BARRY GLASSMAN
HARFORD COUNTY EXECUTIVE

BILLY BONIFACE
DIRECTOR OF ADMINISTRATION

BRADLEY F. KILLIAN
DIRECTOR OF PLANNING & ZONING

AMENDED SITE PLAN APPROVAL

SUBDIVISION: **CARSINS RUN AT EVA MAR**

PLAN NO.: S14-087 SUBMITTED: 07/09/14 REVISED: 09/22/14, 06/19/15

SERIES: 3

ENCLOSED AREA: 47.09 ± acres LOTS: 514 units ZONING: R-1

LOCATION: North side of Fountain Green Road (Route 543), northwest of Churchville Road (Route 22); Tax Map 41, Parcels 131, Third Election District.

PURPOSE OF PLAN: 514 Unit Continuing Care Retirement Community (CCRC)

This letter amends the previous approval letter dated August 13, 2015. All conditions of the previous approval letter shall remain applicable unless specifically altered herein.

The proposed site is zoned R-1 (Urban Residential) and totals 152.574 +/- acres. This plan proposes a Continuing Care Retirement Community (CCRC) on Parcel One (proposed Lot 145) totaling 47.09 acres. The maximum permitted density is 25 dwelling units per gross acre. This plan proposes the creation of 514 dwelling units on 47.09 acres. The proposed CCRC shall be developed in two phases as shown on this plan. Phase I proposes the creation of 216 units and Phase II includes 298 units, which includes 14 independent living villas

The Continuing Care Retirement Center shall be developed in accordance with Article VII. The plan is subject to the design standards set forth in Section 267-83. This development shall require a minimum of thirty-three percent (33%), or 15.53 acres of open space. A minimum of two (2) acres shall be suitable for active recreation. A total of 29.50 acres of open space; or sixty percent (60%) has been provided. The open space must be provided on Parcel One. This includes 3.87 acres of active open space. A total of 8.22 acres (17.5%) of the site has been designated as Natural Resource District (NRD).

A Concept plan (C14-004-3) was submitted and approved in a letter dated June 30, 2014. This letter was counter-signed by the developer. All conditions noted in the Concept Plan approval letter shall remain applicable to this plan unless specifically altered herein.

This plan was submitted concurrently with the Eva Mar residential subdivision (P14-086-2) for 144 single family detached residential lots. These plans have been reviewed and approved concurrently with regards to application of the Forest and Tree Conservation Regulations and the Traffic Impact Analysis (TIA). Many of the same improvements/requirements shall be reiterated herein.

The Harford County Department of Parks and Recreation has reviewed and approved this proposed plan. This plan proposes the construction of a Continuing Care Retirement Community (CCRC). The open space requirement is thirty-three (33%) percent of the land acreage and two (2.0) acres of active open space. The plan proposes 29.50 acres (60%) of open space and 3.87 acres of active open space. An additional 58.15 acres of open space is located on adjacent Eva Mar residential development. There are four areas of active open space identified on the Continuing Care Retirement Community parcel, as well as an indoor wellness center. The plan for Parcel Two identifies a recreational trail connected to an adjacent community and to this CCRC. Trail sections outside of environmentally sensitive areas shall be 6 (six) feet in width and paved. Trail sections within the environmentally sensitive areas may be constructed using compacted crush stone.

This plan is subject to the Harford County Forest Conservation Regulations. The Department of Planning and Zoning has reviewed and approved Forest Conservation Plan (FCP14-086-2) for its conformance with the Harford County Forest and Tree Conservation Regulations. A Forest Stand Delineation (FSD 14-004-1) was submitted and approved by the Department of Planning and Zoning.

This proposed site contains 152.574 +/-acres and is zoned R-1 (Urban Residential). The total amount of forest located on the site is 49.22 acres. The proposed design of the project will result in the clearing of 20.73 acres of existing forest. A total of 28.49 acres of forest shall be retained.

The Eva Mar development is required to provide 35.426 acres of reforestation. The plan proposes 36.390+/- acres of reforestation to be planted on-site, including individual tree plantings.

All proposed seedling plantings shall have tree tubes and stakes installed to foster acceptable survival rates since unprotected plantings are highly susceptible to deer browse and other environmental factors.

Prior to issuance of a grading permit a surety in the amount of $501,636.80 (1,254,092 square feet x $.40 = $501,636.80) must be submitted to assure the planting and survival of the required on-site reforestation. A different surety amount may be posted if an acceptable cost estimate from a landscape contractor is submitted to the Department of Planning and Zoning and approved. All reforestation work must be completed within two (2) years of the issuance of the grading permit. The Department of Planning and Zoning must be notified in writing when all reforestation work has been completed. Partial release of the surety will occur after the first and second growing seasons if the plantings are completed and are demonstrating adequate survival rates.

The area to be retained as well as the reforestation areas shall be identified on the final plats as "Forest Retention Area". A Declaration of Covenants and Restrictions for these areas must be submitted with the final plat. These areas are non-disturbance areas similar to a Natural Resources District (NRD). Any need to encroach into the Forest Retention Area shall require contact with the Department of Planning and Zoning and possibly a revised Forest Conservation Plan.

The existing forest edges shall be protected prior to and throughout construction with a combination of sediment controls and high visibility fencing. Encroachment into the retained forest shall constitute a violation of the Harford County Forest Conservation Regulations and the approved Forest Conservation Plan. Therefore, the tree protection devices shall be required as a condition of

approval.

There are minor tributaries, wetlands and a farm pond located on the proposed site. Individual streams shall receive a 75' buffer. Stream crossings are shown on this plan. Department of the Army (DA) authorization is required for the proposal. The applicant will be required to demonstrate that impacts to waters of the United States have been avoided and/or minimized to the maximum extent practicable on-site. Once avoidance/minimization has been demonstrated, the applicant may also be required to mitigate for losses to waters of the United States. All applicable permits must be obtained from the Maryland Department of the Environment (MDE) and/or Army Corp of Engineers. A copy of the permit must be provided to the department. Impacts to the NRD shall be minimized during the development of the project.

A Landscaping plan (L14-087-2) has have been submitted and approved by the Department of Planning and Zoning at this time. A surety in the amount of $23,625.00 shall be submitted to assure the planting and survival of the required landscaping. The surety in the form of a bond or letter of credit with a surety agreement shall be received for the landscaping prior to the issuance of grading permits. Changes to the Landscaping plan during final design, which result in reducing or relocating the required planting(s) shall necessitate a revised landscaping plan. The surety can be submitted separately with each phase of development.

The Division of Water and Sewer is not able to review landscaping plans until the construction drawings have been approved. The Division will review the landscaping plan after the water and sewer utility drawings are approved. If utilities conflict with the proposed landscaping, the landscaping plan shall be revised, and a new series submitted for review and approval by the County.

A Lighting and Photometric plan (L14-086-1) has been submitted and approved. All site lighting shall be directed down and away from the adjacent residences and roadways.

The proposed architectural elevations of the building have been approved. The building(s) shall be constructed consistent with the approved drawings submitted with this plan. Any modifications to the architecture must be reviewed and approved by the Department of Planning and Zoning.

The Harford County Health Department has extended its approval of this site plan. This plan proposes to construct dwelling units for a continuing care retirement community. The site will be serviced by public water & sewer. Prior to approval of the building permit the following are required:

1. The owner/applicant must contact the Maryland department of Health and Mental Hygiene (DHMH), Office of Health Care Quality for long term care at 410-402-8200 and assisted living at 410-402-8217 for licensing requirements.

2. The applicant needs to contact Lisa Kalama of the Harford County Health Department (HCHD), Division of Food Control at 410-877-2332 concerning requirements for the food service facilities for this project.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed. The final plat must bear the standard Owner's Statement and the master plan conformance statement.

The Harford County Department of Public Works, Division of Water and Sewer has approved this plan. All publicly owned sanitary sewers and their associated easements shall be located outside of any stormwater management pond embankments.

The public sewer contract shall show the private water main whenever they are within the limits of the sewer contract area; especially when the water mains are in o r near a public utility easement.

The Harford County Department of Public works, Division of Water and Sewer has approved this plan. The existing 8" diameter offsite sanitary sewers shall be replaced from Ex. MH4A of contract 6025 to Ex. MH2 of contract 2943 and from Ex. MH3 to Ex. MH6 of contract 9106 with 12" diameter sewers. This work will provide the required sewer capacity. It shall be performed concurrent with the first phase of the Continuing Care Retirement Community (CCRC).

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. Contact Ms. Patti Bankert of the Division of Water & Sewer at 410-638-3300x1467 for additional information. The construction contract numbers for the existing and proposed utilities shall be shown on the drawing submitted with the Commercial Application. A building permit cannot be issued until the public utilities are either operational or bonded for construction. The Commercial Service Application Number 19774 must be added to the title block of the site plan submitted with the application for approval.

Any sewer cleanouts that are located within the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility planand referenced on the plan and/or profile drawing. A sampling manhole shall be installed on the sewer service at the edge of the drainage and utility easement. All stormwater management outfalls shall be extended beyond the sewer trenches in the final design.

This project is currently in the W-6/S-6 category in the Water and Sewer Master Plan. After the Preliminary Plan has been approved, it is the property owner's/developer's responsibility to request in writing to the Division of Water & Sewer to have the category designation revised to the W-3/S-3 category through a public hearing in front of the Harford County Council. A Public Works Utility Agreement may not be executed until the category designation has been changed.

Trees may not be planted within the drainage and utility easements or the SHA road right-of-way within fifteen feet (15') of existing or proposed utilities. The Division of Water & Sewer must have an opportunity to review the landscaping plan to verify that this condition has been met. Approval of the Commercial Application for this project will not be granted until the landscaping plan is acceptable the Division of Water & Sewer.

Any revisions to the shape of the building footprint will require that the utility drawings be revised to show the new configuration of the unit. Additionally, if a group of buildings is shifted, revised construction drawings must be approved for the change. The Developer hereby agrees to relocate, at his/her expense, any services that were incorrectly placed within a driveway orsidewalk.

Stormwater management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1. A stormwater management concept plan has been submitted and approved. The final Stormwater management plan shall be approved prior to issuance of a grading permit. A stormwater management permit is required prior to issuance of a building permit.

Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner(s) and shall be stipulated in the association documents.

If any proposed Stormwater Management Facility meets the Small Pond Standard (Practice 378), the pond design will have to be approved by the Harford SCD. Also, the pond design must be approved prior to the sediment control plan being signed. Outfall location will be reviewed during design reviews and must safely convey over steep slopes. A NOI permit is required from MDE when a project disturbs more than one (1) acre. Please contact MDE about the NOI permit process.

An adequate erosion and sediment control plan must be integrated with the Stormwater management strategy at the design phase. The new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized. The Harford County Soil Conservation District recommends that the existing small pond be inspected for compliance with MD-378 specifications prior to turning over to the homeowners association. The pond should be inspected to ensure pond safety prior to exchanging ownership.

All paved striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration (SHA) Supplement. Road plans will need to be approved and a Public Works Agreement (PWA) will need to be executed prior to the issuance of building permits. Construction access to the site shall be from MD Route 543 and the project shall be phased accordingly. The proposed monumental signage must be located outside of the intersection sight-lines and located on-site.

Sidewalks/pedestrian trails shall be constructed along the property frontage and shall extend to Amyclae Drive. Pedestrian crosswalk shall be extended on Eva Mar Boulevard to the entrance of the retirement community at Bosley Circle.

The Department of Planning and Zoning and the Department of Public Works have reviewed the TIA for the proposed Eva Mar single family residential and Continuing Care Retirement Community (CCRC) development to be located on MD 543. The following improvements are required and access permits must be issued prior to building permit application:

MD 543 @ Prospect Mill Road: The developer is required to construct a southbound MD 543 left turn lane with 150 feet of storage. In addition, the developer is required to widen MD 543 to provide a center two-way left turn lane from Saddleback Way to Livingston Drive. This geometric improvement must be designed and constructed in accordance with Maryland State Highway Administration and Harford County Department of Public Works standards.

MD 543 @ Sparta Court/Site Access: The developer is required to construct northbound and southbound left turn lanes and deceleration and acceleration lanes for the site access. The existing southbound right turn lane must remain. In addition, the lane configuration exiting the site must be an exclusive left turn lane and a shared thru/right turn lane. These geometric improvements must be designed and constructed in accordance with Maryland SHA and Harford County DPW standards. In addition, the developer is required to design and install a traffic signal at this intersection after Phase I of the CCRC is developed and fully occupied, 30 single family units are fully occupied with additional units under construction, and the connection from the new development to the existing residential community has been completed. This connection is required prior to the issuance of a building permit for the thirty-first (31st) single family unit.

MD 22 @ MD 543: The developer is required to construct a second northbound MD 543 left turn lane. A four (4) foot median must be installed in accordance with Maryland SHA standards. Modification to the signal must be coordinated with Maryland SHA.

MD 543 @ Amyclae Drive: Based on the results of the Synchro and SimTraffic traffic applications, the installation of the traffic signal at the site access, the geometric improvements at the site access and the geometric improvement and signal modificationat MD 22 will provide reduced side street delays from Amyclae Drive. Harford County concurs with the results of the Syncho and SimTraffic traffic applications. In addition, the developer is required to extend the southbound MD 543 right turn lane to connect to the southbound MD 543 acceleration lane south of Amyclae Drive. These geometric improvements must be designed and constructed in accordance with Maryland SHA and Harford County DPW standards.

MD 22 @ Prospect Mill Road: The developer is required to mitigate their impact to the Prospect Mill Road queues by restriping and signing Prospect Mill Road as an exclusive left turn lane and a shared left/right turn lane. The Maryland SHA will be constructing an improvement on MD 22 which will provide the receiving lane on eastbound MD 22 required for this improvement. The developer is required to consult with Maryland State Highway Administration on coordinating this improvement with their project. This improvement must be done in accordance with Maryland SHA and Harford County DPW standards.

All State Highway Administration (SHA) permits must be issued and any Harford County Public Works Agreements must be fully executed by the developer prior to building permit application, unless otherwise noted by this document. Copies of these documents must be provided to the Department of Planning and Zoning. Building permits will not be issued without this required documentation. All proposed work within the SHA right-of-way will require permits through the SHA. A separate access permit will be required and SHA tracking number established for each of the off-site improvements. The site access permit will utilize the existing SHA tracking number 14APHA017XX. All SHA policies, Standard and Specifications must be followed when preparing the access permit plans for review.

The Developer shall be responsible for all costs associated with the design, construction, utility relocations, providing energy and maintenance of the signal at the site access on MD 543.

The Developer shall be required to construct a ten (10) foot shared bicycle/pedestrian path located on the northbound MD 543 side along the Eva Mar property frontage. The Developer shall be responsible for maintaining the bicycle/pedestrian path. The developer shall not restrict the public from using the path.

If this project has not obtained an SHA permit and began construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated Traffic Impact Analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required.

The Site Plan indicates 27 parking spaces above the maximum of 130% of the spaces required. In accordance with Section 267.26C(2)(a) a minimum of 27 spaces must be composed of a structured pervious surface. Prior to issuance of a grading permit these spaces must be identified on a drawling submitted to the Department of Planning and Zoning.

The Volunteer Fire & EMS Association, Inc. has reviewed this plan. The canopy in front of the community center shall be fourteen feet (14') in height to allow for larger fire apparatus and EMS to

travel under. The following buildings shall have their own Knox Boxes installed on them at their main entrances:

1. Chapel, Healthcare Phase #1,
2. Healthcare Phase #2,
3. Independent Living Apartments #1,
4. Independent Living Apartments #2,
5. Independent Living Apartments #3,
6. Independent Living Apartments #4,
7. Independent Living Apartments #5,
8. Community Center
9. Wellness Building.

These buildings' Knox Boxes shall be keyed for the Bel Air Volunteer Fire Company (410-638-4400). It is recommended that non-combustible landscaping be used directly adjacent to the buildings. Traditional, wood mulch increases the likelihood of nuisance fires from outdoor smoking. If a recreation trail is constructed, it is requested that the trail allow for entry of a pick-up sized vehicle from all entrances.

It is recommended that a sign be posted at all appropriate entrances that identify the entire premise with all building names plotted on the map sign. The geographical names shall be the names commonly used by the business and would be transmitted to the 911 center in case of an emergency. Design should be agreed upon by both Eva Mar and the Bel Air Fire Chief.

The Department of Emergency Services has reviewed this plan. Public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement, and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 square feet, higher than 50 feet, contain underground storage or parking, and are constructed of materials that impede wireless radio signals may adversely affect the response of public safety providers. Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 800 MHz amplifier. The Department of Emergency Services will test coverage in the facility once construction is finished. For questions or assistance on this matter please contact the Department at 410-638-4900.

The Department of Emergency Services must have certain thoroughfares named so the buildings can be addressed correctly. A named thoroughfare and building address number is easier to geocode and faster to locate. The buildings must display 10-12 inch address numbers and letters. The buildings address numbers and street names must be visible from the point of entry of the road and any connecting road. The street signs must display under the name what the building addresses are for that particular thoroughfare.

All proposed signage shall conform to the Sign Code and shall require permits from the Department of Planning and Zoning. Signage shall not be placed in the County road right-of-way.

Subject to the conditions as stated herein, site plan approval is hereby granted and is valid for two years. The project shall be vested with the issuance of a building permit and/orzoning certificate prior to the expiration date. Request for an extension must be submitted in writing at least 60 days prior to the expiration of this approval. Final approval is contingent on the plan's compliance with all other State, County, and Federal regulations. If a final plat is required, it must be recorded in the Harford County Land Records prior to building permit application.

The signed original of this letter, indicating concurrence by the owner/developer with the conditions as stated herein, must be returned within sixty (60) calendar days of the date of this approval.

Milton D. Davenport, Chief
Development Review

Anthony S. McClune, Chief
Current Planning Division

9/2/15
Date

I hereby accept the conditions of this site plan approval

Owner/Developer - Signature

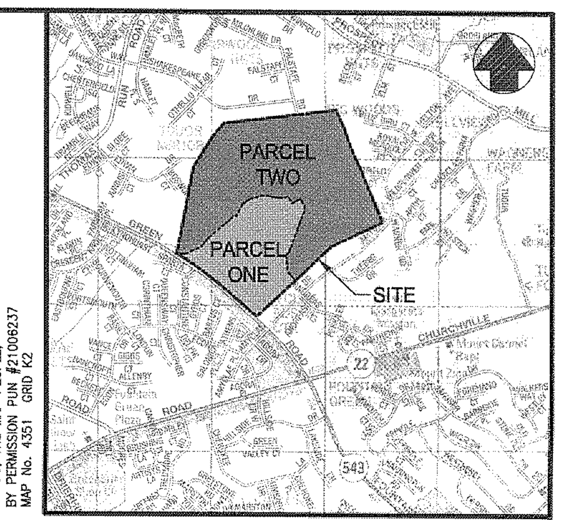
9-2-15
Date

Susan F. Shea
Owner/Developer - Print Name

ASM:MDD:EV/dm

cc: P&Z; DPW; Health Dept.;
SHA; Engineer; Owner

RECEIVED
SEP - 4
Harford County, Dept. of Planning



VICINITY MAP
SCALE: 1"=2000'

SITE DATA:

1. OWNER: EUGENE R. PROBST & JOHN L. PROBST TRUSTEES
C/O JOHN PROBST
1127 PILGRIM'S PATHWAY
PEACH BOTTOM, PA 17563

2. DEVELOPER/ CONTRACT PURCHASERS:
ESC EVA-MAR, LC
5074 DORSEY HALL DRIVE, SUITE 205
ELLICOTT CITY, MD 21042
CONTACT: MICHAEL CHARLTON

PRESBYTERIAN HOME OF MARYLAND, INC.
400 GEORGIA COURT
TOWSON, MD 21024
CONTACT: SUSAN F. SHEA

3. PROPERTY INFORMATION: ADDRESS: 301 N. FOUNTAIN GREEN ROAD, BEL AIR, MD
TAX MAP 41 PARCEL 131
DEED REFERENCE: 8004/143
EXISTING ZONING: R1

4. SITE AREA: PARCEL 1: 47.09± AC.
(SITE BOUNDARY PLAT PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC., DATED JANUARY 2013.)

5. PROPOSED USE:
CONTINUING CARE RETIREMENT COMMUNITY (47.09 AC.)

PRODUCT TYPE	PHASE ONE	FUTURE PHASES	TOTAL
INDEPENDENT LIVING VILLAS	0	14	14
INDEPENDENT LIVING APARTMENTS	180	204	384
ASSISTED LIVING & MEMORY SUPPORT	24	50	74
SKILLED CARE: COMPREHENSIVE CARE FACILITY BEDS & SKILLED NURSING	12	30	42
TOTAL	216	298	514

PROPOSED COMMON AREA FACILITIES: 36,000± S.F. (INCLUDED IN COMMUNITY CENTER BUILDING)

DINING ROOM
BISTRO
BAR / LOUNGE
CRAFT ROOM
EXERCISE ROOM
GAME ROOM
MULTI-PURPOSE ROOM

BEAUTY SHOP
LIBRARY / BUSINESS CENTER
GENERAL STORE
ADMINISTRATIVE & STAFF OFFICES
MECHANICAL EQUIPMENT
MAINTENANCE / STORAGE

PROPOSED COMMON AREA FUTURE CONSTRUCTION: 10,000± S.F. WELLNESS CENTER & CHAPEL

6. AREA OF NATURAL RESOURCE DISTRICT: 8.22± AC. (17.5%)

7. DENSITY:
ALLOWED: 25 DU / ACRE @ 47.09 AC. = 1,177.25
PROPOSED: 10.9 DU / ACRE (514 DU / 47.09 AC.)

PLAN TYPE S
PLAN NO. 14-087
SERIES NO. 3
DATE 6-19-15
DAC/DUE

8. BUILDING SETBACKS / REGULATIONS:

	CCRC
MINIMUM FRONTYARD SETBACK:	15'
MINIMUM SIDEYARD SETBACK:	50'
MINIMUM REARYARD SETBACK:	50'
MAXIMUM HEIGHT:	4 STORIES
MINIMUM LOT AREA:	20 ACRES
MINIMUM LOT WIDTH:	N/A
MAXIMUM BUILDING COVERAGE:	40%
MAXIMUM IMPERVIOUS COVERAGE:	60%
MINIMUM BUILDING TO BUILDING	30'

SITE PLAN NO. S14-087-3
APPROVED AS PER LETTER DATED 8-13-15
SUBJECT TO CONDITIONS SET IN THE LETTER
DIRECTOR, PLANNING AND ZONING

9. OPEN SPACE:
REQUIRED: 33%, 2 ACRES ACTIVE OPEN SPACE

PROPOSED: TOTAL = 60%± (29.5± AC.),
ACTIVE OPEN SPACE = 3.80± AC.
OUTDOOR RECREATION AREA #1 = 0.20± AC.
OUTDOOR RECREATION AREA #2 = 0.53± AC.
OUTDOOR RECREATION AREA #3 = 0.20± AC.
OUTDOOR RECREATION AREA #4 = 1.92± AC.
OUTDOOR RECREATION AREA #5 = 0.68± AC.

AMENITIES TO BE INCLUDED IN OUTDOOR RECREATION AREAS: CONCRETE SIDEWALKS & PATIOS, RECREATIONAL TRAILS, LANDSCAPING & GARDENS, PET WALK, WATER FEATURES, MULTI-USE LAWN, AND OUTDOOR SHADE STRUCTURES SUCH AS GAZEBOS, PAVILLIONS, ETC.

INDOOR AMENITIES – PHASE ONE: 2,600 S.F.
CRAFT ROOM: 800 S.F.
EXERCISE ROOM: 900 S.F.
GAME ROOM: 450 S.F.
MULTI-PURPOSE ROOM: 450 S.F.

INDOOR AMENITIES – FUTURE PHASES: 9,500 S.F.
WELLNESS CENTER: 9,550 S.F.

10. PARKING:
REQUIRED: 1 P.S. PER INDEPENDENT LIVING VILLA @ 14 VILLAS = 14 P.S.
1 P.S. PER INDEPENDENT LIVING APT @ 410 APTS = 410 P.S.
1 P.S. PER 4 BEDS ASSISTED LIVING (HEALTH CARE) @ 90 BEDS = 23 P.S.
1 P.S. PER EMPLOYEE AT LARGEST SHIFT @ 80 EMPLOYEES = 80 P.S.
TOTAL = 527 P.S.

PROVIDED: PHASE ONE = 475 P.S.
PHASE TWO = 237 P.S. (INCLUDES 14 GARAGES FOR VILLAS)
TOTAL = 712 P.S.

11. IMPERVIOUS SURFACES: ALLOWED: 60% PROPOSED: <60%

12. BUILDING COVERAGE: ALLOWED: 40% PROPOSED: 13% (6.18 AC. / 269,254 S.F.)

13. PROPOSED EMPLOYEES: 80 EMPLOYEES

14. THE ON-SITE EXISTING CONDITIONS INFORMATION IS BASED ON FIELD SURVEY BY MORRIS & RITCHIE ASSOCIATES, INC. OCTOBER 2013. OFF-SITE EXISTING CONDITIONS ARE BASED ON HARFORD COUNTY GIS INFORMATION.

15. THERE IS NO 100-YEAR FEMA FLOODPLAIN ON-SITE PER FEMA FIRM MAP NO. 24025C0162 D & 24025C0166 D, EFFECTIVE DATE JANUARY 7, 2000.

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

17. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.

18. THE NONTIDAL WETLANDS AND "WATERS OF THE U.S." ARE BASED ON A DELINEATION ORIGINALLY CONDUCTED BY ECOTONE, INC. AUGUST 2010. A REVIEW AND UPDATE WAS CONDUCTED BY ECOTONE, INC. NOVEMBER 2011.

A FIELD SURVEY OF THE NONTIDAL WETLANDS AND "WATERS OF THE U.S." WAS CONDUCTED BY HIGHLAND SURVEY, INC.

THE NATURAL RESOURCE DISTRICT (NRD) WAS EXPANDED IN AREAS IDENTIFIED BY HARFORD COUNTY DEPARTMENT OF PLANNING & ZONING.

19. THERE ARE NO KNOWN HISTORIC SITES ON-SITE.

20. EXISTING STRUCTURES LOCATED ON-SITE HAVE BEEN RAZED.

21. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

22. A WAIVER WILL BE REQUIRED TO ALLOW THE REMOVAL OF SPECIMEN TREES ON-SITE.

23. A FOREST STAND DELINEATION PREPARED BY GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC., WAS APPROVED MAY 9, 2014.

24. A CONCEPT PLAN PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC. WAS APPROVED JUNE 30, 2014.

25. THE CONTINUING CARE RETIREMENT COMMUNITY SHALL BEAR THE OWNERSHIP AND BE RESPONSIBLE OF MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITES AND AREAS OF OPEN SPACE LOCATED ON PARCEL ONE.

RECEIVED
Harford County, Dept. of Planning

LEGEND:

EXISTING 2' INTERVAL CONTOUR
EXISTING 10' INTERVAL CONTOUR
PROPOSED 2' INTERVAL CONTOUR
PROPOSED 10' INTERVAL CONTOUR
EXISTING BUILDING
EXISTING TREE
EXISTING WOODY VEGETATION
PROPOSED TREE LINE
PROPOSED BUILDING SETBACK
EXISTING EASEMENT
EXISTING PAVEMENT
EXISTING FENCE
PROPOSED LOT LINE
PROPOSED CENTER LINE OF ROAD
PROPOSED EDGE OF PAVEMENT
EXISTING RIGHT-OF-WAY (R/W) LINE
BOUNDARY/PROPERTY LINE
EXISTING ADJOINING PROPERTY LINE
SOILS LINE AND DESIGNATION
EXISTING NONTIDAL WETLANDS / "WATERS OF THE U.S."
EXISTING 25' STATE NONTIDAL WETLAND BUFFER
EXISTING NATURAL RESOURCE DISTRICT (NRD)
PROPOSED LOT NUMBER
EXISTING STORM DRAIN
EXISTING WATER LINE & FIRE HYDRANT
EXISTING SANITARY SEWER
PROPOSED STORM DRAIN
PROPOSED WATER LINE & FIRE HYDRANT
PROPOSED SANITARY SEWER
DENOTES AREA OF SLOPES 15% – 25%
DENOTES AREA OF STEEP SLOPES > OR = 25%
ZONING LINE
AREA OF REFORESTATION
PROPOSED PEDESTRIAN SCALE STREET LIGHT
PROPOSED PARKING LOT STREET LIGHT (SINGLE & DOUBLE FIXTURES)
EXISTING SPECIMEN TREE
PROPOSED RECREATIONAL TRAIL (PHASE ONE CONSTRUCITON)
PROPOSED RECREATIONAL TRAIL (FUTURE PHASE CONSTRUCITON)

ADJOINING PROPERTY OWNER LIST

TAX MAP / PARCEL	OWNER	ADDRESS	ZONING
T.M. 41 P. 132 LOT 1	HARFORD COUNTY MARYLAND	220 S. MAIN STREET, BEL AIR, MD 21014	R1
T.M. 41 P. 662 OS	AMYCLAE EAST HOMEOWNERS ASSOCIATION INC.	AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 65	TIMOTHY D. MALLORY & GINA M. MALLORY	1614 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 64	RANDOLPH C. BAKER	1612 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 63	PAUL S. DUEMMEL & JENNIFER A. DUEMMEL	1610 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 62	YUNG JIM KIM & OK MI KIM	1608 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 61	ANIBAL FELICIANO & WINIFRED T. FELICIANO	1606 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 60	CHRISTOPHER R. MATTHEWS & CHRISTINE M. JENSEN	1604 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 59	MICHAEL S. NIEDZWIECKI & LISA NIEDZWIECKI	1602 AMYCLAE DRIVE, BEL AIR, MD 21015	R2

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
AdB	ALDINO	3-8%	LIMITED	YES	NO	YES	D
CcB2	CHESTER	3-8%	NO	NO	YES	NO	B
CcC2	CHESTER	8-15%	NO	NO	NO	NO	B
GcD2	GLENELG	15-25%	NO	YES	NO	YES	B
LeC2	LEGORE	8-15%	NO	NO	NO	NO	C
MsB2	MONTALTO	3-8%	NO	NO	YES	YES	B
NeB2	NESHAMINY	3-8%	NO	NO	YES	NO	B
NeC2	NESHAMINY	8-15%	NO	NO	NO	NO	B
WaB	WATCHUNG	3-8%	YES	YES	NO	YES	D

MORRIS & RITCHIE ASSOCIATES, INC.
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MRAGTA.COM
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SERIES TWO SITE PLAN
FOR
CARSINS RUN
AT
EVA MAR

STATE OF MARYLAND AMY GRACE DIPIETRO No. REGISTERED PROFESSIONAL ENGINEER

THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS
09/22/2014	REVISED TO ADDRESS DAC COMMENTS.
10/01/2014	REVISED EMERGENCY ACCESS / RECREATION TRAILS; ADDRESS FIRE DEPT. REQUESTS.
06/19/2015	ADD PRODUCT TYPE BREAKDOWN

JOB NO.:	18077/17613
SCALE:	1" = 100'
DATE:	07/08/2014
DRAWN BY:	MVM
DESIGN BY:	MVM/AGD
REVIEW BY:	JMK/PTM
SHEET:	1 OF 1

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