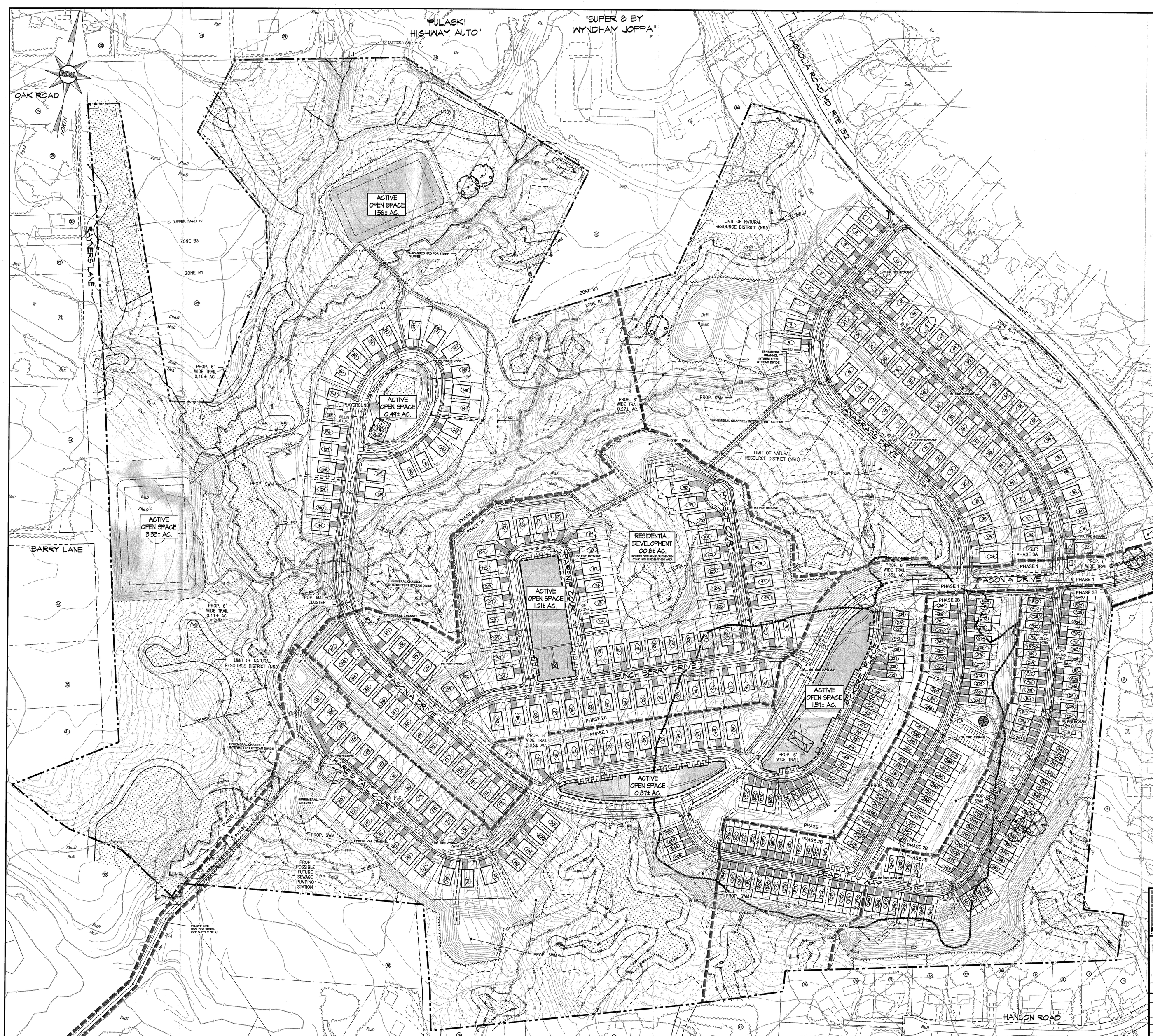

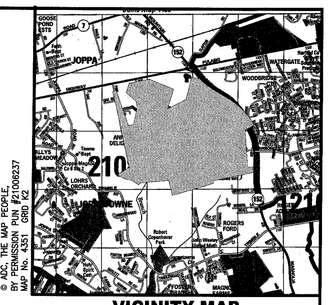

© ACI, THE MAP PEOPLE
BY PERMISSION OF PERMISSION NUMBER 21000237

VICINITY MAP
SCALE: 1"=2000'

SITE DATA:

1. OWNER: SUGAR HILL ROAD LLC, P.O. BOX 250, ABERDEEN, MD 21001
   DEVELOPER: KT MAGNOLIA, LLC. C/O FRED SHEKEILS, P.O. BOX 257, FALLSTON, MD 21047
2. PROPERTY INFORMATION:
   ADDRESS: LOCATED ON MARYLAND ROUTE 152, JOPPA, MD 21085
   TAX MAP 65 PARCEL 320
   DEED REFERENCE: 3613/442
   EXISTING ZONING: R1
   NOTE: EXISTING LANDS KNOWN AS STANCILL'S OAK GROVE, CONSISTING OF 270 RESIDENTIAL LOTS AND OTHER PARCELS DESIGNATED ON PLATS TITLED" FINAL PLAT [ONE THOUGH SEVENTEEN] – PHASE ONE", OAK GROVE/STANCILL'S AND "FINAL PLAT [ONE THROUGH TWELVE] – PHASE TWO". LIBRE 122 FOLIO 62–90.
3. SITE AREA: 199.85± AC. (8,705,466 SF.) (REAL PROPERTY)
4. NRD AREA: 77.00± AC. (38.5%)
5. EXISTING ZONING: R1 URBAN RESIDENTIAL
6. DENSITY: ALLOWED: 399 DWELLING UNITS (R1 CDS: 2 DU/AC.)
   PROPOSED: 388 DWELLING UNITS (R1 CDS: 1.94 DU/AC.)
7. PROPOSED USE: SINGLE–FAMILY RESIDENTIAL [CONVENTIONAL WITH OPEN SPACE (CDS) AND NRD DEVELOPMENT ADJUSTMENT, R2 DESIGN STANDARDS]
   REQUIRED: SINGLE FAMILY DETACHED (≥ 25%) AND TOWNHOUSES (≤ 50%)
   PROPOSED: SINGLE FAMILY DETACHED 201 UNITS (51.80%) AND TOWNHOUSES 187 UNITS (48.91%)
8. OPEN SPACE:
   REQUIRED: OPEN SPACE = 19.98 AC. (10% OF SITE AREA)
   ACTIVE OPEN SPACE: 9.99 AC. (50% OF REQUIRED OPEN SPACE)
   PROPOSED OPEN SPACE: 130.00 AC.
   PROPOSED ACTIVE OPEN SPACE: 10.00 AC.
9. IMPERIOUS SURFACE AREA: 37.83± AC.
10. DESIGN REQUIREMENTS: (R1 C.O.S.)

	SINGLE FAMILY DETACHED	TOWNHOUSES
MIN. LOT AREA	7,500 S.F.	2,400 S.F.
MIN. WIDTH AT BUILDING LINE	50'	24'
MIN. FRONT YARD DEPTH	25'	25'
MIN. SIDE YARD WIDTH	6' (TOTAL OF 20')	0'
MIN. REAR YARD DEPTH	22'	22'
MAX. BUILDING HEIGHT	3 STORIES	3 STORIES
MAX. UNITS PER BUILDING BLOCK	NA	4

11. THE EXISTING CONDITIONS INFORMATION SHOWN ON THE PLAN IS BASED ON HARFORD COUNTY GIS INFORMATION. THE SITE BOUNDARY IS BASED ON HARFORD COUNTY GIS INFORMATION.
12. THERE IS NO 100–YEAR FEMA FLOODPLAIN ON–SITE PER FEMA FIRM MAP NO. 2402C0261 E & 2402C0262 E, EFFECTIVE DATE APRIL 19, 2016.
13. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON–SITE.
14. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
15. THE NONTIDAL WETLANDS AND "WATERS OF THE U.S." ARE BASED ON A WETLAND DELINEATION CONDUCTED BY GEO–TECHNOLOGY ASSOCIATES IN APRIL 2019.
16. THERE ARE NO KNOWN HISTORIC SITES ON–SITE.
17. EXISTING STRUCTURES LOCATED ON–SITE ARE TO BE RAZED.
18. THE SITE IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. THE FINAL LOCATION OF UTILITIES WILL BE DETERMINED DURING FINAL ENGINEERING.
19. THE FINAL LOCATION FOR FIREHYDRANTS, VALVES, WATER LINES, SEWER LINES PUMP STATIONS, ETC. SHALL BE DETERMINED DURING THE CONSTRUCTION DRAWINGS.
20. THIS PLAN WILL SUPERSEDE RECORDED PLATS.

LEGEND:

- BOUNDARY/PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING RIGHT–OF–WAY (R/W) LINE
- PROPOSED RIGHT–OF–WAY (R/W) LINE
- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- PROPOSED 2' INTERVAL CONTOUR
- PROPOSED 10' INTERVAL CONTOUR
- EXISTING WOODY VEGETATION
- PROPOSED WOODY VEGETATION
- EXISTING EASEMENT
- EXISTING PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- SOILS LINE AND DESIGNATION
- EXISTING WATERS OF THE U.S.
- EXISTING NONTIDAL WETLANDS
- GPS LOCATED NONTIDAL WETLANDS
- NATURAL RESOURCE DISTRICT (NRD)
- DENOTES AREA OF SLOPES 15%–25%
- DENOTES AREA OF SLOPES 25% OR GREATER
- EXISTING STORM DRAIN, MANHOLE & INLET
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED WATER LINE & FIRE HYDRANT
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED STORM DRAIN, MANHOLE & INLET
- PROPOSED STREET LIGHT
- EX. SPECIMEN TREE
- FLOOD PROTECTION SETBACK

PLAN TYPE: P
PLAN NO.: 521-2019
VERSION:
DATE: 12-18-19
DACDUE: 1-17-20

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DEC 18 2019
Harford County Department of Planning & Zoning

PRELIMINARY PLAN
FOR
RIDGELY'S RESERVE
FIRST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS	
		JOB NO.: 19710
		SCALE: 1" = 100'
		DATE: 12/18/2019
		DRAWN BY: AGD/MR/SFQ
		DESIGN BY: AGD
		REVIEW BY: JMK/AGD
		SHEET: 1 OF 2

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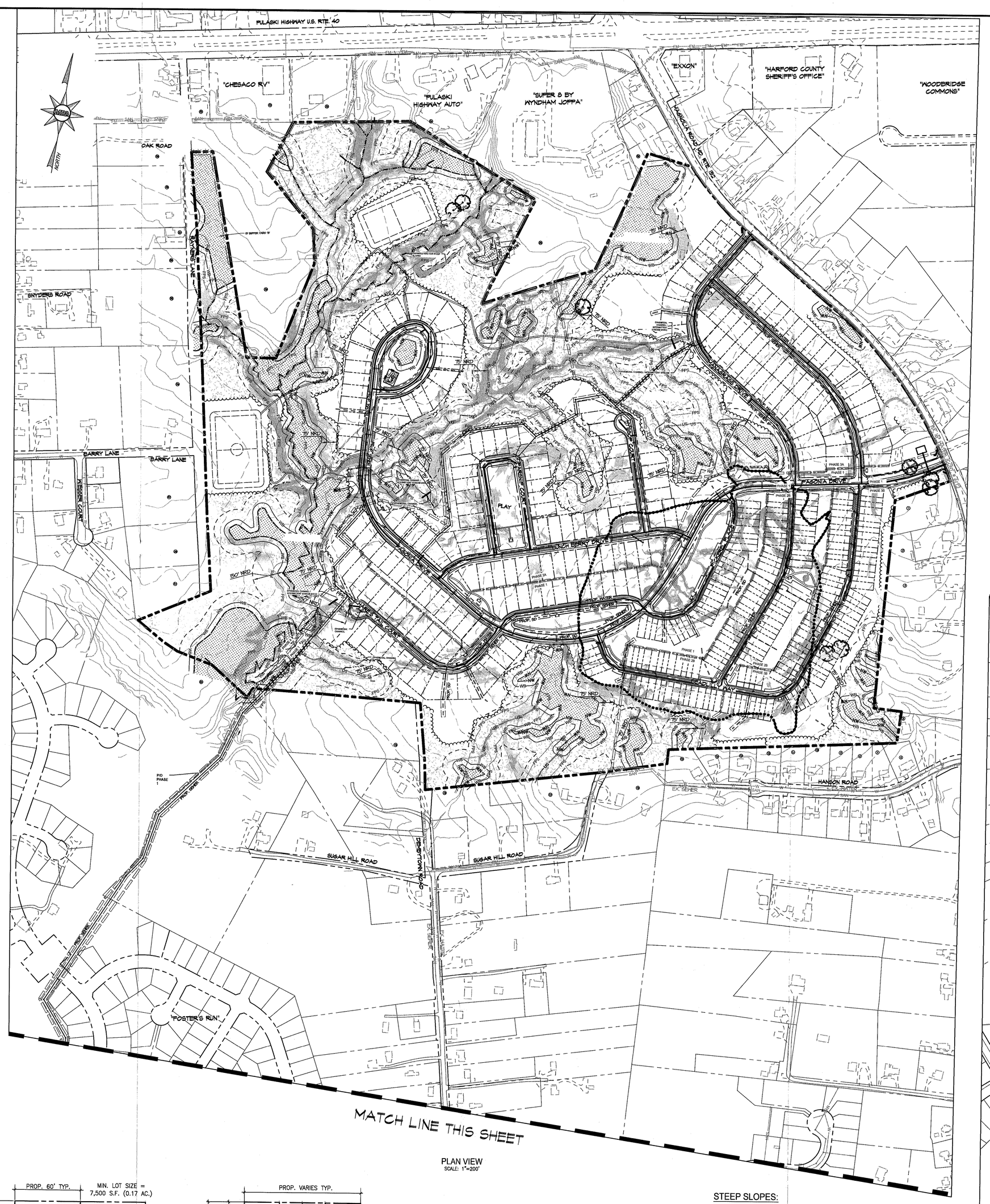
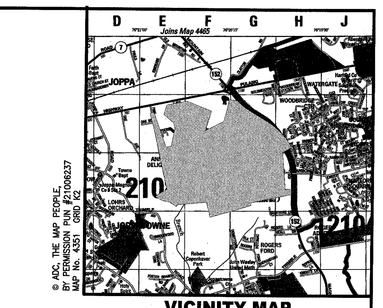


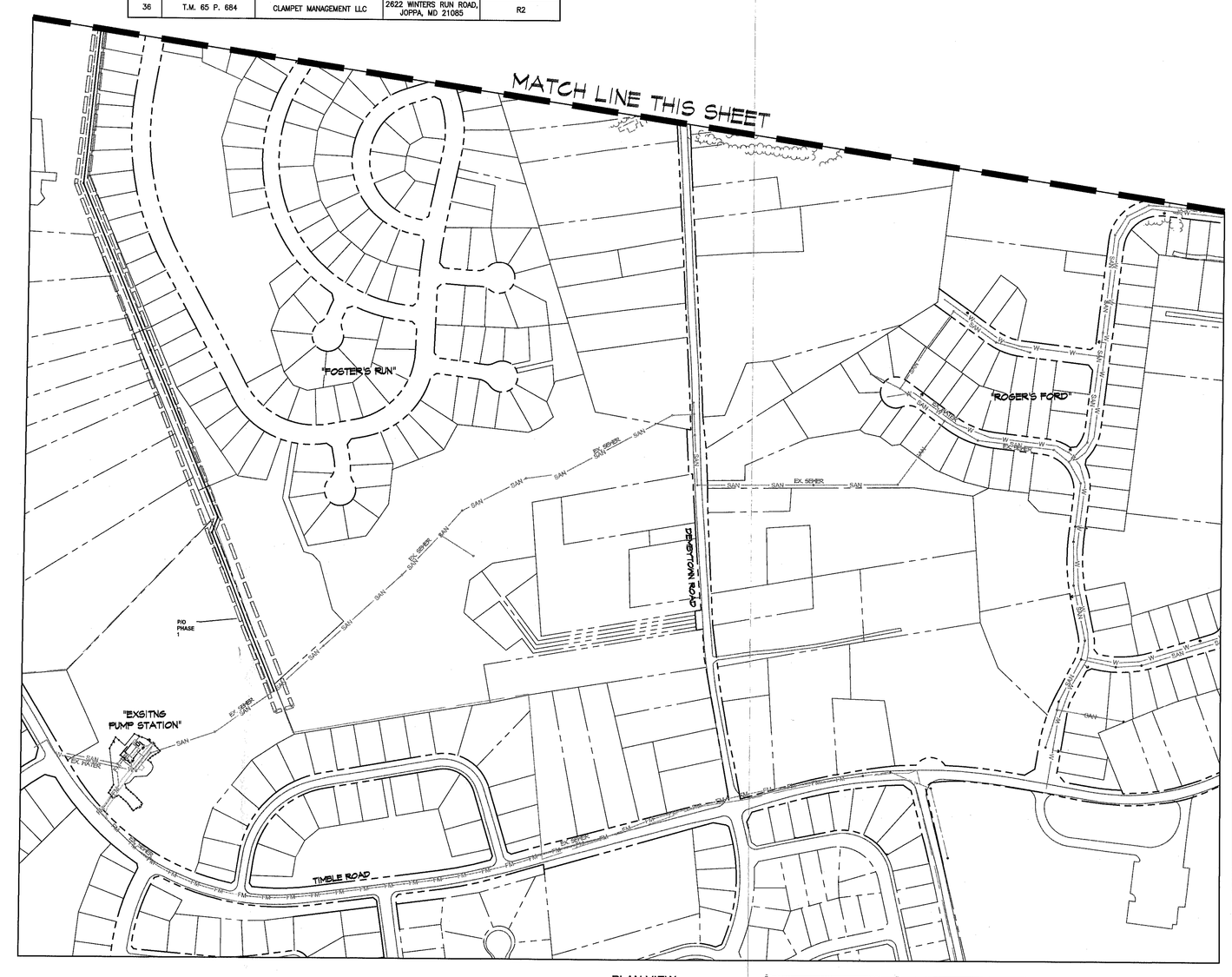
PLAN VIEW
SCALE: 1"=200'

ADJOINING PROPERTY OWNER LIST				
CHART #	TAX MAP / PARCEL	OWNER	ADDRESS	ZONING
1	T.M. 65 P. 547	MALCOLM L. TUSING EDNA G. MURLET	720 MAGNOLIA ROAD, JOPPA, MD 21085	R1
2	T.M. 65 P. 790	RODNEY A. GARRETT, SR.	716 MAGNOLIA ROAD, JOPPA, MD 21085	R1
3	T.M. 65 P. 323	BRIAN J. & DEBORAH FISCHER	714 MAGNOLIA ROAD, JOPPA, MD 21085	R1
4	T.M. 65 P. 324	MICHAEL G. & MARY C. COX	706 MAGNOLIA ROAD, JOPPA, MD 21085	R1
5	T.M. 65 P. 793 LOT 1	MICHELLE & PENSIONE LAFALAISE	1020 HANSON ROAD, JOPPA, MD 21085	R1
6	T.M. 65 P. 793 LOT 2	WILLIAM M. & CHRISTINA REDIX	1018 HANSON ROAD, JOPPA, MD 21085	R1
7	T.M. 65 P. 793 LOT 3	STEPHEN M. & MARY M. KEHNE	1016 HANSON ROAD, JOPPA, MD 21085	R1
8	T.M. 65 P. 793 LOT 4	JAMES WOIZESKO	1014 HANSON ROAD, JOPPA, MD 21085	R1
9	T.M. 65 P. 793 LOT 5	MARY E. SHARFF	1012 HANSON ROAD, JOPPA, MD 21085	R1
10	T.M. 65 P. 793 LOT 6	BENJAMIN PYCHA AMANDA ASHE	1010 HANSON ROAD, JOPPA, MD 21085	R1
11	T.M. 65 P. 793 LOT 7	PAUL & MONTHA PHOUTTHACHONE	1008 HANSON ROAD, JOPPA, MD 21085	R1
12	T.M. 65 P. 793 LOT 8	ERIC G. HANSON	1006 HANSON ROAD, JOPPA, MD 21085	R1
13	T.M. 65 P. 793 LOT 9	HARVEY L. & GAIL D. ALEXANDER	1004 HANSON ROAD, JOPPA, MD 21085	R1
14	T.M. 65 P. 793 LOT 10	JEFFREY A. MICHAEL, LISA M. NOTARANGELO	1002 HANSON ROAD, JOPPA, MD 21085	R1
15	T.M. 65 P. 793 LOT 11	MICHAEL L. & TAMARA R. MILLER	1000 HANSON ROAD, JOPPA, MD 21085	R1
16	T.M. 65 P. 666	LINWOOD & JESSIE BOOKER	611 SUGAR HILL ROAD, JOPPA, MD 21085	R1
17	T.M. 65 P. 665	JOHNNIE D. BOOKER JEANETTE DENISE ENSLEY BOOKER	612 SUGAR HILL ROAD, JOPPA, MD 21085	R1
18	T.M. 65 P. 610	JEROME & PAMELA FEATHERSTONE	606 SUGAR HILL ROAD, JOPPA, MD 21085	R1
19	T.M. 65 P. 796 LOT 1	KAREN & ANTHONY BROOKS	620 DEMBYTOWN ROAD, JOPPA, MD 21085	R1
20	T.M. 65 P. 766	EFFIE V. DORMAN	103 S. PARKE ST, ABERDEEN, MD 21001	R1
21	T.M. 65 P. 1077	MINGLEWOOD HOLDING LLC TRIMBLE VENTURES LLC	14 BACK RIVER NECK RD, BALTO, MD 21221	R1
22	T.M. 65 P. 489	J C. & DOROTHY S. FRISBY	P.O. BOX 2127, SANTA CRUZ, CA 95063	R1
23	T.M. 65 P. 379	JAMES R. & WILMA J. COOK	803 WESSER CT, JOPPA, MD 21085	R1
24	T.M. 65 P. 805	ALTHEA MC LEOD	811 BARRY LANE, JOPPA, MD 21085	R1
25	T.M. 65 P. 932	THOMAS R. LEFTRIDGE DEBORAH J. KUNWEL	810 BARRY LANE, JOPPA, MD 21085	R1
26	T.M. 65 P. 418	LINDA D. ACORD JIMMY CLARK	911 PINE ROAD, JOPPA, MD 21085	R1
27	T.M. 65 P. 475	MARK F. FRANZ	1550 HARFORD SQUARE DR EDGEWOOD, MD 21040	R1
28	T.M. 65 P. 476	THOMAS DI BARTOLOMEO	1000 RAYNERS LANE, JOPPA, MD 21085	R1
29	T.M. 65 P. 470	JOHN F. KUTA JR	1002 RAYNERS LANE, JOPPA, MD 21085	R1
30	T.M. 65 P. 155	CHESACO PROPERTIES LLC	P.O. BOX 24731, MIDDLE RIVER, MD 21220	B3
31	T.M. 65 P. 238	FRANCIS L. HOLTER JOANNE M. DIXON	817 PULASKI HWY, JOPPA, MD 21085	B3
32	T.M. 65 P. 1053	WKAK PROPERTIES LLC	911 PULASKI HWY, JOPPA, MD 21085	B3
33	T.M. 65 P. 239	WKAK PROPERTIES LLC	10948 BEAVER DAM RD, SUITE G, HUNTVALLEY, MD 21085	B3
34	T.M. 65 P. 284	1001 PULASKI HIGHWAY LLC	C/O MARYLAND USED AUTO 1009 PULASKI HWY, JOPPA, MD 21085	B3
35	T.M. 65 P. 240	PYRAMID WALDEN LLC	270 LAKEMONT PARK BLVD, ALTOONA, PA 16602	B3
36	T.M. 65 P. 684	CLAMPET MANAGEMENT LLC	2622 WINTERS RUN ROAD, JOPPA, MD 21085	R2

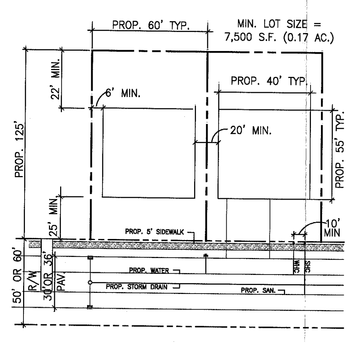


VICINITY MAP
SCALE: 1"=2000'

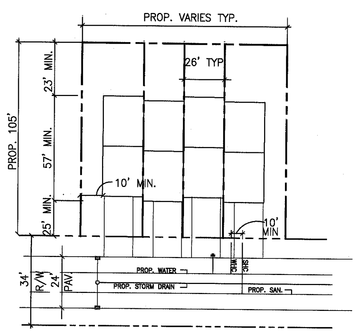
SOILS DATA							
SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
BeB	Bellville	2-5%	LIMITED	YES	NO	YES	C
BeC	Bellville	5-10%	LIMITED	YES	NO	YES	C
Gx	Cut and Fill land	---	---	---	---	---	---
Evc	Evesboro	5-15%	NO	NO	NO	NO	A
FgpA	Fallsington	0-2%	NO	NO	YES	NO	C/D
HcA	Hatboro-Codorus	0-3%	NO	NO	NO	NO	B/D
HkB	Matapeake	2-5%	NO	YES	YES	NO	C
RsB	Russett	0-5%	NO	NO	NO	NO	C
RuD	Russett	5-15%	NO	NO	NO	NO	C
Sa	Sand and Gravel Pits	---	---	---	NO	NO	B
ShdB	Sassafras	2-5%	NO	NO	NO	NO	B
ShoC	Sassafras	5-10%	NO	NO	NO	NO	B
ShC2	Sassafras	5-10%	NO	YES	YES	NO	B
ShD	Sassafras and Joppa	10-15%	NO	NO	NO	NO	B/A
Vt	Hatler	---	---	---	---	---	---



PLAN VIEW
SCALE: 1"=200'



TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT
NOT TO SCALE



TYPICAL SINGLE FAMILY ATTACHED (VILLA) LOT LAYOUT
NOT TO SCALE

STEEP SLOPES:

DENOTES AREA OF SLOPES 15%-25%

DENOTES AREA OF SLOPES 25% OR GREATER

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OFF-SITE SEWER AND UTILITY PLAN

FOR

RIDGELY'S RESERVE

FIRST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS	
		JOB NO.: 19710
		SCALE: AS SHOWN
		DATE: 12/18/2019
		DRAWN BY: AGD/MR/SQ
		DESIGN BY: AGD
		REVIEW BY: PTM/ADG
		SHEET: 2 OF 8

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