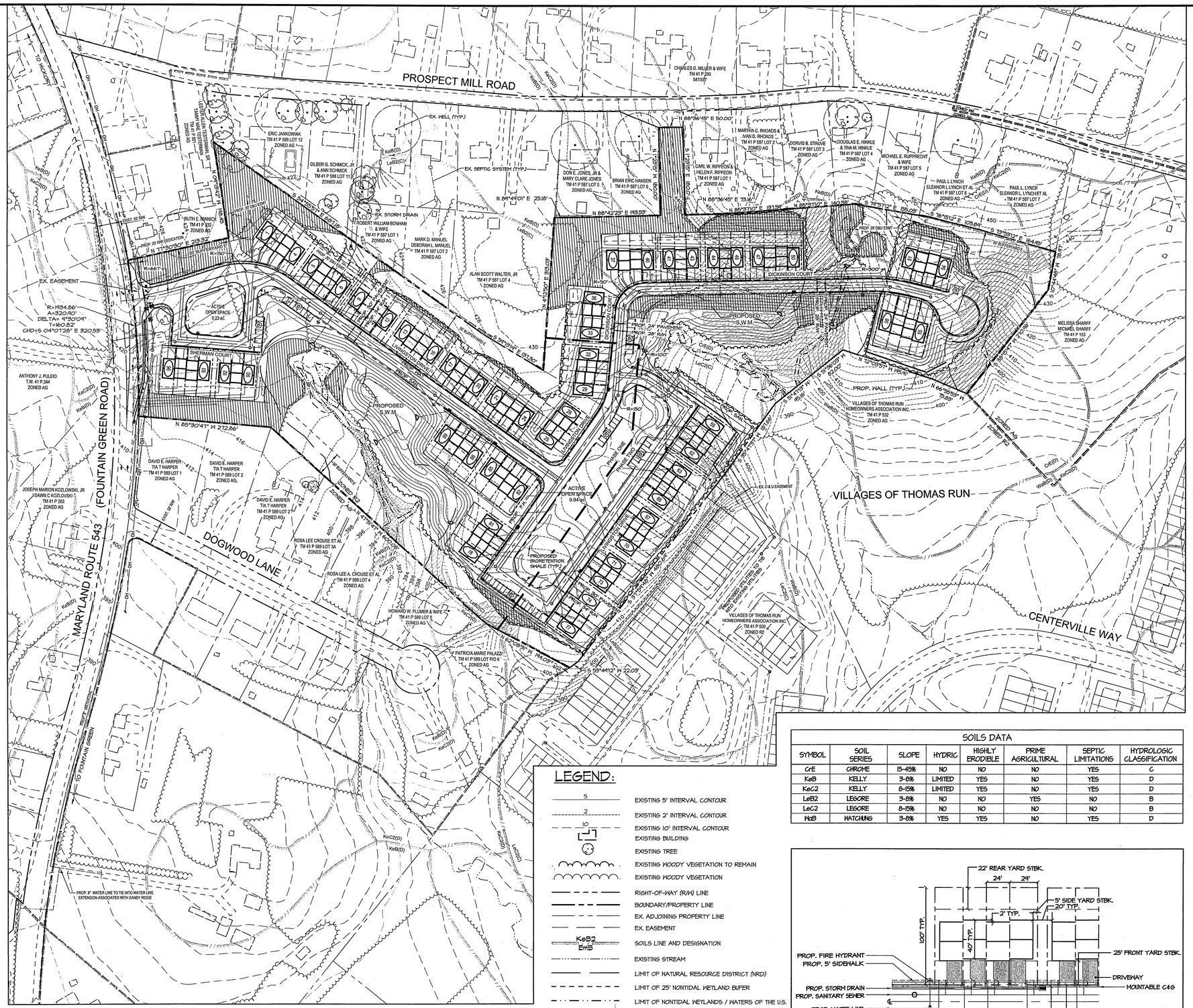
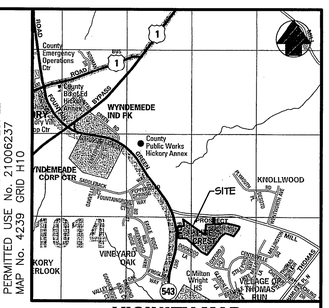




COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE No. 21006237
MAP No. 4239 GRID H10

VICINITY MAP

SCALE: 1"=2000'

SITE DATA:

1. DEVELOPER: MOB PROSPECT LLC
139 N. MAIN STREET, SUITE 300
BEL AIR, MARYLAND 21014

2. PROPERTY INFORMATION:

OWNER	TAX MAP/ PARCEL #	DEED REFERENCE	PLAT REFERENCE	ACREAGE	ZONING
MOB PROSPECT LLC	T.M. 41 P. 333	5977/685	–	1.932 AC.	R2
MOB PROSPECT LLC	T.M. 41 P. 385	6409/110	–	10.719 AC.	R2
MOB PROSPECT LLC	P/O T.M. 41 P. 588	6361/447	17-013	3.393 AC.	R2
MOB PROSPECT LLC	T.M. 41 P. 350	8652/402	44-115	5.31 AC.	R2

3. SITE AREA: 21.354± AC.

4. EXISTING ZONING: R2

5. DENSITY:
ALLOWED: R2 CONVENTION WITH OPEN SPACE
4.5 D.U./AC. x 21.354±AC = 96.09 D.U.
PROPOSED: 96 D.U. / 21.354±AC. = 4.50 D.U./AC.

6. PROPOSED USE: RESIDENTIAL – CONVENTIONAL WITH OPEN SPACE
96 SINGLE-FAMILY ATTACHED/ TOWNHOUSE UNITS

7. BUILDING/LOT REGULATIONS (R2 COS TOWNHOUSES):

MIN. LOT AREA: 2,400 S.F.
MIN. LOT WIDTH: 24'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 0'
MIN. REAR YARD: 22'
MAX. BLDG. HEIGHT: 3 STORIES
MAX. D.U./BLDG. BLOCK: 4

8. OPEN SPACE:
REQUIRED:
TOTAL OPEN SPACE: 21.354± AC. X 10% = 2.135± AC.
ACTIVE OPEN SPACE: 2.135± AC. X 50% = 1.068± AC.
PROPOSED:
TOTAL OPEN SPACE: 12.43± AC.
ACTIVE OPEN SPACE: 1.17± AC.

9. AREA OF RESIDENTIAL LOTS: 5.98± AC.

10. AREA OF RIGHT-OF-WAY: 2.94± AC. (CUL-DE-SAC LENGTH: 760')

11. AREA OF NATURAL RESOURCE DISTRICT (NRD): 5.25± AC. (24.6%)

12. AREA OF FOREST: 16.30± AC.

13. PARKING:
REQUIRED: 2 P.S. / UNIT = 190 P.S.
PROVIDED: 2 ON-LOT SPACES/UNIT + 57 PERPENDICULAR SPACES = 247 P.S.

14. IMPERVIOUS AREA:
ALLOWED: 65% X 21.354± AC. = 13.880± AC.
PROPOSED: MAX. OF 13.880± AC.

15. THE EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION AND FIELD SURVEY CONDUCTED BY MRA.

16. THERE IS NO 100-YEAR FEMA FLOODPLAIN LOCATED ON THIS SITE AS EVIDENCED BY FEMA FIRM MAP PANEL NO. 24025C0154 D, EFFECTIVE DATE JANUARY 7, 2000.

17. THE WATERS AND NONTIDAL WETLANDS AS SHOWN ARE BASED ON A DELINEATION PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC.

18. THE PROPERTY BOUNDARY IS BASED ON A SURVEY CONDUCTED BY MORRIS & RITCHIE ASSOCIATES, INC., MAY 2006.

19. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.

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

21. ALL PROPOSED ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED. LIVINGSTON DRIVE IS PROPOSED TO HAVE 30' OF PAVEMENT IN A 34'-WIDE RIGHT-OF-WAY (TYPICALLY). THE OTHER ROADS ARE PROPOSED TO HAVE 24' OF PAVEMENT IN 28'-WIDE RIGHTS-OF-WAY.

22. 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.

23. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.

24. STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN.

25. THE EXISTING WELL AND SEPTIC RESERVE AREAS LOCATED ON THE PROPERTY SHALL BE ABANDONED AND REMOVED.

26. THE EXISTING BUILDINGS LOCATED ON-SITE SHALL BE RAZED UNLESS OTHERWISE NOTED.

27. THE EX. SEPTIC SYSTEMS AND WELLS SHOWN ARE BASED ON INFORMATION FROM THE HARFORD COUNTY HEALTH DEPARTMENT. THE EXISTING SEPTIC SYSTEM AND WELL, ON-SITE, ARE TO BE PROPERLY REMOVED OR ABANDONED.

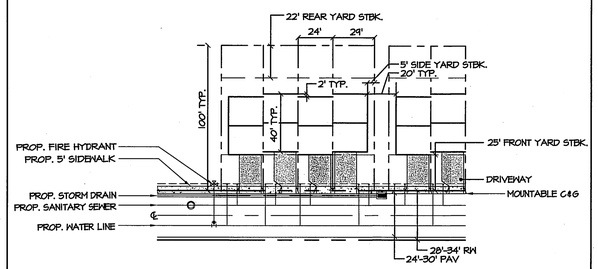
PLAN TYPE P
PLAN NO. 10-104
SERIES NO. 1
DATE 8/18/10
DAC/DUE 9/18/10

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
CrE	CHROME	15-45%	NO	NO	NO	YES	C
KeB	KELLY	3-8%	LIMITED	YES	NO	YES	D
KeC2	KELLY	8-15%	LIMITED	YES	NO	YES	D
LeB2	LEGORE	3-8%	NO	NO	YES	NO	B
LeC2	LEGORE	8-15%	NO	NO	NO	NO	B
WcB	WATCHUNG	3-8%	YES	YES	NO	YES	D

LEGEND:

- EXISTING 5' INTERVAL CONTOUR
- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION TO REMAIN
- EXISTING WOODY VEGETATION
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- EX. EASEMENT
- KeB2 EmB — SOILS LINE AND DESIGNATION
- EXISTING STREAM
- LIMIT OF NATURAL RESOURCE DISTRICT (NRD)
- LIMIT OF 25' NONTIDAL WETLAND BUFER
- LIMIT OF NONTIDAL WETLANDS / WATERS OF THE U.S.
- ZONED AG / ZONED R2 — EXISTING ZONING
- DENOTES AREA OF SLOPES 15%-25%
- DENOTES AREA OF SLOPES 25% OR GREATER
- DENOTES NONTIDAL WETLANDS
- DENOTES AREA OF REFORESTATION
- EX. STORM DRAIN & MANHOLE
- EX. WATER LINE & FIRE HYDRANT
- EX. SANITARY SEWER & MANHOLE
- PROPOSED STORM DRAIN, INLET & MANHOLE
- PROPOSED WATER LINE & FIRE HYDRANT
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED STREET LIGHT
- 75 — PROPOSED LOT NUMBER



TYPICAL LAYOUT
TWO CAR GARAGE TOWNHOME
NOT TO SCALE

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

© 2010 MORRIS & RITCHIE ASSOCIATES, INC.

RECEIVED
2010 AUG 19 P 4:

PRELIMINARY PLAN
FOR
PROSPECT GREEN

THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	14194
		SCALE:	1" = 100'
		DATE:	08/18/2010
		DRAWN BY:	MVM
		DESIGN BY:	JMK
		REVIEW BY:	JMK/PTM
		SHEET:	1 OF 1

G:\14194\PLANNING\PRELIMINARY\14194-Preliminary.dwg, 8/18/2010 11:26:20 AM, MMaffeo,
Copyright 2010 Morris & Ritchie Associates, Inc.