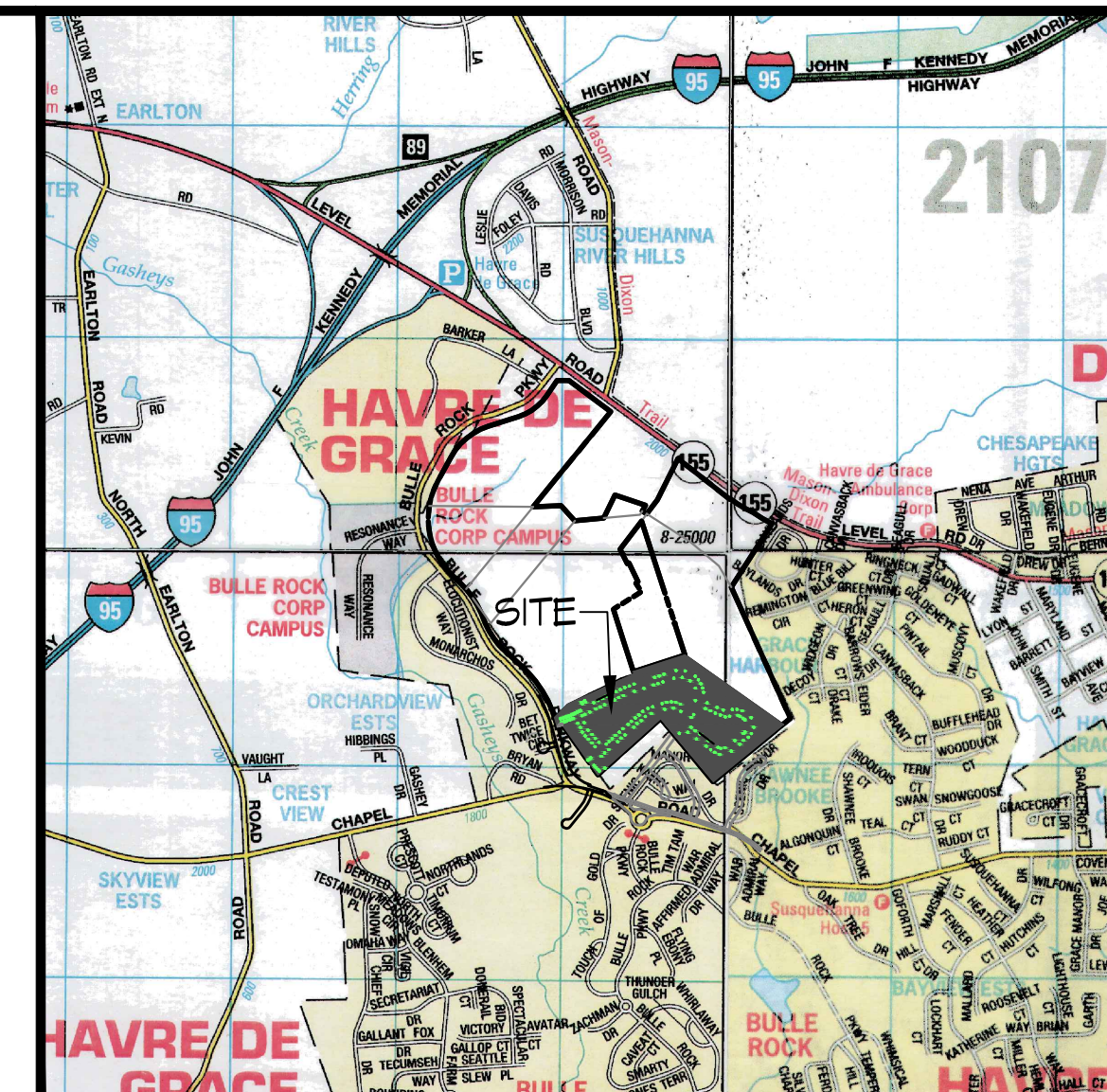


PLAN
SCALE: 1"=100'

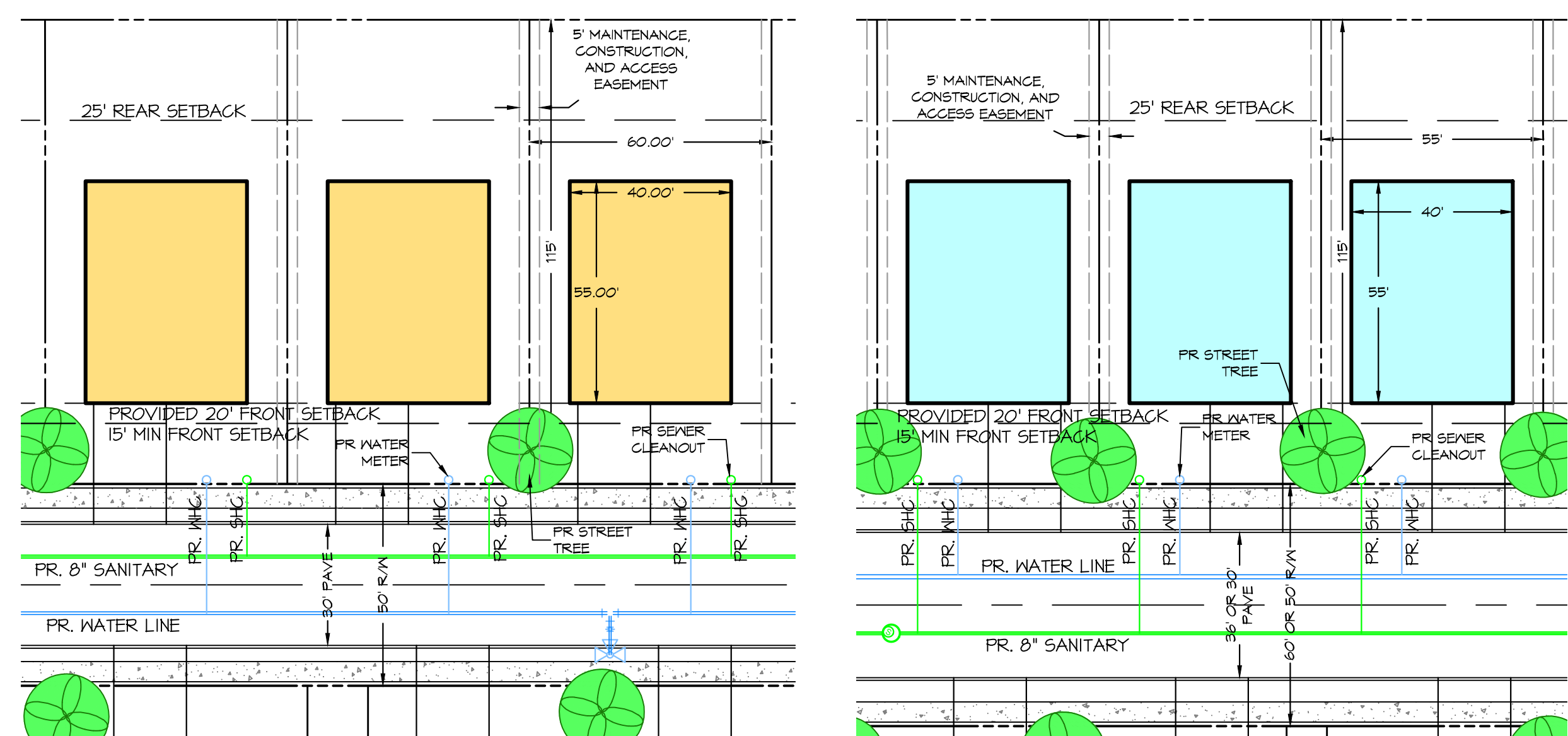


LOCATION MAP
SCALE: 1"=2000'

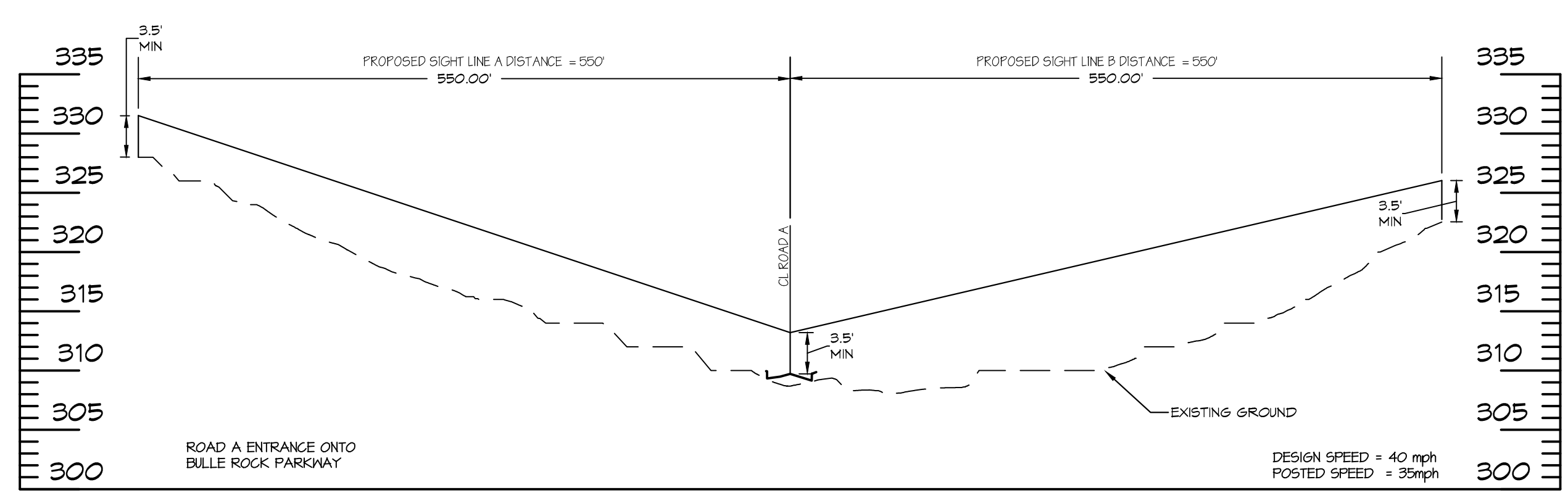
SITE DATA

- OWNER: ANN GREEN & MARIANNE SCHMITT HELLAUER TRUSTEES
C/O MONTGOMERY GREEN
105 SCORPION DR
LAKEWAY, TX 78734
- DEVELOPER: SION HILL PARTNERS LLC
303 INTERNATIONAL CIRCLE, SUITE 360
HINT VALLEY, MD 21030
- PLAN PREPARED BY: BAY STATE LAND SERVICES, INC.
P.O. BOX 853
BEL AIR, MARYLAND 21014-0853
(PH) 410-878-4747 (FAX) 410-420-3949
ATTN: RYAN LANGREHR
rjlan@baystatelandservices.com
- TAX MAP: 44
- FARCEL: 237
- TAX IDENTIFICATION NUMBER: 06-003731
- DEED REFERENCE: 0481700302
- ZONING: RB
- SITE AREA: TOTAL 4815558.00 S.F. / 110.55 AC.±
PHASE I: 1742400 S.F. / 40.00 AC.±
40.3 AC.±
- LIMIT OF DISTURBANCE: 40.3 AC.±
- PROPOSED USE: RESIDENTIAL
- TYPE OF DEVELOPMENT: 140 SINGLE FAMILY DETACHED LOTS
- PROPOSED ONSITE PARKING SPACES: 2 SPACES PER LOT (280 TOTAL)
- EXISTING IMPERVIOUS WITHIN L.O.D.: 0.00 AC.±
- PROPOSED IMPERVIOUS WITHIN L.O.D.: 15.0 AC.±
- 8 DIGIT WATERSHED NO.: 02120201 (LOWER SUSQUEHANNA RIVER)
- THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION AND BAY STATE LAND SERVICES FIELD RUN TOPOGRAPHY.
- THERE IS NO 100 YEAR F.E.M.A. FLOODPLAIN LOCATED ON THIS SITE PER F.I.R.M. #24025C0185 E & #24025C0205 E DATED 4/18/2016. WATER ZONE: X
- THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
- THE ENTIRE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORIC SITES ON THE SUBJECT PROPERTY.
- ALL PROPOSED ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED. ALL CENTERLINE ROAD RADIUS SHALL MEET OR EXCEED THE MINIMUM RADIUS REQUIREMENTS PER THE HARFORD COUNTY ROAD CODE.
- FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, TRANSFORMERS, ETC. SHALL BE DETERMINED BY CONSTRUCTION DRAWINGS. THE LOCATION OF UTILITY SERVICES DEPICTED ON THIS PLAN ARE PER PAINT MARKS ON THE ROAD AND BEST AVAILABLE DOCUMENTATION FROM THE CITY OF HAVRE DE GRACE.
- THIS SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- STORMWATER MANAGEMENT SHALL BE ADDRESS VIA ON LOT PRACTICES ACCORDING TO CHAPTER 5 OF THE 2000/2010 MDE STORMWATER MANAGEMENT DESIGN MANUAL.
- BLANKET STORMWATER MANAGEMENT AGREEMENT WILL BE MADE AT THE TIME OF FINAL STORMWATER DESIGN.
- NO CONSTRUCTION TRAFFIC SHALL BE PERMITTED THROUGH SCENIC MANOR DRIVE.
- FUTURE ROAD NAMES MUST BE APPROVED BY HARFORD COUNTY EMERGENCY SERVICES.
- MAIL DELIVERY LOCATIONS TO BE COORDINATED BY THE LOCAL POSTMASTER.
- A TRAFFIC IMPACT ANALYSIS AND A FOREST STAND DELINEATION HAVE BEEN SUBMITTED FOR THIS PROJECT.
- SEE THE COMBINED FOREST CONSERVATION AND LANDSCAPE PLAN FOR STREET TREE LOCATIONS AND SPECIES.

PLANNING COMMISSION DATE: _____
PLANNING COMMISSION MINUTES (DATE SUBMITTED): _____



- LEGEND**
- BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PR. SAN
 - PR. WAT
 - PR. S.D
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED STORM-RAIN LINE
 - EXISTING SETBACK LINE
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - PROPOSED 10' CONTOURS
 - PROPOSED 5' CONTOURS
 - 25' WETLANDS BUFFER
 - LIMIT OF FOREST RETENTION AREA
 - SOIL LINE
 - PROPOSED FIRE HYDRANT
 - PR. SEWER CLEANOUT
 - WATER VALVE
 - PROPOSED ROADWAY
 - PROPOSED SIDEWALK
 - PROPOSED 60' WIDE LOT
 - PROPOSED 55' WIDE LOT
 - IDENTIFIES FOREST RETENTION AREA
 - EXISTING ROADWAY
 - EXISTING NON-TIDAL WETLANDS
 - STEEP SLOPES 15%-24%
 - STEEP SLOPES > 25%
 - PROPOSED PLANTINGS



INTERSECTION SIGHT LINE PROFILE
SCALE: HORIZ: 1"=100'
VERT: 1"=10'

NRCS HYDROLOGIC SOIL GROUP - HARFORD COUNTY, MARYLAND				
MAP UNIT SYMBOL	MAP UNIT NAME	HSG RATING	K RATING	DRAINAGE CLASS
AdB	Aldino Silt Loam, 3 to 8% Slopes	C	0.49	Moderately Well Drained
ChB2	Chillum Silt Loam, 5 to 10% Slopes	C	0.32	Well Drained
DcB	Delanco Silt Loam, 3 to 8% Slopes	C	0.37	Moderately Well Drained
EsA	Elsinboro Loam, 0 to 2% slopes	B	0.49	Well Drained
EsB2	Elsinboro Loam, 2 to 5% slopes	B	0.49	Well Drained
ESC2	Elsinboro Loam, 5 to 10% slopes	B	0.49	Well Drained
LfC	Legore Very Stony Silt Loam, 0 to 15% Slopes	B	0.15	Well Drained
LfE	Legore Very Stony Silt Loam, 25 to 45% Slopes	B	0.37	Well Drained
LgC3	Legore Silty Clay Loam, 8 to 15% slopes	B	0.37	Well Drained
MkA	Matapeak Silt Loam, 2 to 5% slopes	C	0.49	Well Drained
MlA	Mattapx Silt Loam, 2 to 5% slopes	C	0.49	Moderately Well Drained
MsB2	Montalto Silt Loam, 3 to 8% slopes	B	0.37	Well Drained
NeB2	Neshaminy Silt Loam, 3 to 8% Slopes	B	0.37	Well Drained
NeC2	Neshaminy Silt Loam, 8 to 15% slopes	B	0.37	Well Drained
WaB	Watchung Silt Loam, 3 to 8% Slopes	C/D	0.28	Poorly Drained

HAVRE DE GRACE ZONING TABLE I (7-16-2018)								
PERMITTED USES (RESIDENTIAL)	LOT TYPE	TYP LOT AREA	MAX LOT COVERAGE (PERCENT)	MIN. LOT WIDTH (FEET)	MIN. FRONT YARD SETBACK (FEET)	MIN. SIDE YARD SETBACK (FEET)	MIN. REAR YARD SETBACK (FEET)	MAX. BLDG. HEIGHT (FEET)
SINGLE FAMILY-DETACHED (RB)	C	5,000 S.F.	40%	50'	15'	5'	25'	40'

BAY STATE LAND SERVICES

Civil & Structural Engineers
Land Planners & Land Surveyors
Environmental Engineers
Geo-Technical, Materials Testing and Inspections

2022 Rock Spring Road
Suite D
Forest Hill, Maryland 21050
Phone: 410-878-4747
Fax: 410-420-3949
www.baystatelandservices.com

PRELIMINARY PLAN

SION HILL ESTATES

CITY OF HAVRE DE GRACE, MD.

SIXTH ELECTION DISTRICT		HARFORD COUNTY, MARYLAND	
NO.	DATE	REVISIONS DESCRIPTION	DATE: MAY 6, 2021 SCALE: 1"=100' DRAWN BY: RAL CHECKED BY: BSL5 JOB NO. 1064

CP01

SHEET 1 OF 1

z:\projects\14000\14064-md rls #155 (green property)\03-concept plans\phase 1 residential\14064-phase 1 concept plan.dwg