



City of Havre de Grace

711 PENNINGTON AVENUE, HAVRE DE GRACE, MARYLAND 21078
WWW.HAVREDEGRACEMD.COM

410-939-1800

PLANNING COMMISSION AGENDA

City Hall Council Chambers

June 13, 2023

6:30 PM

1. Call to Order

2. Roll Call

3. New Business

- a. Any comments from the general public (2 minutes per speaker)
- b. **Location:** Commodore Street / Sion Hill Drive
Owner/Applicant: Crosswinds Landing, LLC
Permit No: 2023-0368
Parcel No: 06-401621
Description:
To hear a request by the property owners of Sion Hill Estates to revise the lot widths of 33 lots recorded on plats 217-34 and 217-35 to add four new lots.
- c. Discussion of site plan and subdivision protocol

4. Old Business

- None

5. Adjournment

Comprehensive Plan Workshop to follow directly after the Planning Commission meeting. Tentative end time of the workshop is 9 p.m.

The public is invited to attend and observe the meeting and comprehensive plan workshop. The meeting may be viewed live by visiting the City of Havre de Grace website at www.havredegracemd.com and click on the City YouTube Videos tab. The video will be available to view immediately following the meeting.



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May 31, 2023

DEPARTMENT OF PLANNING STAFF REPORT

PERMIT NO.

PROJECT: Sion Hill Estates – proposed four additional single-family lots in Phase 2

OWNER/APPLICANT: Crosswinds Landing, LLC
9475 Deerco Road; Suite 206
Timonium, Maryland 21093

SITE DESIGN: Bay State Land Services, Inc.
Post Office Box 853
Bel Air, Maryland 21014-0853

LOCATION: East side of Bulle Rock Parkway and end of Scenic Manor Drive
Tax Map: 44 Parcel: 237

ACREAGE: 40.0+/- acres

ZONING: RB/Residential Business District

DATE FILED: May 11, 2023

PUBLIC MEETING: Planning Commission: 6/13/2023

APPLICANTS' REQUEST:

The Applicants are requesting approval of a preliminary subdivision plan in accordance with Chapter 173 of the City Code for four additional single-family residential lots in Phase 2 of the already approved and recorded Sion Hill Estates. A copy of a location map and the preliminary plan is attached to this report (Attachments 1 & 2).

Per the “supersedes note” on the attached plan: “the purpose of this plan is to revise the size of existing recorded lots 72 to 87, & 102 to 118; adding 4 additional lots to the subdivision on Commodore Street; revise and relocate the 50’ right of way (formally known as the Patrone property) to a 50’ right of way to the Ball property; revise the walking path in Phase II.”

When inquiring about the aforementioned “walking path” in Phase 2, the applicant stated there was a planned stone dust path behind lots 71-74 that was previously approved. Since there are sidewalks connecting pedestrians from Sion Hill Drive and Commodore Street to the active open space parcel, the applicant is requesting elimination of that trail.

DEVELOPMENT REVIEW HISTORY:

Parcel 273 is one of nine (9) parcels that were annexed into the City of Havre de Grace in 2013 under Annexation Resolution No. 277 (AR277). AR277 contained several conditions regarding the future development of the annexed properties. Most importantly, AR277 required that a “Single Concept Plan” (SCP) be submitted for all the properties that were annexed. The property owners collectively agreed upon a conceptual plan that detailed the distribution of land uses and a proposed internal road network. The parties then submitted a SCP to the City Council for review and approval in early 2020. The City Council approved the SCP in November 2020, and the plan was signed by all property owners acknowledging the conditions of approval stated on the SCP. With the approval of the SCP, the individual property owners can seek approval of their projects subject to the conditions contained on the SCP and those requirements contained within AR277. A copy of the SCP is attached to this report (Attachment 3). Certain requirements will be triggered upon the submission of plans for future phases, such as the Lower Susquehanna Heritage Greenway trail and the dedication of a 5-acre open space area.

On June 15, 2021, the previous owner and developer of the property met with the Planning Commission requesting site plan and preliminary subdivision approval for 140 units in two phases of development. The Planning Commission approved of the site plan and preliminary subdivision plans with conditions. The Department of Planning and Department of Public Works signed off on the final plat in February 2023. The approval letter and final plat for the original approval is included as Attachment 4 with this report.

The adjacent “Patrone” property, at 1715 Chapel Road (Map/Parcel No. 0044/0238), is required to have access through Sion Hill Estates. At the time of recording the final plat, the owner of Sion Hill Estates and the Patrone property were negotiating where the access would be best located for both parties. The property owners were able to come to an agreement on the location of the ingress/egress. The new owner was able to remove other potential access roads to the Patrone property and reconfigure the lots, which has led to the subject request. The addition of four lots, with the removal of previously shown pervious easements to the Patrone property, will result in the increase in impervious space by +/- 2,000 square feet.

ZONING & ADJACENT USES:

Parcel 237 is zoned RB/Residential District as shown on the enclosed copy of the Zoning Map. The single-family dwellings within the Bulle Rock subdivision on the west side of the Bulle Rock Parkway are zoned R1/Urban Residential District. The Scenic Manor single-family residential subdivision abuts the Patrone property to the south and is zoned R2. Phase 1 of Sion Hill Estates abuts Phase 2 to the east and is also zoned RB. Attached to this report is a copy of the zoning map showing the surrounding area (Attachment 5).

EXISTING LAND USE & ENVIRONMENTAL FEATURES:

Parcel 237 comprises 110.5+/- acres of the overall tract and is actively farmed with pastures and cropland. There are no structures located within the 40 acres to be developed. Attached to this report is a 2023 aerial photo of the Green Property (Attachment 6).

There are environmentally sensitive areas located on Parcel 237 in the form of streams and associated non-tidal wetlands that are part of the Swan Creek Watershed. The State of Maryland requires a 25-foot buffer along streams and non-tidal wetlands. Any proposed disturbance to these areas may require the issuance of approvals and permits by the Maryland Department of the Environment (MDE) or the Army Corps of Engineers (ACOE). No mapped 100-Year Floodplain is present on Parcel 237. The topography of the Green Property ranges from gently to moderately sloping, which is typical in this area of the county. It is important to note that 50 acres of Parcel 237 are encumbered by a Maryland Environmental Trust (MET) easement. No development is permitted in the MET easement. Attached to this report is a topography map with tributaries shown (Attachment 7).

A forest stand delineation, forest conservation plan and landscape plan were approved as part of the original subdivision approval. The proposed revisions in this application do affect any of the previously approved plans. The approved plans and approval letters are included as Attachment 8.

LAND USE & COMPREHENSIVE PLAN ANALYSIS:

The subject parcel was annexed after the last update to the Comprehensive Plan (“Plan”). In the 2011 Comprehensive Plan, the parcels were discussed within the Municipal Growth Element section, which the state requires in all municipal comprehensive plans. The proposed development is consistent with the Comprehensive Plan and the Municipal Growth Element.

The parcels comprising the Concept Plan were identified as being within a Phased Growth Area in the Plan. The Plan offered the following considerations regarding land use for the relevant parcels at the time of its writing in 2011:

“Immediately east of the I-95 Interchange parcels (Barker/Abel Annexation, which is currently in City limits) are three parcels owned by the Green family which will abut Bulle Rock Parkway. It is recommended that these parcels be considered for employment uses,

if future annexation by the property owner is requested. It is desired that any future development at this location be of a scale and layout that is sensitive to the adjoining Sion Hill National Register Historic Landmark and the Maryland Environmental Trust (MET) conservation parcel. This site should be of a transitional nature between the proposed Employment/Industrial uses directly adjacent to the I-95 Interchange and Sion Hill. A new zoning classification may be necessary to ensure that an appropriate scale of development is achieved. Industrial and retail uses are not recommended at this location. Alignment of Bulle Rock Parkway with Lapidum Road is also desired.”

The parcels were subsequently zoned RB/Residential Business District upon annexation into the City.

ADEQUATE PUBLIC FACILITIES (APF) REVIEW:

The Department of Planning has reviewed the preliminary plan with respect to APF as specified in Chapter 2 of the City Code. The Departments of Planning and Public Works have reviewed the impacts of the proposed development on schools, road intersections and water and sewer infrastructure.

Schools:

The development of the subject properties for residential uses will generate pupils that will attend Meadowvale Elementary School and the new Havre de Grace Middle-High School based on the Board of Education’s current school districts. These schools and those in abutting districts are currently under 110% capacity as identified in the County’s Annual Growth Report. The addition of four units will not affect school capacity for APF review purposes.

Water & Sewer:

The Department of Public Works has reviewed the previously approved plan in accordance with Chapter 2 and determined that there is adequate capacity in the water and sewer system to accommodate the first phase of this development.

Road Intersections:

The developer prepared and submitted a Traffic Impact Analysis (TIA) to the Departments of Planning and Public Works for review. The TIA was submitted to the State Highway Administration (SHA) and the Harford County Department of Planning and Zoning for review and comment. The TIA was found to be accurate and complete. The study concluded that one of the analyzed intersections did not meet acceptable levels of service. Therefore, the following improvement will be required to be completed by the developer:

MD Route 155 at Bulle Rock Parkway: Based on the results of the queuing analysis, the City of Havre de Grace will require the developer to extend the northbound Bulle Rock Parkway left turn lane to provide an additional 50-feet of storage. The design and engineering for the extension of the turn lane must be approved by the Director of Public Works. The improvement must be bonded, and a Public Works Agreement (PWA) executed prior to the issuance of a grading permit.

The Traffic Engineer has provided an updated TIA including the four additional units and found there was no additional impact to the LOS for studied intersections (Attachment 9).

RECOMMENDATION:

The Department of Planning recommends APPROVAL of the preliminary plan subject to the comments and conditions found below. Additional comments and conditions from reviewing agencies will be forwarded to the developer's consultant upon review of subsequent submissions.

Department of Planning

1. The final plats shall be prepared in accordance with Section 173-16 of the City Code. The final plats shall be recorded prior to the issuance of a grading permit.
2. Addresses for all lots shall be annotated on the final plats. The Department of Planning will provide the developer's consultant with an addressing plan approved by Harford County Division of Emergency Operations (EOC). All changes in road names shall be approved by EOC.
3. A Homeowner's Association (HOA) shall be formed, and covenants and restrictions prepared that detail the ownership and maintenance of all open spaces and stormwater management facilities. The covenants and restrictions shall be submitted for review and approval by the City Attorney prior to recordation of the final plats. The executed covenants and restrictions shall be recorded concurrently with the final plats.
4. Forest conservation easements and any State wetland buffers shall not be located within any residential lots.
5. The Department of Planning recommends that the developer retain as many trees as practical that are immediately adjacent to the Scenic Manor subdivision.
6. All streetlighting within each phase shall be coordinated and consistent. Light poles shall utilize designs that are attractive and complimentary to the historic structures. All internal lighting within a project shall be designed so that lighting is shielded and directed down and away from adjacent properties. Dark-sky friendly lighting practices will be required in all projects.
7. Construction traffic shall not utilize Scenic Manor Drive at any time during construction.
8. It is likely that rock blasting will be necessary for the development of these properties. If rock blasting is necessary, the developer shall only contract with a licensed blasting contractor. At least 24 hours prior to blasting, the developer or contractor shall notify the City and the HOA's of all adjacent communities.

9. The developer shall ensure that Bulle Rock Parkway remains free and clear of dirt, dust, and debris during construction. Routine sweeping of the road shall occur throughout the construction phase. The developer shall immediately address any dirt, dust, and debris in the road upon notification by the City.

Harford County Health Department

1. The final plats must bear the standard Owner's Statement and the Master Plan Conformance Statement, in addition to the following note:

“Condition of Approval: No building permit shall be issued for any lot whereby the anticipated flow at the time of building permit application would cause the City's system (water and/or sewer) to exceed its rated capacity.”

2. A statement signed by the owner must appear on the final plat declaring that a community water supply and a community sewerage system will be available to all lots offered for sale.
3. Measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed, particularly when soil moisture conditions are low.

Department of Public Works

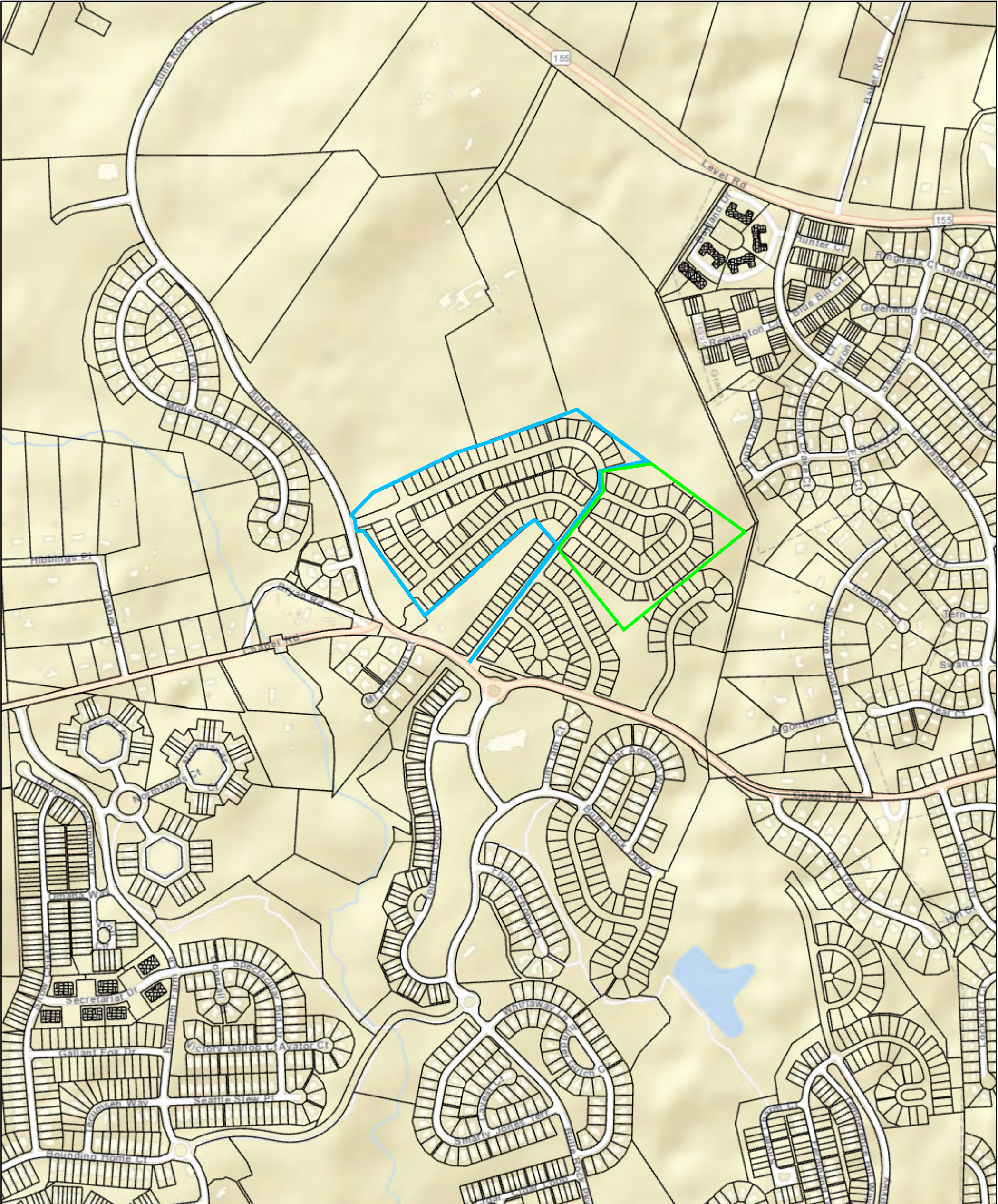
1. A revised stormwater management plan indicating the increase of impervious space and revised computations must be submitted for review and approval.
2. A sediment and erosion control plan must be submitted to DPW and the Harford Soil Conservation District for review and approval.
3. Road and storm drain plans must be submitted to DPW for review and approval. Plans shall be prepared in accordance with the Harford County Road Code and Standard Specifications.
4. Water and sewer plans shall be submitted to DPW for review and approval. The plans shall be prepared in accordance with the Harford County Water and Sewer Code and Standard Specifications.
5. Public Works Agreements for stormwater management, roads and stormdrains must be executed and bonds posted for 100% of the engineer's construction estimate prior to the issuance of a grading permit.
6. As-built drawings will be required for all stormwater management, stormdrains, roads, utilities, and grading. Bonds will not be returned until the as-built drawings are submitted to the City. The drawings shall be delivered in paper and digital format.

7. The proposed temporary utility easement should include the sanitary sewer main on Scenic Manor Drive.
8. The proposed traffic calming practice shall be designed in accordance with the Harford County Neighborhood Traffic Calming Guidelines.
9. A signage and lighting plan shall be submitted to DPW for review and approval concurrently with the submission of the road plans.
10. Intersection spacing shall be in accordance with the Harford County Road Code and Standard Specifications.





Tim Bourcier, AICP
Director
Department of Planning

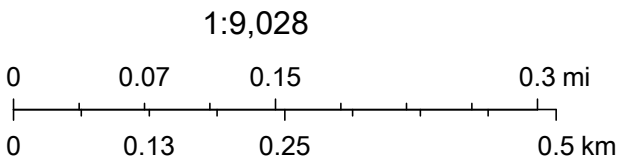
cc: Stephen Gamatoria, Director of Administration
April Ishak, City Attorney
Timothy Whittie P.E., City Engineer
EJ Millisor, Director of Public Works
Joe Conaway, DPW
Jeff Keithley, DPW
Marisa Willis, CFM, Planner
Colleen Critzer, Permits' Clerk

Attachment 1 - Location Map

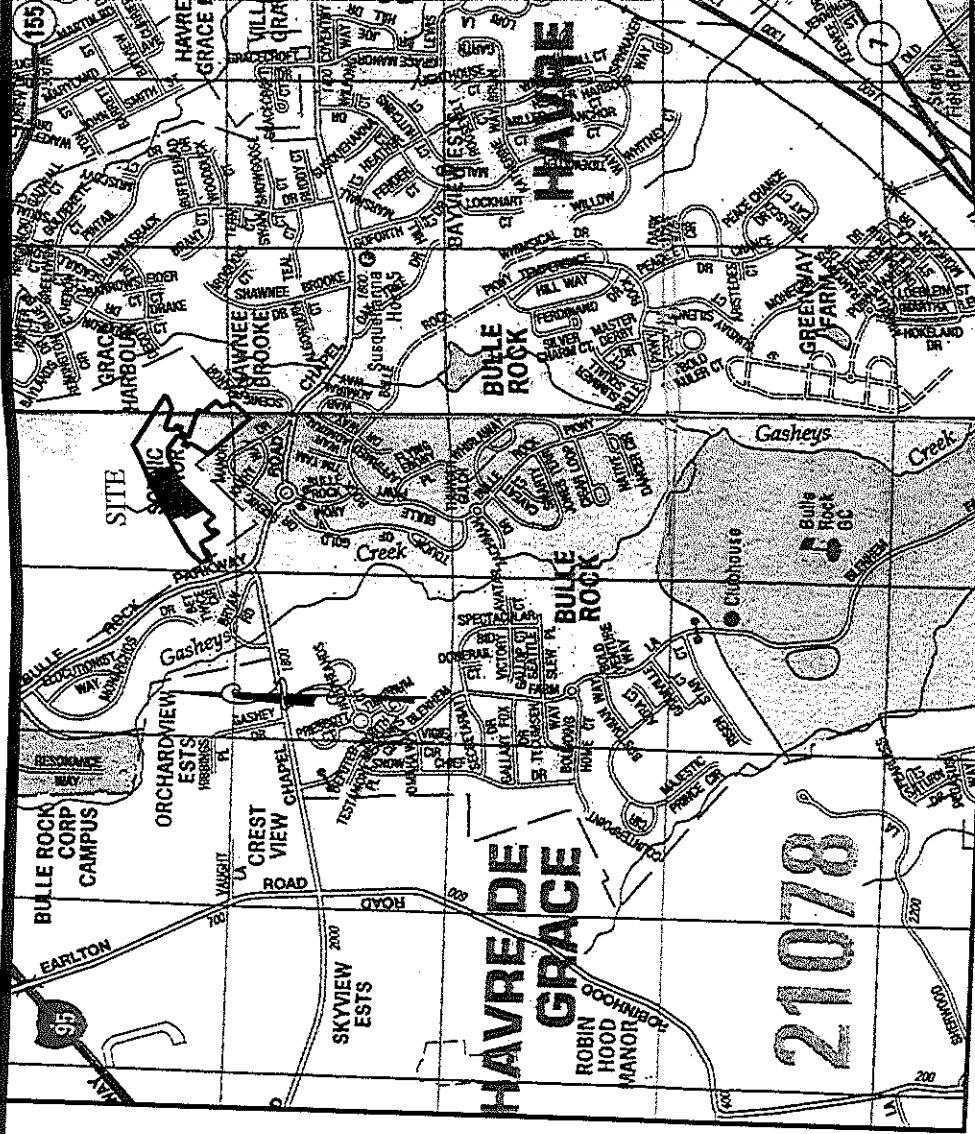


6/7/2023, 11:27:24 AM

-  Harford County Boundary
-  Cadastral
-  Phase 1 (in progress)
-  Phase 2



Harford County Government, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS



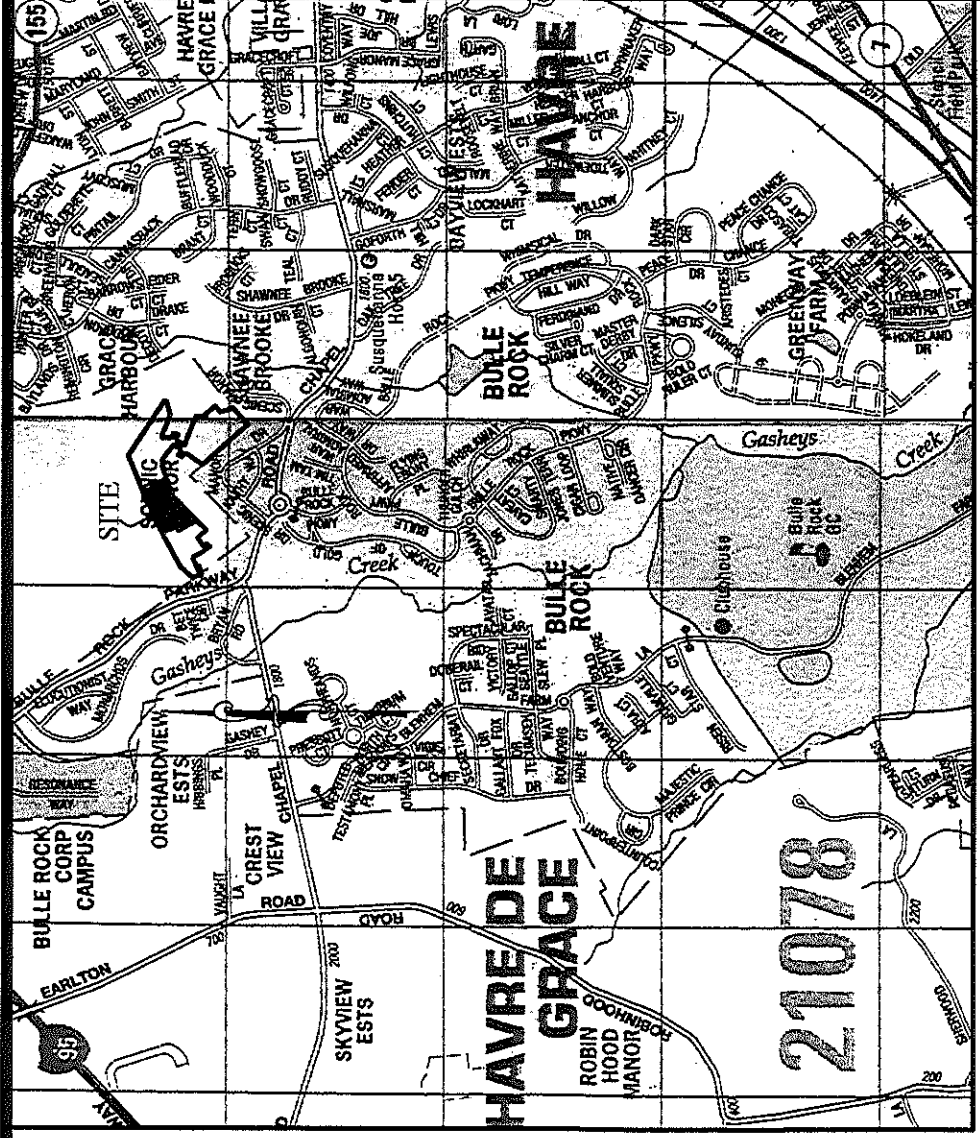
LOCATION MAP
1" = 200'

SITE DATA

- OWNER: GROSSING'S LANDING, LLC
4415 DEERCO ROAD, SUITE 206
THONON, MD 21093
- DEVELOPER: GROSSING'S LANDING, LLC
4415 DEERCO ROAD, SUITE 206
THONON, MD 21093
- PLAN PREPARED BY: BAY STATE LAND SERVICES, INC.
P.O. BOX 893
10000 BAYVIEW AVENUE, SUITE 200
THONON, MD 21093
(410) 591-4141 FAX (410) 420-3844
mitch@baysateland.com
- TAX MAP: 44 / PARCEL: PART OF 231
- TAX IDENTIFICATION NUMBER: 06-003131
- DEED REFERENCE: J.L.R. 15322/0005
- ZONING: RB
- TOTAL ENCLOSED LOT AREA: TOTAL 261,532.00 SQ. FT. 6,003 AC.1
- LIMIT OF DISTURBANCE: 6,003 AC.1
- TYPE OF DEVELOPMENT: 144 SINGLE FAMILY DETACHED LOTS
- PROPOSED ORIGIN PARKING SPACES: 2 SPACES PER LOT (288 TOTAL)
- EXISTING INTERVIEWS WITHIN LOT: 4.35 AC.1
- PROPOSED INTERVIEWS WITHIN LOT: 0.00 AC.1
- 8 DIGIT WATERFISH NO. 0220201 (LOWER SEQUOIA 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 FLOODPLAIN LOCATED ON THIS SITE PER FIRM 150220005 E 1 1504020005 D DATED 4/10/2016. 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 CHEESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORIC SITES ON THE SELECTED PROPERTY.
- ALL PROPOSED ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- A TRAFFIC IMPACT ANALYSIS, FOREST STAND DELINEATION, AND A FOREST CONSERVATION PLAN HAVE BEEN PREPARED FOR THIS PROJECT. THIS SITE WILL BE SERVED BY PUBLIC WATER AND SEWER FINAL LOCATIONS, SIZES, VALVES, WATER LINES, SEWER LINES, ETC. HAVE BEEN APPROVED AS DEPICTED HEREON.
- SION HILL ESTATES STORMWATER MANAGEMENT, WATER AND SEWER, ROADS AND DRAINAGE, EROSION AND SEDIMENT CONTROL, CONSTRUCTION EROSION CONTROL, AND THE SEWERAGE AND WASTEWATER TREATMENT PLANT WILL BE REQUIRED TO ACCOMMODATE THE REVISIONS TO THE LOTS ON COMMODORE STREET (PHASE 2 OF THIS PROJECT).
- NO CONSTRUCTION TRAFFIC SHALL BE PERMITTED THROUGH SCENIC MANOR DRIVE.
- ROAD NAMES HAVE BEEN APPROVED BY HARFORD COUNTY EMERGENCY SERVICES.
- MAIL DELIVERY LOCATIONS TO BE COORDINATED BY THE LOCAL POSTMASTER.

SUPERSEDES NOTE

THE PURPOSE OF THIS PLAN IS TO REVISE THE SIZE OF EXISTING RECORDED LOTS TO 1/4, 1/2, 3/4, 1/20 TO 1/10, ADDING 4 ADDITIONAL LOTS TO THE SUBDIVISION ON COMMODORE STREET, REVISE AND RELOCATE THE 50' RIGHT OF WAY (FORMERLY KNOWN AS 100' RIGHT OF WAY) TO A 50' RIGHT OF WAY TO THE BULLOCK PROPERTY, REVISE THE WALKING PATH IN PHASE II WITH THIS REVISION, AND RE-RECORDED PREVIOUSLY APPROVED CONSTRUCTION K 217-34, 217-35, 217-36, 217-37, 217-38, 217-39, 217-40, 217-41, 217-42, 217-43, 217-44, 217-45, 217-46, 217-47, 217-48, 217-49, 217-50, 217-51, 217-52, 217-53, 217-54, 217-55, 217-56, 217-57, 217-58, 217-59, 217-60, 217-61, 217-62, 217-63, 217-64, 217-65, 217-66, 217-67, 217-68, 217-69, 217-70, 217-71, 217-72, 217-73, 217-74, 217-75, 217-76, 217-77, 217-78, 217-79, 217-80, 217-81, 217-82, 217-83, 217-84, 217-85, 217-86, 217-87, 217-88, 217-89, 217-90, 217-91, 217-92, 217-93, 217-94, 217-95, 217-96, 217-97, 217-98, 217-99, 218-00, 218-01, 218-02, 218-03, 218-04, 218-05, 218-06, 218-07, 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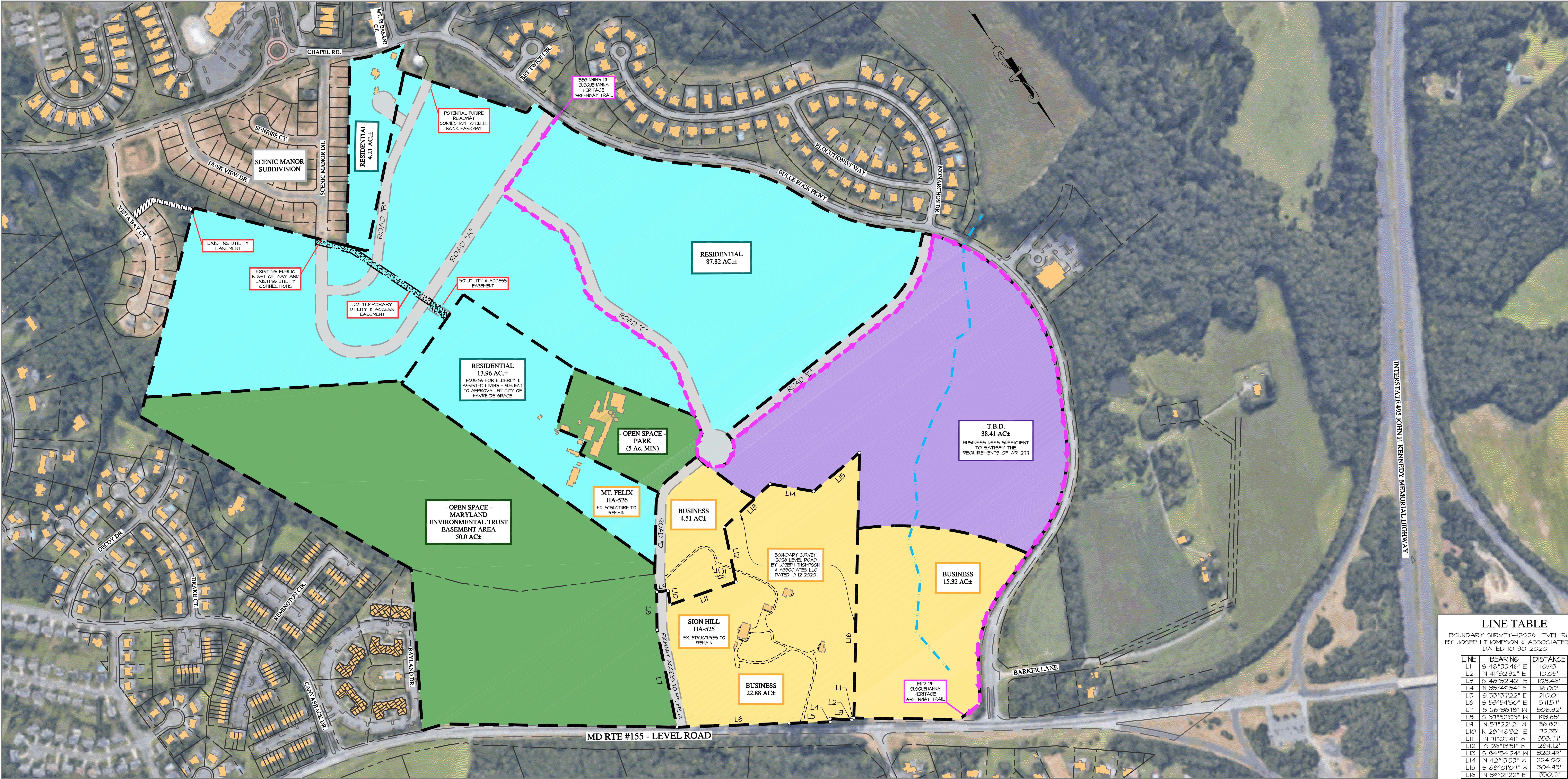
LOCATION MAP
1" = 200'

SITE DATA

- 1. OWNER: CROSSINGS LANDINGS LLC 4475 DEERWOOD ROAD, SUITE 206 THONON, MD 20895
- 2. DEVELOPER: CROSSINGS LANDINGS LLC 4475 DEERWOOD ROAD, SUITE 206 THONON, MD 20895
- 3. PLAN PREPARED BY: BAY STATE LAND SERVICES, INC. 10000 HAVRE DE GRACE BLVD., SUITE 100 HAVRE DE GRACE, MD 21078-4444 ATTN: MITCH ENCOR mitch@baysateland.com
- 4. TAX MAP: 44 / PARCEL: PART OF 237
- 5. TAX IDENTIFICATION NUMBER: 06-003371
- 6. DEED REFERENCE: L.J.R. 18322/001005
- 7. ZONING: RB
- 8. TOTAL ENCLOSED LOT AREA: TOTAL 261,922.00 SF / 6,003 AC±
- 9. TOTAL PRIVATE RIGHT OF WAY AREA: TOTAL 6,629.00 SF / 0.151 AC±
- 10. LIMIT OF DISTURBANCE: 6,003 AC±
- 11. PROPOSED USE: RESIDENTIAL
- 12. TYPE OF DEVELOPMENT: 144 SINGLE FAMILY DETACHED LOTS
- 13. PROPOSED ON-SITE PARKING SPACES: 2 SPACES PER LOT (288 TOTAL)
- 14. EXISTING INTERVIEWS WITHIN LOT: 0.00 AC±
- 15. PROPOSED INTERVIEWS WITHIN LOT: 4.35 AC±
- 16. 6 DIGIT MATRASHED NO.: 0210201 (LOWER SUSQUEHANNA RIVER)
- 17. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION AND BAY STATE LAND SERVICES FIELD RUN TOPOGRAPHY.
- 18. THERE IS NO 100 YEAR FEMA FLOODPLAIN LOCATED ON THIS SITE PER FIRM #24025C0005 E & #24025C0005 E DATED 4/16/2016. WATER ZONE: X
- 19. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HAZARD FOR DARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
- 20. THE ENTIRE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 21. THERE ARE NO KNOWN HISTORIC SITES ON THE SUBJECT PROPERTY.
- 22. ALL PROPOSED ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- 23. A TRAFFIC IMPACT ANALYSIS, FOREST STAND DELINEATION, AND A FOREST CONSERVATION PLAN HAVE BEEN APPROVED FOR THIS PROJECT. THIS SITE WILL BE SERVED BY FIELD CROWNED ROAD, 100' WIDE, 10' SIDEWALK, 10' CURB, 10' WATER LINES, 10' SEWER LINES, ETC. HAVE BEEN APPROVED AS DETICED HERE-ON.
- 24. SON HILL WATERS STORAGE MANAGEMENT WATER AND SEWER ROADS AND DRAINAGE, ETC. HAVE BEEN APPROVED FOR THIS PROJECT. THIS SITE WILL BE SERVED BY FIELD CROWNED ROAD, 100' WIDE, 10' SIDEWALK, 10' CURB, 10' WATER LINES, 10' SEWER LINES, ETC. HAVE BEEN APPROVED AS DETICED HERE-ON.
- 25. NO CONSTRUCTION TRAFFIC SHALL BE PERMITTED THROUGH SCENIC MANOR DRIVE.
- 26. ROAD NAMES HAVE BEEN APPROVED BY HARFORD COUNTY EMERGENCY SERVICES.
- 27. MAIL DELIVERY LOCATIONS TO BE COORDINATED BY THE LOCAL POSTMASTER.

SUPERSEDES NOTE

THE PURPOSE OF THIS PLAN IS TO REVISE THE SIZE OF EXISTING RECORDED LOTS 12 TO 81 & 102 TO 109, ADDING 4 ADDITIONAL LOTS TO THE SUBDIVISION ON CONCOMORE STREET; REVISE AND RELOCATE THE 50' RIGHT OF WAY (FORMALLY KNOWN AS PATRONE WAY) TO A 50' RIGHT OF WAY TO THE BALL PROPERTY. REVISED LOTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 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2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084



LINE TABLE		
BOUNDARY SURVEY-#2026 LEVEL ROAD BY JOSEPH THOMPSON & ASSOCIATES, LLC DATED 10-30-2020		
LINE	BEARING	DISTANCE
L1	S 48°35'46" E	10.48'
L2	N 41°32'32" E	10.05'
L3	S 48°52'42" E	108.46'
L4	N 35°44'54" E	16.00'
L5	S 53°37'22" E	210.01'
L6	S 53°54'50" E	571.57'
L7	S 26°36'18" W	506.32'
L8	S 31°52'03" W	143.65'
L9	N 51°22'12" W	56.82'
L10	N 28°48'32" E	72.35'
L11	N 71°07'41" W	353.71'
L12	S 26°13'51" W	284.12'
L13	S 84°54'24" W	320.49'
L14	N 42°13'53" W	224.00'
L15	S 88°01'07" W	304.93'
L16	N 34°21'22" E	1350.71'

CONCEPT PLAN CONDITIONS

- PER ANNEXATION RESOLUTION NO. 271, THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND HAVE DETERMINED THAT THE ANNEXATION OF THE 244.372 ACRES OF LAND, MORE OR LESS, INCLUDING LAND OF GREEN, IANNIELLO, PATRONE, AND JOHNSON IS IN THE BEST INTEREST OF THE HEALTH AND WELFARE OF THE CITIZENS OF HAVRE DE GRACE.
- ALL ZONING DESIGNATIONS ARE PROVIDED ON THE CONDITION THAT PRIOR TO THE SUBMISSION OF ANY SITE PLAN FOR THE PROPERTY, THE OWNERS/DEVELOPERS SHALL HAVE PREVIOUSLY SUBMITTED A CONCEPT PLAN FOR THE PROPERTY TO THE MAYOR AND CITY COUNCIL FOR APPROVAL BY THE MAYOR AND CITY COUNCIL BY RESOLUTION.
 - THE SINGLE CONCEPT PLAN SHALL SHOW PROPOSED USES.
 - ***NOT LESS THAN ONE QUARTER (244.372 x 25= 61.04 MIN) OF THE PROPERTY USED FOR OPEN SPACE.
 - REMAINING BALANCE OF THE PROPERTY DISTRIBUTED BETWEEN RESIDENTIAL USES AND BUSINESS USES, WITH NO MORE THAN TWO-THIRDS (2/3) OF THE REMAINING BALANCE DEVOTED TO EITHER ONE USE.
 - ON THE PROPERTY THERE SHALL BE "DEDICATED" TO THE CITY A PUBLIC PARK FIVE (5) ACRES IN SIZE, [EXCLUSIVE OF ANY AREA USED FOR PARKING OR STORM WATER MANAGEMENT.]
 - THE PUBLIC PARK AREA MAY BE USED TO PARTIALLY SATISFY THE REQUIREMENTS THAT ONE QUARTER OF THE PROPERTY BE USED FOR OPEN SPACE.
 - THERE SHALL BE CONSTRUCTED AND DEDICATED FOR USE BY THE PUBLIC, AN EXTENSION OF THE LOWER SUSQUEHANNA HERITAGE GREENWAY TRAIL BY A SIX-FOOT-WIDE PAVED TRAIL THAT WILL CONNECT TO LEVEL ROAD TO THE CLOSEST POINT THE PROPERTY COMES CHAPEL ROAD. THE CONSTRUCTION AND DEDICATION OF THE TRAIL CONNECTION MAY BE USED TO PARTIALLY SATISFY THE REQUIREMENT THAT ONE QUARTER OF THE PROPERTY BE USED FOR OPEN SPACE.
 - THE ROAD NETWORK ACROSS THE PROPERTY MUST REFLECT A PUBLIC ROAD CONNECTION INTO THE SCENIC MANOR SUBDIVISION ALLOWING FOR TRAFFIC TO MAKE ACCESS FROM SCENIC MANOR TO BULLE ROCK PARKWAY.
 - ANY SITE PLAN SUBMITTED BY ANY OWNER MUST BE CONSISTENT WITH THE APPROVED CONCEPT PLAN.
 - PROPOSED USES WITH NOT LESS THAN ONE QUARTER OF THE PROPERTY USED FOR OPEN SPACE, AND THE REMAINING BALANCE OF THE PROPERTY DISTRIBUTED BETWEEN RESIDENTIAL USES AND BUSINESS USES, WITH NO MORE THAN TWO-THIRDS OF THE REMAINING BALANCE DEVOTED TO EITHER ONE USE PER THE ANNEXATION RESOLUTION NO. 271.
 - THE PATRONE PROPERTY SHALL RETAIN THE RIGHT TO ACCESS CHAPEL ROAD UNTIL SUCH TIME AN ALTERNATIVE PUBLIC ROAD ACCESS IS PROVIDED.
 - THE OWNER OF THE IANNIELLO PROPERTY SHALL RETAIN THE RIGHT TO ACCESS ROUTE #155 UTILIZING THEIR EXISTING 50' EASEMENT UNTIL SUCH TIME AS MODIFIED BY AN APPROVED SITE PLAN.
 - UPON OBTAINING FINAL SITE PLAN APPROVAL AND AFTER ALL BONDING REQUIREMENTS OF THE PUBLIC WORKS AGREEMENT ARE MET, THE OWNER OR DEVELOPER OF THE IANNIELLO PROPERTY SHALL BE PERMITTED TO CONSTRUCT ROAD "D" WITHIN THE EXISTING 50' RIGHT OF WAY EASEMENT, AND IF THE STATE HIGHWAY ADMINISTRATION DENIES FULL ACCESS OR RESTRICTS THE INTERSECTION AT THE LEVEL ROAD/ROUTE 155 ENTRANCE TO THE IANNIELLO PROPERTY TO "RIGHT IN / RIGHT OUT" AT ROAD "D", OR IF THE FEE OWNER OF ROAD "D" DOES NOT AGREE TO DEDICATE ROAD "D" AS A PUBLIC ROAD, THE OWNER / DEVELOPER OF THE IANNIELLO PROPERTY MAY DESIGN AND CONSTRUCT THAT PORTION OF ROAD "C" OR ROAD "E" FROM BULLE ROCK PARKWAY TO THE INTERSECTION WITH ROAD "D" AT THE PROPOSED LOCATION OF THE PUBLIC PARK AS SHOWN ON THE SCP, PLUS THE CONNECTING PORTION OF ROAD "D" TO THE IANNIELLO PROPERTY THAT IS CURRENTLY OWNED BY THE GREEN FAMILY. ANY COST SHARING OR RECOURT FOR COSTS ASSOCIATED WITH THE CONSTRUCTION OF ROAD "C" OR ROAD "E" OR ROAD "F" WILL BE DOCUMENTED IN THE PUBLIC WORKS AGREEMENTS FOR THE DEVELOPMENT OF PARCELS CONNECTING TO ROAD "C" OR ROAD "E" OR THE PORTION OF ROAD "D" BETWEEN THE CIRCLE AND IANNIELLO PROPERTY. NOTWITHSTANDING THE ABOVE, ANY RIGHT TO CONSTRUCT ROAD "C" OR "E" OR THE PORTION OF ROAD D BETWEEN THE CIRCLE AND THE IANNIELLO PROPERTY SHALL BE HANDLED BY PRIVATE AGREEMENTS AMONG THE RESPECTIVE OWNERS OF THE PROPERTIES.

NOTE 1

THE SINGLE CONCEPT PLAN DEPICTS THE PROPOSED LOCATION OF ROADS AND UTILITIES WHICH ARE EXPECTED TO BE DEDICATED TO THE CITY IN THE FUTURE. NOTHING SET FORTH HEREIN OR AS SHOWN ON THIS SINGLE CONCEPT PLAN, OR CONTAINED IN ANNEXATION RESOLUTION NO. 271 (AS AMENDED) OR THE STAFF REPORT DATED JULY 31, 2020 (AS AMENDED) CONSTITUTES A CURRENT DEDICATION IN FEE SHIPLE OF ANY RIGHT OF WAY FOR PUBLIC ROADS OR UTILITIES, AND THE PROPOSED LOCATIONS MAY BE SUBJECT TO CHANGE DUE TO ENGINEERING ISSUES. HOWEVER, IT IS THE CURRENT INTENTION OF THE PARTIES TO MAKE SUCH DEDICATION IN THE FUTURE PURSUANT TO THE TERMS AND CONDITIONS OF FUTURE PUBLIC WORKS AGREEMENTS AND/OR COST SHARING AGREEMENTS AS MAY BE EXECUTED BY THE RESPECTIVE PARTIES.



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 21050
Phone: 410-878-4747
Fax: 410-420-3949
www.baystatelandservices.com

SINGLE CONCEPT PLAN - REVISION 5
AS APPROVED BY THE CITY COUNCIL ON 8/3/20 AND AS AMENDED ON 11/2/20
GREEN - PATRONE - IANNIELLO - JOHNSON
PROPERTIES

CITY OF HAVRE DE GRACE, MD.

SIXTH ELECTION DISTRICT			HARFORD COUNTY, MARYLAND	
REVISIONS			DATE	DRAWING NO.
NO.	DATE	DESCRIPTION	DATE	DRAWING NO.
1	9-01-2020	REVISED SINGLE CONCEPT PLAN SIGNATURE BLOCKS, REVISED ROUND-A-BOUT LOCATION, AND REVISED ROAD C & E CONFIGURATIONS.	11/04/20	SCP01
2	10-01-2020	REVISED PROPOSED SUSQUEHANNA HERITAGE GREENWAY TRAIL LAYOUT & SIGNATURE BLOCK SPEECH.		
3	10-24-2020	ADDED NOTE 1.		
4	10-30-2020	ADDED BOUNDARY SURVEY BY JOSEPH THOMPSON & ASSOCIATES, LLC.		
5	11-02-2020	ADDED NOTE #13.		
6	11-04-2020	REVISED NOTE #12 & 13 AS AMENDED BY THE HAVRE DE GRACE CITY COUNCIL.		

GREEN

MARIANNE SCHMITT HELLAUER, TRUSTEE, THE MONTGOMERY M. GREEN-FAMILY TRUST AND IRREVOCABLE TRUST U/A DATED FEBRUARY 20, 1985, MONTGOMERY C.M. GREEN, ELIZABETH PATTS GREEN, JOHN RODGERS WEISS GREEN BY R. JONATHAN GREEN, ATTORNEY-IN-FACT PURSUANT TO DURABLE POWER OF ATTORNEY DATED NOVEMBER 8, 2014; TIERRA VERDE ENTERPRISES, LLC, BY R. JONATHAN GREEN, MANAGER; AND R. JONATHAN GREEN

PATRONE

CHARLOTTE PATRONE - OWNER

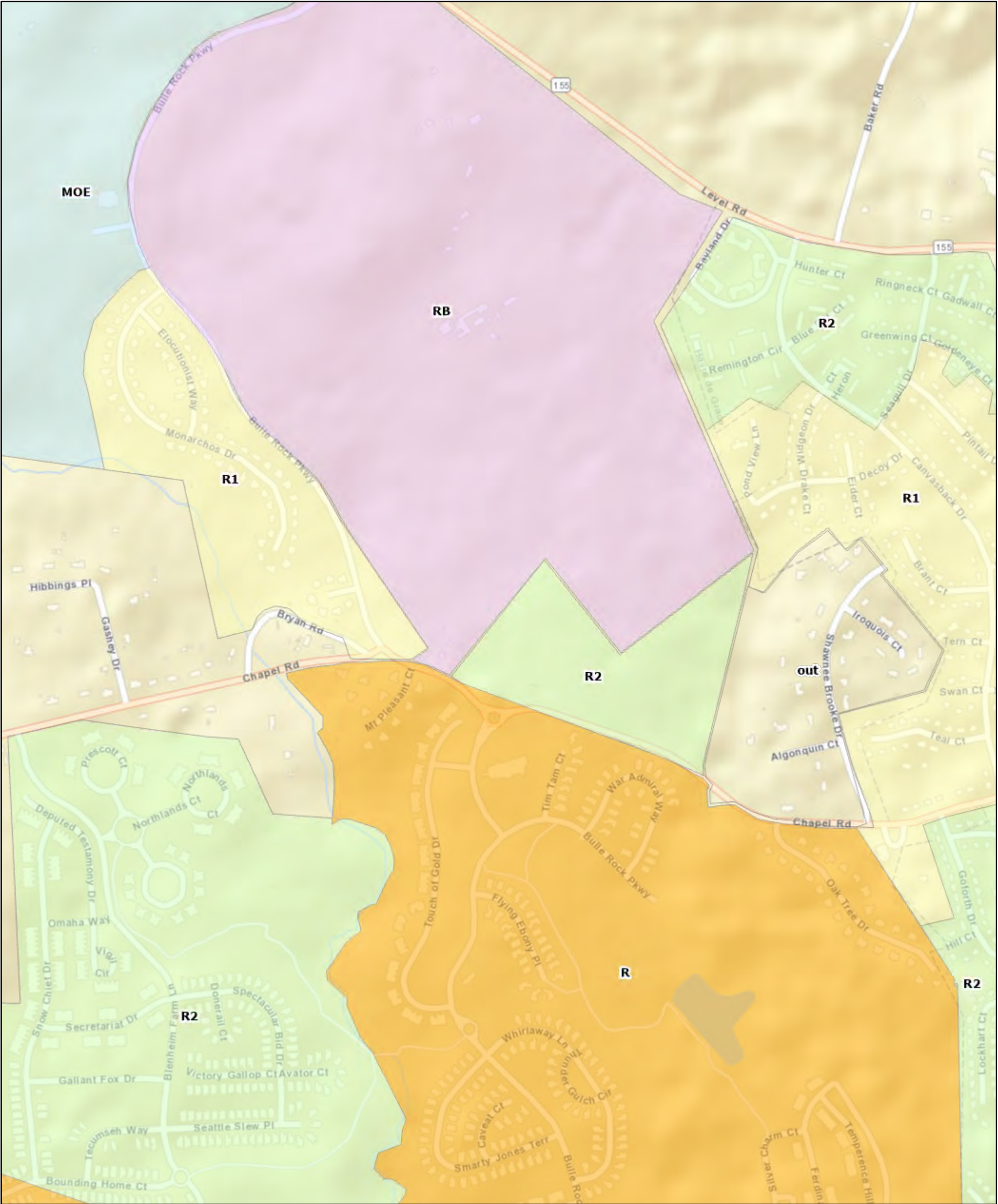
IANNIELLO

PETER J. & MARY C. IANNIELLO - OWNERS

JOHNSON







GEORGE MELVILLE JOHNSON - OWNER
22 SEVENTH STREET PROPERTIES, LLC

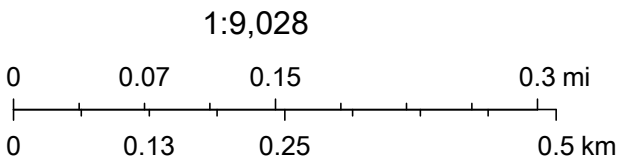
Attachment 5 - Zoning Map



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Havre de Grace Zoning

	R2
	MOE
	R
	R1
	RB
	out

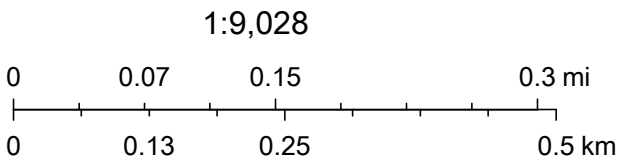


Harford County Government, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

Attachment 6 - 2023 Aerial Photography

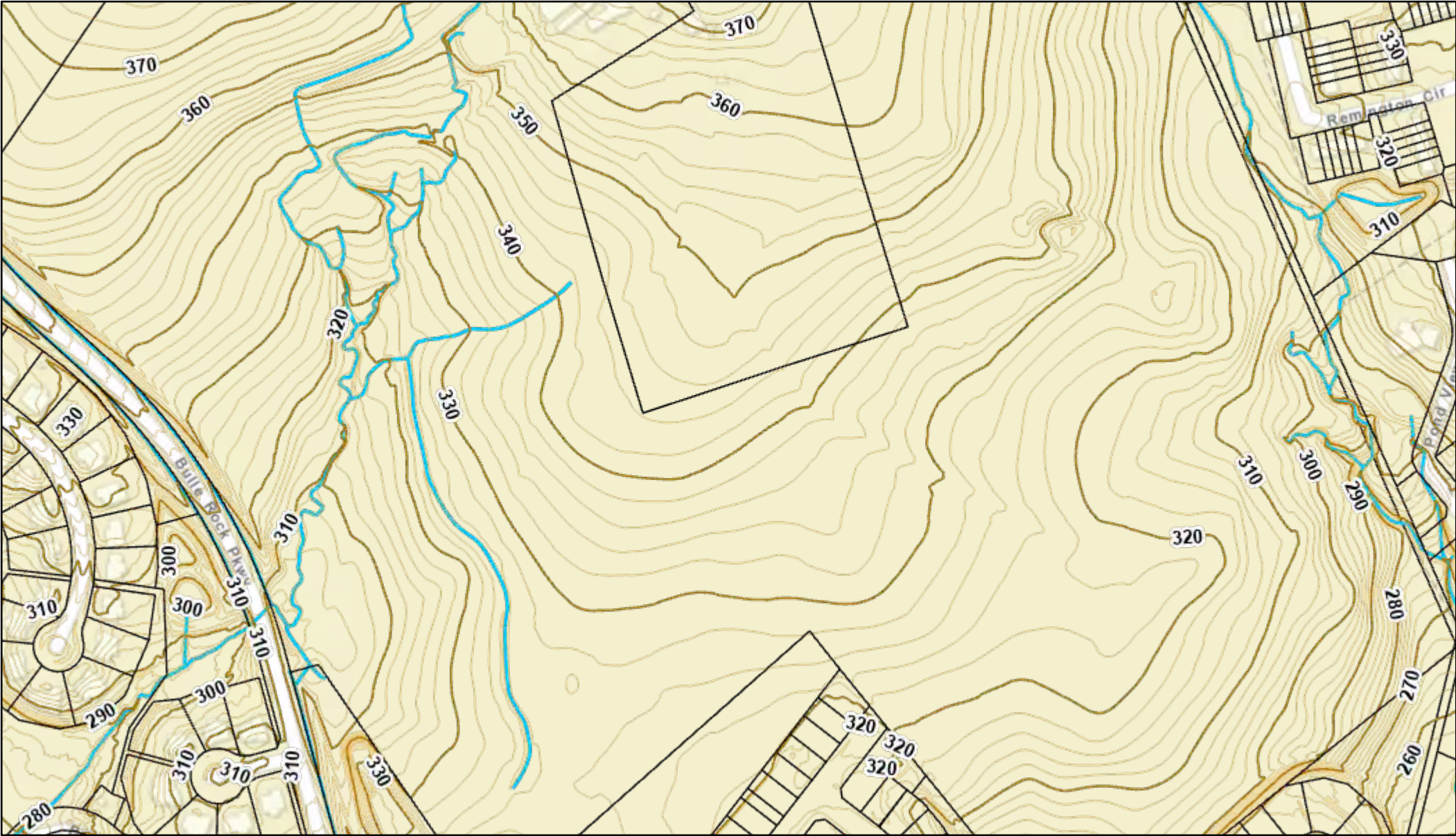


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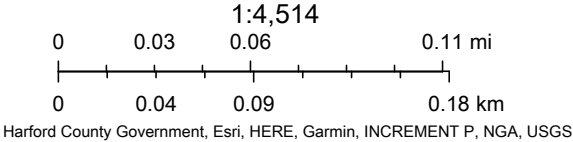
Cecil County, Harford County Government, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

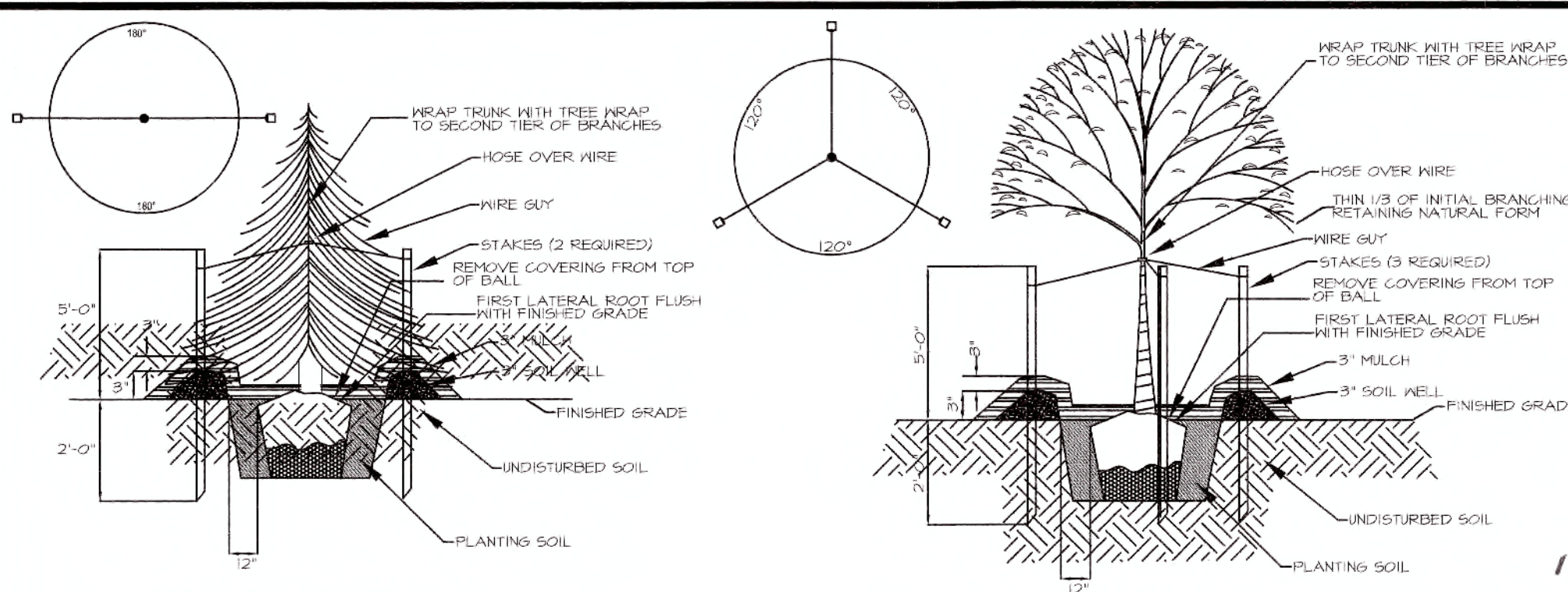
Topography Map



6/10/2021, 9:16:14 AM

- 2 Foot Intermediate Contours
- 10 Foot Index Contours
- Hydrology Lines
- Harford County Boundary
- Cadastral





EVERGREEN TREE DETAIL
NOT TO SCALE

DECIDUOUS TREE DETAIL
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	562.64'	154.63'	54.61'	N 16°53'03" W	5°33'45"

- LEGEND**
- DENOTES PROPOSED FOREST CLEARING
 - DENOTES EXISTING FOREST TO REMAIN
 - DENOTES PROPOSED REFORESTATION AREA
 - DENOTES PROPOSED STORMWATER MANAGEMENT PRACTICES
 - DENOTES PROPOSED INDIVIDUAL TREE
 - DENOTES PROPOSED STREET TREE
 - DENOTES SPECIMEN TREE
 - GNB DENOTES SOIL LINE
 - MCD3 DENOTES EXIST. TREE LINE
 - DENOTES PROP. TREE LINE
 - MRO DENOTES NATURAL RESOURCE DISTRICT
 - FRA DENOTES LIMIT OF FOREST RETENTION AREA
 - DENOTES FRA PROTECTION SIGNS
 - DENOTES PROPOSED SITE UTILITIES

INDIVIDUAL TREES					
SYMBOL	LABEL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
PS	24	PINUS STROBUS	WHITE PINE	6' HT. MIN.	50'
AH	24	ILEX OPACA	AMERICAN HOLLY	6' HT. MIN.	50'
TP	24	BETULA NIGRA	RIVER BIRCH	2"-2 1/2"	40'
PO	24	QUERCUS PALUSTRIS	PIN OAK	2"-2 1/2"	40'

INDIVIDUAL TREES TO BE EVENLY DISTRIBUTED THROUGHOUT THE PROJECT AREA.

STREET TREES					
SYMBOL	LABEL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
OG	45	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2"-2 1/2"	50'
VG	45	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2"-2 1/2"	50'
HB	46	QUERCUS PALUSTRIS	PIN OAK	2"-2 1/2"	40'

STREET TREES WILL BE PLANTED IN ACCORDANCE WITH THE CITY OF HAVRE DE GRACE SUSTAINABLE LANDSCAPE REGULATIONS SECTION 102-B.

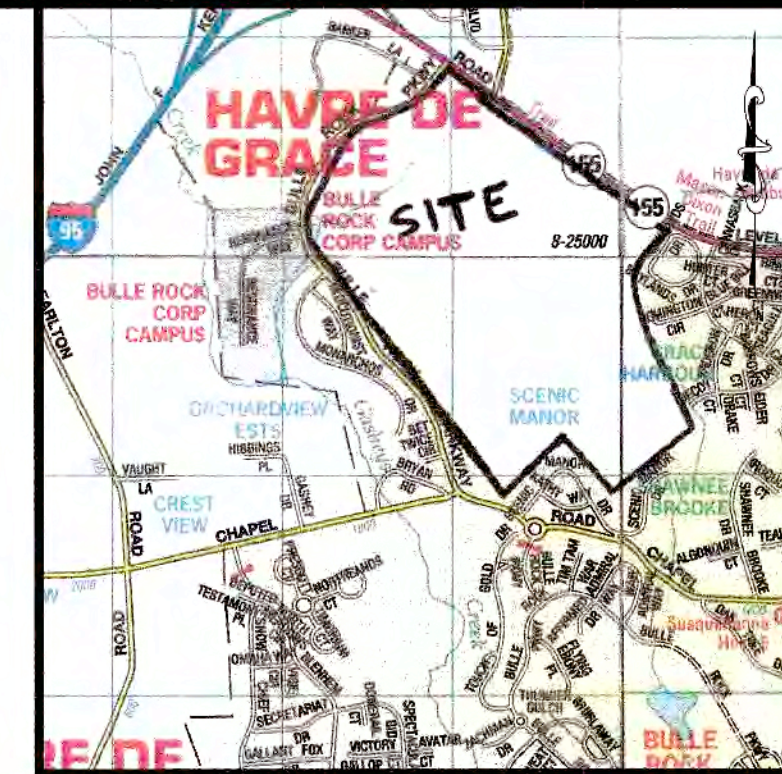
SPECIMEN TREE LEGEND				
NO.	SCIENTIFIC NAME	SYMBOL / CONDITION	COMMON NAME	D.B.H.
2	LIRIODENDRON TULIPIFERA	TP / (F)	TULIP POPLAR	55.8"
3	LIRIODENDRON TULIPIFERA	TP / (G)	TULIP POPLAR	38.5"
4	FRAXINUS AMERICANA	KA / (F)	WHITE ASH	30.0"
5	LIRIODENDRON TULIPIFERA	TP / (F)	TULIP POPLAR	35.4"
(G)			GOOD CONDITION	
(F)			FAIR CONDITION	
(P)			POOR CONDITION	

REFORESTATION SUMMARY

TOTAL REFORESTATION REQUIRED: 6.80 AC.± (246,208 S.F.)
INDIVIDUAL/STREET TREE CREDITS: 232 x 500 S.F. = 2.66 AC.± (116,000 S.F.) 40%
OFF-SITE REFORESTATION AREAS: 4.14 AC.± (180,338 S.F.) 60%
TOTAL PROPOSED REFORESTATION PROVIDED: 6.80 AC.

TOTAL FOREST PARCEL NOTES		
Project Name	Sion Hill	
Date	04-13-2021 40 Acres	
High Density Use: RB - CITY OF HDG		
Gross Acreage of Parcel	50,000 ac	
Unforested 100-year Floodplain		
Agricultural Land to Remain		
Chesapeake Bay Critical Area		
Exempted Electric Public Utility R/W		
Exempted Underground Public Utility R/W		
Other	0.000 ac	
Net Tract Area	40,000 ac	
Existing Forest	1,548 ac	
Afforestation Threshold	15%	6,000 ac
Retention Threshold	30%	0.420 ac
Conservation Threshold	30%	12,000 ac
Required Afforestation		4.6
Maximum Forest Clearing		0.980 ac
Break Even Point		
Maximum Forest To Clear, Resulting in 0.0 Reforestation		0.000 ac
Minimum Forest To Remain, Resulting in 0.0 Reforestation		0.000 ac
Proposed Clearing		5.82 AC
Forest To Remain		0.300 ac
Reforestation Requirement		
Forest Removed Below FC Threshold		1.100 ac
2:1 Reforestation Requirement		2.200 ac
Forest Removed Above FC Threshold		0.000 ac
1/4:1 Reforestation Requirement		0.000 ac
Total Reforestation Required		2.200 ac
Forest Credit		0.000 ac
Net Reforestation Required		2.200 ac
Net Unused Credit		0.000 ac
Total Planting Required		6.800 ac

SOILS LEGEND						
SYMBOL	SOILS TYPE	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	HYDROLOGIC CLASSIFICATION
ChB2	CHILLUM	5-10%	NO	NO	YES	C
DcB	DELANCO	3-8%	NO	NO	YES	C
EsA	ELSINBORO	0-2%	NO	NO	YES	B
EsB2	ELSINBORO	2-5%	NO	YES	YES	B
EsC2	ELSINBORO	5-10%	NO	YES	YES	B
LgC3	LEGOKE	8-15%	NO	YES	NO	C
MkB	MATAPEAKE	2-5%	NO	NO	YES	B
MicB	MATTAPLEX	2-5%	NO	NO	YES	C
MsB2	MONTALTO	3-8%	NO	NO	YES	B
NsB2	NESHAMINY	3-8%	NO	NO	NO	B
NsC2	NESHAMINY	8-15%	NO	YES	YES	B



LOCATION MAP
1" = 2000'

GENERAL NOTES

- OWNER: ANN K. GREEN & MARIANNE SCHMITT HELLAUER TRUSTEES
C/O MONTGOMERY GREEN
105 SCORPION DR.
LAKEWAY, TX 78734
- DEVELOPER: SION HILL PARTNERS LLC
303 INTERNATIONAL CIRCLE, STE. 360
HUNT VALLEY, MD 21030
- PLAN PREPARED BY: BAY STATE LAND SERVICES, INC.
P.O. BOX 858
BEL AIR, MARYLAND 21014-0858
(PH) 410-874-4747
- DEED REF.: LJR 4817302
- TAX MAP: 44 GRID: 2D PARCEL: 237
- ZONING: RB (CITY OF HAVRE DE GRACE)
- SITE AREA: TOTAL: 4,815,558 S.F. (110.55 AC.)
PHASE I: 1,142,400 S.F. (40.00 AC.)
(PARTIAL SUBDIVISION OF THE GREEN PROPERTY)
- NET TRACT AREA: 40.00 AC.
- TOTAL AREA OF EXISTING FOREST: 1,440 AC.± (PART OF STAND 2)
- TOTAL PROPOSED FOREST CLEARING: 110 AC.±
EXISTING FOREST TO REMAIN: 0.30 AC.±
PROPOSED OFF-SITE REFORESTATION: 4.14 AC.±
PROPOSED FOREST RETENTION AREA: 4.44 AC.±
PROPOSED INDIVIDUAL TREES: 266 AC.±
- THERE IS NO 100 YEAR FEMA FLOODPLAIN LOCATED ON THIS SITE PER FIRM# 240250C0216 DATED 4/10/2016.
- PROPOSED USE: RESIDENTIAL
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
- THERE ARE NO KNOWN HISTORIC SITES ON THIS PHASE I OF THE SUBJECT PROPERTY.
- FINAL LOCATION OF STREET TREES TO BE DETERMINED AFTER DESIGN AND CONSTRUCTION OF FUTURE UTILITIES.
- SEE SHEET 2 FOR ADDITIONAL LANDSCAPING NOTES AND DETAILS.

ADJOINER LIST (VISTA BAY COURT)

#	TAX MAP / PARCEL	OWNER	DEED REF.	PLAT REF.	ZONED	ADDITIONAL INFO.
1	T-44 P-234	MEGAN E. KANTOR JOSHUA T. KANTOR	13480/151	203/53	R2	LOT 75 VISTA BAY COURT
2	T-44 P-234	LASCELLES A. HIRD	13564/101	203/53	R2	LOT 76 VISTA BAY COURT
3	T-44 P-234	BRIAN K. STROWDER CHERYL STROWDER	12902/160	203/53	R2	LOT 77 VISTA BAY COURT
4	T-44 P-234	JOHN H. ENSOR JR. JANET A. ENSOR	10800/282	31/30	R2	LOT 78 VISTA BAY COURT

STANLEY A. KOLLAR, JR. (CERTIFIED PLANT ECOLOGIST) DATE 05/05/21

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 21050
Phone: 410-879-4747
Fax: 410-420-3949
www.baystatelandservices.com

COMBINED FOREST CONSERVATION AND LANDSCAPING PLAN

SION HILL ESTATES

PARTIAL SUBDIVISION OF THE GREEN PROPERTY
CITY OF HAVRE DE GRACE

SIXTH ELECTION DISTRICT			HARFORD COUNTY, MARYLAND		
REVISIONS			DATE:	DRAWING NO.	
NO.	DATE	DESCRIPTION	05/05/2021	FCP	
			SCALE:	LS	
			1"=100'	01	
			DRAWN BY:	SHEET 1 OF 2	
			TRL		
			CHECKED BY:	BLS JOB NO.:	
			CDC	14064	



Afforestation/Reforestation Requirements

Of the 6.8 acre total, 2.66 acres will be satisfied using street trees and Individual Tree Planting (please see FCP), thus leaving a total of 4.14 acres of afforestation/reforestation that will be conducted on an adjacent parcel.

The ratio of Type B (drier) soils (NeB2, AsB2 and LgC3) to wetter, Type C (DcB and MkB) soils is approximately 60:40. The reforestation requirements are therefore, as follows:

Reforestation/Afforestation Requirements - Type B Soils (NeB2, AsB2 and LgC3)

The planting requirement for 2.48 acres of containerized trees and shrubs equals 868 plants. The spacing requirement = 11' x 11'. All plants are to be protected by tree shelters of at least 4' height.

Canopy Trees	Common Name	Number	Size
Pinus strobus	white pine	120	2'-3' (1-2 gal)
Robinia pseudoacacia	black locust	150	2'-3' (1-2 gal)
Sassafras albidum	sassafras	133	2'-3' (1-2 gal)
Quercus velutina	black oak	120	2'-3' (1-2 gal)
Quercus alba	white oak	120	2'-3' (1-2 gal)

Understory Species	Common Name	Number	Size
Cercis canadensis	redbud	75	2'-3' (1-2 gal)
Amelanchier canadensis	serviceberry	75	2'-3' (1-2 gal)
Viburnum lentago	nannyberry	75	2'-3' (1-2 gal)

Type C Soils (DcB and MkB)

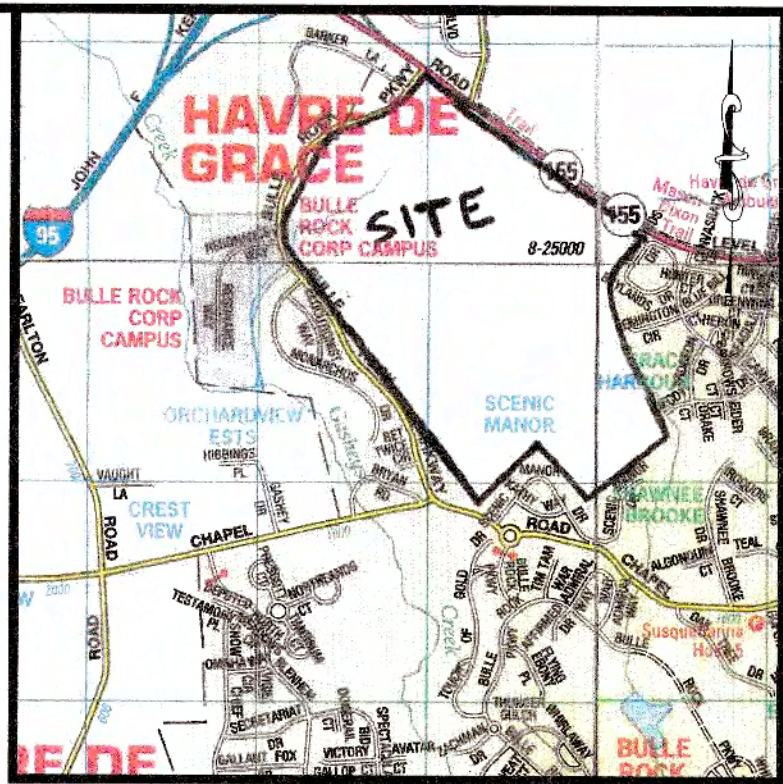
The planting requirement for 1.66 acre of containerized trees and shrubs equals 581 plants. The spacing requirement = 11' x 11'. All plants are to be protected by tree shelters of at least 4' height.

Canopy Trees	Common Name	Number	Size
Platanus occidentalis	sycamore	90	2'-3' (1-2 gal)
Acer rubrum	red maple	90	2'-3' (1-2 gal)
Quercus palustris	pin oak	90	2'-3' (1-2 gal)
Liquidambar styraciflua	star gum	90	2'-3' (1-2 gal)
Nyssa sylvatica	black gum	90	2'-3' (1-2 gal)

Understory Species	Common Name	Number	Size
Cornus amomum	silky dogwood	45	2'-3' (1-2 gal)
Lindera benzoin	spice bush	45	2'-3' (1-2 gal)
Viburnum dentatum	arrowwood	41	2'-3' (1-2 gal)

REFORESTATION SUMMARY

TOTAL REFORESTATION REQUIRED: 6.80 AC.± (296208 S.F.)
PROPOSED INDIVIDUAL TREE CREDITS: 232 x 500 S.F. = 2.66 AC.± (116,000 S.F.) 60%
PROPOSED OFF-SITE REFORESTATION AREAS: 4.14 AC.± (180,338 S.F.) 60%
TOTAL PROPOSED REFORESTATION PROVIDED: 6.80 AC.



LANDSCAPE NOTES

- THE LANDSCAPE PLAN IS FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE CONSTRUCTION DRAWING FOR ALL OTHER INFORMATION.
- THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND OTHER SITE FACTORS. PRIOR TO PLANTING THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. THE OWNER OR LANDSCAPE ARCHITECT SHALL APPROVE THE FIELD LOCATIONS OR ADJUSTMENTS OF THE PLANT MATERIAL PRIOR TO INSTALLATION.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE PLAN AND GRADING UTILITIES FOR STORM, SANITARY, WATER AND GAS LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- ALL PLANTS SHALL CONFORM WITH THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERMEN.
- TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED, DENSELY FOLIATED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS.
- TREES AND SHRUBS SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE FROM DISEASES AND INSECT INFESTATIONS.
- TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN HARFORD COUNTY OR PROPERLY ACCLIMATED TO CONDITIONS OF THE COUNTY.
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR CARE AND REPLACEMENT WARRANTY FOR ALL PLANT MATERIALS. ANY TREE OR SHRUB WHICH DIES WITHIN THE ONE YEAR MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR. ANY TREE OR SHRUB WHICH IS DEEMED, IN THE OPINION OF THE COUNTY, NOT TO HAVE SURVIVED OR GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. SUBSTITUTIONS FOR CERTAIN SPECIES OF PLANTS MAY ONLY BE MADE WHEN APPROVED BY THE COUNTY. ANY PLANT MATERIAL WHICH IS STOLEN OR VANDALIZED SHALL BE REPLACED AT THE OWNER'S EXPENSE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPED AREAS, WHICH RESPONSIBILITY SHALL INCLUDE WATERING, CLEANING OF WEEDS AND DEBRIS, PRUNING AND TRIMMING, REPLACEMENT OF DEAD OR DISEASED PLANTING AND FERTILIZING TO MAINTAIN HEALTHY GROWTH.
- ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDING WITH THE LAWN SEEDING MIXTURE.
- PROPOSED PLANTING SHALL BE A MINIMUM OF 15' FROM THE TOE OF SHIM POND EMBANKMENT AND SHALL NOT BE PLACED OVER WATER AND SEWER MAINS OR SERVICES.
- WHEN THE DISTANCE BETWEEN THE BACK OF THE CURB AND THE SIDEWALK IS LESS THAN SIX FEET (6') AND WHERE STREET TREES OR GROUPINGS OF TREES ARE PLANTED CLOSER THAN THREE FEET (3') TO THE SIDEWALK, A BIOLOGIC ROOT INHIBITOR BARRIER OR PHYSICAL CONTAINER BARRIER SHALL BE INSTALLED.
- SCOPE: PLANTING PERMANENT, LONG-LIVED VEGETATIVE COVER ON GRADED OR CLEARED AREAS.
- STANDARDS: PERMANENT SEEDING SHALL CONFORM TO ALL REQUIREMENTS OF 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL PUBLISHED JOINTLY BY WATER MANAGEMENT ADMINISTRATION, SOIL CONSERVATION SERVICE, AND STATE SOIL CONSERVATION COMMITTEE.
- SEED MIX: 80% TALL FESCUE 10% POA TRIVIALIS, 10% BIRDSEED TREEFOIL.
- SPECIFICATIONS:
 - SITE PREPARATION
 - * PRIOR TO SEEDING INSTALL ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES.
 - * FINAL GRADING REQUIRED FOR PERMANENT SEEDING.
 - SOIL AMENDMENTS
 - * FERTILIZER SHALL BE APPLIED AT THE RATE OF 1000 LBS/ACRE USING 10-10-10 OR EQUIVALENT.
 - * LIME SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.
 - SEEDBED PREPARATION
 - * SOIL SHALL BE LOOSENEED TO A DEPTH OF 3 INCHES BY RAKING, DISCS, OR OTHER ACCEPTABLE MEANS PRIOR TO SEEDING.
 - * APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER ON A FIRM, MOIST SEEDBED). MAXIMUM SEEDING DEPTH SHOULD BE 1/4 INCH ON CLAYEY SOILS AND 1/2 INCH ON SANDY SOILS. WHEN USING OTHER THAN HYDROSEEDER METHOD OF APPLICATION.
- NOTE: IF HYDROSEEDING IS USED AND THE SEED AND FERTILIZER IS MIXED, THEY WILL BE MIXED ON SITE AND THE SEEDING SHALL BE IMMEDIATE WITHOUT INTERRUPTION.

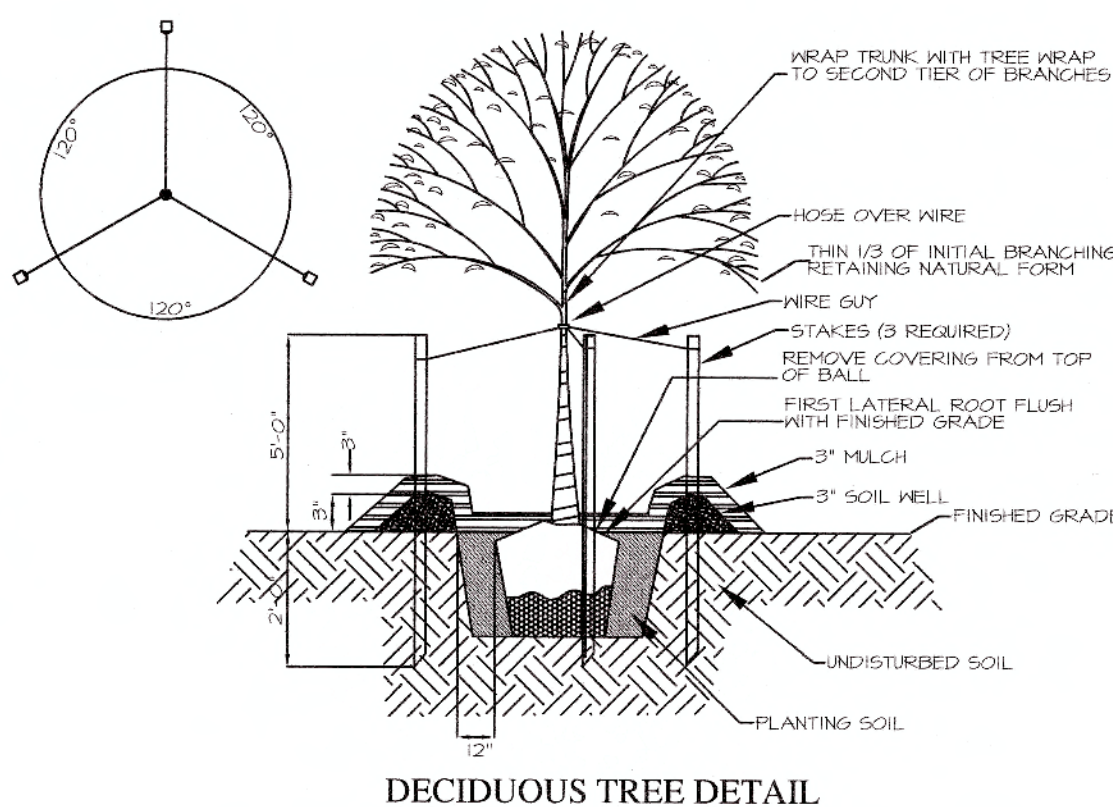
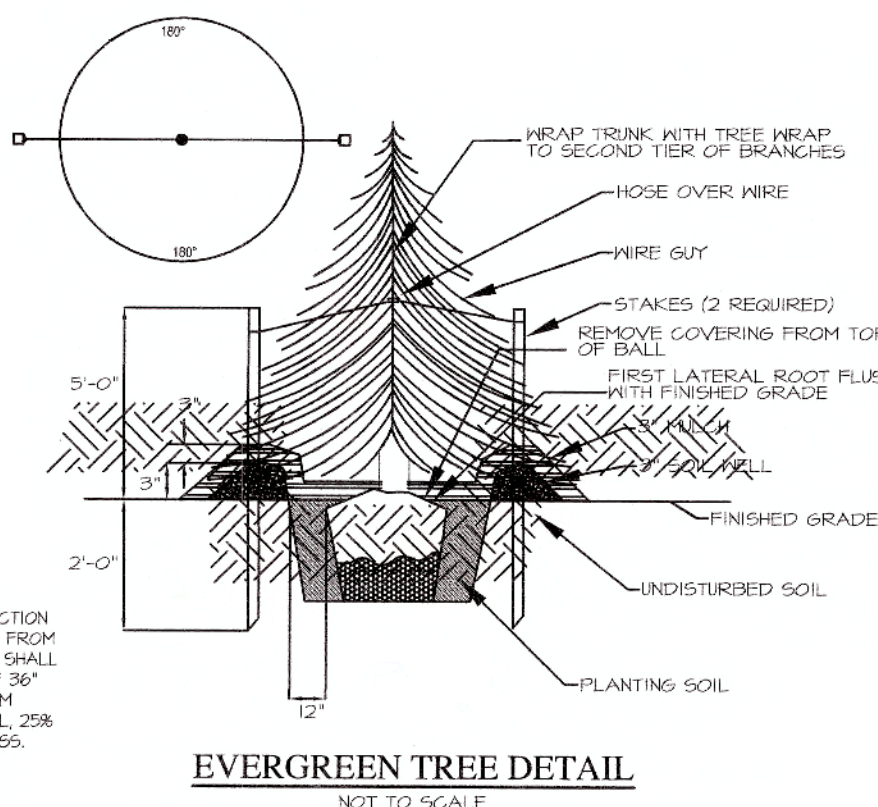
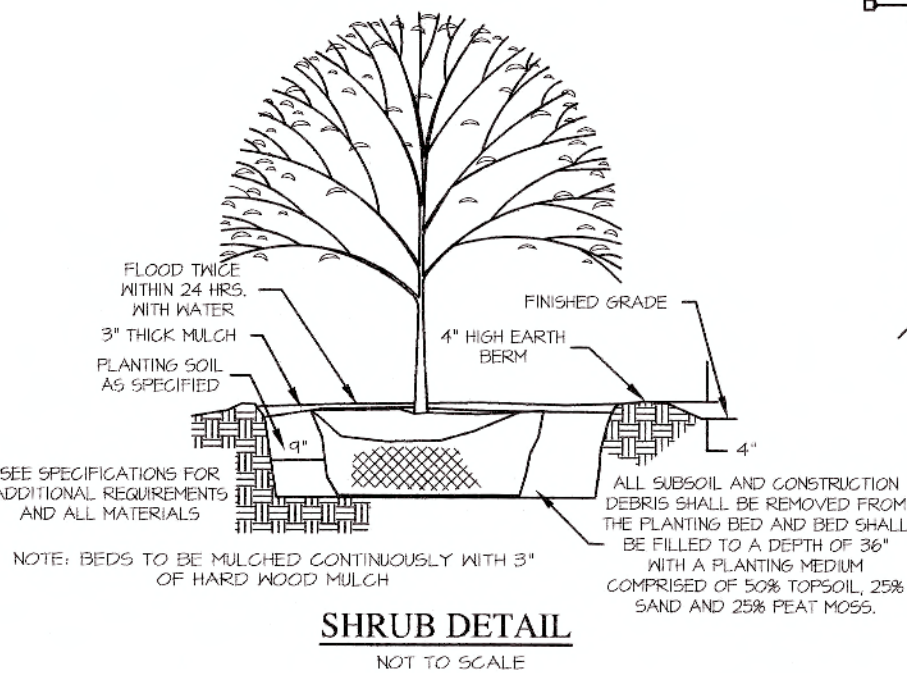
TREES ARE NOT PERMITTED WITHIN TEN (10) FEET OF PUBLIC UTILITIES.

ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD AFTER IMPLEMENTATION BY THE PROPERTY OWNER.

NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OF BUFFER PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING.

LEGEND

- DENOTES PROPOSED FOREST CLEARING
- DENOTES EXISTING FOREST TO REMAIN
- DENOTES PROPOSED REFORESTATION AREA
- DENOTES PROPOSED STORMWATER MANAGEMENT PRACTICES
- DENOTES PROPOSED INDIVIDUAL TREE
- DENOTES PROPOSED STREET TREE
- DENOTES SPECIMEN TREE
- DENOTES SOIL LINE
- DENOTES EXIST. TREE LINE
- DENOTES PROP. TREE LINE
- DENOTES LIMIT OF FOREST RETENTION AREA
- DENOTES FRA PROTECTION SIGNS



SOILS LEGEND

SYMBOL	SOILS TYPE	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	HYDROLOGIC CLASSIFICATION
ChB2	CHILLUM	5-10%	NO	NO	YES	C
DcB	DELANCO	3-8%	NO	NO	YES	C
EsA	ELSINBORO	0-2%	NO	NO	YES	B
EsB2	ELSINBORO	2-5%	NO	YES	YES	B
EsC2	ELSINBORO	5-10%	NO	YES	YES	B
LgC3	LEGORE	8-15%	NO	YES	NO	C
MkB	MATAPEAKE	2-5%	NO	NO	YES	B
MigB	MATTAPEX	2-5%	NO	NO	YES	C
MsB2	MONTALTO	3-8%	NO	NO	YES	B
NeB2	NESHAMINY	3-8%	NO	NO	NO	B
NeC2	NESHAMINY	8-15%	NO	YES	YES	B



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 21050
Phone: 410-879-4747
Fax: 410-420-3949
www.baystatelandservices.com

COMBINED FOREST CONSERVATION AND LANDSCAPING PLAN

SION HILL ESTATES

PARTIAL SUBDIVISION OF THE GREEN PROPERTY
CITY OF HAVRE DE GRACE

SIXTH ELECTION DISTRICT			HARFORD COUNTY, MARYLAND		
REVISIONS			DATE		
NO.	DATE	DESCRIPTION	05/05/2021		
			SCALE:		
			1"=50'		
			DRAWN BY:		
			TRL		
			CHECKED BY:		
			CDC		
			DRAWING NO.		
			FCP		
			LS		
			02		
			SHEET 2 OF 2		
			BLS JOB NO.		
			19064		



City of Havre de Grace

711 PENNINGTON AVENUE, HAVRE DE GRACE, MARYLAND 21078
WWW.HAVREDEGRACEMD.COM

410- 939-1800

August 17, 2021

Mitch Ensor
Bay State Land Services
2012 Rock Spring Road, Suite D
Forest Hill, MD 21050
Via email: mitch@baystatelandservices.com

Re: Sion Hill Estates
Forest Conservation Plan
Permit No. 20210419

Mr. Ensor:

I am in receipt of the Forest Conservation Plan (FCP) and Landscaping Plan for Sion Hill Estates, which constitutes the first phase of development of the overall Green Property tract. The first phase contains 40.0+/- acres with a total of 1.4 acres of existing forest within the net tract area. A total of 0.98+/- acres of clearing are proposed which will result in a reforestation requirement of 6.8 acres. The FCP proposes to meet the requirement through the planting of 4.14 acres of traditional reforestation in an area adjacent to Phase I, and individual tree and street tree plantings throughout Phase I. The Department of Planning acknowledges that the development of the remaining lands of the Green Property will require revisions to the FCP that may change the reforestation requirements. The FCP and landscaping plan were found to be accurate and complete and the plans are hereby approved.

Prior to the issuance of a grading permit for Phase I, the reforestation and landscaping must be bonded in accordance with Section 81-12 and 102-11 of the City Code. The forest conservation easements must be delineated on the final plats for Phase I. Covenants and restrictions that address the maintenance and protection of the forest conservation easements must be submitted to the Department of Planning for review by the City Attorney prior to execution. The covenants and restrictions must be recorded simultaneously with the final plats. During construction, the existing forest must be protected with signage and blaze orange fencing.

If you have any questions concerning this letter, please contact me at your earliest convenience at 410-939-1800 or via email at shaneg@havredegracemd.com.

Sincerely,

Shane P. Grimm, AICP
Director of Planning

cc: Marisa Willis, CFM, Planning Technician
Colleen Critzer, Permits Clerk



BAY STATE LAND SERVICES

Engineers • Surveyors • Planners • Geotechnical Testing • Construction Inspection

Knowledge. Innovation. Results.

SION HILLS ESTATES (PHASE 2- COMMODORE STREET) CITY OF HAVRE DE GRACE, MD

Revised Open Space Data

As Recorded on PB 217-34 & 35

Active- 0.747

Passive-0.559

Proposed Open Space Revisions to PB 217- 34& 35

Active- 0.341

Passive- 0.763

www.baystatelandservices.com

Mailing Address

P.O. Box 853
Bel Air, Maryland 21014

Office Location

2012 Rock Spring Road
Forest Hill, Maryland 21050

Contact

tel 410.879.4747
fax 410.420.3949

Attorney/Representative _____ Phone Number _____

Mailing Address _____

EMAIL Address _____

Land Description

Address and Location of Property PARTIAL REVISION TO EXISTING LOTS ON
COMMODORE STREET BETWEEN JEREMY PLACE & SION HILL DRIVE.

Subdivision SION HILL ESTATES Lot Number 102-118, 72-87, 141-144

Acreage/Lot Size _____ Zoning RB Tax ID # 06-003737

Tax Map No. 44 Grid No. 3D Parcel 137

List ALL structures on property and current use: NO EXISTING STRUCTURES

Estimated time required to present case: ONE HALF HOUR

Would approval of this petition violate the covenants and restrictions for your property, if any? Yes _____ No X

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No X

Is this property located within a Special Flood Hazard Zone? Yes _____ No X

If so, what is the Critical Area Land Use designations: N/A

Is this request the result of a zoning enforcement investigation? Yes _____ No X

Request

TO REVISE THE LOT WIDTHS AS RECORDED ON FB 217-34125
AND ADD 4 NEW LOTS ON COMMODORE STREET
WITHIN THE SION HILL ESTATES SUBDIVISION

Justification

ALL REVISED LOTS AND 4 NEW LOTS ARE IN
COMPLIANCE WITH THE CITY OF HAVRE DE GRACE
RB ZONING, SINGLE FAMILY-DETACHED LOT
REQUIREMENTS.

I/We agree to provide additional information as requested by the Department of Planning, Planning Commission or the Board of Appeals.

I/We do hereby declare that no officer or employee of the City of Havre de Grace, whether elected or appointed, has received prior hereto or will receive subsequent hereto any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or aware of the within application or petition.


I/We do solemnly declare and affirm under the penalties of perjury that this petition contains names and addresses of all persons having legal or equitable interest in the property, including shareholders owning more than five percent (5%) of the stock in a corporation having any interest in the property, except those corporations listed and traded on a recognized stock exchange.

I/We do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my/our knowledge, information and belief.

I/We agree, upon final action, to comply with all requirements or conditions imposed by the Planning Commission and/or Board of Appeals.


 Signature of Owner Date 5/23/23

CROSSWINDS LANDING, LLC


 Signature of Co-Applicant Date 5/23/23
 HDG PARTNERS, LLC


 Witness Date 5/23/23


 Witness Date 5/23/23

Signature of Attorney/Representative Date

Witness Date

Signature of Director of Planning Date

Signature of Planning Staff Date



City of Havre de Grace Department of Planning and Zoning

Development Review

PRELIMINARY SITE PLAN APPLICATION

SITE DESCRIPTION

Project/Subdivision Name: SION HILL ESTATES (PHASE 2) Plan Alias: _____

44 3B P.O. 237 N/A 27/34335 RB 06-003737
(Tax Map No.) (Grid No.) (Parcel No.) (Lot No.) (Plat #) (Zoning District) (Tax ID)

COMMODORE STREET / SION HILL DRIVE RESIDENTIAL CONVENTIONAL
(Street Address and/or Road Name) (Residential) (Conventional/Special Development)
(specify)

N/A 144 TOTAL 6.003 AC. 02120201
(BOA #) (No. of Lots) (No. of Units) (No. of Acres) Water Zone Sewer Zone

APPLICANT/CONSULTANT INFORMATION

OWNER

CROSSWINDS LANDING, LLC
(Name)

9475 DEERCO ROAD, SUITE 206
(Address)

TIMONIUM, MD 21093
(City, State, Zip Code)

410.382.2289 DAVESOBCZAK1@GMAIL.COM
(Telephone) (Fax) (E-mail)

DAVE SOBCZAK
(Contact Person)

DEVELOPER/CONTRACT PURCHASER

(SAME AS OWNER INFO)
(Name)

(Address)

(City, State, Zip Code)

(Telephone) (Fax) (E-mail)

(Contact Person)

SURVEYOR/ENGINEER

BAY STATE LAND SERVICES
(Name)

2012 ROCK SPRING ROAD
(Address)

FOREST HILL, MD 21050
(City, State, Zip Code)

410.879.4747 MITCH@BAYSTATELANDSERVICES.COM
(Telephone) (Fax) (E-mail)

MITCH ENSOR
(Contact Person)

PLAN APPLICATION REQUIREMENTS

Submission of application for subdivision plans will require completion of all the following items at the time of the initial submittal to ensure acceptance of the plan for processing. Plan submission applications found to be incomplete will be rejected prior to entering the City's subdivision plan processing system.

Please be advised that all plan application submissions are accepted by appointment only. All plan submission appointments must be scheduled with the Planning and Zoning Department at 410-939-1800 ext. 1122.

LEGEND

P Provided NA Not Applicable

X Not Provided, Justification Attached.

<u>P</u>	Preliminary Plans (<u>12</u> copies)	
<u>X</u>	Landscaping/Lighting Plan / Buffer Plan (___ copies & checklist)	PREVIOUSLY APPROVED
<u>X</u>	Traffic Impact Analysis (TIA) – Trips Generated _____ (___ copies)	PREVIOUSLY APPROVED
<u>X</u>	Forest Conservation Plan (FCP) (___ copies)	PREVIOUSLY APPROVED
	FSD submitted on	PREVIOUSLY APPROVED
<u>P</u>	Planning Commission Meeting date:	6-13-23
<u>X</u>	Planning Commission Minutes (date submitted: _____)	
<u>X</u>	Stormwater Management (SWM) Concept Plan and Calculations submitted (5 sets)	APPROVED TO BE REVISED
	Water and Sewer Capacity Analysis	
<u>P</u>	List of adjacent property owners	
<u>X</u>	Other Documents (TDR's, waivers, etc.)	N/A
<u>P</u>	Appropriate fees	\$ 930

Checklist

<u>P</u>	Proposed subdivision name
<u>P</u>	Owner name and address
<u>P</u>	Subdivider or developer name and address
<u>P</u>	Surveyor and/or Engineer name and address
<u>P</u>	Election district
<u>P</u>	Location map including
<u>P</u>	Location map including sketch or nearby subdivisions
<u>P</u>	Tax map number, parcel(s) number and lot(s) number
<u>P</u>	Deed reference
<u>P</u>	Scale of 1" to 50' or 1" to 100' or as approved by P & Z
<u>P</u>	North arrow and date of drawing
<u>P</u>	Acreage of tract – total and net
<u>N/A</u>	Matchlines used for subdivision of two plats
<u>P</u>	Revision note
<u>P</u>	Boundary lines of subdivision indicated in heavy outline
<u>P</u>	Present zoning of tract and adjoining properties
<u>N/A</u>	Corporation lines
<u>P</u>	Adjacent property owners or subdivisions labeled

Physical and Environment Conditions

- P Contour lines at 5-foot intervals.
- P Water courses – perennial and intermittent streams, tidal waters on or adjacent to site.
- P Existing building locations.
- P Parks and other public places.
- N/A Bridges and existing drainage systems (culverts, inlets, etc.)
- P Proposed open space – passive and/or active: where and what facilities.
- N/A Limits of the Harford County Chesapeake Bay Critical Area Overlay District including any required buffers.
- Total acreage of tract in Critical Area N/A
- Acreage of IDA N/A
- Acreage of LDA N/A
- Acreage of RCA N/A
- N/A Floodplain shown
- Acreage of Floodplain N/A
- Floodplain study provided N/A
- FEMA panel and district P
- N/A Natural Resource District boundary lines and any required buffer areas.
- Acreage N/A
- N/A Tidal wetland boundaries and any required buffers.
- N/A Non-tidal wetlands located on or adjacent to the site (identified by existence of predominantly Hydric soils or obligate, facultative wet hydrophytic vegetation).
- N/A Steep slopes between 15% and 25% designated.
- N/A Steep slopes greater than 25% designated.
- P Soils present on-site including identification of the location of soils with development constraints (highly erodible soils, soils with severe septic limitations, etc.).
- P Vegetative cover (particularly location of forested areas on and adjacent to the site) and location of individual trees over 30" diameter at breast height.
- N/A Areas which are located on or adjacent to sites that have been identified as containing plant and wildlife habitat or State or County importance. Such areas would be included in the following:
- Habitats of State-designated, threatened or endangered species and species in need of conservation.
 - State-designated natural heritage areas.
 - Anadromous fish spawning and nursery areas.
 - Submerged aquatic vegetation beds.
 - Other areas identified by State and Federal agencies as important plant or wildlife habitat areas.
- N/A Extent of forest cover (in acres) to be removed and any areas reforested.
- N/A Areas of significant/special natural features to be left undisturbed, including, but not limited to, features such as water bodies, tidal and non-tidal wetlands, forested areas to be retained, and plant and wildlife habitat identified as State and County importance.
- P *Forest Conservation Plans which include information concerning the delineation of tree species, composition in forested areas, including the average DBH of canopy trees and description of the understory and ground cover, forested areas to be retained to address clearing restrictions in the Critical Area to preserve significant plant and wildlife habitat and to maintain wildlife corridors, and proposed measures for afforestation, if needed.
- P Layout, number of blocks, lots, typical dimensions and areas of proposed lots.

Application/Checklist for Review and
Approval of Preliminary Site Plans

<u>P</u>	Proposed building setback lines with dimensions from the street rights -of - way
<u>P</u>	Proposed uses of property.
<u>P</u>	The location and dimensions of all property proposed to be set aside for public or private reservation, designating the proposed thereof.
<u>N/A</u>	Location of all proposed monuments.
<u>N/A</u>	Other than single family dwellings, approximate location and shape of each multi-family residential structure.
<u>P</u>	Type of residential units with number in each building.
<u>P</u>	Total number of residential units with subtotal of each type.
<u>P</u>	Gross and net residential acreage.
<u>P</u>	Type of development specified (Conventional, COS, PRD, COP, Mixed Use????)
<u>N/A</u>	Board of Appeals Case Number.
<u>P</u>	Phasing of Development.
<u>P</u>	Density of residential development.
<u>P</u>	Area (in acres) of building roofs, parking lots, streets or roads, sidewalks, patios, other impervious surfaces.
<u>P</u>	Transfer of Development Rights Documentation.

Utilities, Water and Sewage Facilities

<u>N/A</u>	Railroads and utility rights -of-way.
<u>P</u>	Public utilities (transmission towers, pipelines, water, storm drains, gas, power, and telephone lines) and related easements.
<u>P</u>	Tentative location of fire hydrants, valves, water lines, sewer lines, pump stations, etc. shall be determined during construction drawings.
<u>P</u>	Note stating final location of fire hydrants, valves, water lines, sewer lines, pump stations, etc. shall be determined during construction drawings.
<u>P</u>	Location of stormwater management facilities and proposed methods of stormwater management, including calculations to verify compliance with pollutant loading standards.
<u>P</u>	Conceptual grading plan including approximate limits to areas of disturbance and areas of significant cut and fill.
<u>P</u>	Location and delineation of Water Zone.
<u>P</u>	Water and Wastewater Capacity Analysis

Streets, Roads and Parking

<u>P</u>	Location, name, width of pavement and rights- of- way, all existing streets adjoining subdivision or intersection street that bounds it.
<u>P</u>	Private roads so marked.
<u>P</u>	Radii shown on all horizontal curves.
<u>P</u>	Delineation of the road improvement rights-of-way, all existing streets adjoining subdivision or intersection street that bounds it.
<u>P</u>	Layout widths and names of proposed street, widths of alleys, cross walkways and easement reservations.
<u>P</u>	Location, width and delineation of all sidewalks, pedestrian linkages and transit stops.
<u>N/A</u>	Tentative profiles of street centerlines as required by DPW.
<u>N/A</u>	Vertical and horizontal sight distances recorded at intersection with City roadways.

Application/Checklist for Review and
Approval of Preliminary Site Plans

<u>P</u>	Proposed grades indicated on all roads.
<u>N/A</u>	Modification to property entrance (roadway widening, acceleration and deceleration lanes.)
<u>P</u>	Number of parking spaces in each off-street parking area with total.
<u>P</u>	Proposed and existing driveway.

*Indicates information required solely for development within Critical Area.

Should you have any questions, please contact the Development Review Section of the Department of Planning and Zoning at 410-939-1800 ext. 1120.

THE CITY PLANNING COMMISSION MEETS ON THE SECOND AND FOURTH MONDAY OF EACH MONTH. TWELVE (12) FOLDED COPIES NEED TO BE SUBMITTED FOUR (4) WEEKS PRIOR TO THE MEETING ALONG WITH A LIST OF ADJACENT OWNERS, ALL APPROPRIATE FEES AND SUBMITTAL REQUIREMENTS (listed on first page).



City of Havre de Grace

711 PENNINGTON AVENUE, HAVRE DE GRACE, MARYLAND 21078
WWW.HAVREDEGRACEMD.GOV

410-939-1800

DEPARTMENT OF PUBLIC WORKS

May 23, 2023

Mr. Thomas Miner, P.E.
Frederick Ward Associates, Inc.
5 South Main Street
P.O. Box 727
Bel Air, MD 21014

RE: Sion Hill Water and Sewer Plan Revisions 4

Dear Mr. Miner:

The Department of Public Works is in receipt of the above referenced plans submitted to the Department on May 16, 2023.

The review of the plans has been completed and the marked-up plans are attached. On May 10, 2023 the Department received a revised preliminary plan from Bay State creating an additional four (4) lots. The plans will not be approved by the Department of Public Works until the plans have been revised to incorporate the additional lots.

Please resubmit mark-up with the revised plans and contact the Department of Public Works at 410-939-1800 ext. 1505 with any questions or comments.

Sincerely,

Tim Whittie, P.E.

City Engineer, Department of Public Works

TFW/sn

cc: Steve Gamatorla, EJ Millisor, Timothy Bourcier, Joe Conaway, Stephanie Noye



City of Havre de Grace

711 PENNINGTON AVENUE, HAVRE DE GRACE, MARYLAND 21078
WWW.HAVREDEGRACEMD.COM

410- 939-1800

March 15, 2022

Jonathan Green
Delivered via email
jgreenproerpty@gmail.com

Re: Forest Stand Delineation
Green Property
City Permit No. 20210324

Dear Mr. Green:

I am writing you as a follow up to our previous conversation regarding the approved Forest Stand Delineation (FSD) for the Green Properties located between Bulle Rock Parkway and MD Route 155 (Level Road). Enclosed with this letter, please find the FSD approval letter. The FSD was approved on March 24, 2021 and covers the entire 205.2+/- acres of the Green Property as described in the narrative associated with the FSD. The FSD remains valid for the remaining acreage outside of the recently approved Phase I, known as Sion Hill Estates. The approved Forest Conservation Plan (FCP) for Phase I must be updated with the development of subsequent phases of the Green Property, or a new FCP covering subsequent phases must be submitted.

If you have any questions concerning this letter, please contact me at 410-939-1800 or via email at shaneg@havredegracemd.com.

Sincerely,

Shane P. Grimm, AICP
Director of Planning

cc: Marisa Willis, CFM, Planning Technician
Colleen Critzer, Permits Clerk
FSD File – Permit No. 20210324



City of Havre de Grace

711 PENNINGTON AVENUE, HAVRE DE GRACE, MARYLAND 21078
WWW.HAVREDEGRACEMD.GOV

410-939-1800

DEPARTMENT OF PUBLIC WORKS

May 24, 2023

Mr. Thomas Miner, P.E.
Frederick Ward Associates, Inc.
5 South Main Street
P.O. Box 727
Bel Air, MD 21014

RE: Sion Hill Road and Storm Drain Plans Revisions ↵

Dear Mr. Miner:

The Department of Public Works is in receipt of the above referenced plans submitted to the Department on May 16, 2023.

The review of the plans has been completed and the marked-up plans are attached. On May 10, 2023 the Department received a revised preliminary plan from Bay State creating an additional four (4) lots. The plans will not be approved by the Department of Public Works until the plans have been revised to incorporate the additional lots.

Please resubmit mark-up with the revised plans and contact the Department of Public Works at 410-939-1800 ext. 1505 with any questions or comments.

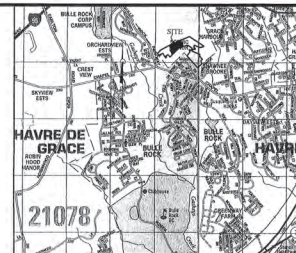
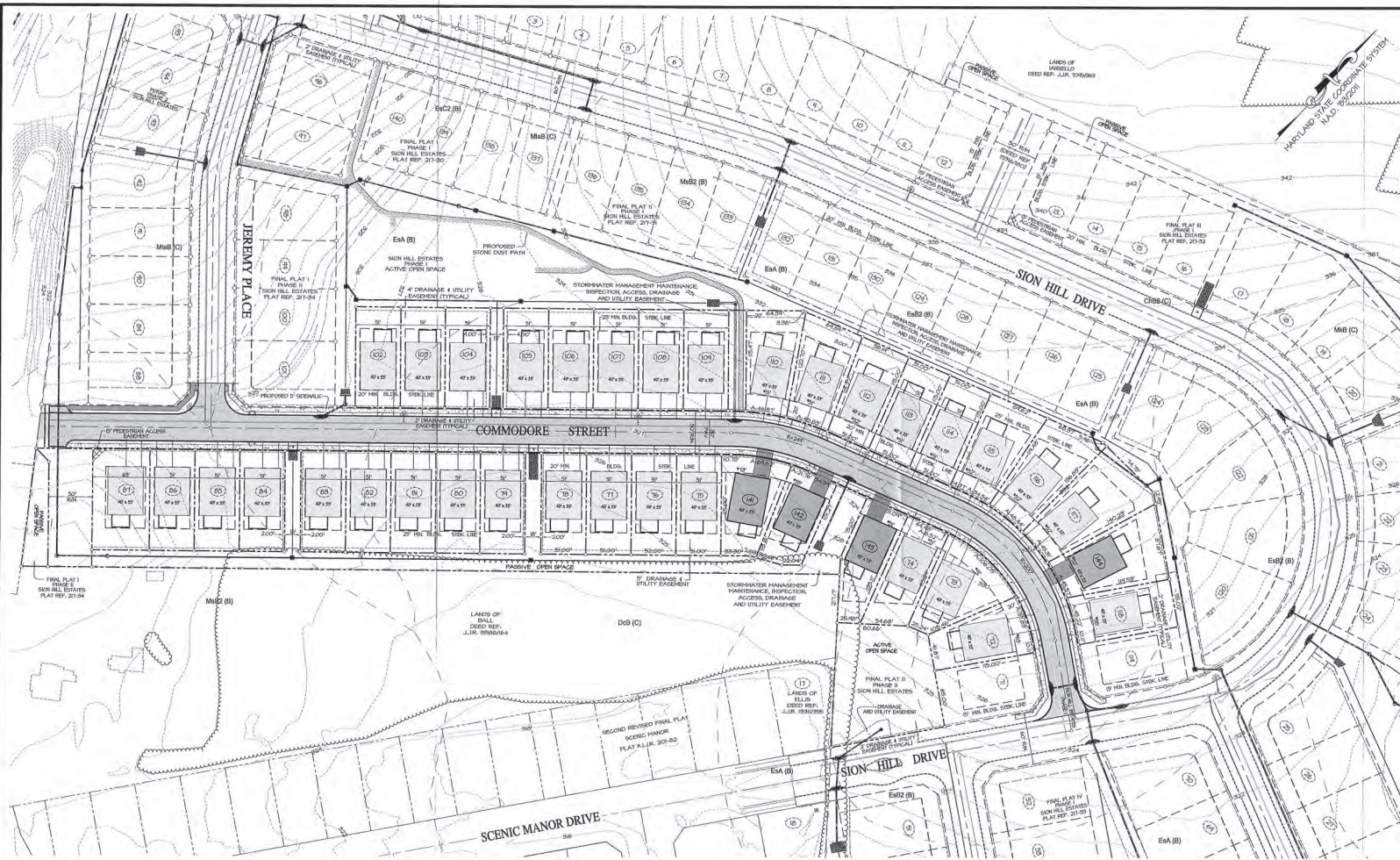
Sincerely,

Tim Whittle, P.E.

City Engineer, Department of Public Works

TFW/sn

cc: Steve Gamatorla, EJ Millisor, Timothy Bourcier, Marisa Willis, Joe Conaway, Stephanie Noye

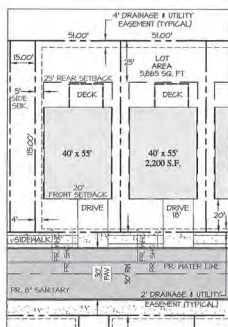
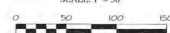


SITE DATA

- OWNER: CROSSWINDS LANDS, LLC 4475 DUNDAS ROAD, SUITE 208 THUNDERBOLT, MD 21083
- DEVELOPER: CROSSWINDS LANDS, LLC 4475 DUNDAS ROAD, SUITE 208 THUNDERBOLT, MD 21083
- PLAN PREPARED BY: BAY STATE LAND SERVICES, INC. P.O. BOX 255 BEL AIR, MARYLAND 21034-0255 TEL: 410-474-4741 FAX: 410-420-9949 ATTN: MICH ENGR mitch@baystateland.com
- TAX MAP: 44 / PARCEL: PART OF 251
- TAX IDENTIFICATION NUMBER: 06-003131
- DEED REFERENCE: J.L.R. 6332/00705
- ZONING: R3
- TOTAL ENCLOSED LOT AREA: TOTAL 261,922.00 S.F. / 5.97 AC. ±
- TOTAL PRIVATE RIGHT OF WAY AREA: TOTAL 6,824.00 S.F. / 0.157 AC. ±
- LIMIT OF DISTURBANCE: 6,000 AC. ±
- PROPOSED USE: RESIDENTIAL
- TYPE OF DEVELOPMENT: 144 SINGLE FAMILY DETACHED LOTS
- PROPOSED ON-SITE PARKING SPACES: 2 SPACES PER LOT (288 TOTAL)
- EXISTING IMPERVIOUS WITHIN L.O.D.: 0.00 AC. ±
- PROPOSED IMPERVIOUS WITHIN L.O.D.: 4.35 AC. ±
- EXISTING WATERSHED NO.: 02020201 (LOWER SUSQUEHANNA RIVER)
- THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION AND BAY STATE LAND SERVICES FIELD SURVEY TOPOGRAPHY.
- THERE IS NO 100 YEAR F.E.H.A. FLOODPLAIN LOCATED ON THIS SITE PER FIRM #24025005 E 1 #24025005 E DATED 4/19/2016. WATER ZONE: X
- THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
- THE ENTIRE SITE IS 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.
- A TRAFFIC IMPACT ANALYSIS, FOREST STAND DELINEATION AND A FOREST CONSERVATION PLAN HAVE BEEN APPROVED FOR THIS PROJECT. THIS SITE WILL BE SERVED BY PUBLIC WATER AND SEWER. FINAL LOCATIONS OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. HAVE BEEN APPROVED AS SHOWN HERE-ON.
- SION HILL ESTATES STORMWATER MANAGEMENT, WATER AND SEWER, ROADS AND DRAINAGE EROSION AND SEDIMENT CONTROL CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF HAVRE DE GRACE AND THE HARFORD COUNTY SOIL CONSERVATION DISTRICT. REVISIONS TO THE PLANS WILL BE REQUIRED TO ACCOMMODATE THIS REVISION TO THE LOTS ON COMMODORE STREET PHASE 2 OF THIS PROJECT.
- NO CONSTRUCTION TRAFFIC SHALL BE PERMITTED THROUGH SCENIC MANOR DRIVE.
- ROAD NAMES HAVE BEEN APPROVED BY HARFORD COUNTY EMERGENCY SERVICES.
- MAIL DELIVERY LOCATIONS TO BE COORDINATED BY THE LOCAL POSTMASTER.

PLAN

SCALE: 1" = 50'



TYPICAL 51' WIDE LOT LAYOUT

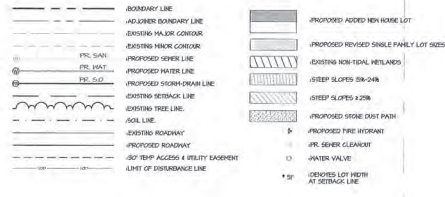
PLEASE NOTE: FOR LOTS 12-14, 80-85, & 140-144 SEE THE OVERALL PLAN VIEW HERE-ON.

HAVRE DE GRACE ZONING TABLE 1 (11-2018)									
PERMITTED USES (RESIDENTIAL)	LOT TYPE	TYP LOT AREA	MAX LOT COVERAGE	MIN LOT WIDTH (FEET)	MIN FRONT YARD SETBACK (FEET)	MIN SIDE MIN. REAR YARD SETBACK (FEET)	MAX BLDG. HEIGHT (FEET)		
SINGLE FAMILY-DETACHED (R3)	G	5,000 S.F.	40%	50'	5'	25'	40'		

NOTE: ALL REVERSED OR NEW LOTS EXCEED 5,000 S.F.
NOTE: FRONT SETBACKS FOR ALL SION HILL ESTATES LOTS ARE SET AT 20' FOR ADEQUATE OFF-STREET PARKING

NRCS HYDROLOGIC SOIL GROUP - HARFORD COUNTY, MARYLAND					
MAP UNIT SYMBOL	MAP UNIT NAME	HSG RATINGS	K RATINGS	DRAINAGE CLASS	
ChB2	Chilimor Loom, 5 to 10% Slopes	C	0.32	Well Drained	
DeB	Delmarco 5B Loom, 3 to 8% Slopes	C	0.31	Moderately Well Drained	
EaA	Elaboro Loom, 0 to 2% Slopes	B	0.44	Well Drained	
EaB2	Elaboro Loom, 2 to 5% Slopes	B	0.44	Well Drained	
EaC2	Elaboro Loom, 5 to 10% Slopes	B	0.44	Well Drained	
HuB	Holtapex 5B Loom, 2 to 5% Slopes	G	0.31	Moderately Well Drained	
HuB2	Holtapex 5B Loom, 2 to 5% Slopes	G	0.46	Moderately Well Drained	
HuB22	Montello 5B Loom, 3 to 8% Slopes	B	0.31	Well Drained	

LEGEND



SUPERSEDES NOTE

THE PURPOSE OF THIS PLAN IS TO REVISE THE SIZE OF EXISTING RECORDED LOTS 12 TO 81 & 102 TO 140, ADDING 4 ADDITIONAL LOTS TO THE SUBDIVISION ON COMMODORE STREET; REVISE AND RELOCATE THE 50' RIGHT OF WAY (FORMALLY KNOWN AS PARKING WAY) TO A 50' RIGHT OF WAY TO THE DALL PROPERTY; REVISE THE WALKING PATH IN PHASE II WITH THIS REVISION, RECORDED PLATS H.L.C. 2154 & H.L.C. 2173 WILL BE REVISED AND RE-RECORDED. PREVIOUSLY APPROVED CONSTRUCTION PLANS WILL REQUIRE REVISIONS TO REFLECT CHANGES BASED ON THIS PROPOSED REVISION TO PHASE II OF THE PROJECT. THE COMMODORE STREET RIGHT OF WAY WILL NOT CHANGE AS RECORDED ON THE TWO ABOVE MENTIONED PLATS.

BAY STATE LAND SERVICES
Civil & Structural Engineers
Land Planning & Surveying
Environmental Engineers
Geo-Technical, Materials Testing and Inspections

2332 Rock Spring Road
Suite D
Forest Hill, Maryland 21059
Phone: 410-424-0147
Fax: 410-420-9949
www.baystateland.com

SERIES 2 - PRELIMINARY PLAN

SION HILL ESTATES
(PHASE 2 - COMMODORE STREET)
CITY OF HAVRE DE GRACE, MD

SIXTH ELECTION DISTRICT			HARFORD COUNTY, MARYLAND	
NO.	DATE	REVISIONS	SCALE:	DRAWING NO.
1	05-23-23	ADDED LOTS 141-144 AS SHOWN HEREON AND REVISED EXISTING LOTS ALONG COMMODORE STREET.	1"=50'	PP01
DRAWN BY:		MS / JED	SHEET 1 OF 1	
CHECKED BY:		180	SHEET 1 OF 1	



NOTES

THE ENTIRE SITE IS LOCATED WITHIN THE GREENSBAY BAY CRITICAL AREA. THIS PLAT IS SUBJECT TO REVISION.
THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.
HAIRDE OF GRACE DEPARTMENT OF PUBLIC WORKS WILL NOT IMPROVE OR MAINTAIN PRIVATE ROADS.
NO BUILDING PERMITS OR GRADING PERMITS WILL BE ISSUED FOR EITHER PARCEL SHOWN ON THIS PLAT UNTIL SUCH TIME THAT ALL APPLICABLE PLANS HAVE BEEN APPROVED, PUBLIC WORKS AGREEMENTS (PWA) OBTAINED AND ALL BODIES IDENTIFIED.
NO BUILDING PERMITS WILL BE APPROVED UNTIL THE SITE MEETS ALL APPLICABLE ASPECTS OF CODE OF HARTFORD SUBDIVISION REGULATIONS (S.D.R.).
THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSIGNMENT TO COVER OR REPAY ALL OR PART OF THE DEVELOPERS COST OF THE REGULATION OF WATER AND SEWER FACILITIES. THE FEE OR ASSIGNMENT MUST RUN WITH THE LAND AS A CONSTRUCTION OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF PART OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSIGNMENT OF HARFORD COUNTY OR THE CITY OF HAIRDE DE GRACE, MD.

FLOOD NOTE

THE ENTIRE PROPERTY AS SHOWN HEREON LIES WITHIN ZONE X AS SHOWN ON THE FEMA FLOOD ELEVATION RATE MAP NO. 24028C0202 P. 4 2/20/2009. E. BOTH DATED 4/11/2009.

EASEMENT NOTE

THE 2' DRAINAGE AND UTILITY EASEMENTS AS SHOWN ALONG PUBLIC ROAD RIGHT-OF-WAYS IS THE LIMIT OF PUBLIC MAINTENANCE AND RESPONSIBILITY.

LINE TABLE

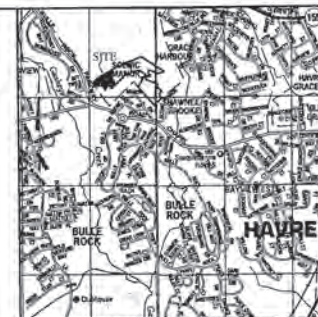
LINE	BEARING	DISTANCE
L1	S 44°55'25" E	17.00'
L2	S 66°55'25" E	21.00'
L3	N 25°55'00" E	26.00'

CURVE TABLE

CURVE	TRACK	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	075.00'	100.34'	100.30'	S 66°55'25" E	3°30'30"
C2	041.12'	100.00'	100.00'	S 55°55'25" E	3°30'30"
C3	041.12'	44.22'	44.22'	N 35°12'24" E	17°00'00"

SITE DATA

1. TOTAL ENCLOSED AREA: 9.433 AC.±
2. TOTAL ROAD RIGHT-OF-WAY: 1.045 AC.±
3. TOTAL PASSIVE OPEN SPACE: 0.184 AC.±
4. TOTAL ACTIVE OPEN SPACE: 0.184 AC.±
5. TOTAL LOT AREA: 3.522 AC.±
6. TAX MAP: 104, PART OF PARCEL 4237
7. DEED REFERENCE: L.J.R. 0500A64
8. PRESENT ZONING: R-3
9. C.D. DENOTES LOT NUMBER
10. R.O. DENOTES HOUSE NUMBER
11. TOTAL NUMBER OF LOTS: 28



STORMWATER NOTES

- THESE LOTS PROVIDE STORMWATER MANAGEMENT THROUGH THE USE OF STORMWATER MANAGEMENT PRACTICES AND THE FOLLOWING APPLY:
- A) ALL STORMWATER MANAGEMENT PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. ANY SUBSEQUENT ALTERATION OR MODIFICATION OF THESE PRACTICES REQUIRING APPROVAL FROM THE CITY OF HAIRDE DE GRACE DEPARTMENT OF PLANNING. APPROVED PLANS ARE AVAILABLE UPON REQUEST FROM THE CITY OF HAIRDE DE GRACE DEPARTMENT OF PLANNING.
 - B) ACCESS TO ALL STORMWATER MANAGEMENT PRACTICES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND FOR INSPECTIONS AFTER CONSTRUCTION.
 - C) THE OWNERS AND SUBSEQUENT OWNERS SHALL MAINTAIN IN GOOD CONDITION AND PROMPTLY REPAIR AND/OR RESTORE ALL STORMWATER PRACTICES IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS.
 - D) IN THE EVENT THE OWNER OR ANY SUBSEQUENT OWNERS FAIL TO ASSOCIATELY MAINTAIN THE STORMWATER PRACTICES ACCORDING TO THE PROVISIONS OF THE APPROVED PLANS, THE CITY OF HAIRDE DE GRACE SHALL REQUIRE CORRECTIVE ACTION AT THE OWNERS EXPENSE. THE CITY OF HAIRDE DE GRACE HAS THE AUTHORITY TO PLACE THIS EXPENSE AS A LIEN ON THE PROPERTY OR PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES.

OWNER'S AND MASTER PLAT CONFORMANCE STATEMENT

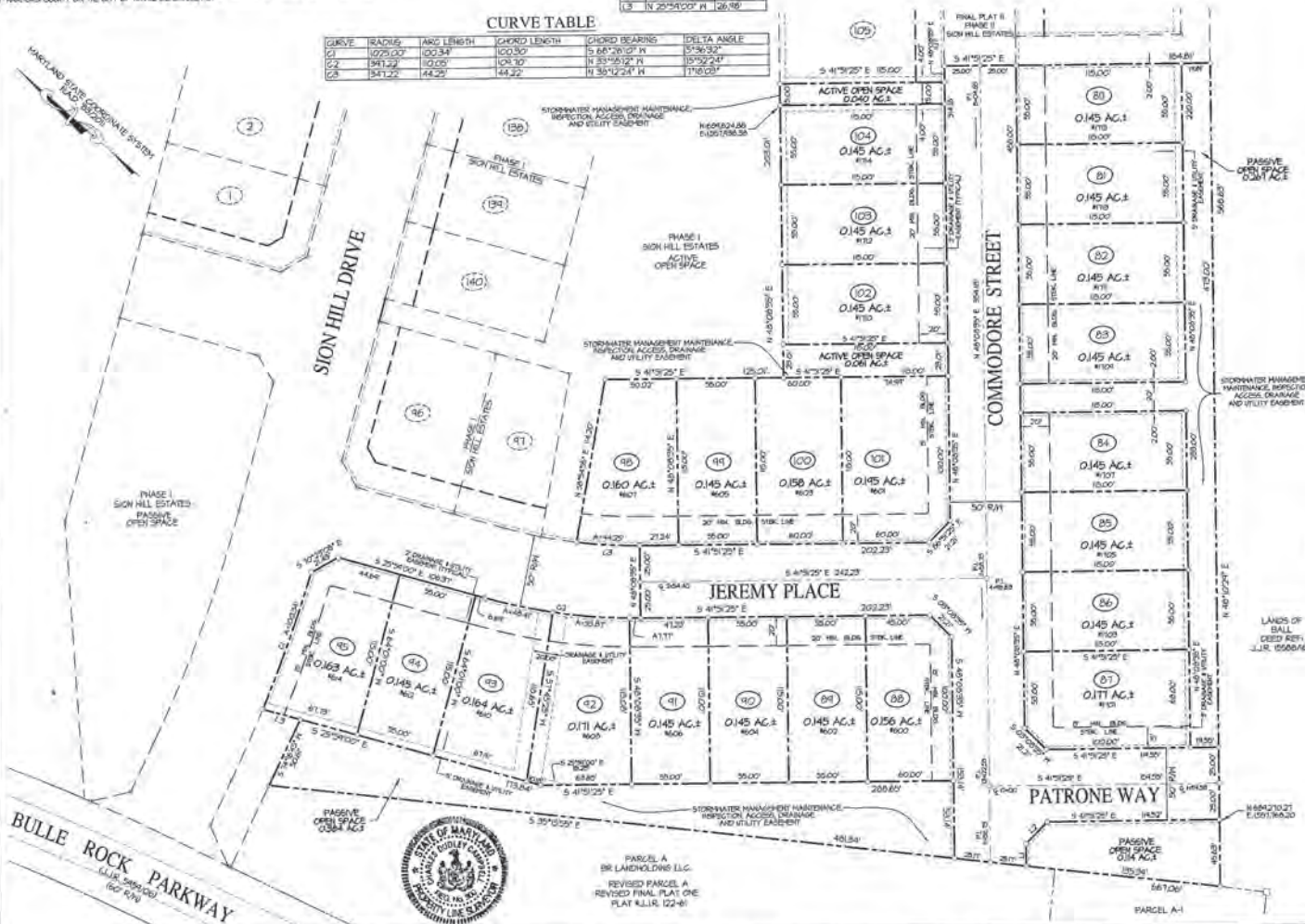
CONDITION OF APPROVAL: NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT HEREIN. THE ANTICIPATED FLOOR AREA OF BUILDING PERMIT APPLICATION FOLLOWS THE CITY'S SYSTEM (WATER AND/OR SEWER) TO EXCEED ITS RATED CAPACITY.

THE OWNER GUARANTEES THAT LOT WATER SUPPLY AND SEWERAGE COLLECTION FACILITIES SHALL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER: HDG PARTNERS LLC
RECORDED DRAFTER: RICHARD BRAUER
THE USE OF THE COMMUNITY WATER SUPPLY AND SEWERAGE COLLECTION SYSTEM IS IN CONFORMANCE WITH THE HARFORD COUNTY JUDICIAL ORDER.
JAN C. BRAUER LETHS 3-1-23
DEPUTY STATE HEALTH OFFICER: CSB

OWNER:

HDG PARTNERS LLC
303 INTERNATIONAL CIRCLE
SUITE 360
HART VALLEY, MD 21230



APPROVED: AB S 2/11/23 DATE
DIR. OF PLANNING

APPROVED: Sharon Shamaine 2-15-23 DATE
DIRECTOR OF ADMINISTRATION

APPROVED: W.H.P. 2-18-23 DATE
CHAIRPERSON, HAIRDE DE GRACE PLANNING COMMISSION

APPROVED: EMF 2-17-23 DATE
CHIEF DEPT. OF PUBLIC WORKS - HAIRDE DE GRACE

APPROVED: John C. Brauer LETHS 3-1-23 DATE
DEPUTY STATE HEALTH OFFICER: CSB

SURVEYOR'S STATEMENT

THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, HEREBY CERTIFIES TO THE CITY OF HAIRDE DE GRACE THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT IT IS ACCURATE TO THE BEST OF HIS KNOWLEDGE, THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATIONS AND DESCRIPTIONS ARE CORRECTLY SHOWN.

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION ON OCTOBER 11, 2022 AND WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS OF THE CODE OF MARYLAND REGULATIONS (COMAR).

BAY STATE LAND SERVICES, INC.

Charles D. Campbell 02/10/23 DATE
REGISTERED PROFESSIONAL SURVEYOR
LICENSE EXPIRATION: AUGUST 21, 2024

THE OWNER HEREBY GRANTS TO HAIRDE DE GRACE, MARYLAND AN EASEMENT FOR THE CORRECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER, AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHTS-OF-WAY AS PROVIDED ON THIS PLAT.

UNLESS OTHERWISE DERIVED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MOTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE LAND SO SHOWN IS HEREBY RESERVED TO THE PRESENT OWNERS (SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS, AND ASSIGNS). NOTHING CONTAINED HEREIN SHALL PRECLUDE THE OWNER FROM CONVEYING BY DEED THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES IN FEE TO HAIRDE DE GRACE, MARYLAND.

NO LOT WILL BE REDEVISED TO PROVIDE A BUILDING SITE OF LESS AREA OR FEWER THAN THE MINIMUM REQUIRED CITY CODE OR THE COUNTY HEALTH OFFICER.

Richard Brauer 2/7/23 DATE
MANAGER, RICHARD BRAUER

RECORDING STAMP

REC'D. FOR RECORD: 2/13/23

AT 10:02 CLOK A.M. SAME

DAY RECORDED IN LIBER H.L.K.

NO. 217. FOLIO 34 OF

THE PLAT RECORDS OF HARFORD

COUNTY, MD. AND EXAMINED PER

MICHELLE KARCZEK, CLERK

FINAL PLAT I PHASE II

SION HILL ESTATES

CITY OF HAIRDE DE GRACE

SIXTH ELECTION DISTRICT

BAY STATE LAND SERVICES

ENGINEERS • SURVEYORS • LAND PLANNERS
ENVIRONMENTAL CONSULTANTS

P.O. BOX 808
BEL AIR, MARYLAND 21014-0808
PHONE: 410-874-4747 FAX: 410-420-3149

SCALED: 1"=50' DATE: 02/10/23 DRAWN BY: RED CHK. BY: WES SHEET 1 OF 4 JOB NO. 10064

pas3205

MSA S1246-13956-1

NOTES

THE ENTIRE SITE IS NOW LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA. THIS PLAT IS SUBJECT TO REVISION. THE SUPERVISOR MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE CONDUITS. HARFORD DE GRACE DEPARTMENT OF PUBLIC WORKS WILL NOT IMPROVE OR MAINTAIN PRIVATE ROADS. NO BUILDING PERMITS OR GRADING PERMITS WILL BE ISSUED FOR EITHER PARCEL SHOWN ON THIS PLAT UNTIL SUCH TIME THAT ALL APPLICABLE PLANS HAVE BEEN APPROVED, PUBLIC WORKS AGREEMENTS (PWA) EXECUTED AND ALL DEEDS RECORDED. NO BUILDING PERMITS WILL BE APPROVED UNTIL THE SITE MEETS ALL APPLICABLE ASPECTS OF CODE OF HARBORLAND SUPERVISOR REGULATIONS (CORS) 20-03. THE LOTS CREATED BY THIS SUPERVISION PLAN ARE SUBJECT TO A FEE OR ASSIGNMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF THE INSTALLATION OF WATER AND SEWER FACILITIES. THE FEE OR ASSIGNMENT MUST BE IN WRITING AND A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF PART OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSIGNMENT OF HARFORD COUNTY OR THE CITY OF HARFORD DE GRACE, MD.

FLOOD NOTE

THE ENTIRE PROPERTY AS SHOWN HEREON LIES WITHIN ZONE 3 AS SHOWN ON THE F.E.M.A. FLOOD. REFERENCE MAP NO. 2402502D2 E & 2402502D2 E. BOTH DATED 4-19-2006.

EASEMENT NOTE

THE 2' DRAINAGE AND UTILITY EASEMENTS AS DIRECTED ALONG PUBLIC ROAD RIGHT-OF-WAYS IS THE LIMIT OF PUBLIC MAINTENANCE AND RESPONSIBILITY.

LINE TABLE

LINE	BEARING	LENGTH	REFERENCE
1	N 89° 25' 00" E	112.63	

CURVE TABLE

STATION	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	214.0	11.0	N 44° 45' E	3° 25' 24"
2	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
3	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
4	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
5	214.0	11.0	N 44° 45' E	3° 25' 24"
6	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
7	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
8	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
9	214.0	11.0	N 44° 45' E	3° 25' 24"
10	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
11	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
12	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
13	214.0	11.0	N 44° 45' E	3° 25' 24"
14	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
15	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
16	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
17	214.0	11.0	N 44° 45' E	3° 25' 24"
18	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
19	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
20	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
21	214.0	11.0	N 44° 45' E	3° 25' 24"
22	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
23	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
24	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
25	214.0	11.0	N 44° 45' E	3° 25' 24"
26	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
27	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
28	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
29	214.0	11.0	N 44° 45' E	3° 25' 24"
30	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
31	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
32	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
33	214.0	11.0	N 44° 45' E	3° 25' 24"
34	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
35	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
36	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
37	214.0	11.0	N 44° 45' E	3° 25' 24"
38	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
39	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
40	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
41	214.0	11.0	N 44° 45' E	3° 25' 24"
42	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
43	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
44	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
45	214.0	11.0	N 44° 45' E	3° 25' 24"
46	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
47	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
48	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
49	214.0	11.0	N 44° 45' E	3° 25' 24"
50	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
51	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
52	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
53	214.0	11.0	N 44° 45' E	3° 25' 24"
54	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
55	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
56	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
57	214.0	11.0	N 44° 45' E	3° 25' 24"
58	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
59	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
60	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
61	214.0	11.0	N 44° 45' E	3° 25' 24"
62	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
63	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
64	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
65	214.0	11.0	N 44° 45' E	3° 25' 24"
66	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
67	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
68	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
69	214.0	11.0	N 44° 45' E	3° 25' 24"
70	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
71	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
72	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
73	214.0	11.0	N 44° 45' E	3° 25' 24"
74	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
75	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
76	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
77	214.0	11.0	N 44° 45' E	3° 25' 24"
78	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
79	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
80	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
81	214.0	11.0	N 44° 45' E	3° 25' 24"
82	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
83	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
84	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
85	214.0	11.0	N 44° 45' E	3° 25' 24"
86	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
87	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
88	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
89	214.0	11.0	N 44° 45' E	3° 25' 24"
90	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
91	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
92	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
93	214.0	11.0	N 44° 45' E	3° 25' 24"
94	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
95	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
96	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
97	214.0	11.0	N 44° 45' E	3° 25' 24"
98	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
99	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
100	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
101	214.0	11.0	N 44° 45' E	3° 25' 24"
102	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
103	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
104	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
105	214.0	11.0	N 44° 45' E	3° 25' 24"
106	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
107	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
108	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
109	214.0	11.0	N 44° 45' E	3° 25' 24"
110	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
111	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
112	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
113	214.0	11.0	N 44° 45' E	3° 25' 24"
114	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
115	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
116	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
117	214.0	11.0	N 44° 45' E	3° 25' 24"
118	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
119	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
120	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
121	214.0	11.0	N 44° 45' E	3° 25' 24"
122	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
123	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
124	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
125	214.0	11.0	N 44° 45' E	3° 25' 24"
126	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
127	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
128	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
129	214.0	11.0	N 44° 45' E	3° 25' 24"
130	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
131	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
132	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
133	214.0	11.0	N 44° 45' E	3° 25' 24"
134	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
135	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
136	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
137	214.0	11.0	N 44° 45' E	3° 25' 24"
138	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
139	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
140	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
141	214.0	11.0	N 44° 45' E	3° 25' 24"
142	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
143	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
144	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
145	214.0	11.0	N 44° 45' E	3° 25' 24"
146	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
147	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
148	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
149	214.0	11.0	N 44° 45' E	3° 25' 24"
150	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
151	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
152	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
153	214.0	11.0	N 44° 45' E	3° 25' 24"
154	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
155	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
156	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
157	214.0	11.0	N 44° 45' E	3° 25' 24"
158	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
159	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
160	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
161	214.0	11.0	N 44° 45' E	3° 25' 24"
162	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
163	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
164	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
165	214.0	11.0	N 44° 45' E	3° 25' 24"
166	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
167	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
168	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
169	214.0	11.0	N 44° 45' E	3° 25' 24"
170	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
171	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
172	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
173	214.0	11.0	N 44° 45' E	3° 25' 24"
174	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
175	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
176	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
177	214.0	11.0	N 44° 45' E	3° 25' 24"
178	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
179	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
180	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
181	214.0	11.0	N 44° 45' E	3° 25' 24"
182	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
183	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
184	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
185	214.0	11.0	N 44° 45' E	3° 25' 24"
186	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
187	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
188	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
189	214.0	11.0	N 44° 45' E	3° 25' 24"
190	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
191	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
192	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
193	214.0	11.0	N 44° 45' E	3° 25' 24"
194	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
195	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
196	110.0	46.35	N 53° 15' 00" E	3° 25' 24"
197	214.0	11.0	N 44° 45' E	3° 25' 24"
198	214.0	30.35	N 52° 44' 45" E	3° 25' 24"
199	110.0	46		



NOTES

THE ENTIRE SITE IS BEING LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA. THIS PLAN IS SUBJECT TO REVISION.
THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.
HAVERDE GRACE DEPARTMENT OF PUBLIC WORKS WILL NOT IMPROVE OR MAINTAIN PRIVATE ROADS.
NO BUILDING PERMITS OR GRADING PERMITS WILL BE ISSUED FOR EITHER PARCELS SHOWN ON THIS PLAN UNTIL SUCH TIME THAT ALL APPLICABLE PLANS HAVE BEEN APPROVED, PUBLIC WORKS AGREEMENTS (PWA) EXECUTED AND ALL BONDS SUBMITTED.
NO BUILDING PERMITS WILL BE APPROVED UNTIL THE SITE MEETS ALL APPLICABLE ASPECTS OF CODE OF HANOVER COUNTY.
THE LOTS CREATED BY THIS SUBDIVISION PLAN ARE SUBJECT TO A FEE OR ASSIGNMENT TO COVER OR DEFEND ALL OR PART OF THE DEVELOPERS COST OF THE INSTALLATION OF WATER AND SEWER FACILITIES. THIS FEE OR ASSIGNMENT WHICH SHALL BE A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF PART OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSIGNMENT OF HANOVER COUNTY OR THE CITY OF HAVERDE GRACE.

FLOOD NOTE

THE ENTIRE PROPERTY AS SHOWN HEREON LIES WITHIN ZONE X AS SHOWN ON THE FEMA FLOOD RISK MAP NO. 240200010 E & 240200021 E, BOTH DATED 4-1-2006.

EASEMENT NOTE

THE DRAINAGE AND UTILITY EASEMENTS AS DEPICTED ALONG PUBLIC ROAD RIGHT-OF-WAYS IS THE LIMIT OF PUBLIC MAINTENANCE AND RESPONSIBILITY.

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1+00.00	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
1+21.16	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
1+31.16	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
1+52.32	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
1+62.32	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
1+83.48	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
2+03.48	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
2+24.64	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
2+34.64	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
2+55.80	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
2+65.80	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
2+86.96	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
3+07.04	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
3+28.20	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
3+38.20	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
3+59.36	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
3+69.36	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
3+90.52	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
4+10.52	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
4+31.68	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
4+41.68	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
4+62.84	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
4+72.84	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
4+94.00	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
5+14.00	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
5+35.16	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
5+45.16	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
5+66.32	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
5+76.32	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
5+97.48	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
6+17.48	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
6+38.64	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
6+48.64	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
6+69.80	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
6+79.80	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
7+00.96	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
7+21.12	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
7+42.28	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
7+52.28	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
7+73.44	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
7+83.44	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
8+04.60	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
8+24.60	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
8+45.76	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
8+55.76	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
8+76.92	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
8+96.92	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
9+18.08	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
9+28.08	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
9+49.24	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
9+59.24	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
10+00.40	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
10+20.40	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
10+41.56	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
10+51.56	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
10+72.72	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
10+82.72	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
11+03.88	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
11+23.88	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
11+45.04	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
11+55.04	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
11+76.20	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
11+86.20	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
12+07.36	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
12+17.36	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
12+38.52	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
12+48.52	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
12+69.68	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
12+79.68	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
13+00.84	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
13+20.84	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
13+42.00	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
13+52.00	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
13+73.16	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
13+83.16	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
14+04.32	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
14+14.32	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
14+35.48	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
14+45.48	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
14+66.64	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
14+76.64	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
14+97.80	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
15+17.80	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
15+38.96	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
15+48.96	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
15+70.12	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
15+80.12	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
16+01.28	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
16+11.28	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
16+32.44	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
16+42.44	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
16+63.60	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
16+73.60	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
16+94.76	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
17+14.76	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
17+35.92	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
17+45.92	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
17+67.08	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
17+77.08	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
17+98.24	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
18+18.24	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
18+39.40	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
18+49.40	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
18+70.56	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
18+80.56	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
19+01.72	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
19+11.72	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
19+32.88	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
19+42.88	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
19+64.04	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
19+74.04	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
19+95.20	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
20+15.20	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
20+36.36	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
20+46.36	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
20+67.52	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
20+77.52	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
20+98.68	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
21+18.68	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
21+39.84	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'
21+49.84	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'	N 88°58'00" E	21.16'
21+71.00	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'	S 84°43'41" E	10.00'



NOTES

THE ENTIRE SITE IS LOCATED WITHIN THE GREENBELT BAY CRITICAL AREA.
THIS PLAT IS SUBJECT TO REVISION.
THE MEASUREMENTS MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND DISTRIBUTION AND TELEPHONE SERVICES.
HAYVRE DE GRACE DEPARTMENT OF PUBLIC WORKS WILL NOT IMPROVE OR MAINTAIN PRIVATE ROADS.
NO BUILDING PERMITS OR GRADING PERMITS WILL BE ISSUED FOR EITHER PARCEL SHOWN ON THIS PLAT UNTIL AFTER THE THAT ALL APPLICABLE PLANS HAVE BEEN APPROVED, FIELD NOTES AGREEMENTS (FNA) DESCRIBED AND ALL BONDS SUBMITTED.
NO BUILDING PERMITS WILL BE APPROVED UNTIL THE SITE MEETS ALL APPLICABLE ASPECTS OF 600C OF HANOVER SUBDIVISION REGULATIONS CHAPTER 26.04.02.

THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSIGNMENT TO COVER OR CORRAIR ALL OR PART OF THE DEVELOPER'S COST OF THE INSTALLATION OF WATER AND SEWER FACILITIES, THE FEE OR ASSIGNMENT WHICH BORN WITH THE LAND IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF PART OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSIGNMENT OF HANOVER COUNTY OR THE CITY OF HAYVRE DE GRACE, MD.

FLOOD NOTE

THE ENTIRE PROPERTY AS SHOWN HEREON LIES WITHIN ZONE X AS SHOWN ON THE F.E.M.A. FLOOD HAZARD MAP NO. 24020C012 E. & 24020C001 E. BOTH DATED 4-9-2006.

EASEMENT NOTE

THE 2' DRAINAGE AND UTILITY EASEMENTS AS DEPICTED ALONG PUBLIC ROAD RIGHT-OF-WAYS IS THE LIMIT OF PUBLIC MAINTENANCE AND RESPONSIBILITY.

CURVE TABLE

CURVE	BEARING	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	N 0° 00' 00" E	10.00	10.00	N 0° 00' 00" E	0° 00' 00"
2	N 0° 00' 00" E	10.00	10.00	N 0° 00' 00" E	0° 00' 00"
3	N 0° 00' 00" E	10.00	10.00	N 0° 00' 00" E	0° 00' 00"
4	N 0° 00' 00" E	10.00	10.00	N 0° 00' 00" E	0° 00' 00"
5	N 0° 00' 00" E	10.00	10.00	N 0° 00' 00" E	0° 00' 00"
6	N 0° 00' 00" E	10.00	10.00	N 0° 00' 00" E	0° 00' 00"
7	N 0° 00' 00" E	10.00	10.00	N 0° 00' 00" E	0° 00' 00"
8	N 0° 00' 00" E	10.00	10.00	N 0° 00' 00" E	0° 00' 00"
9	N 0° 00' 00" E	10.00	10.00	N 0° 00' 00" E	0° 00' 00"
10	N 0° 00' 00" E	10.00	10.00	N 0° 00' 00" E	0° 00' 00"

217-37

SITE DATA

1. TOTAL ENCLOSED AREA: 3.74 AC.
2. TOTAL ROAD RIGHT-OF-WAY: 0.216 AC.
3. TOTAL PASSIVE OPEN SPACE AREA: 1.314 AC.
4. TOTAL LOT AREA: 2.034 AC.
5. TAX MAP: 444, PART OF PARCEL: K291
6. DEED REFERENCE: L.L.R. 0322/005
7. PRESENT ZONING: RD
8. (10) DENOTES LOT NUMBER
9. M23 DENOTES HOUSE NUMBER
10. TOTAL NUMBER OF LOTS: 10



COPYRIGHT AND THE MAP PEOPLE PERMITTED USE HANOVER 2007/08
LOCATION MAP
1" = 200'

STORMWATER NOTES

THESE LOTS PROVIDE STORMWATER MANAGEMENT THROUGH THE USE OF STORMWATER MANAGEMENT PRACTICES AND THE FOLLOWING ADAPT

- A) ALL STORMWATER MANAGEMENT PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. ANY SUBSEQUENT ALTERATION OR MODIFICATION OF THESE PRACTICES REQUIRE APPROVAL FROM THE CITY OF HAYVRE DE GRACE DEPARTMENT OF PLANNING. APPROVED PLANS ARE AVAILABLE UPON REQUEST FROM THE CITY OF HAYVRE DE GRACE DEPARTMENT OF PLANNING.
- B) ACCESS TO ALL STORMWATER MANAGEMENT PRACTICES SHALL MAINTAIN IN GOOD CONDITION AND PROMPTLY REPAIR AND/OR RESTORE ALL STORMWATER PRACTICES IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
- C) IN THE EVENT THE OWNER OR ANY SUBSEQUENT OWNERS FAIL TO ADEQUATELY MAINTAIN THE STORMWATER PRACTICES ACCORDING TO THE PROVISIONS OF THE APPROVED PLANS, THE CITY OF HAYVRE DE GRACE SHALL REQUIRE CORRECTIVE ACTION AT THE OWNERS EXPENSE. THE CITY OF HAYVRE DE GRACE HAS THE AUTHORITY TO ENFORCE THIS EXPENSE AS A LIEN ON THE PROPERTY OR PLACED ON THE TAX BILL AND COLLECT AS ORDINARY TAXES.

OWNER'S AND MASTER PLAN CONFORMANCE STATEMENT

CONDITION OF APPROVAL, NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT HEREIN THE ANTICIPATED PLAT AT THE TIME OF BUILDING PERMIT APPLICATION WOULD CAUSE THE CITY'S STORMWATER AND/OR SEWER TO EXCEED ITS RATED CAPACITY.

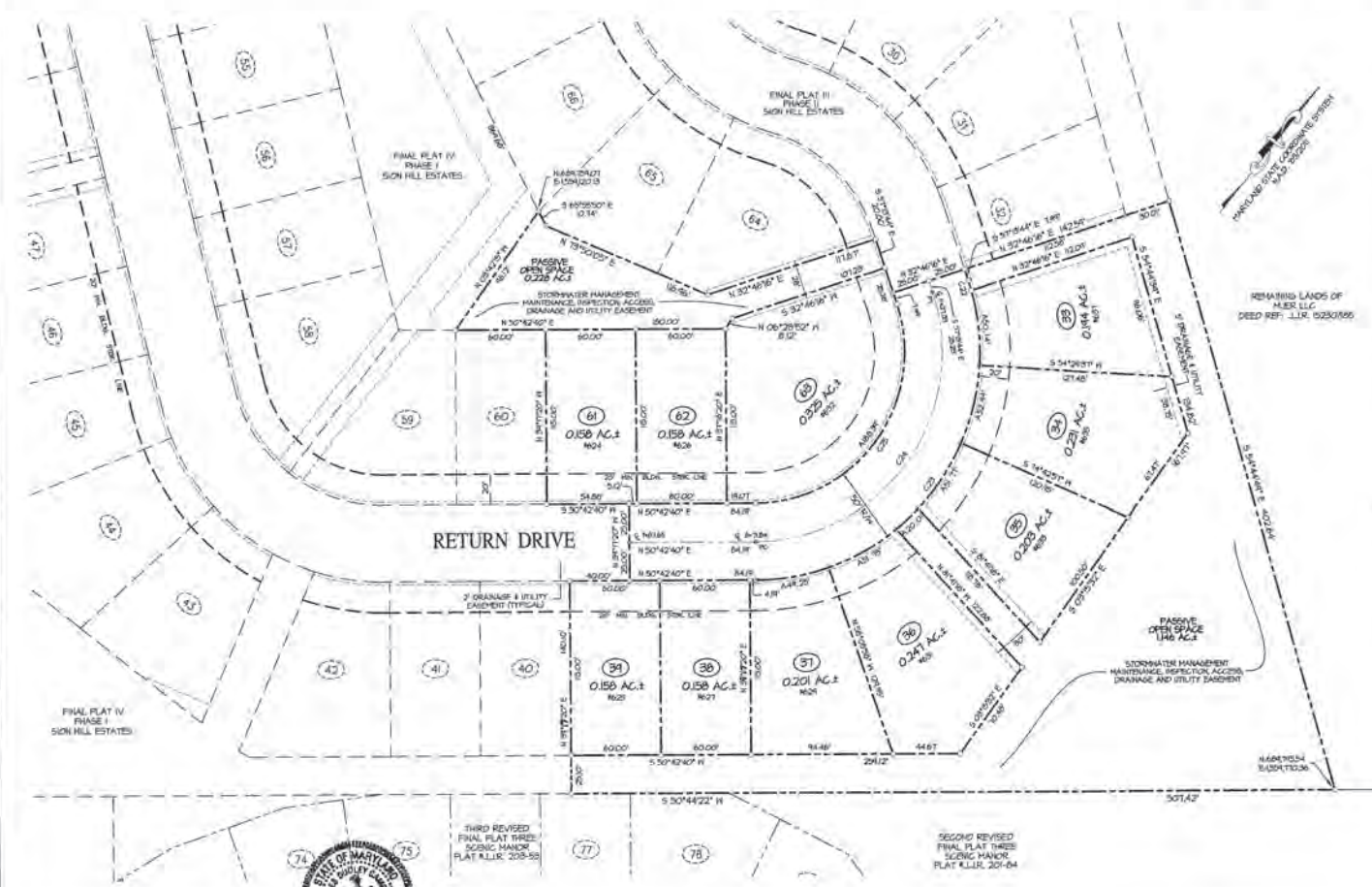
THE OWNER GUARANTEES THAT COMMUNITY WATER SUPPLY AND SEWERAGE COLLECTION FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER: HDG PARTNERS LLC
RICHARD BRAVER, MANAGER

THE USE OF THE COMMUNITY WATER SUPPLY AND SEWERAGE COLLECTION SYSTEM IS IN CONFORMANCE WITH THE HANOVER COUNTY MASTER PLAN.
JULIE C. RUTHERFORD 3-1-23
DEPUTY STATE HEALTH OFFICER: CSB

OWNER:

HDG PARTNERS LLC
303 INTERNATIONAL GARDEN
SUITE 360
HUNT VALLEY, MD 21030



SURVEYOR'S STATEMENT

APPROVED: *[Signature]* 2/17/23
DIR. OF PLANNING DATE

APPROVED: *[Signature]* 2/15/23
DIRECTOR OF ADMINISTRATION DATE

APPROVED: *[Signature]* 2-17-23
CHAIRPERSON - HAYVRE DE GRACE PLANNING COMMISSION DATE

APPROVED: *[Signature]* 2.17.23
DIRECTOR OF PUBLIC WORKS - HAYVRE DE GRACE DATE

APPROVED: *[Signature]* 3-1-23
DEPUTY STATE HEALTH OFFICER: CSB DATE

THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, HEREBY CERTIFIES TO THE CITY OF HAYVRE DE GRACE THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT IT IS ACCURATE TO THE BEST OF HIS KNOWLEDGE, THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATIONS AND DESCRIPTIONS ARE CORRECTLY SHOWN.

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION ON OCTOBER 18, 2022, AND WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS OF THE CODE OF MARYLAND REGULATIONS (09.03.06).

BAY STATE LAND SERVICES, INC.

[Signature] 02/10/23
CHARLES DUDLEY CAMPBELL
PROPERTY LINE SURVEYOR #300
LICENSE EXPIRATION: AUGUST 31, 2024

THE OWNER HEREBY GRANTS TO HAYVRE DE GRACE, MARYLAND AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER, AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHT-OF-WAYS AS DEPICTED ON THIS PLAT.

UNLESS OTHERWISE PROVIDED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USES, THE FEE SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED TO THE PRESENT OWNERS(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS, AND ASSIGNS. NOTHING CONTAINED HEREON SHALL PRECLUDE THE OWNER FROM CONVEYING BY DEED THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES IN FEE TO HAYVRE DE GRACE, MARYLAND.

NO LOT WILL BE REDIVIDED TO PROVIDE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED CITY CODE OR THE COUNTY HEALTH OFFICER.

[Signature] 2/7/23
MANAGER: RICHARD BRAVER

RECORDING STAMP

REC'D FOR RECORD: 3/3/23

AT 10:05 O'CLOCK A.M. SAME

DAY RECORDED IN LIBER MLX.

NO 217 FOLIO 31 ONE OF

THE PLAT RECORDS OF HARFORD

COUNTY, MD, AND EXAMINED PER

MICHELLE KARGESKI, CLERK

FINAL PLAT IV PHASE II

SION HILL ESTATES

CITY OF HAYVRE DE GRACE HANOVER COUNTY MARYLAND

BAY STATE LAND SERVICES

ENGINEERS • SURVEYORS • LAND PLANNERS ENVIRONMENTAL CONSULTANTS

P.O. BOX 853
BEL AIR, MARYLAND 21014-0853
PHONE: 410-618-4741 FAX: 410-420-3949

SCALE: 1"=80' DATE: 10/4/2023 DRAWN BY: RES. CHK. BY: WES. SHEET 4 OF 4 JOB NO. 18064

2853208

MSA_S1246-13956-4



City of Havre de Grace

711 PENNINGTON AVENUE, HAVRE DE GRACE, MARYLAND 21078

WWW.HAVREDEGRACEMD.COM

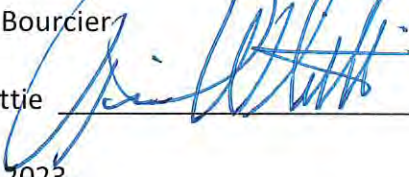
410- 939-1800

410- 575-7043

Department of Public Works

MEMORANDUM

TO: Mr. Tim Bourcier

FROM: Tim Whittie 

DATE: May 31, 2023

RE: Sion Hill Additional Four (4) Lots

Both the Water and Sewer plans and the Road and Storm Drain plans have been revised by Frederick Ward Associates, Inc. and submitted for review and approval. Unfortunately, the additional lots were not part of the initial plan revisions. Therefore, the plans will not receive final Departmental approval until both plans have been revised to include the additional four (4) lots.

TFW/sn

cc: Steve Gamatoria, E.J. Millisor, Marisa Willis, Stephanie Noye