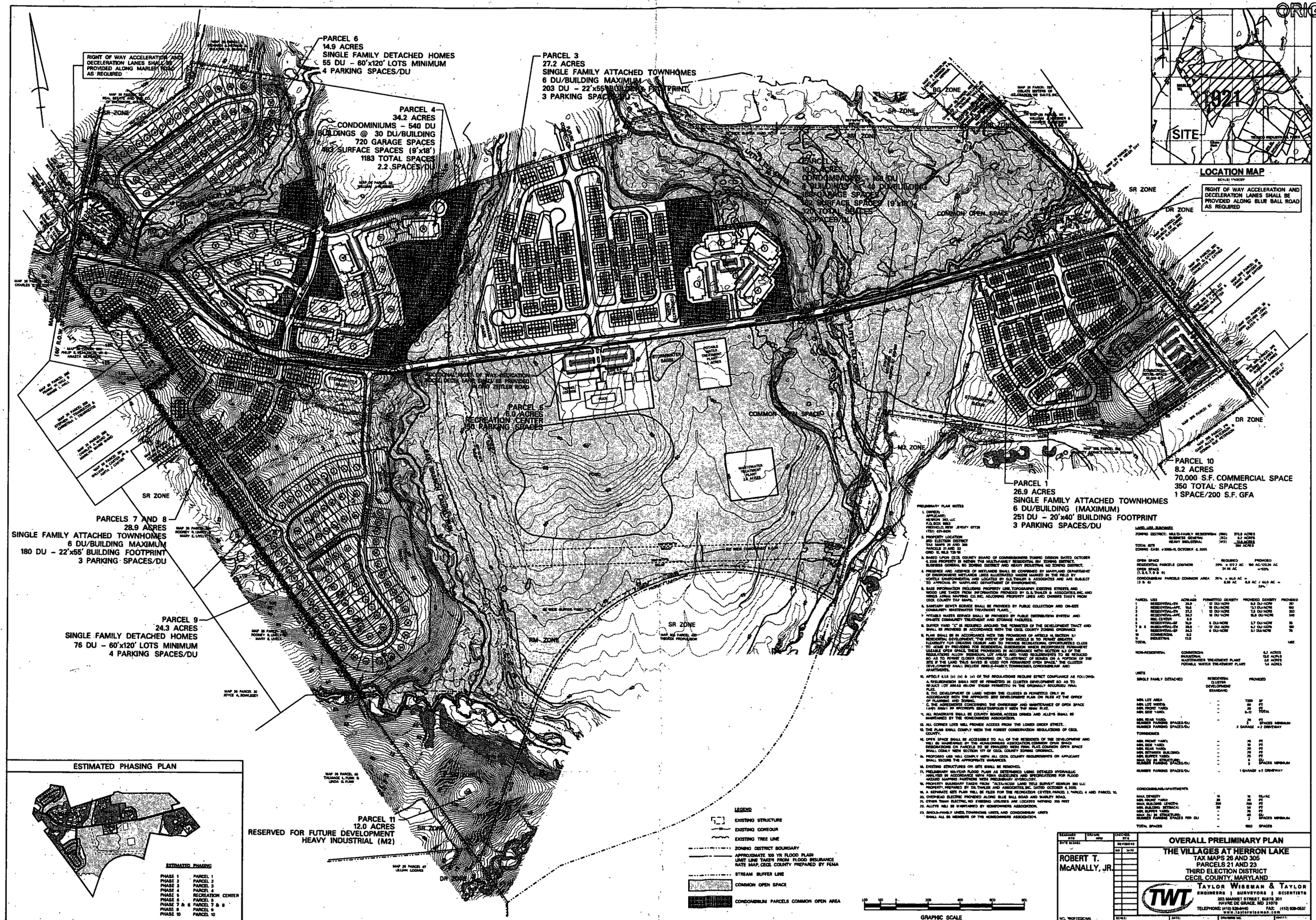
ORIGINAL



PRELIMINARY PLAN NOTES

1. OWNER/APPLICANT:
HERRON 303, LLC
P.O. BOX 6863
PRINCETON, NEW JERSEY 07726
(732) 431-3434

2. PROPERTY LOCATION
3RD ELECTION DISTRICT
TAX MAP 26 AND 305
PARCELS 21 AND 23
GRID 16, WILS 723-TF

3. BASED UPON CECIL COUNTY BOARD OF COMMISSIONERS ZONING DECISION DATED OCTOBER 4, 2005 PROPERTY IS WITHIN THE MULTI-FAMILY RESIDENTIAL RM ZONING DISTRICT, BUSINESS GENERAL BG ZONING DISTRICT AND HEAVY INDUSTRIAL M2 ZONING DISTRICT.

4. PRESENCE AND ABSENCE OF WETLANDS SHALL BE CONFIRMED BY MARYLAND DEPARTMENT OF ENVIRONMENT WETLANDS LINES ILLUSTRATED WHERE MARKED IN THE FIELD BY VORTEX ENVIRONMENTAL AND LOCATED BY DJL TAYLER & ASSOCIATES AND ARE SUBJECT TO APPROVAL BY MARYLAND DEPARTMENT OF ENVIRONMENT.

5. BASE INFORMATION INCLUDING PROPERTY LINE, TOPOGRAPHY, EXISTING STREETS, AND WOOD LINE TAKEN FROM INFORMATION PROVIDED BY DJL TAYLER & ASSOCIATES, INC. AND NEGES AERIAL MAPPING CO. INC. ADJOINING PROPERTY LINES AND OWNERS TAKEN FROM CECIL COUNTY TAX MAPS.

6. SANITARY SEWER SERVICE SHALL BE PROVIDED BY PUBLIC COLLECTION AND ON-SITE COMMUNITY WASTEWATER TREATMENT PLANT.

7. POTABLE WATER SERVICE SHALL BE PROVIDED BY PUBLIC DISTRIBUTION SYSTEM AND ON-SITE COMMUNITY TREATMENT AND STORAGE FACILITIES.

8. BUFFER YARD "C" IS REQUIRED AROUND THE PERIMETER OF THE DEVELOPMENT TRACT AND SHALL BE PROVIDED IN ACCORDANCE WITH THE CECIL COUNTY ZONING ORDINANCE

9. PLAN SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE VI, SECTION 6.1 RESIDENTIAL DEVELOPMENT, "THE PURPOSE OF THIS ARTICLE IS TO PERMIT GREATER FLEXIBILITY FOR CREATIVE DESIGN AND TO PROVIDE RECREATIONAL OPPORTUNITIES CLOSE TO HOME BY PROVIDING FOR RESIDENTIAL SUBDIVISION WHICH INCORPORATE PERMANENT USEABLE OPEN SPACE. THESE PROVISIONS IN ACCORDANCE WITH SECTION 6.3 OF THE REGULATIONS ALLOW INDIVIDUAL LOT AREAS AND YARD REQUIREMENTS TO BE REDUCED SO AS TO PERMIT CLOSER GROUPING OR "CLUSTERING" OF HOMES ON A PORTION OF THE SITE IF THE LAND THUS SAVED IS USED FOR PERMANENT OPEN SPACE." THE CLUSTER DEVELOPMENT SHALL INCLUDE SINGLE-FAMILY, TOWNHOMES, CONDOMINIUM AND APARTMENTS.

10. ARTICLE 6.1.5 (a) (b) & (c) OF THE REGULATIONS REQUIRE STRICT COMPLIANCE AS FOLLOWS:
A. SUBDIVISION SHALL NOT BE PERMITTED IN CLUSTER DEVELOPMENT SO AS TO REDUCE LOT AREAS BELOW THOSE PERMITTED IN THE ORIGINALLY REQUIRED FINAL PLAT.
B. THE DEVELOPMENT OF LAND WITHIN THE CLUSTER IS PERMITTED ONLY IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT PLAN ON FILE AT THE OFFICE OF PLANNING AND ZONING.
C. THE PERMITTED ZONING DENSITY IS OVERRIDDEN BY THE MAINTENANCE OF OPEN SPACE (40% GRAY OF EXCLUDES BGAS TAKEN/DELY WITH THE FINAL PLAT.

11. ALL ROADWAYS SHALL BE COUNTY ROADS. ACCESS DRIVES AND ALLEYS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12. ALL CORNER LOTS WILL PROVIDE ACCESS FROM THE LOWER ORDER STREET.

13. THE PLAN SHALL COMPLY WITH THE FOREST CONSERVATION REGULATIONS OF CECIL COUNTY.

14. OPEN SPACE SHALL BE ACCESSIBLE TO ALL OF THE RESIDENTS OF THE DEVELOPMENT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION COMMON OPEN SPACE DESIGNATIONS ON PARCELS TO BE FINALIZED WITH FINAL PLAT. COMMON OPEN SPACE SHALL COMPLY WITH SECTION 177 OF CECIL COUNTY ZONING ORDINANCE.

15. PROPOSED USE WILL COMPLY WITH ALL CECIL COUNTY REQUIREMENTS OR APPLICANT SHALL SECURE THE APPROPRIATE VARIANCES.

16. EXISTING STRUCTURES ON SITE SHALL BE REMOVED.

17. PRELIMINARY 100-YEAR FLOOD PLAIN AS DETERMINED USING DETAILED HYDRAULIC ANALYSIS IN ACCORDANCE WITH FEMA GUIDELINES AND SPECIFICATIONS FOR FLOOD HAZARD MAPPING PARTNERS WITH PRELIMINARY HYDROLOGY.

18. PROPERTY BOUNDARY TAKEN FROM "ALTA/ACSM LAND TITLE SURVEY" HERRON 303 LLC PROPERTY, PREPARED BY DILTHALER AND ASSOCIATES, INC. DATED OCTOBER 4, 2005.

19. A SEPARATE SITE PLAN WILL BE FILED FOR THE RECREATION CENTER, PARCEL 5, PARCEL 6 AND PARCEL 10.

20. OVERHEAD ELECTRIC PROVIDED ALONG BLUE BALL ROAD AND MARLEY ROAD.

21. OTHER THAN ELECTRIC NO EXISTING UTILITIES ARE LOCATED WITHIN 200 FEET

22. ALLEYS WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

23. SINGLE-FAMILY UNITS, TOWNHOME UNITS, AND CONDOMINIUM UNITS SHALL ALL BE MEMBERS OF THE HOMEOWNERS ASSOCIATION.

LAND USE SUMMARY

ZONING DISTRICT: MULTI-FAMILY RESIDENTIAL (RM)	373.0 ACRES	
BUSINESS GENERAL (BG)	8.3 ACRES	
HEAVY INDUSTRIAL (M2)	23.0 ACRES	
TOTAL RITE	384 ACRES	

ZONING CASE #2005-II, OCTOBER 4, 2005

OPEN SPACE	REQUIRED	PROVIDED
RESIDENTIAL PARCELS COMMON OPEN SPACE (1, 2, 4, 7, 8 & 9)	70% x 172.7 AC = 24.64 AC	180 AC/172.3% AC =>70%
CONDOMINIUM PARCELS COMMON AREA (2 & 4)	75% x 44.0 AC = 8.94 AC	8.8 AC / 44.0 AC = 20%

PARCEL	USE	ACREAGE	PERMITTED DENSITY	PROVIDED DENSITY	PROVIDED
1	RESIDENTIAL-TH	26.9	12 DU/ACRE	9.3 DU/ACRE	251
2	RESIDENTIAL-MF	10.0	16 DU/ACRE	13.1 DU/ACRE	160
3	RESIDENTIAL-TH	27.2	12 DU/ACRE	7.5 DU/ACRE	203
4	RESIDENTIAL-MF	34.2	16 DU/ACRE	15.8 DU/ACRE	540
5	REC. CENTER	6.0			
6	RESIDENTIAL-SF	14.9	6 DU/ACRE	3.7 DU/ACRE	55
7 & 8	RESIDENTIAL-TH	28.9	12 DU/ACRE	6.2 DU/ACRE	180
9	RESIDENTIAL-SF	24.3	6 DU/ACRE	3.1 DU/ACRE	76
10	COMMERCIAL	8.2			
11	INDUSTRIAL	12.0			
TOTAL					1465

NON-RESIDENTIAL	
COMMERCIAL	8.2 ACRES
INDUSTRIAL	12.0 ACRES
WASTEWATER TREATMENT PLANT	2.0 ACRES
POTABLE WATER TREATMENT PLANT	1.4 ACRES

UNITS

SINGLE FAMILY DETACHED		RESIDENTIAL CLUSTER DEVELOPMENT STANDARD	PROVIDED	
MIN. LOT AREA	–		7200	SF
MIN. LOT WIDTH	–		60	FT
MIN. FRONT YARD	–		20	FT
MIN. SIDE YARD	–		5-12	TOTAL
MIN. REAR YARD	–		20	FT
NUMBER PARKING SPACES/DU	–		3	SPACES MINIMUM
NUMBER PARKING SPACES/DU			2 GARAGE + 2 DRIVEWAY	

TOWNHOMES

MIN. FRONT YARD	–	20	FT
MIN. SIDE YARD	–	10	FT
MIN. REAR YARD	–	20	FT
MIN. BETWEEN BUILDING	–	20	FT
MIN. BUFFER YARD	–	20	FT
MAX. DU PER STRUCTURE	–	6	DU
NUMBER PARKING SPACES/DU	–	3	SPACES MINIMUM
NUMBER PARKING SPACES/DU	–	1 GARAGE + 2 DRIVEWAY	

CONDOMINIUMS/APARTMENTS

MAX. DENSITY	16	16	DU/AC
MIN. FRONT YARD	20	20	FT
MAX. BUILDING LENGTH	200	200	FT
MIN. BUILDING SETBACK	30	30	FT
MIN. BUFFER YARD	–	20	FT
MAX. DU PER STRUCTURE	–	40	DU
NUMBER PARKING SPACES PER DU	–	2	SPACES MINIMUM
TOTAL SPACES	–	1183	SPACES

DESIGNED RTG	DRAWN WRM
DATE 02/28/06	CHECKED RTG
REVISIONS	
03 3-17-06	

ROBERT T. McANALLY, JR.

MD. PROFESSIONAL ENGINEER NO. 15805

OVERALL PRELIMINARY PLAN

THE VILLAGES AT HERRON LAKE

TAX MAPS 26 AND 305
PARCELS 21 AND 23
THIRD ELECTION DISTRICT
CECIL COUNTY, MARYLAND

TAYLOR WISEMAN & TAYLOR
ENGINEERS | SURVEYORS | SCIENTISTS
203 MARKET STREET, SUITE 201
HAVRE DE GRACE, MD 21078
TELEPHONE: (410) 939-9440 FAX: (410) 939-0532
www.taylorwiseman.com

SCALE:	DATE:	DRAWING NO.	SHEET:
1"=300'	JANUARY 18, 2006	WCS-C0823-A	1 OF 11

Cmsw 06027-PRE.DWG.C.DG

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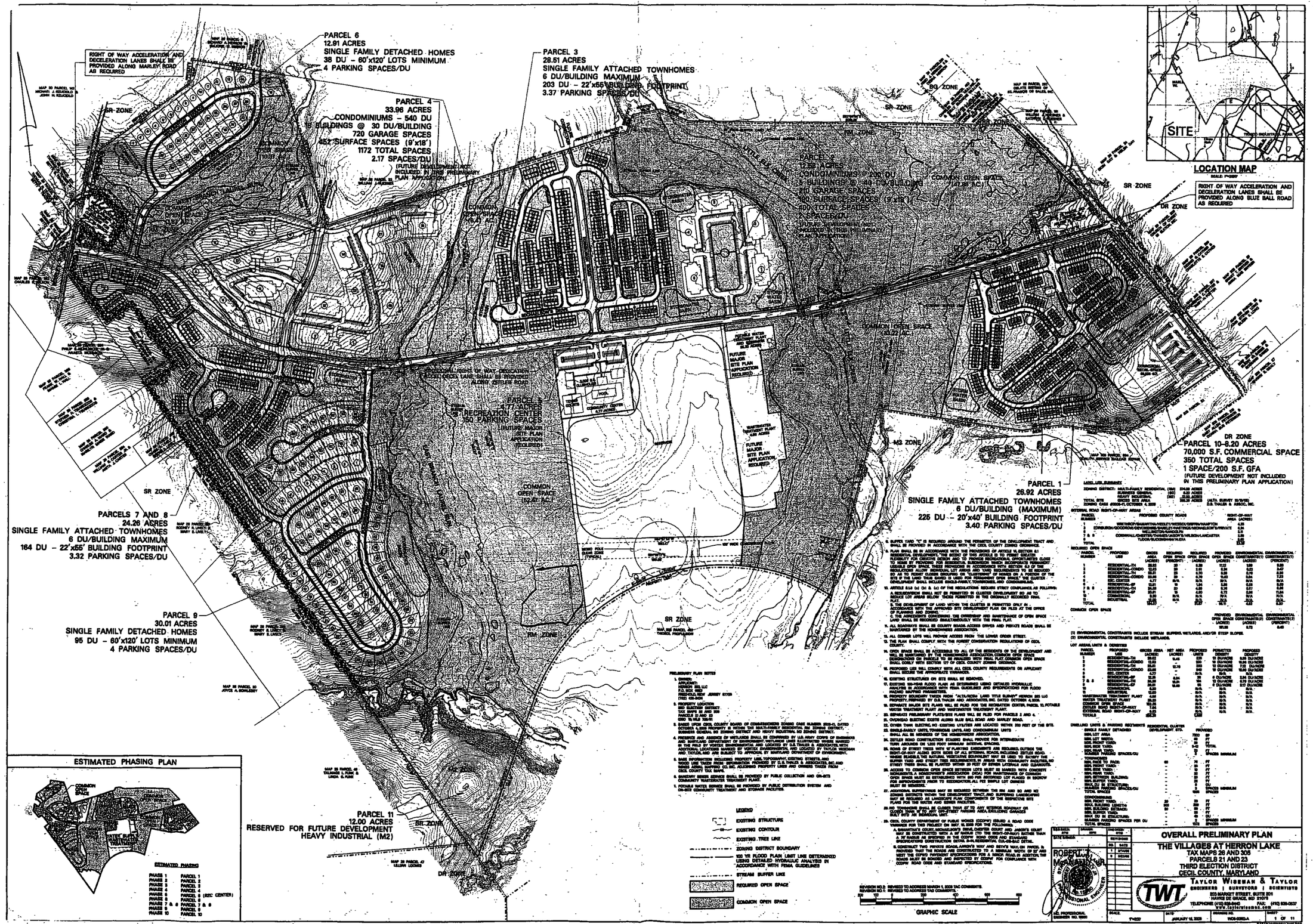
PARCEL 6
12.91 ACRES
SINGLE FAMILY DETACHED HOMES
38 DU - 60'x120' LOTS MINIMUM
4 PARKING SPACES/DU
RIGHT OF WAY ACCELERATION AND DECELERATION LANES SHALL BE PROVIDED ALONG MARLEY ROAD AS REQUIRED
PARCEL 4
33.96 ACRES
CONDOMINIUMS - 540 DU
18 BUILDINGS @ 30 DU/BUILDING
720 GARAGE SPACES
452 SURFACE SPACES (9'x18')
1172 TOTAL SPACES
2.17 SPACES/DU
(FUTURE DEVELOPMENT NOT INCLUDED IN THIS PRELIMINARY PLAN APPLICATION)
PARCEL 3
28.51 ACRES
SINGLE FAMILY ATTACHED TOWNHOMES
6 DU/BUILDING MAXIMUM
203 DU - 22'x65' BUILDING FOOTPRINT
3.37 PARKING SPACES/DU
PARCEL 2
12.89 ACRES
CONDOMINIUMS - 200 DU
5 BUILDINGS @ 40 DU/BUILDING
200 GARAGE SPACES
400 SURFACE SPACES (9'x18')
400 TOTAL SPACES
2 SPACES/DU
(FUTURE DEVELOPMENT NOT INCLUDED IN THIS PRELIMINARY PLAN APPLICATION)
COMMON OPEN SPACE (14.26 AC.)
SR ZONE
BG ZONE
RM ZONE
M2 ZONE
DR ZONE
SITE
LOCATION MAP
RIGHT OF WAY ACCELERATION AND DECELERATION LANES SHALL BE PROVIDED ALONG BLUE BALL ROAD AS REQUIRED
COMMON OPEN SPACE (6.22 AC.)
PARCEL 5
4.77 ACRES
RECREATION CENTER
150 PARKING SPACES
(FUTURE MAJOR SITE PLAN APPLICATION REQUIRED)
FUTURE MAJOR SITE PLAN APPLICATION REQUIRED
COMMON OPEN SPACE (52.47 AC.)
PARCEL 7 AND 8
24.26 ACRES
SINGLE FAMILY ATTACHED TOWNHOMES
6 DU/BUILDING MAXIMUM
164 DU - 22'x55' BUILDING FOOTPRINT
3.32 PARKING SPACES/DU
PARCEL 9
30.01 ACRES
SINGLE FAMILY DETACHED HOMES
95 DU - 60'x120' LOTS MINIMUM
4 PARKING SPACES/DU
PARCEL 11
12.00 ACRES
RESERVED FOR FUTURE DEVELOPMENT
HEAVY INDUSTRIAL (M2)
PARCEL 1
26.92 ACRES
SINGLE FAMILY ATTACHED TOWNHOMES
6 DU/BUILDING (MAXIMUM)
225 DU - 20'x40' BUILDING FOOTPRINT
3.40 PARKING SPACES/DU
DR ZONE
PARCEL 10-8.20 ACRES
70,000 S.F. COMMERCIAL SPACE
350 TOTAL SPACES
1 SPACE/200 S.F. GFA
(FUTURE DEVELOPMENT NOT INCLUDED IN THIS PRELIMINARY PLAN APPLICATION)
ESTIMATED PHASING PLAN
COMMON OPEN SPACE
WATER SUPPLY TREATMENT PLANT
ESTIMATED PHASING
PHASE 1 PARCEL 1
PHASE 2 PARCEL 2
PHASE 3 PARCEL 3
PHASE 4 PARCEL 4
PHASE 5 PARCEL 5 (REC CENTER)
PHASE 6 PARCEL 6
PHASE 7 & 8 PARCEL 7 & 8
PHASE 9 PARCEL 9
PHASE 10 PARCEL 10
LEGEND
EXISTING STRUCTURE
EXISTING CONTOUR
EXISTING TREE LINE
ZONING DISTRICT BOUNDARY
100 YR FLOOD PLAIN LIMIT LINE DETERMINED USING DETAILED HYDRAULIC ANALYSIS IN ACCORDANCE WITH FEMA GUIDELINES
STREAM BUFFER LINE
REQUIRED OPEN SPACE
COMMON OPEN SPACE
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SHEET 1 OF 11