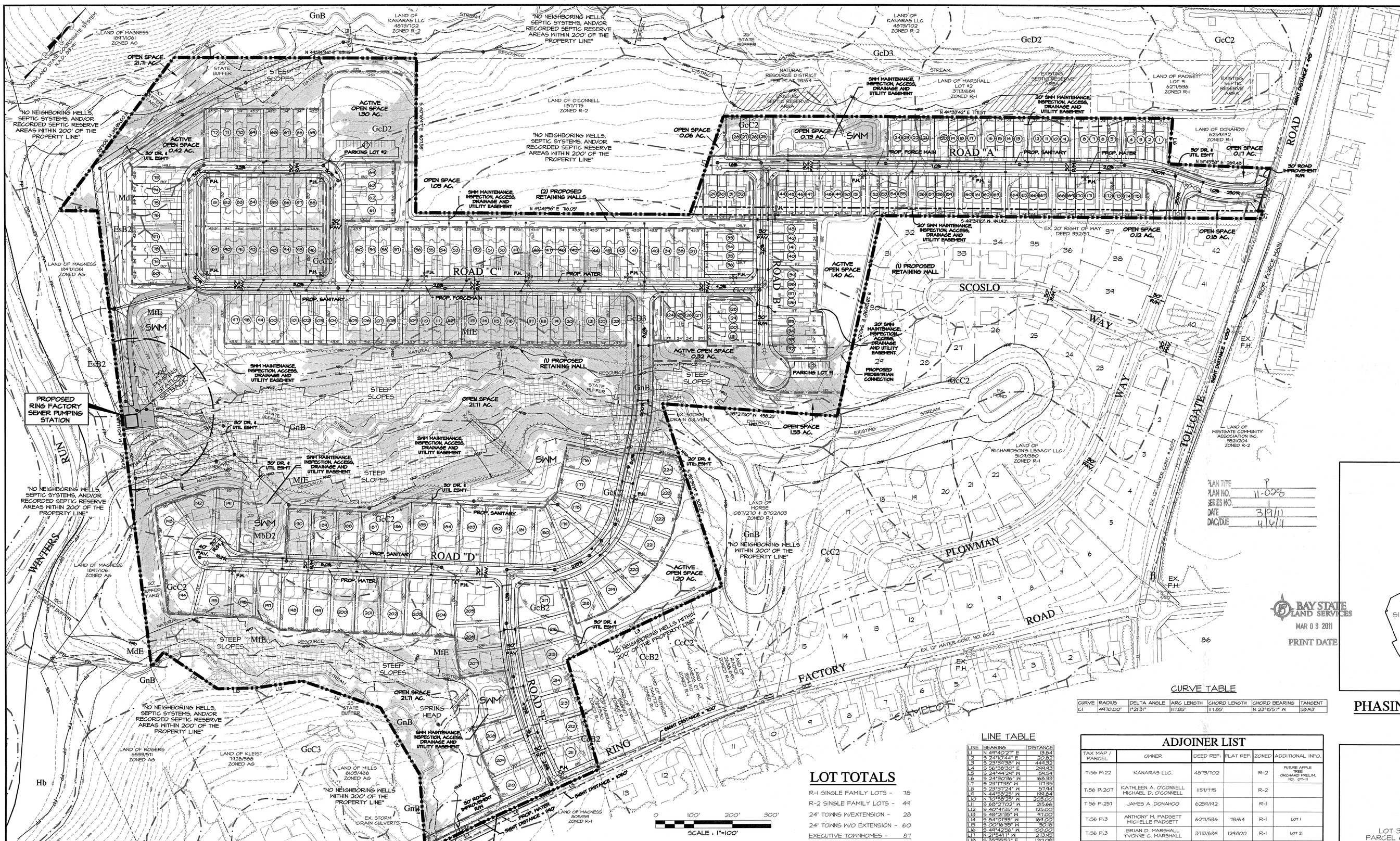
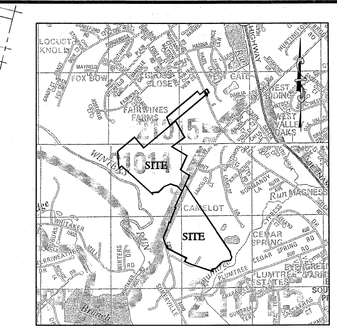




COPYRIGHT ADC THE MAP PEOPLE,
USED WITH PERMISSION,
PERMITTED USE NUMBER 21001199
ADC MAP NO. 17 GRID E-13, F-13
ADC MAP NO. 23 GRID NO. E-1 F-1, E-2, F-2

LOCATION MAP

SCALE: 1" = 2000'

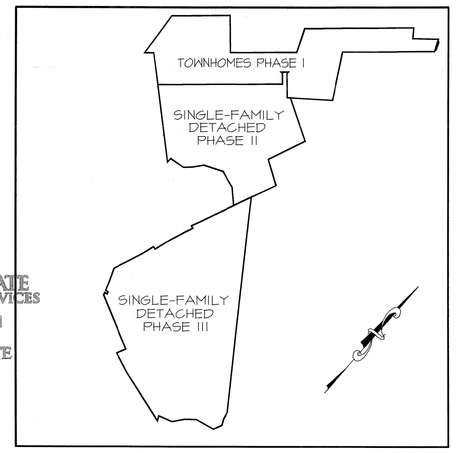
SOIL INDEX

SOIL	COMMON NAME	GROUP RATING *
GcB2	CHESTER	B
GcC2	CHESTER	B
Gu	GODORUS	C
EsB2	ELSINBORO	B
GcB2	GLENELG	B
GcC2	GLENELG	B
GcC3	GLENELG	B
GcD2	GLENELG	B
GcD3	GLENELG	B
GnB	GLENVILLE	C
MoC3	MANOR	B
MoD2	MANOR	B
MoD3	MANOR	B
MdE	MANOR	B
MfE	MANOR	B
St	STONY LAND	C

(*) MARYLAND HYDROLOGIC GROUP RATINGS

PLAN TYPE	P
PLAN NO.	11-098
SERIES NO.	I
DATE	3/9/11
DAC/DUE	4/6/11

BAY STATE LAND SERVICES
MAR 09 2011
PRINT DATE



PHASING OF DEVELOPMENT

SCALE: 1" = 800'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	4970.00'	1°21'31"	117.85'	117.85'	N 23°15'57" W	58.93'

LINE TABLE

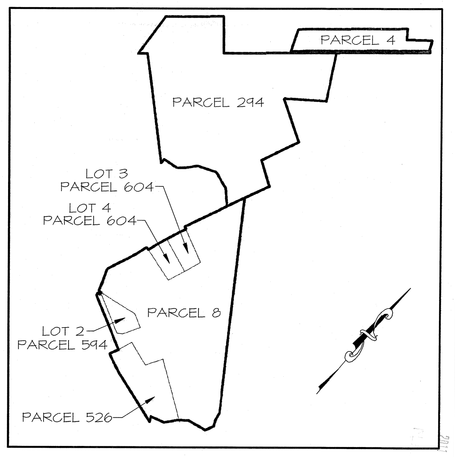
LINE	BEARING	DISTANCE
L1	N 49°40'21" E	13.84
L2	S 24°10'44" E	20.82
L3	S 23°39'38" W	44.32
L4	S 56°38'30" E	288.93
L5	S 24°44'28" W	194.54
L6	S 24°30'36" W	168.33
L7	S 21°13'30" W	111.95
L8	S 23°31'24" W	51.44
L9	N 44°58'25" W	198.84
L10	N 70°58'25" W	209.00
L11	S 68°27'09" W	215.66
L12	S 40°41'35" W	125.00
L13	S 48°21'35" W	41.00
L14	S 84°01'35" W	164.00
L15	S 00°18'35" W	50.18
L16	S 44°42'36" W	100.00
L17	N 21°54'11" W	213.45
L18	S 35°55'52" E	120.08

LOT TOTALS

R-1 SINGLE FAMILY LOTS -	78
R-2 SINGLE FAMILY LOTS -	44
24' TOWNS W/EXTENSION -	28
24' TOWNS W/O EXTENSION -	60
EXECUTIVE TOWNHOMES -	87
TOTAL	302

ADJOINER LIST

TAX MAP / PARCEL	OWNER	DEED REF.	PLAT REF.	ZONED	ADDITIONAL INFO.
T.56 P.22	KANARAS LLC.	4873/102		R-2	FUTURE APPLE TREE ORCHARD PRELIM. NO. 07-11
T.56 P.207	KATHLEEN A. O'CONNELL MICHAEL D. O'CONNELL	1157/775		R-2	
T.56 P.257	JAMES A. DONAHOO	6254/142		R-1	
T.56 P.3	ANTHONY M. PADGETT MICHELLE PADGETT	6211/536	78/64	R-1	LOT 1
T.56 P.3	BRIAN D. MARSHALL TYVONNE C. MARSHALL	3713/684	129/100	R-1	LOT 2
T.56 P.162	ANNE WHEATON MORSE	1087/210 8102/103		R-1	
T.44 P.383	WESTGATE COMMUNITY ASSOCIATION INC.	5521/204		R-2	
T.56 P.5	RICHARDSON'S LEGACY LLC	5104/380		R-2	FUTURE RICHARDSON'S LEGACY PRELIM. NO. 08-004
T.56 P.345	EARL H. RADKE TAMMY LYNN RADKE	2638/645		R-1	
T.56 P.163	JUANITA O. MAGNESS ET AL	3514/110		R-1	
T.56 P.348	CHRISTOPHER S. ROWSOM CAREY M. ROWSOM	1744/120		R-1	
T.56 P.316	DONALD E. KNIGHT & WIFE	548/107		R-1	
T.56 P.333	CRAIG HARRISON	7164/580		R-1	
T.56 P.221	HELEN F. ROGERS	6533/571		AG	
T.56 P.306	ERIC E. KLEIST LISA J. KLEIST	7428/588		AG	
T.56 P.144	MARLIN L. MILLS BRENDA G. MILLS	6105/466		AG	



SUBJECT PARCEL MAP

SCALE: 1" = 800'

LEGEND

- SLOPES 25% or > - NRD STEEP SLOPES
- SLOPES 15% TO 24%
- DENOTES EXISTING BOUNDARY LINE
- DENOTES ADJOINER BOUNDARY LINE
- GnB / McD3 — DENOTES SOIL LINE
- DENOTES EXIST. CONTOUR
- 300 — DENOTES PROP. CONTOUR
- DENOTES EXIST. TREE LINE
- DENOTES PROP. TREE LINE
- SB — DENOTES STREAM BUFFER
- NRD — DENOTES NATURAL RESOURCE DISTRICT LINE
- FP — DENOTES 100 YEAR FLOODPLAIN
- DENOTES EXISTING WATER LINE
- S — DENOTES EXISTING SEWER LINE
- W — DENOTES PROPOSED WATER LINE
- S — DENOTES PROPOSED SEWER LINE
- DENOTES PROPOSED OPENSPACE
- DENOTES APPROXIMATE EXISTING SEPTIC AREAS
- DENOTES APPROXIMATE EXISTING WELL LOCATION

1. OWNER/DEVELOPER: ROBERT J. MAGNESS & SONDRA MAGNESS, 1310 SOMERVILLE ROAD, BEL AIR, MD 21015-5817
2. TAX MAP: 56 PARCEL: 4, 8, 244, 526, 544 (LOT 2), 604 (LOTS 3 & 4)
3. DEED REFERENCES: 1567/581, 1158/864, 5334/615, & 4718/217
4. PLAT REFERENCES: 35/02, 135/03, 33/34, & 114/17
5. ZONING: R1 (PARCEL 8, 526, 544-LOT 2, & 604-LOTS 3 & 4), R2 (PARCEL 4 & 294)
6. AREA TABULATION:
   PARCEL 4 = 7.343 AC.±
   PARCEL 8, 526, 544, & 604 (LOTS 3 & 4) = 54.154 AC.±
   PARCEL 294 = 58.174 AC.±
   TOTAL PARCEL AREA- 124.68 AC.±
   TOTAL ROAD IMPROV. R/W AREA- 1.17 AC.±
   TOTAL ENCLOSED AREA- 123.5 AC.±
7. BUILDING / LOT REGULATIONS:
   R-1 ZONING- (COS)
   SINGLE FAMILY DETACHED
   MIN. LOT AREA: 15,000 S.F.
   MIN. LOT WIDTH: 75'
   MIN. FRONT YARD: 25'
   MIN. SIDE YARD: 6' (TOTAL OF 20)
   MIN. REAR YARD: 40'
   MAX. HEIGHT: 3 STORIES
   R-2 ZONING- (COS)
   SINGLE FAMILY DETACHED
   MIN. LOT AREA: 7,500 S.F.
   MIN. LOT WIDTH: 55'
   MIN. FRONT YARD: 25'
   MIN. SIDE YARD: 6' (TOTAL OF 20)
   MIN. REAR YARD: 22'
   MAX. HEIGHT: 3 STORIES
   TOWNHOUSE- (COS)
   MIN. LOT AREA: 2,400 S.F.
   MIN. LOT WIDTH: 24'
   MIN. FRONT YARD: 25'
   MIN. SIDE YARD: 0'
   MIN. REAR YARD: 22'
   MAX. HEIGHT: 3 STORIES

GENERAL NOTES

8. PROPOSED USE: RESIDENTIAL - CONVENTIONAL WITH OPEN SPACE (COS)
   R-1 SINGLE FAMILY DETACHED = 78 UNITS (75'X200' OR 100'X150' TYP.)
   R-2 SINGLE FAMILY DETACHED = 44 UNITS (65'X150' OR 65'X120' TYP.)
   R-2 TOWNHOUSE = 175 UNITS
   TOTAL = 302 UNITS
9. DENSITY:
   ALLOWED: (R1 COS) = 2.0 DU/AC. (54.154 AC. X 2.0 = 108 UNITS)
   PROPOSED: (R1 COS) = 78 DU/54.154 AC. = 1.32 DU/AC.
   ALLOWED: (R2 COS) = 4.5 DU/AC. (64.858 AC. X 4.5 = 291 UNITS)
   PROPOSED: (R2 COS) = 222 DU/64.858 AC. = 3.42 DU/AC.
10. OPEN SPACE:
    REQUIRED:
    TOTAL OPEN SPACE: 124.68 AC. X 10% = 12.47 AC.
    ACTIVE OPEN SPACE: 12.47 X 50% = 6.24 AC.
    PROPOSED:
    PASSIVE OPEN SPACE: 44.41 AC.
    ACTIVE OPEN SPACE: 6.26 AC.
11. RESIDENTIAL AREA: 74.47 AC.
12. THE EXISTING FEATURES AND TOPOGRAPHY ARE BASED ON A FIELD SURVEY PREFORMED BY BAY STATE LAND SERVICES AND ARE SUPPLEMENTED WITH HARFORD COUNTY GIS INFORMATION.
13. ONSITE NONTIDAL WETLANDS AND WATERS OF THE U.S. AS SHOWN WERE DELINEATED BY KOLLAR ENVIRONMENTAL. NONTIDAL WETLANDS AND WATERS OF THE U.S. DEPICTED ON ADJACENT PROPERTIES ARE NOT BASED ON FIELD DELINEATIONS.
14. THE EXISTING FLOODPLAIN SHOWN HEREON IS LOCATED AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #24025C0169 D & #24025C0251 D, DATED : JANUARY 7, 2000 OF HARFORD COUNTY, MARYLAND AND INCORPORATED AREAS.
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 DRAINAGE & UTILITY EASEMENTS.
19. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. 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.
23. PROPOSED IMPERVIOUS AREAS:
    North = 14.24 Acres
    South = 4.45 Acres
    Total = 28.69 Acres

REVISIONS		
NO.	DATE	DESCRIPTION

OWNER
ROBERT J. MAGNESS
& SONDRA MAGNESS
1310 SOMERVILLE ROAD
BEL AIR, MD 21015-5817
PHONE : (410) 836-4442

DEVELOPER
ROBERT J. MAGNESS
& SONDRA MAGNESS
1310 SOMERVILLE ROAD
BEL AIR, MD 21015-5817
PHONE : (410) 836-4442

BAY STATE LAND SERVICES
Engineers * Surveyors * Planners * Architects * Geotechnical Testing
P.O. Box 853, Bel Air, Maryland 21014
2012 Rock Spring Road, Forest Hill, Maryland 21050
Phone: (410) 879-4747 Fax: (410) 420-3949
www.baystatelandservices.com

PRELIMINARY PLAN

MAGNESS EXEMPTION PROPERTY

NORTH

FIRST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

ENGINEER'S SEAL

DATE	MAR. 2011
SCALE	AS SHOWN
DESIGNED BY	ME/BWN
DRAWN BY	BWN
DRAWINGS NO.	PP01
SHEET	1 OF 2
BSLS JOB NO.	10001

LEGEND

- SLOPES 25% or > - NRD STEEP SLOPES
- SLOPES 15% TO 24%
- DENOTES EXISTING BOUNDARY LINE
- DENOTES ADJOINER BOUNDARY LINE
- GnB / McD3 — DENOTES SOIL LINE
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- NR — DENOTES NATURAL RESOURCE DISTRICT LINE
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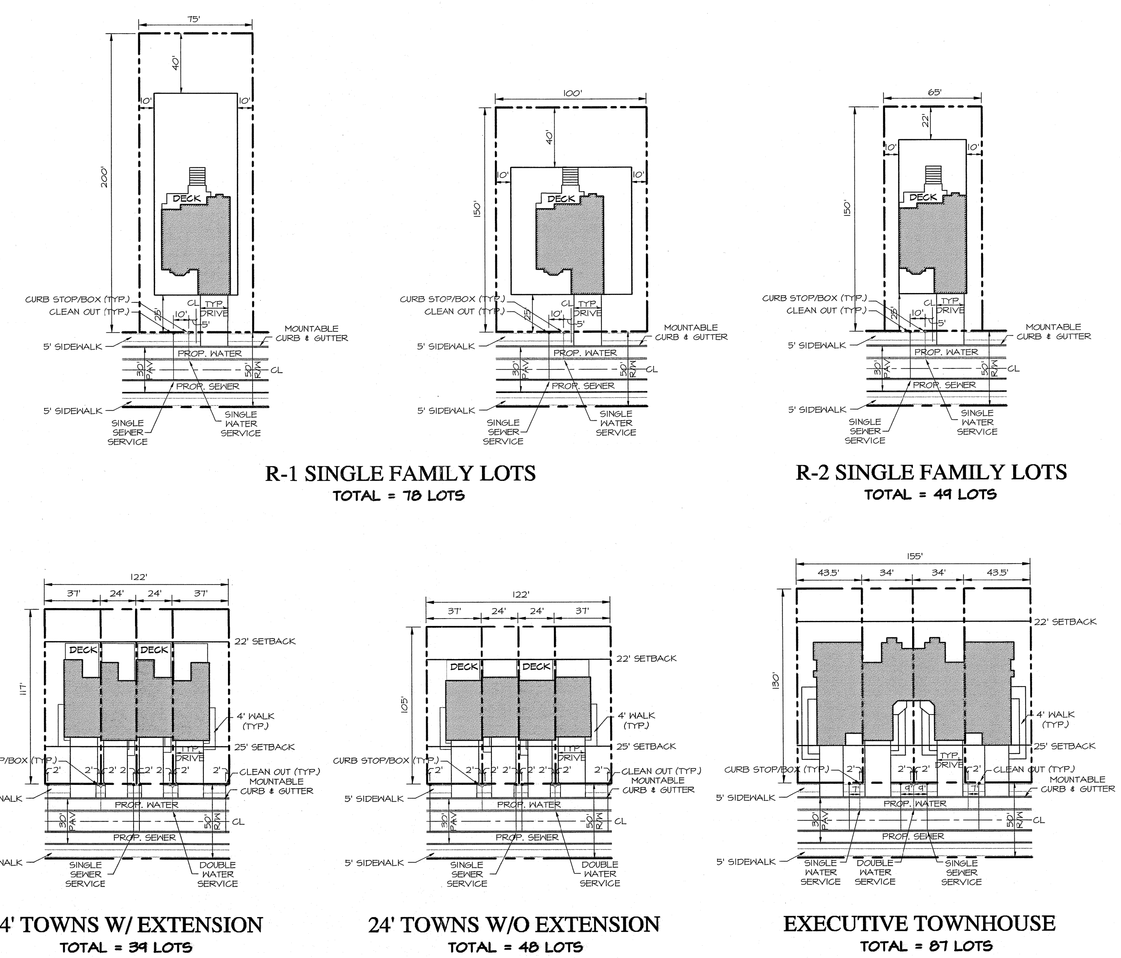
- DENOTES PROPOSED OPENSPACE
- DENOTES APPROXIMATE EXISTING SEPTIC AREAS
- DENOTES APPROXIMATE EXISTING WELL LOCATION

ADJOINER LIST

TAX MAP / PARCEL	OWNER	DEED REF.	PLAT REF.	ZONED	ADDITIONAL INFO.
T.56 P.264	KATHLEEN A. O'CONNELL MICHAEL D. O'CONNELL	1157/774		R-1	
T.56 P.58	KATHLEEN A. MAGNESS	805/154		R-1	
T.56 P.20	GEORGE J. HELBERT & WIFE	441/51		R-1	
T.56 P.256	MICHAEL C. GAUDREAU KATHRINE E. GAUDREAU	1757/207		R-1	
T.56 P.215	ROLAND G. LETKE & WIFE	446/284		R-1	
T.56 P.4	MICHAEL P. CROCKER ROSA F. CROCKER	2230/885		AG	
T.56 P.249	RICHARD C. BROOKS, JR. JANICE A. BROOKS	8746/414		AG	
T.56 P.153	SHERIDAN W. GISCLE CINDY L. GISCLE	1214/412		AG	
T.56 P.149	ROBERT B. FREY & WIFE	905/537		AG	
T.56 P.151	FERDINAND W. KLEIN JOANN S. KLEIN	365/542 412/374		AG	
T.56 P.221	HELEN F. ROGERS	6533/571		AG	
T.56 P.306	ERIC E. KLEIST LISA J. KLEIST	7428/588		AG	
T.56 P.144	MARLIN L. MILLS BRENDA G. MILLS	6105/466		AG	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 11°09'35" E	87.80
L2	S 23°15'55" E	68.40
L3	S 24°50'25" W	48.15
L4	S 14°58'25" W	211.48
L5	S 51°53'25" W	122.00
L6	S 38°50'25" W	145.34
L7	S 73°54'25" W	156.43
L8	S 25°50'26" E	56.53
L9	N 66°40'50" W	247.19
L10	N 25°54'55" E	104.45
L11	N 12°23'06" W	5.18
L12	N 17°09'44" W	21.66
L13	N 82°04'47" E	30.98
L14	N 17°09'44" W	25.33
L15	S 82°04'47" W	30.98
L16	N 11°41'55" W	113.40
L17	N 20°44'13" W	145.06
L18	N 22°33'50" E	246.36
L19	N 20°44'45" E	110.51
L20	N 17°23'41" E	105.12
L21	N 11°16'42" E	21.84
L22	S 73°15'54" E	30.01
L23	N 17°56'44" E	14.62
L24	N 18°48'31" E	63.82
L25	N 18°55'08" E	60.30
L26	N 21°36'25" E	84.97
L27	N 21°34'45" E	98.76
L28	N 23°04'36" E	77.18
L29	N 64°03'11" W	30.04
L30	N 23°31'12" E	100.54
L31	N 23°31'24" E	155.83
L32	N 23°17'55" E	117.95
L33	N 24°30'36" E	33.54
L34	S 28°03'25" W	3.42



0 100' 200' 300'
SCALE : 1"=100'

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NO.	DATE	DESCRIPTION

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PRELIMINARY PLAN

MAGNESS EXEMPTION PROPERTY

SOUTH

FIRST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

ENGINEER'S SEAL

DATE	MAR. 2011
SCALE	AS SHOWN
DESIGNED BY	ME/BWN
DRAWN BY	BWN
DRAWING NO.	PP02
SHEET	2 OF 2
BBLS JOB NO.	10001