

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

**LEGEND**

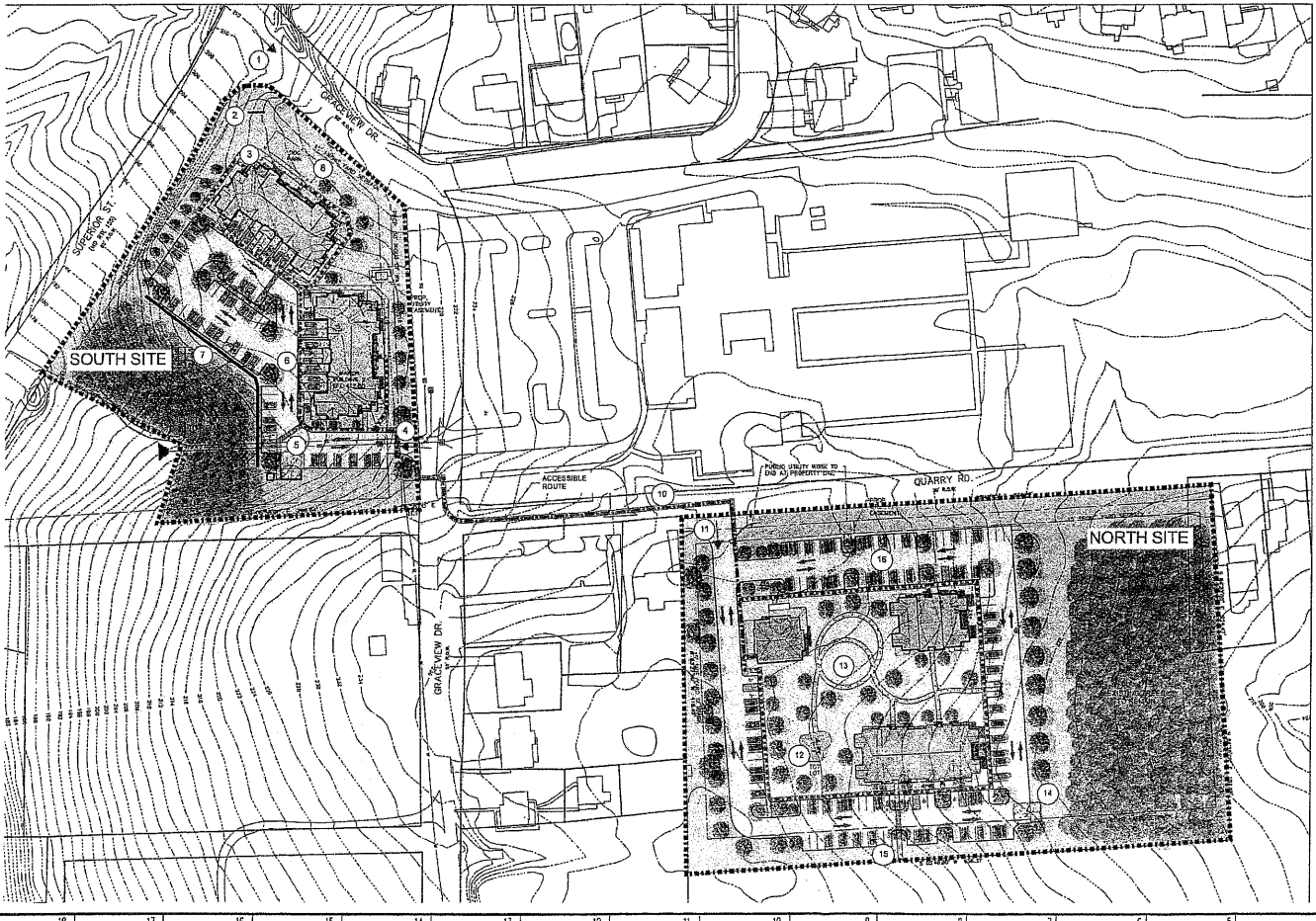
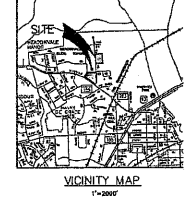
---	PROPERTY LINE
---	BUILDING SETBACK
---	PROP. CONTIGUOUS
---	EX. CONTIGUOUS
---	EX. MEDIAN
---	EX. SIDE OF PAVEMENT
---	EX. OVERHEAD LINES
---	EX. SANITARY LINES
---	EX. WATER PIPE
---	EX. STORM DRAIN LINES
---	EX. SUMMARY
---	EX. CURB
---	PROP. CURB & GUTTER
---	EX. BUILDING
---	PROP. CONCRETE
---	PROP. ESD FACILITY
---	PROP. ACTIVE OPEN SPACE

**SOUTH SITE NOTES**

1. SITE ENTRY FROM SUPERIOR STREET
2. PROJECT SIGNAGE
3. "TOWER ELEMENT" BUILDING 1 ONLY - SEE ELEVATIONS
4. SOUTH SITE MAIN ENTRY
5. DUMPSTER ENCLOSURE ON CONCRETE PAD.
6. INTEGRATION OF UNIVERSAL DESIGN STANDARDS AS PART OF THE SITE DESIGN (I.e. PARKING, SLOPES AND LOCATION OF HANDICAP UNITS.)
7. 6" HIGH SEGMENTAL BLOCK WALL.
8. DOG PARK TO BE FENCED IN FOR SAFETY.

**NORTH SITE NOTES**

10. ACCESSIBLE ROUTE CONNECTING NORTH AND SOUTH SITE.
11. NORTH SITE MAIN ENTRY
12. ACCESSIBLE TOT LOT TO BE FENCED WITH A GATE FOR SAFETY.
13. GREEN SPACE AREAS, PATIOS OR EXTERIOR SEATING AREAS PROVIDE PRIVACY RECREATIONAL OPPORTUNITIES, AND A FEELING OF SPACIOUSNESS.
14. DUMPSTER ENCLOSURE ON CONCRETE PAD.
15. PATHWAY WITHIN THE NORTH SITE TO CONNECT TO PATHWAY LEADING TO THE EXISTING HAVRE DE GRACE COMMUNITY CENTER.
16. BUILDING PARKING AREAS AND OTHER IMPROVEMENTS THOROUGHLY UTILIZE SITE WITH A PRACTICAL LAYOUT WHERE TRANSIT PARKING AND EXTERIOR FACILITIES CAN BE CONVENIENTLY ACCESSED.



**SITE DEVELOPMENT DATA**

1. DEVELOPER: HUNTS FOR AMERICA, INC. 300 6TH STREET ANNAPOLIS, MD 21403
2. PROPERTY INFORMATION: 100 GRACEVIEW DRIVE HAVRE DE GRACE, MD 21078 PARCELS: 000 PARCELS: 000
3. PROPERTY INFORMATION: LEVEL ROAD HOME DE GRACE MD 2070 PARCELS: 000 PARCELS: 000
4. ZONING: R2 RESIDENTIAL (SINGLE) HALF-FAMILY (SAND TRAIL)
5. DEVELOPMENT TYPE: RESIDENTIAL (SINGLE)
6. UNIT BREAKDOWN: 1 BROWNSHILL NORTH-SIDE 1 BROWNSHILL SOUTH-SIDE 2 BROWNSHILL WEST-SIDE 3 BROWNSHILL EAST-SIDE TOTAL UNITS: 24 UNITS
7. RESIDENTIAL SPECIFICATIONS: 1 BROWNSHILL NORTH-SIDE 1 BROWNSHILL SOUTH-SIDE 2 BROWNSHILL WEST-SIDE 3 BROWNSHILL EAST-SIDE TOTAL UNITS: 24 UNITS
8. BILLING COVERAGE: 300 HILL & 1/2 AC. ± 2.47 AC. PROPOSED: 300 HILL & 1/2 AC. ± 1.45 AC. PROPOSED: 300 HILL & 1/2 AC. ± 1.45 AC.
9. DRIVE GRACE: 300 HILL & 1/2 AC. ± 2.47 AC. PROPOSED: 300 HILL & 1/2 AC. ± 1.45 AC. PROPOSED: 300 HILL & 1/2 AC. ± 1.45 AC.
10. PARKING SPACES: QUARRY ROAD NORTH SIDE: 24 UNITS x 2 PARKING SPACES PER DWELLING UNIT = 48 PARKING SPACES GRACEVIEW DRIVE SOUTH SIDE: 24 UNITS x 2 PARKING SPACES PER DWELLING UNIT = 48 PARKING SPACES QUARRY ROAD NORTH SIDE: 12 PARKING SPACES WITH 3 UNITS ACCESSIBLE PARKING SPACES PROPOSED GRACEVIEW DRIVE SOUTH SIDE: 12 PARKING SPACES WITH 3 UNITS ACCESSIBLE PARKING SPACES PROPOSED
11. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DETERMINED BY FEMA FROM FLOOD MAPS DATED APRIL 11, 2005.
12. SITE PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY OF ANNAPOLIS AND HARBOUR HILLS FOR REVIEW AND APPROVAL.
13. THERE IS NO CHROSPARKS CRITICAL AREA LOCATED ON THE PROPERTY.
14. FINAL LOCATIONS OF WALLS, VALVES, WATER LINES, ETC. SHALL BE DETERMINED DURING FINAL CONSTRUCTION.
15. THIS PROPERTY IS SUBJECT TO CONDITIONAL USE APPROVAL BASED ON 6.0 BOMBS PER CHAPTER 208-21 OF THE HAVRE DE GRACE ZONING CODE.

**NOTES**

1. ALL HANDICAP PARKING SPACES, DUMPSTER PAD AND APPROX. AND ACCESSIBLE ROUTES SHALL BE CONCRETE.
2. ALL SITE WORK SHALL BE COMPLETED BY THE END OF THE CONSTRUCTION PERIOD.
3. A SECONDARY SURVEY HAS BEEN PROVIDED. BEARINGS AND DISTANCES BASED SOLELY ON DESIGN. A FULL BOUNDARY SURVEY WILL NEED TO BE PERFORMED TO DETERMINE EXACT BOUNDARY AND DIMENSIONS.

SCALE: 1" = 50'

ARCHITECTURAL SITE PLAN  
HARBOUR HILLS  
HAVRE DE GRACE, MD

GP# 21908.00

**GP**  
GRIMM AND PARKER

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A-100  
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