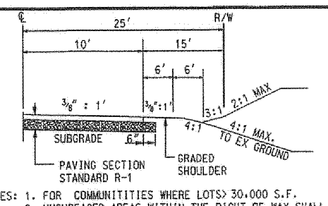
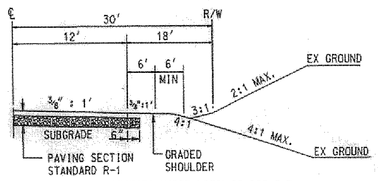


NOTES: 1. FOR COMMUNITIES WHERE LOTS> 30,000 S.F.
2. UNSURFACED AREAS WITHIN THE RIGHT-OF-WAY SHALL RECEIVE A MINIMUM SURFACE TREATMENT OF 2" TOPSOIL, SEED AND MULCH.

TYPICAL OPEN-SECTION ROAD DETAIL-A ANTLER COURT & WHITE TAIL DRIVE

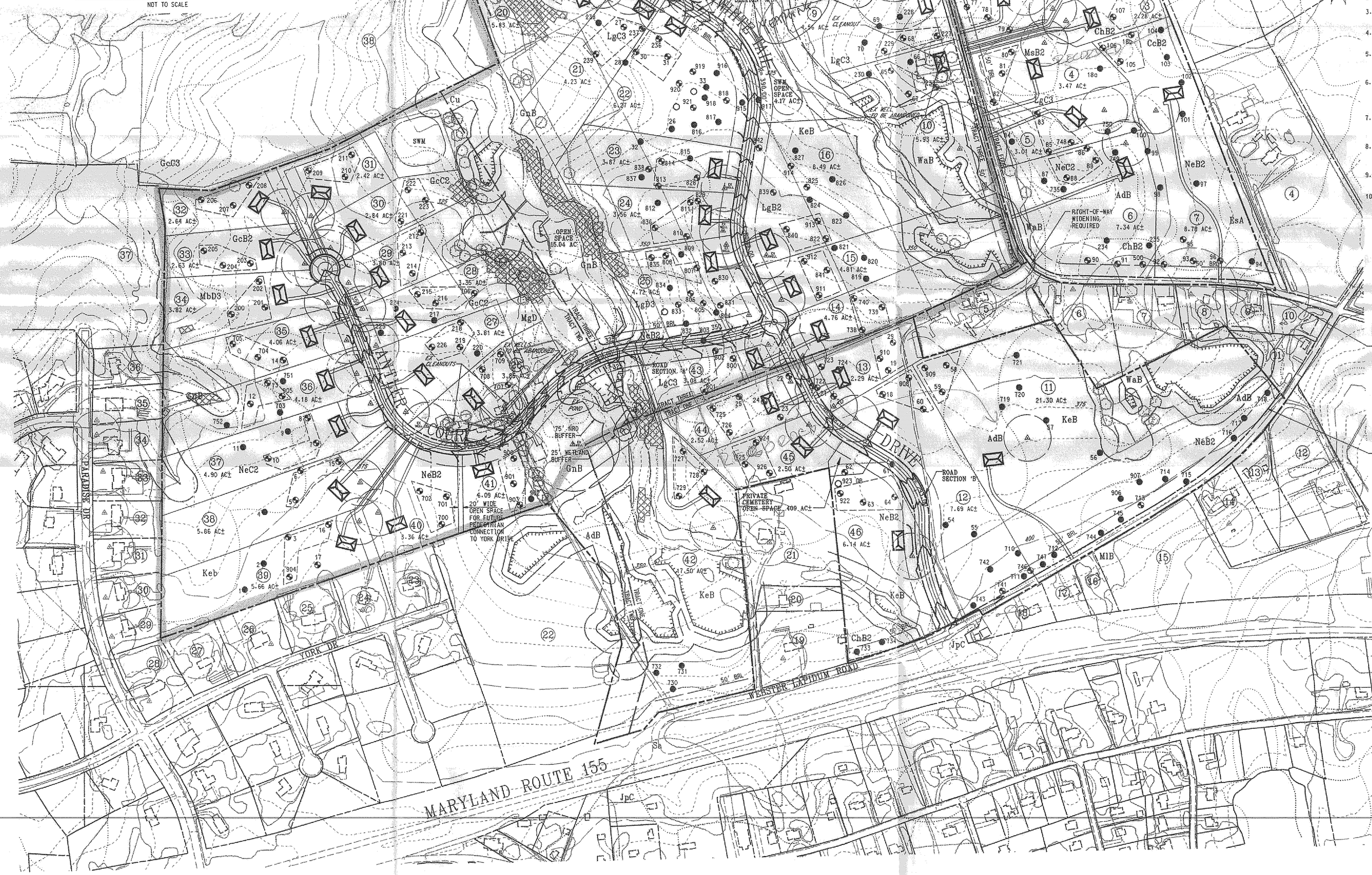
NOT TO SCALE



NOTES: 1. FOR COMMUNITIES WHERE LOTS> 20,000 S.F.
2. A CONCRETE SIDEWALK (5'-9') SHALL BE PLACED ALONG ONE SIDE OF THE ROAD BEYOND THE DITCH LINE.
3. UNSURFACED AREAS WITHIN THE RIGHT-OF-WAY SHALL RECEIVE A MINIMUM SURFACE TREATMENT OF 2" TOPSOIL, SEED AND MULCH.

TYPICAL OPEN-SECTION ROAD DETAIL-B WHITE TAIL BETWEEN ANTLER COURT & WEBSTER LAPIDUM ROAD

NOT TO SCALE



DEVELOPMENT SUMMARY

PREMISES ADDRESS: ROUTE 155 AND COOLEY MILL ROAD
HAVRE DE GRACE, MARYLAND 21078

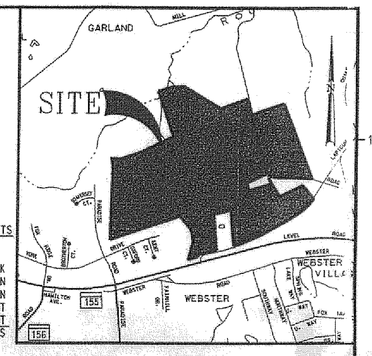
TAX MAP: 37 PARCEL: 42

DEED REF: 566/393 PLAT: NONE

ACREAGE: TRACT 1 - 42.63 AC (267/52)
TRACT 2 - 92.00 AC (267/53)
TRACT 3 - 101.10 AC (305/190)
TRACT 4 - 34.60 AC (356/469 & 5451/724) - INCLUDES 3.74 ACRES CONVEYED TO PARCEL 35 WITHOUT DEVELOPMENT RIGHTS
TOTAL= 270.33 AC 26 DEVELOPMENT RIGHTS

FAMILY CONVEYANCES:
ELWOOD V. STARK JR. - SON OF ELWOOD V. STARK
THOMAS D. FICKLIN, IV - SON OF DOROTHY S. FICKLIN
PATRICIA FICKLIN WEDENKO - DAUGHTER OF DOROTHY S. FICKLIN
BARBARA VOLKART BROOKS - DAUGHTER OF MARY ELLEN S. VOLKART
ANNE VOLKART WOOD - DAUGHTER OF MARY ELLEN S. VOLKART
4 PARCELS X 5 FAMILY CONVEYANCES/ PARCEL= 20 FAMILY CONVEYANCES

DENSITY ALLOWED: 46 DWELLING UNITS
PROPOSED DENSITY: 46
ZONING: AGRICULTURAL (AG)
EXISTING USE: AGRICULTURAL
PROPOSED USE: CONVENTIONAL SINGLE FAMILY DEVELOPMENT
BULK REGULATIONS:
MIN LOT AREA: 2 AC
MIN LOT WIDTH: 200 FT
MIN FRONT YARD: 50 FT
MIN SIDE YARD: 40 FT
MIN REAR YARD: 80 FT
MAX BUILDING HEIGHT: 3 STORIES
PARKING REQUIREMENTS:
TWO OFF-STREET PARKING SPACES PER DWELLING UNIT



VICINITY MAP

1"=2000'

NOTES

1. BOUNDARY FROM DEED PLOT CREATED BY FREDERICK WARD ASSOCIATES, INC., BY HIGHLAND SURVEY ASSOCIATES, INC (8/04) PARCEL 4 AND FROM TAX ASSESSMENT INFORMATION.
2. TOPOGRAPHY FROM HARFORD COUNTY GIS, 2000.
3. THERE IS NO 100-YEAR FLOODPLAIN ON THE SITE ACCORDING TO FEMA MAP NUMBER 24025C0185D (1/7/2000).
4. SOILS BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HARFORD COUNTY, USDA 1975.
5. PERCOLATION TEST WERE PERFORMED ON 4-21,22,23,24,25 AND 27-2004, 11-6,9-2004, 12-1-2004, 12-27,28-2004 AND 1-2,22,26,3-30,4-01- 2005.
6. STORMWATER MANAGEMENT WILL BE ADDRESSED THROUGH NON-STRUCTURAL MEASURES ON THE EAST SIDE OF COOLEY MILL ROAD. TWO MANAGEMENT AREAS HAVE BEEN PROVIDED FOR THE REMAINDER IF QUANTITY MANAGEMENT IS REQUIRED.
7. A WAIVER IS REQUESTED IN A LETTER DATED 5/02/05, REGARDING CUL DE SAC LENGTHS FOR BOTH WHITE TAIL DRIVE AND ANTLER COURT.
8. FOREST CONSERVATION AREAS ARE TO BE LOCATED ON DEVELOPMENT RESTRICTED PORTIONS OF INDIVIDUAL LOTS - SEE FOREST CONSERVATION PLAN.
9. ROUNDABOUT SHALL BE CONSTRUCTED AS A CLOSED SECTION WITH SPLITTER ISLANDS.
10. ROADSIDE DRAINAGE SHALL BE ADDRESSED WHERE NECESSARY ALONG LAPIDUM ROAD AND COOLEY MILL ROAD PROVIDING A 3' GRADED SHOULDER AND SIDE DITCH.

SOILS CHART

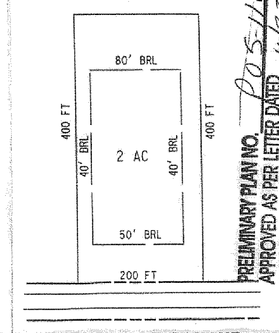
SYMBOL	NAME	HYDRIC	DEPTH TO WATER TABLE	K FACTOR
AdB	ALDINO SILT LOAM	I	1.5-2.5'	0.43
ChB2	CHILLUM SILT LOAM	----	>5'	0.32
CcC2	CHESTER SILT LOAM	----	>5'	0.32
Cu	CODORUS SILT LOAM	I	1.5-2'	0.49
EsA	ELSINBORO LOAM	----	>4'	0.37
EsB2	ELSINBORO LOAM	----	>4'	0.37
GnB	GLENVILLE SILT LOAM	----	1-3'	0.32
KeB	KELLY SILT LOAM	I	1-2'	0.37
LgC3	LEGORE SILTY CLAY LOAM	----	>4'	0.24
LgD3	LEGORE SILTY CLAY LOAM	----	>4'	0.24
LeB2	LEGORE SILT LOAM	----	>4'	0.24
LeE	LEGORE SILT LOAM	----	>4'	0.24
MbD3	MANOR LOAM	----	>5'	0.37
MgD	MANOR & GLENELG VERY STONY LOAM	----	>5'	0.32
MsB2	MONTALTO SILT LOAM	----	>5'	0.32
NeB2	NESHAMINY SILT LOAM	----	>5'	0.32
NeC2	NESHAMINY SILT LOAM	----	>4'	0.32
WaB	WATCHUNG SILT LOAM	X	0-1'	0.43

X = HYDRIC
I = HYDRIC INCLUSION
K FACTOR (>0.32) = HIGHLY ERODIBLE

ADJACENT PROPERTY OWNERS

	TAX MAP	PARCEL	OWNER	DEED REF	ZONING
1	37	32	EDWIN LEHNERT	481/543	AG
2	37	33	GILBERT LERCH JR	2614/917	AG
3	37	35	JANE VIELE	3919/317	AG
4	37	63	LINDA COOPER	3563/151	AG
5	37	13	LAWRENCE ANDERSON	642/122	AG
6	37	45	CHARLES CURRY	304/82	AG
7	37	140	CHARLES CURRY	502/192	AG
8	37	84	CHARLES CURRY JR	602/485	AG
9	37	53	ANNA DUCKERY	3226/464	AG
10	37	46	CATHY ANN CHAVERS	3339/476	AG
11	37	37	RAYMOND TARDY	462/167 662/325	AG
12	37	47	CHARLES HOPPERS	2517/934	AG
13	37	87	LARRY WALTER	2577/1071	AG
14	44	48	SCOTT BAILEY	2521/1025	AG
15	44	434	HARFORD JEWISH CENTER	594/602	AG
16	44	442	KENNETH KEITH	2923/260	AG
17	44	129	RUSSEL MORRIS SR	630/71	AG
18	44	530	DORIS GOINS	3821/491	AG
19	44	3	GEORGE HAWKINS	295/247	AG
20	44	37	CARRIE ANDERSON	1365/372	AG
21	44	2	DEEDIE ANDERSON	544/143	AG
22	44	452	LAWRENCE ANDERSON	659/421 975/506	AG
23	44	656 LOT 24	DANIEL BALDAUF	2418/189	RR
24	44	656 LOT 25	LUIS RENJEL	1195/846	RR
25	44	656 LOT 26	THOMAS ABRAHAM	2292/840	RR
26	44	656 LOT 27	YOUNG YOO	3375/79	RR
27	44	656 LOT 28	TOMMY MC CURRY	3608/145	RR
28	44	656 LOT 29	MAHER ISHAK	951/648	RR
29	43	323 LOT 30	ALAN RUSNAK	1030/656	RR
30	43	323 LOT 31	CHARLES ECK JR	1637/659	RR
31	43	323 LOT 32	CHARLES JACOBS JR	1249/1074	RR
32	43	323 LOT 33	STEPHEN POVILAITIS	4185/123	RR
33	43	323 LOT 34	CHARLES MC KENZIE III	3964/326	RR
34	43	323 LOT 35	ROGER BROWN	2535/542	RR
35	43	323 LOT 36	EUGENE HICKS	4781/636	RR
36	43	323 LOT 37	ROBERT CUMMINS	4421/3	RR
37	43	26	ROSALIE THOMPSON	1537/209	RR
38	37	30	JOSEPH WORTHINGTON	2616/211	AG

PLAN TYPE P
PLAN NO. 05-116
SERIES NO. 2
DATE 8-25-05
DAC/DUE



TYPICAL LOT LAYOUT
NTS

PRELIMINARY PLAN NO. 05-116
APPROVED AS PER LETTER DATED 8/25/05
SUBJECT TO CONDITIONS SET IN LETTER
DIRECTOR, PLANNING AND ZONING

2005 AUG 25 PM 10 58
RECEIVED
PLANNING

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING STRUCTURE
- SOILS BOUNDARY
- PASSING PERCOLATION TEST
- FAILING PERCOLATION TEST
- PROPOSED PERCOLATION TEST

REVISIONS		
REV#	DATE	DESCRIPTION

OWNER
DOROTHY FICKLIN
346 UNION STREET
ABERDEEN, MD 21001

OWNER
MARY ELLEN VOLKERT
602 W. BEL AIR AVENUE
ABERDEEN, MD 21001

OWNER
ESTATE OF ELWOOD V. STARK
30 OFFICE STREET
BEL AIR, MARYLAND 21014

DEVELOPER
SUSQUEHANNA MEADOWS, LLC
14 BACK RIVER NECK ROAD
BALTIMORE, MARYLAND 21221

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
P.O. Box 727, 5 South Main Street
Bel Air, Maryland 21014-0727
410-879-2090
410-893-1243 fax
www.frederickward.com

SERIES II
PRELIMINARY PLAN
SUSQUEHANNA MEADOWS
SECOND ELECTION DISTRICT HARFORD COUNTY, MARYLAND

ENGINEER'S SEAL

DATE 08/25/05
SCALE 1"=200'
DESIGNED BY KLS
DRAWN BY JHS
DRAWING NO.
SHEET 1 OF 1
FWA JOB NUMBER 2041296.00

M:/PROJECTS/2041296/ENGR/PCP01.DGN - JHS