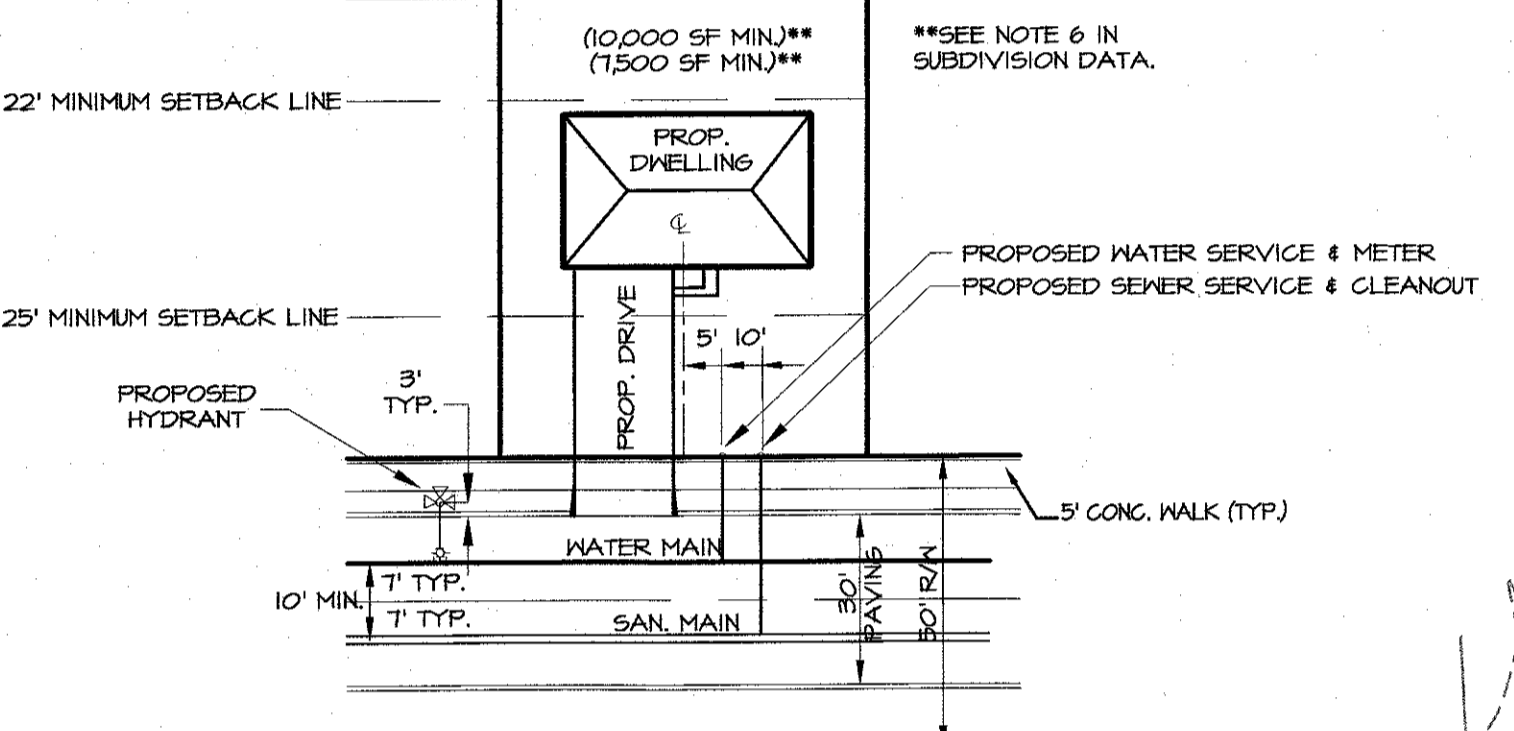


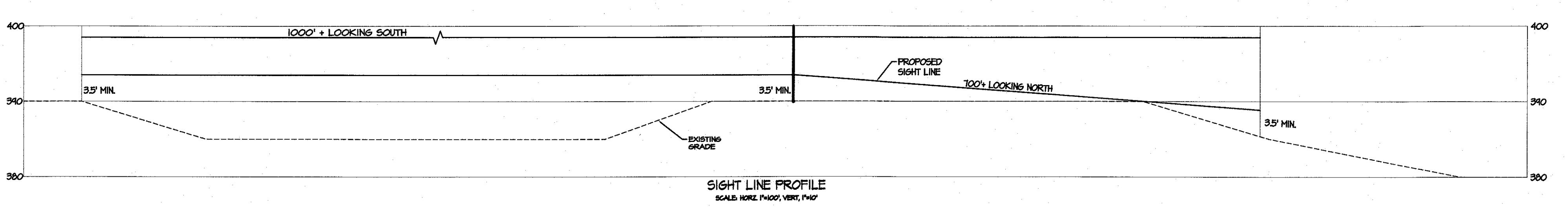
LOCATION MAP  
SCALE: 1" = 2000'

TAX MAP / PARCEL	OWNER	DEED REF.	PLAT REF.	ZONED	ADDITIONAL INFO.
T.50 P.13	STEPHEN L. BURDETTE SUSAN M. BURDETTE	1647562	64/01	R-2	LOT 2 FOUNTAIN GREEN ROAD
T.50 P.201	GARY H. STINSON MARTHA A. STINSON	4661894	22/60	R-2	LOT 165 SAKO CT.
T.50 P.201	GLENN A. KRAUS	1321411	22/60	R-2	LOT 166 SAKO CT.
T.50 P.221	SAMUEL J. WALTO, SR.	10800282	31/30	R-2	LOT 168 FLINTLOCK DR.
T.50 P.221	HARFORD COUNTY, MD	2104790	31/30	-	LOT 169 FLINTLOCK DR.
T.50 P.221	MALLACE J. SWARTZ THERESA M. SWARTZ	2501865	31/30	R-2	LOT 110 FLINTLOCK DR.
T.50 P.221	ROBERT LEE LEVINSKI	4143316	31/30	R-2	LOT 119 FLINTLOCK DR.
T.50 P.221	JAY E. DOSTER KARIN J. DOSTER	1852308	31/30	R-2	LOT 120 FLINTLOCK DR.
T.50 P.239	WALTER L. WATKINS, JR. SUE ANN WATKINS	2514979	62/1	R-2	LOT 848 HICK. RIDGE DR.
T.50 P.239	NATHAN ULMER ASHLEY ULMER	1081424	62/1	R-2	LOT 848 HICK. RIDGE DR.
T.50 P.250	KATHLEEN F. JONES	1822177	59/02	R-2	LOT 844 FLINTLOCK DR.
T.50 P.250	CHARLES F. STARR, JR. RENEE F. STARR	1321580	59/02	R-2	LOT 850 FLINTLOCK DR.
T.50 P.250	LINDA L. HARENICZ	6605443	59/02	R-2	LOT 851 FLINTLOCK DR.
T.50 P.250	JENNIFER TOPPER	1248454	59/02	R-2	LOT 852 FLINTLOCK DR.
T.50 P.250	MARIO J. VENETOS MARY M. LEVISH	1340776	59/02	R-2	LOT 858 FLINTLOCK DR.
T.50 P.250	FRANCIS PL DU BOIS ERNESTINE N. DU BOIS	1341501	59/02	R-2	LOT 854 FLINTLOCK DR.
T.50 P.16	NELSON N. POLIN IRENE J. POLIN	1406186	58/01	A6	LOT 191 FOUNTAIN GREEN ROAD
T.50 P.201	ANTHONY R. HALE KRISTIE A. HALE	6764704	22/60	A6	LOT 164 SAKO CT.



NOTES:  
1. CURB STOPS AND CLEANOUTS SHALL BE LOCATED 6" FROM PROPERTY LINE AND SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS OR STEPS.  
2. PLUMBING UTILITIES OR LOW VOLTAGE UTILITIES SHALL BE LOCATED 18" FROM PROPERTY LINE.  
3. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICES IS SEVEN (7) FEET.  
4. SIDE YARD SETBACKS ARE A MINIMUM OF 6 FEET, TOTAL OF 20' (SUBJECT TO THE AVERAGE SIDE YARD PROVISIONS OF THE CODE) (PLATE 6-2)

SERVICE / LOT LAYOUT  
NOT TO SCALE

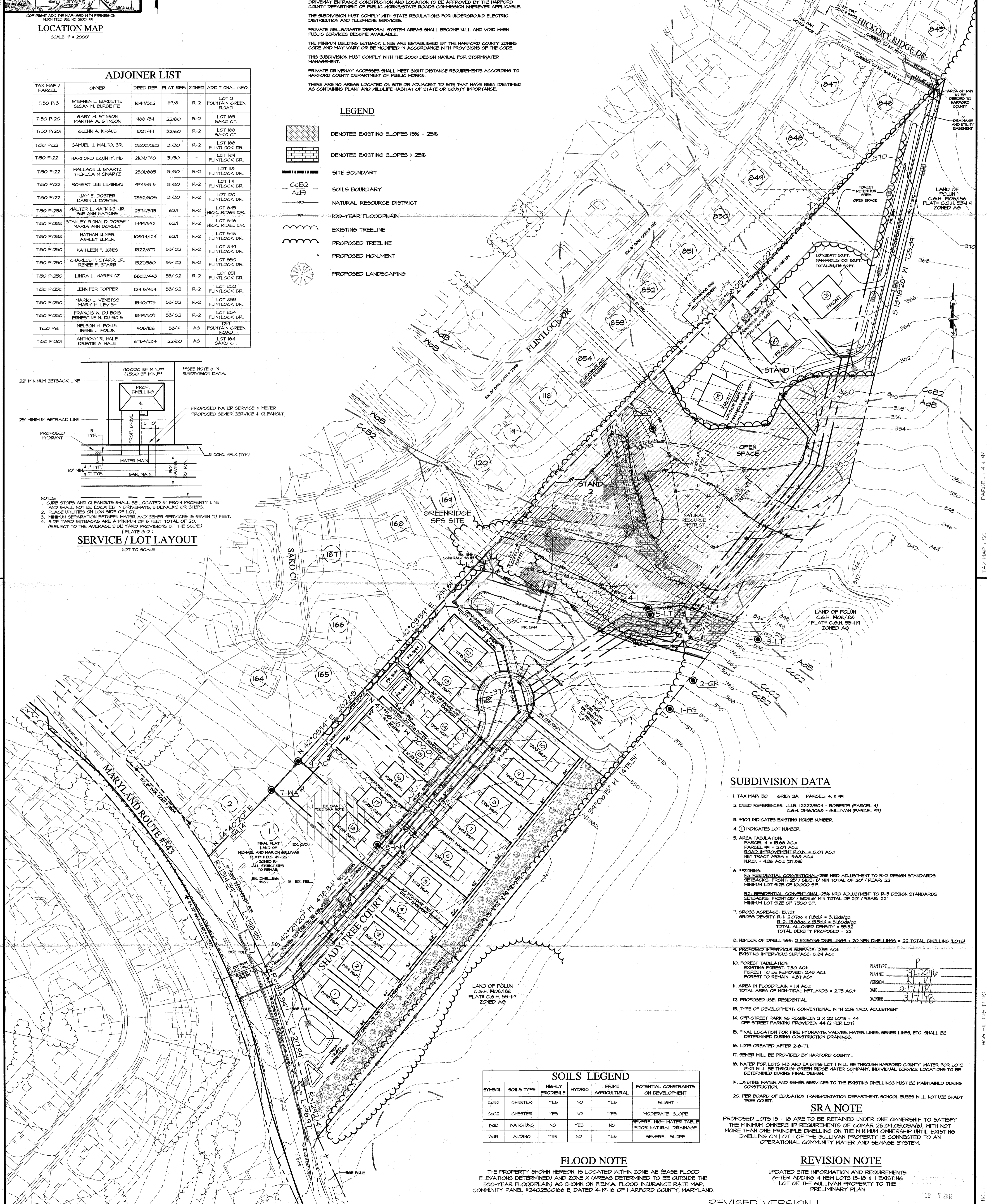


GENERAL NOTES

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC INFRASTRUCTURE AND CONSTRUCTION SERVICES, IF APPLICABLE.  
THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.  
PRIVATE WASTE DISPOSAL SYSTEM AREAS SHALL BECOME NULL AND VOID WHEN PUBLIC SERVICES BECOME AVAILABLE.  
THE MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH PROVISIONS OF THE CODE.  
THIS SUBDIVISION MUST COMPLY WITH THE 2000 DESIGN MANUAL FOR STORM-WATER MANAGEMENT.  
PRIVATE DRIVEWAY ACCESS SHALL MEET SIGHT DISTANCE REQUIREMENTS ACCORDING TO HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS.  
THERE ARE NO AREAS LOCATED ON SITE OR ADJACENT TO SITE THAT HAVE BEEN IDENTIFIED AS CONTAINING PLANT AND WILDLIFE HABITAT OF STATE OR COUNTY IMPORTANCE.

LEGEND

- DENOTES EXISTING SLOPES 15% - 25%
- DENOTES EXISTING SLOPES > 25%
- SITE BOUNDARY
- SOILS BOUNDARY
- NATURAL RESOURCE DISTRICT
- 100-YEAR FLOODPLAIN
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED MONUMENT
- PROPOSED LANDSCAPING



SUBDIVISION DATA

- TAX MAP: 50 GRID: 2A PARCEL: 4, 4 91
- DEED REFERENCES: L.J.R. 1222/304 - ROBERTS (PARCEL 4) C.G.H. 344/000 - GULLIVAN (PARCEL 9)
- #101 INDICATES EXISTING HOUSE NUMBER.
- Ⓢ INDICATES LOT NUMBER.
- AREA TABULATION:  
PARCEL 4 = 18.66 AC.  
PARCEL 9 = 2.07 AC.  
TOTAL SUBDIVISION AREA = 20.73 AC.  
NET TRACT AREA = 15.60 AC.  
NRD = 4.36 AC. (21.98%)
- \*\*ZONING:  
S1: RESIDENTIAL CONVENTIONAL - 25% NRD ADJUSTMENT TO R-2 DESIGN STANDARDS  
SETBACKS: FRONT 25' / SIDES 8' MIN TOTAL OF 20' / REAR: 22'  
MINIMUM LOT SIZE OF 10,000 SF.  
S2: RESIDENTIAL CONVENTIONAL - 25% NRD ADJUSTMENT TO R-3 DESIGN STANDARDS  
SETBACKS: FRONT 25' / SIDES 6' MIN TOTAL OF 20' / REAR: 22'  
MINIMUM LOT SIZE OF 10,000 SF.
- GROSS ACREAGE: 15.754  
GROSS DENSITY: R-1: 2.07/ac x (1.00) = 5.124/ac  
R-2: 18.66/ac x (0.30) = 5.598/ac  
TOTAL ALLOWED DENSITY = 10.722/ac  
TOTAL DENSITY PROPOSED = 22
- NUMBER OF DWELLINGS: 2 EXISTING DWELLINGS + 20 NEW DWELLINGS = 22 TOTAL DWELLING (LOTS)
- PROPOSED IMPERVIOUS SURFACE: 2.39 AC.  
EXISTING IMPERVIOUS SURFACE: 0.91 AC.
- FOREST TABULATION:  
EXISTING FOREST: 1.30 AC.  
FOREST TO BE REMOVED: 2.43 AC.  
FOREST TO REMAIN: 4.81 AC.
- AREA IN FLOODPLAIN = 1.4 AC.  
TOTAL AREA OF NON-TIDAL WETLANDS = 2.13 AC.
- PROPOSED USE: RESIDENTIAL
- TYPE OF DEVELOPMENT: CONVENTIONAL WITH 25% NRD ADJUSTMENT
- OFF-STREET PARKING REQUIRED: 2 X 22 LOTS = 44  
OFF-STREET PARKING PROVIDED: 44 (2 PER LOT)
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- LOTS CREATED AFTER 2-8-11.
- SEWER WILL BE PROVIDED BY HARFORD COUNTY.
- WATER FOR LOTS 1-10 AND EXISTING LOT 1 WILL BE THROUGH HARFORD COUNTY. WATER FOR LOTS 11-22 WILL BE THROUGH HICKORY RIDGE WATER COMPANY. INDIVIDUAL SERVICE LOCATIONS TO BE DETERMINED DURING FINAL DESIGN.
- EXISTING WATER AND SEWER SERVICES TO THE EXISTING DWELLINGS MUST BE MAINTAINED DURING CONSTRUCTION.
- PER BOARD OF EDUCATION TRANSPORTATION DEPARTMENT, SCHOOL BUSES WILL NOT USE SHADY TREE COURT.

SOILS LEGEND

SYMBOL	SOILS TYPE	HIGHLY ERODIBLE	HYDRIC	PRIME AGRICULTURAL	POTENTIAL CONSTRAINTS ON DEVELOPMENT
CcB2	CHESTER	YES	NO	YES	SLIGHT
CcC2	CHESTER	YES	NO	YES	MODERATE: SLOPE
PdB	HATCHINGS	NO	YES	NO	SEVERE: HIGH WATER TABLE POOR NATURAL DRAINAGE
AdB	ALDINO	YES	NO	YES	SEVERE: SLOPE

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #242050166 E, DATED 4-14-16 OF HARFORD COUNTY, MARYLAND.

SRA NOTE

PROPOSED LOTS 15 - 19 ARE TO BE RETAINED UNDER ONE OWNERSHIP TO SATISFY THE MINIMUM OWNERSHIP REQUIREMENTS OF COMAR 29.04.09.02(A)(6), WITH NOT MORE THAN ONE PRINCIPLE DWELLINGS ON THE MINIMUM OWNERSHIP UNTIL EXISTING DWELLING ON LOT 1 OF THE GULLIVAN PROPERTY IS CONNECTED TO AN OPERATIONAL COMMUNITY WATER AND SEWAGE SYSTEM.

REVISION NOTE

UPDATED SITE INFORMATION AND REQUIREMENTS AFTER ADDING 4 NEW LOTS 15-19 & 1 EXISTING LOT OF THE GULLIVAN PROPERTY TO THE PRELIMINARY PLAN

REVISED VERSION I

PRELIMINARY PLAN

ROBERTS CROSSING  
BEL AIR, MD 21015

**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

**OWNER:**  
PATRICIA ROBERTS  
404 SOUTH FOUNTAIN GREEN ROAD  
BEL AIR, MD 21015-3707  
(410)-879-3494

**MICHAEL & MARION GULLIVAN**  
407 SOUTH FOUNTAIN GREEN ROAD  
BEL AIR, MD 21015

**CONTRACT PURCHASER/DEVELOPER:**  
SOUTH FOUNTAIN GREEN LLC,  
P.O. BOX 400  
PHOENIX, MD 21181  
(410)-667-0800

NO.	DATE	DESCRIPTION

THIRD ELECTION DISTRICT  
HARFORD COUNTY, MARYLAND

DATE: 2-6-2018  
SCALE: 1" = 60'  
DESIGNED BY: TRL  
DRAWN BY: TRL

DRAWING NO.: PP01  
SHEET | OF | 1  
BLS JOB NO.: 15047

HCG BILLING ID NO.: 15047 HCG DWS ID NO.: 15047