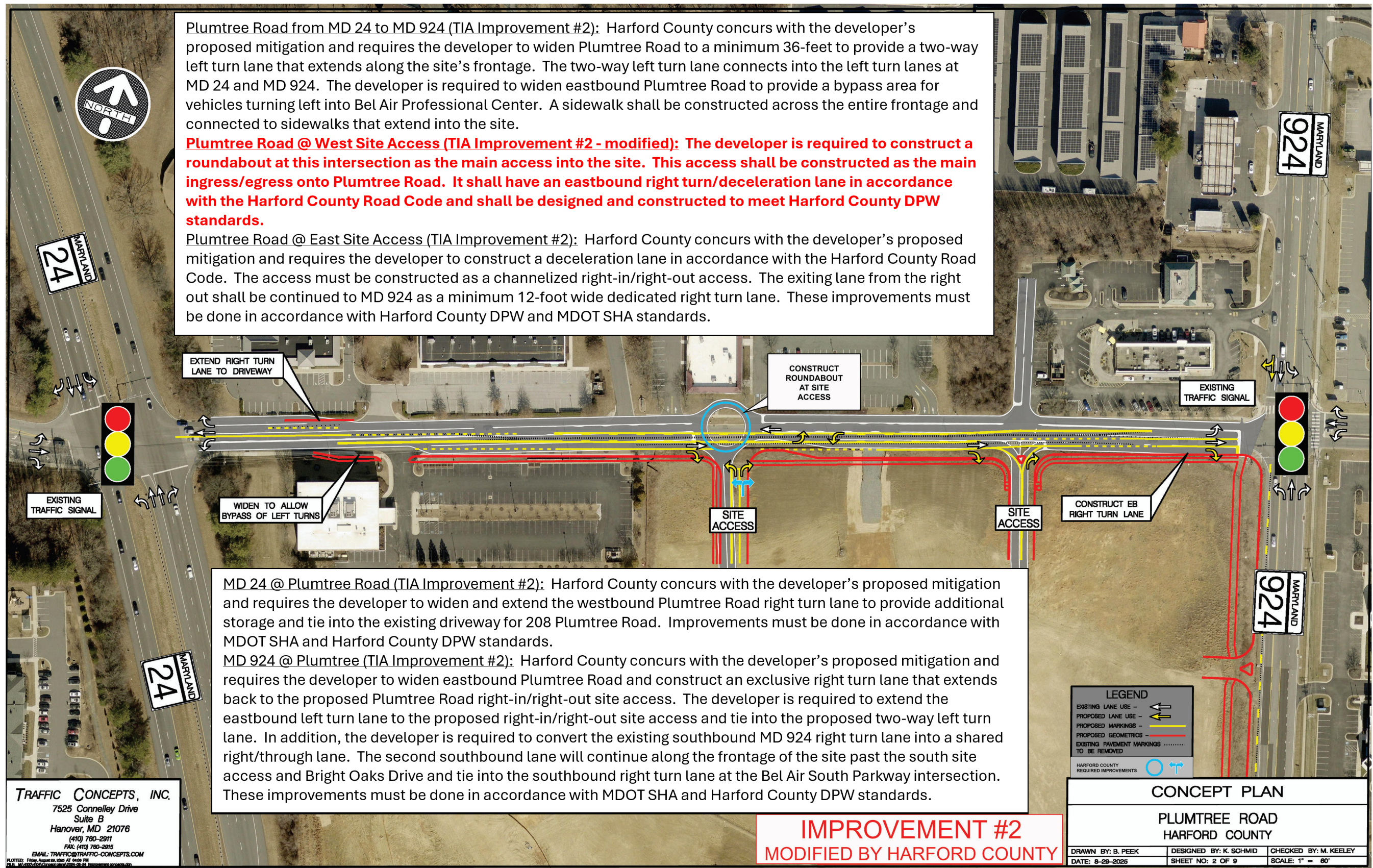


Plumtree Road from MD 24 to MD 924 (TIA Improvement #2): Harford County concurs with the developer's proposed mitigation and requires the developer to widen Plumtree Road to a minimum 36-feet to provide a two-way left turn lane that extends along the site's frontage. The two-way left turn lane connects into the left turn lanes at MD 24 and MD 924. The developer is required to widen eastbound Plumtree Road to provide a bypass area for vehicles turning left into Bel Air Professional Center. A sidewalk shall be constructed across the entire frontage and connected to sidewalks that extend into the site.

Plumtree Road @ West Site Access (TIA Improvement #2 - modified): The developer is required to construct a roundabout at this intersection as the main access into the site. This access shall be constructed as the main ingress/egress onto Plumtree Road. It shall have an eastbound right turn/deceleration lane in accordance with the Harford County Road Code and shall be designed and constructed to meet Harford County DPW standards.

Plumtree Road @ East Site Access (TIA Improvement #2): Harford County concurs with the developer's proposed mitigation and requires the developer to construct a deceleration lane in accordance with the Harford County Road Code. The access must be constructed as a channelized right-in/right-out access. The exiting lane from the right out shall be continued to MD 924 as a minimum 12-foot wide dedicated right turn lane. These improvements must be done in accordance with Harford County DPW and MDOT SHA standards.



MD 24 @ Plumtree Road (TIA Improvement #2): Harford County concurs with the developer's proposed mitigation and requires the developer to widen and extend the westbound Plumtree Road right turn lane to provide additional storage and tie into the existing driveway for 208 Plumtree Road. Improvements must be done in accordance with MDOT SHA and Harford County DPW standards.

MD 924 @ Plumtree (TIA Improvement #2): Harford County concurs with the developer's proposed mitigation and requires the developer to widen eastbound Plumtree Road and construct an exclusive right turn lane that extends back to the proposed Plumtree Road right-in/right-out site access. The developer is required to extend the eastbound left turn lane to the proposed right-in/right-out site access and tie into the proposed two-way left turn lane. In addition, the developer is required to convert the existing southbound MD 924 right turn lane into a shared right/through lane. The second southbound lane will continue along the frontage of the site past the south site access and Bright Oaks Drive and tie into the southbound right turn lane at the Bel Air South Parkway intersection. These improvements must be done in accordance with MDOT SHA and Harford County DPW standards.

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IMPROVEMENT #2
MODIFIED BY HARFORD COUNTY