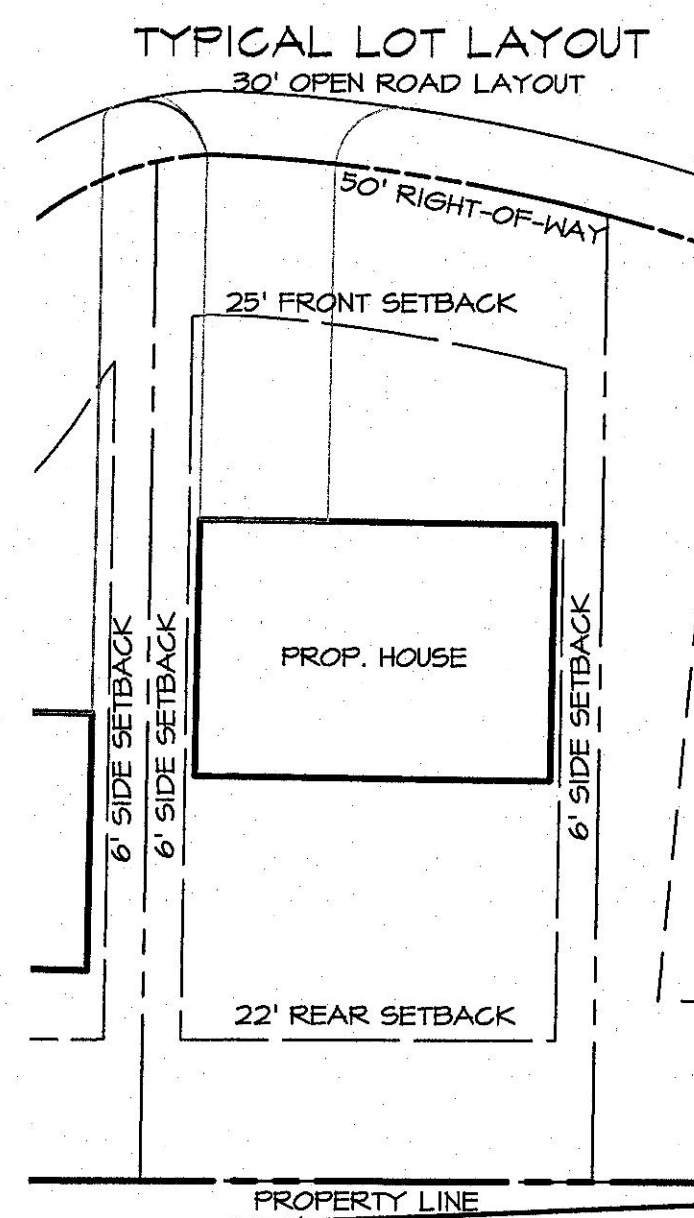
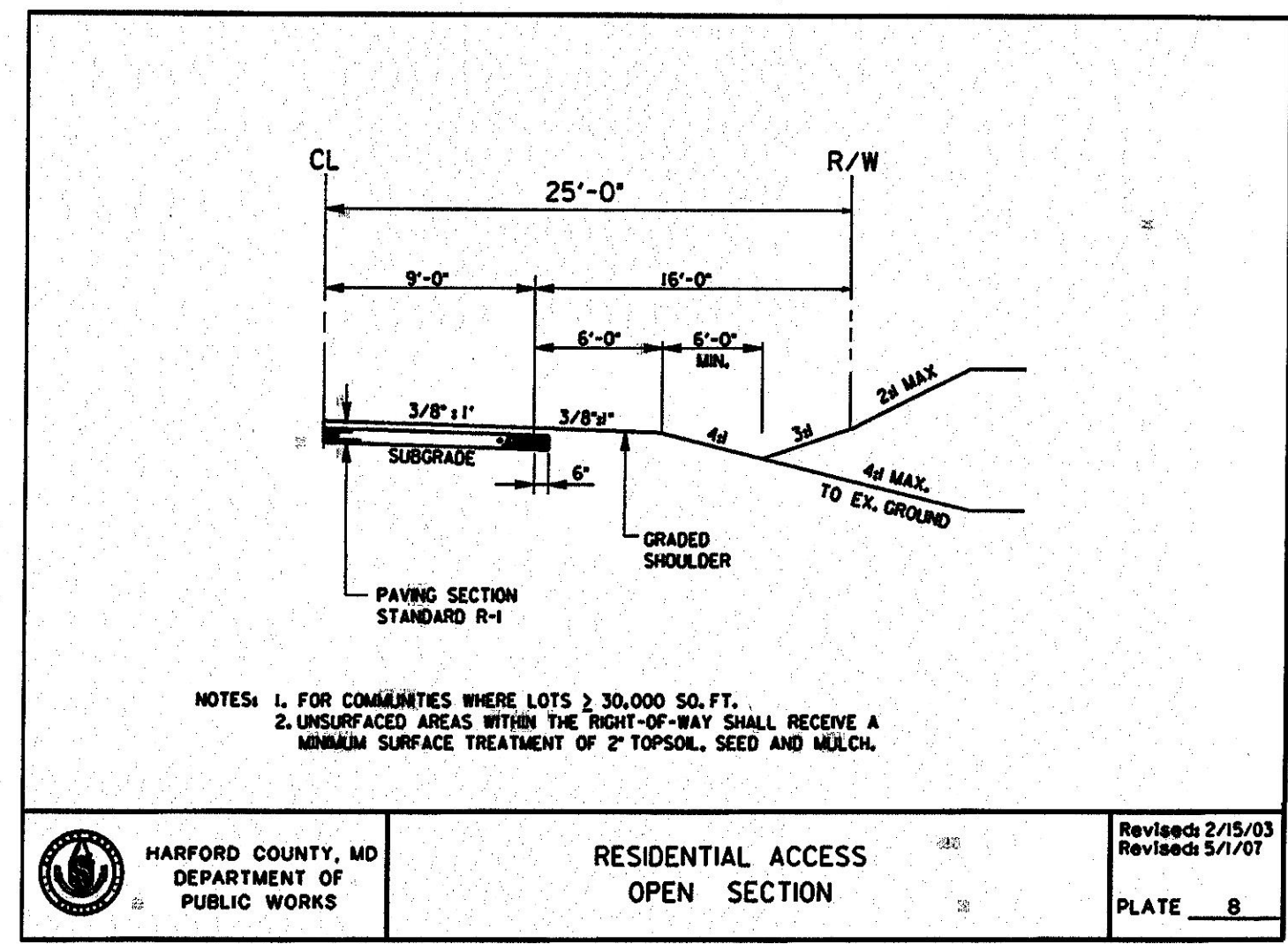
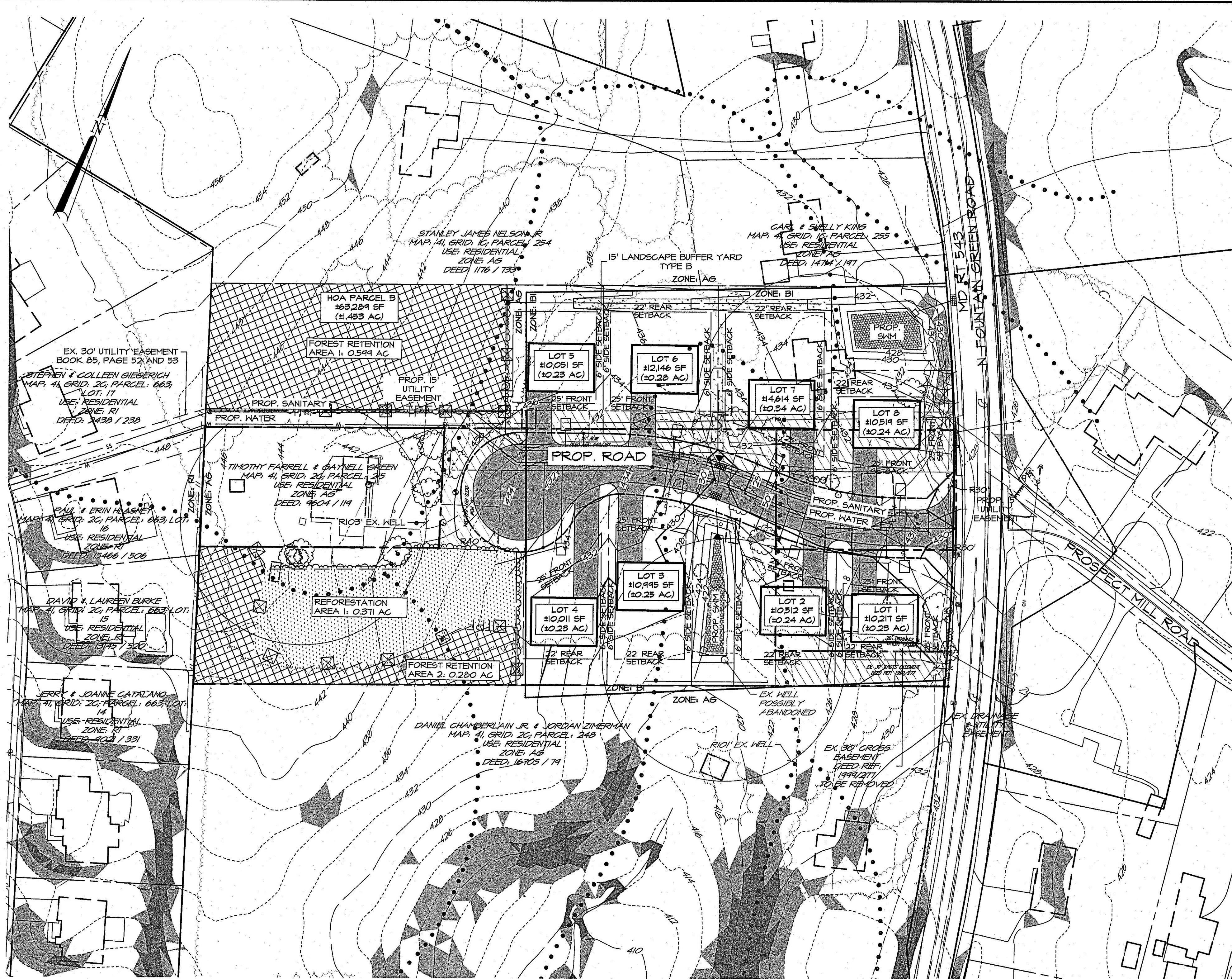


M:\PROJECTS\2251014.00 FORTE EQUITY GT - NORTH FOUNTAIN GREEN ROAD\ENGINEERING\CAD\PLAN SETS\DCAPP - PRELIMINARY PLANDWG, PWA-SRD-RT-24036, 12/10/2025 8:08 AM.dwg



SOIL CHART

SYMBOL	UNIT NAME	K-FACTOR	HYDRIC	HYDRIC GROUP
KeB	KELLY SILT LOAM	0.31	I	
KeC2	KELLY SILT LOAM	0.24	I	
KFD	KELLY VERY STRONG SILT LOAM	0.24	I	
WaB	WATCHUNG SILT LOAM	0.43	X	

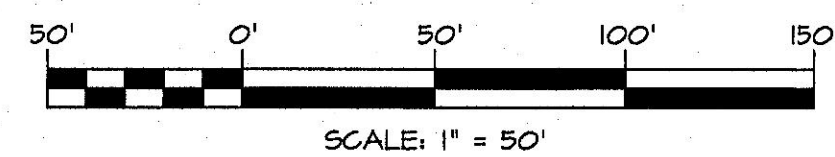
X = HYDRIC SOILS
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EX CONTOURS
- EX TREELINE
- EX EDGE OF PAVING
- EX BUILDING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- SOIL BOUNDARY
- EX STREAM
- NRD BUFFER
- PROP CURB & GUTTER
- SEPTIC TRENCH
- SEPTIC REPAIR TRENCH
- EX BUILDING
- PROP. HOME
- PASSING PERC TEST
- FAILED PERC TEST
- FOREST RETENTION AREA
- FOREST REFORESTATION AREA
- PROP. STORMWATER MANAGEMENT FACILITY (SWM)
- STEEP SLOPES 15-25%
- STEEP SLOPES >25%

SITE DEVELOPMENT DATA

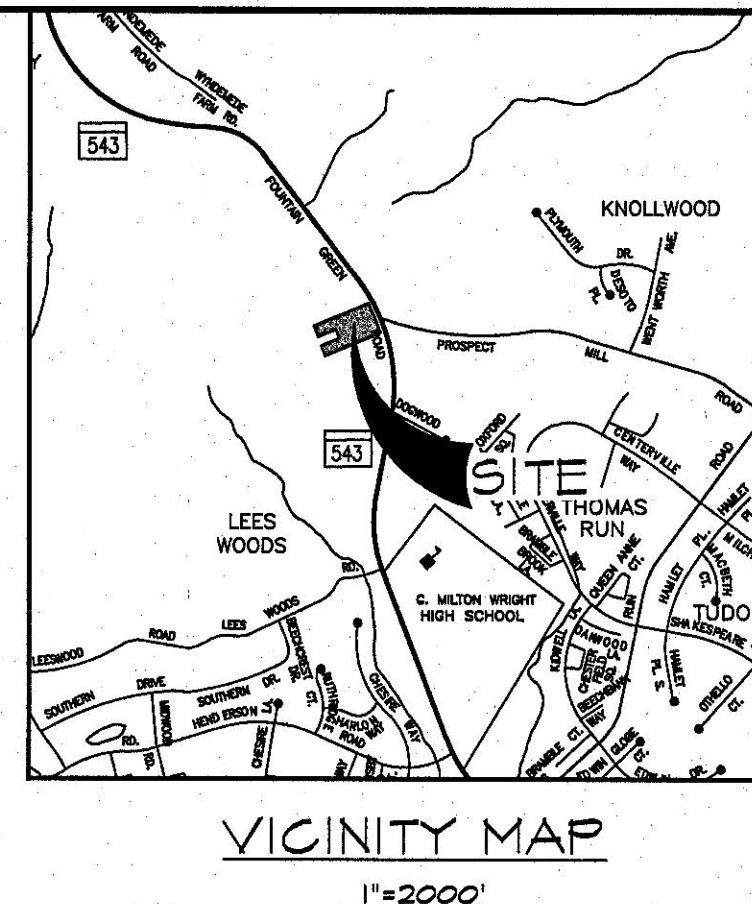
- OWNER: 1502 NORTH FOUNTAIN GREEN ROAD, LLC
3736 BAY ROAD STREET, MD 21154
- SITE LOCATION: STREET ADDRESS: 1432, 1434, 1502A, & 1502 N FOUNTAIN GREEN ROAD
BEL AIR, MD 21015
TAX#: 03-285561, 03-053813, 03-285588, & 03-028674
41
GRID: 2C
PARCEL: 573 & 249
2 & 3
DEED REFERENCE: 1134/416, 1116/421, 1116/421
GROSS ACREAGE: ± 4.01 AC
1432 N FOUNTAIN GREEN ROAD: ± 0.29 AC
1434 N FOUNTAIN GREEN ROAD: ± 0.34 AC
1502A N FOUNTAIN GREEN ROAD: ± 1.61 AC
1504 N FOUNTAIN GREEN ROAD: ± 1.71 AC
- ZONING: BI & AG
- USE: EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL
- SETBACKS, AREA AND HEIGHT REGULATIONS: BI NEIGHBORHOOD BUSINESS DISTRICT
MINIMUM AREA: 10,000 SF
MINIMUM LOT WIDTH: 70'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 6'
REAR YARD SETBACK: 22'
HEIGHT REGULATIONS: 3 STORIES
SETBACKS, AREA AND HEIGHT REGULATIONS: AG AGRICULTURAL DISTRICT
MINIMUM AREA: 2 AC
MINIMUM LOT WIDTH: 175'
FRONT YARD SETBACK: 50'
SIDE YARD SETBACK: 40'
REAR YARD SETBACK: 60'
HEIGHT REGULATIONS: 3 STORIES
- FLOODPLAIN: THERE IS NO FLOODPLAIN PRESENT ON SITE PER FEMA FIRM MAP 24025C0154E DATED 04/19/2016.
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- GIS, TOPOGRAPHY, AND BOUNDARY IS PULLED FROM HARFORD COUNTY GIS.
- HARFORD COUNTY WATER MASTER PLAN: W5 - 6 TO 10 YEAR CATEGORY.
- HARFORD COUNTY SEWER MASTER PLAN: S5 - 6 TO 10 YEAR CATEGORY.
- PARKING: REQUIRED: 2 OFF STREET PARKING SPACES PER DWELLING UNIT
- REQUIRED BUFFER YARDS: BI: AG = TYPE B; AG/AG = NONE (PER SECTION 267-30A(4)); BI/BI = NONE
- EXISTING FOREST COVER: ±1317 AC
- SIGNS SHALL BE INSTALLED PRIOR TO ACCEPTANCE OF ROADWAY(S) INTO THE HARFORD COUNTY ROAD MAINTENANCE SYSTEM. ALL "STOP" SIGNS SHALL BE INSTALLED IN CONJUNCTION WITH THE INSTALLATION OF THE BITUMINOUS BASE COURSE. AT THE ENTRANCE TO A NEW ROADWAY, A SIGN IDENTIFYING THE ROAD AS A PRIVATE ROADWAY AND UNDER CONSTRUCTION SHALL BE PLACED. THE SIGN SHALL BE FORTY EIGHT INCHES BY FORTY EIGHT INCHES (48" X 48") WITH BLACK LETTERING ON AN ORANGE BACKGROUND AND SHALL STATE "CAUTION - UNCOMPLETED ROAD NOT PUBLICLY MAINTAINED".
- MONUMENTAL MASONRY MAILBOXES SHALL NOT BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.



RECEIVED
DEC 10 2025

Harford County Planning & Zoning

PLANTYPE: P
PLAN NO: 540-2025
VERSION: 1
DATE: 12-10-2025
CHECKED BY: 1-7-2026



ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
410579-2000
frederickward.com
PO Box 772, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
FORTE EQUITY GT, LLC
PO BOX 10156
BALDWIN, MD 21013
ATTN: CRAIG CARLSON
PHONE: 443-372-7800

PRELIMINARY PLAN
FORTE EQUITY GT-
N. FOUNTAIN GREEN
ROAD PROPERTIES

DATE: 12/10/2025
SCALE: 1" = 50'
DESIGNED BY: KFP
DRAWN BY: KFP
CHECKED BY: GVS

DRAWING NO:
PP
SHEET 1 OF 1
2251014.00