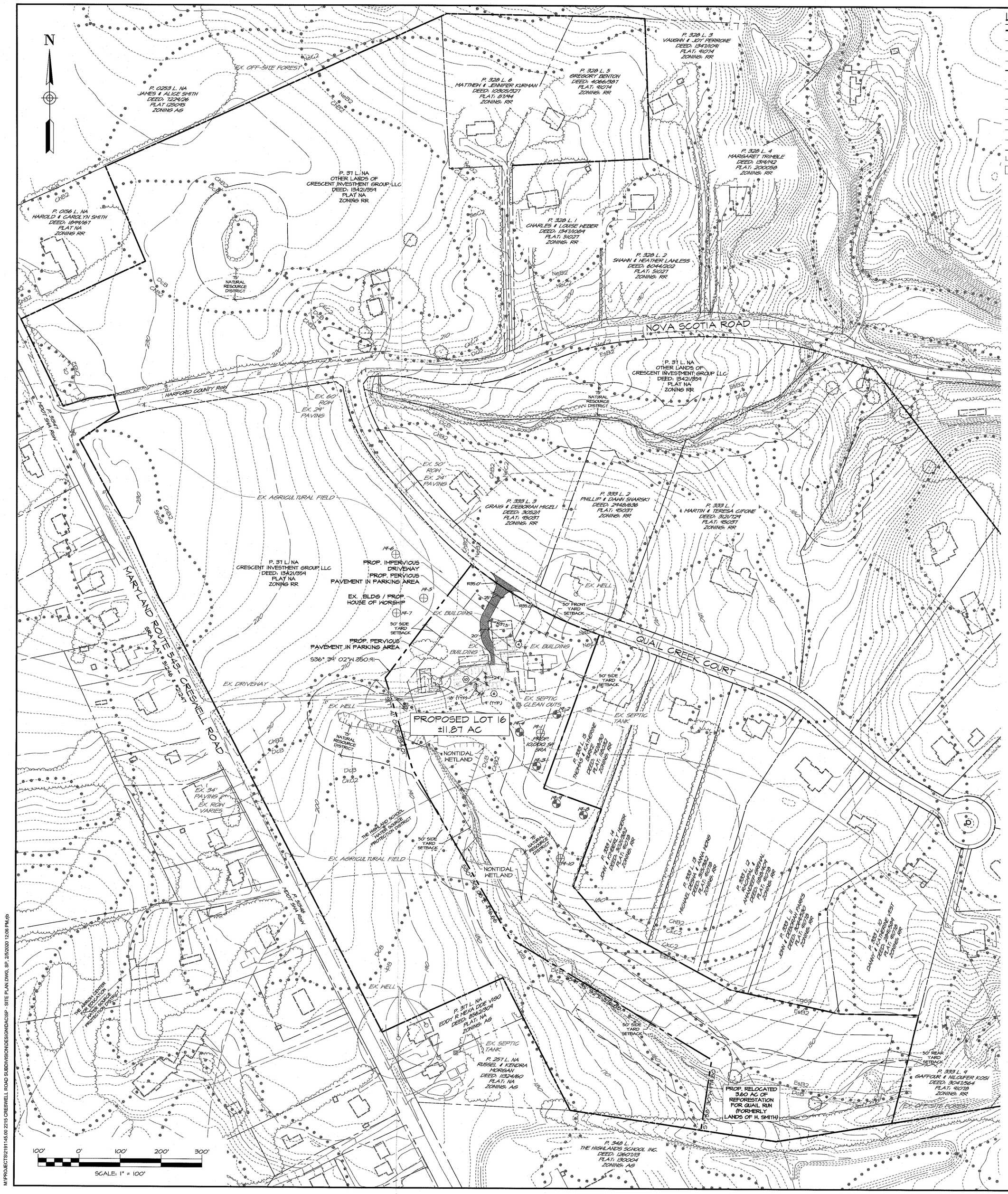
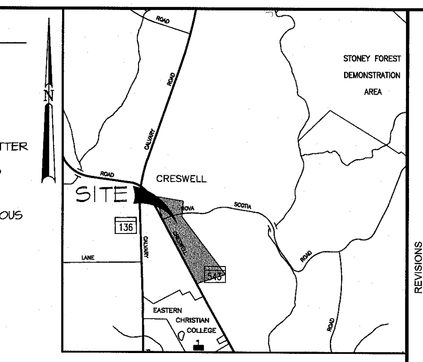


LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EX EASEMENT
- EX CONTOURS
- PROP CONTOURS
- EX TREELINE
- EX EDGE OF PAVING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- EX GAS LINES
- NATURAL RESOURCE DISTRICT
- NONTIDAL WETLAND
- EX SEPTIC AREA
- SOIL BOUNDARY
- EX. CURB
- EX. BUILDING
- PROP CURB & GUTTER
- PROP IMPERVIOUS
- EXISTING IMPVERIOUS
- PROP PERVIOUS PARKING
- PROP LIGHTING
- PROP. SEPTIC RESERVE AREA
- EX. WELL
- FAILED PERC TEST
- PASSING PERC TEST



VICINITY MAP
1"=2000'

SITE DEVELOPMENT DATA

1. OWNERS & ADDRESSES: CRESCENT INVESTMENT GROUP LLC, 1219 GLEN VIEW CT, CHURCHVILLE, MD 21028
   PROPERTY ADDRESS: 2215 CRESWELL ROAD, BEL AIR, MD 21015-6503
2. TAX#: 01-088246
   TAX MAP: 57
   GRID: 10
   PARCEL: 31
   DEED REF: 13421 / 354
   ACREAGE: ± 54.31 AC
3. USE:
   EXISTING: RURAL RESIDENTIAL
   PROPOSED: HOUSE OF WORSHIP & RURAL RESIDENTIAL
4. WATER SERVICE: WELL (PRIVATE)
   SEWER SERVICE: SEPTIC (PRIVATE)
5. ZONING: RR RURAL RESIDENTIAL
6. REQUIRED SETBACKS PER INSTITUTIONAL USE (HOUSE OF WORSHIP):
   MIN. LOT SIZE: 2 ACRES
   MIN. SETBACK FROM RES. LOT: 50'
   MIN. LOT WIDTH AT BLDG. LINE: 100'
   MIN. FRONT YARD SETBACK: 50'
   MIN. SIDE YARD WIDTH: 50'
   MIN. REAR YARD DEPTH: 50'
   MAX. BLDG. HEIGHT: 3 STORIES
7. TOTAL EXISTING BUILDING COVERAGE:
   ±10,150 SF = 0.23 AC (2.6% OF NEW LOT)
   * THIS INCLUDES ALL BUILDINGS ON THE NEW ±8.96 PARCEL.
8. TOTAL IMPERVIOUS AREA:
   ±14,770 SF = 0.34 AC (3.8% OF NEW LOT)
   * THIS INCLUDES ALL BUILDINGS ON THE NEW ±8.96 PARCEL.
7. PARKING SPACES
   PARKING REQUIRED: 1 PARKING SPACE / 3 SEATS (20 SPACES / 60 SEATS)
   PARKING PROVIDED: 20 PARKING SPACES (10 IMPERVIOUS, 10 PERVIOUS)
   MAXIMUM PERVIOUS SPACES: 50% OF PARKING AREA
8. THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT. THE LIMIT OF DISTURBANCE WILL BE LESS THAN THE 5,000 SQ. FT. THRESHOLD.

PERCOLATION TEST RESULTS

HOLE #	DEPTH (FT)	RATE (MIN)
19-1	3	SLOW FAIL
19-2	3	5
19-3	3	6
19-4	3	7
19-5	3	SLOW FAIL
19-6	5	SLOW FAIL
19-7	4	SLOW FAIL
19-8	4	24
19-9	4	25
19-10	OH	NT

ADJACENT OWNERS LIST

PARCEL	LOT	OWNER NAME	DEED	PLAT	ZONING
253	NA	JAMES & ALICE SMITH	7224 / 26	125/95	AG
156	NA	HAROLD & CAROLYN SMITH	1849 / 167	NA	RR
328	6	MATTHEW & JENNIFER KURMAN	10805 / 321	81 / 44	RR
328	5	GREGORY BENTON	4066 / 381	41/214	RR
328	1	CHARLES & LOUISE WEBER	1347 / 1084	51/221	RR
328	2	SHAWN & HEATHER LANLESS	6044 / 202	51/221	RR
328	3	VAUGHN & JOY PERRONE	1347 / 1091	41/214	RR
328	4	MARGARET TRIMBLE	1318 / 192	200058	RR
333	3	CRAIG & DEBORAH MIGELI	3052 / 1	45/231	RR
333	2	PHILLIP & DAWN SWARSKI	2948 / 636	45/231	RR
333	1	MARTIN & TERESA GIFONE	3121 / 724	45/231	RR
333	15	THOMAS & KATHERINE BURGE	7428 / 30	118/232	RR
333	14	JOHN & KIMBERLY HOERR	3021 / 382	41/218	RR
333	13	MICHAEL DESHA & ANNA HONG	3115 / 543	41/218	RR
333	12	RAGHPAL & AMANDEEP GREWAL	11816 / 401	41/218	RR
333	11	JOHN & DEBORAH PARKS	3064 / 530	41/218	RR
333	10	DANNY & KATHLEEN VEIST	2841 / 584	41/218	RR
333	9	GAFFOUR & NILOUFER KOSI	3041 / 564	41/218	RR
348	1	THE HIGHLANDS SCHOOL INC	1280/1 / 13	130/204	AG
257	NA	RUSSELL & KENDRA MORGAN	11324 / 60	NA	AG
371	NA	EDDY R MEZA DE VIGO	8562 / 304	NA	AG
NA	NA	MDOT SHA	NA	NA	ROW

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDRIC GROUP
GhB2	GHILLUM SILT LOAM	-	0.32	C
Ot	OTHELLO SILT LOAM	X	0.43	C/D
SsB2	SASSAFRAS SANDY LOAM	-	0.32	B
NeB2	NESHAMINY SILT LOAM	-	0.37	B
NeC2	NESHAMINY SILT LOAM	-	0.37	B
GkC2	GHILLUM-NESHAMINY SILT LOAMS	-	0.44	B
DcB	DELANCO SILT LOAM	-	0.37	C
EsB2	ELSINBORO LOAM	-	0.49	B
JpB	JOPPA GRAVELLY SANDY LOAM	-	0.10	A
EsC2	ELSINBORO LOAM	-	0.49	B
LgC3	LEBORE SILTY CLAY LOAM	-	0.37	B
SnaB	SASSAFRAS SANDY LOAM	-	0.20	B
MkB	MATAPEAKE SILT LOAM	-	0.49	C

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

GENERAL NOTES

1. FLOODPLAIN: FEMA FIRM MAP 24025C0164E
   NO FEMA FLOODPLAIN OCCURS ON SITE.
   DATED: 04/19/2016
2. EXISTING FOREST: 25.5 AC ± (1,110,780 SF ±)
3. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. BOUNDARY INFORMATION FOR PARCEL 31 FROM FIELD RUN SURVEY PERFORMED BY FWA ON 11/21/2019.
5. ADDITIONAL BOUNDARY INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
6. TOPOGRAPHIC INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015
7. SOIL BOUNDARIES DETERMINED FROM SOIL SURVEY OF HARFORD COUNTY, DATED 1973.
8. PROPOSED ENTRANCE DISTURBANCE IS UNDER 5,000 SF, NO STORMWATER PERMIT IS REQUIRED.
9. THE PURPOSE OF THIS PLAN IS TO ESTABLISH A NEW ±11.87 LOT 16 OUT THE OF THE EXISTING PARCEL 31, MAKING PARCEL 31 ±45.41 ACRES.

REV#	DATE	DESCRIPTION

REVISIONS

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410-879-2280
frederickward.com
FREDERICK WARD ASSOCIATES
P.O. Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
CRESCENT INVESTMENT GROUP LLC
1219 GLEN VIEW CT
CHURCHVILLE, MD 21028
ATTN: MOHAMMED CHAUDRY
PHONE: 443-610-2824

SITE PLAN
2215 CRESWELL ROAD HOUSE OF WORSHIP
HARFORD COUNTY, MD
1ST ELECTION

FEB 5 2020

PLAN TYPE: S
PLAN NO.: 59-2020
VERSION: 1
DATE: 2-5-2020
DAC DUE: 3-4-2020

DATE: 2/5/2020	DRAWING NO: SP
SCALE: 1"=100'	
DESIGNED BY: TMM	
DRAWN BY: TMM	SHEET 1 OF 1
CHECKED BY: TMM	FWA JOB NUMBER: 2191145.00

M:\PROJECTS\2191\145.00 2215 CRESWELL ROAD SUBDIVISION\DESIGN\DAC\SP - SITE PLAN.DWG, SP, 2/5/2020 12:09 PM, rjb