



TYPICAL CORNER LAYOUT
SINGLE FAMILY DETACHED DWELLING

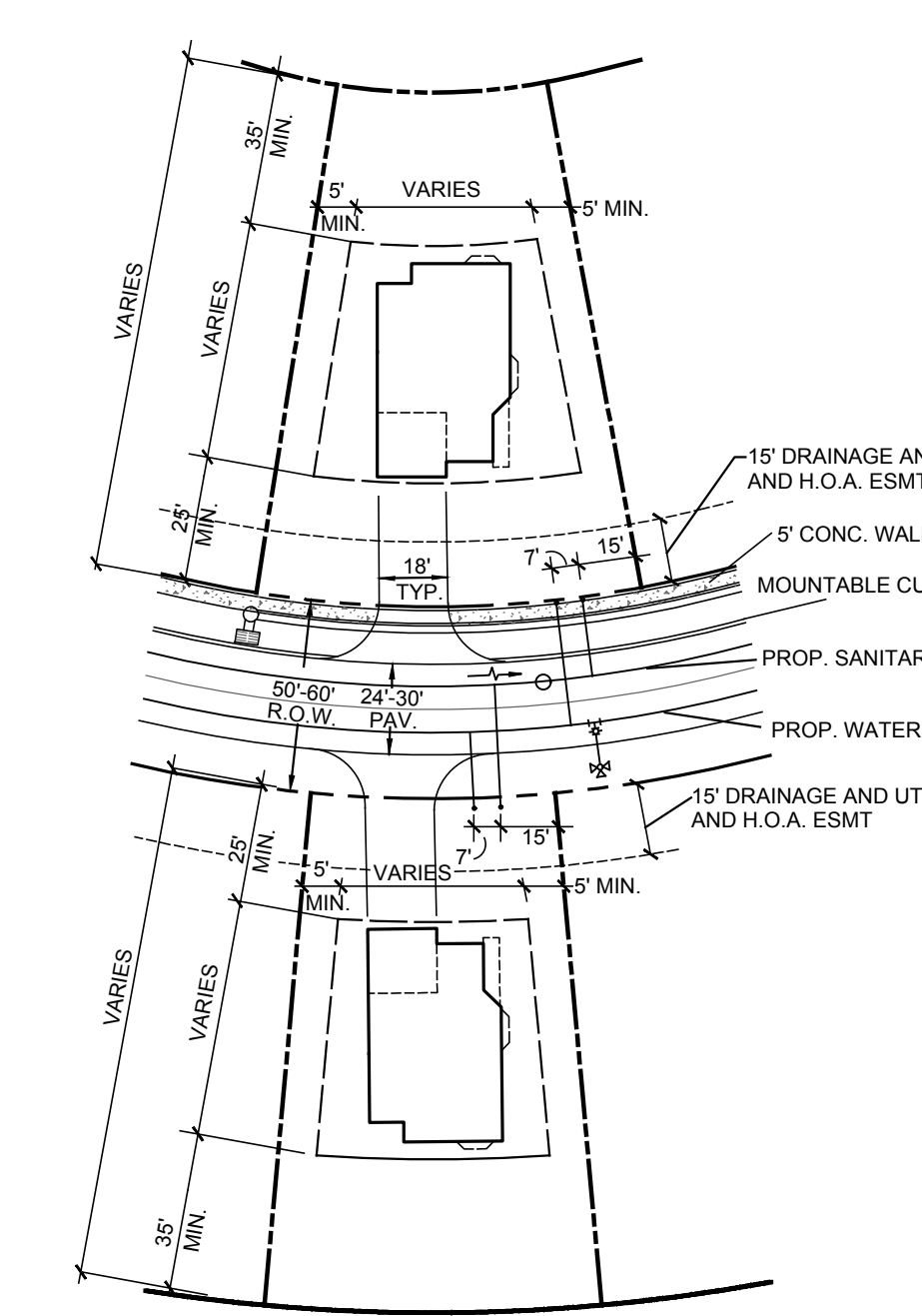
MINIMUM SETBACKS

UNIT TYPE	FRONT	REAR	SIDE	HEIGHT	LOT
SINGLE FAMILY (DETACHED)	25' MIN.	5' MIN.	30' MIN.	40' MAX.	410-500
TOWNHOUSE	25' MIN.	10' MIN.	25' MIN.	40' MAX.	410-500
TOWNHOUSE (NON-GARAGE)	15' MIN.	10' MIN.	25' MIN.	40' MAX.	410-500
ATTACHED DUPLEX (2 CAR)	25' MIN.	4' MIN.	20' MIN.	40' MAX.	45-60
ATTACHED DUPLEX (2 CAR)	25' MIN.	4' MIN.	20' MIN.	40' MAX.	45-60

MINIMUM LOT SIZES

UNIT TYPE	AREA	LENGTH	WIDTH
SINGLE FAMILY (DETACHED)	6,000 S.F.	120'	50'
TOWNHOUSE	2,160 S.F.	108'	20'
TOWNHOUSE (NON-GARAGE)	1,860 S.F.	98'	20'
DUPLEX (2 CAR)	2,410 S.F.	108'	25'
DUPLEX (2 CAR)	2,400 S.F.	108'	25'

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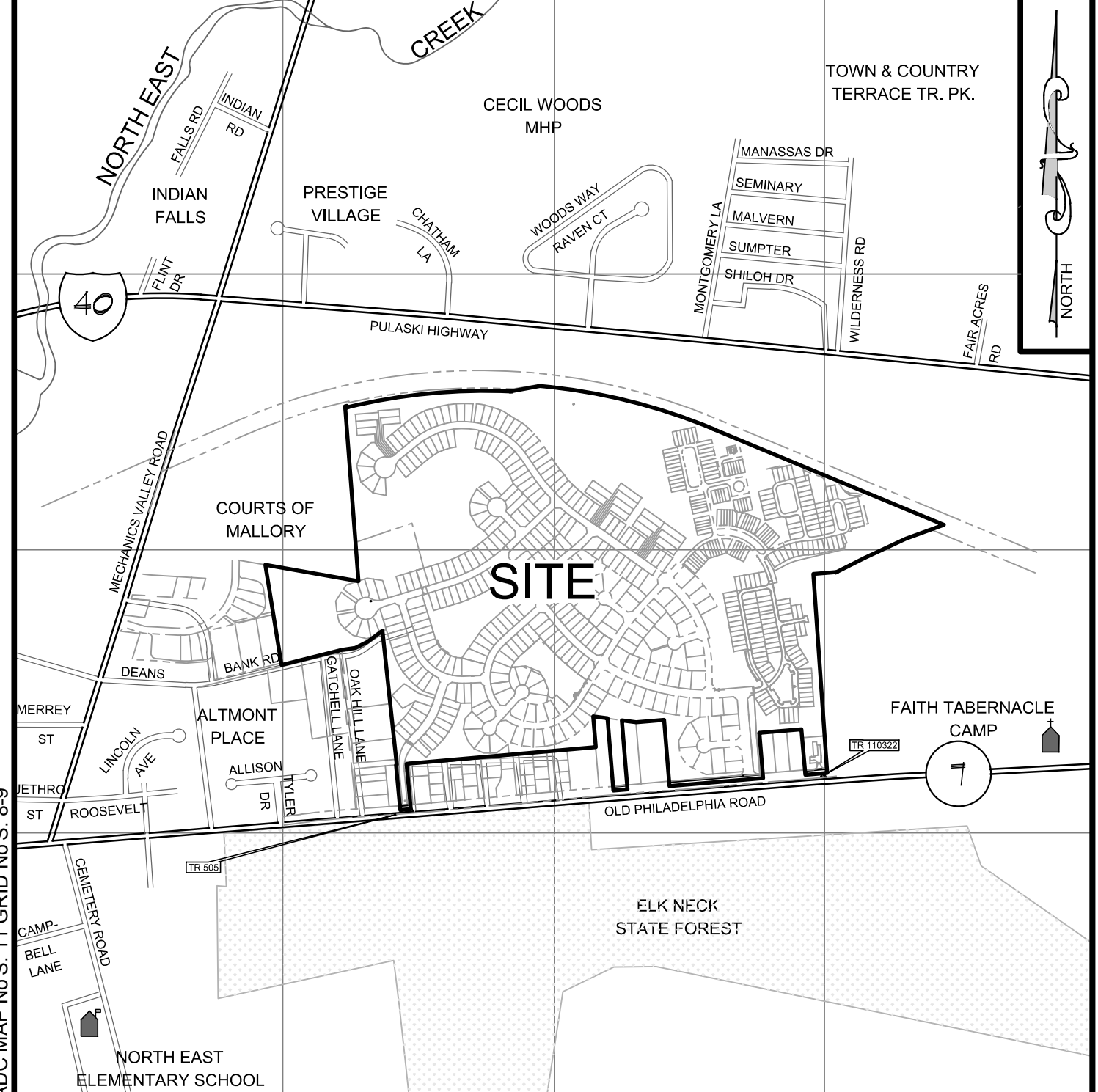
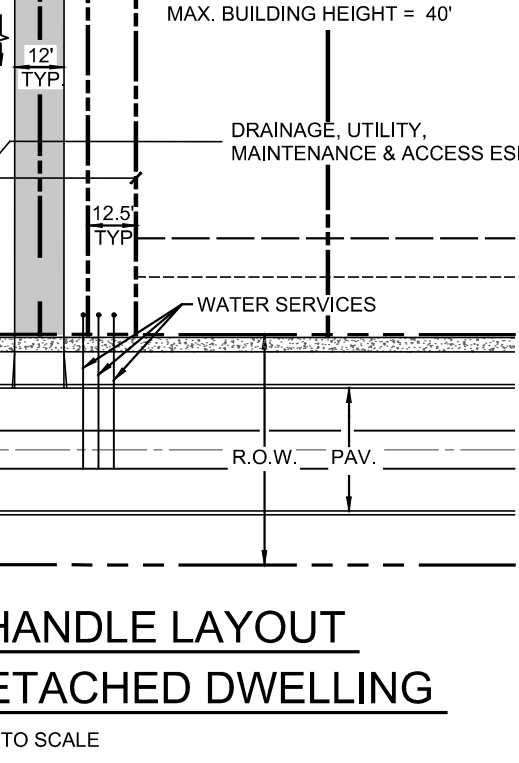
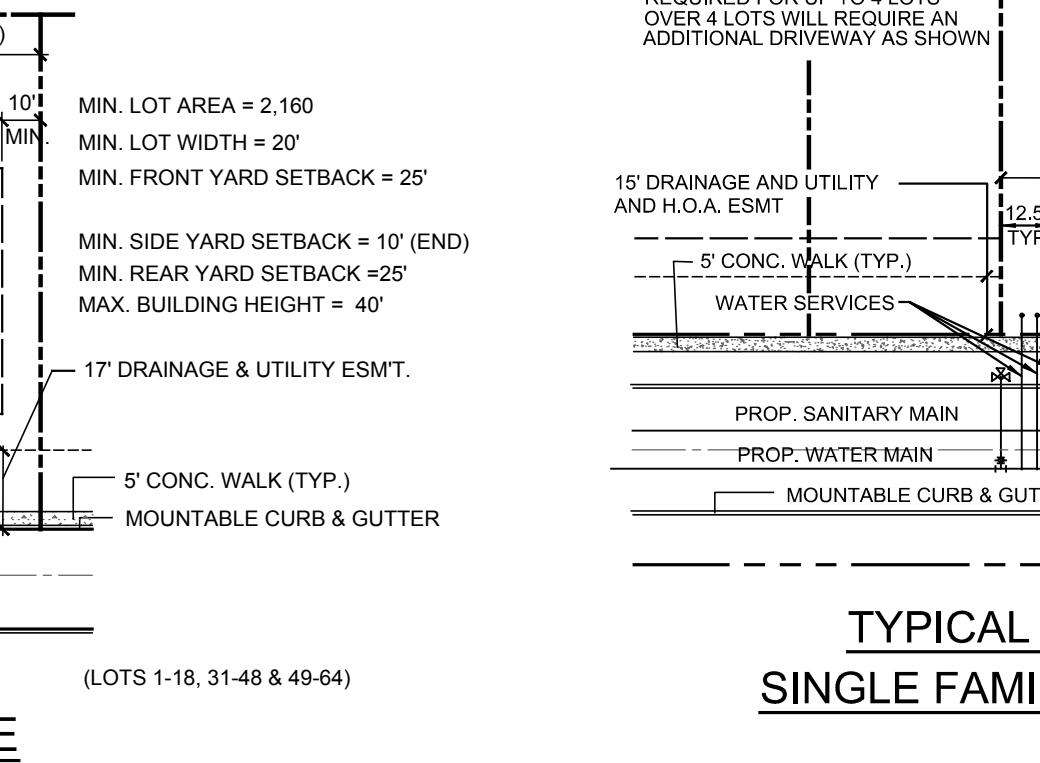
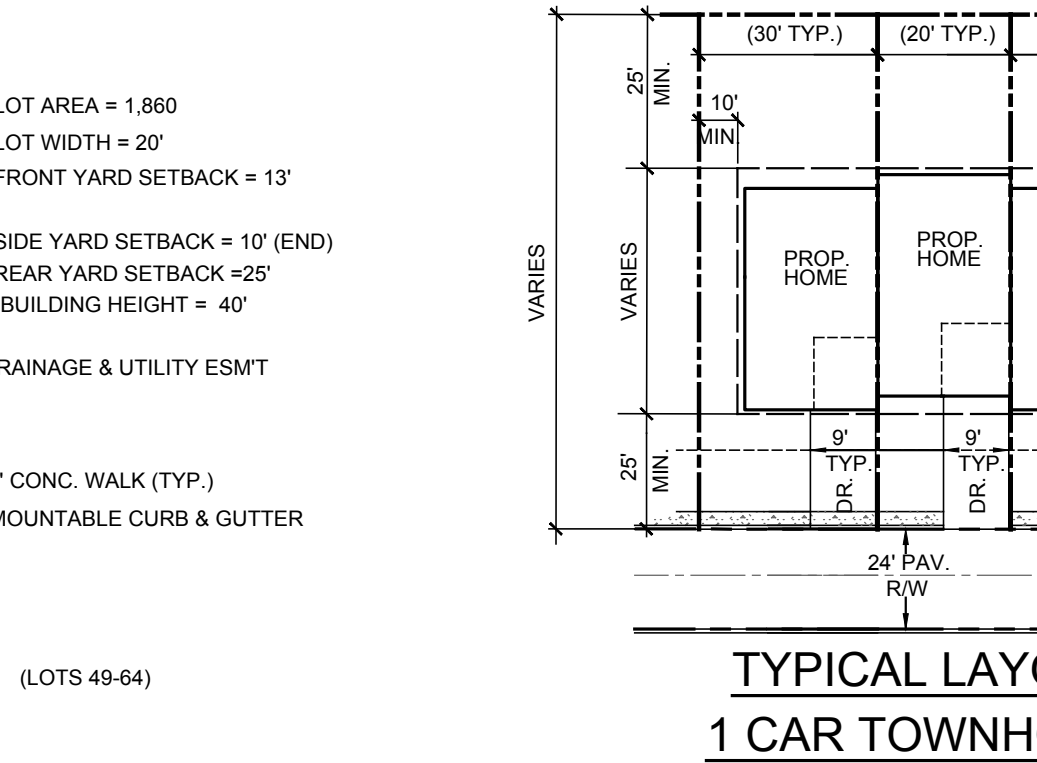
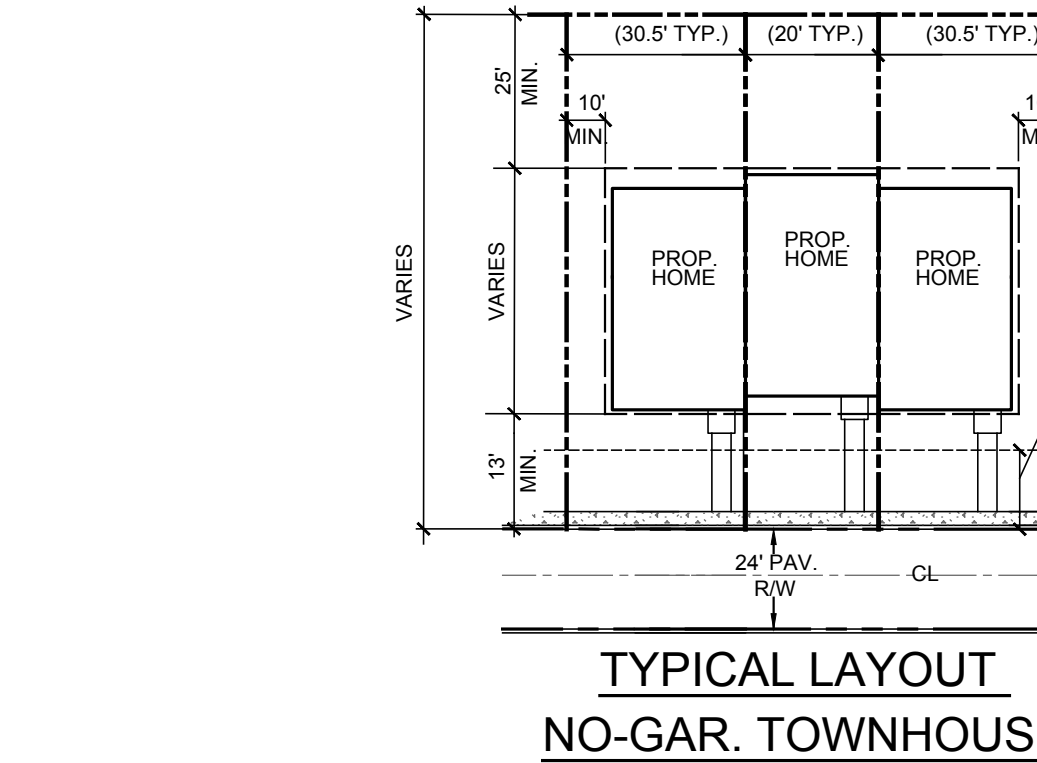
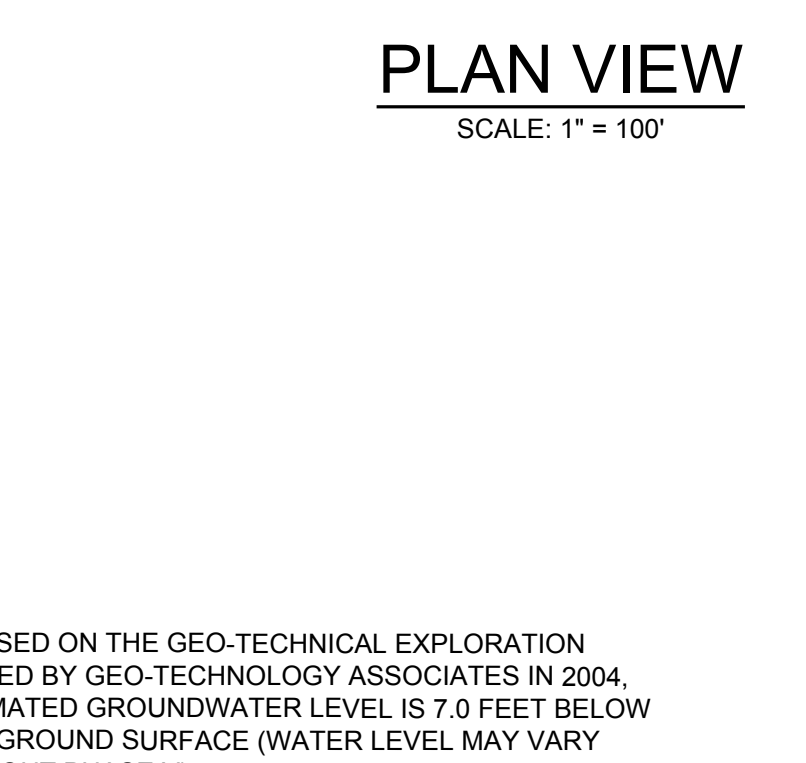
TYPICAL LAYOUT ON CURVE
SINGLE FAMILY DETACHED DWELLING

LEGEND

48	EXISTING 2' INTERVAL CONTOUR	STREAM BUFFER
50	EXISTING 10' INTERVAL CONTOUR	STATE WETLANDS BUFFER
52	EXISTING 10' INTERVAL CONTOUR	NONTIDAL WETLANDS
54	EXISTING 10' INTERVAL CONTOUR	PROPOSED LOT NUMBER
56	EXISTING 10' INTERVAL CONTOUR	RIGHT-OF-WAY LINE
58	EXISTING 10' INTERVAL CONTOUR	EX. ADJOINING PROPERTY LINE
60	EXISTING 10' INTERVAL CONTOUR	EXISTING PAVING
62	EXISTING 10' INTERVAL CONTOUR	EXISTING STORM DRAIN, MANHOLE & INLET
64	EXISTING 10' INTERVAL CONTOUR	EXISTING WATER LINE & FIRE HYDRANT
66	EXISTING 10' INTERVAL CONTOUR	EXISTING SANITARY SEWER & MANHOLE
68	EXISTING 10' INTERVAL CONTOUR	EXISTING RAILROAD
70	EXISTING 10' INTERVAL CONTOUR	EXISTING HOMESTES
72	EXISTING 10' INTERVAL CONTOUR	EXISTING LOTS OF RECORD (TO REMAIN)

SOILS DATA

SYMBOL	SOIL	SLOPE	HYDRIC	K-FACTOR
AuB2	AURA	2-5%	NO	>35
ChB2	CHILLUM	2-5%	NO	>35
ChC2	CHILLUM	5-10%	NO	>35
EvB	EVEBORO	0-5%	NO	<35
FmB	FALLSINGTON	0-2%	YES	>35
FmB	FALLSINGTON	2-5%	YES	>35
KqB2	KEYPORT	2-5%	NO	>35
KqC2	KEYPORT	5-10%	NO	>35
KqC2	KEYPORT	10-15%	NO	>35
LcA	LEONARDTOWN	0-2%	YES	>35
LvC	LOAMY & CLAYEY	NO	NO	>35
LvD	LOAMY & CLAYEY	NO	NO	>35
SaC2	SASSAFRAS	5-10%	NO	>35
WwB2	WOODSTOWN	2-5%	NO	<35
WwC2	WOODSTOWN	5-10%	NO	<35



LOCATION MAP

SCALE: 1" = 1000'

SITE DATA

1. OWNER:

WORF, LLC
3201 RUTLEDGE ROAD
FALLS CHURCH, MARYLAND 21047
TM 31 PARCEL 235 (CORN 044657/0384)
PROJ 000

CONCEPT MPC PLAN
FOR
RIDGELY FOREST
A NORTH EAST NEIGHBORHOOD

ENGINEERS SEAL	6TH ELECTION DISTRICT	CECIL COUNTY, MARYLAND
DATE	REVISIONS	DATE
		2006
		AS SHOWN
		SCALE: AS SHOWN
		DATE: SEPT. 24, 2019
		DRAWN BY: AGS/MR
		DESIGN BY: AGS/JEM/MR
		REVIEW BY: JEM
		SHEET: 1 OF 1