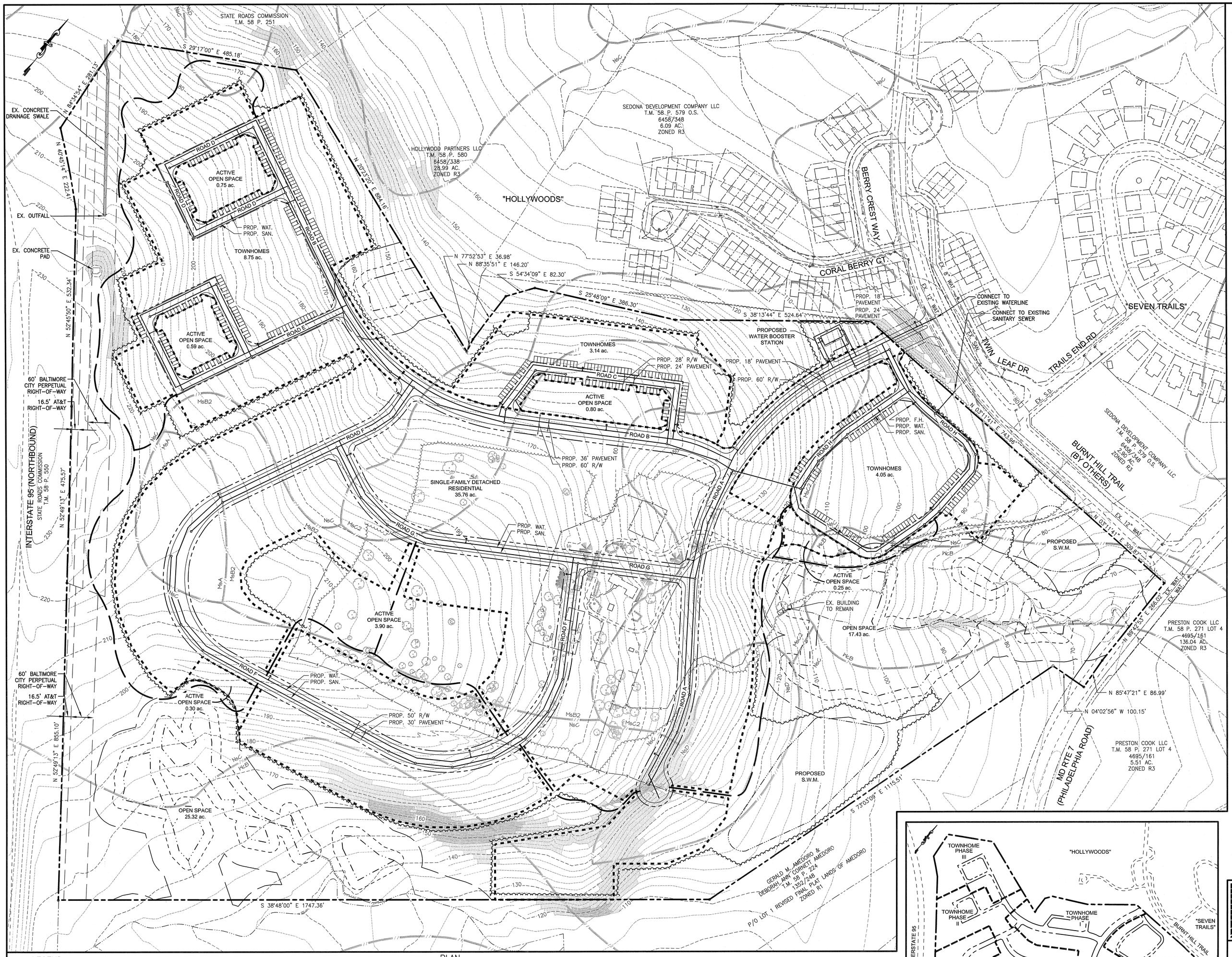
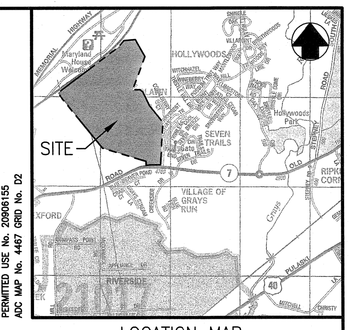


PLAN
1" = 100'



LOCATION MAP
SCALE: 1" = 2000'

SITE DATA:

1. OWNER: JOHN U. HITER, JR. & GRACE T. HITER, 4800 OLD PHILADELPHIA ROAD, ABERDEEN MD 21001
2. DEVELOPER: CLARK TURNER SIGNATURE HOMES, 4685 MILLENNIUM DRIVE, BELCAMP, MD 21017, CONTACT: FRED SHECKELLS, P.E., PHONE: 410-575-6000
3. TAX MAP, PARCEL: MAP 58, PARCEL 22 LOTS 1-104, PARCEL A, & OPEN SPACE
4. DEED REFERENCES: 1311/1085, 1311/1089
5. EXISTING ZONING: R3
6. AREA: 100.575 AC. (BASED ON PLATS 126/62 - 126/72)
7. BUILDING/LOT REGULATIONS:

	SINGLE-FAMILY DETACHED	TOWNHOME
MIN. LOT AREA:	6,000 S.F.	1,800 S.F.
MIN. LOT WIDTH:	45'	18'
MIN. FRONT YARD:	25'	25'
MIN. SIDE YARD:	6' (TOTAL OF 20')	0'
MIN. REAR YARD:	22'	22'
MAX. HEIGHT:	3 STORIES	3 STORIES

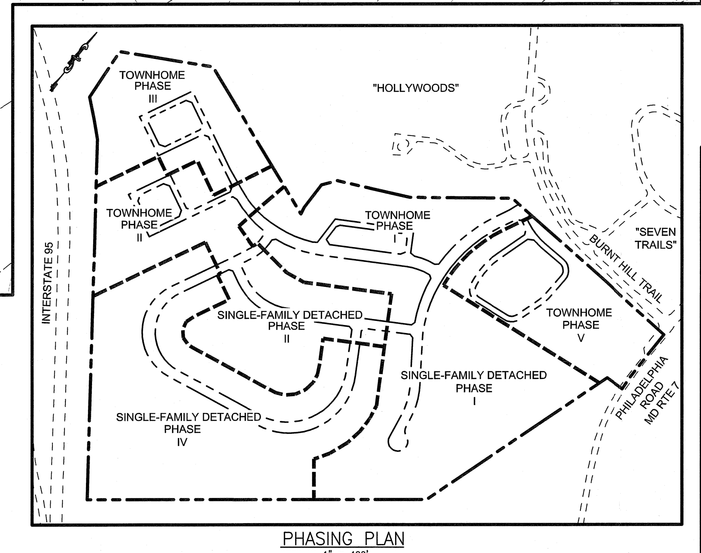
8. PROPOSED USE: RESIDENTIAL - CONVENTIONAL WITH OPEN SPACE
   SINGLE-FAMILY DETACHED LOTS (65' X 140' TYP.) = 125 UNITS
   TOWNHOMES = 175 UNITS
   TOTAL = 300 UNITS
9. DENSITY:
   ALLOWED: R3 COS = 7.0 D.U./AC. (100.575 AC. X 7.0 = 704 UNITS)
   PROPOSED: 300 D.U./100.575 AC. = 2.98 D.U./AC.
10. OPEN SPACE:
   REQUIRED:
   TOTAL OPEN SPACE: 100.575 AC. X 15% = 15.08 AC.
   ACTIVE OPEN SPACE: 15.08 AC. X 50% = 7.54 AC.
   PROPOSED:
   PASSIVE OPEN SPACE: 42.75 AC.
   ACTIVE OPEN SPACE: 7.97 AC.
   RECREATIONAL TRAIL NETWORK: 6,024 L.F. X 10 = 1.38 AC.
   VILLAGE GREENS: 2.14 AC.
   POCKET PARKS: 0.55 AC.
   CENTRAL OPEN FIELD: 3.90 AC.
11. RESIDENTIAL AREA: 51.70 AC.
12. THE EXISTING FEATURES AND TOPOGRAPHY ARE BASED ON A FIELD SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. AND SUPPLEMENTED WITH AVAILALBE GIS INFORMATION.
13. THE NONTIDAL WETLANDS AND WATERS OF THE U.S. AS SHOWN WERE DELINEATED BY FREDERICK WARD ASSOCIATES AND GEO-TECHNOLOGY ASSOCIATES, INC.
14. THERE IS NO 100-YEAR FLOODPLAIN AS EVIDENCED BY THE FEMA, FIRM MAP NUMBER 24025C0276D EFFECTIVE DATE JANUARY 7, 2000.
15. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
16. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON-SITE.
17. ALL PROPOSED ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED.
18. THE PROPOSED WATER AND SEWER SHALL BE PUBLIC. ALL UTILITIES NOT LOCATED WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE CONTAINED IN A DRAINAGE & UTILITY EASEMENT EXCLUDING ON LOT HOUSE CONNECTIONS.
19. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ERC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
20. STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN.
21. THE EXISTING WELL AND SEPTIC RESERVE AREAS LOCATED ON THE PROPERTY SHALL BE ABANDONED AND REMOVED.
22. THE EXISTING BUILDINGS LOCATED ON-SITE SHALL BE RAZED UNLESS OTHERWISE NOTED.

LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- PROPOSED TREE LINE
- PROPOSED BUILDING SETBACK
- PROPOSED LOT LINE
- PROPOSED CENTER LINE OF ROAD
- PROPOSED EDGE OF PAVEMENT
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- SOILS LINE AND DESIGNATION
- EXISTING STREAM
- LIMIT OF 75' NATURAL RESOURCE DISTRICT
- LIMIT OF 25' NONTIDAL WETLANDS BUFFER
- LIMIT OF NONTIDAL WETLANDS
- DENOTES AREA OF SLOPES 15% - 25%
- DENOTES AREA OF SLOPES > 25%
- EX. STORM DRAIN, INLET, & MANHOLE
- EX. SANITARY SEWER
- EX. WATER LINE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED WATER LINE & FIRE HYDRANT
- EX. FENCE
- EX. PAVEMENT
- PROPOSED PHASING LINE
- PROPOSED LAND USE AREA
- PROPOSED RECREATIONAL TRAIL

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
MsA	MONTALTO	0-3%	NO	NO	YES	YES	B
MsB2	MONTALTO	3-8%	NO	NO	YES	YES	B
MsC2	MONTALTO	8-15%	NO	YES	NO	NO	B
NeC	NESHAMINY	0-15%	NO	YES	NO	YES	B
NeD	NESHAMINY	15-25%	NO	NO	NO	YES	B
HcB	HATCHLING	0-8%	YES	YES	NO	YES	D



PHASING PLAN
1" = 400'

PLAN TYPE C
PLAN NO. 09-151
SERIES NO.
DATE 11/4/09
DAC/DUE 12/2/09

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

CONCEPT PLAN
FOR
WOODLAWN

FIRST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO:	16493
		SCALE:	AS SHOWN
		DATE:	10/14/09
		DRAWN BY:	MVM
		DESIGN BY:	MVM
		REVIEW BY:	PTM / JKM
		SHEET:	1 OF 1

C:\16493\PLANNING\CONCEPT\PLAN35_CONCEPT.DWG, 11/3/2009 9:12:38 PM, mmatthews,
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