



City of Havre de Grace

711 PENNINGTON AVENUE, HAVRE DE GRACE, MARYLAND 21078

410-939-1800

WWW.HAVREDEGRACEMD.COM

PLANNING COMMISSION AGENDA

City Hall Council Chambers

February 15th, 2024

6:30 PM

1. Call to Order
2. Roll Call
3. New Business

- a. Vote to send the Comprehensive Plan for 60-day review to Maryland Department of Planning.
- b. Any comments from the general public (5 minutes per speaker)

- c. **Location:** 2000 Level Road
Owner/Applicant: Peter & Mary Ianniello- Mount Felix
Permit No: 2024-0282
Parcel No: 0443 (13.96 Acres)

Description:

To hear a request by the applicant of 2000 Level Road (Mount Felix) for "Concept Site Plan Review" for constructing 50 Townhomes (5.83 acres) and 4 multi-family buildings (4.41 acres) containing 24 dwelling units each on 10.24 acres in the Residential Business / RB zoning district. The proposal is not for final approval at this time.

4. Old Business
5. Adjournment

The public is invited to attend and observe the meeting. 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.



City of Havre de Grace

711 PENNINGTON AVENUE, HAVRE DE GRACE, MARYLAND 21078
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410-939-1800

MEMORANDUM

To: Peter & Mary Ianniello
Crosswinds Landing, LLC.

From: Tim Bourcier, AICP - Director of Planning
Eric Lawrence, MLA, MUDP - Associate City Planner

Date: February 6, 2024

RE: Mount Felix proposed residential development preliminary staff comments
2000 Level Road
Havre de Grace, Maryland 21078

Please find the Department of Planning review and comments below for the Conceptual Site Plan, Landscape and Lighting Plan submitted on January 22nd for the informal conceptual site plan review and comment with the Planning Commission on February 15th, 2024.

Site Plan, Landscape and Lighting Plan Review – Mt. Felix

Site Background Information

- The Subject site (Lot 2) is 10.24 acres, zoned RB/Residential Business, lot type 'GG' and is a part of the Single Concept Plan (SCP) in Annexation Resolution 277 (AR277).
- The single-family dwellings within Bulle Rock on the west side of the Parkway are zoned R1/Urban Residential District. The Sion Hill Estates single-family detached residential subdivision on the south side abuts the Ianniello property and are zoned RB. There is a Maryland Environmental Trust (MET) easement to the east of the Subject property.
- The Boards of Appeal approved the conditional use for multifamily dwelling units under section 205-27 of the City code for the Subject site on September 7th, 2023.
- Maryland Historic Trust identifies Mount Felix via Maryland Inventory of Historic Places as [\(HA-526\)](#) as noted on the Single Concept Plan.

Zoning

- [§205-11\(H\)\(4\)](#) Facilities for pedestrians and cyclists, such as sidewalks and bicycle parking facilities, shall be provided where appropriate. Suggest locating bicycle facilities near multifamily buildings and near Tot-Lot.

Parking Requirements - §122

- [3:](#) The required parking area shall be located within the confines and boundaries of the lot or tract of land on which the building, structure or use is located. Please see below.
- [4:](#) There are 438 parking spaces total provided. The parking should be broken down by use. The townhouses provide adequate parking per code. However, 288 parking spaces are required for the multifamily units where only 238 are provided. Moreover, the parking area in the cul-de-sac and overflow area near the townhomes needs to be connected by pedestrian access to the

multifamily area in order for those parking spaces to be counted toward the multifamily requirements.

- **6(A):** Off-street parking requirements per [Chapter 122](#) of the City code for new construction of residential complexes or developments consisting of more than three dwelling units shall provide three (3) parking spaces per dwelling unit.
- **§155-12(B)(1):** **Suggest** outdoor/parking lot and street lighting to be 3,000 Kelvin or below. Proposed lighting is 5,000 Kelvin. Please provide information on any lights attached to the multifamily buildings and walkway lights for pedestrians.

Article V - Adequate Public Facilities

- **Traffic** – A Traffic Impact Analysis (TIA) is required due to generating more than 249 trips per day per [§205-11\(H\)](#). Also, since the project abuts Level Road, SHA review is required. We ask that you please have your Traffic Engineer contact us to coordinate a scoping meeting with City and County Planning Department staff before beginning the analysis.
- **Water** – The City recently completed a water model study and found significant upgrades are needed throughout the City over a seven-year period. Currently, this property does not have capacity as defined per Section 2-8(B)(2) of the City Code.

Article VI- 155-15 Site access, parking and circulation

- **R-14 Harford County Road Code-Book II** states “At a minimum, the centerline of any new entrance shall be located sixty (60’) from the nearest edge of paving of an intersecting street and a residential entrance may be reduced to forty-five feet (45’) by the director of public works on streets classified as residential access.”
- **§155-12(A):** Please screen proposed dumpster enclosure with evergreens.
- **§155-15(B)(1):** Private entrances/exits must be located at least 50 feet from the closest unsignalized intersection.
 - Lot #5 and Lot #50 seem to be affected by this Code section and the driveways will need to be realigned.
- **15(C)(2) & (C)(4):** Please provide a plan to the City indicating large trucks and emergency vehicles can circulate throughout the site safely and efficiently.
- **15(C)(3):** Are there any marked delivery spaces for the condos?
- **15(C)(5):** Since the site has more than 25 parking spaces, internal pedestrian pathways must be provided throughout the site.
- **15(D)(5):** Please design the five-foot (5’) proposed sidewalk to be in addition to, not included in, the twenty-two-foot (22’) length of townhome driveways--for a minimum of twenty-seven feet (27’) all the proposed townhomes. This same logic will apply to the multifamily sidewalks near parking lots.

Article VII - Architecture

- Please submit architectural elevations, plans, and materials list to comply with this Article.
- **16(B):** Please submit a signage plan per the requirements of this section. All proposed signs must meet the requirements of [Chapter 151](#) in the RB zoning district.

Article VIII – Grading, Erosion Control and Stormwater Management

- **155-18(E)**: Below are comments from the in-house review of the concept stormwater management plan. Future submittals will need to be reviewed and approved by the City’s consulting engineer.
 - Owner signature is required;
 - Plans must be signed and sealed by a licensed engineer;
 - A plan needs to be provided that allows for discharge from Mount Felix to Sion Hill. Per the City Code, all stormwater must be contained on the subject property;
 - Computations need to be verified:
 - Need to resize pipe to Sion Hill;
 - Is SDWG #3 able to handle additional run off?
 - Can proposed SWM #1 handle all of the run off?

Article IX - Environmental and Resource Protection

- **81-5** A Forest Stand Delineation (FSD) will be required. A Forest Conservation Plan (FCP) has been submitted in conjunction with the concept plan for review and approval but no FSD has been completed.
- **81-9(A)(2)** Street Trees do not count towards the FCP because the City does not have a “Tree Management Plan”. Please revise the FSD & FCP accordingly to meet the FCP requirements.

Chapter 186- Trees

- **§186-11**: Distance from street corners / intersections. “No street tree shall be planted closer than thirty-five (35’) to any street corner measured from point of nearest intersecting curb lines. Please relocate trees at ‘Road A’ intersection to meet minimum standards in §102-7(D), 7(E) and §102-8(5). We recommend relocating street trees near Lot #5, Lot#14/Lot #15 and Lot#50 to meet the thirty-five feet (35’) standard. We are open to alternative suggestions to meet compliance for internal vehicular circulation safety and standards
- **§186-11 & 102-8(B)(8)**: Also, no street tree shall be planted closer than twenty (20’) to any fire hydrant. Please relocate FH/Street Tree near Lot#5 and Lot#45.
- **§186-12 & 102-8(B)(8)**: **Utilities**: No street tree shall be planted under or within 10 linear feet of any overhead utility wire, or over or within five linear feet of any underground water line, sewer line, transmission line or other utility. Recommend modifying parking lot in SE corner between Lot #13 and Lot #14 to satisfy these requirements. Specifically, light pole in SW parking lot near building 1 and street light pole near the street tree near Lot #8.

Chapter 102 – Sustainable Landscaping and Lighting

- **Please clarify** planting symbol ‘AB’ which is not listed on plan. Perhaps this is meant to be ‘AG’.
- **Please include §102-5** Topsoil section A through C on the ‘Landscape Notes’ section of the landscape plan.
- **7(M)**: A variety of plant species are encouraged to avoid monocultures, to encourage long-lived species and to promote wildlife habitat. Of the required tree plantings and of the shrub plantings, no more than 33% may be of one species. See below:
- **7(I) Small Street Trees**: 55% singular species. Please add additional small street trees to meet the 33% species diversity requirements. We suggest you provide at least one additional species of

small street trees such as Hawthorne, *Crataegus spp.* or Paper bark Maple, *Acer griseum* to meet the requirements.

- **§102-9(A)(2), §205-11(G) and §155-12(B)(1):** Lights illuminating off-street parking or street areas shall be arranged and installed so that any reflection onto adjacent residential lots shall be minimal glare i.e. 0.5 at property line and shielded accordingly. Please check photometric plan for compliance, and if necessary, shield lights accordingly.
- **9(E)(1):** Plant a buffer along the SW parking (adjacent to Lot no. 50) to prevent street light and headlight glare from vehicle ingress/egress of parking lot along dwelling.
- **§102-9(E): Recommend** planting evergreen shrubs along all building facade to meet 60% evergreen requirements. *Itea Virginica* is not an acceptable evergreen as it is deciduous. Please provide an alternative coniferous or deciduous evergreen such as a juniper, holly or such to satisfy requirements.
- **Recommend** parking lot perimeter landscaping for parking lot between building 1 & 2 to meet **9(D)**. Also, recommend connecting the parking lots via sidewalk for seamless pedestrian access.

Annexation Resolution 277-Additional Comments:

The following comments come from the Department of Planning staff report to the Planning Commission concerning Annexation Resolution 277. The items below are suggestions we kindly ask to be considered in revised designs.

- **AR277:** In the Department of Planning Staff Report dated July 31, 2020, Historic Context and Preservation states, “The historic structures known as Mount Felix and Sion Hill are intended to be preserved and protected during the development of the properties. Future development of the properties must also consider context sensitive preservation of not only the historic buildings, but the surrounding property and viewsheds.” Please provide justification for how historic context and viewsheds are being preserved in relation to the site.
- **AR277:** In the Department of Planning Staff Report dated July 31, 2020, Recommended Conditions of Approval item ‘13’ states “The architecture of the buildings on the Ianniello Property shall incorporate similar design elements found on the historic Mount Felix; such as dormers, porticos and materials such as brick and stone.” Please submit Architectural renderings and materials to the City and HPC for review.
- **AR277:** In the Department of Planning Staff Report dated July 31, 2020, Recommended Conditions of Approval item ‘16’ states, “The Department of Planning encourages the developer of the Patrone Property to consider the establishment of a 20-foot landscaped buffer along the rear of the lots along Scenic Manor Drive.” To maintain consistency throughout the SCP, we suggest that a twenty-foot (20’) vegetative buffer be maintained between the abutting rear lots of Sion Hill and Mt. Felix, in addition to future proposed residential neighborhood developments to the west.

Additional Comments:

- **Suggest:** the areas devoted to stormwater management facilities shall be vegetatively buffered as appropriate if they are not suitable for active or passive recreation and/or forest conservation easements while still maintaining the SWM design intent and minimum safety standards as applicable.
- **Suggest** moving the proposed parking lot entrance between Building 1 & 2 to line up with the proposed throughway access to the north side of Building 3 (in line with the utility easement) and

relocate dumpster accordingly per 15(C)(2). This will also improve 102-9 parking lot conditions in terms of glare, connectivity and design.

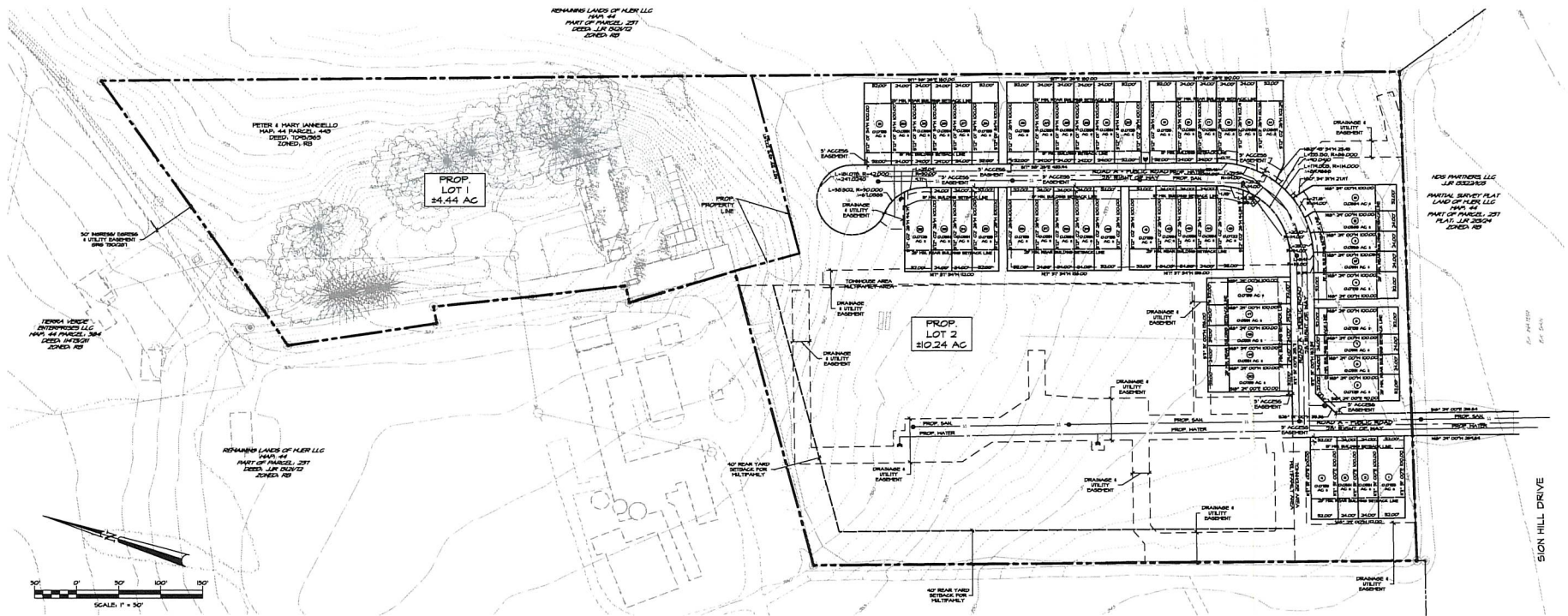
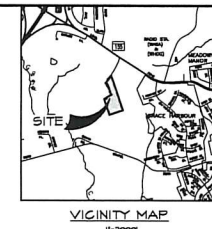
- **Suggest:** The street trees proposed along the access road are out of Subject property limits but we will accept an allée of Sycamore (PO) trees along the entrance for continuity and will be counted towards the total tree requirement. Please add at least three (3) more while adhering to the minimum setback requirements.
- **Suggest:** installing Electric Vehicle (EV) charging stations within the designated multifamily area and at the proposed active playground (tot-lot) in the northeast corner. We suggest at least one EV charging station per multifamily building to be located adjacent to corresponding building or in a designated EV charging area that's universally accessible and centrally located.
- **Suggest:** Building structures shall consider the historical character of the site in response to the existing buildings. Architectural plans & sections/elevations should be provided to the Historic Preservation Commission (HPC) for review and comment.
- **Suggest:** that all internal proposed street lighting be reduced from twenty-feet (20') feet to fifteen-feet (15') height along 'Road A' to be more pedestrian scale while meeting minimum Harford County Road Code Standards and the City glare restrictions.
- **Suggest** planting native groundcover such as *Carex spp.*, *Sporobolus spp.*, *schizachrium scoparium*, or *Chasmanthium latifolium* instead of typical lawn grass or non-native ornamental ground covers such as Liriope Muscari (LM). Suggest mass block plantings in groups such as 10-15 together of two or more species to promote diversity and aesthetics when located within parking lot islands and garden beds.
- **Suggest:** Light poles and fixtures shall utilize designs that are attractive and complimentary to the adjacent historic structures-Mt. Felix (HA-526).

Sincerely,
Department of Planning

CC: Department of Planning Staff
Department of Public Works Staff
Planning Commissioners
Dave Sobczak, Crosswinds Landing, LLC
Katelyn Pierce, PLA, ASLA
Tom Miner, PE, CCM

LEGEND

---	RIGHT OF WAY LINE
---	PROPERTY LINE
---	EX EASEMENT
---	PROP SEWERAGE
---	PROP EASEMENT
---	PROP SANITARY LINE
---	PROP WATER LINE
---	PROP FUTURE PARK AREA
---	PROP TOWNHOUSE LOT AREA
---	PROP ACTIVE RECREATION SPACE
---	PROP TOWNHOUSE LOT



DEVELOPMENT SUMMARY

1. PROPERTY ADDRESS: 2000 LEVEL ROAD, HAVRE DE GRACE, MD 21078
2. OWNER: PETER & HARRY IANNIELLO, 2000 LEVEL ROAD, HAVRE DE GRACE, MD 21078
3. DEVELOPER: CROWNINGS LANDING, LLC, 1415 EVERING ROAD, SUITE 200, TOWSON, MD 21286
4. TAX MAP, PARCEL, DEED REF: 00-00000, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
5. EXISTING ACREAGE: 16.66 ACRES
PROPOSED SUBDIVISION: LOT 1: 14.44 ACRES, LOT 2: 10.24 ACRES, TOWNHOUSE GROSS LAND AREA: 15.00 ACRES, MULTIFAMILY GROSS LAND AREA: 14.81 ACRES
6. USE, EXISTING, PROPOSED: VINEYARD, WETLAND, CONDOP/INFLX, & TOWNHOUSES
7. WATER SERVICE: PUBLIC
8. ZONING: RB RESIDENTIAL BUSINESS

4. PROVISIONS FOR PERMITTED USE TOWNHOUSES (1009-266)
TOWNHOUSES (LOT TYPE 05)
MIN. LOT AREA: 1000 SF
MAX. LOT COVERAGE: 30%
MIN. LOT HEIGHT: 3'4"
MIN. FRONT YARD SETBACK: 21'
MIN. SIDE YARD SETBACK: 10'
MIN. REAR YARD SETBACK: 21'
MAX. BUILDING HEIGHT: 40'
* (200-4 (R)) THE MINIMUM DISTANCE BETWEEN THE ENDS OF TWO ADJACENT BUILDING BLOCKS SHALL BE 20 FEET. IN THE CASE WHERE A BUILDING BLOCK IS ADJACENT TO AN ADJOINING PROPERTY THAT IS NOT PART OF THE PROJECT, THE BLOCK END SHALL BE A MINIMUM OF 5 FEET FROM THE PROPERTY LINE.
4. PROVISIONS FOR CONDITIONAL USE MULTIFAMILY DWELLINGS (1009-270)
MULTIFAMILY DWELLINGS (LOT TYPE 02)
MIN. LOT AREA: 10000 SF
MAX. LOT COVERAGE: 30%
MIN. LOT HEIGHT: 10'
MIN. FRONT YARD SETBACK: 30'
MIN. SIDE YARD SETBACK: 10'
MIN. REAR YARD SETBACK: 40'
MAX. BUILDING HEIGHT: 40'

BOARD OF APPEALS APPROVAL

APPROVAL OF BOARD OF APPEALS NUMBER 306 WAS GRANTED FOR A SPECIAL EXCEPTION OF A CONDITIONAL USE TO ALLOW FOR MULTIFAMILY DWELLINGS WITHIN THE RB ZONING DISTRICT BY THE CITY OF HAVRE DE GRACE ON SEPTEMBER 7, 2023

GENERAL NOTES

1. THERE IS NO 600 YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24028G02E DATED 04/19/2016.
2. SOIL BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HANFORD COUNTY, USDA NRS.
3. BOUNDARY FIELD SURVEYED BY FREDERICK HARD ASSOCIATES IN DECEMBER 2022.
4. TOPOGRAPHY FIELD SURVEYED BY FREDERICK HARD ASSOCIATES IN DECEMBER 2022 AND JANUARY 2023.
5. THE PROPERTY IS NOT WITHIN THE CHEESAPEAKE BAY CRITICAL AREA.
6. NO WETLANDS ON THIS SITE PER THE NATIONAL WETLAND INVENTORY.
7. A DUST WATERSHED NUMBER, 02030706 (SHAW CREEK).
8. THIS PROPERTY IS NOT WITHIN THE KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES.
9. THIS PROPERTY IS NOT KNOWN TO BE A HISTORIC SITE.
10. PROPOSED ROAD IS TO BE A PUBLIC ROAD.
11. THIS SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
12. THIS SITE IS WITHIN THE HAVRE DE GRACE WATER ZONE 2.
13. THIS PROJECT IS TO BE COMPLETED IN ONE PHASE.
14. FUTURE ROAD NAMES ARE TO BE APPROVED BY HANFORD COUNTY EMERGENCY SERVICES.
15. THE FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
16. STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE UPDATED PRELIMINARY DESIGN MANUAL.
17. THE OWNER GUARANTEES THAT THE COMPANY WATER SUPPLY AND THE COMPANY SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
18. EXTENSION OF COMPANY SERVICES FROM THEIR EXISTING LOCATIONS WILL BE AT THE DEVELOPERS EXPENSE.
19. THE SIGNING OF THIS SUBDIVISION PLAN IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.
20. DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HANFORD COUNTY DEPARTMENT OF PUBLIC WORKS FOR DRIVEWAY ENTRANCES PROJECTING ON COUNTY ROADS.
21. THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.
22. THE CITY OF HAVRE DE GRACE DEPARTMENT OF PUBLIC WORKS WILL NOT IMPROVE OR MAINTAIN PRIVATE ROADS.
23. NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME THAT AN APPLICABLE PLANS HAVE BEEN APPROVED, PUBLIC WORKS AGREEMENTS (PWA) EXECUTED AND ALL BONDS SUBMITTED.
24. NO BUILDING PERMITS WILL BE APPROVED UNTIL THE SITE MEETS ALL APPLICABLE ASPECTS OF THE CODE OF HANFORD COUNTY REGULATIONS GOVERNING SUBDIVISIONS.
25. THESE LOTS DO NOT LIE WITHIN THE CHEESAPEAKE BAY CRITICAL AREA.

STORMWATER MANAGEMENT NOTES

- A) ALL STORMWATER MANAGEMENT PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. ANY SUBSEQUENT ALTERATION OR MODIFICATION OF THESE PRACTICES REQUIRES APPROVAL FROM THE CITY OF HAVRE DE GRACE DEPARTMENT OF PLANNING. APPROVED PLANS ARE AVAILABLE UPON REQUEST FROM THE CITY OF HAVRE DE GRACE DEPARTMENT OF PLANNING.
- B) ACCESS TO ALL STORMWATER MANAGEMENT PRACTICES SHALL BE MAINTAINED TO THE CITY OF HAVRE DE GRACE 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 PLAN.
- D) IN THE EVENT THE OWNER OR ANY SUBSEQUENT OWNERS FAIL TO ADEQUATELY MAINTAIN THE STORMWATER MANAGEMENT PRACTICES ACCORDING TO THE PROVISIONS OF THE APPROVED PLANS, THE CITY OF HAVRE DE GRACE DEPARTMENT OF PLANNING SHALL RESERVE THE RIGHT TO PLACE THIS EXPENSE AS A LIEN ON THE PROPERTY OR PLACED ON THE TAX BILL AND COLLECTED AS DRINKING TAXES.

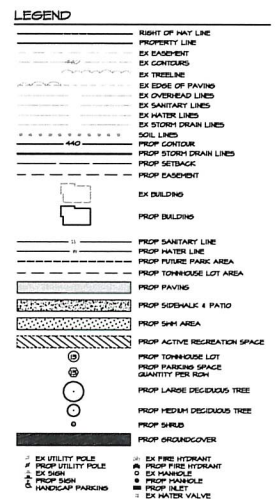
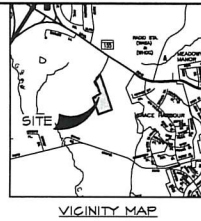
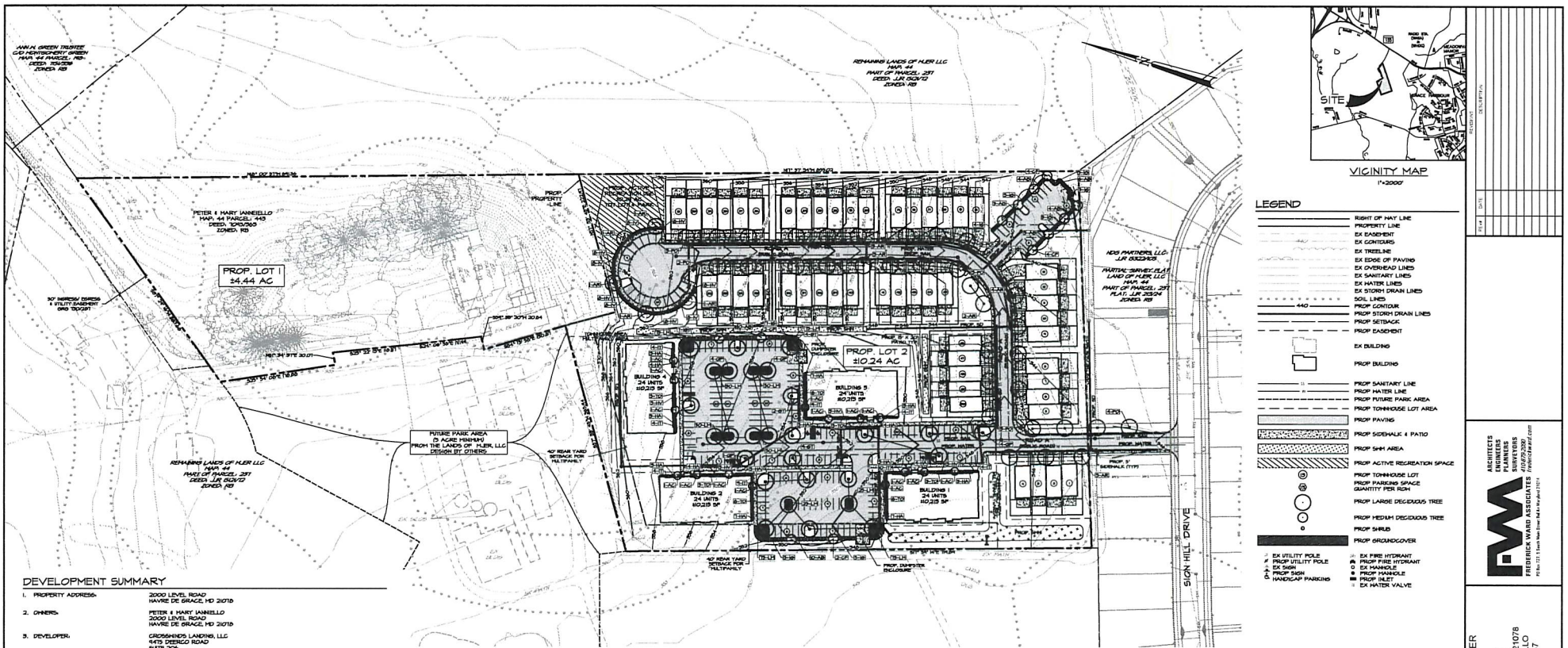
APPROVED:	CITY OF HAVRE DE GRACE	DATE:	11/17/23
	DIRECTOR OF PUBLIC WORKS		
APPROVED:	PLANNING COMMISSION CHAIR	DATE:	11/17/23

OWNER/DEVELOPER
PETER IANNIELLO
2000 LEVEL ROAD
HAVRE DE GRACE, MD 21078
ATTN: PETER IANNIELLO
PHONE: 410-937-2887

ARCHITECTS
F&M
FREDERICK HARD ASSOCIATES, LLC
100 N. 177th Street, Suite 100, Havre de Grace, MD 21078

PRELIMINARY SUBDIVISION PLAN
MOUNT FELIX
SUBDIVISION

DATE: 11/17/23
SCALE: 1"=2000'
SHEET: 1 OF 1
JOB NO: 24028G02E



DEVELOPMENT SUMMARY

- PROPERTY ADDRESS: 2000 LEVEL ROAD, HAVRE DE GRACE, MD 21078
- OWNERS: PETER & MARY IANNIELLO, 2000 LEVEL ROAD, HAVRE DE GRACE, MD 21078
- DEVELOPER: CROSSROADS LANDING, LLC, 1475 DENICO ROAD, SUITE 200, THONON, MD 21086
- TAX MAP, PARCELS, ZONED REF: 00-00205, 44, 22, 100, 100, 200
- EXISTING ACREAGE: 18.60 ACRES
PROPOSED SUBDIVISION: 14.44 ACRES (LOT 1), 10.24 ACRES (LOT 2), 10.24 ACRES (MULTIFAMILY GROSS LAND AREA), 14.44 ACRES (MULTIFAMILY GROSS LAND AREA)
- USE: EXISTING: VINEYARD, PROPOSED: VINEYARD, CONDO/CONDO/MS, & TOWNHOUSES
- WATER SERVICE: PUBLIC, SEWER SERVICE: PUBLIC
- ZONING: RD RESIDENTIAL BUSINESS
PROVISIONS FOR PERMITTED USE TOWNHOUSES (0009-270) (CONDO/MS/LOT TYPE 001)
MIN. LOT AREA: 1000 SF
MAX. LOT COVERAGE: 60%
MIN. LOT WIDTH: 30'
MIN. FRONT YARD SETBACK: 0'
MIN. SIDE YARD SETBACK: NONE
MIN. REAR YARD SETBACK: 20'
MAX. BUILDING HEIGHT: 40'
* 0009-4 (RD) THE MINIMUM DISTANCE BETWEEN THE ENDS OF TWO ADJACENT BUILDING BLOCKS SHALL BE 20 FEET. IN THE CASE WHERE A BUILDING BLOCK IS ADJACENT TO AN ADJOINING PROPERTY THAT IS NOT PART OF THE PROJECT, THE BLOCK END SHALL BE A MINIMUM OF 5 FEET FROM THE PROPERTY LINE.
DENSITY (0009-4RD): MAXIMUM TOWNHOUSE DENSITY: 16 DWELLING UNITS PER ACRE = 16 * 0.24 AC = 3.84 UNITS (3.84 UNITS PER ACRE)
PROPOSED TOWNHOUSE DENSITY: 50 UNITS (5.0 UNITS PER ACRE)
OPEN SPACE (0009-270A): REQUIRED OPEN SPACE: 20% OF GROSS LAND AREA = 0.20 AC * 208 = 41.6 AC (41.6 ACRES (2%))
REQUIRED OPEN SPACE: 1.64 ACRES (2%)
REQUIRED ACTIVE RECREATION USE: 2% OF OPEN SPACE = 0.81 AC * 2% = 0.24 AC (0.24 AC)
PROPOSED ACTIVE RECREATION USE: 10.24 ACRES (CONCLUDING A TOT LOT AND PARK AREA)
- PROVISIONS FOR CONDITIONAL USE MULTIFAMILY DWELLINGS (0009-270) (MULTIFAMILY/LOT TYPE 001)
MIN. LOT AREA: 1000 SF
MAX. LOT COVERAGE: 30%
MIN. LOT WIDTH: 30'
MIN. FRONT YARD SETBACK: 0'
MIN. SIDE YARD SETBACK: 0'
MIN. REAR YARD SETBACK: 40'
MAX. BUILDING HEIGHT: 40'
DENSITY: NONE
MAXIMUM MULTIFAMILY DENSITY: 16 UNITS (22 UNITS PER ACRE)
PROPOSED MULTIFAMILY DENSITY: 16 UNITS (22 UNITS PER ACRE)
- PARKING REQUIREMENTS
REQUIRED FOR TOWNHOUSES: 3 SPACES PER UNIT + 50 UNITS X 3 SPACES = 80 SPACES
REQUIRED FOR MULTIFAMILY: 2 SPACES PER UNIT + 50 UNITS X 2 SPACES = 40 SPACES
TOTAL PARKING SPACES: 120 PARKING SPACES
PROPOSED FOR TOWNHOUSES: 200 SPACES (2 GARAGE SPACES + 2 DRIVEWAY SPACE PER UNIT)
PROPOSED FOR MULTIFAMILY: 200 PARKING SPACES
TOTAL PROPOSED PARKING: 400 PARKING SPACES

GENERAL NOTES

- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM PANEL NO. 240200006 DATED 04/19/06.
- SOIL BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HANFORD COUNTY, USDA NYS.
- BOUNDARY FIELD SURVEYED BY FREDERICK HARD ASSOCIATES IN DECEMBER 2022.
- TOPOGRAPHY FIELD SURVEYED BY FREDERICK HARD ASSOCIATES IN DECEMBER 2022 AND JANUARY 2023.
- THE PROPERTY IS NOT WITHIN THE GREENSPACE BAY CRITICAL AREA.
- NO WETLANDS ON THIS SITE PER THE NATIONAL WETLAND INVENTORY.
- D BIGHT WATERBOD NUMBER: 020706 (OHAN GREEN)
- THIS PROPERTY IS NOT WITHIN THE KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES.
- THIS PROPERTY IS NOT KNOWN TO BE A HISTORIC SITE.
- PROPOSED ROAD IS TO BE A PUBLIC ROAD.
- THIS SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
- THIS SITE IS WITHIN THE HAVRE DE GRACE WATER ZONE 2.
- THIS PROJECT IS TO BE COMPLETED IN ONE PHASE.
- FUTURE ROAD NAMES ARE TO BE APPROVED BY HANFORD COUNTY EMERGENCY SERVICES.
- THE FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
- STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE UPDATED H&E DESIGN MANUAL.

BOARD OF APPEALS APPROVAL

APPROVAL OF BOARD OF APPEALS NUMBER 506 WAS GRANTED FOR A SPECIAL EXCEPTION OF A CONDITIONAL USE TO ALLOW FOR MULTIFAMILY DWELLINGS WITHIN THE RD ZONING DISTRICT BY THE CITY OF HAVRE DE GRACE ON SEPTEMBER 1, 2023.

LANDSCAPE REQUIREMENTS

REQUIREMENT	PROVIDED
STREET TREES (0009-4RD) REQUIRED: STREET TREES SHALL BE PLANTED ALONG ALL PROPOSED STREETS	1/20' LF OF PROPOSED STREET 30 LARGE TREES PROVIDED
PARKING INTERIOR LANDSCAPING (0009-270) REQUIRED: 1 TREE FOR EVERY 10 SPACES	250 PARKING SPACES 20 LARGE TREES PROVIDED
PARKING PERIPHERAL LANDSCAPING (0009-270) REQUIRED: PERIPHERAL LANDSCAPING SHALL BE PROVIDED TO VISUALLY SCREEN PARKING LOTS, LIMIT GLARE FROM HEADLIGHTS AND ENHANCE THE COMMUNITY STREETSCAPE CHARACTER	12 SMALL TREES, 84 SHRUBS, & 150 GRASSCOVER
CONDO/MS/LOT TYPE 001 REQUIRED: 16 UNITS PER ACRE FOR ALL SIZES OF UNITS AND 20 UNITS PER ACRE FOR 50 UNITS OR SMALLER SIZES OF UNITS FOR 50 UNITS PER ACRE OF BUILDING	BUILDING 1: 20 LINEAR FEET PROVIDED FOR BUILDING 1, 4 TREES & 40 SHRUBS BUILDING 2: 20 LINEAR FEET PROVIDED FOR BUILDING 2, 4 TREES & 40 SHRUBS BUILDING 3: 40 LINEAR FEET PROVIDED FOR BUILDING 3, 4 TREES & 40 SHRUBS BUILDING 4: 20 LINEAR FEET PROVIDED FOR BUILDING 4, 4 TREES & 40 SHRUBS

SOIL CHART

SYMBOL	UNIT NAME	HTIRNG	K-VALUE	HYDROLOGIC GROUP
CH2D	CHILLER SILT LOAM, 2-8% SLOPES	-	43	C
CH2D	DELANO SILT LOAM, 3-8% SLOPES	-	31	G
CH2D	ELSBOROUGH LOAM, 2-8% SLOPES	-	31	B
CH2C	ELSBOROUGH LOAM, 3-8% SLOPES	-	31	B
4B	JOFFA GRAVELLY SANDY LOAM, 2-8% SLOPES	-	20	A
5A2	SASSAPARAS AND JOFFA SOIL, 10-20% SLOPES	-	20	A

PLANTING SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	PLANTING CONDITIONS	MATURE SIZE / GENERAL TYPE
LARGE DECIDUOUS TREES						
20	AR	ACER RUBRUM	RED MAPLE	2" - 2 1/2" CAL	BALLED & BURLAPPED (B&B)	20' H X 8" H L. DECIDUOUS TREE
15	BT	ELDIETIA TRIANGULARIS VAR. BERGII	STYCOLE HONEYLOCUST	2" - 2 1/2" CAL	BALLED & BURLAPPED (B&B)	20' H X 4" H L. DECIDUOUS TREE
10	PD	PLATANUS OCCIDENTALIS	SYCAMORE	2" - 2 1/2" CAL	BALLED & BURLAPPED (B&B)	40' H X 8" H L. DECIDUOUS TREE
12	DP	QUERCUS PALMIS	PIN OAK	2" - 2 1/2" CAL	BALLED & BURLAPPED (B&B)	30' H X 6" H L. DECIDUOUS TREE
MEDIUM DECIDUOUS TREES						
12	CP	CORNUS FLORIDA	FLOWERING DOGWOOD	1" - 1 1/2" CAL	BALLED & BURLAPPED (B&B)	20' H X 20" H L. DECIDUOUS TREE
12	AC	AMELANCHIER CANADENSIS	SERVICEBERRY	1" - 1 1/2" CAL	BALLED & BURLAPPED (B&B)	15' H X 20" H L. DECIDUOUS TREE
SHRUBS						
44	AO	ABELIA X GRANDIFLORA	GLOSSY ABELIA	2" - 3 1/2" HT 2 1/2" - 3" SPD	15 CONTAINER (CONT)	4" H X 4" H. DECIDUOUS SHRUB
64	HA	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	2" - 3 1/2" HT 2 1/2" - 3" SPD	15 CONTAINER (CONT)	4" H X 4" H. DECIDUOUS SHRUB
10	IV	HYDRANGEA VIREOBANNA LITTLE SIZE	LITTLE SIZE NITSHAZEL	2" - 3 1/2" HT 2 1/2" - 3" SPD	15 CONTAINER (CONT)	4" H X 4" H. DECIDUOUS SHRUB
50	IB	ILEX ALABAMA	HOBERRY	2" - 3 1/2" HT 2 1/2" - 3" SPD	15 CONTAINER (CONT)	4" H X 3" H. EVERGREEN SHRUB
48	IT	ITEA VIRGINICA 'HEBE'S GARNET'	VIRGINIA SHEEPSPIRE	2" - 3 1/2" HT 2 1/2" - 3" SPD	15 CONTAINER (CONT)	4" H X 3" H. EVERGREEN SHRUB
52	IV	ILEX VERTICILLATA	HINTERBERRY	2" - 3 1/2" HT 2 1/2" - 3" SPD	15 CONTAINER (CONT)	4" H X 4" H. DECIDUOUS SHRUB
30	TD	TALIA OCCIDENTALIS 'NETS' HEDGET'	NETZ HEDGET ARBESCENTIAE	2" - 3 1/2" HT 2 1/2" - 3" SPD	15 CONTAINER (CONT)	4" H X 4" H. EVERGREEN SHRUB
ORNDORF/VERM PERENNIALS						
300	LH	LIRIOPE MUSCARI 'VAREGATA'	VAREGATED LILYTURP	6" HT	10" H X 2" W. CONTAINER (CONT) 50% SPACED	1" H X 2" H. PERENNIAL

OWNER/DEVELOPER
PETER IANNIELLO
1000 LEVEL ROAD, 1078
HAVRE DE GRACE, MD 21078
ATTN: PETER IANNIELLO
PHONE: 410-937-2887

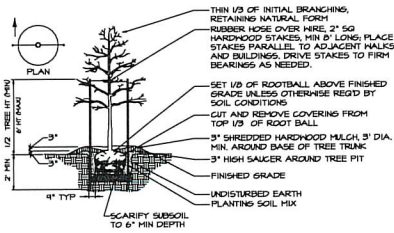
LANDSCAPE PLAN
MOUNT FELIX
SUBDIVISION

DATE: 11/11/2024
TIME: 11:41 AM
PROJECT: LP01
SHEET: 1 OF 2
DATE: 11/11/2024
TIME: 11:11:00 AM

APPROVED: DIRECTOR OF PLANNING DATE: 11/11/2024
APPROVED: PLANNING COMMISSION CHAIR DATE: 11/11/2024

PLANTING NOTES

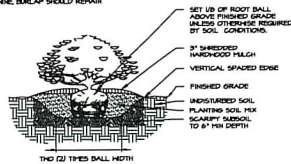
1. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK, LATEST EDITION.
 - a. PLANTS FOR LANDSCAPES SHALL HAVE BEEN GROWN IN OPEN HARDENESS ZONES 8, 9, 10, 11 AND WITHIN 200 MILES OF THE CITY. A NURSERY STOCK CERTIFICATE AND PLANT MATERIAL INVOICE SHALL BE PROVIDED TO THE CITY INDICATING THE LOCATION OF THE NURSERY.
 - b. ALL TREES, SHRUBS, AND PLANTS SHALL BE SOUND, HEALTHY, AND VIGOROUS, AND SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS AND LARVAE.
2. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
3. THE DEVELOPER SHALL GUARANTEE FOR THE (2) FULL GROWING SEASON 100% SURVIVAL OF ALL PLANT MATERIALS INSTALLED ACCORDING TO THIS PLAN. ALL PLANTINGS SHALL BE BUNKER FOR THE SAME PERIOD.
4. THE DEVELOPER AGREES TO PLANT THE SPECIFIED QUANTITY AND TYPES OF PLANTS AS OUTLINED IN THE PLAN.
5. THE DEVELOPER AGREES TO PLANT THE MATERIAL IN THE APPROPRIATE SEASON FOR EACH PLANT TYPE.
6. PLANT MATERIAL SHALL BE OBTAINED FROM HEALTHY NURSERY STOCK, HAVE A HEALTHY VIGOROUS ROOT SYSTEM, BE FREE OF DISEASE AND/OR INFESTATION AND BE FREE OF SPONGEMOIST.
7. SUBSTITUTION OF PLANT MATERIAL DUE TO AVAILABILITY MUST BE APPROVED BY THE CITY OF HAVRE DE GRACE PRIOR TO PLANTING.
8. TREES SHALL BE PLANTED SO AS NOT TO INTERFERE WITH OVERHEAD UTILITY STRUCTURES.
9. USE TREE SHELTERS TO PROTECT TRUNKS OF HARDWOOD TREES FROM ANIMAL DAMAGE AND ACT AS HIX GREENHOUSES TO SPEED GROWTH. THESE TREES NEED MORE WATER THAN THOSE WITHOUT SHELTERS. A TREE HEIGHT OF 2' OR GREATER IS GENERALLY SUFFICIENT TO PROTECT THE BROWN BRANDED PESTICE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
10. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
11. CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
12. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
13. ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND SEEDED PER SEDIMENT EROSION CONTROL PLANS.
14. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HAVRE DE GRACE, MO.
15. GENERAL CONTRACTOR IS TO PROVIDE ALL MATERIALS AND LABOR INCLUDING PLANTS, PLANTER FILL MATERIALS, MULCHES, SOIL PREPARATION, DECORATIVE ITEMS, INSPECTION AND TRANSPORTATION.
16. SOIL ADDITIVES TO BE GRANULAR FERTILISER OF A 1:2:1 RATIO. SOIL OUTSIDE RANGE OF 5.0 - 7.0 PH SHALL BE TREATED APPROPRIATELY TO CORRECT FOR HIGH ALKALINITY OR ACIDITY.
17. THE USE OF ON-SITE TOPSOIL MUST BE APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT.
18. MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT AND CONTINUE MAINTENANCE UNTIL TERMINATION OF WARRANTY. MAINTENANCE TO INCLUDE WEEDING, APPLICATIONS OF PESTICIDES, WATERING, TRUNKING AND PRUNING, DISEASE CONTROL, AND MAINTENANCE OF PLANT BRACING EQUIPMENT.
19. PLANTING SOIL MIX:
 - a. CONTRACTOR SHALL PROVIDE PLANTING MIX ACCORDING TO THE FOLLOWING MIX RATIOS:
 - i. THE SANDY LOAM TOPSOIL, PH SHALL BE BETWEEN 5.5 - 7.0, CONTAIN A MINIMUM 5% ORGANIC MATTER, SOLUBLE SALTS SHALL NOT EXCEED 2000 PPM CALCIUM SHALL NOT EXCEED 3000 PARTS PER MILLION. TOPSOIL SHALL BE FREE OF HAZARDOUS WEEDS AND ROCKS OVER 1".
 - ii. LEAFLOAM AS MANUFACTURED BY Maryland Environmental Services, 228 Hopkins Road, Millersville, Maryland 21002, Allis Procurement Division, Phone 410-329-8280 Fax 410-329-8280 OR AN APPROVED COMPOSTED LEAF MOLD.
 - iii. THE PLANT MIXTURE SHALL BE MIXED MECHANICALLY IN BULK, THEN BAGGAGED INTO THE PLANTERS TO THE DEPTHS DETAILED ON PLANS.
 - b. SOIL AMENDMENTS: PROVIDE ORGANIC FERTILIZER NPK-19-4-84, 3-4 MONTH RELEASE, APPLY TO PLANTER MIX AT A RATE OF 50 LBS/1000 SQ FT OF PLANTING AREA. THOROUGHLY INCORPORATE INTO TOP 10 INCHES OF PLANTING SOIL, INCLUDING TREE PIT.
20. NO TREES SHALL BE PLANTED WITHIN 4' OF THE SANITARY SEWER LATERAL OR WATER LINE.



DECIDUOUS TREE PLANTING DETAIL

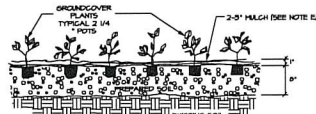
SCALE: NTS

NOTES:
 1. TREE CONTAINER SHOULD COMPLETELY COVER THE TREE PIT.
 2. CONTAINERS AND SCARIFY ROOT BALL - FOR 6\"/>



SHRUB PLANTING DETAIL

SCALE: NTS



GROUNDCOVER PLANTING DETAIL

SCALE: NTS

1. BUILD AS SPECIFIED REFER TO PLANT LIST FOR SPACING
 2. GROUNDCOVER AS SPECIFIED REFER TO PLANT LIST FOR SPACING

NO.	DATE	DESCRIPTION

ARCHITECTS
ENGINEERS
PLANNERS
LANDSCAPE ARCHITECTS
INTERIORS
EXTERIORS
ENVIRONMENTAL

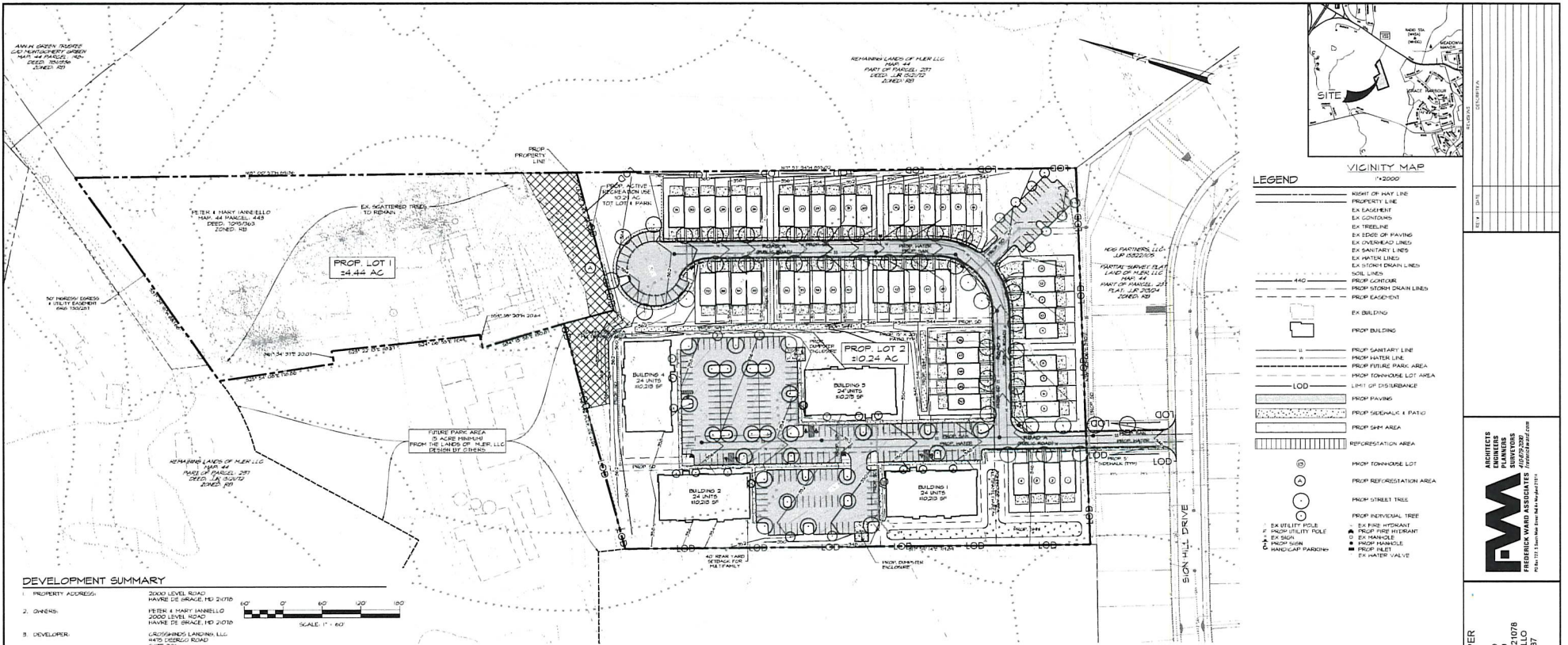


OWNER/DEVELOPER
PETER ANNIELLO
 2000 LEVEL ROAD
 HAVRE DE GRACE, MD 21058
 ATTN: PETER ANNIELLO
 PHONE: 410-937-2887

LANDSCAPE NOTES & DETAILS
MOUNT FELIX
SUBDIVISION

DATE: 01/12/2024	SCALE: 1/4" = 1'	LP02
PROJECT: 211187.00	DATE: 01/12/2024	
APPROVED: DIRECTOR OF PLANNING	DATE:	
APPROVED: PLANNING COMMISSION CHAIR	DATE:	
TMM	211187.00	

DATE PLOTTED: 01/12/24 10:47 AM. PLOT FILE: C:\PROJECTS\211187\211187_00\211187_00_P02.dwg. PLOT SCALE: 1/4" = 1'. PLOT SHEET: 1 OF 1.



DEVELOPMENT SUMMARY

1. PROPERTY ADDRESS: 2000 LEVEL ROAD
HAYVE DE GRACE RD 21070
2. OWNERS: VETEN & MARY IANNELLO
2000 LEVEL ROAD
HAYVE DE GRACE RD 21070
3. DEVELOPER: CROSSBONES LANDMARK LLC
1470 GERRARD ROAD
SUITE 200
TOWNSHIP RD 21015
4. TAX: 01-000333
TAX MAP: 44
GRID: 27
PARCEL: 443
DEED REF: 2009/063
5. EXISTING ACRES: 244.68 ACRES
PROPOSED SUBDIVISION:
LOT 1: 14.44 ACRES
LOT 2: 192.24 ACRES
TOWNHOUSE GROSS LAND AREA: 16.45 ACRES
MULTIFAMILY GROSS LAND AREA: 14.41 ACRES
6. USE: VINEYARD
EXISTING PROPOSED: VINEYARD, CONDOMINIUMS, 4 TOWNHOUSES
7. WATER SERVICES: PUBLIC
SEWER SERVICE: PUBLIC
8. ZONING: RD RESIDENTIAL URBAN/RS

GENERAL PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS IN THE PLANT LIST AND SHALL BE INSTALLED IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
3. THE DEVELOPER SHALL GUARANTEE FOR TWO (2) FULL GROWING SEASONS (50% REMOVAL OF ALL PLANT MATERIALS INSTALLED ACCORDING TO THIS PLAN. ALL PLANTINGS SHALL BE DONE FOR THE SAME PERIOD.
4. THE DEVELOPER AGREES TO PLANT THE SPECIFIED QUANTITY AND TYPES OF PLANTS AS OUTLINED IN THE PLAN.
5. THE DEVELOPER AGREES TO PLANT THE MATERIAL IN THE APPROPRIATE SEASON FOR EACH PLANT TYPE.
6. PLANT MATERIAL SHALL BE OBTAINED FROM HEALTHY NURSERY STOCK, HAVE A HEALTHY JOINTS AND ROOT SYSTEMS, BE FREE OF DISEASE AND/OR PESTS, AND BE FREE OF DEFOLIATION.
7. SUBSTITUTION OF PLANT MATERIAL DUE TO AVAILABILITY MUST BE APPROVED BY THE CITY OF HAYVE DE GRACE PRIOR TO PLANTING.
8. TREES SHALL BE PLANTED SO AS NOT TO INTERFERE WITH EXISTING UTILITY STRUCTURES.
9. USE TREE SHELTERS TO PROTECT TREES FROM ANIMAL DAMAGE AND ACT AS BARRIERS TO WEED GROWTH. THESE TREES NEED MORE WATER THAN THOSE WITHOUT SHELTERS. A TREE SHELTER OF 2" OR GREATER IS GENERALLY SUFFICIENT TO PROTECT THE TREES AGAINST PESTS.

SEQUENCE OF CONSTRUCTION - FOREST CONSERVATION

1. STAKE OUT LIMITS OF DISTURBANCE AND TREE PROTECTION TRACING LOCATIONS.
2. COORDINATE ON-SITE PROTECTION MEASURES WITH THE SITE CONTRACTOR, ENGINEER, PROJECT ECOLOGIST, AND CITY OF HAYVE DE GRACE.
3. INSTALL ALL NECESSARY TREE PROTECTION DEVICES AS PER PLAN - TO BE INSPECTED BY THE CITY OF HAYVE DE GRACE.
4. PROTECT WITH TREE REMOVAL AND SITE INVESTIGATIONS AS PER APPROVED SETTLEMENT CONTROL PLAN - TO BE INSPECTED BY THE CITY OF HAYVE DE GRACE.
5. REMOVE TREE PROTECTION MEASURES ONLY AFTER FINAL APPROVAL HAS BEEN GIVEN BY THE CITY OF HAYVE DE GRACE.
6. RECONSTRUCT ALL TREE PROTECTION AREAS.
7. FERTILIZE AND PRUNE ACCORDING TO SUPPLIER'S RECOMMENDATION.

GENERAL NOTES

1. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24025G002E DATED 04/16/2016.
2. SOIL, BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HAYWOOD COUNTY (2004) YES.
3. BOUNDARY FIELD SURVEYED BY FREDERICK WARD ASSOCIATES IN DECEMBER 2022.
4. TOPOGRAPHY FIELD SURVEYED BY FREDERICK WARD ASSOCIATES IN DECEMBER 2022 AND JANUARY 2023.
5. THE PROPERTY IS NOT WITHIN THE GREATBASIN BAY CRITICAL AREA.
6. NO WETLANDS ON THIS SITE PER THE NATIONAL WETLAND INVENTORY.
7. 0181 WATERSEED NUMBER: 02202006 (SWAN CREEK)
8. THIS PROPERTY IS NOT WITHIN THE KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES.
9. THIS PROPERTY IS NOT KNOWN TO BE A HISTORIC SITE.
10. PROPOSED ROAD IS TO BE A PUBLIC ROAD.
11. THIS SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
12. THIS SITE IS WITHIN THE HAYVE DE GRACE WATER ZONE 2.
13. THIS PROJECT IS TO BE COMPLETED IN ONE PHASE.
14. FUTURE ROAD NAMES ARE TO BE APPROVED BY HAYWOOD COUNTY EMERGENCY SERVICES.
15. THE FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, HIGH STATIONS, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
16. STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE UPDATED HCD DESIGN MANUAL.

BOARD OF APPEALS APPROVAL

APPROVAL OF BOARD OF APPEALS NUMBER 536 WAS GRANTED FOR A SPECIAL EXCEPTION OF A CONDITIONAL USE TO ALLOW FOR MULTIFAMILY HOUSING WITHIN THE RD ZONING DISTRICT BY THE CITY OF HAYVE DE GRACE ON SEPTEMBER 7, 2023.

SOIL CHART

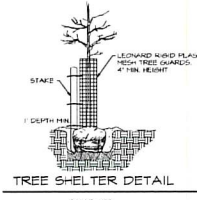
SYMBOL	UNIT NAME	HYDRC.	K-C VALUE	HYDROLOGICAL GROUP
CH2B	CHILLIKIL SILT LOAM 2-5% SLOPES	-	43	C
D2B	DELANCO SILT LOAM 2-5% SLOPES	-	31	C
E2B	ELSHENBERG LOAM 2-5% SLOPES	-	31	B
E2C	ELSHENBERG LOAM 5-8% SLOPES	-	31	B
J2B	JORDAN GRAVELLY SANDY LOAM 2-5% SLOPES	-	28	A
S2B	SAGANAK AND JORRA SOILS, 10-15% SLOPES	-	28	B

REFORESTATION AREA

AREA	ACRES	SQUARE FEET
A	0.446	20,248

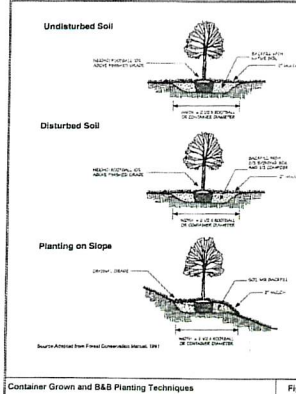
FOREST CONSERVATION DATA

TOTAL SITE ACRES:	244.68 AC
NET TRACT AREA:	102.24 AC
EXISTING FOREST:	0.00 AC
PROPOSED USE:	HIGH DENSITY RESIDENTIAL
AGGREGATION THRESHOLD (BPA):	1536 AC
CONSERVATION THRESHOLD (BPA):	3,072 AC
REQUIRED REFORESTATION:	1,856 AC
NET FOREST CLEARING:	0.00 AC
BREAK EVEN POINT:	0.00 AC
NET FOREST CLEARING:	0.00 AC
PROPOSED CLEARING:	0.00 AC
FOREST TO REMAIN:	0.00 AC
REEFFORESTATION REQUIREMENT:	0.00 AC
FOREST REMOVED BELOW FC THRESHOLD:	0.00 AC
FOREST REMOVED ABOVE FC THRESHOLD:	0.00 AC
TOTAL REFORESTATION REQ:	0.00 AC
NET BARRIED CREEP:	0.00 AC
NET REFORESTATION REQUIRED:	0.00 AC
ON-SITE REFORESTATION:	0.486
INDIC. STREET/INDIVIDUAL TREES:	137 AC (83 TREES @ 500' OF EACH)
TOTAL REFORESTATION PROVIDED:	1,856 AC



LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- EX EASEMENT
- EX CONTOUR
- EX TREE LINE
- EX SIDES OF PAVING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- NOE LINE
- PROP CONTOUR
- PROP STORM DRAIN LINES
- PROP EASEMENT
- EX BUILDING
- PROP BUILDING
- PROP SANITARY LINE
- PROP WATER LINE
- PROP OVERHEAD LINE AREA
- PROP CONTOUR LOT AREA
- LIMIT OF DISTURBANCE
- PROP PAVING
- PROP SIDEWALK & PATH
- PROP GRASS AREA
- REFORESTATION AREA
- PROP TOWNHOUSE LOT
- PROP REFORESTATION AREA
- PROP STREET TREE
- EX INDIVIDUAL TREE
- EX FIRE WITHSTAND
- PROP FIRE HYDRANT
- EX HANDLE
- PROP HANDLE
- PROP HOLE
- EX WATER VALVE



Container Grown and B&B Planting Techniques Figure D-18

ROBERT BRITTON
DNR QUALIFIED PROFESSIONAL
1/2/2024 DATE

APPROVED: DIRECTOR OF PLANNING DATE

APPROVED: PLANNING COMMISSION CLERK DATE

DATE: 01/20/2024

TIME: 10:00 AM

PROJECT: MOUNT FELIX SUBDIVISION

REF: 2023-11-1

TRM: 211118.00

OWNER/DEVELOPER
PETER IANNELLO
100 LEVEL ROAD #1078
HAYVE DE GRACE, MD 21078
ATTN: PETER IANNELLO
PHONE: 410-997-8887

FOREST CONSERVATION PLAN
MOUNT FELIX
SUBDIVISION

DATE: 01/20/24

TIME: 10:00 AM

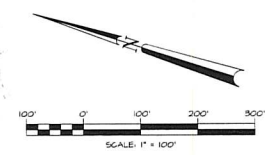
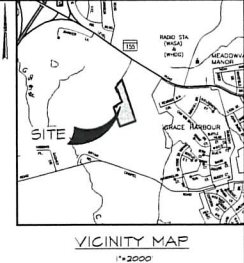
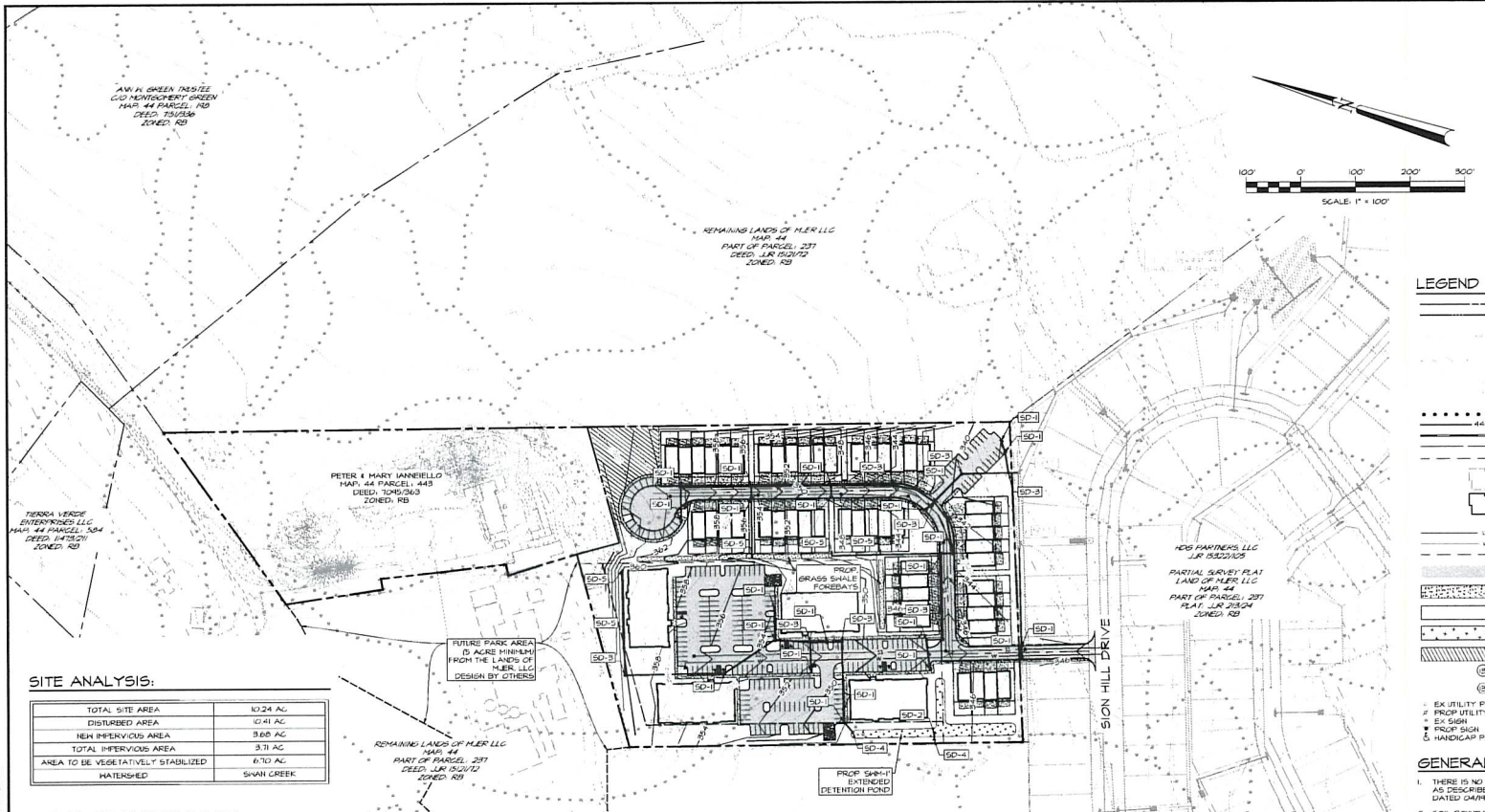
PROJECT: MOUNT FELIX SUBDIVISION

REF: 2023-11-1

TRM: 211118.00

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
INTERIORS
PETER IANNELLO ASSOCIATES
7000 WOODBINE DRIVE
P.O. BOX 1711, HAYVE DE GRACE, MD 21078
PHONE: 410-997-8887

FCP01



LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- - - EX EASEMENT
- - - EX CONTOURS
- - - EX TREELINE
- - - EX EDGE OF PAVING
- - - EX OVERHEAD LINES
- - - EX SANITARY LINES
- - - EX WATER LINES
- - - EX STORM DRAIN LINES
- SOIL LINES
- PROP CONTOUR
- PROP STORM DRAIN LINES
- PROP SETBACK
- PROP EASEMENT
- EX BUILDING
- PROP BUILDING
- PROP SANITARY LINE
- PROP WATER LINE
- PROP TOWNHOUSE LOT AREA
- PROP PAVING
- PROP SIDEWALK
- PROP ESD FILTER BED AREA
- PROP SHM BED AREA
- PROP ACTIVE RECREATION SPACE
- PROP TOWNHOUSE LOT
- PROP PARKING SPACE QUANTITY PER ROW
- EX UTILITY POLE
- PROP UTILITY POLE
- EX SIGN
- PROP SIGN
- HANDICAP PARKING
- EX FIRE HYDRANT
- PROP FIRE HYDRANT
- EX MANHOLE
- PROP MANHOLE
- EX INLET
- PROP INLET
- EX WATER VALVE

GENERAL NOTES

1. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24022G012E DATED 04/19/2006.
2. SOIL BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HARBOR COUNTY, USA, RFD.
3. BOUNDARY FIELD SURVEY BY FREDERICK HARD ASSOCIATES IN DECEMBER 2022.
4. TOPOGRAPHY FIELD SURVEY BY FREDERICK HARD ASSOCIATES IN DECEMBER 2022 AND JANUARY 2023.
5. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. NO WETLANDS ON THIS SITE PER THE NATIONAL WETLAND INVENTORY.
7. THE FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SIDE LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
8. STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE UPDATED WDC DESIGN MANUAL.

SITE ANALYSIS:

TOTAL SITE AREA	10.24 AC.
DISTURBED AREA	10.41 AC.
NET IMPERVIOUS AREA	3.68 AC.
TOTAL IMPERVIOUS AREA	3.31 AC.
AREA TO BE VEGETATIVELY STABILIZED	6.70 AC.
WATERSHED	SHAN CREEK

DEVELOPMENT SUMMARY

1. PROPERTY ADDRESS: 2000 LEVEL ROAD, HAIRE DE GRACE, MD 21078
2. OWNERS: PETER & MARY IANNIELLO, 2000 LEVEL ROAD, HAIRE DE GRACE, MD 21078
- DEVELOPER: CROSSINGS LANDING LLC, 1475 DIERGO ROAD SUITE 206, THURSDEN, MD 21083
3. TAX#: 06-00893, TAX MAP: 44, WRD: 443, PARCEL: 1045/363, DEED REF: 1045/363
4. EXISTING ACREAGE: 14.66 ACRES
- PROPOSED SUBDIVISION: LOT 1: 14.01 ACRES, LOT 2: 10.67 ACRES, TOWNHOUSE GROSS LAND AREA: 16.26 ACRES, MULTIFAMILY GROSS LAND AREA: 14.41 ACRES
5. USE: EXISTING: VINEYARD, CONDOMINIUMS, 1 TOWNHOUSE; PROPOSED: VINEYARD, CONDOMINIUMS, 1 TOWNHOUSE
6. WATER SERVICE: PUBLIC; SEWER SERVICE: PUBLIC
7. ZONING: RB (RESIDENTIAL BUSINESS)
8. PROVISIONS FOR PERMITTED USE TOWNHOUSES (1205-2031):
 - MIN. LOT AREA: 10,000 SF
 - MAX. LOT COVERAGE: 60%
 - MIN. LOT WIDTH: 24'
 - MIN. FRONT YARD SETBACK: 10'
 - MIN. SIDE YARD SETBACK: NONE*
 - MIN. REAR YARD SETBACK: 20'
 - MAX. BUILDING HEIGHT: 40'
9. PROVISIONS FOR PERMITTED USE MULTIFAMILY DENSITIES (1205-211E):
 - MIN. LOT AREA: 10,000 SF
 - MAX. LOT COVERAGE: 50%
 - MIN. LOT WIDTH: 30'
 - MIN. FRONT YARD SETBACK: 10'
 - MIN. SIDE YARD SETBACK: 5'
 - MIN. REAR YARD SETBACK: 40'
 - MAX. BUILDING HEIGHT: 60'
10. PROVISIONS FOR PERMITTED USE MULTIFAMILY DWELLINGS (1205-211E):
 - DENSITY (1205-4F(1)): MAXIMUM TOWNHOUSE DENSITY: 16 DRELLINGS UNITS PER ACRE = 16 * 16.26 AC = 260 UNITS
 - PROPOSED TOWNHOUSE DENSITY: 50 UNITS (7.0 UNITS PER ACRE)
 - OPEN SPACE (1205-4F(6)): REQUIRED OPEN SPACE: 20% OF GROSS LAND AREA = 16.26 AC X 20% = 3.25 AC
 - PROVIDED OPEN SPACE: 11.49 ACRES (24%)
 - REQUIRED ACTIVE RECREATION USE: 25% OF OPEN SPACE = 11.25 AC X 25% = 10.31 AC
 - PROVIDED ACTIVE RECREATION USE: 10.46 ACRES

ESD_v DATA

ESD	ESD _v PROVIDED
EX 50%-3 (14-6)	25,412
TOTAL PROVIDED	25,412
TOTAL REQUIRED	25,712

SOIL CHART

SYMBOL	UNIT NAME	HYDRIC	K-V VALUE	HYDROLOGIC GROUP
CAD2	CHILLUM SILT LOAM, 2-5% SLOPES	-	.43	C
DRE	DELANGO SILT LOAM, 3-6% SLOPES	-	.31	G
EMB2	ELLSBORO LOAM, 2-5% SLOPES	-	.31	B
ECG2	ELLSBORO LOAM, 5-10% SLOPES	-	.31	B
JFB	JOPPA GRAVELLY SANDY LOAM, 2-5% SLOPES	-	.20	A
M8D	MONTALTO SILT LOAM, 3-8% SLOPES	-	.31	B
N8B2	NEHAMPTN SILT LOAM, 3-8% SLOPES	-	.31	B
S4D	SASSAFRAS AND JOPPA SOIL, 0-15% SLOPES	-	.20	B

HYDROLOGY DATA TABLE

STUDY POINT (SP)	EXISTING FLOW Q ₀ (CFS)	PROPOSED REDUCED FLOW Q ₀ (CFS)
SP #1	10.41	88.15
SP #2	18.21	13.25*
SP #3	28.82	24.05

* DENOTES FLOW ENTIRELY FROM THE SIGN HILL ESTATES PROJECT. SEE APPROVED SIGN HILL ESTATES PLANS FOR DETAILS.

STORM DRAIN CALLOUT LEGEND

DOUBLE TYPE 31 COBINATION INLET	SD-1
RIBB STRUCTURE	SD-2
STORM MANHOLE	SD-3
END SECTION BY OUTFALL PROTECTION	SD-4
TYPE "T" INLET	SD-5

UNIFIED SIZING CRITERIA

TARGET P ₀ (INCH)	1.80"
REQUIRED ESD _v	25,712 CF
MIN REQ ESD _v (P ₀ = 1.0")	13,905 CF
PROVIDED P ₀	2.06"
ESD _v PROVIDED	25,408 CF
PRE CRI	30
POST CRI	65
RECHARGE VOL. REQ (REV)	SEE NOTE 1 BELOW
RECHARGE VOL. PROVIDED (REV)	SEE NOTE 1 BELOW

NOTE 1: SINCE ESD_v HAS BEEN MET FOR THE SITE, REV HAS BEEN PROVIDED FOR.

SHEET INDEX

SHEET	DESCRIPTION
SHM-01	CONCEPT SHM PLAN
SHM-02	SHM EXISTING DRAINAGE AREA MAP
SHM-03	SHM EXISTING DRAINAGE AREA MAP
SHM-04	SHM PROPOSED DRAINAGE AREA MAP
SHM-05	SHM PROPOSED DRAINAGE AREA MAP
SHM-06	ESD & SHM OVERLAY PLAN

FIELD VERIFICATION CERTIFICATION

I CERTIFY THAT I COMPLETED A FIELD VERIFICATION TO THE INFORMATION SHOWN ON 7/27/2023, AND THAT THE INFORMATION SHOWN ON THE PLANS IS IN AGREEMENT WITH THE ACTUAL FIELD CONDITIONS.

David Hester, II
PRINTED NAME

SIGNED: _____ DATE: _____

REV	DATE	DESCRIPTION

**ARCHITECTS
PLANNERS
SURVEYORS**

FREDERICK WARD ASSOCIATES
1100 2727 2000
10000 2000 2000
PO Box 2727, Laurel, Maryland 21084-2727

OWNER/DEVELOPER

PETER IANNIELLO
2000 LEVEL ROAD
HAIRE DE GRACE, MD 21078
ATTN: PETER IANNIELLO
PHONE: 410-937-2687

**CONCEPT STORMWATER
MANAGEMENT PLAN**

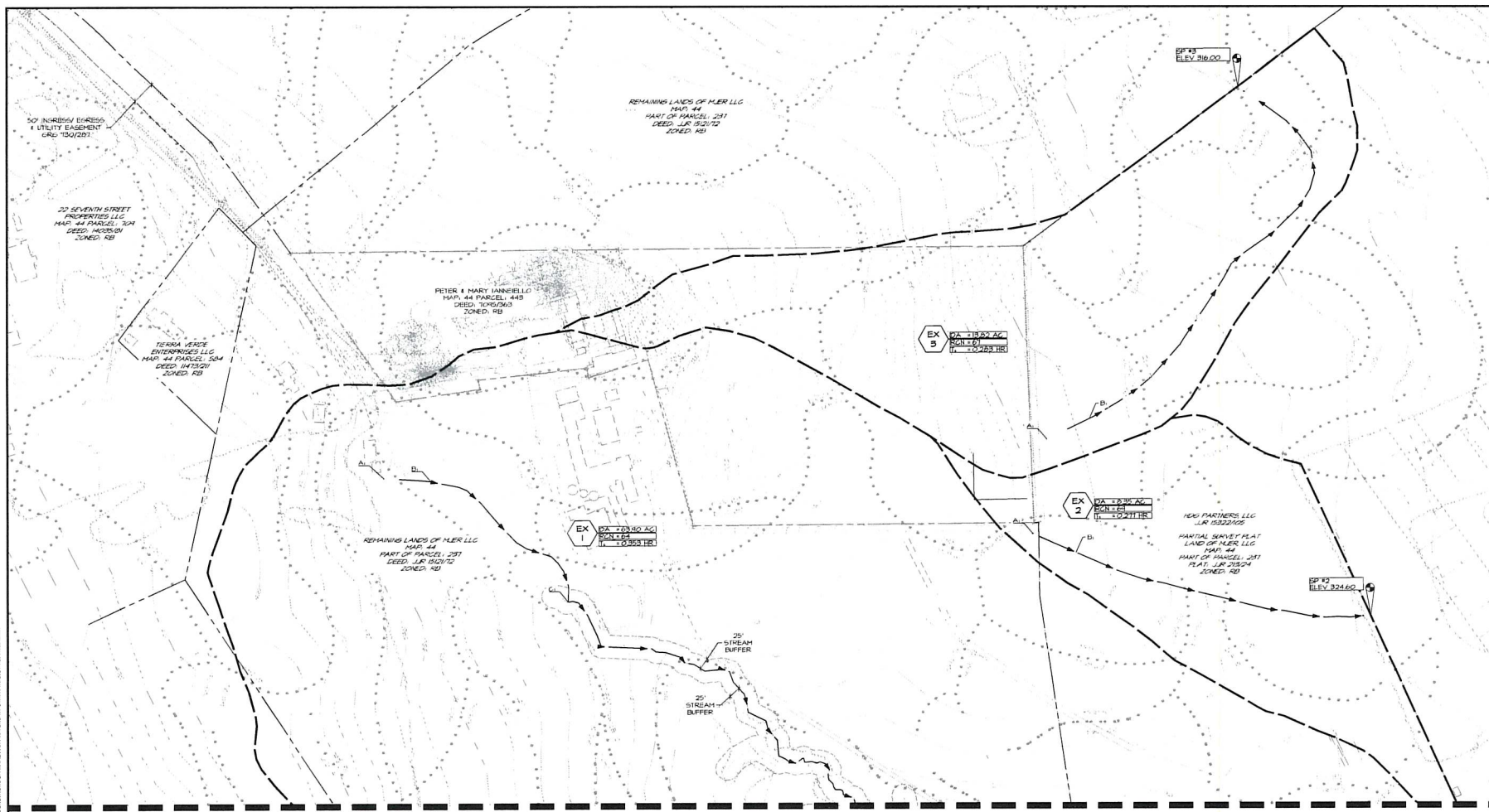
**MOUNT FELIX
SUBDIVISION**

CITY OF HAIRE DE GRACE, MD
ELECTION DISTRICT

DATE	11/24/24
SCALE	1" = 100'
DESIGNED BY	DJH
CHECKED BY	TMM
DRAWN BY	DJH
DATE	11/21/23

SWM-01

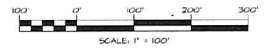
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LEGEND


- | | |
|---|--|
| <ul style="list-style-type: none"> --- RIGHT OF WAY LINE --- PROPERTY LINE --- EX EASEMENT --- EX CONTOURS --- EX TREELINE --- EX EDGE OF PAVING --- EX OVERHEAD LINES --- EX SANITARY LINES --- EX WATER LINES --- EX STORM DRAIN LINES --- SOIL LINES --- PROP. CONTOUR --- PROP STORM DRAIN LINES --- PROP SETBACK --- PROP EASEMENT --- EX BUILDING --- PROP BUILDING --- PROP SANITARY LINE --- PROP WATER LINE | <ul style="list-style-type: none"> --- PROP TOWNHOUSE LOT AREA --- PROP PAVING --- PROP SIDEWALK --- PROP ESD FILTER BED AREA --- PROP SHM BED AREA --- PROP ACTIVE RECREATION SPACE --- PROP TOWNHOUSE LOT --- PROP PARKING SPACE --- QUANTITY PER ROW --- EX UTILITY POLE --- PROP UTILITY POLE --- EX SIGN --- PROP SIGN --- HANDICAP PARKING --- EX FIRE HYDRANT --- PROP FIRE HYDRANT --- EX MANNHOLE --- PROP MANNHOLE --- PROP INLET --- EX WATER VALVE |
|---|--|

EXISTING CONDITIONS DRAINAGE AREA MAP

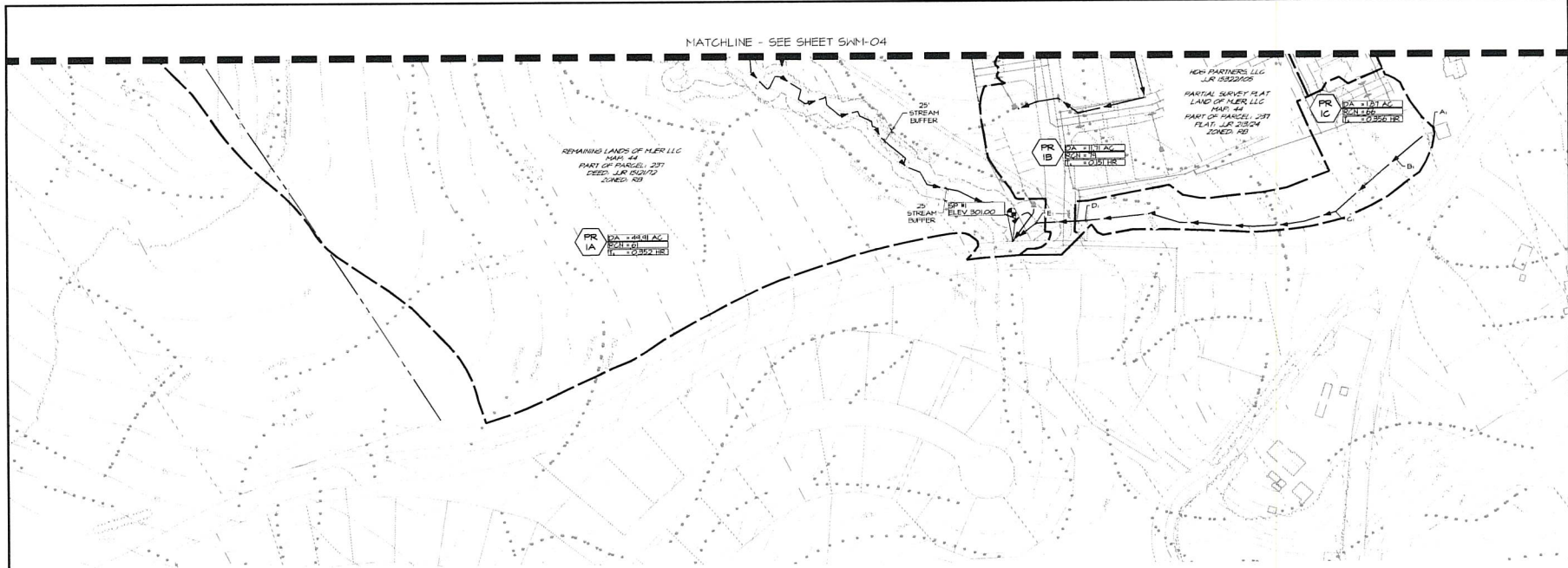


MATCHLINE - SEE SHEET SWM-03

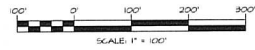
EXISTING CONDITIONS							
TIME CONCENTRATION TABLE							
AREA	SECTION	FLOW TYPE	UP HILL ELEV.	DOWN HILL ELEV.	LENGTH (FT)	SLOPE (%)	SURFACE
EX-1	A-B	SHEET FLOW	390.00	376.80	100	3.20	PASTURE
	B-C	SHALLOW CONC.	374.80	352.22	420	4.80	UNPAVED
	C-SP#1	CHANNEL	356.22	301.00	1795	3.90 FPS	GRASS CHANNEL
EX-2	A-B	SHEET FLOW	344.78	342.18	100	2.60	PASTURE
	B-SP#2	SHALLOW CONC.	342.18	329.60	828	2.80	UNPAVED
EX-3	A-B	SHEET FLOW	342.96	338.56	100	4.40	PASTURE
	B-SP#3	SHALLOW CONC.	338.56	335.00	381	2.30	UNPAVED

	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV	DATE	DESCRIPTION						
REV	DATE	DESCRIPTION								
										
OWNER/DEVELOPER PETER IANNIELLO 2000 DE GRACE ROAD HAVRE DE GRACE, MD 21078 ATTN: PETER IANNIELLO PHONE: 410-937-2887										
CONCEPT STORMWATER MANAGEMENT EXISTING DRAINAGE AREA MAP MOUNT FELIX SUBDIVISION CITY OF HAVRE DE GRACE, MD 6TH ELECTION DISTRICT										
DWG NO: 114/24	PROJECT NO: SWM-02									
SCALE: 1" = 100'	DRAWN BY: DJH									
CHECKED BY: TMM	SHEET 2 OF 6 DATE: 2/11/18									

MATCHLINE - SEE SHEET SWM-04



PROPOSED CONDITIONS DRAINAGE AREA MAP



LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> --- RIGHT OF WAY LINE --- PROPERTY LINE --- EX EASEMENT --- EX CONTIGUOUS --- EX TREE LINE --- EX EDGE OF PAVING --- EX OVERHEAD LINES --- EX SANITARY LINES --- EX WATER LINES --- EX STORM DRAIN LINES --- EX SCULPTURE --- PROP. SETBACK --- PROP. EASEMENT --- EX BUILDING --- PROP. BUILDING --- PROP. SANITARY LINE --- PROP. WATER LINE | <ul style="list-style-type: none"> --- PROP. TOYHOUSE LOT AREA --- PROP. PAVING --- PROP. SIDEWALK --- PROP. ESD FILTER BED AREA --- PROP. SAND BED AREA --- PROP. ACTIVE RECREATION SPACE --- PROP. TOYHOUSE LOT --- PROP. PARKING SPACE (QUANTITY FROM ROW) ○ EX UTILITY POLE ○ PROP. UTILITY POLE ○ EX SIGN ○ PROP. SIGN ○ HANDICAP MARKING ○ EX FIRE HYDRANT ● PROP. FIRE HYDRANT ○ EX MANHOLE ● PROP. MANHOLE ○ PROP. INLET ○ EX WATER VALVE |
|--|--|

PROPOSED CONDITIONS STUDY POINT 1							
AREA	SECTION	FLOW TYPE	UP HILL ELEV.	DOWN HILL ELEV.	LENGTH (FT)	SLOPE (%)	SURFACE
PR-1A	A-B	SHEET FLOW	380.00	376.80	100	3.20	MEADOW
	B-C	SHALLOW CONC.	376.80	356.22	430	4.90	UNPAVED
	C-SP#1	CHANNEL	356.22	303.00	1245	3.90 FPS	GRASS CHANNEL
PR-1B	A-B	SHEET FLOW	335.50	329.56	75	7.92	OPEN SPACE
	B-C	CHANNEL	329.56	308.50	213	4.19%	GRASS CHANNEL
	C-SQW1	CHANNEL	308.50	304.75	718	7.19%	PIPE CHANNEL
	SQW1-SP#1	REACH	303.00	303.00	80	2.50	OPEN SPACE
PR-1C	A-B	SHEET FLOW	332.50	331.40	100	1.10	OPEN SPACE
	B-C	SHALLOW CONC.	331.40	323.80	164	4.63	UNPAVED
	C-D	CHANNEL	323.80	305.00	574	4.9%	GRASS CHANNEL
	D-E	CHANNEL	305.00	304.00	98	7.19%	PIPE CHANNEL
	E-SP#1	REACH	303.00	303.00	60	3.33	GRASS CHANNEL
PR-1D	A-B	SHEET FLOW	380.57	369.62	100	10.95	OPEN SPACE
	B-C	SHALLOW CONC.	369.62	360.00	31	31.03	UNPAVED
	C-SW#1	CHANNEL	360.00	346.00	783	7.79%	PIPE CHANNEL
	SW#1-SP#1	REACH	345.50	303.00	1414	3.15	GRASS CHANNEL
	PROPOSED CONDITIONS STUDY POINT 3						
AREA	SECTION	FLOW TYPE	UP HILL ELEV.	DOWN HILL ELEV.	LENGTH (FT)	SLOPE (%)	SURFACE
PR-3A	A-B	SHEET FLOW	366.00	363.03	100	2.97	OPEN SPACE
	B-C	SHALLOW CONC.	363.03	362.35	9	7.96	UNPAVED
	C-D	SHALLOW CONC.	362.35	360.15	7	31.43	PAVED
	D-E	CHANNEL	360.15	346.15	51	7.19%	GUTTER CHANNEL
	E-E-SQW#1	CHANNEL	360.15	316.00	1300	7.19%	PIPE CHANNEL
(E-SQW#1-SP#3)	REACH	316.00	315.23	35	2.20	OPEN SPACE	
PR-3B	A-B	SHEET FLOW	330.50	310.29	25	6.84	OPEN SPACE
	B-SP#3	SHALLOW CONC.	310.29	315.23	163	2.49	UNPAVED

REV	DATE	DESCRIPTION

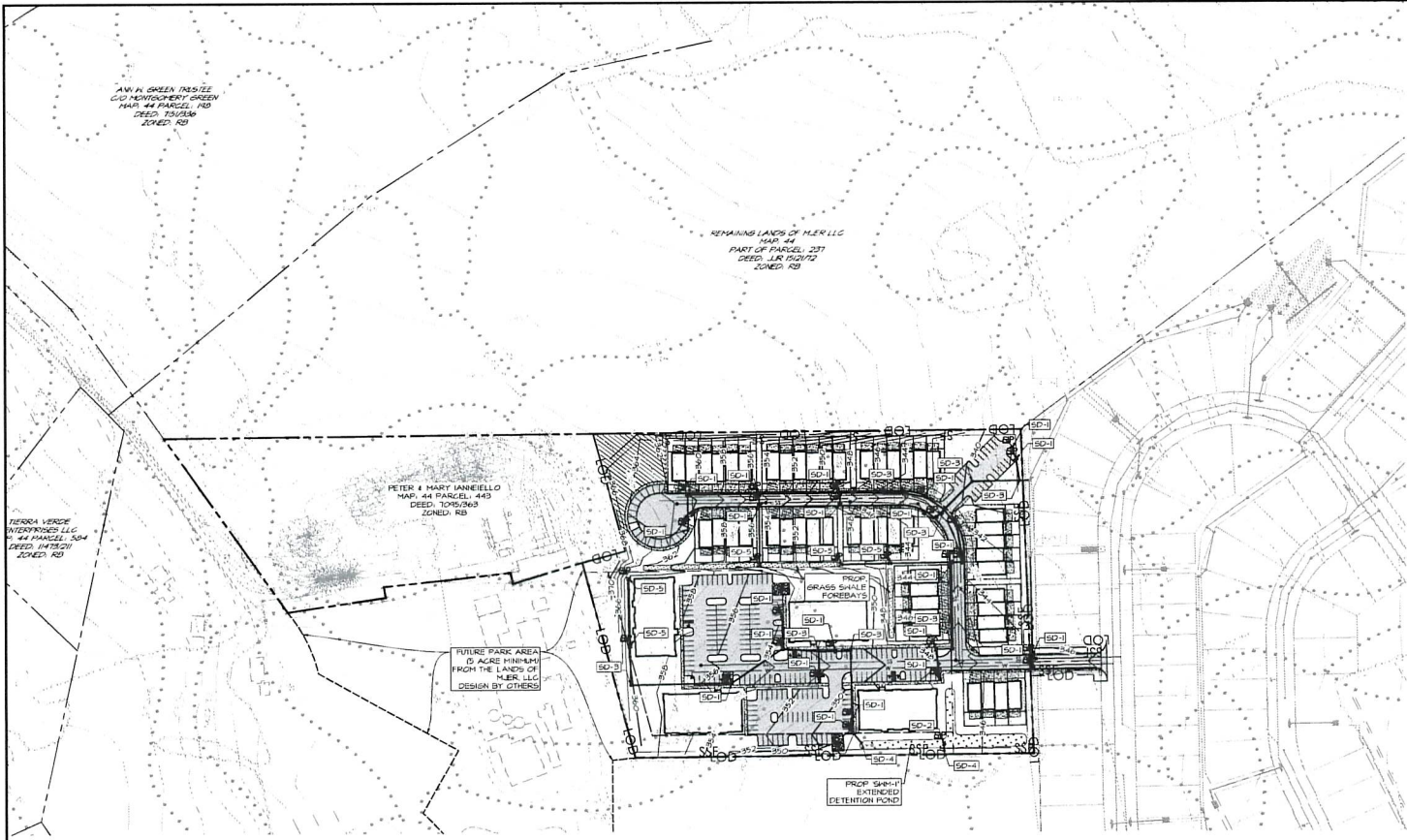
ARCHITECTS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
 4100 679 2000
 4100 679 2000
 4100 679 2000
 P.O. Box 177, 5 South Main Street, 4th Floor, Mount Airy, NC 28551

OWNER/DEVELOPER
 PETER IANNIELLO
 2000 LEVEL ROAD
 HAVRE DE GRACE, MD 21078
 ATTN: PETER IANNIELLO
 PHONE: 410-937-2687

CONCEPT STORMWATER MANAGEMENT
PROPOSED DRAINAGE AREA MAP
MOUNT FELIX
SUBDIVISION
 CITY OF HAVRE DE GRACE, MD
 6TH ELECTION DISTRICT

DATE: 11/24/24
 SCALE: 1" = 100'
 DRAWN BY: DJH
 CHECKED BY: TJM
 SHEET 5 OF 6
SWM-05
 PWA JOB NUMBER: 211167.01

IMPROVED: 11/24/24 BY: DJH. FILED IN: 4100 679 2000. PROJECT: CONCEPT STORMWATER MANAGEMENT. PROJECT NUMBER: SWM-05. SHEET NUMBER: SWM-05. DATE: 11/24/24. PWA JOB NUMBER: 211167.01.



STORM DRAIN CALLOUT LEGEND

DOUBLE TYPE 'S' COMBINATION INLET	SD-1
RISER STRUCTURE	SD-2
STORM MANHOLE	SD-3
END SECTION W/ CUTOFF PROTECTION	SD-4
TYPE 'T' INLET	SD-5



LEGEND

<ul style="list-style-type: none"> RIGHT OF WAY LINE PROPERTY LINE EX EASEMENT EX CONTOURS EX TREELINE EX EDGE OF PAVING EX OVERHEAD LINES EX SANITARY LINES EX WATER LINES EX STORM DRAIN LINES SOIL LINES K40 PROPOSED SETBACK EX EASEMENT EX BUILDING PROPOSED BUILDING PROPOSED SANITARY LINE PROPOSED WATER LINE 	<ul style="list-style-type: none"> PROPOSED TOWNHOUSE LOT AREA PROPOSED PAVING PROPOSED SIDEWALK PROPOSED ESC FILTER BED AREA PROPOSED SM BED AREA PROPOSED ACTIVE RECREATION SPACE PROPOSED TOWNHOUSE LOT PROPOSED PARKING SPACE QUANTITY PER SIGN EX UTILITY POLE PROPOSED UTILITY POLE EX SIGN PROPOSED SIGN MANDATORY PARKING PROPOSED FIRE HYDRANT PROPOSED FIRE HYDRANT EX FIRE HYDRANT EX MANHOLE PROPOSED MANHOLE PROPOSED INLET EX WATER VALVE
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REV#	DATE	DESCRIPTION

**ARCHITECTS
PLANNERS
SURVEYORS**
10/09/2009
FREDERICK WARD ASSOCIATES
10000 FREDERICK ROAD
FREDERICK, MD 21704

OWNER/DEVELOPER
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2000 LEVEL ROAD
HAVRE DE GRACE, MD 21078
ATTN: PETER IANNIELLO
PHONE: 410-937-2667

**CONCEPT STORMWATER MANAGEMENT
& ESC OVERLAY PLAN**
**MOUNT FELIX
SUBDIVISION**
CITY OF HAVRE DE GRACE, MD
6TH ELECTION DISTRICT

DATE	1/4/24
SCALE	1" = 100'
DESIGNED BY	DJH
DRAWN BY	DJH
CHECKED BY	TMM
DATE	01/04/24
PROJECT NO.	2111187.01

SWM-06