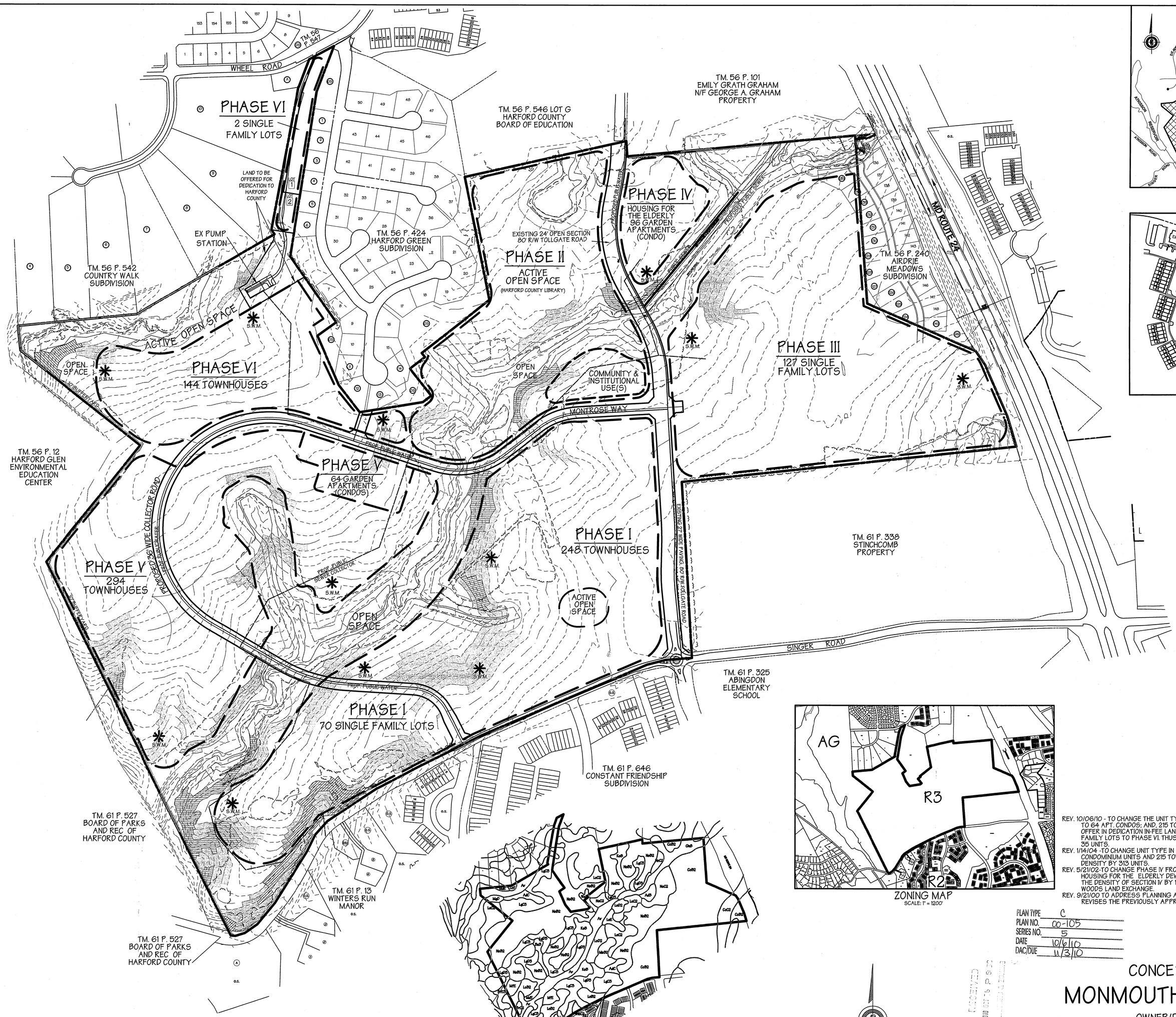
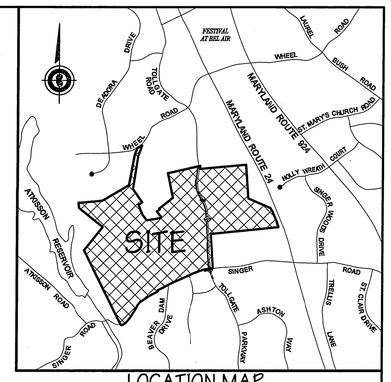
GENERAL NOTES

1. SUBDIVISION NAME: MONMOUTH MEADOWS
2. OWNER:
   ESTATE OF VICTOR POSNER
   1308 B CONTINENTAL DRIVE
   ABINGDON, MD 21009

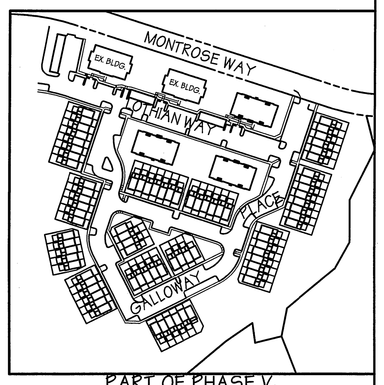
   PLAN PREPARED BY:
   G.W. STEPHENS, JR. AND ASSOCIATES, INC.
   1308 CONTINENTAL DR. SUITE A
   ABINGDON, MD 21009
3. TRACT ACREAGE: 248.88 AC.+/-
4. TAX MAP: 56, 61
5. PARCELS DEED/PLAT REF. ACREAGE:
   P. 527 2203/204 212.4 +/-
   P. 587 2203/204 36.1 +/-
   AREA FROM LAUREL WOODS 0.38 +/-
6. EXISTING ZONING: R3
7. DEVELOPMENT TYPE: C.O.S. & HOUSING FOR THE ELDERLY
8. DENSITY ALLOWED:
   R3(COS): 7.0 D.U./G.A.(239.28 AC. +/-) 1674 D.U.
   R5(H.F.E) 10 D.U./ G.A.(9.6 AC.+/-) 96 D.U.
   TOTAL DWELLING UNITS ALLOWED: 1770 D.U.
9. DWELLING UNITS PROPOSED:
   PHASE I:
   SINGLE FAMILY DETACHED: 70 D.U.
   SINGLE FAMILY ATTACHED: 248 D.U.
   PHASE II:
   OPEN SPACE: N/A
   PHASE III:
   SINGLE FAMILY DETACHED: 127 D.U.
   PHASE IV:
   H.F.E. CONDOMINIUM: 96 D.U.
   PHASE V:
   TOWNHOUSE (CONDO): 294 D.U.
   CONDOMINIUM: 64 D.U.
   PHASE VI:
   SINGLE FAMILY ATTACHED: 144 D.U.
   SINGLE FAMILY DETACHED: 2 D.U.

   TOTAL DWELLING UNITS: 1045 D.U.
10. GROSS DENSITY PROPOSED: 4.2 D.U. / G.A.
11. OPEN SPACE REQUIRED: 40.9 AC.+/-
    C.O.S. SINGLE FAMILY: 94.68 AC.+/- @ 15%= 14.2 AC.+/-
    C.O.S. S.F. ATTACHED: 140.7 AC.+/- @ 15%= 21.1 AC.+/-
    C.O.S. MULTI-FAMILY: 3.9 AC.+/- @ 20%= 0.8 AC.+/-
    H.F.E. MULTI-FAMILY: 9.6 AC. +/-@ 50%= 4.8 AC. +/-
12. COS OPEN SPACE PROPOSED: 81 AC.+/-
13. ACTIVE OPEN SPACE REQUIRED:
    40% OF REQUIRED O.S. TOTAL = 16.6 AC.+/-
14. ACTIVE OPEN SPACE PROPOSED: 21.2 AC.+/-
15. NATURAL RESOURCE DISTRICT AREA: 48.7 AC. +/-
16. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATIONS.
17. TOLLGATE ROAD IS AN ELEMENT OF THE HARFORD COUNTY MASTER TRANSPORTATION PLAN.
18. FIRM PANEL 24025 C0 252D



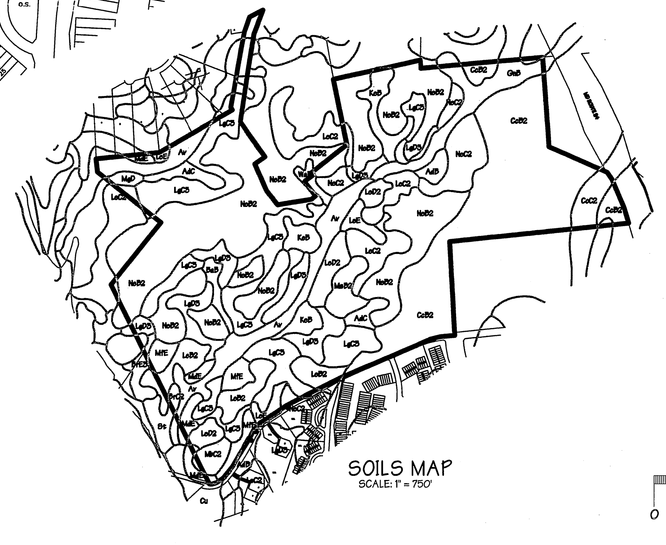


LOCATION MAP
SCALE: 1" = 2000'



PART OF PHASE V
SCALE: 1" = 200'

ZONING MAP
SCALE: 1" = 1200'



SOILS MAP
SCALE: 1" = 750'

REV. 10/06/10 - TO CHANGE THE UNIT TYPE MIX IN PHASE V FROM 180 APT. CONDOS TO 64 APT. CONDOS; AND, 215 TOWNHOUSES TO 294 TOWNHOUSE UNITS. TO OFFER IN DEDICATION IN-FEE LAND FOR THE PUMP STATION & ADD TWO SINGLE FAMILY LOTS TO PHASE VI. THUS THE OVERALL DENSITY WILL BE REDUCED BY 35 UNITS.
REV. 1/14/04 - TO CHANGE UNIT TYPE IN PHASE 5 FROM 708 CONDOMINIUMS TO 180 CONDOMINIUM UNITS AND 215 TOWNHOUSE UNITS, THUS REDUCING THE DENSITY BY 313 UNITS.
REV. 5/21/02-TO CHANGE PHASE IV FROM C.O.S DEVELOPMENT REGULATIONS TO HOUSING FOR THE ELDERLY DEVELOPMENT REGULATIONS THUS REDUCING THE DENSITY OF SECTION IV BY 12 UNITS-TO ADD 0.38 AC. +/- FROM LAUREL WOODS LAND EXCHANGE.
REV. 9/21/00 TO ADDRESS PLANNING AND ZONING COMMENTS NOTE: THIS PLAN REVISES THE PREVIOUSLY APPROVED CONCEPT PLAN DATED 7/31/95

LEGEND

- BOUNDARY/SECTION LINE
- OPEN SPACE AREA
- ZONING LINE
- EX. CONTOUR
- WATER COURSE
- SOILS LINE — MdE, LgD
- TREE LINE
- SLOPES 15-25%
- SLOPES > 25%
- NATURAL RESOURCE DISTRICT
- 100 YEAR FLOODPLAIN
- EXISTING & PROPOSED STORMWATER MANAGEMENT — S.W.M.

REFERENCES

1. BOUNDARY BY GWS.
2. SOILS, TOPOGRAPHY, AND EXISTING STRUCTURES ARE FROM HARFORD COUNTY GIS.
3. 100-YR FLOODPLAIN BY GWS.
4. STEEP SLOPES ARE FROM A SLOPE ANALYSIS PERFORMED BY GWS.

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1308 CONTINENTAL DRIVE, SUITE A
ABINGDON, MARYLAND 21009
(410) 297-2340

PLAN TYPE	C
PLAN NO.	00-105
SERIES NO.	5
DATE	10/6/10
DAC/DUE	11/3/10

CONCEPT PLAN
MONMOUTH MEADOWS

TAX MAP: 56,61
PARCEL: 106, 527, 587

OWNER/DEVELOPER
ESTATE OF VICTOR POSNER
1308 B CONTINENTAL DRIVE
ABINGDON, MARYLAND 21009

FIRST ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

SCALE: 1" = 200'
DATE: MAY 12, 2000

0 100 200 400 800

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