

**LEGEND**

|     |                                |
|-----|--------------------------------|
| --- | PROPERTY LINE                  |
| --- | BUILDING SETBACK               |
| --- | EX. CONTOURS                   |
| --- | EX. TREE LINE                  |
| --- | PROP. EDGE OF PAVING           |
| --- | EX. OVERHEAD LINES             |
| --- | EX. SANITARY LINES             |
| --- | EX. WATER LINES                |
| --- | EX. STORM DRAIN LINES          |
| --- | SOIL BOUNDARY                  |
| --- | EX. EDGE OF PAVING/CURB        |
| --- | LIMIT OF CRITICAL AREA         |
| --- | 100-YEAR FEMA FLOODPLAIN       |
| --- | HARFORD COUNTY ZONING BOUNDARY |
| --- | EX. BUILDING                   |
| --- | PROP. BUILDING                 |
| --- | PROPOSED SIDEWALK              |
| --- | EXISTING FIRE HYDRANT          |
| --- | EXISTING STORM DRAIN INLET     |
| --- | EXISTING LIGHTPOLE             |

| Letter Sent | Tax Map | Parcel | Lot   | Owner Name/Address  | Premises Address                         |
|-------------|---------|--------|-------|---|--|
|             | 69      | 115    |       | HARFORD COUNTY 220 S MAIN ST BEL AIR, MD 21014-3829                               | TOWNE CENTER DR JOPPA 21085              |
|             | 69      | 235    | PAR25 | RUMSEY ISLAND LIMITED PARTNERSHIP 1301 YORK RD STE 406 LUTHERVILLE, MD 21093-6007 | TOWNE CENTER DR JOPPA 21085              |
|             | 69      | 235    |       | HARFORD COUNTY MD 1221 BRASS MILL ROAD BELCAMP, MD 21017-1209                     | 655 TOWNE CENTER DR JOPPA 21085          |
|             | 69      | 263    |       | HARBORSIDE LTD PTNSHP PO BOX 490 JOPPA MD 21085-0490                              | 600 HARBORSIDE DR JOPPA 21085            |
|             | 69      | 66     |       | TUSCANY SUN LLC 221 EWING ST BEL AIR, MD 21014-3805                               | 610 TOWNE CENTER DR JOPPA 21085          |
|             | 65      | 773    | 2     | HINCLIFF ROBIN D W 623 JOPPA FARM ROAD JOPPA MD 21085-4445                        | 623 JOPPA FARM RD JOPPA MD 21085         |
|             | 65      | 773    | 3     | ROBERT F & ELIZABETH L. TANKERSLEY 621 JOPPA FARM ROAD JOPPA, MD 21085-4445       | 621 JOPPA FARM RD JOPPA 21085            |
|             | 69      | 127    | 4     | BRIAN K. JR & SHANNON D. ALLEN 619 JOPPA FARM ROAD JOPPA, MD 21085-4445           | 619 JOPPA FARM RD JOPPA 21085-4445       |
|             | 69      | 127    | 5     | JAMES DALE & DIANA L L HOUSER 617 JOPPA FARM ROAD JOPPA, MD 21085-4445            | 617 JOPPA FARM RD JOPPA 21085-4445       |
|             | 69      | 127    | 6     | MARK & ELLA I. STEVENS 615 JOPPA FARM ROAD JOPPA, MD 21085-4445                   | 615 JOPPA FARM ROAD JOPPA 21085          |
|             | 69      | 127    | 7     | BELASCO LAURA 613 JOPPA FARM ROAD JOPPA, MD 21085-4445                            | 613 JOPPA FARM ROAD JOPPA, MD 21085-4445 |

**SITE DEVELOPMENT DATA**

PROPERTY ADDRESS: 622 JOPPA FARM ROAD JOPPA, MD 21085

1. TAX #: 01-134542  
TAX MAP: 69  
GRID: 1A  
PARCELS: 104  
SUBDIVISION: 102  
DEED REFERENCE: 620/0165

2. OWNER: GOOD SHEPHERD PRESBYTERIAN CHURCH  
AREA: 5.03 AC±

3. USE: CHURCH AND 108 STUDENT DAY CARE SCHOOL PROPOSED: CHURCH AND 165 STUDENT DAY CARE SCHOOL

4. ZONING: B2 (COMMUNITY BUSINESS DISTRICT)  
MINIMUM LOT SIZE: 15,000 SF  
MAX ALLOWABLE BUILDING HEIGHT: 3 STORIES  
BUILDING SETBACKS:  
MINIMUM BLDG. OR USE SETBACK FROM ADJACENT RESIDENTIAL LOT: 25'  
MINIMUM FRONT YARD: 30'  
MINIMUM SIDE YARD: 20'  
MINIMUM REAR YARD: 40'  
MINIMUM LOT WIDTH AT BUILDING LINE: 50'

5. R3 (URBAN RESIDENTIAL DISTRICT)  
MINIMUM LOT SIZE: 2 AC  
MAX ALLOWABLE BUILDING HEIGHT: 3 STORIES  
BUILDING SETBACKS:  
MINIMUM BLDG. OR USE SETBACK FROM ADJACENT RESIDENTIAL LOT: 50'  
MINIMUM FRONT YARD: 50'  
MINIMUM SIDE YARD: 40'  
MINIMUM REAR YARD: 80'  
MINIMUM LOT WIDTH AT BUILDING LINE: 100'

6. REQUIRED: 1 SPACER PER 6 STUDENTS, AND 1 LOADING SPACE  
PROVIDED: 165 PROPOSED STUDENTS / 6 = 27.5 SPACES REQ.  
5 HANDICAP SPACES  
26 REGULAR SPACES  
91 TOTAL SPACES

7. REQUIRED BUFFER YARDS: 10' WIDE BUFFER YARD TYPE 'A' IS REQUIRED BETWEEN ZONE B2 AND R3

8. FLOODPLAIN: FEMA FIRM MAP 24025C0261D  
TOTAL AREA OF FLOODPLAIN = 0.329 AC±

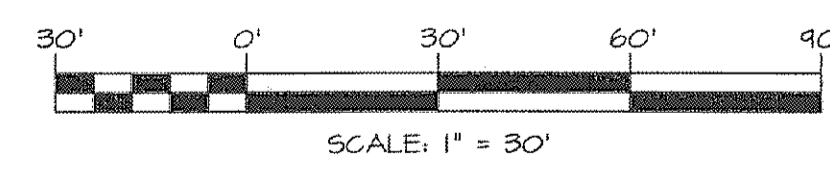
9. EXISTING FOREST COVER: 40.00 AC

10. THE PROPERTY IS WITHIN THE IDA (INTENSELY DEVELOPED AREA) CHESAPEAKE BAY CRITICAL AREA.  
TOTAL AREA OF CRITICAL AREA = 2.801 AC±

11. BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON FWA SURVEY DATED JANUARY 2016.

12. PURPOSE OF PLAN IS TO PROVIDE FOR A DEDICATED DAY CARE BUILDING FOR THE LICENSED 165 STUDENT POPULATION.

13. MAX BLDG. COVERAGE: 30% (65,731 SF)  
PROP. BLDG. COVERAGE: 8% (19,228 SF)  
MAX IMPERVIOUS SURFACE: 85% (186,240 SF)  
PROP. IMPERVIOUS SURFACE: 21% (54,146 SF)



NOTE: FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

**SOILS CHART**

| SYMBOL | UNIT NAME         | ERODIBILITY | HYDRIC | K-VALUE | HYDROLOGIC GROUP |
|--------|-------------------|-------------|--------|---------|------------------|
| Cx     | CUT AND FILL LAND | -           | -      | -       | -                |
| En     | ELKTON SILT LOAM  | ERODIBLE    | X      | 0.43    | C/D              |

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

ARCHITECTS  
ENGINEERS  
PLANNERS  
SURVEYORS  
FREDERICK WARD ASSOCIATES  
410.979.2080  
fredward.com  
PO Box 727, 5 South Main Street, Bel Air, Maryland 21014

OWNER/DEVELOPER  
GOOD SHEPHERD PRESBYTERIAN CHURCH  
P.O. BOX 457  
JOPPA, MD 21085-0457

SITE PLAN  
GOOD SHEPHERD PRESBYTERIAN CHURCH  
HARFORD COUNTY, MD  
1ST ELECTION DISTRICT

DATE: 02/17/2016  
SCALE: 1" = 30'  
DRAWN BY: SP  
SHEET 1 OF 1  
PWA JOB NUMBER: 2151136.00