LEGEND

- ADJACENT LOT LINES
- SITE BOUNDARY LINES
- EXISTING CONTOURS
- PROPOSED CONTOUR
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING PAVEMENT
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN PIPE
- EXISTING SPECIMEN TREE & CRITICAL ROOT ZONE
- PROPOSED FOREST CONSERVATION PROPERTY
- EXISTING FOREST CONSERVATION PROPERTY

NORTH

SHAWN S. GROAT & LISA M. GROAT
1501 CARRERA LN
ARNOLD, MD 21012
TAX MAP 39 PARCEL 255
LIBER 15439 FOLIO 483
ZONING: R-1

DANA L. HILLARY
43 OLD FREDERICK RD
ARNOLD, MD 21012
TAX MAP 39 PARCEL 262
LIBER 20196 FOLIO 19
ZONING: R-1

JOHN R. GIVENS & PATRICIA A. GIVENS
47 OLD FREDERICK RD
ARNOLD, MD 21012
TAX MAP 39 PARCEL 263
LIBER 13980 FOLIO 763
ZONING: R-1

JOHN H. HILLARY & SHARION S. HILLARY
45 OLD FREDERICK RD
ARNOLD, MD 21012
TAX MAP 39 PARCEL 232
LIBER 4659 FOLIO 224
ZONING: R-1

EX. FOREST CONSERVATION 17,638 S.F. / 0.405 AC. (LIBER 20130 FOLIO 294)

FR. HOUSE G02016394 (BY OTHERS)

EX. FOREST CONSERVATION 3,642 S.F. / 0.084 AC. (LIBER 28130 FOLIO 294)

JEFFERY S. LEIGH & DEBORAH C. LEIGH
1578 COMANCRE RD
ARNOLD, MD 21012
TAX MAP 39 PARCEL 150
LIBER 14316 FOLIO 21
ZONING: R-1

MICHAEL G. DANIELS & LOUISE JONES
31 OLD FREDERICK RD
ARNOLD, MD 21012
TAX MAP 39 PARCEL 258
LIBER 15583 FOLIO 01
ZONING: R-1

FIRST UNITED PENTECOSTAL CHURCH OF ANNAPOLIS MD INC.
P.O. BOX 897
ARNOLD, MD 21012
TAX MAP 39 PARCEL 329
LIBER 4780 FOLIO 777
ZONING: R-1

FIRST UNITED PENTECOSTAL CHURCH OF ANNAPOLIS MD INC.
P.O. BOX 897
ARNOLD, MD 21012
TAX MAP 39 PARCEL 276
LIBER 2533 FOLIO 193
ZONING: R-1

FIRST UNITED PENTECOSTAL CHURCH OF ANNAPOLIS MD INC.
P.O. BOX 897
ARNOLD, MD 21012
TAX MAP 39 PARCEL 276
LIBER 2533 FOLIO 193
ZONING: R-1

OLD FREDERICK ROAD

PRIVATE ROAD 'A'
PROP. 8" WATER

LOT 1 51,901 SF. / 1.19 AC.
LOT 2 56,824 SF. / 1.30 AC.
LOT 3 41,433 SF. / 0.95 AC. F.F. = 123.50 B.F. = 113.60
LOT 4 40,229 SF. / 0.92 AC. F.F. = 124.50 B.F. = 115.00
LOT 5 41,391 SF. / 0.95 AC. F.F. = 122.40 B.F. = 113.40
LOT 6 40,229 SF. / 0.92 AC. F.F. = 123.50 B.F. = 113.50
LOT 7 40,678 SF. / 1.00 AC. F.F. = 123.50 B.F. = 113.50

REC AREA = 5,351 S.F.
REC AREA = 6,300 S.F.
REC AREA = 4,837 S.F.
REC AREA = 4,481 S.F.
REC AREA = 5,593 S.F.

PROP. FOREST CONSERVATION EASEMENT #1 (0.403 S.F. / 0.01 AC.)
PROP. FOREST CONSERVATION EASEMENT #2 (7,418 SF. / 0.17 AC.)
PROP. FOREST CONSERVATION EASEMENT #3 (43,560 S.F. / 1.00 AC.)
PROP. FOREST CONSERVATION EASEMENT #4 (20,038 S.F. / 0.46 AC.)

PROP. 10,000 S.F. SEPTIC AREA

SP#16 SP#17 SP#11 SP#12 SP#10

EX. 15" C.M.P.

E 1,456,500 N 496,500
E 1,454,750 N 495,500
E 1,465,500 N 494,750

S30°02'40"E 864.88'
S30°09'55"E 235.79'
N52°18'03"W 264.36'
N31°37'50"W 724.85'
N38°40'40"E 267.32'
N53°15'52"W 350.06'

PROPOSED ESD DRAINAGE AREA MAP
SCALE: 1" = 40'

DEVELOPER:
HOGAN COMPANIES
JOE LOMANGINO
2661 RIVA ROAD, SUITE 300
ANNAPOLIS, MD 21401
PHONE: (410) 266 - 5100
EMAIL: JLOMANGINO@HOGANCOMPANIES.COM

DESIGNED MDP 03.18
DRAWN KAS 03.18

REVISIONS				
DATE	BY	DESCRIPTION	APPROVED	DATE

DFI
DEVELOPMENT FACILITATORS INC.
ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
I-97 BUSINESS PARK
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-308-2100 FAX 443-308-2108

RECREATION AREA EXHIBIT
THIRTY-FIVE (35) OLD FREDERICK ROAD
5 SINGLE FAMILY HOMES
TAX MAP: 39 BLOCK: 24 PARCEL: 260, 261 & 265
SUBD #: 17-025 PROJ #: 2017-0095-00-NP
SCALE: AS SHOWN MARCH, 2018
ZONING: R1 ZIP CODE: 21012
3RD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

SHEET 1 OF 1