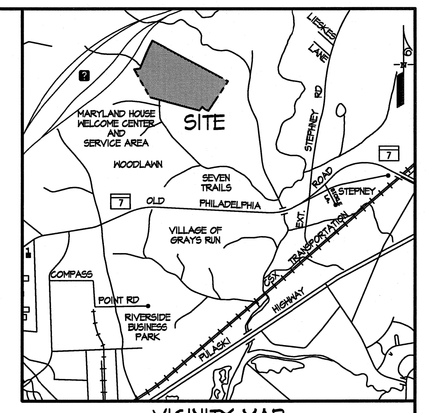
LINE	BEARING	DISTANCE
L1	S 52°34'54" E	52.48'
L2	S 15°19'19" E	45.42'
L3	S 64°57'42" W	24.57'
L4	S 25°02'18" E	60.00'
L5	N 64°57'42" E	17.73'
L6	S 28°20'52" E	9.10'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BERING	CHORD LENGTH	TANGENT
C1	72.04'	26.30'	20°55'03"	S 67°19'38" E	26.15'	13.30'
C2	35.00'	15.31'	25°03'41"	N 65°15'20" W	15.19'	7.78'
C3	30.00'	45.34'	86°41'26"	S 71°41'55" E	41.18'	28.32'

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AG	SEPTIC LIMITATIONS	HYRDROLOGIC CLASSICATION
AeB	ALDINO	0-8%	NO	NO	NO	YES	C
MaB2	MONTALTO	3-8%	NO	NO	YES	YES	B
MaC2	MONTALTO	8-15%	NO	YES	NO	NO	B
NaC	NESHAMINY	0-15%	NO	YES	NO	YES	B
NaD	NESHAMINY	15-25%	NO	NO	NO	YES	B
WcB	WATCHUNG	0-8%	YES	YES	NO	YES	D



VICINITY MAP

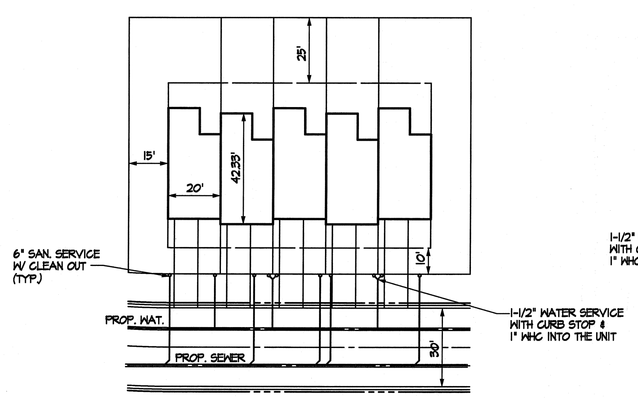
SCALE: 1" = 2,000'

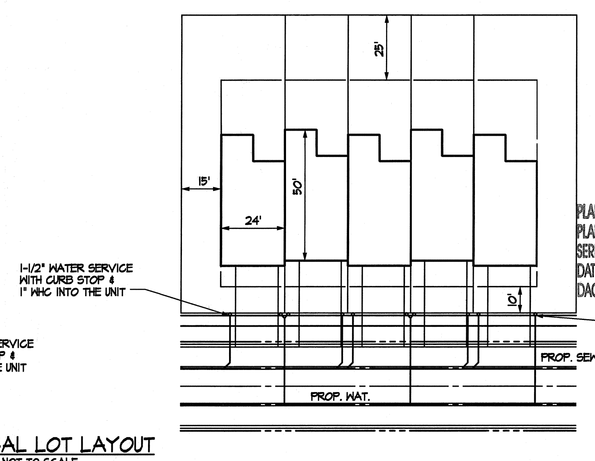
SITE DATA

1. OWNER / DEVELOPER:
   HOLLYWOOD PARTNERS, LLC
   15 W. AYLESBURY ROAD
   SUITE 700
   TIMONIUM, MD 21093
2. ENGINEER:
   KCI TECHNOLOGIES, INC.
   936 RIDGEBROOK ROAD
   SPARKS, MD 21152
   PHONE: 410-316-7800
3. ELECTION DISTRICT: FIRST
4. TAX MAP: 58
5. GRID: 5B
6. PARCEL: 580 & 345
7. ZONING: R-3 CDP
8. DEED REFERENCE: 6458/338
9. AREA 1 GROSS SITE AREA: 61.3 AC±
10. BOARD OF APPEALS CASE NO'S.: 5670 & 2750
11. EXISTING USE: PLATTED FOR 144 CONDOMINIUMS
12. PROPOSED USE: 84 GARAGE TOWNHOUSES
13. SETBACKS:
    FRONT: 10'
    SIDE: 15'
    REAR: 25'
14. BUILDING/LOT REGULATIONS:
    MIN. LOT AREA: 1,800 S.F.
    MIN. LOT WIDTH: 18'
    MAX. HEIGHT: 3 STORIES
15. DENSITY:
    ALLOWED: R3 COS = 7.0 D.U./AC. (61.3 AC. x 7.0 = 429 UNITS)
    PROPOSED: 84 D.U./61.3 AC. = 1.45 D.U./AC.
16. OPEN SPACE:
    REQUIRED: NO OPEN SPACE REQUIRED PER BOARD OF APPEALS CASE NO's. 5670 & 2670 AND APPROVED REC. PLAN NO. 03-120.
    PROPOSED: NONE
17. PARKING
    REQUIRED: 2 PER UNIT OR: 178 SPACES
    PROVIDED: 186 SPACES
    TOWNHOUSE GARAGE PARKING: 178
    OVERFLOW PARKING: 8
18. RESIDENTIAL AREA: 5.73 AC.
19. THE EXISTING FEATURES AND TOPOGRAPHY ARE BASED ON A FIELD SURVEY PERFORMED BY GHS AND SUPPLEMENTED WITH AVAILABLE GIS INFORMATION.
20. THERE IS NO 100-YEAR FLOODPLAIN AS EVIDENCED BY THE FEMA, FIRM MAP NO. 24025C0216D EFFECTIVE DATE JANUARY 7, 2000.
21. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
22. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
23. ALL PROPOSED ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED.
24. ALL UTILITIES NOT LOCATED WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE CONTAINED IN A DRAINAGE & UTILITY EASEMENT EXCLUDING ON LOT HOUSE CONNECTIONS.
25. STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN.
26. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
27. ALL PROPOSED WATER AND SEWER LINES SHALL BE 8".
28. PEDESTRIAN CIRCULATION SHALL INTERCONNECT THE VARIOUS SECTIONS OF THE DEVELOPMENT, RECREATIONAL FACILITIES, PASSIVE AND ACTIVE OPEN SPACE.
29. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

LEGEND

- PROPERTY LINE
- 110 EX. CONTOURS
- EX. WETLANDS BUFFER
- EX. WETLANDS
- 150 PROP. CONTOURS
- EX. ROAD
- PROP. CURB & GUTTER
- PROP. BUILDING
- PROP. WATER
- PROP. SEWER
- PROP. STORMDRAIN
- STEEP SLOPES 15-25%
- STEEP SLOPES 25% & GREATER





TYPICAL LOT LAYOUT

NOT TO SCALE

PLAN TYPE	C
PLAN NO.	93-003
SERIES NO.	8
DATE	12/1/09
DAC/DUE	1/6/10

RECEIVED
2009 DEC -1 P 3:15
PLANNING & ZONING

GRAPHIC SCALE

60' 0 60' 120'

SCALE: 1" = 60'

KCI TECHNOLOGIES

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 11/25/09
SCALE 1" = 60'
DESIGNED BY MSS
DRAWN BY JMC

CONCEPT PLAN
HOLLYWOODS

FIRST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DRAWING NO.
SHEET 1 OF 1
KCI JOB NUMBER 01090145

PLOTTED: "9:40:17 PM on Monday, November 30, 2009"
BY: Matthew Sichel Division: 0100 Urban Planning and Development
FILE: M:\2009\01090145\drawings\U-CDP\-COMMUNITY INFO\ PLAN.dgn