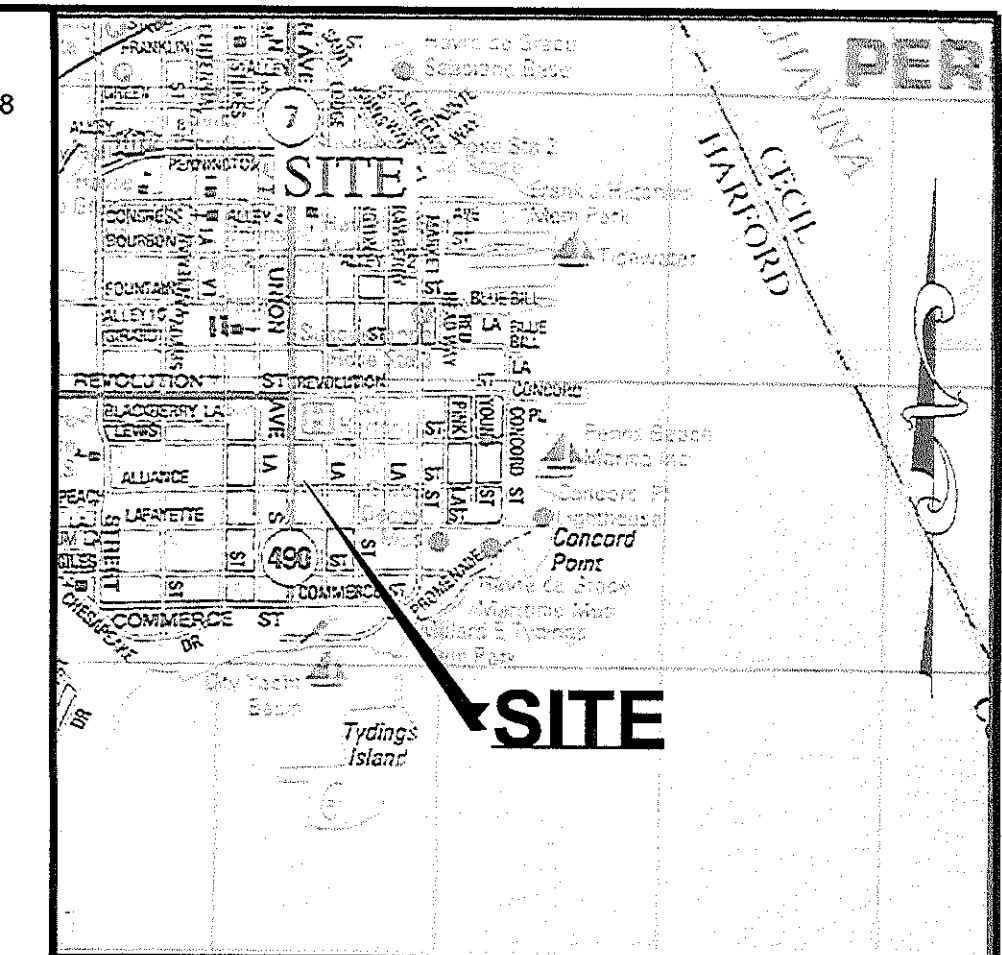
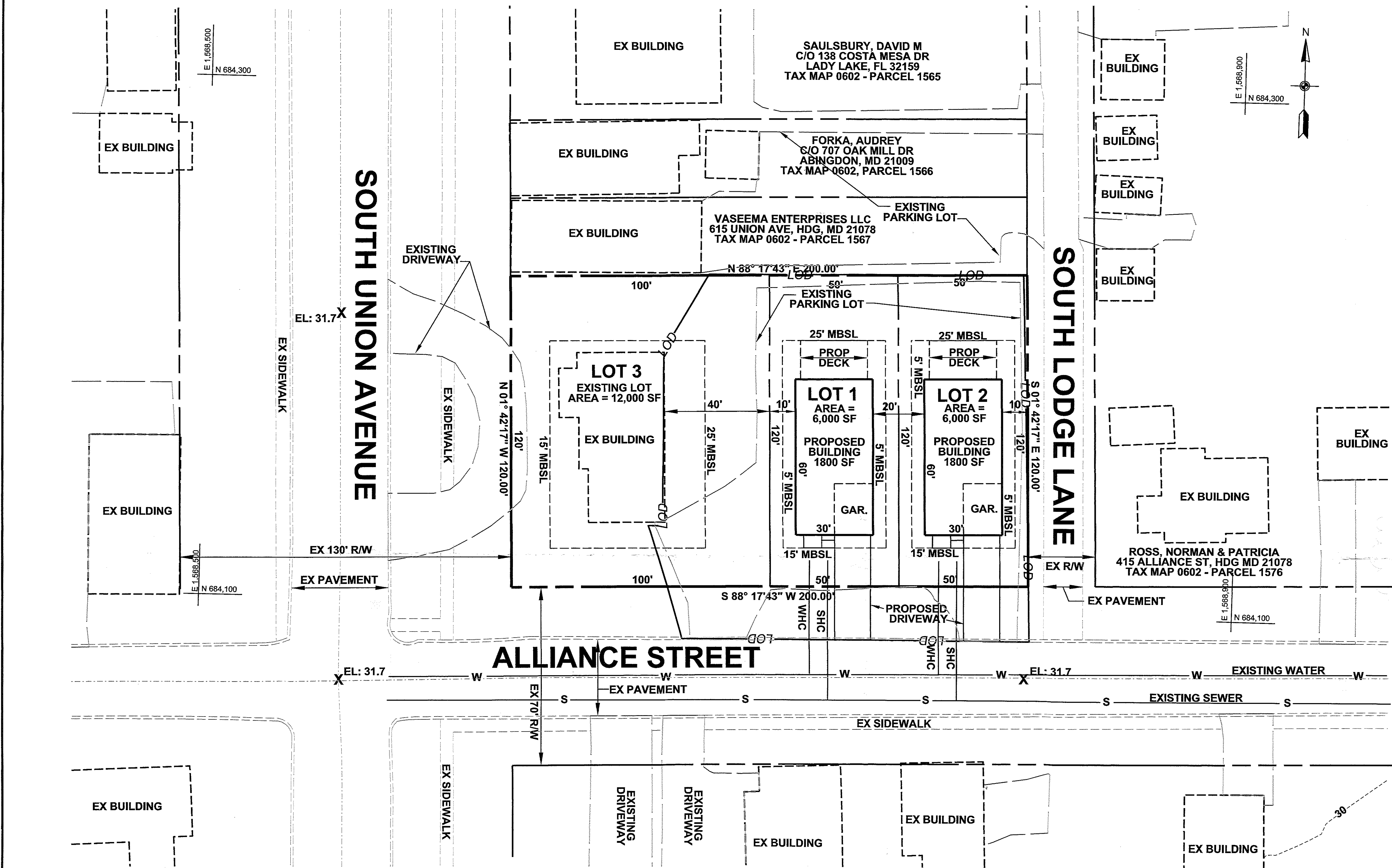


DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL -NAD83; VERTICAL - NAVD 88



VINCINTY MAP
SCALE: 1" = 2000'

City of Havre de Grace, MD
Department of Planning
Permit Office
PLAN RECEIVED
SEP 30 2019
By: *Colleen Critzer*
Permit # 2019-0102
BOACase #
Hearing Date



SITE DATA

- OWNER: 625 SOUTH UNION AVENUE LLC
C/O WILLIAM PHILLIPS
716 GRADY LANE
BEL AIR, MARYLAND 21014
- PLAN PREPARED BY:
625 SOUTH UNION AVENUE LLC
C/O WILLIAM PHILLIPS
716 GRADY LANE
BEL AIR, MARYLAND 21014
- TAX MAP: 0602
PARCEL: 1504
- TAX IDENTIFICATION NUMBER: 06-011306
- DEED REFERENCE: 12561/00321
- ZONING: RO
- SITE AREA:
TOTAL 24,000 SF / 0.551 AC
LOT 1 6,000 SF / 0.138 AC
LOT 2 6,000 SF / 0.138 AC
LOT 3 12,000 SF / 0.275 AC
- LOT COVERAGE:
LOT 1 0.050 AC +/- (36.5%)
LOT 2 0.050 AC +/- (36.5%)
LOT 3 0.069 AC +/- (25%)
- LIMIT OF DISTURBANCE: 19,600 SF / 0.450 AC
- PROPOSED USE: RESIDENTIAL
- TYPE OF DEVELOPMENT: SINGLE FAMILY DETACHED
- PROPOSED ON-SITE PARKING SPACES: 2 SPACES PER LOT
- EXISTING IMPERVIOUS WITHIN LOD: 14,300 SF / 0.33 AC
- PROPOSED IMPERVIOUS WITHIN THE LOD: 6,000 SF / 0.14 AC

8. 8 DIGIT WATERSHED NUMBER: 02120201 (LOWER SUSQUEHANNA RIVER)
- EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON LATEST AVAILABLE HARFORD COUNTY GIS INFORMATION.
- THERE IS NO 100 YEAR F.E.M.A. FLOOD PLAIN LOCATED ON THIS SITE PER F.I.R.M. #2402SC0211 E & #2402SC0212 DATED 4/19/2016. WATER ZONE: X
- THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON THIS SITE.
- THE ENTIRE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAT CRITICAL AREA.
- THERE ARE NO KNOWN HISTORIC SITES ON THE SUBJECT PROPERTY.

PLAN
SCALE: 1" = 20'

SOILS LEGEND

SYMBOL	SOILS NAME	TYPE
MlaA	MATTAPEX SILT LOAM	C

- 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 FROM THE LATEST AVAILABLE INFORMATION.
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
- BLANKET STORMWATER MANAGEMENT AGREEMENT WILL BE MADE AT TIME OF FINAL SWM DESIGN.

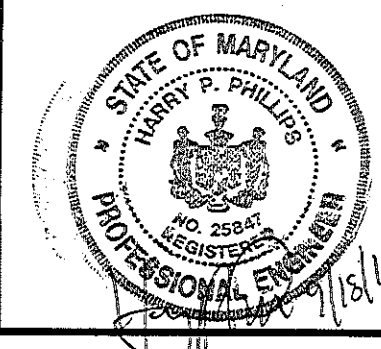
TABLE I
(Amended 5-4-2009 by Ord. No. 904; 7-16-2018 by Ord. No. 1007)

Permitted Use (Residential)	Lot Type	Minimum Lot Area	Maximum Lot Coverage (percent)	Minimum Lot Width (feet)	Minimum Front Yard Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Bldg. Height (feet)
Single-family, detached	A	15,000 sq. ft.	40	100	25	15	40	40
R-1	B	10,000 sq. ft.	40	75	15	10	40	40
R-2, RO, RB	C	5,000 sq. ft.	40	50	15	5	25	40
Lane Frontage RO, RB	CC	2,700 sq. ft.	50	30	15	5	25	40

LEGEND
--- LOD --- LIMIT OF DISTURBANCE (LOD = 19,600 SF)
- - - - - PROPERTY BOUNDARY
EXISTING IMPERVIOUS

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

ENGINEER
625 SOUTH UNION AVENUE LLC
C/O WILLIAM PHILLIPS
716 GRADY LANE
BEL AIR, MARYLAND 21014



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE No. 25847, EXPIRATION DATE: 02/01/21

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARD OF THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY AND BALTIMORE COUNTY SOILS CONSERVATION DISTRICT.
SIGNATURE: *H. P. Phillips*
PRINT NAME - HARRY P. PHILLIPS
P.E. NO. 25847
S.I.S./19
DATE

DEVELOPER/OWNER
625 SOUTH UNION AVENUE LLC
C/O WILLIAM PHILLIPS
716 GRADY LANE
BEL AIR, MARYLAND 21014

NO.	DATE	REVISIONS:	BY

PRELIMINARY SITE PLAN
625 S. UNION AVENUE FOR 625 S. UNION AVE, LLC
HARFORD COUNTY, MARYLAND
ELECTION DISTRICT # 6
TAX MAP 0602, GRID 0011
PARCEL 1504
CITY OF HAVRE DE GRACE, MD.
SCALE: 1" = 2000'
DATE: 02/01/19
JOB #: 01-001
DES: HPP
DRN: HPP
CHK: HPP
FILE:
DRAWING NUMBER: **01**
SHEET 1 OF 1