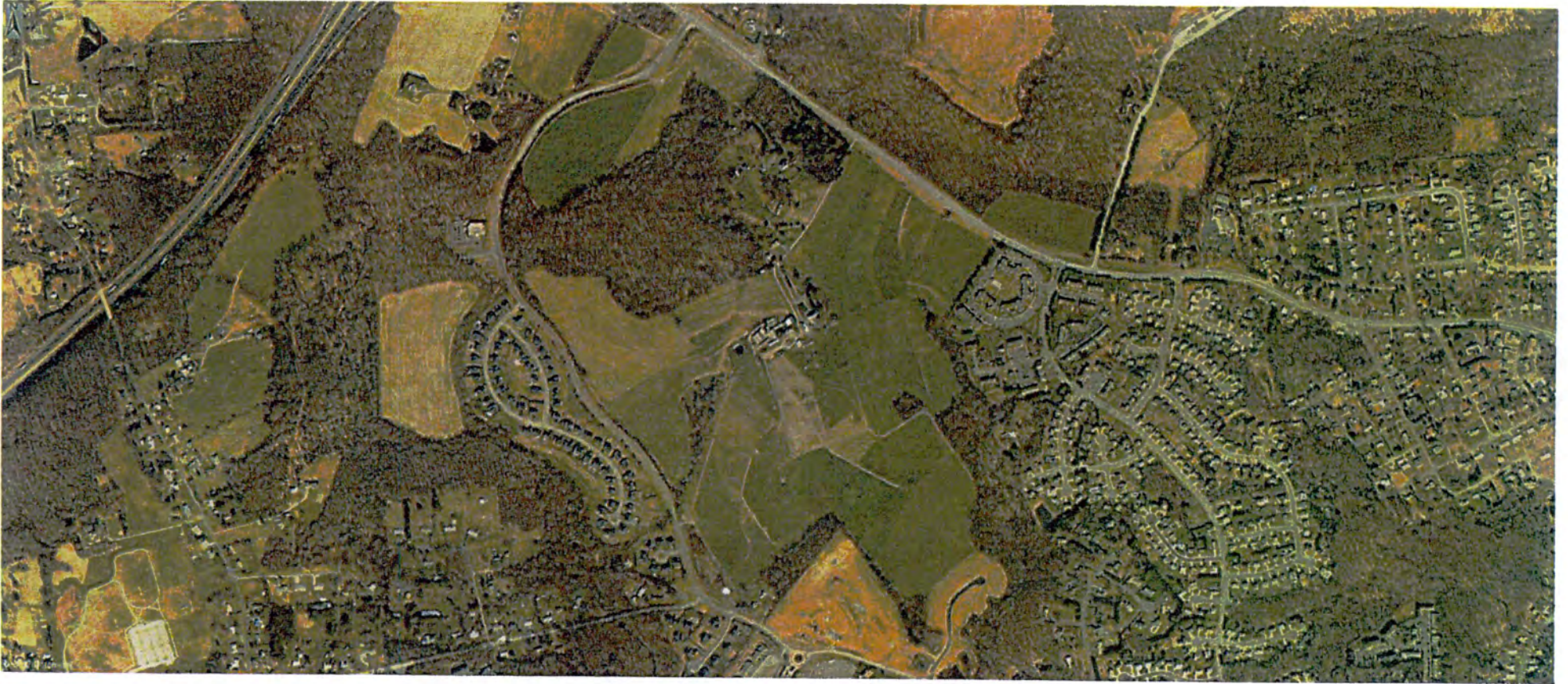
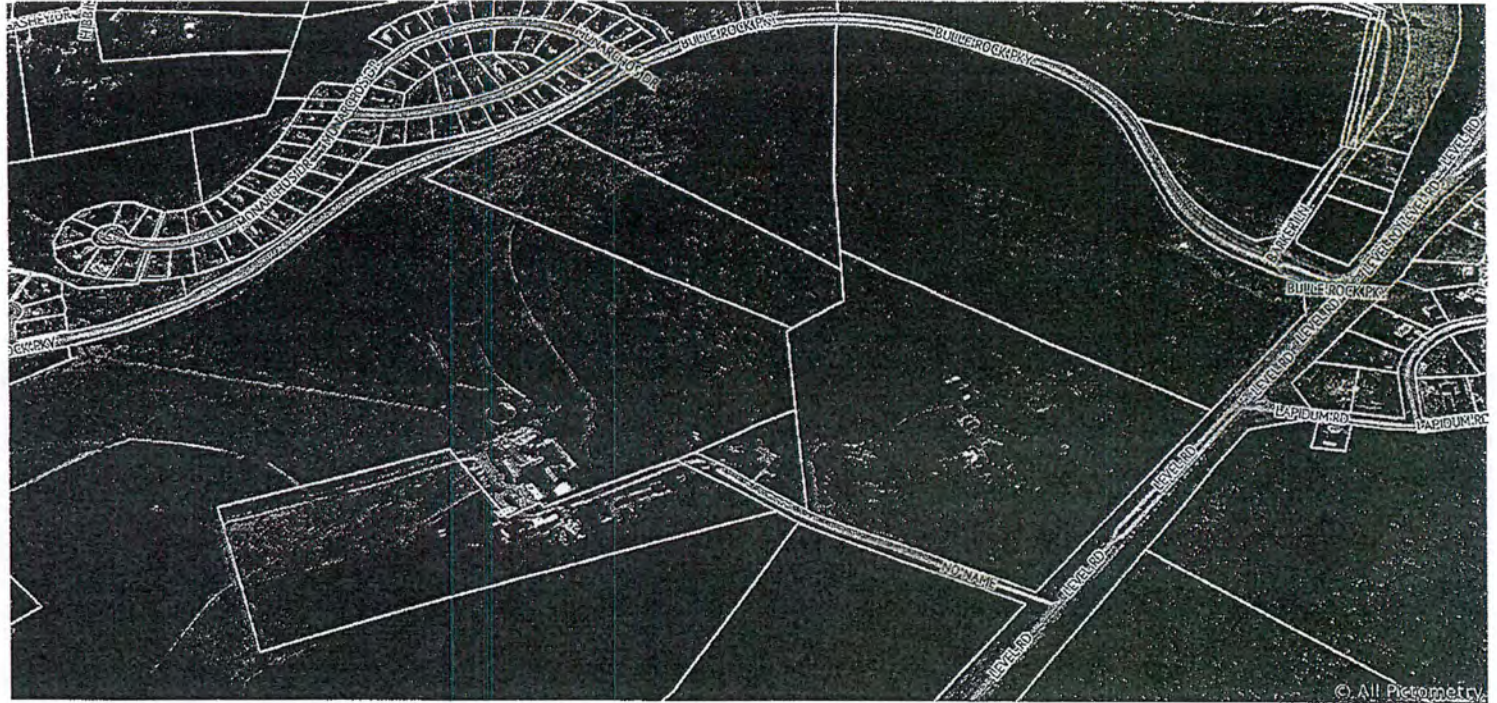


Attachment 4A- Green Property



03/12/2017 - 05/03/2017

Attachment 4B - Green Property



03/23/2017

Attachment 4C - Green Property



04/16/2017

Attachment 6A - Ianniello Property

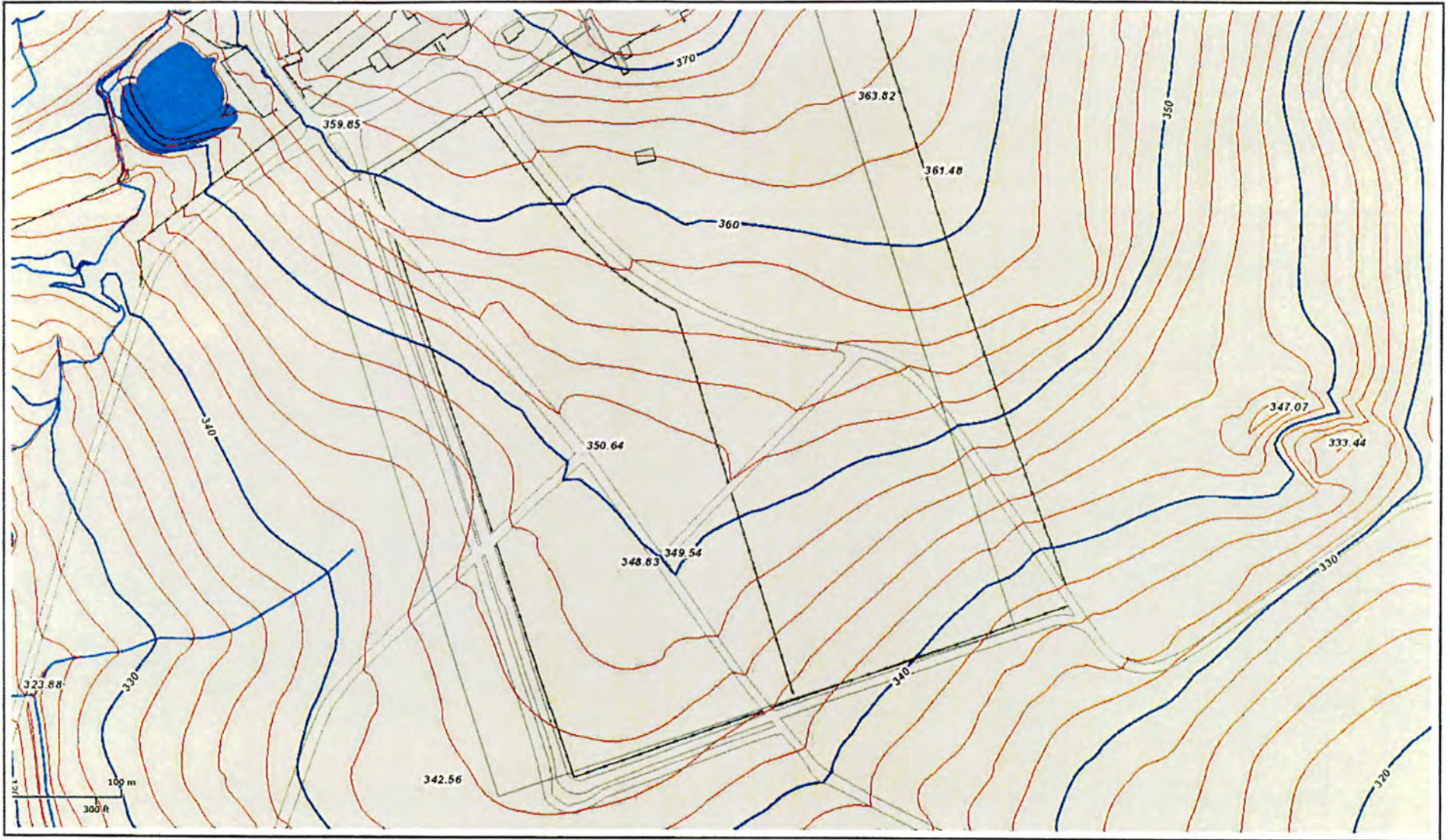


03/23/2017

Attachment 6B - Ianniello Property



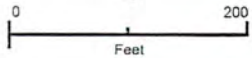
03/13/2017



Ianniello Property Topography Map A

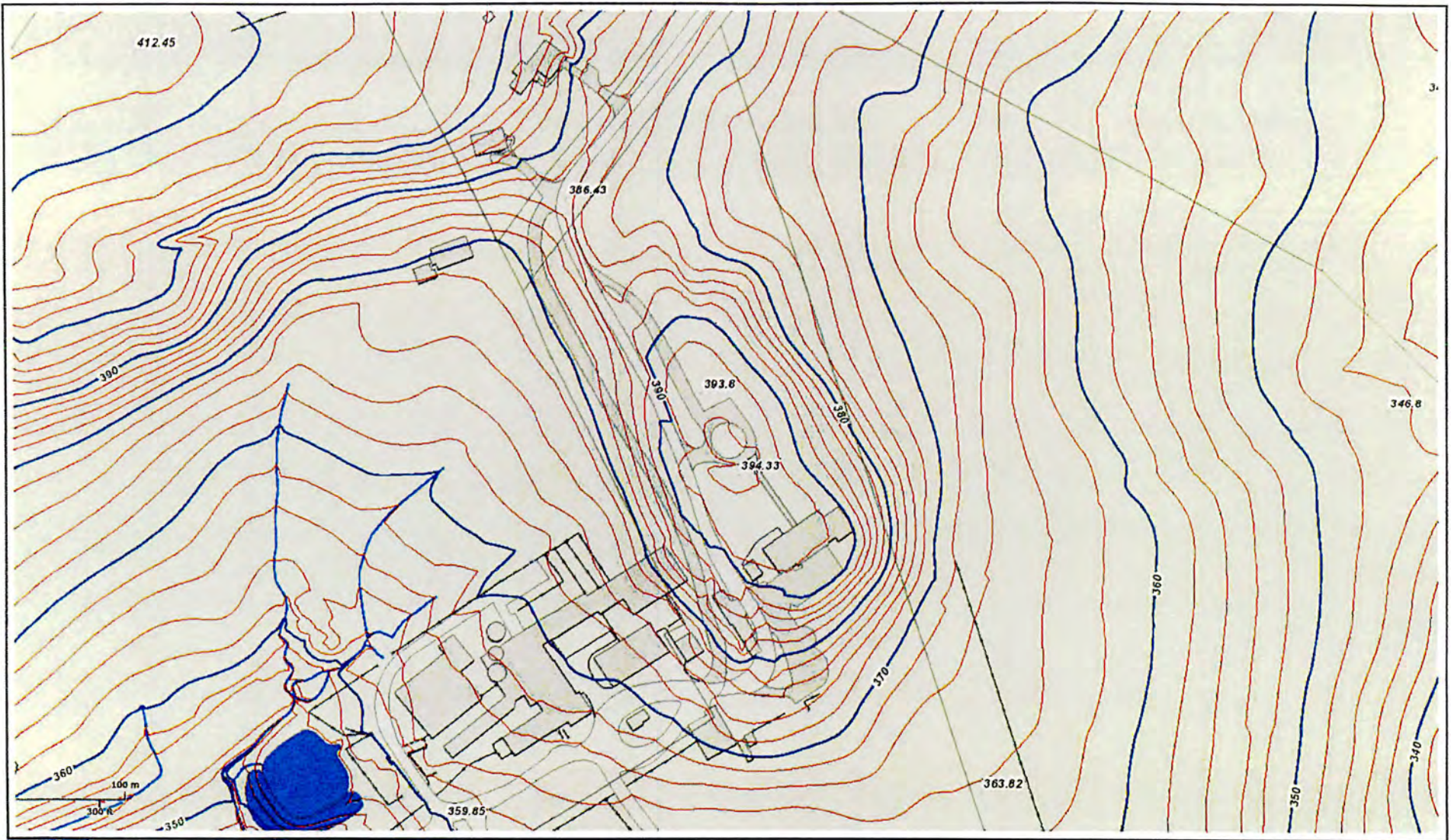
Printed: Jun 03, 2020

ATTACHMENT 7



Copyright 2012, Harford County Government

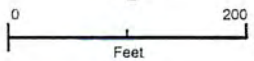




Ianniello Property Topography Map B

Printed: Jun 03, 2020

ATTACHMENT 7



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Attachment 8A - Patrone Property



03/23/2017

Attachment 8B - Patrone Property



03/13/2017

ATTACHMENT 10

HISTORIC CONTEXT & PRESERVATION:

From the Comprehensive Plan, Chapter 3, The Plan narrative description:

"Sion Hill is a National Register Historic Landmark, which is the highest recognition that can be applied to any historic structure in the United States. The significance of this structure does not hinge only on the time period in which it was built and its architectural elements, but the significance of the family who inhabited it and their relationship to Revolutionary History, the War of 1812, and later military history. Maintaining the grounds around Sion Hill and Mount Felix (which is the structure that is located on the rise in the middle of the farm fields, and is also historically significant) is important in terms of preserving the context of these structures and the visual beauty of this entrance into the City. Future use as passive or active open space of the grounds is desired, with a careful preservation of historic structures."

Copies of the Land Use Plan and Comprehensive Plan Areas map are attached to this report (Attachments 3 & 4).

Sion Hill, HA-525

National Register; Historic American Building Survey; National Historic Landmark

Sion Hill is an inherently important for the City of Havre de Grace and our collective national history in that it was the home of Commodore John Rodgers, Naval hero of The War of 1812. His significance in building the nation's young Navy – from early wars with the Barbary Pirates through The War of 1812 and up to his time as the head of the then-created Board of Naval Commissioners in 1815 – cannot be overstated, where he was a critical player on a national stage for developing a solid, organized Navy. During the war, he was instrumental in the defense of Baltimore and following it, according to architectural historian Christopher Weeks,

Rodgers used this post to establish naval hospitals in Philadelphia, Norfolk, Boston, New York, and Pensacola, to organize the Depot of Charts and Instruments (which evolved into the Naval Observatory) and, possibly remembering his own on-the-job training, to pressure Congress to fund a professionally staffed naval academy at Annapolis.

He was the first of four generations of a Navy dynasty, and six vessels have been so-named for John Rodgers or subsequent family members. All were instrumental within their respective generation in making their own enduring marks in military and national history.

In addition to its importance as the home of Commodore Rodgers, this building is also representative of the broader historical development of Havre de Grace as an emerging town on the banks of the Susquehanna River immediately following the Revolutionary War. At the time that it was built in 1787, Havre de Grace was a newly laid-out town of two hundred acres during an exciting period of speculation and investment. Initially constructed by the Rev. John Ireland as a boy's seminary school for classical education, it was purchased by New England merchant Gideon Denison in 1795, who bought it and 1,800 acres around Havre de Grace in order to capitalize on its location in an era of canal planning and anticipated deep-water port access. This building directly reflects the era of speculation and optimism that took hold in this region as the young nation moved beyond the confines of the colonial era into a time of growth and mercantilism. It is through marriage to Denison's daughter, Minerva, that John

Rodgers comes to ownership and subsequent generations of the Rodgers' association with this substantial residence.

Detailed history of this structure can be found at:

<https://mht.maryland.gov/secure/medusa/PDF/Harford/HA-525.pdf>

An Architectural History of Harford County, Maryland, pp. 57-82. Christopher Weeks. 1996. The Johns Hopkins University Press.

[Two-story brick tenant house is c. 1790.]



City of Havre de Grace

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410- 575-7043

DEPARTMENT OF PLANNING MEMORANDUM

May 21, 2020

TO: Shane P. Grimm, AICP
Director of Planning

FROM: Volney Ford
Chair of Planning Commission

**Re: Green-Ianniello-Patrone
Single Concept Plan
Recommendations to Mayor and City Council**

At a public work session on May 19, 2020, the Planning Commission reviewed the Single Concept Plan that was submitted for the Green-Ianniello-Patrone in accordance with the requirements of Annexation Resolution No. 277. Mr. Grimm, Director of Planning, provided the Commission with information on the annexation and zoning history of the subject properties, the approval process, and addressed concerns from residents of the adjacent Scenic Manor community. Mr. Grimm also answered questions from the Commission. In addition, the Commission heard from the property owners and their representatives, and the Commission asked questions about their respective development projects. After hearing from Mr. Grimm and the property owners and representatives, the Commission discussed recommendations to be included with the Department of Planning's Staff Report that will be forwarded to the Mayor and City Council. The following recommendations were made by the Commission:

1. Alternative locations for the required connection of the Lower Susquehanna Heritage Greenway trail from MD Route 155 to Chapel Road should be considered. The Commission recommends that a portion of the trail be located adjacent to the Maryland Environmental Trust (MET) easement on the Ianniello Property before traversing the Green Property to connect at a point along Chapel Road.
2. The Commission recommends that the area labeled as "To Be Determined" be modified by making the tributary stream the boundary between residential and commercial uses.
3. The Commission recommends that the extension of Scenic Manor Drive be designed in a manner that discourages cut-through traffic from the proposed development, and encourages the use of other points of access proposed along Bulle Rock Parkway.

4. The Commission recommends that the future developer of the Patrone property retain the maximum amount of vegetation possible to create an undisturbed buffer from the proposed development and the existing homes along the west side of Scenic Manor Drive.
5. The Commission recommends that the condition of Annexation Resolution relating to the distribution of uses, with no more than 2/3 of the property devoted to any one use, not be removed or modified.

AC ISHAK LAW LLC

APRIL C. ISHAK, ATTORNEY AT LAW
224 NORTH WASHINGTON STREET
HAVRE DE GRACE, MD 21078

ADMITTED IN MD AND DE
833-ACISHAK OR 833-224-7425
APRIL@ISHAKLAW.COM

December 6, 2018

Peter Ianniello
2000 Level Road
Havre de Grace, MD 21078

Jonathan Green
1516 Berwick Road
Towson, MD 21204

RE: Open Space Requirements for Green/Ianniello/Patrone Properties

Dear Peter and Jonathan:

This letter is a follow up to your prior meeting with the City Council's Administrative Committee and a formal response to inquiries regarding the open space requirements of the above annexed properties.

Under Annexation Resolution 277 (As Amended) ("Resolution 277") at page 4, the development of the annexed Ianniello/Patrone/Green properties requires that prior to the submission of a site plan, a single concept plan is submitted showing "proposed uses with not less than one quarter of the Property used for open space . . ." The "Property" refers to the First 2014 addition to the City boundaries as set forth in Exhibit A to Resolution 277 and is described as 244.372 acres of land belonging to Ianniello, Patrone and Green, which includes the Green parcels subject to the Maryland Environmental Trust easement ("MET Easement"). Thus, under a plain reading of Resolution 277, the MET Easement parcels can be counted toward the open space requirement for the entire 244.372-acre property under Resolution 277.

Please let me know if you have any questions.

Very truly yours,



April C. Ishak

/aci

Cc: William T. Martin, Mayor
Patrick D. Sypolt, Director of Administration
Stephen Gamatoria, Chief of Staff
Teresa Gardner, Director of Department of Public Works
Shane Grimm, Deputy Director of Planning

ATTACHMENT 12



City of Havre de Grace

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

July 31, 2020

REVISED DEPARTMENT OF PLANNING STAFF REPORT

PERMIT NO. 20200249

PROJECT: Green-Ianniello-Patrone Single Concept Plan

APPLICANTS/OWNERS:

Owner	Tax ID	Legal Description	Acreage	Parcel
Estate of Charlotte Patrone	6006108	1715 Chapel Road	4.21	238
Peter J. & Mary C. Ianniello	6003133	2000 Level Road	13.96	443
Tierra Verde Enterprises LLC	6003605	2000-D Level Road	1.59	584
Ann W. Green	6003737	2010 Level Road	110.55	237
Marianne Hellauer Schmitt Trustee	6078478	2026 Level Road	22.77	709
Ann W. Green Trustee	6003729	Level Road	18.95	198
Montgomery C. M. Green et al	6003664	Off W S Level Road	15.01	697
Montgomery C. M. Green	6003710	S S Route 155	13.54	311
Montgomery M. Green Trustee	6003702	W S Level Road	33.32	33.32 210*

LOCATION: South side of Level Road (MD Route 155) and east side of Bulle Rock Parkway
Tax Map: 602 / Parcel: 1504

ACREAGE: 233.9+/- acres total

ZONING: RB/Residential Business District

DATE FILED: March 18, 2020

PUBLIC MEETINGS: Planning Commission: 5/19/2020
Mayor and City Council: 7/20/2020

* Administrative Correction made 9/8/2020.

1. APPLICANTS' REQUEST:

Approval of Single Concept Plan ("Concept Plan") by Mayor and City Council in accordance with the requirements of Annexation Resolution No. 277 ("AR277" or "Annexation Resolution"). The Concept Plan and a copy of AR277 are attached to this Staff Report (Attachments 1 and 2).

For the purposes of this Staff Report, all those parcels not owned by Ianniello or Patrone shall be known collectively as the "Green Property".

2. ZONING & ADJACENT USES:

The subject parcels are all zoned RB/Residential District as shown on the enclosed copy of the Zoning Map. The undeveloped parcels on the west side of Bulle Rock Parkway are zoned MOE/Mixed Office Employment District and are not subject to the single concept plan requirement under AR277. The single-family dwellings within Bulle Rock on the west side of the Parkway are zoned R1/Urban Residential District. The Scenic Manor single-family residential subdivision abuts the Patrone and Green Properties to the south and is zoned R1. The Grace Harbour subdivision abuts the Green Property to the east and is zoned R1 and R2. The Grace Harbour subdivision contains a mixture of single-family dwellings, townhomes and condominiums. The parcels on the north side of Level Road are outside the City and are owned by the Arundel Corporation (Vulcan Materials). The parcels are zoned R1/Urban Residential District under county zoning. The Vulcan Materials quarrying operation is located on parcels adjacent to those fronting Level Road. The Susquehanna Hills subdivision, also outside the City limits, is located on the west side of Lapidum Road and is similarly zoned R1 under county zoning. Attached to this report is a copy of the zoning map showing the surrounding area (Attachment 3).

3. EXISTING LAND USE & ENVIRONMENTAL FEATURES:

The Green Property comprises 171.2+/- acres of the overall tract and is currently an active farming operation with pastures and cropland. The property is improved with five (5) dwellings and various agricultural accessory building such as barns and silos. The historic dwelling known as Sion Hill (HA-25) is located on the Green Property and will be discussed in further detail later in this report. The Green Property has several thousand feet of road frontage along Level Road and Bulle Rock Parkway. Access to the property is currently from Level Road, with farm lanes accessing Bulle Rock Parkway. Attached to this report are 2019 aerial photos of the Green Property (Attachment 4A-C).

There are environmentally sensitive areas located on the Green Property in the form of streams and associated non-tidal wetlands that are part of the Swan Creek Watershed. Development of the property would be subject to the State's 25-foot buffer required 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 the Green Property. In addition, there are approximately 52+/- acres of mature forest on the Green Property. 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 the Green Property are encumbered by a Maryland Environmental Trust (MET) easement. Attached to this report is a topography map with tributaries shown (Attachment 5).

The Ianniello Property is approximately 13.96+/- acres and is the location of the Mount Felix Winery and vineyard. The subject property is improved with the historic dwelling known as Mount Felix (HA-526) which will be discussed in further detail later in this report. There are also several outbuildings associated with the winery. Access to the Ianniello Property is by way of a 50-foot right-of-way from Level Road. Attached to this report are 2019 aerial photos of the Ianniello Property (Attachment 6A-B).

Currently, there does not appear to be any environmentally sensitive areas on the Ianniello Property. However, there are tributaries adjacent to the Ianniello Property and portions of the property are underlain with potentially hydric soils, which may indicate the presence of non-tidal wetlands. Further analysis will be required prior to the submission of site and/or preliminary subdivision plans. While no forest is present on the Ianniello Property, there are several mature trees throughout and landscaping around the dwelling. The topography of the property is gently to moderately sloping, with steep slopes of approximately 15 to 20%, especially adjacent to the historic dwelling. Attached to this report is a topography map with tributaries shown (Attachment 7A-B).

The Patrone Property is approximately 4.21+/- acres in size and is accessed by way of a driveway from Chapel Road. The Patrone Property is improved with three dwellings. The remainder of the property is open lawn and mature forest. Currently, there does not appear to be any environmentally sensitive areas on the Patrone Property. However, there are tributaries adjacent to the Patrone Property and portions of the property are underlain with potentially hydric soils, which may indicate the presence of non-tidal wetlands. Further analysis will be required prior to the submission of site and/or preliminary subdivision plans. Approximately 2.9+/- acres of the property consists of mature forest. The topography of the property is flat to gently sloping. Attached to this report are 2019 aerial photos of the Patrone Property and a topography map (Attachment 8A-B & 9).

The development of these properties will be subject to the Forest Conservation requirements of Chapter 81 of the City Code. The developers of the respective properties will be required to submit separate Forest Stand Delineation (FSD) and Forest Conservation Plan (FCP) for each property prior to submission of any site or preliminary subdivision plans. Environmental features, such as streams, non-tidal wetlands and steep slopes, and existing forest must be shown on the FSD and quantified.

4. LAND USE & COMPREHENSIVE PLAN ANALYSIS:

The Concept Plan involves nine (9) parcels that are all zoned RB/Residential Business District. The parcels were annexed after the last update to the Comprehensive Plan ("Plan"). In the 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. The district provides the most flexibility in permitted residential and commercial uses. Although the City desired employment/industrial uses for the parcels prior to annexation, they are now better suited for residential development due to changing trends in employment and significantly diminished demand for office and retail space. There is currently demand for new single-family residential housing, as evidenced by the pace of construction and buildout of the adjacent Scenic Manor development. The Concept Plan does, however, build in flexibility for incorporating a mix of commercial and institutional uses, with 40.6+/- acres of business use proposed along Level Road and Bulle Rock Parkway. In addition, the Green family has designated an additional 28.67+/- acres as “To Be Determined”, which will allow further flexibility to adapt to inevitable market changes and potentially compliment the development of other lands in the area.

5. HISTORIC CONTEXT & PRESERVATION:

The properties annexed under AR277 are unique in that they include two of the remaining examples of large manor estates that surrounded Havre de Grace following the Revolutionary War. As noted on the Concept Plan, 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.

Sion Hill, the only National Historic Landmark in Harford County, is significant to the nation’s history due to its association with the Rodgers family. The “Father of the American Navy”, Commodore John Rodgers, called Sion Hill his home along with generations of Rodgers descendants. The development of the surrounding property must be designed in a manner that protects the historic structures, their context and viewsheds. The development also presents a

unique opportunity to integrate the past with the present in a complimentary manner while also providing educational and interpretive potential through adaptive reuse strategies.

The City's current Comprehensive Plan offers the following information related to protection of the historic resources of Sion Hill (HA-525) and Mount Felix (HA-526). Attached to this report is additional background information concerning Sion Hill (Attachment 10).

1). From the Comprehensive Plan, Chapter 3, The Plan narrative description:

*“Sion Hill is a National Register Historic Landmark, which is the highest recognition that can be applied to any historic structure in the United States. The significance of this structure does not hinge only on the time period in which it was built and its architectural elements, but the significance of the family who inhabited it and their relationship to Revolutionary History, the War of 1812, and later military history. **Maintaining the grounds around Sion Hill and Mount Felix (which is the structure that is located on the rise in the middle of the farm fields, and is also historically significant) is important in terms of preserving the context of these structures and the visual beauty of this entrance into the City. Future use as passive or active open space of the grounds is desired, with a careful preservation of historic structures.**” (p. 3-29)*

2). From the Comprehensive Plan, Chapter 9, Historic Preservation, Historic Preservation for Rural Properties:

*“New development is occurring in the outlying rural areas that surround the City. Once grand estates are now becoming residential neighborhoods due to growing population demands and increased development pressures in areas where public infrastructure, such as public water and sewer, already exists. This Comprehensive Plan accommodates growth through annexation of the surrounding large farm tracts. **However, preservation of the historic manor houses with some surrounding acreage (to set historic structures apart from newer homes) is greatly desired during the subdivision and development process.**” (p. 9-11)*

“Protection of the historic manor houses is important, as they include some excellent examples of various periods in history and are the visible remnants of historically significant families both locally and, in some cases, nationally. Many of these structures have been documented (as denoted by HA, meaning Harford, and a sequence number), and are part of the inventory of historic structures compiled by the Maryland Historical Trust. One structure, Sion Hill, is a National Historic Landmark, the highest designation of historical importance, because of the significance of the various family members in relation to national history.” (p. 9-12)

“It is imperative that elected City officials and staff representatives work with the individual property owners during future annexation processes to preserve the important historic assets located on the remaining tracts.” (p. 9-12)

“It is also desirable to have outbuildings and some of the land surrounding the main manor housed preserved, so that the original historic setting or context can remain.” (p. 9-16)

“It is a policy as outlined in this Comprehensive Plan that the historic resources of these manor houses be preserved. In return for these preservation measures, new development designed to complement the historic resources could be allowed on the remaining acreage. The result would allow for the preservation of historic properties, while allowing additional development opportunities.” (p. 9-16)

6. ANNEXATION CONDITIONS AND REQUIREMENTS:

The subject parcels were annexed into the City’s corporate limits in 2013 under AR277. The overall tract, consisting of nine (9) parcels, contains 233.9+/- acres based on State Department of Assessments and Annexation records. However, the total acreage of the subject parcels is 244.37+/- acres based on the metes and bounds description included in the Annexation Plan.

AR277 placed certain conditions and requirements on the development of the subject properties. The conditions and requirements were condensed for brevity and included below. The Department of Planning has provided commentary concerning each condition or requirement.

- a. *All zoning designations are provided on the condition that prior to the submission of any site plan for the property, the owner/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 parties have jointly submitted a Concept Plan for consideration by the Mayor and City Council. The Concept Plan was forwarded to the Planning Commission for review and comment. The Commission’s comments are attached to this Staff Report (Attachment 11).

- b. *The Concept Plan shall show proposed uses.*

The Concept Plan shows a general distribution of land uses and road network that will serve the future development of the subject properties. Land uses include residential, commercial and open space.

- c. *Not less than one quarter of the property used for open space.*

Based on the 244.37+/- acres, the development of the overall tract requires a total of 61.1 acres of open space. A total of 50 acres of the Green Property is encumbered by a Maryland Environmental Trust Easement (MET). The 50-acre MET easement can be counted towards the open space requirement per a written opinion by a former City Attorney dated December 6, 2018 (Attachment 12). The Concept Plan also proposes a 5-acre park in accordance with another requirement of the Annexation Resolution.

In addition, the Annexation Resolution requires the construction of a 6-foot wide paved trail as part of an extension of the Lower Susquehanna Greenway that will connect Level Road to Chapel Road. The trail is shown conceptually on the plan; however, the final alignment of the trail will be determined during detailed engineering and site design. The

acreage of the trail will be counted towards the open space requirement. It is likely that additional open space areas will be necessary to meet the total 61.1-acre requirement, which can be achieved through the development of other amenities such as pocket parks, that should be provided throughout the community in a coordinated fashion.

- d. *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.*

The allocation of the respective uses amongst the parcels must be determined by a private agreement by the property owners. If the property owners cannot agree upon an allocation, then the requirement would be applied to each of the annexed parcels. The Department of Planning recommends that this requirement be removed. In 2013, the City Council relied on certain assumptions regarding development of these properties and the University of Maryland-Upper Chesapeake Health (UM-UCH) property located on the west side of Bulle Rock Parkway. The demand for commercial space has significantly diminished since 2013, and the future development of the UM-UCH property is unknown at this time. Therefore, it is the opinion of the Department of Planning that the market should determine the appropriate uses for the subject property. Further, the RB zoning of the subject property allows for maximum flexibility in both residential and commercial uses.

- e. *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 stormwater management.*

A 5-acre centrally located park is shown on the Concept Plan. The park must be available for public use and dedicated to the City upon construction of Road 'C'. Prior to the City accepting the park, a Phase I Environmental Assessment shall be performed by the developer(s) and submitted to the City.

The park shall be graded in a manner that allows for passive recreation. The grading plan for the park shall be approved by the Director of Public Works. The existing structures shown within the 5-acre open space area on the plan shall be demolished by the developer and all debris and material removed from the site prior to dedication. Alternatively, the City may consider a lease agreement request to rehabilitate the structures for adaptive reuse with uses that benefit and are open to the public.

- f. *The public park area may be used to partially satisfy the requirements that one quarter of the property be used for open space.*

See Subsection c above.

- g. *There shall be constructed and dedicated for use by the public, an extension of the Lower Susquehanna 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.*

See Subsection c above.

- h. 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.*

The plan demonstrates a road connection to Scenic Manor Drive as well as three other connections to Bulle Rock Parkway. Final alignments will be determined at the time of engineering and design.

- i. Any site plan submitted by any owner must be consistent with the approved Concept Plan.*

The Department of Planning will review each site and preliminary subdivision plans to ensure consistency with the approved Concept Plan. The Planning Commission will also review each plan that is submitted. Certain uses may require review and approval by the Board of Appeals.

- j. The Patrone Property shall retain the right to access Chapel Road until such time an alternative public road access is provided through the Green Property.*

Until such time that an alternative public road access is provided through the Green Property as part of the overall development of the respective properties under the Concept Plan, the Patrone Property shall retain the right to access Chapel Road.

- ~~*k. The Ianniello development shall retain the right to access Route 155 utilizing their existing 50-foot easement until such time an alternative public road access is provided through the Green Property.*~~

~~Prior to the issuance of a Use and Occupancy Permit for any building on the Ianniello Property, a public road shall be constructed to serve the Ianniello development. The road shall be constructed to Harford County Road Code standards. A full movement access will not be supported at this intersection. The City will recommend to the State Highway Administration (SHA) that a right-in/right-out intersection be constructed. The City's preference is to encourage traffic to be routed to the signalized intersection of Bulle Rock Parkway and MD Route 155. Stricken pursuant to Amendment adopted by Council on November 2, 2020.~~

7. PROPOSED ROAD NETWORK, ACCESS & TRAFFIC

The Concept Plan proposes an internal road network with five (5) access points to existing roads. All proposed roads will be required to be constructed to Harford County Road Code standards. The developer of each project will be required to submit a Traffic Impact Analysis (TIA) to the City for review and approval. The TIA must be prepared in accordance with the County TIA guidelines and approved prior to the submission of site or preliminary subdivision plans, unless the City has adopted specific TIA guidelines.

Access to Level Road (MD Route 155) will be in the location of the existing driveway that serves the Ianniello Property and Green Property (Road "D"). This access will be reviewed and approved by the State Highway Administration (SHA). The Departments of Public Works

and Planning will recommend to the State that the access be right-in/right-out only, as it is preferred that vehicles generally be directed to Bulle Rock Parkway and the controlled access intersection with Level Road. The design of Road “D” should consider the context sensitivity of Sion Hill, Mount Felix and the MET Easement.

As stated previously in this report, Scenic Manor Drive will be extended into the Green Property and connect to the internal road network (Road “A”). The developer shall design the road with consideration to traffic calming and safety. Road “A” is proposed to connect to Bulle Rock Parkway; however, an opportunity exists to connect Road “B” to Chapel Road at the existing 3-way intersection that will improve operational issues at the intersection. The City will initiate discussions with the owner of the property adjacent to the Bulle Rock water tower in order to facilitate the connection during the detailed design phase of the project. Road “B” will be required to be stubbed to the property line of Parcel 296.

There are two other connections proposed along Bulle Rock Parkway; one across from Monarchos Drive (Road “E”) and another approximately 1,000-feet southwest of the Parkway/Level Road intersection (Road “C”). Road “C” must be constructed as a collector road in accordance with Harford County Road Code standards. No residential units will be permitted to directly access Road “C” with driveways. The proposed traffic circle or roundabout shown on the Green Property shall be moved to the south adjacent to the proposed park.

Future site and preliminary subdivision plan submissions shall be generally consistent with the approved Concept Plan. The City acknowledges that road alignments may be adjusted during preliminary engineering and site design. Substantive changes to the road network may require the submission of a revised Concept Plan for review and approval by the Mayor and City Council.

8. WATER AND SEWER INFRASTRUCTURE

The developers of the respective projects will be required to construct water and sewer infrastructure to serve their projects. Water and sewer will be extended from existing mains within the Scenic Manor subdivision. Temporary drainage and utility easements will be required across the Green Property in order to provide service to the Ianniello Property. The temporary easements must be executed between the respective parties and a copy of the executed document forwarded to the City within 90-days of the signing of the Single Concept Plan.

The Department of Public Works is currently performing a study of the water system to determine the necessary infrastructure to serve the entire tract. Significant infrastructure construction and improvements will be necessary to serve the Ianniello Property and the portions of the Green Property to the north and west of the Ianniello Property. At their discretion, the Director of Public Works may require the respective developers of each project to perform additional analysis to determine the phasing of infrastructure and timing of improvements. It is strongly recommended that the developers meet with the Director of

Public Work early in the development of these projects to discuss their proposals, construction timelines and the parameters of any required analyses.

9. 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.

10. RECOMMENDED CONDITIONS OF APPROVAL

The Concept Plan was reviewed by the Departments of Planning and Public Works. The plan was also reviewed by the Planning Commission at a work session on May 19, 2020. Attached to this report is a memo outlining the Commission's recommendations to the Mayor and City Council (Attachment 9). It is important to note that the Commission's recommendations may differ or conflict with the recommendations of the Departments of Planning and Public Works.

The Department of Planning recommends approval of the Concept Plan subject to the conditions outlined below. The Departments of Planning and Public Works will recommend more specific conditions of approval to the Planning Commission, and Board of Appeals if applicable, at the time site and/or preliminary subdivision plans are submitted for formal review. The recommended conditions are as follows:

Department of Planning

1. In acknowledging their agreement to the terms and conditions of approval of the Concept Plan by the Mayor and City Council, all parties shall sign the Concept Plan and return the original signed document to the Department of Planning within 30-days of approval.
2. A temporary drainage and utility easement is required across the Green Property to serve the Ianniello Property with water and sewer should the development of the Ianniello Property move forward first. The temporary easement is delineated on the Concept Plan. The easement must be fully executed by the parties and a copy of the executed easement agreement forwarded to the City within 90-days of approval of the Concept Plan.
3. The Department of Planning encourages the developers to utilize innovative concepts or incorporate New Urbanist or Traditional Neighborhood Design Principles (TND) in the design of their project. The Department of Planning may propose amendments to the zoning code necessary to accommodate innovative designs that will enhance the development; such as reduced front yard setbacks to encourage a "town" aesthetic and reduced parking requirements.
4. The density for any project that is not presently listed as a permitted or conditional use in the City Code will be addressed as part of the Department of Planning's review process prior to the submission of subdivision or site plans for review by the Board of Appeals and/or Planning Commission.

5. Landscaping plans are required for each project and must be approved by the Department of Planning. If the Mayor and City Council have not adopted a landscape ordinance prior to submission of site or preliminary subdivision plans, then the following requirements shall apply.
 - a. Street trees are required along each side of a public road at a spacing of one (1) tree per 30-feet for small trees, and 50-feet for large trees. Street trees shall be planted on residential and commercial lots and not within the right-of-way, except for trees along Road 'A' which may be within the right-of-way subject to approval by the Department of Public Works.
 - b. For Road 'A', trees may be planted in a center median in lieu of planting on both sides of the road if a median is proposed.
 - c. Tree species are subject to approval by the Department of Planning.
6. All streetlighting within the each development project 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. Within 18-months of approval of the Concept Plan, the Green family or their developer shall complete a Phase I Environmental Assessment for the 5-acre area to be dedicated to the City as a public park. The area of the proposed park has historically been used for agricultural operations. If the Assessment determines that remediation of the 5-acres is necessary, then the Green family or their developer shall provide a cost estimate for the remediation to the City. A performance bond in an amount equal to the remediation costs shall be posted with the City. All remediation work shall be completed prior to the dedication of the park to the City. A Public Works Agreement (PWA) will be prepared by the City that shall be executed at the time of submission of the remediation bond. The PWA shall provide for the timing and expectation of improvements; including the demolition of existing structures, grading, stabilization and opening to public use. Alternatively, the Green family or their developer may recommend another location for the 5-acre public park subject to the City's approval.
8. The 5-acre public park must be dedicated in-fee to the City of Havre de Grace and accessible to the public by a public road prior to the issuance of a building permit for the 251st cumulative unit between the Green-Ianniello-Patrone properties. The park shall be graded in a manner that allows for passive recreation. The grading plan for the park shall be approved by the Director of Public Works. The existing structures shown within the 5-acre open space area on the plan shall be demolished by the developer and all debris and material removed from the site prior to dedication. Alternatively, the City may consider a lease agreement request to rehabilitate the structures for adaptive reuse with uses that benefit and are open to the public.

9. The Department of Planning recommends that the Mayor and City Council consider removing the condition of AR277 that required the remaining balance of the property, after determining open space requirements, be distributed between residential uses and business uses, with no more than two-thirds (2/3) of the remaining balance devoted to either one use.
10. No commercial or institutional uses shall be permitted south of the intersection of Monarchos Drive and Bulle Rock Parkway.
11. The City supports the adaptive reuse of Sion Hill with uses that will respect the architecture and history of the dwelling and property. The architecture of any new commercial or multifamily residential buildings within 400-feet of Sion Hill, or within any area labeled as “Business” shall incorporate similar design elements and materials found on the historic dwelling.
12. The City prefers that Sion Hill, its contributing structures and context be permanently preserved through protective easements and covenants while still allowing for adaptive reuse. The Mayor and City Council may consider tax or other incentives to encourage the permanent preservation of the structure.
13. Architectural renderings of any proposed commercial or multifamily buildings shall be submitted to the Department of Planning for review and comment at the time a project is submitted for site plan review. 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.
14. The design of each development shall consider context sensitivity and viewsheds as they relate to the historic structures on each property.
15. Forest conservation easements and state wetland buffer shall not be located within any residential lots.
16. 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. It is recommended that the existing vegetation be maintained within the buffer.
17. The Department of Planning recommends that a 20-foot landscaped buffer be established along Bulle Rock Parkway adjacent to any residential uses. It is recommended that a landscape berm be constructed along Bulle Rock Parkway. 20-foot buffer yards should be established between residential and commercial uses.
18. Construction traffic shall not utilize Scenic Manor Drive at any time during construction.

19. 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.

Department of Public Works

Roads

1. A Traffic Impact Analysis (TIA) will be required prior to submission of site plans and/or preliminary subdivision plans. The intersections to be studied will be determined by the Departments of Planning and DPW in consultation with the Maryland State Highway Administration (SHA). The TIA shall be prepared in accordance with the County's Traffic Impact Analysis Guidelines, unless the City has adopted an adequate public facilities ordinance with specific guidelines.
2. The proposed roundabout shown on the plan shall be relocated adjacent to the park.
3. Road "C" must be constructed as a collector road in accordance with Harford County Road Code standards. No residential units will be permitted to directly access Road "C" with driveways.
4. The Department of Planning and DPW will not support a full movement road intersection at Road "D" and Maryland Route 155. The City will only support a right-in/right-out only road intersection at MD Route 155. The City will consider a limited number of right-in/right-out driveway entrances to serves future commercial uses along MD Route 155.
5. All roads shall be designed and constructed in accordance with the Harford County Road Code Volumes I and II and dedicated to the City upon completion. All roads shall be inspected by DPW or a consultant approved by the City and found to be in compliance with the Road Code and approved plans prior to acceptance by the City.
6. All intersections on Bulle Rock Parkway and Roads "A", "C", "D" and "E" as well as all public roads to be proposed in the site plans shall meet the Harford County Road Code requirements for stopping and intersection sight distance based on the posted speed limit and design speed limit (10-miles over posted speed).
7. A SHA Access Permit will be required for the intersection of Road "D" and Maryland Route 155.
8. The roundabout on Road "C" shall be designed in accordance with State Highway Design Standards for roundabouts.
9. The City desires to modify the intersection of Bulle Rock Parkway and Chapel Road to improve operations and safety at the intersection. Therefore, the City will require that Road

“B” be stubbed at the property line of Parcel 296 with the intention of the road connecting through to the intersection in the future. The City will consider alternative road alignments for Roads “A”, “B” and “C” during the review of the TIA’s for each development to achieve the most appropriate road network and intersection designs to serve the ultimate buildout of the Green-Ianniello-Patrone properties.

10. All internal driveways and parking areas within the Ianniello Property shall be owned and maintained by the property owner.
11. 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. If the State Highway Administration denies full access or restricts the intersection at the Level Road/Route 155 entrance to the Ianniello parcel to “right in/right out” movement at Road D, then the owner/developer of the Ianniello Property may design and construct that portion of Road “C” from Bulle Rock Parkway to the intersection with Road D at the public park. Any cost sharing or recoupment for costs associated with the construction of Road C will be documented in the Public Works Agreements for the development of parcels connecting to Road C.

Stormwater Management

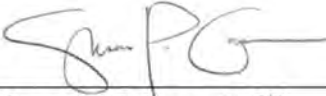
1. Stormwater Management for any project shall be designed in accordance with the latest Maryland Department of the Environment (MDE) and City of Havre de Grace requirements and regulations.
2. DPW will consider innovative designs that reflect a more creative approach to stormwater management, such as Regenerative Stormwater Conveyance Systems (RSC). The Department will assist the engineer in obtaining the necessary MDE approvals for such designs.

Water and Sewer Design

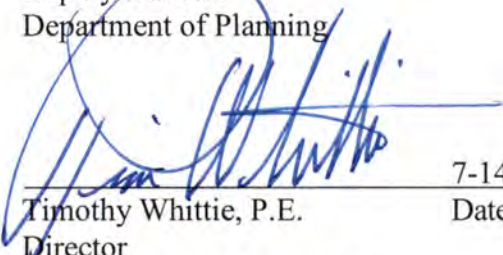
1. All water mains and sewer mains shall be designed in accordance with the Harford County Water and Sewer Design Guidelines and the Harford County Water and Sewer Standard Specifications and Details dated November 10, 2014.
2. All utility easements, including the proposed temporary drainage and utility easement, are subject to approval by the City. PWA’s must be prepared and executed for the construction of all temporary and permanent utilities. All proposed utilities shall be sized for capacity as determined by the Department of Planning and Department of Public Works based upon proposed uses of the properties consistent with the Concept Plan and any subsequently submitted site plans. No party may deny another party’s right to access the temporary or permanent drainage and utility easements as may be necessary to construct public water or sanitary sewer for the development of their respective parcels. .

3. DPW believes that there is presently adequate capacity in the existing water and sewer system for an additional 250 units. Once the 250 unit threshold has been reached between the development of the Green-Patrone and Ianniello properties, a capacity analysis study of the water and sewer distribution system, inclusive of sanitary pump and booster pump stations will be required.
4. For multi-floor apartments, the developer shall perform a flow test to determine what additional improvements to the system will be required to provide adequate domestic service and fire flow, such as booster pumps. The results must be submitted to DPW for review and approval. All required improvements shall be owned and maintained by the property owner.
5. Single-family and townhouse units shall be subject to one capital cost recovery charge per unit. For apartment buildings, the capital cost recovery fees will be calculated using the Commercial Water Fixture Count Application.
6. DPW will require that domestic water and fire meters and backflow preventers be located in the utility closet for each apartment building in lieu of a meter vault. The developer shall execute an agreement with the City granting access to inspect and repair the meters by City staff.
7. The Ianniello development shall utilize the existing sewer system located in Scenic Manor Drive. The utility easements associated with the construction of the sewer from Scenic Manor development to the Ianniello Property shall be deeded to the City. The City will own and maintain the sewer from Scenic Manor Drive to the property line of the Ianniello property.
8. An existing twelve (12) inch water main is located at the end of Scenic Manor Drive. The utility easements associated with the construction of the water line from Scenic Manor Road to the Ianniello property shall be dedicated to the City by special warranty deed. Once the water line is constructed and dedicated, City shall own and maintain the water line from Scenic Manor Drive to the property line of the Ianniello Property.
9. The existing water model required that the buildout of the Green Property will require a 12-inch water line to be constructed from MD Route 155 to the existing water line at Monarchos Drive that dead-ends at Bulle Rock Parkway. The model is presently being updated. If the study demonstrates that the connection will still be necessary, the City will require that a waterline be constructed from MD Route 155 along Road "D" and Road "E", and connect to the twelve (12) inch water line at Monarchos Drive.
10. Several improvements were recommended by a previous water model and sewer study that considered the buildout of the Green Property and the University of Maryland Medical System properties located on the north side of Bulle Rock Parkway. The improvements included upgrades to the pumps at Native Dancer and Bryan Road pump stations, construction of the 12-inch water line from MD Route 155 to Chapel Road, construction of a water tower, upgrades to the booster pumps at the Graceview tank, and replacement

of the water line from along MD Route 155 that serves the Lapidum tank. These improvements are not specifically required at this time, but are described herein for context as it relates to the ultimate buildout of developable properties near the I-95 and MD Route 155 interchange. The Department previously updated the sewer model for this area and is has engaged a consultant to update the water model. DPW will provide additional comments on required improvements once the developers provide more detailed information on total number of units and unit types.



Shane P. Grimm, AICP 7-14-2020
Deputy Director Date
Department of Planning



Timothy Whittie, P.E. 7-14-2020
Director Date
Department of Public Works

SPG

cc: Mayor and City Council
Patrick Sypolt, Director of Administration
Steve Gamatoria, Chief of Staff
April Ishak, City Attorney
Tim Whittie P.E., Director, Public Works
Marisa Willis, CFM, Planning Technician
Jonathan Green, et al., Owner, Green Property
Peter Ianniello
Terrance Nolan, Attorney for Patrone Family



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City of Havre de Grace

711 PENNINGTON AVENUE, HAVRE DE GRACE, MARYLAND 21078

410- 939-1800

MAIL TO:

WWW.HAVREDEGRACEMD.COM

November 16, 2020

Joanne Merrill
Senior Supervisor Land Records/
Licensing Departments
Harford County Circuit Court
20 West Courtland Street
Bel Air, MD 21014

Re: City of Havre de Grace
Green-Ianniello-Patrone-Johnson
Recordation of Approved
Single Concept Plan ✓

LR - Government
Instrument 0.00
Agency Name: City of
havre de grace
Instrument List: Other
Describe Other:
Charter Amendments
Ref:

=====
Total: 0.00
11/20/2020 02:43
CC12-AD
#14308051 CC0302 -
Harford
County/CC03.02.02 -

Dear Ms. Merrill:

NC
MA

✓ The City Council approved the attached Single Concept Plan in accordance with Annexation Resolution No. 277 that is recorded in the Harford County Land Records. We hereby request that the attached Resolution of Approval and the Single Concept Plan as approved by the City Council on November 2, 2020 be recorded in the Land Records. The purpose of recording the Single Concept Plan is to make it a part of the public record so that any heirs, successors or assigns are aware of the approved concept plan for development of the respective parcels. Although there are signature blocks on the plan, there is no legislative requirement for signatures under the City Code, Annexation Resolution 277 or the approving Resolution.

If you have any questions regarding this letter, please contact me at your earliest convenience at 410-939-1800, ext. 1120 or by email at shaneg@havredegracemd.com.

Sincerely,

Shane P. Grimm, AICP
Director
Department of Planning

- cc: Patrick Sypolt, Director of Administration
- Stephen Gamatoria, Chief of Staff
- April Ishak, City Attorney
- Resa Laird, Executive Assistant, Office of the Mayor
- Tamara Brinkman, Administrative Assistant
- Marisa Willis, CFM, Planning Technician

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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 244.312 ACRES OF LAND, MORE OR LESS, INCLUDING LAND OF GREEN, IANNELLO, PATRONE, AND JOHNSON IS IN THE BEST INTEREST OF THE HEALTH AND WELFARE OF THE CITIZENS OF HAVRE DE GRACE.
- ALL EXISTING UTILITIES AND PROJECTS ON THE CONCEPT THAT PRIOR TO THE SUBMISSION OF ANY SITE PLAN FOR THE PROPERTY, THE DEVELOPERS/OWNERS 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 BE AS FOLLOWS:
 - MINIMUM LESS THAN ONE QUARTER (244.312) ± 20% SHALL BE USED FOR OPEN SPACE.
 - REMAINING BALANCE OF THE PROPERTY DISTRIBUTED BETWEEN RESIDENTIAL USES AND BUSINESS USES WITH NO MORE THAN TWO-THIRDS (81.474) ± 20% OF THE BALANCE DEVOTED TO EITHER ONE OR THE OTHER.
 - ON THE PROPERTY THERE SHALL BE DEVOTED TO THE CITY A PUBLIC PARK (PARK) IN ACRES IN SIZE, INCLUDING 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 SUBDIVISION HERITAGE GREENWAY TRAIL BY A SIX-FOOT-WIDE PAVED TRAIL THAT SHALL CONNECT TO LEVEL ROAD TO THE CLOSEST POINT THE PROPERTY COVERS CHAPEL ROAD. THE CONNECTION AND DEDICATION OF THE TRAIL, CONNECTION THAT 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 HAVE ACCESS FROM SCENIC MANOR TO BELLE 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 DIVIDED BETWEEN RESIDENTIAL USES AND BUSINESS USES WITH NO MORE THAN TWO-THIRDS OF THE REMAINING BALANCE DEVOTED TO EITHER ONE USE FOR THE ANNEXATION RESOLUTION NO. 271.
 - THE PATRONE PROPERTY SHALL RETAIN THE RIGHT TO ACCESS CHAPEL ROAD UNLESS THE AN ALTERNATIVE PUBLIC ROAD ACCESS IS PROVIDED.
 - THE OWNER OF THE IANNELLO PROPERTY SHALL RETAIN THE RIGHT TO ACCESS ROAD 106 WITHOUT UTILIZING THEIR EXISTING 50' EASEMENT UNLESS SUCH THE AS PROVIDED 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 IANNELLO PROPERTY SHALL BE PERMITTED TO CONSTRUCT ROAD 107 AFTER THE EXPIRY OF ANY EASEMENT AND IF THE STATE ANNUAL ADMINISTRATION DENIES FULL ACCESS OR RESTRICTS THE RESTRICTION AT THE LEVEL INDICATED OR OTHERWISE TO THE IANNELLO PROPERTY TO RIGHT BY A RIGHT OF WAY OF ROAD 107 OR IF THE OWNER OF ROAD 107 DOES NOT AGREE TO DEDICATE ROAD 107 AS A PUBLIC ROAD. THE OWNER / DEVELOPER OF THE IANNELLO PROPERTY THAT DESIGN AND CONSTRUCT THAT PORTION OF ROAD 107 OR ROAD 106 FROM BELLE ROCK PARKWAY TO THE INTERSECTION WITH ROAD 107 AT THE PROPOSED LOCATION OF THE PUBLIC PARK AND SHALL BE RESPONSIBLE FOR THE CONNECTION THEREOF TO THE EXISTING ROAD 107 AS DEVELOPED BY THE OWNER. ANY COST SHARING OR REQUIRING FOR COSTS ASSOCIATED WITH THE CONSTRUCTION OF ROAD 107 OR ROAD 106 SHALL BE DOCUMENTED IN THE PUBLIC WORKS AGREEMENT FOR THE DEVELOPMENT OF PARCELS CONNECTING TO ROAD 107 OR ROAD 106 ON THE PORTION OF ROAD 107 BETWEEN THE GREEN AND IANNELLO PROPERTY. NOTWITHSTANDING THE ABOVE, ANY RIGHT TO CONSTRUCT ROAD 107 OR 106 ON THE PORTION OF ROAD 107 BETWEEN THE GREEN AND THE IANNELLO PROPERTY SHALL BE HANDLED BY PRIVATE AGREEMENTS AMONG THE RESPECTIVE OWNERS OF THE PROPERTIES.

NOTE

THE SINGLE CONCEPT PLAN DEPicts THE PROPOSED LOCATIONS TO BE DEDICATED TO THE CITY IN THE FUTURE. NOTHING IN THIS CONCEPT PLAN OR CONTAINED IN ANNEXATION RESOLUTION NO. 271 IS TO BE CONSIDERED A CURRENT DESIGN OR PUBLIC WORKS OR UTILITIES, AND THE PROPOSED LOCATIONS SHOULD HOWEVER, IT IS THE CURRENT INTENTION OF THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE TO PURSUE SUCH AGREEMENTS AS MAY BE REQUIRED BY THE CITY.

BAY STATE LAND SERVICES
 Civil & Real Estate
 Land Planning & Surveying
 800-Technical, Mechanical, Electrical & Plumbing

THE UNDERSIGNED HEREBY COLLECTIVELY HEREBY THIS SINGLE CONCEPT PLAN IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED WITHIN ANNEXATION RESOLUTION NO. 271 (AS AMENDED), WHICH BECAME EFFECTIVE ON JUNE 8, 2024. THIS SINGLE CONCEPT PLAN DELINEATES THE PROPOSED INTERNAL ROAD NETWORK INCLUDING ROAD CONNECTIVITY AMONG THE GREEN, PATRONE, IANNELLO AND JOHNSON PROPERTIES, GENERAL DISTRIBUTION OF LAND USES FOR THE FUTURE DEVELOPMENT OF THE ANNEXED PROPERTIES SHOWN ON THE PLAN, AND ARE SEPARATELY OVERSEEN/CONTROLLED BY THE UNDERSIGNED, AS INDICATED BELOW. ANY SUBSEQUENT CHANGES TO THE SINGLE CONCEPT PLAN THAT ARE DETERMINED TO BE NECESSARY BY THE CITY STAFF OR COORDINATION WITH THE MAYOR AND CITY COUNCIL WILL REQUIRE APPROVAL BY THE MAYOR AND CITY COUNCIL. THE UNDERSIGNED HEREBY AGREES THAT ALL FUTURE DEVELOPMENT OF THEIR RESPECTIVE PROPERTIES E.G. EACH UNDERSIGNED OWNER AGREES SOLELY AS TO THE PROPERTY THAT IT OWNS AND CONTROLS WILL COMPLY WITH THE APPROVED SINGLE CONCEPT PLAN. THE UNDERSIGNED FURTHER UNDERSTAND AND AGREE THAT THE COLLECTIVE OVERALL DEVELOPMENT OF ALL PROPERTIES SHALL BE SUBJECT TO ALL PERFORMANCE REQUIREMENTS CONTAINED WITHIN ANNEXATION RESOLUTION NO. 271 (AS AMENDED), NOTWITHSTANDING THE JOINT SUBMISSION OF THIS SINGLE CONCEPT PLAN BY THE UNDERSIGNED, FOLLOWING APPROVAL OF THIS SINGLE CONCEPT PLAN INCLUDING THE PROVISIONS CONTAINED IN THIS NOTE BY THE MAYOR AND CITY COUNCIL, EACH OF THE UNDERSIGNED THAT HERETOFORE INDEPENDENTLY PARALLEL REVIEW AND APPROVAL OF SITE DEVELOPMENT PLAN PERMITS, AND ALL RELATED APPROVALS FOR THE DEVELOPMENT PROPOSED ON THEIR RESPECTIVE PROPERTIES, THAT THE REQUIREMENT THAT THE CITY OVERSIGHT/CONTROLLED PURSUE APPROVALS AT THE SAME TIME. THE UNDERSIGNED ARE SHARING THIS SINGLE CONCEPT PLAN WITH THE EXPRESS UNDERSTANDING THAT THE CONSTRUCTION OF EACH PARTY'S PROJECT IS DEPENDENT UPON THE INSTALLATION OF NECESSARY INFRASTRUCTURE TO SERVE THE VARIOUS PHASES OF THE OVERALL DEVELOPMENT OF THE PROPERTIES AGREEING TO THESE AGREEMENTS, AGREEMENTS AND REQUIREMENTS THAT BE NECESSARY TO CONSTRUCT ROADS AND UTILITIES ACROSS ANOTHER PARTY'S LOTS IN ORDER FOR AN INDIVIDUAL PROJECT TO MOVE FORWARD.

SINGLE CONCEPT PLAN
 AS APPROVED BY THE CITY COUNCIL ON
GREEN - PATRONE - IANNELLO
PROPER
 CITY OF HAVRE DE GRACE

NO.	DATE	DESCRIPTION
1	4-08-2020	REVISED SINGLE CONCEPT PLAN (SCENIC MANOR BLVD, BELLE ROCK PARKWAY, AND HAVRE ROAD C & E) CONFORMANCE
2	10-07-2020	REVISED PROPOSED SUBDIVISION HERITAGE GREENWAY (SCENIC MANOR BLVD) SPECIAL
3	01-24-2021	ADDED NOTE
4	03-05-2021	ADDED BOUNDARY SURVEY BY JOHN THOMPSON & ASSOCIATES, L.L.C.
5	1-10-2021	ADDED NOTE #1
6	1-24-2021	REVISED NOTE #1 & 2 AS AMENDED BY THE MAYOR AND CITY COUNCIL

GREEN	PATRONE	IANNELLO	JOHNSON
HARRIETTE SCHWYTT HELLAUER, TRUSTEE, THE HORTONSCHELY M. GREEN-FAMILY TRUST AND JOSEPH-CAROLINE TRUST (AS DATED FEBRUARY 20, 1995) (HORTONSCHELY C.V. GREEN, ELIZABETH HATTS GREEN, JOHN RODGERS HESSUS GREEN BY R. JONATHAN GREEN, ATTORNEY-IN-FACT) PURSUANT TO DURABLE POWER OF ATTORNEY DATED NOVEMBER 8, 2024 (TERESA VOICIC ENTERPRISES, L.L.C. BY R. JONATHAN GREEN, MANAGERS AND R. JONATHAN GREEN)	CHARLOTTE PATRONE - OWNER	PETER J. & MARY C. IANNELLO - OWNERS	GEORGE MELVILLE JOHNSON - OWNER 23 SEVENTH STREET PROPERTIES, LLC
DATE	DATE	DATE	DATE

CITY COUNCIL
OF
HAVRE DE GRACE, MARYLAND

RESOLUTION NO. 2020-16
(as Amended)

Introduced by _____ Council Member Ringsaker

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND, PURSUANT TO ARTICLE XI-E OF THE MARYLAND CONSTITUTION, THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND CITY CHARTER SECTIONS 33 AND 34 TO APPROVE A SINGLE CONCEPT PLAN FOR THE GREEN, IANNIELLO AND PATRONE PROPERTIES AS REQUIRED BY ANNEXATION RESOLUTION 277 (AS AMENDED)

WHEREAS, the City Council adopted Annexation Resolution 277 (as amended) on April 21, 2014, which became effective on June 5, 2014 (“AR 277” or “Annexation Resolution”), assigning the Residential Business RB zoning designation (“RB Zoning”) to the Green, Ianniello and Patrone properties (“Property”), subject to certain conditions; and

WHEREAS, pursuant to Section 2 of the Annexation Resolution, 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.” (“Concept Plan”); and

WHEREAS, the “single concept plan shall show proposed uses with not less than one-quarter of the property use for open space, and the 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”; and

WHEREAS, the single Concept Plan shall also show a 5-acre public park to be dedicated to the City, an extension and construction of the Lower Susquehanna Heritage Greenway Trail, and a road network connecting to the Scenic Manor subdivision; and

WHEREAS, the owners of the respective properties jointly submitted a single Concept Plan to the Director of Planning on or about March 10, 2020 for review by the Department of Planning; and

WHEREAS, the Director of Planning issued a Staff Report dated July 14, 2020 and made a presentation to the City Council on July 20, 2020 recommending approval of the Concept

Plan on the terms and conditions set forth therein and noting that all AR 277 conditions had been met; and

WHEREAS, the City Council held a public work session on July 27, 2020 to consider concerns raised by one of the property owners; and

WHEREAS, after consideration of the concerns raised, the City Council requested further review of certain issues; and

WHEREAS, the City Council voted to approve the Concept Plan at a Council Meeting on August 3, 2020, based on the recommendation of the Director of Planning and the City Attorney that the requirements of AR277 had been met, as well as the apparent agreement among the parties; and

WHEREAS, unknown to the City Council at the time of the August 3, 2020 Council meeting, one of the properties known as Sion Hill had been sold to a third party prior to the Council vote, and the Council wanted additional time to consider the legal effect of this change in ownership; and

WHEREAS, at the Council meeting on August 17, 2020, the Council unanimously approved a motion for reconsideration of this Resolution 2020-16, and then immediately tabled consideration of this Resolution 2020-16 to a later date to allow for further review by the City Attorney, Director of Planning, and the parties due to the change in ownership; and

WHEREAS, the respective parties, including the new owner of Sion Hill, revised the Concept Plan, which has been modified ("Modified Concept Plan") (Exhibit A) and submitted to the City to reflect a survey of the Sion Hill property (Exhibit B) and a realignment of certain proposed public roads solely to account for the surveyed property lines of Sion Hill, and the changed access point of Road C to Bulle Rock Parkway due to wetland issues, and

WHEREAS, the new owner of Sion Hill has now joined with the other owners in submitting a single Concept Plan to the City Council for approval pursuant to the terms of Annexation Resolution 277 (as amended); and

WHEREAS, based on review of the Modified Concept Plan and the recommendation of the Director of Planning and City Attorney, the Council is satisfied that the conditions for the Concept Plan set forth in AR 277 have been met, and the parties now have a path forward to develop their respective properties.

NOW THEREFORE, it is determined, decided, and resolved by the City Council that the Modified Concept Plan for the Green/Ianniello/Patrone properties as amended November 2, 2020 is hereby approved.

ADOPTED by the City Council of Havre de Grace, Maryland this 2nd day of November, 2020.

SIGNED by the Mayor and attested by the Director of Administration this 16th day of November, 2020.

ATTEST:

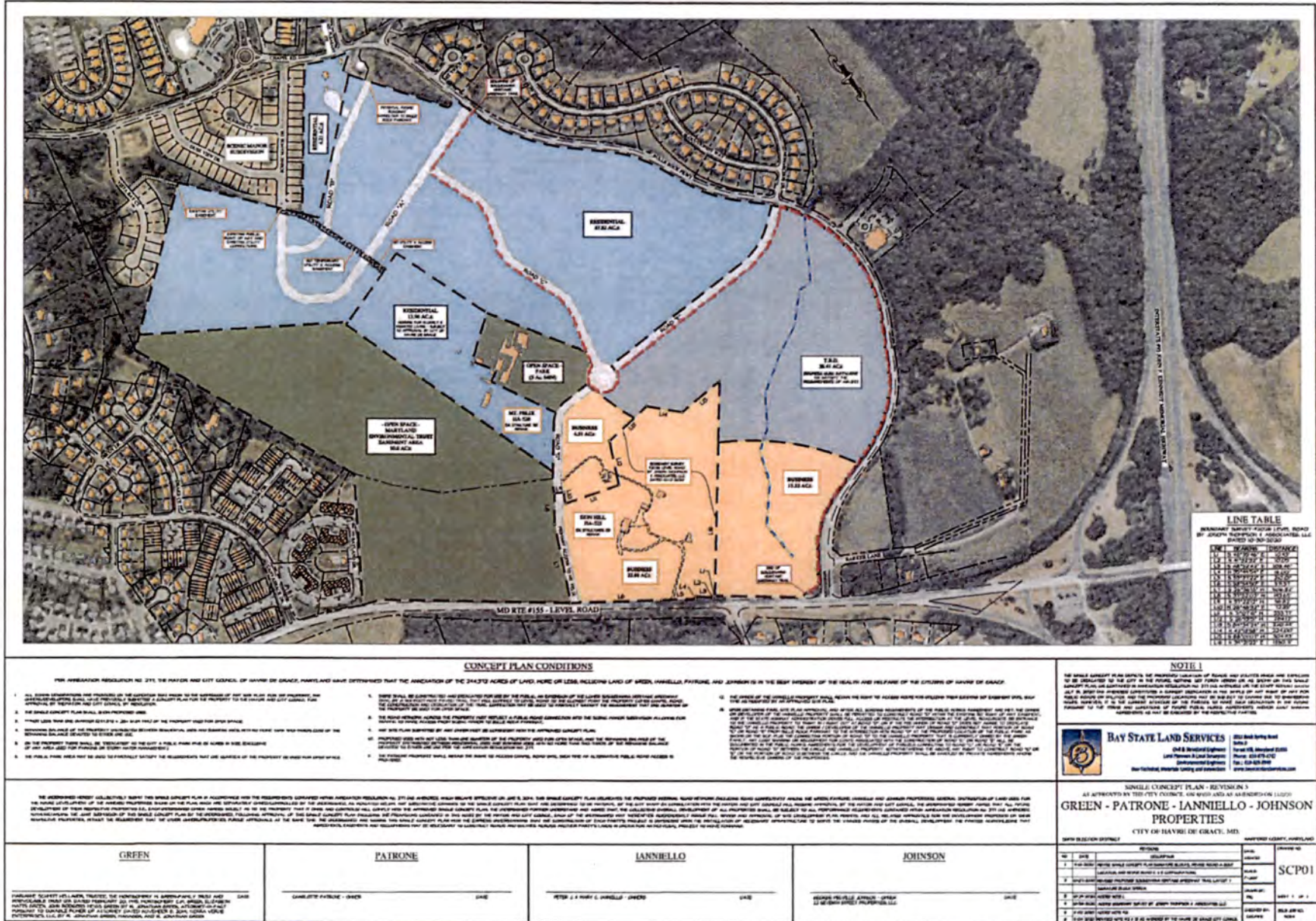
THE MAYOR AND CITY COUNCIL
OF HAVRE DE GRACE, MARYLAND


Patrick D. Sypolt
Director of Administration


William T. Martin
Mayor

Introduced:	08/03/2020
Passed/Adopted:	08/03/2020
Reconsideration:	08/17/2020
Tabled:	08/17/2020
Removed from Table:	11/02/2020
Reconsideration Denied:	11/02/2020
Motion to Amend:	11/02/2020
Passed/Adopted as Amended:	11/02/2020
Effective Date:	11/16/2020

Exhibit A



LIBER 00001 FOLIO 429

CONCEPT PLAN CONDITIONS

- FOR AMENDMENT RESOLUTION NO. 271, THE PATRONE AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND HAVE DETERMINED THAT THE AMENDMENT OF THE 244.732 ACRES OF LAND, MORE OR LESS, INCLUDING LOTS 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 REGULATIONS ARE SUBJECT TO THE CONDITIONS SET FORTH IN THE AMENDMENT OF THE CONCEPT PLAN AND THE AMENDMENT OF THE CONCEPT PLAN SHALL BE SUBJECT TO THE AMENDMENT OF THE CONCEPT PLAN AND THE AMENDMENT OF THE CONCEPT PLAN.
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NOTE 1

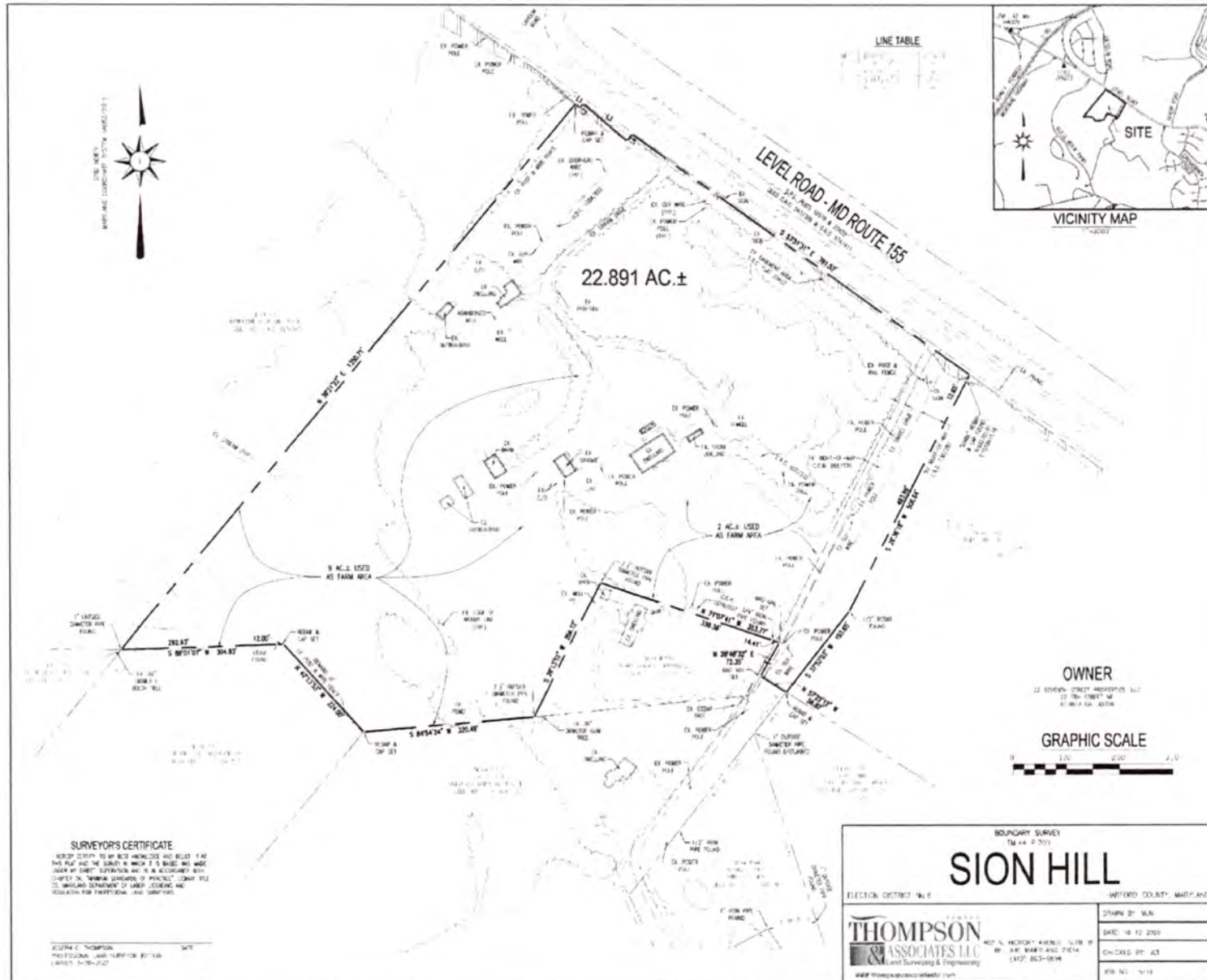
THE SMALLER QUANTITY OF LAND IS THE PROPERTY OF GREEN AND JOHNSON AND THE LARGER QUANTITY OF LAND IS THE PROPERTY OF PATRONE AND IANNIELLO. THE SMALLER QUANTITY OF LAND IS THE PROPERTY OF GREEN AND JOHNSON AND THE LARGER QUANTITY OF LAND IS THE PROPERTY OF PATRONE AND IANNIELLO.

BAY STATE LAND SERVICES
 404 S. DUNDAS STREET
 LAUREL, MARYLAND 20646
 (301) 251-1100
 WWW.BAYSTATELANDSERVICES.COM

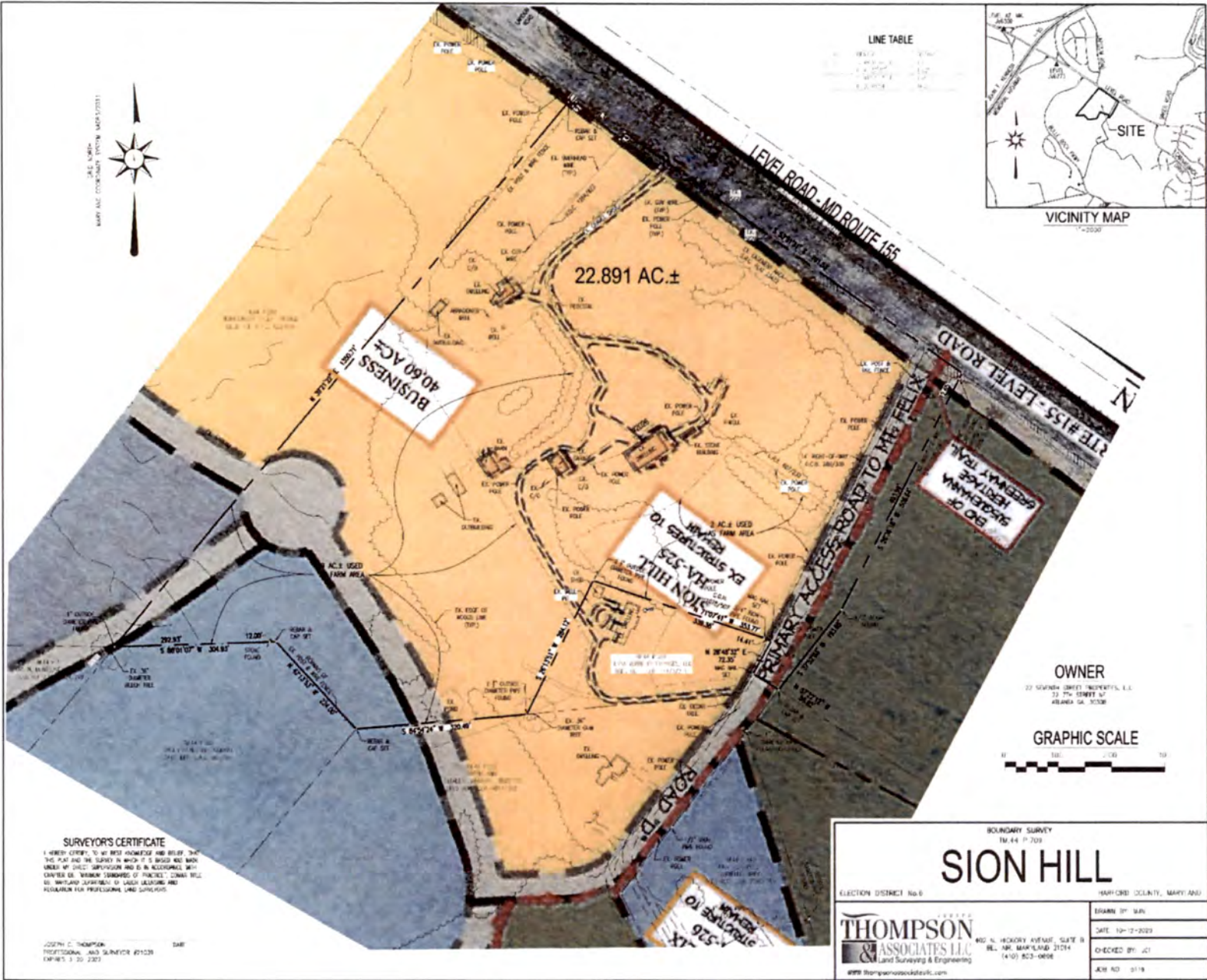
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GREEN	PATRONE	IANNIELLO	JOHNSON
GREEN	PATRONE	IANNIELLO	JOHNSON
GREEN	PATRONE	IANNIELLO	JOHNSON
GREEN	PATRONE	IANNIELLO	JOHNSON

Exhibit B

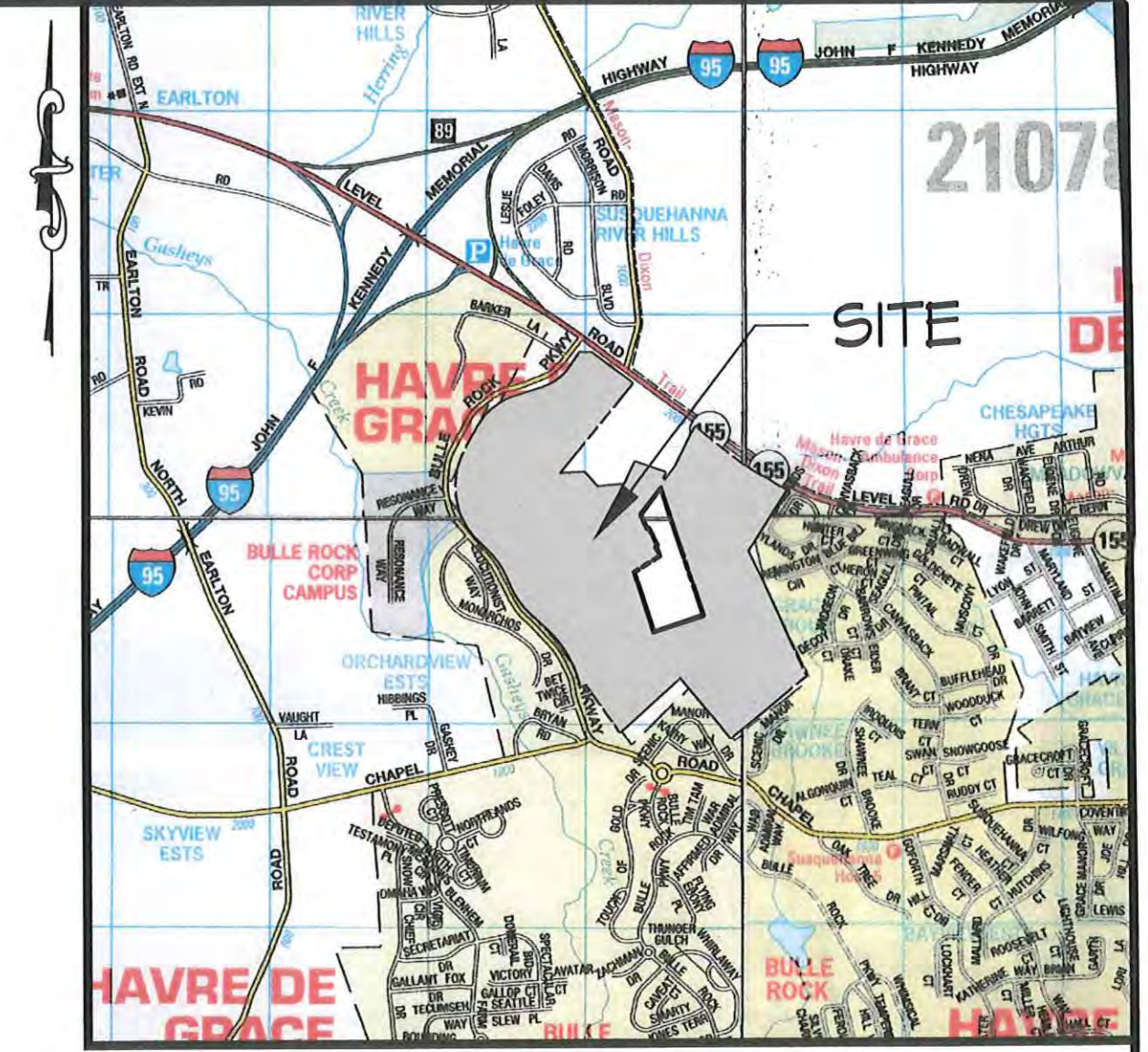


LIBER 00001
FOLIO 430



LIBER 000001 FOLIO 431

Exhibit D. “Forest Stand Delineation – Green Property” Dated February 15, 2026



ADC 4242,4243,4354 & 4355 : GRID 110, K10, A10, J1, K1, A1
LOCATION MAP
 SCALE: 1"=2000'

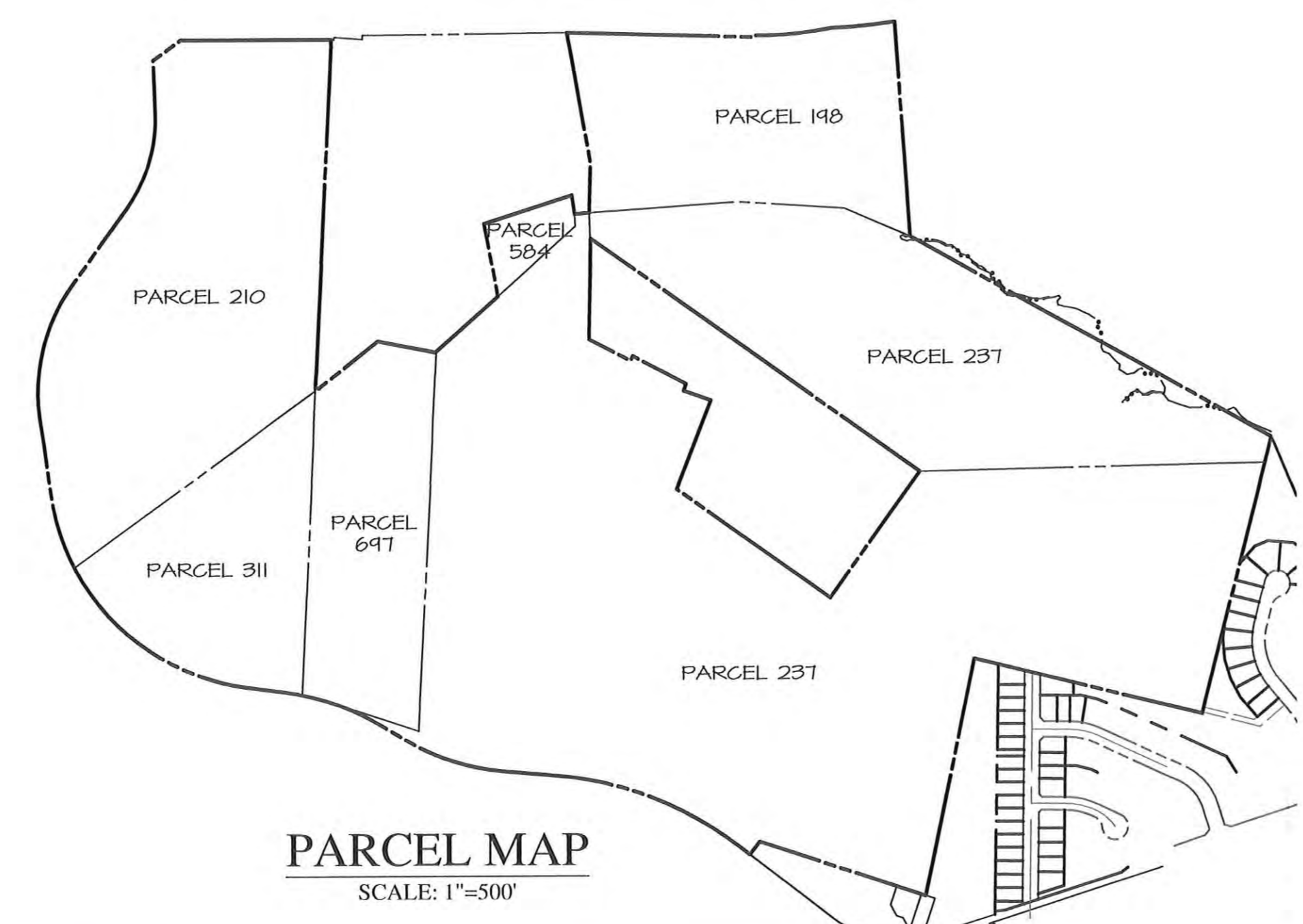
- SITE DATA**
- OWNERS:
 - TAX MAP 44 PARCEL 647 MONTGOMERY GREEN ET AL 105 SCORPION DR LAKEWAY, TX 78134 DEED: 96/4561
 - TAX MAP 44 PARCEL 210 MONTGOMERY GREEN TRUSTEE 105 SCORPION DR LAKEWAY, TX 78134 DEED: 823/545
 - TAX MAP 44 PARCEL 198 ANN W GREEN TRUSTEE 105 SCORPION DR LAKEWAY, TX 78134 DEED: 185/886
 - TAX MAP 44 PARCEL 311 MONTGOMERY 4 ELIZABETH GREEN ET AL 105 SCORPION DR LAKEWAY, TX 78134 DEED: 6224/241
 - TAX MAP 44 PARCEL 504 TIERRA VERDE ENTERPRISES LLC 105 SCORPION DR LAKEWAY, TX 78134 DEED: 1413/211
 - TAX MAP 44 PARCEL 231 ANN GREEN 4 MARIANNE HELLAUER TRUSTEES 105 SCORPION DR LAKEWAY, TX 78134 DEED: 4817/302
 - PLAN PREPARED BY: BAY STATE LAND SERVICES, INC. P.O. BOX 958 DEL AIR, MARYLAND 21014-0958 (PH) 410-819-4141 (FAX) 410-420-3444 ATTN: DUDLEY CAMPBELL ddc@bayslatelandservices.com
 - CONTRACT PURCHASER: (A04G PORTION OF TOTAL PROPERTY) SON HILL PARTNERS, LLC 303 INTERNATIONAL CIRCLE, SUITE 360 HUNT VALLEY, MD 21030
 - ZONING: RB
 - SITE AREA: 205.2 AC.±
 - TOTAL AREA OF WETLANDS: 3.86 AC.±
 - TOTAL AREA OF WETLAND BUFFERS: 1.36 AC.±
 - TOTAL FORESTED AREA: 191006 SQ. FT. ± = 43.85 AC.±
 - STAND 1 = 2153 AC.±
 - STAND 2 = 839 AC.±
 - STAND 3 = 144 AC.±
 - THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION, FIELD TOPOGRAPHY AND FIELD WORK BY BAY STATE LAND SERVICES, INC.
 - THIS SITE IS LOCATED IN ZONE X AS SHOWN ON F.U.R.M. 24025C016E AND 24025C016E DATED 4/19/2016.
 - NON-TIDAL WETLANDS AND WATERS OF THE U.S. ARE SHOWN HEREON.
 - THE PROPERTY BOUNDARY IS BASED ON A FIELD-RUN BOUNDARY SURVEY BY BAY STATE LAND SERVICES, INC.
 - 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 THE SUBJECT PROPERTY.
 - THERE ARE SLOPES STEEPER THAN 15% ON SITE.

- LEGEND**
- SITE BOUNDARY
 - ADJOINER PROPERTY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVING
 - SOIL LIMITS
 - EXISTING STRUCTURE
 - EXISTING STREAM
 - EXISTING TREE LINE
 - NON-TIDAL WETLANDS BUFFER
 - EXISTING NON-TIDAL WETLANDS
 - EXISTING SLOPES 15-25%
 - EXISTING SLOPES 25% OR GREATER

BAY STATE LAND SERVICES
 FEB 17 2021
 PRINT DATE

NRCS HYDROLOGIC SOIL GROUP - HARFORD COUNTY, MARYLAND

MAP UNIT SYMBOL	MAP UNIT NAME	HSG RATING	K RATING	DRAINAGE CLASS
AuB	Aldino Silt Loam, 3 to 8% Slopes	C	0.49	Moderately Well Drained
ChB2	Chillum Silt Loam, 5 to 10% Slopes	C	0.32	Well Drained
CkC2	Chillum-Neshaminy Silt Loam, 5 to 10% Slopes	B	0.49	Well Drained
DcB	Delanco Silt Loam, 3 to 8% Slopes	C	0.37	Moderately Well Drained
EsA	Elsinboro Loam, 0 to 2% slopes	B	0.49	Well Drained
EsB2	Elsinboro Loam, 2 to 5% slopes	B	0.49	Well Drained
EsC2	Elsinboro Loam, 5 to 10% slopes	B	0.49	Well Drained
HcA	Hatboro-Codorus Complex, 0 to 3% Slopes	B/D	0.49	Poorly Drained
JpB	Joppa Gravelly Sandy Loam, 2 to 5% slopes	A	0.10	Well Drained
JpC	Joppa Gravelly Sandy Loam, 5 to 10% slopes	A	0.10	Well Drained
KrB	Kinkora Silt Loam, 3 to 8% slopes	C/D	0.43	Poorly Drained
LfC	Legore Very Stony Silt Loam, 0 to 15% Slopes	B	0.15	Well Drained
LfE	Legore Very Stony Silt Loam, 25 to 45% Slopes	B	0.37	Well Drained
LgC3	Legore Silty Clay Loam, 8 to 15% slopes	B	0.37	Well Drained
LgD3	Legore Silty Clay Loam, 15 to 25% Slopes	B	0.37	Well Drained
MsB2	Montalto Silt Loam, 3 to 8% slopes	B	0.37	Well Drained
MsC2	Montalto Silt Loam, 8 to 15% slopes	B	0.37	Well Drained
NeA	Neshaminy Silt Loam, 0 to 3% Slopes	B	0.37	Well Drained
NeB2	Neshaminy Silt Loam, 3 to 8% Slopes	B	0.37	Well Drained
NeC2	Neshaminy Silt Loam, 8 to 15% Slopes	B	0.37	Well Drained
SIB2	Sassafras sandy loam, 5 to 10% slopes	B	0.32	Well Drained
Sd	Sassafras and Joppa Soils, 10 to 15% slopes	B	0.32	Well Drained
SsE	Sassafras and Joppa Soils, 15 to 30% slopes	B	0.32	Well Drained
Wab	Watchung Silt Loam, 3 to 8% Slopes	C/D	0.28	Poorly Drained
WoaB	Woodstown Loam, 2 to 5% Slopes	C	0.37	Moderately Well Drained



PLAN
SCALE: 1"=200'

SPECIMEN TREE LEGEND

NO.	SCIENTIFIC NAME	SYMBOL / CONDITION	COMMON NAME	D.B.H.
1	LIRIODENDRON TULIPIFERA	T.P. / (F-G)	TULIP POPLAR	43.3"
2	LIRIODENDRON TULIPIFERA	T.P. / (F)	TULIP POPLAR	55.8"
3	LIRIODENDRON TULIPIFERA	T.P. / (G)	TULIP POPLAR	33.5"
4	FRAXINUS AMERICANA	W.A. / (P)	WHITE ASH	30.0"
5	LIRIODENDRON TULIPIFERA	T.P. / (F)	TULIP POPLAR	35.9"
6	QUERCUS COCCINEA	S.C. / (G)	SCARLET OAK	31.6"
7	QUERCUS ALBA	W.O. / (F)	WHITE OAK	43.5"
8	QUERCUS ALBA	W.O. / (G)	WHITE OAK	55.5"
9	QUERCUS ALBA	W.O. / (F-G)	WHITE OAK	34.9"
10	QUERCUS ALBA	W.O. / (F-G)	WHITE OAK	38.9"
11	ACER RUBRUM	R.M. / (F)	RED MAPLE	40.0"
12	FAGUS GRANDIFOLIA	A.B. / (G)	AMERICAN BEECH	41.7"

(G) - GOOD CONDITION
 (F) - FAIR CONDITION
 (P) - POOR CONDITION

Jacob McCarthy 02/15/21
 JACOB MCCARTHY (ENVIRONMENTAL TECHNICIAN) DATE GREEN PROPERTY WETLANDS DELINEATION ONLY

Stanley A. Kollar, Jr. 02/15/21
 STANLEY A. KOLLAR, JR. (CERTIFIED PLANT ECOLOGIST) DATE GREEN PROPERTY FOREST STAND DELINEATION ONLY

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

FOREST STAND DELINEATION
GREEN PROPERTY
 CITY OF HAVRE DE GRACE, MD.
 HARFORD COUNTY, MARYLAND

NO.	DATE	REVISIONS DESCRIPTION	DATE	DRAWING NO.
			FEB 15, 2021	FSD 01
			SCALE: 1"=200'	
			DRAWN BY: RAL	SHEET 1 OF 1
			CHECKED BY: CCA/PAE	BLS JOB NO.: 1904

z:\projects\19000\1904-mc-rte #195 (green property)\03-concept plans\std-01-overall std\1904-std-overall.dwg