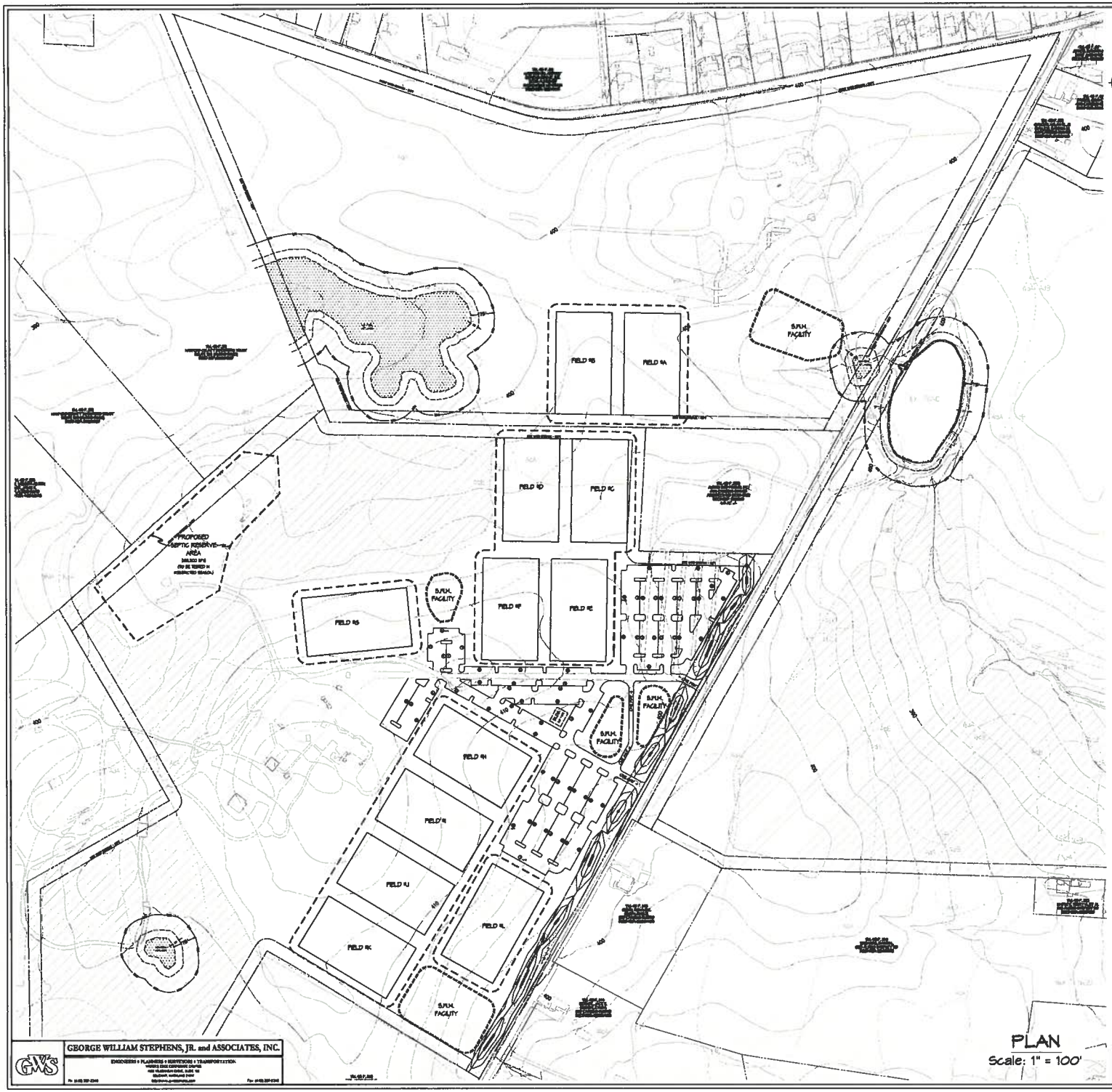
1. 6:00 P.M. Carsin's Run Park Concept Plan

Meeting Date/Time:	**Tuesday, April 12, 2016 at 6:00 pm**
Meeting Location:	Level Volunteer Fire Company,3633 Level Village Road, Havre de Grace, MD 21078
Location of Proposed Development:	One the west side of Carsin's Run Road near its intersection with MD Rt 156.
Description of Proposed Development:	This plan proposes the development of Twelve (12) athletic fields.
Applicant:	Snee, Lutche, Helmlinger & Spielberger, P.A.
Contact:	Leigh Shotto at Snee, Lutche, Helmlinger & Spielberger, P.A., 410-893-7500

Documents: CARSINS RUN PARK.PDF



PLAN
Scale: 1" = 100'

VICINITY MAP
Scale: 1" = 1000'
2nd REVISED: 1 OCT. & 4 OCT.

SITE DATA:

1A. OWNER (SEE RECORDS) — HARFORD COUNTY RECREATIONAL WEST LAD BUILDER BUILDERS, INC. P.O. BOX 31 LAURELDALE, MD 20774-0344

1B. DEVELOPER/OWNER — CARSIN LANE SPORTS FOUNDATION P.O. BOX 431 CARSONVILLE, MD 20729

2. PLAN PREPARED BY — G.W. STEPHENS JR. AND ASSOCIATES, INC. 6440 FELLOWSHIP DRIVE, SUITE 100 BALTIMORE, MARYLAND 21211

3. PARCEL INFO. — TAX MAP NO. 49 PARCELS 71 & 69
DEED REF: [illegible]
PARCEL 71 - [illegible] AC± - ZONED AG EFFECTIVE [illegible]
PARCEL 69 - [illegible] AC± - ZONED AG EFFECTIVE [illegible]
TOTAL AREA: [illegible] AC±

4. DEVELOPMENT INFO. — EXISTING: AGRICULTURAL, SEE BOD PLANS
PROPOSED: RECREATIONAL, SEE PARKING AND REMAINDER AS AGRICULTURAL, SEE
- AREA IS LOCATED OUTSIDE OF THE DEVELOPMENT ENVELOPE
- AREA DOES NOT ENJOY ACCESS TO AVAILABLE PUBLIC WATER & SEWER
- AREA EXCEEDS MINIMUM PARCEL AREA (MIN) REQUIREMENT OF 3 ACRES

5. BULK REGULATIONS — AG - RECREATIONAL USE

MIN. LOT SIZE -	3 ACRES
MIN. BLDG. OR USE SETBACK FROM ADJACENT RESIDENTIAL LOT	50 FT.
MIN. LOT WIDTH AT BLDG. LN. -	100 FT.
MIN. FRONT YARD DEPTH -	50 FT.
MIN. SIDE YARD WIDTH -	40 FT. EACH
MIN. REAR YARD DEPTH -	50 FT.
MAX. BLDG. HEIGHT -	3 STORIES

FOR RECREATIONAL USES, THE FRONT, SIDE AND REAR YARD SETBACK FOR ACCESSORY USES AND STRUCTURES SHALL BE EQUAL TO THE SAME SETBACKS REQUIRED FOR THE PRINCIPAL STRUCTURE. THE REQUIREMENT MAY BE REDUCED IF SO SUCH FOR ACCESSORY STRUCTURES LESS THAN 500 SQUARE FEET, LOCATED IN THE SIDE AND REAR YARD.

6. COVERAGE — RECREATIONAL USE (PARK)
MIN. LOT AREA PER CAMPSITE UNIT - 3,400 SQ.FT.
MAX. BUILDING COVERAGE - 30% OF TOTAL LOT
MAX. IMPERVIOUS SURFACE - 50% OF TOTAL PARCEL AREA

7. BUFFER YARD — REQUIRED: NONE — PROVIDED: NONE

8. PARKING — SETBACKS - MINIMUM FROM ARTERIAL ROAD RW = 10 FT., ALL OTHER PUBLIC ROAD RW = 5 FT.

REQUIRED	PROVIDED
SOCCER OR LACROSSE FIELDS @ 10 PARKING SPACES / FIELD - MINIMUM	12 FIELDS
TOTAL PARKING REQUIRED: 10 PS. / FIELD X 12 FIELDS = 840 PARKING SPACES	TOTAL PARKING PROVIDED: 840 SPACES PROPOSED (SEE OF REQUIRED) PROVIDED PARKING MAY NOT EXCEED REQUIRED BY MORE THAN 50%

9. SIGNS — [illegible] ONE LAMINED SIGN SETTING FORTH THE NAME OF PLACES OF PUBLIC SERVICE USES, CIVIC ORGANIZATIONS, PUBLIC OR SERVICE GROUPS, [illegible] SHALL BE PROVIDED. THESE SIGNS SHALL BE LOCATED NOT LESS THAN 20 FEET FROM THE ROAD RIGHT-OF-WAY, SHALL NOT EXCEED 40 SQUARE FEET IN AREA AND SHALL NOT EXCEED 8 FEET IN HEIGHT.

10. ENVIRONMENTAL — EXISTING WOODED AREA: [illegible] AC± / [illegible] AC± TOTAL AC± = [illegible] WOODED AREA

FOREST CONSERVATION CALCULATIONS - PRELIMINARY SUBJECT TO FINAL DESIGN

EXISTING FOREST:		[illegible] AC±
FOREST TO BE CLEARED:		[illegible] AC±
FOREST TO BE RETAINED:		[illegible] AC±
THRESHOLDS: AFFORESTATION:	[illegible] NET TRACT AREA	[illegible] AC±
REFORESTATION:	[illegible] EXISTING FOREST	[illegible] AC±
CONSERVATION:	[illegible] NET TRACT AREA	[illegible] AC±
BREAK EVEN POINT:		[illegible] AC±
FOREST RETENTION:		[illegible] AC±

LEGEND
- PROPERTY LINE
- ADJOINER BOUNDARY
- NATURAL WATERS
- EX. PAVING
- EX. PARKING
- EX. POND
- SOILS LINE
- EX. WOODLINE
- EX. STRUCTURE
- EX. INDEX CONTOUR
- EX. INTERMEDIATE CONTOUR

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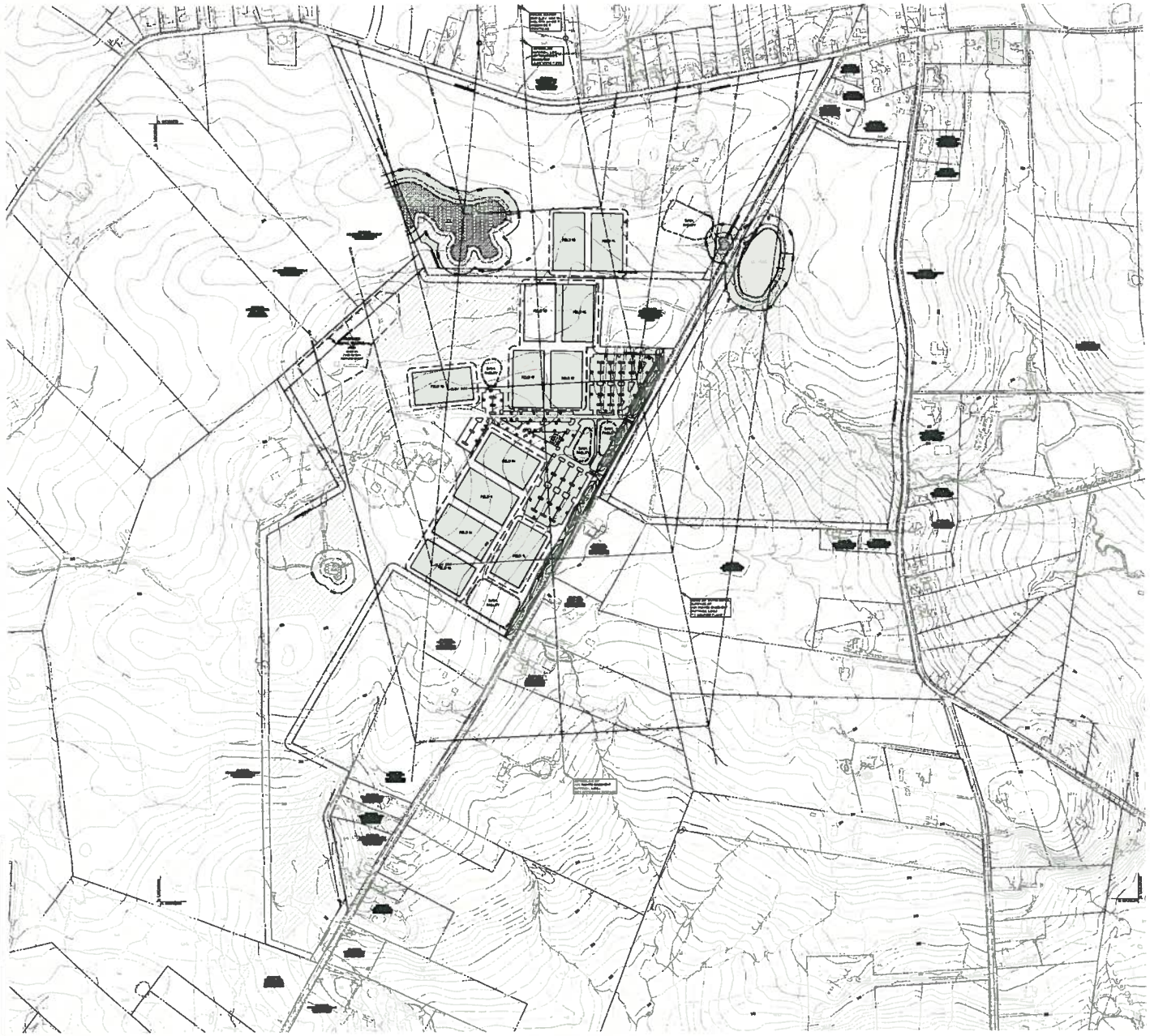
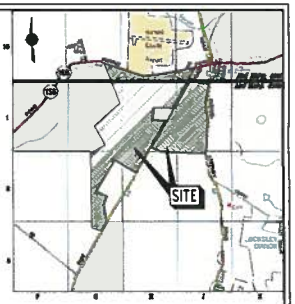
BALTIMORE, MARYLAND 21211
Ph. (410) 337-2340 Fax (410) 337-2342
www.gwsassociates.com

Revisions	HARFORD COUNTY, MARYLAND
	CARSIN'S RUN PARK
	CONCEPT PLAN
Drawn By: WJM/RGG	Contract No.: 20-11741
Designed By: -	Scale: AS SHOWN
Reviewed By: GWS	Sheet 2 of 2
	DATE: MAR. 5, 2018



PLAN

Scale: 1" = 200'



VICINITY MAP

SITE DATA:

1A. OWNER (SEE RECORDS) HARFORD COUNTY INVESTORS VIGH LAO SHELTER BUILDERS, INC.
P.O. BOX 36
LEVERSVILLE, MD 21041-0041

1B. DEVELOPER/OWNER: CEDAR LANE SPORTS FOUNDATION
P.O. BOX 424
CHERRYVILLE, MD 21029

2. PLAN PREPARED BY: G.W. STEPHENS JR. AND ASSOCIATES, INC.
4640 HELLMANN DRIVE, SUITE 100
BELCAMP, MARYLAND 21017

3. PARCEL INFO: LAND RECORDS - PARCELS 74 & 89
DEED REF.: [illegible]
PARCEL 74 - [illegible] ACA - ZONED AG EFFECTIVE 2-2-2012
PARCEL 89 - 39.6 ACA - ZONED AG EFFECTIVE 2-2-2012
TOTAL AREA: 39.6 ACA

ZONE: PARTS OF SITE ARE SUBJECT TO AIR RIGHTS EASEMENT RECORDED AT [illegible] FOR GRANTED IN 2002 TO HARFORD COUNTY AIRPORT OWNERS GROUP, INC. BY HARFORD COUNTY INVESTORS TRUST.

4. DEVELOPMENT INFO: EXISTING: AGRICULTURAL, SEE ZOOD PARKS
PROPOSED: RECREATIONAL, SEE PARKS WITH REVENUES AS AGRICULTURAL USE

- SITE IS LOCATED OUTSIDE OF THE DEVELOPMENT ENVELOPE
- SITE DOES NOT SHOW ACCESS TO AVAILABLE PUBLIC WATER + SEWER
- SITE EXCEEDS MINIMUM PARCEL AREA WITH REQUIREMENT OF 2 ACRES

LEGEND

- PROPERTY LINE
- ADJOINER BOUNDARY
- NATURAL WATERS
- EX. PAVING
- EX. PARKING
- EX. ROADS
- SOILS LINE
- EX. WOODLINE
- EX. STRUCTURE
- EX. INDEX CONTOUR
- EX. INTERMEDIATE CONTOUR

Revisions

HARFORD COUNTY, MARYLAND

CARSIN'S RUN PARK

CONCEPT PLAN

Drawn By:	WJM/RGG	Contract No.:	20-11741
Designed By:	--	Scale:	AS SHOWN
Reviewed By:	GWS	Sheet:	1 of 2
		DATE:	MAR. 5, 2018

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