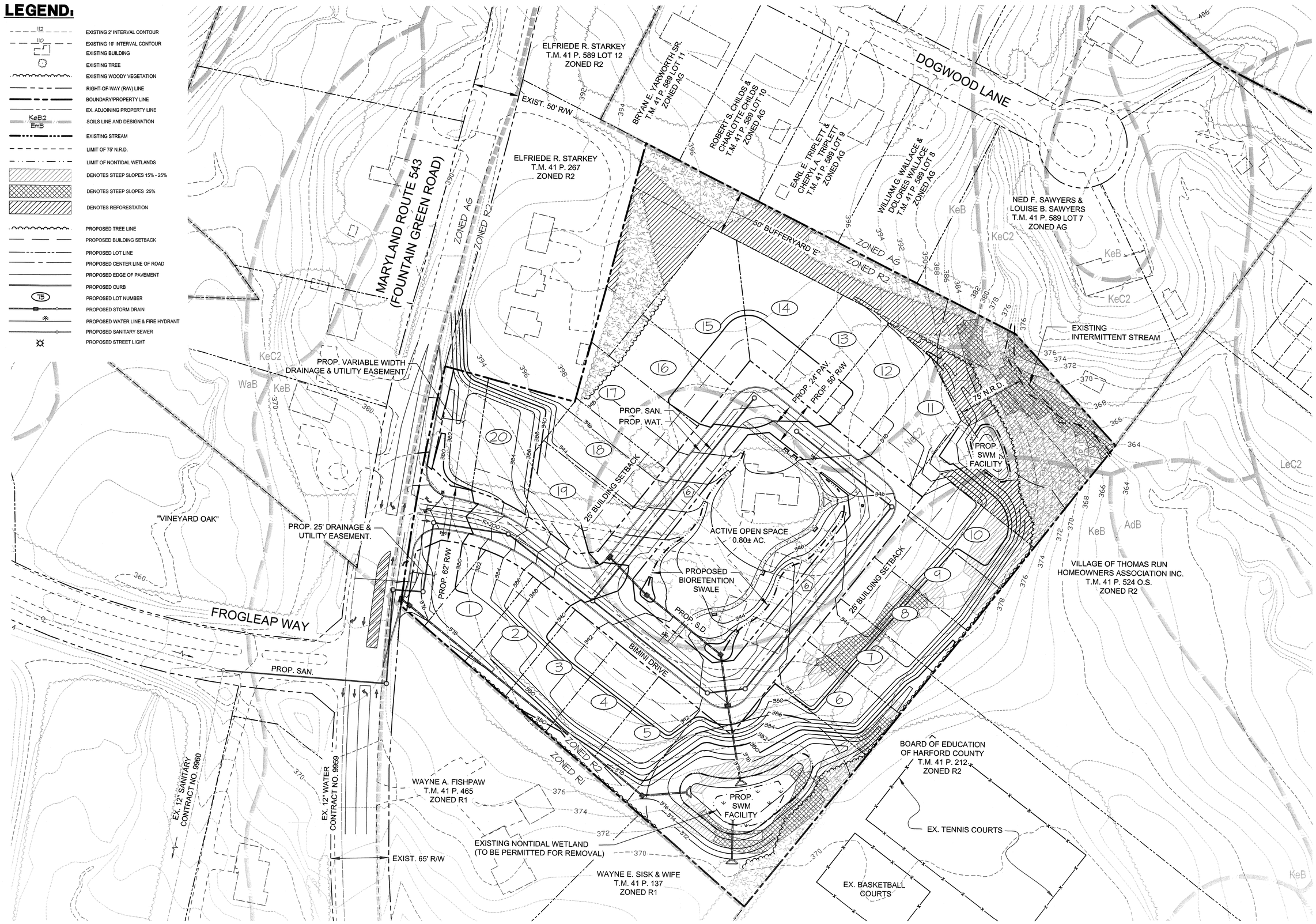
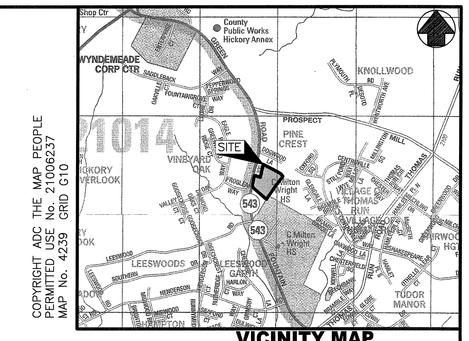
LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- SOILS LINE AND DESIGNATION
- EXISTING STREAM
- LIMIT OF 75' N.R.D.
- LIMIT OF NONTIDAL WETLANDS
- DENOTES STEEP SLOPES 15% - 25%
- DENOTES STEEP SLOPES 25%
- DENOTES REFORESTATION
- PROPOSED TREE LINE
- PROPOSED BUILDING SETBACK
- PROPOSED LOT LINE
- PROPOSED CENTER LINE OF ROAD
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED LOT NUMBER
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE & FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STREET LIGHT





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PERMITTED USE No. 21006237
MAP No. 4239 GRID G10

VICINITY MAP
SCALE: 1"=2000'

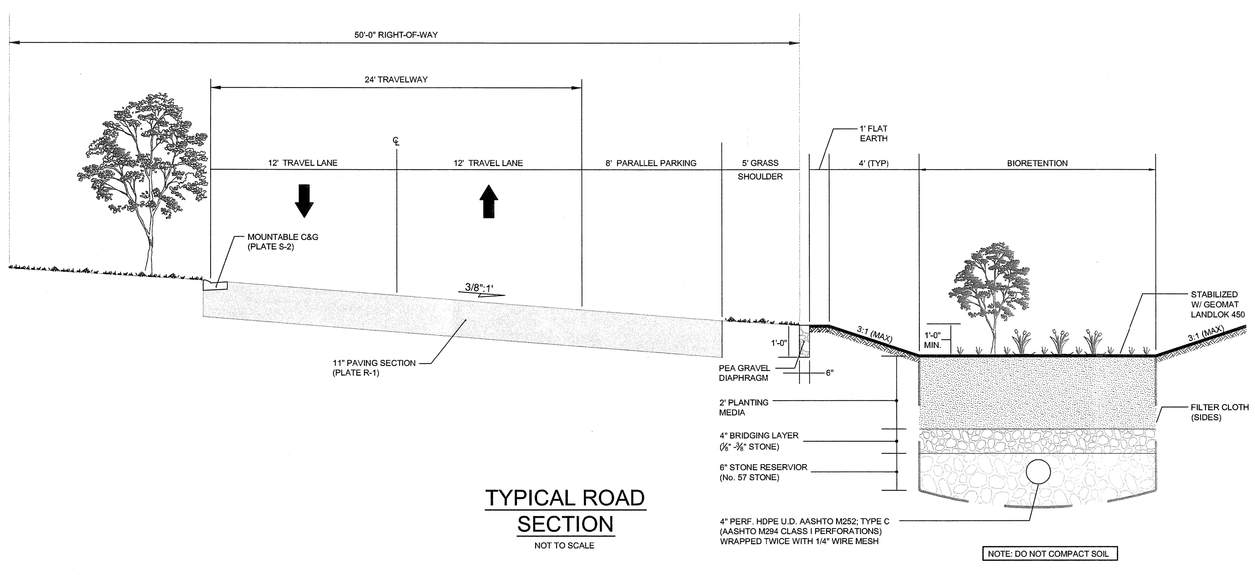
SITE DATA

1. LOCATION: 1327 N. FOUNTAIN GREEN ROAD
   BEL AIR, MARYLAND 21015
2. OWNER: STARBOARD PROPERTIES LLC
   429 TIMONIUM COURT
   HAVRE DE GRACE, MD 21078
3. DEVELOPER: GOODIER BAKER HOMES, LLC
   C/O MCHENRY REAL ESTATE SERVICES
   1437 BENJAMIN STREET
   BALTIMORE, MD 21230
4. PROPERTY INFORMATION: TAX MAP: 41 PARCEL: 139
   DEED REFERENCE: 5013/284
   ZONING: R2
5. PROJECT AREA: 8.501 AC. (PER BOUNDARY SURVEY)
6. NATURAL RESOURCE DISTRICT: 1.22± AC.
7. EXISTING FOREST: 3.90± AC.
   FOREST TO BE REMOVED: 3.38± AC.
   FOREST TO BE RETAINED: 0.52± AC.
8. PROPOSED USE: 20 SINGLE-FAMILY RESIDENTIAL LOTS (C.O.S.)
9. DENSITY: ALLOWED: 4.5 D.U. / ACRE = 38.25 D.U.
   PROPOSED: 20 UNITS / 8.501 AC. = 2.35 D.U.
10. BUILDING SETBACK & LOT REQUIREMENTS (R2 - C.O.S.):
    MIN. LOT AREA: 7,500 S.F.
    MIN. FRONT YARD SETBACK: 25'
    MIN. SIDE YARD SETBACK: 6' (TOTAL OF 20')
    MIN. REAR YARD SETBACK: 22'
    MIN. LOT WIDTH: 55'
    MAX. BUILDING HEIGHT: 3 STORIES
11. AREA OF RESIDENTIAL LOTS: 3.81± AC.
12. AREA OF RIGHT-OF-WAY: 1.45± AC.
13. PARKING:
    REQUIRED: 1 P.S. / UNIT = 40 P.S.
    PROVIDED: 52 P.S. (40 P.S. ON-LOT + 12 PARALLEL P.S.)
14. OPEN SPACE:
    TOTAL REQUIRED: 10% = 0.85 AC.
    TOTAL PROVIDED: 3.16 AC.
    ACTIVE OPEN SPACE REQUIRED: 50% OF REQUIRED TOTAL = 0.425 AC.
    ACTIVE OPEN SPACE PROVIDED: 0.80 AC.
15. IMPERVIOUS SURFACES:
    ALLOWED: 65% = 5.52 AC.
    PROPOSED: 5.52 AC. MAX.
16. THE PROPERTY BOUNDARY IS BASED ON THE BOUNDARY SURVEY WORKSHEET FOR THE LAND OF STARBOARD PROPERTIES, LLC, DATED 06/01/2009, PREPARED BY THOMPSON & ASSOCIATES, LLC.
17. THE LIMITS OF THE WETLANDS/WATERS AS SHOWN ARE BASED ON A WETLAND DELINEATION PREPARED BY DMW, INC., AS SHOWN ON THE BOUNDARY SURVEY WORKSHEET FOR THE LAND OF STARBOARD PROPERTIES, LLC, DATED 06/01/2009, PREPARED BY THOMPSON & ASSOCIATES, LLC.
18. THERE IS NO 100-YEAR FEMA FLOODPLAIN LOCATED ON THIS PROPERTY AS EVIDENCED BY THE FEMA FIRM MAP PANEL NO. 24025C0154 D. EFFECTIVE DATE, JAN. 7, 2000.
19. THE EXISTING FEATURES AND TOPOGRAPHY ARE BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION.
20. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, AND PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTIN DRAWINGS.
21. THERE ARE NO KNOWN AREAS ON-SITE CONTAINING PLANT AND WILDLIFE HABITAT OF STATE OF COUNTY IMPORTANCE.
22. ALL EXISTING BUILDINGS LOCATED ON-SITE SHALL BE RAZED.

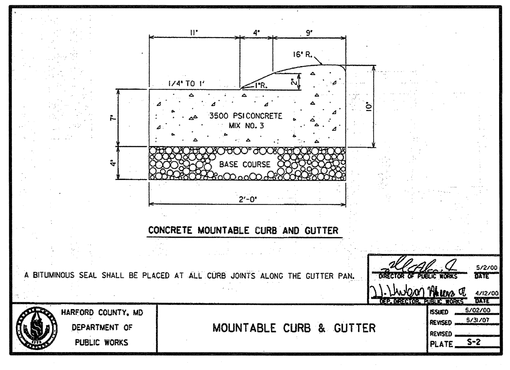
PLAN TYPE P
PLAN NO. 10-096
SERIES NO. 1
DATE 8/4/10
DAC/DUE 9/1/10

PRINTED
AUG 04 2010
MORRIS & RITCHIE ASSOCIATES, INC.

SOILS DATA							
SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
KeB	KELLY	3-8%	LIMITED	YES	NO	YES	D
KeC2	KELLY	8-15%	LIMITED	YES	NO	YES	D
NeC2	NESHAMINY	8-15%	NO	NO	NO	NO	B



TYPICAL ROAD SECTION
NOT TO SCALE



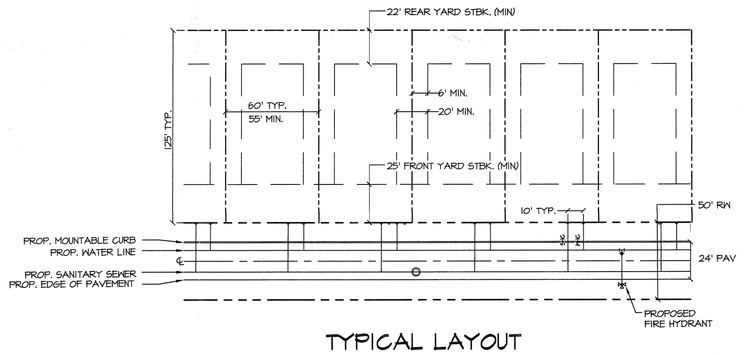
CONCRETE MOUNTABLE CURB AND GUTTER

A BITUMINOUS SEAL SHALL BE PLACED AT ALL CURB JOINTS ALONG THE GUTTER PAN.

DIRECTOR OF PUBLIC WORKS	5/2/03 DATE	
CHIEF, BUREAU OF ENGINEERING	4/03/03 DATE	
ISSUED	4/03/03	
REVISED	5/2/03	
REVISED		
PLATE	S-2	

HARFORD COUNTY, MD
DEPARTMENT OF PUBLIC WORKS

MOUNTABLE CURB & GUTTER



TYPICAL LAYOUT
SINGLE FAMILY DETACHED LOT
NOT TO SCALE

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER
DRIVE ABINGDON, MD 21009
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MRAGTA.COM

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PRELIMINARY PLAN
FOR
SANDY RIDGE

THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

RECEIVED 2010 AUG 4 PM 3:00

DATE	REVISIONS		
		JOB NO.:	16871
		SCALE:	1" = 50'
		DATE:	8/4/2010
		DRAWN BY:	MVM
		DESIGN BY:	MVM
		REVIEW BY:	JMK
		SHEET:	1 OF 1

G:\16871\PLANNING\PRELIMINARY\PLOT\16871_PRELIM.dwg, 8/4/2010 10:20:48 AM, MMatthews.
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