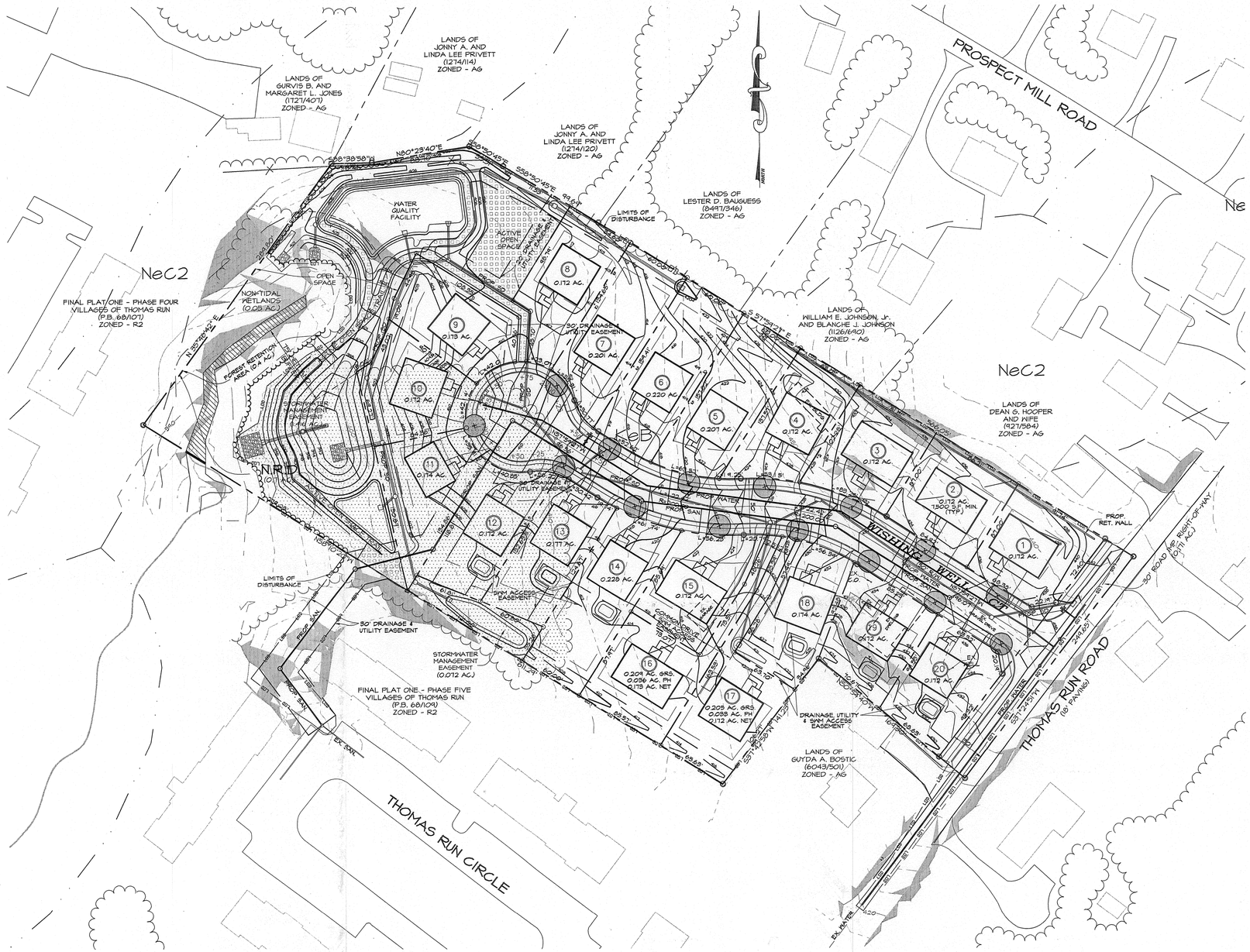
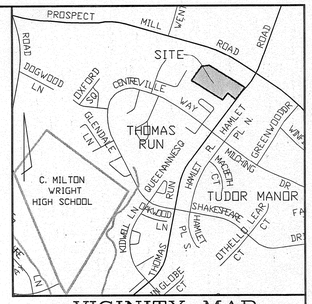


LEGEND

- NON-TIDAL WETLAND
- EXISTING TREE LINE
- AREA TO BE CLEARED (1.2 AC.)
- LOD — LIMITS OF DISTURBANCE
- PROP. STREET TREE
- ACTIVE OPEN SPACE



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

1) OWNER: 2006 THOMAS RUN ROAD, LLC
2166 KYLE GREEN ROAD
ABINGDON, MARYLAND 21009-2403

2) TAX MAP: 41 PARCEL: 157 GRID: 2D

3) DEED REFERENCE: 8506/115

4) ZONING: R2 (COS)

5) LOTS CREATED AFTER 2/08/1977.

6) AREA TABULATION:
TOTAL ENCLOSED AREA - 6.063 AC.±
ROAD IMPROVEMENT RIGHT OF WAY, THOMAS RUN ROAD - 0.171 AC.±
TOTAL NET AREA - 5.842 AC. ±
AREA OF WISHING WELL COURT 0.716 AC. ±
OPEN SPACE REQ. = 10% - 0.61 AC.
PROV. - 1.42
ACTIVE OPEN SPACE REQ. = 50% - 0.30 AC.
PROV. - 0.42 AC.

7) EXISTING USE: RESIDENTIAL

8) PROPOSED USE: 20 CONVENTIONAL RESIDENTIAL LOTS, SINGLE FAMILY

9) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.

10) A GRADING PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION.

11) SETBACKS: (R2-COS) FRONT - 25, SIDE - 6 (total of 20), REAR - 22

12) ALL EXISTING STUCTURES TO BE RAZED, ANY EXISTING WELLS OR SEPTIC SYSTEMS TO BE ABANDONED.

13) STORMWATER MANAGEMENT WILL BE IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II, AS AMENDED IN APRIL, 2009.

14) THERE ARE NO KNOWN AREAS OF IMPORTANCE IDENTIFIED BY THE STATE OR COUNTY CONCERNING PLANT LIFE OR WILDLIFE HABITATS.

15) FOREST AREA TO BE REMOVED: 1.2 AC.±

16) DENSITY NOTES: (R2-COS) 6.06 AC / 4.5 = 27 LOTS
TOTAL LOTS PROPOSED = 20 (MIN. LOT SIZE - 7,500 S.F.)

17) PROPOSED AREA OF BUFFERS / NRD: 0.7 AC.±

18) PROPOSED AREA OF IMPERVIOUS SURFACE: 1.91 AC.±

19) PROPOSED CUL-DE-SAC LENGTH TO BE 578 LINEAR FEET±.

20) PROPOSED PARKING CALCULATIONS: 2 SPACES PER LOT x 20 LOTS = 40
20 SPACES PROVIDED

21) FINAL LOCATIONS OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, AND PUMP STATIONS, ETC. SHALL BE DETERMINED DURING PREPARATION OF CONSTRUCTION DRAWINGS.

PLAN TYPE P
PLAN NO. 12-048
SERIES NO. 1
DATE 4/19/12
DAC/DUE 6/6/12

NO.	DATE	DESCRIPTION	BY

Wilson Deegan & Associates, Inc.
SURVEYORS * ENGINEERS
2309 Bel Air Road
Fallston, Maryland 21047
PHONE: (410) 893-3700

SCALE: 1" = 50'	DATE: APRIL, 2012
JOB NO.: 09088	DRAWN / DESIGN BY: W.STIFLER
SHEET: 1 of 1	CHECKED BY: R.R.W.

PRELIMINARY PLAN

ANN'S MEADOW

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

09088_PRE.DWG