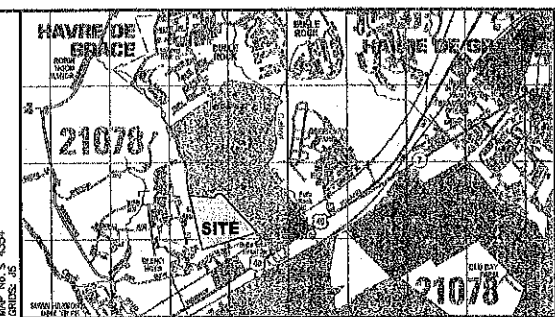


**TYPICAL LAYOUT  
SINGLE FAMILY DETACHED DWELLING**  
NOT TO SCALE

SYMBOL	SOILS DATA				PRIOR AGRICULTURAL	DEPT. LIMITATIONS	HYDROLOGIC CLASSIFICATION
	SOIL	SLOPE	HYDRIC	USDA			
AL	ALLUVIAL LAND	-	YES	NO	NO	YES	C
D18	DELTAIC	0-4%	LIMITED	POTENTIAL	NO	NO	C
D18	DELTAIC	2-8%	NO	NO	YES	NO	B
D18	DELTAIC	8-10%	NO	NO	NO	NO	B
D18	DELTAIC	2-8%	NO	NO	NO	NO	A
LS	LESLIE	2-8%	NO	NO	NO	YES	C

**LEGEND**

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING HOODY VEGETATION
- EXISTING HOODY VEGETATION TO REMAIN
- 25' WETLAND BUFFER
- LIMIT OF WETLANDS
- LIMIT OF WATERS OF THE U.S.
- PROPOSED 100-YEAR WATER RESERVE ELEVATION (MRA)
- EXISTING 100-YEAR WATER RESERVE ELEVATION (MRA)
- EXISTING 100-YEAR FEMA FLOODPLAIN
- BOUNDARY LINE
- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PRIVATE RIGHT-OF-WAY LINE
- PROPOSED SETBACK LINE
- PROPOSED PAVING / CARLS & GUTTER
- PROPOSED ROAD CENTERLINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE & HYDRANT
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING DRIVE / ROAD
- EXISTING FENCES
- EXISTING GOLF HOLE NUMBER
- PUL RELOCATED CART PATH
- PUL TREE BOX LOCATION
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING DRIVE / ROAD
- EXISTING FENCES
- EXISTING GOLF HOLE NUMBER
- PUL RELOCATED CART PATH
- PUL TREE BOX LOCATION
- DERIVES AREA OF SLOPES 1% - 25%
- DERIVES AREA OF STEEP SLOPES 1 OR > 25%



**VICINITY MAP**  
SCALE: 1" = 200'

**SITE DATA - PARCEL F**

- OWNER: BULLE ROCK INVESTMENTS, LLC  
DEVELOPER: BULLE ROCK DEVELOPER, INC.  
2100 PHILADELPHIA RD  
EDGEWOOD, MD 21040  
(410) 874-5000  
ROBERT C. HARR, PRESIDENT  
TAX MAP 32, PARCEL C61, LOT F, 12043M16
- PROPERTY INFORMATION: TAX MAP PARCEL LOT F ACREAGE ZONING  
32 B1 F 8158 AC. R
- PROPOSED DEVELOPMENT TYPE: PLANNED ADULT COMMUNITY
- REQUIRED SETBACKS/ DESIGN STANDARDS:  
SINGLE FAMILY DETACHED DWELLINGS:  
MIN. LOT AREA = 5,000 SF  
MAX. LOT COVERAGE = 40%  
MIN. LOT WIDTH = 30'  
MIN. FRONT YARD SETBACK = 15'  
MIN. REAR YARD SETBACK = 25'  
MIN. SIDE YARD SETBACK = 5'  
MAX. BUILDING HEIGHT = 40'
- AREA OF RESIDENTIAL LOTS (PARCEL F): 22.73 AC.  
AREA OF PRIVATE ROAD R/W (PARCEL F): 8.72 AC.
- AREA OF WATERS/WETLANDS (ENTIRE SITE): 30.05 AC.
- ALLOWABLE DENSITY: 1 D.U. / 20,000 G.R. OF GROSS SITE AREA (ENTIRE SITE)  
47152 AC. / 20,000 SF. = 2,358.60 D.U.  
2178 D.U. / AC.
- PROPOSED DENSITY: 2126 D.U. / 47152 AC. = 2.175 D.U./AC. (ENTIRE SITE)
- OFF-STREET PARKING SINGLE FAMILY DETACHED:  
REQUIRED: 2 P.S. X 102 UNITS = 204 P.S.  
PROPOSED: 204 SPACES
- EXISTING FOREST (ENTIRE SITE): 30430 AC.  
FOREST TO BE REMOVED (PARCEL F): 1701 AC.
- THIS NUMBER IS SUBJECT TO CHANGE WITH FINAL SEDIMENT AND EROSION CONTROL PLANS
- PHASING OF DEVELOPMENT: S.F.D., S.F.A., M.F., TOTAL  
EXISTING (ESTATES & MEADOWS) 25 UNITS 55 UNITS N/A 80 UNITS  
PHASE I 535 UNITS 400 UNITS 202 UNITS 1140 UNITS  
PHASE II 164 UNITS 44 UNITS 144 UNITS 352 UNITS  
PHASE III 181 UNITS 141 UNITS N/A 322 UNITS  
PARCEL F 102 UNITS N/A N/A 102 UNITS  
FUTURE PHASE 53 UNITS N/A 63 UNITS 116 UNITS  
TOTAL 1068 UNITS 641 UNITS 40 UNITS 2126 UNITS

**GENERAL NOTES**

- LOTS ARE TO BE SERVICED BY PUBLIC WATER AND SEWER.
- ALL ROADS AND STORM DRAINS SHALL BE PRIVATE.
- STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- WATER QUALITY SHALL BE PROVIDED AT FINAL CONSTRUCTION DRAWINGS.
- THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR THREATENED OR ENDANGERED SPECIES ON SITE.
- ALL PUBLIC WATER LINES SHALL BE 8" UNLESS OTHERWISE NOTED.
- ALL PUBLIC SEWER LINES SHALL BE 8" UNLESS OTHERWISE NOTED.
- ALL PUBLIC UTILITIES LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE CONTAINED WITHIN A DRAINAGE AND UTILITY EASEMENT.
- ALL OPEN SPACES SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION (H.O.A.).
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE EXIST. 100 YEAR FEMA FLOODPLAIN SHOWN IS TAKEN FROM FIRN MAP NO. 2403C0202 E, EFFECTIVE DATE, APRIL 14, 2016.
- THE PROPOSED FLOODPLAIN SHOWN IS FROM A HYDROLOGY AND HYDRAULICS STUDY BY MORRIS & RITCHIE ASSOCIATES, INC., DECEMBER 2009.
- THE PLAN IS BASED ON THE CONCEPT PLAN DATED 4/22/08, AND APPROVED BY THE CITY OF HAVRE DE GRACE PLANNING COMMISSION ON 4/22/08.
- THE LIMITS OF WETLANDS HERE DELINEATED BY ECO-SCIENCE PROFESSIONALS, INC.
- ALL PRIVATE SIGNS, SIGNALS, AND PAVING MARKINGS ON ROADS WILL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE MD STANDARD SIGN BOOK.

APPROVED: CITY OF HAVRE DE GRACE - DIR. DEPT. OF PUBLIC WORKS DATE

APPROVED: CITY OF HAVRE DE GRACE - CHAIRMAN OF PLANNING COMMISSION DATE

**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
3445-A BOX HILL CORPORATE CENTER  
DRIVE ABINGDON, MD 21810  
(410) 816-8000  
FAX: (410) 816-5002  
MRA@GMAIL.COM  
6703 WINTERBUSH SQUARE ABERDEEN, MD

**SITE PLAN FOR BULLE ROCK PARCEL F**  
SECOND ELECTION DISTRICT CITY OF HAVRE DE GRACE, HAVRE DE GRACE, MARYLAND

DATE	REVISIONS	JOB NO.	12887201
		SCALE:	1" = 100'
		DATE:	8/21/2016
		DESIGN BY:	MMJ/MS
		DRAWN BY:	SSD
		REVIEW BY:	JMC
		SHEET:	1 OF 1

LOT NO.	ACREAGE	SQUARE FOOTAGE	MAX LOT COVERAGE (%) (SFD)
1001	0.39	8,251	3,224
1002	0.19	4,126	3,254
1003	0.18	3,957	3,148
1004	0.18	3,957	3,148
1005	0.18	3,957	3,148
1006	0.18	3,957	3,148
1007	0.18	3,957	3,148
1008	0.18	3,957	3,148
1009	0.18	3,957	3,148
1010	0.18	3,957	3,148
1011	0.18	3,957	3,148
1012	0.18	3,957	3,148
1013	0.18	3,957	3,148
1014	0.18	3,957	3,148
1015	0.18	3,957	3,148
1016	0.18	3,957	3,148
1017	0.18	3,957	3,148
1018	0.18	3,957	3,148
1019	0.18	3,957	3,148
1020	0.18	3,957	3,148
1021	0.18	3,957	3,148
1022	0.18	3,957	3,148
1023	0.18	3,957	3,148
1024	0.18	3,957	3,148
1025	0.18	3,957	3,148
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1038	0.18	3,957	3,148
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1093	0.18	3,957	3,148
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1095	0.18	3,957	3,148
1096	0.18	3,957	3,148
1097	0.18	3,957	3,148
1098	0.18	3,957	3,148
1099	0.18	3,957	3,148
1100	0.18	3,957	3,148
1101	0.18	3,957	3,148
1102	0.18	3,957	3,148

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 6225, EXPIRES DATE 10/26/2016.