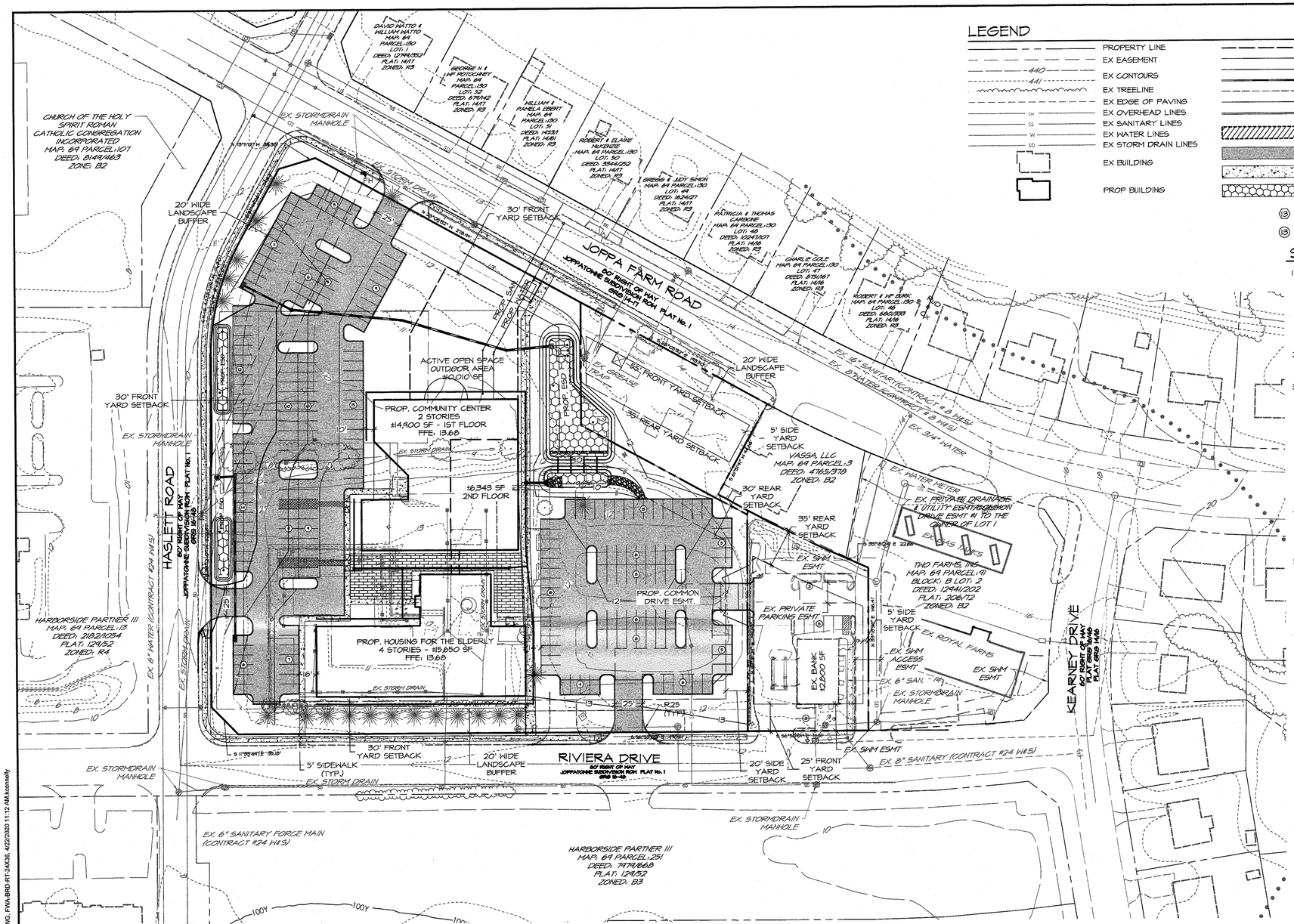
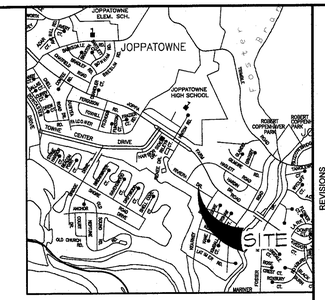


LEGEND

- PROPERTY LINE
- EX EASEMENT
- 440 — EX CONTOURS
- 441
- EX TREELINE
- EX EDGE OF PAVING
- OH — EX OVERHEAD LINES
- SS — EX SANITARY LINES
- W — EX WATER LINES
- SD — EX STORM DRAIN LINES
- EX BUILDING
- PROP BUILDING
- PROP ACTIVE OPEN SPACE
- PROP WATER
- PROP SAN SEWER
- PROP STORMDRAIN
- PROP DR. & UTILITY ESMT
- PROP EDGE OF PAVING
- PROP CURB & GUTTER
- PROP ACTIVE OPEN SPACE
- PROP ASPHALT
- PROP CEMENT CONCRETE
- PROP STORMWATER MGMT ESD FACILITY
- (12) PROP PARKING SPACE QUANTITY PER ROW
- (13) EX PARKING SPACE QUANTITY PER ROW



VICINITY MAP
1"=2000'

SITE DEVELOPMENT DATA

1. OWNER/ DEVELOPER:
   PARCELS 152 & 196
   SOUTHERN BAPTIST CHURCH
   1701 N. CHESTER STREET
   BALTIMORE, MD 21213

   PARCEL 221
   HARFORD BANK
   PO BOX 640
   ABERDEEN, MD 21001

2. PROPERTY ADDRESS: 514 & 506 JOPPA FARM ROAD; 501 RIVIERA DRIVE; JOPPA, MD 21085

3. TAX#: 01-142100, 01-124501, 01-118552
   TAX MAP: 69
   GRID: 1B & 2A
   PARCEL: 152, 196, & 221
   LOTS:
   DEED REF: 10643/436, 13531/55, 936/655
   PLAT NUMBER: 206/72

   PARCEL 152 ACREAGE: ± 4.52 AC
   PARCEL 196 ACREAGE: ± 0.45 AC
   PARCEL 221 ACREAGE: ± 0.38 AC
   TOTAL ACREAGE: ± 5.36 AC (GROSS)

   ZONED: B2 (COMMUNITY BUSINESS DISTRICT)

4. USE:
   EXISTING: PARCEL 152: VACANT SWIM CLUB; PARCEL 196: RESTAURANT; PARCEL 221: BANK
   PROPOSED: MIXED USE CENTER (HOUSING FOR THE ELDERLY, A COMMUNITY CENTER, AND A BANK)

5. BULK REQUIREMENTS:

		B2 RETAIL/TRADE
§ 267-82. HOUSING FOR THE ELDERLY		
MIN. LOT AREA:	12,800 SQ. FT.	10,000 SQ. FT.
MIN. LOT AREA PER DWELLING UNIT:	1,600 SQ. FT.	
MIN. LOT WIDTH:	120'	50'
MIN. FRONT YARD SETBACK:	30'	25'
MIN. SIDE YARD SETBACK:	20'	5'
MIN. REAR YARD SETBACK:	30'	35'

6. MIXED USE DATA:
   TOTAL BUILDING AREA: 42,700 GSF
   TOTAL RESIDENTIAL USE AREA: 68% (62,800 SF)
   TOTAL INSTITUTIONAL (COMMUNITY CENTER): 24% (21,300 SF)
   TOTAL SERVICE AREA (BANK): 3% (2,800 SF)

7. RESIDENTIAL MIX:
   NUMBER OF 1 BEDROOMS UNITS: 45 UNITS
   NUMBER OF 2 BEDROOMS UNITS: 15 UNITS
   TOTAL RESIDENTIAL UNITS: 60 UNITS

8. ALLOWABLE DENSITY: 14 DWELLING UNITS X 5.36 ACRES = 75 UNITS
   PROP. DENSITY: 60 UNITS (11.19 UNITS PER ACRE)

9. REQUIRED PARKING:
   RESIDENTIAL PARKING:
   1.5 SPACE/ 1-BR UNIT X 45 1-BR UNITS = 68 PARKING SPACES
   2 SPACE/ 2-BR UNIT X 15 2-BR UNITS = 30 PARKING SPACES
   TOTAL RESIDENTIAL PARKING SPACES REQUIRED = 98 PARKING SPACES

   PROP. RESIDENTIAL PARKING: = 98 PARKING SPACES

   REQUIRED BANK PARKING:
   1 SPACES/ 300 SF X 2,800 SF = 9 PARKING SPACES
   5 WAITING SPACE PER DRIVE IN LANE

   REQUIRED COMMUNITY CENTER PARKING:
   1 SPACE/ 250 SF = 14,900 SF/ 250= = 60 PARKING SPACES
   1 SPACE PER EACH 4 ASSEMBLY SEATS = 375 SEATS / 4 = 94 PARKING SPACES

   PROP. RETAIL TRADE/ SERVICE AREAS PARKING: = 154 PARKING SPACES

   TOTAL REQUIRED PARKING= = 266 PARKING SPACES
   TOTAL PARKING PROVIDED= = 215 PARKING SPACES*

   * A PARKING WAIVER REQUEST WILL BE MADE TO THE HARFORD COUNTY DIRECTOR OF PLANNING AND ZONING UPON SITE PLAN SUBMISSION.

10. MAX. BUILDING COVERAGE: 30% MAX. @ 5.36 AC = 1.61 AC

    EX. BANK ±2,800 SF = 0.064 AC
    PROP. HOUSING FOR THE ELDERLY ±15,650 SF = 0.359 AC
    PROP. COMMUNITY CENTER ±14,900 SF = 0.342 AC
    TOTAL PROP. BUILDING COVERAGE: 14.4% (0.77 AC / 5.36 AC)

11. MAX. IMPERVIOUS COVERAGE: 85% MAX. @ 5.36 AC = 4.56 AC
    PROP. IMPERVIOUS COVERAGE: 54.1% (2.90 AC / 5.36 AC)

12. MAX. BUILDING HEIGHT: 4 STORIES

13. OPEN SPACE:
    REQUIRED OPEN SPACE: 50% MIN. @ 5.36 AC =2.68 AC
    REQUIRED ACTIVE RECREATION: MIN. OF 0.50 AC INCLUDING INDOOR & OUTDOOR FACILITIES

    PROPOSED OPEN SPACE: 2.91 ACRES (54.3%)
    - PROPOSED ACTIVE RECREATION:
    - SYNERGY CENTER FIRST FLOOR: 14,900 SF = 0.34 AC
    - SYNERGY CENTER SECOND FLOOR: 5,000 SF = 0.12 AC
    - OUTDOOR AREA: 10,010 SF = 0.23 AC
    TOTAL ACTIVE RECREATION: 0.69 ACRES (12.9%)
    PROPOSED PASSIVE RECREATION: 2.22 ACRES (41.4%)

    *COMMUNITY CENTER AMENITIES INCLUDE AN ASSEMBLY ROOM, INDOOR BASKETBALL COURT, A COMMERCIAL KITCHEN, MEETING AND RESOURCE ROOMS

13. WATER SUPPLY: PUBLIC
    SEWER SUPPLY: PUBLIC

14. CRITICAL AREA:
    EX. AREA OF PROPERTY IN CRITICAL AREA: ±5.36 ACRES

15. LANDSCAPE BUFFERS:
    20' LANDSCAPE BUFFERS ARE REQUIRED FOR HOUSING FOR THE ELDERLY IN B2 ZONES

50' 0' 50' 100' 150'
SCALE: 1" = 50'

GENERAL NOTES

1. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24025C0261E, DATED 04/19/2016.
2. THIS ENTIRE PROPERTY IS LOCATED WITHIN THE INTENSELY DEVELOPED AREAS (IDA) OF THE CHESAPEAKE BAY CRITICAL AREA.
3. THIS PROPERTY HAS NO WETLANDS LOCATED ON THIS SITE.
4. BOUNDARY INFORMATION FOR PARCELS 152, 196, & 221 FIELD RUN SURVEY PERFORMED BY FWA DATED JANUARY 16, 2014.
5. ADDITIONAL BOUNDARY INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
6. ADDITIONAL TOPOGRAPHIC INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
7. SOIL BOUNDARIES DETERMINED FROM SOIL SURVEY OF HARFORD COUNTY, DATED 1973.
8. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
Cx	CUT AND FILL LAND	-	-	-	-

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

REV#	DATE	DESCRIPTION

REVISIONS

ARCHITECTS ENGINEERS PLANNERS SURVEYORS
FREDERICK WARD ASSOCIATES 410-879-2080 frederickward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
SOUTHERN BAPTIST CHURCH
1701 N CHESTER STREET
BALTIMORE, MD 21213
ATTN: DR. DONTE HICKMAN, BISHOP
PHONE: 443-562-0944

HARFORD BANK
PO BOX 640
ABERDEEN, MD 21001
ATTN: CHARLES JACOBS

SITE PLAN

SYNERGY CENTER MIXED USE CENTER

1ST ELECTION DISTRICT — HARFORD COUNTY, MD

PLAN TYPE: S
PLAN NO.: 148-2020
VERSION: 1
DATE: 4.22.20
DAC/DUE: 5.20.20

RECEIVED
APR 22 2020
Harford County Planning & Zoning

DATE: 4/22/2020	DRAWING NO: SP
SCALE: 1" = 50'	
DESIGNED BY: KFC	
DRAWN BY: KFC	SHEET 1 OF 1
CHECKED BY: TMM	FWA JOB NUMBER: 2131045.02

\\FWA_FS\OFFICE\PROJECTS\2131045.02 SYNERGY CENTER\DESIGN\ENGINEERING\PLAN SETS\DAC\SITE PLAN.DWG, FWA-BRD-RT-24X36, 4/22/2020 11:12 AM kcamally