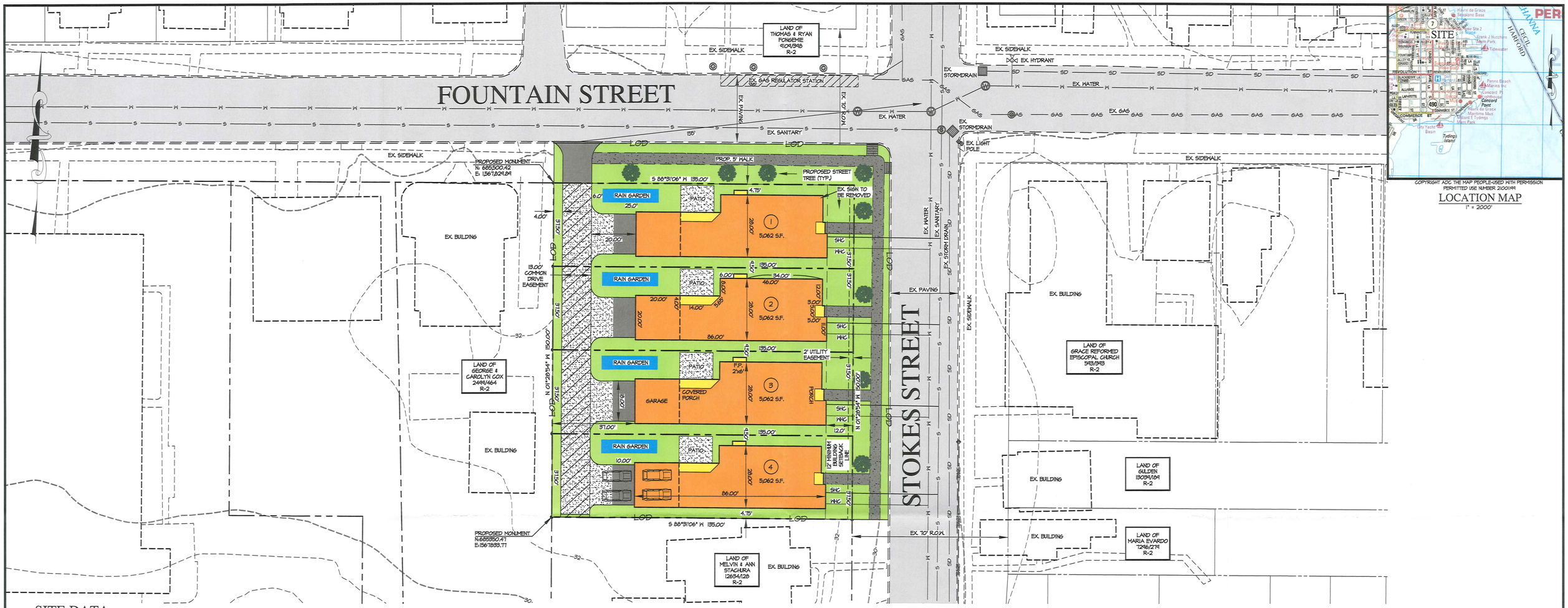

LOCATION MAP
1" = 2000'

PLAN
SCALE : 1" = 20'

SITE DATA

1. OWNER: BOB WARD NEW HOMES AT HARFORD COUNTY LLC, 2700 PHILADELPHIA ROAD, EDGEWOOD, MARYLAND 21040

2. PLAN PREPARED BY: BAY STATE LAND SERVICES, INC., P.O. BOX 853, BEL AIR, MARYLAND 21014-0853, (PH.) 410-879-4747-(FAX) 410-420-3949, ATTN: DUDLEY CAMPBELL, dudley@baystatelandservices.com

3. TAX MAP: 601, PARCEL: 2500

4. TAX IDENTIFICATION NUMBER: 06-019358

5. DEED REFERENCE: J.J.R. 13141-128

6. ZONING: R-2

7. SITE AREA: TOTAL 20,250 S.F. / 0.465 AC.±
   LOT 1: 5,062.50 S.F. / 0.116 AC.±
   LOT 2: 5,062.50 S.F. / 0.116 AC.±
   LOT 3: 5,062.50 S.F. / 0.116 AC.±
   LOT 4: 5,062.50 S.F. / 0.116 AC.±

8. LOT COVERAGE: LOT 1: 0.053 AC.± (46%)
   LOT 2: 0.053 AC.± (46%)
   LOT 3: 0.053 AC.± (46%)
   LOT 4: 0.053 AC.± (46%)

9. LIMIT OF DISTURBANCE: 25,361 S.F. (0.582 AC.±)

10. PROPOSED USE: RESIDENTIAL

11. TYPE OF DEVELOPMENT: CONDITIONAL (SINGLE FAMILY DETACHED)

12. PROPOSED ONSITE PARKING SPACES: 4 SPACES PER LOT (16 TOTAL)

13. EXISTING IMPERVIOUS WITHIN L.O.D.: 0.00 AC.±

14. PROPOSED IMPERVIOUS WITHIN L.O.D.: 0.258 AC.±

15. 8 DIGIT WATERSHED NO.: 02120201 (LOWER SUSQUEHANNA RIVER)

16. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION.

17. THERE IS NO 100 YEAR F.E.M.A. FLOODPLAIN LOCATED ON THIS SITE PER F.I.R.M. #24025C0211 E & #24025C0212 E DATED 4/19/2016. WATER ZONE: X

18. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.

19. THE ENTIRE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

20. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.

21. THERE ARE NO KNOWN HISTORIC SITES ON THE SUBJECT PROPERTY.

22. FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ECT. SHALL BE DETERMINED BY CONSTRUCTION DRAWINGS. THE LOCATION OF UTILITY SERVICES DEPICTED ON THIS PLAN ARE PER PAINT MARKS ON THE ROAD.

23. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.

24. BLANKET STORMWATER MANAGEMENT AGREEMENT WILL BE MADE AT THE TIME OF FINAL STORMWATER DESIGN.

HAVRE DE GRACE ZONING TABLE I (04-15-2004)

PERMITTED USES (RESIDENTIAL) CONDITIONAL	LOT TYPE	MINIMUM LOT AREA	MAX LOT COVERAGE (PERCENT)	MIN. LOT WIDTH (FEET)	MIN. FRONT YARD SETBACK (FEET)	MIN. SIDE YARD (FEET)	MIN. REAR YARD (FEET)	MAX. BLDG. HEIGHT (FEET)
SINGLE FAMILY-DETACHED (R-1, R-2, RO, RB)	D	5,000 S.F.	50%	25'	--	--	25'	40'

SOILS LEGEND

SYMBOL	SOILS NAME	TYPE
MIaA	MATTAPEX SILT LOAM	C

LEGEND

- DENOTES SITE BOUNDARY (20,250 SQ. FT.)
- LOD — PROPOSED LIMIT OF DISTURBANCE (25,361 SQ.FT.)
- DENOTES PROPOSED IMPERVIOUS PAVING (961 SQ. FT.)
- DENOTES PERVIOUS SURFACES (3,409 SQ. FT.)
- DENOTES PROPOSED RAIN GARDENS (600 SQ. FT.)
- DENOTES PROPOSED SIDEWALK (1,907 SQ. FT.)
- DENOTES PROPOSED BUILDINGS (7,960 SQ. FT.)
- DENOTES COMMON DRIVE EASEMENT (1,947 SQ. FT.)
- DENOTES EXISTING ROADS

PLANNING COMMISSION DATE:_____

PLANNING COMMISSION MINUTES (DATE SUBMITTED:_____)

BOARD OF APPEALS CASE NUMBER:_____

DEED REF.: J.J.R. 13141/128

OWNER

BOB WARD NEW HOMES AT HARFORD COUNTY LLC
2700 PHILADELPHIA ROAD
EDGEWOOD, MD 21040
CONTACT: (410)-679-5000

DEVELOPER

BOB WARD TRADEMARK HOMES, LLC
2700 PHILADELPHIA ROAD
EDGEWOOD, MARYLAND 21040
PHONE: (410) 679-5000

BAY STATE LAND SERVICES
Civil & Structural Engineers
Land Planners & Land Surveyors
Environmental Engineers
Geo-Technical, Materials Testing and Inspections
2012 Rock Spring Road
Suite D
Forest Hill, Maryland 20150
Phone: 410-879-4747
Fax : 410-420-3949
www.baystatelandservices.com

PRELIMINARY SITE PLAN

#616 FOUNTAIN STREET

FOR: BOB WARD HOMES

SIXTH ELECTION DISTRICT — CITY OF HAVRE DE GRACE, MARYLAND

REVISIONS NO.	DATE	DESCRIPTION

DATE: 04/05/19
SCALE: 1"=20'
DRAWN BY: TRL
CHECKED BY: CDC
DRAWING NO. PP01
SHEET 1 OF 1
BSLS JOB NO.: 18124

Z:\Projects\2018\18124-A66 FOUNTAIN STREET\BOB WARD\DWG FILES\PDF\PRELIMINARY SITE PLAN 04012019.dwg