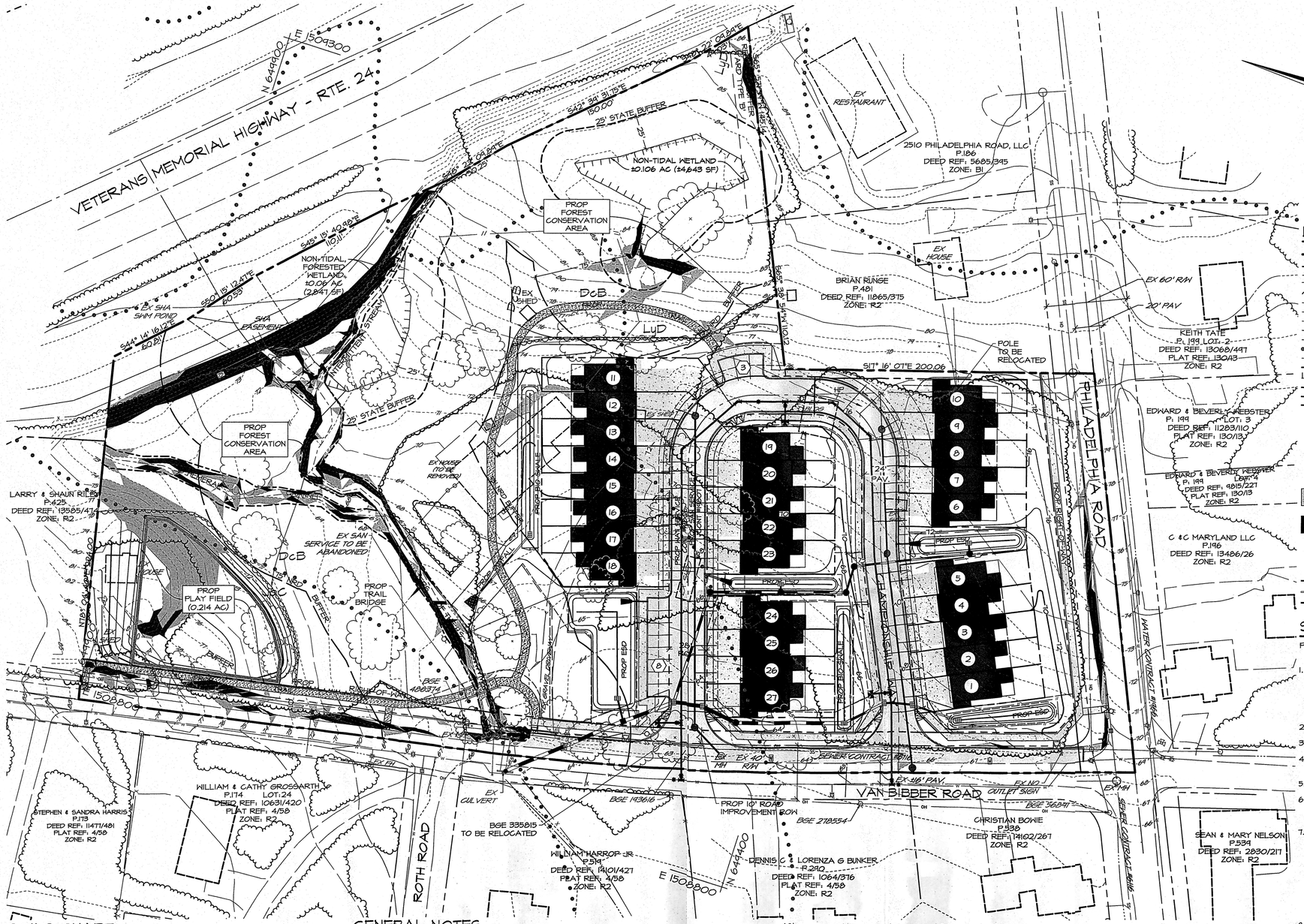
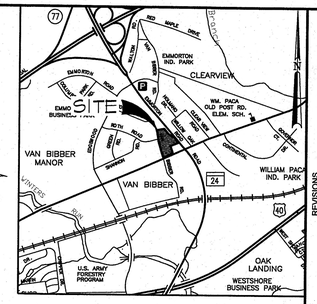




LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EX CONTOURS
- EX TREELINE
- EX EDGE OF PAVING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- SOIL BOUNDARY
- EX STREAM/CHANNEL CENTER
- EX STREAM/CHANNEL TOP OF BANK
- EX WETLAND
- 25' STATE BUFFER
- 75' NRD BUFFER
- 150' TIER II WATERS BUFFER
- EX BUILDING
- PROP TOWNHOUSE
- 15% - 25% SLOPES
- 25%> SLOPES
- EXISTING SPECIMEN TREE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER

SITE DATA

PROPERTY ADDRESS: 1407 VAN BIBBER ROAD
EDGEWOOD, MD 21040

1. OWNER: GLENN & LYNNE WITTSTADT
   TAX MAP: 61
   PARCEL: 185
   TAX #: 01-105841
   GRID: 4F
   DEED REFERENCE: 9712/985
2. TOTAL GROSS AREA: 6.468± AC
3. EXISTING USE: SINGLE FAMILY RESIDENTIAL
4. ZONING: R2 CONVENTIONAL TO R2 CONVENTIONAL WITH OPEN SPACE, UTILIZING THE DEVELOPMENT ADJUSTMENT
5. PROPOSED USE: RESIDENTIAL (27 FEE SIMPLE TOWNHOUSE LOTS)
6. DENSITY:
   ALLOWED: 6.468 AC X 4.5 DU/AC = 29 DU
   PROPOSED: 27 DU
7. OPEN SPACE:
   REQUIRED: TOTAL OPEN SPACE: 6.468 AC X 10% = 0.646 AC (28,134 SF)
   ACTIVE OPEN SPACE: 0.646 AC X 50% = 0.323 AC (14,064 SF)
   PROVIDED: TOTAL OPEN SPACE: 3.879 AC± (168,974 SF)
   PROP PLAY FIELD: 0.214 AC± (9,355 SF)
   PROP TRIAL: 0.115 AC ± (5,000 SF)
   TOTAL ACTIVE OPEN SPACE: 0.329 AC± (14,355 SF)
8. BUILDING LOT REGULATIONS
   BULK REGULATIONS (R3, CO5):
   MIN PARCEL AREA: 5 AC
   MIN LOT AREA: 1,800 SF
   MIN LOT WIDTH: 18 FT
   MIN FRONT YARD: 25 FT
   MIN SIDE YARD: 0 FT
   MIN REAR YARD: 22 FT
   MAX BUILDING HEIGHT: 3 STORIES
   MIN UNITS IN BUILDING ROW: 3 UNITS
   MAX UNITS IN BUILDING ROW: 8 UNITS
9. PARKING (§ 267-26(C)(1))
   REQUIRED: 2 PER DWELLING UNIT
   PROVIDED: 54 DWELLING UNIT SPACES
   11 OFF-STREET SPACES
   TOTAL 65 SPACES
10. MAXIMUM BUILDING COVERAGE: 40% OF TOTAL LOT
    BUILDING COVERAGE PROVIDED: 8% (0.51± AC)
11. IMPERVIOUS AREA:
    MAXIMUM: 65%
    BUILDINGS: 0.51 AC
    STREET & PARKING: 0.42 AC
    SIDEWALKS: 0.19 AC
    DRIVEWAYS: 0.17 AC
    TOTAL 1.29 AC(20%)
12. NATURAL RESOURCE DISTRICT: 2.715± AC (118,304± SF)
13. EXISTING FOREST COVER: 4.223± AC
14. PROPOSED FOREST CLEARING: 2.093± AC (91,171± SF)

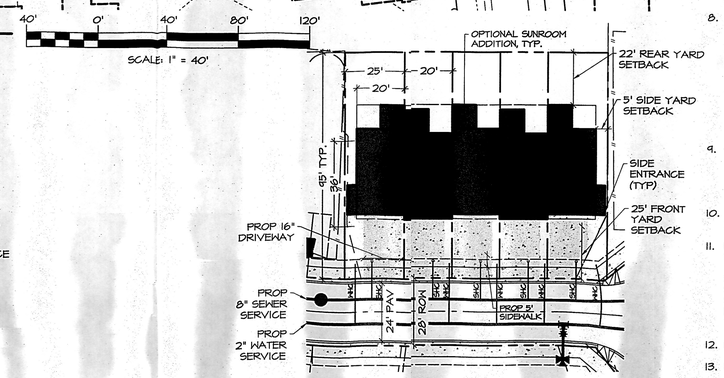
SOILS CHART

SYMBOL	UNIT NAME	ERODIBILITY	HYDRIC	K-VALUE	HYDRIC GROUP
DcB	DELANCO SILT LOAM 3% - 8% SLOPES	POTENTIALLY ERODIBLE	I	0.37	C
JpC	JOPPA GRAVELLY SANDY LOAM 5% - 10% SLOPES	-	-	0.28	B
LyD	LOAMY AND CLAYEY LAND 5% - 15% SLOPES	POTENTIALLY ERODIBLE	-	0.17	C

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

GENERAL NOTES

1. BOUNDARY INFORMATION COMPUTED FROM DEED INFORMATION, BY FREDERICK WARD ASSOCIATES.
2. TOPOGRAPHICAL INFORMATION FIELD SURVEYED BY FREDERICK WARD ASSOCIATES, INC. DATED 03/20/2014 AND HARFORD COUNTY GIS INFORMATION, DATED 2011.
3. SOIL BOUNDARY INFORMATION BASED ON SOIL SURVEY OF HARFORD COUNTY, MARYLAND DATED AUGUST 1975.
4. THERE IS NO 100 YEAR FLOODPLAIN PER FEMA PANEL NO. 24025C0258D.
6. THE PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
7. GRADING PERMIT WILL BE REQUIRED, SEDIMENT CONTROLS TO BE DETAILED AT FINAL DESIGN.
8. STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE MDE DESIGN MANUAL, LATEST EDITION.
10. ALL EXISTING STRUCTURES TO BE REMOVED PRIOR TO START OF CONSTRUCTION.
11. FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, AND PUMP STATIONS, ETC SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
12. EXISTING UTILITY CONNECTIONS FOR THE EXISTING STRUCTURES WILL BE ABANDONED IN ACCORDANCE WITH HARFORD COUNTY DPW - DIVISION OF WATER AND SEWER SPECIFICATIONS.



TYPICAL LOT LAYOUT
SCALE: 1" = 30'

REV#	DATE	DESCRIPTION
1	5/13/2015	UPDATED TO ADDRESS DAC COMMENTS

REVISIONS

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES 410-879-2280 frederickward.com
PO Box 757, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
JOB, LLC
10125 COLESVILLE RD. #279
SILVER SPRING, MD 20901
ATTN: MR. JEFFERY OTT

PRELIMINARY PLAN

RAVENS WOODS
1407 VAN BIBBER ROAD

1ST ELECTION DISTRICT HARFORD COUNTY, MD

RECEIVED
MAR 22 2023
Harford County Planning & Zoning

PLAN TYPE: P
PLAN NO.: 137-2023
VERSION:
DATE: 3.22.23
DACIDUE: 4.19.23

DATE: 3/22/2023	DRAWING NO: PP01
SCALE: 1" = 40'	
DESIGNED BY: LES	
DRAWN BY: RJB	SHEET 1 OF 1
CHECKED BY: LES	PWA JOB NUMBER: 2131167.00

M:\PROJECTS\2131167.02 RAVENS WOODS\DESIGN\PP - PRELIMINARY PLAN.DWG, FWA-BRD-RT-24X36, 3/22/2023 12:29 PM,rjb