD M. SPONAUGLE & ROSE M. BRAMAN	1920 BEECH STREET, BEL AIR, MD 21015	R1
T.M. 41 P. 69	DONALD L. VICARI & ROBIN K. VICARI	1918 BEECH STREET, BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 133	KENNETH W. SMITH	1216 W. BLUE BIRD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 134	DEVANG THAKER & FALGUNI THAKER	1214 W. BLUE BIRD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 147	BRETT A. HALSEY & DEANNA C. HALSEY	1206 ROYAL MEADOW CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 CS	HARFORD PROPERTIES AT AMYCLAE LLC	W. BLUE BIRD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 153	ROSS E. SMITH, IV & JULIE R. SMITH	1205 CLOVERFIELD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 154	BRIAN J. EWING & KELLY L. EWING	1204 CLOVERFIELD CT., BEL AIR, MD 21015	R1
T.M. 41 P. 662 LOT 156	MYRNA VILLANUEVA & EDNITOR L. VILLANUEVA	1806 AMYCLAE DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 662 OS	FOX CHASE AT BEL AIR HOMEOWNERS ASSOCIATION INC.	AMYCLAE DRIVE, BEL AIR, MD 21015	R1
T.M. 41 P. 662 OS	AMYCLAE EAST HOMEOWNERS ASSOCIATION, INC.	AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 71	BRYAN J. CUSHNER & ANNA B. CUSHNER	1712 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 70	ROBERT C. ACQUAVELLA & KATHLEEN D. ACQUAVELLA	1710 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 69	LEONARD HERBOCZEK	1708 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 68	PAUL J. ZIKLA & PATRICIA A. ZIKLA	1706 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 67	KRISTIN L. CONNELLY & KEVIN CONNELLY	1704 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 66	ADRIENNE HORODOWICZ & CHRISTOPHER HORODOWICZ	1702 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 65	TIMOTHY D. MALLORY & GINA M. MALLORY	1614 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 64	RANDOLF C. BAKER	1612 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 63	PAUL S. DUEMMEL & JENNIFER A. DUEMMEL	1610 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 62	YUNG M. KIM & OK M. KIM	1608 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 61	ANIBAL FELICIANO & WINIFRED T. FELICIANO	1606 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 60	CHRISTOPHER B. MATTHEWS & CHRISTINE M. JENSEN	1604 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 59	MICHAEL S. NIEDZWIECKI & LISA NIEDZWIECKI	1602 AMYCLAE DRIVE, BEL AIR, MD 21015	R2

LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- PROPOSED BUILDING SETBACK
- EXISTING EASEMENT
- EXISTING PAVEMENT
- EXISTING FENCE
- PROPOSED LOT LINE
- PROPOSED EDGE OF PAVEMENT
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- KeD2 / EmB — SOILS LINE AND DESIGNATION
- EXISTING STREAM
- LOCATION OF NONTIDAL WETLANDS
- LOCATION OF 25' STATE NONTIDAL WETLAND BUFFER
- LOCATION OF NATURAL RESOURCE DISTRICT
- ZONING LINE
- EXISTING STORM DRAIN
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER
- PROPOSED WATER LINE & FIRE HYDRANT
- PROPOSED SANITARY SEWER
- DENOTES AREA OF SLOPES 15% - 25%
- DENOTES AREA OF STEEP SLOPES > OR = 25%

SOILS DATA							
SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
AdB	ALDINO	3-8%	LIMITED	YES	NO	YES	D
CcB2	CHESTER	3-8%	NO	NO	YES	NO	B
CcC2	CHESTER	8-15%	NO	NO	NO	NO	B
GcD2	GLENELG	15-25%	NO	YES	NO	YES	B
LeC2	LEGORE	8-15%	NO	NO	NO	NO	C
MsB2	MONTALTO	3-8%	NO	NO	YES	YES	B
NeB2	NESHAMINY	3-8%	NO	NO	YES	NO	B
NeC2	NESHAMINY	8-15%	NO	NO	NO	NO	B
WaB	WATCHUNG	3-8%	YES	YES	NO	YES	D

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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CONCEPT PLAN

FOR

EVA MAR

THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS

JOB NO.:	16077/17613
SCALE:	1" = 200'
DATE:	01/07/2013
DRAWN BY:	MVM
DESIGN BY:	MVM
REVIEW BY:	JMK/PTM
SHEET:	1 OF 1

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