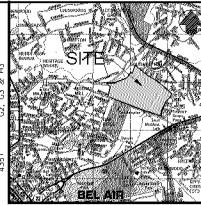
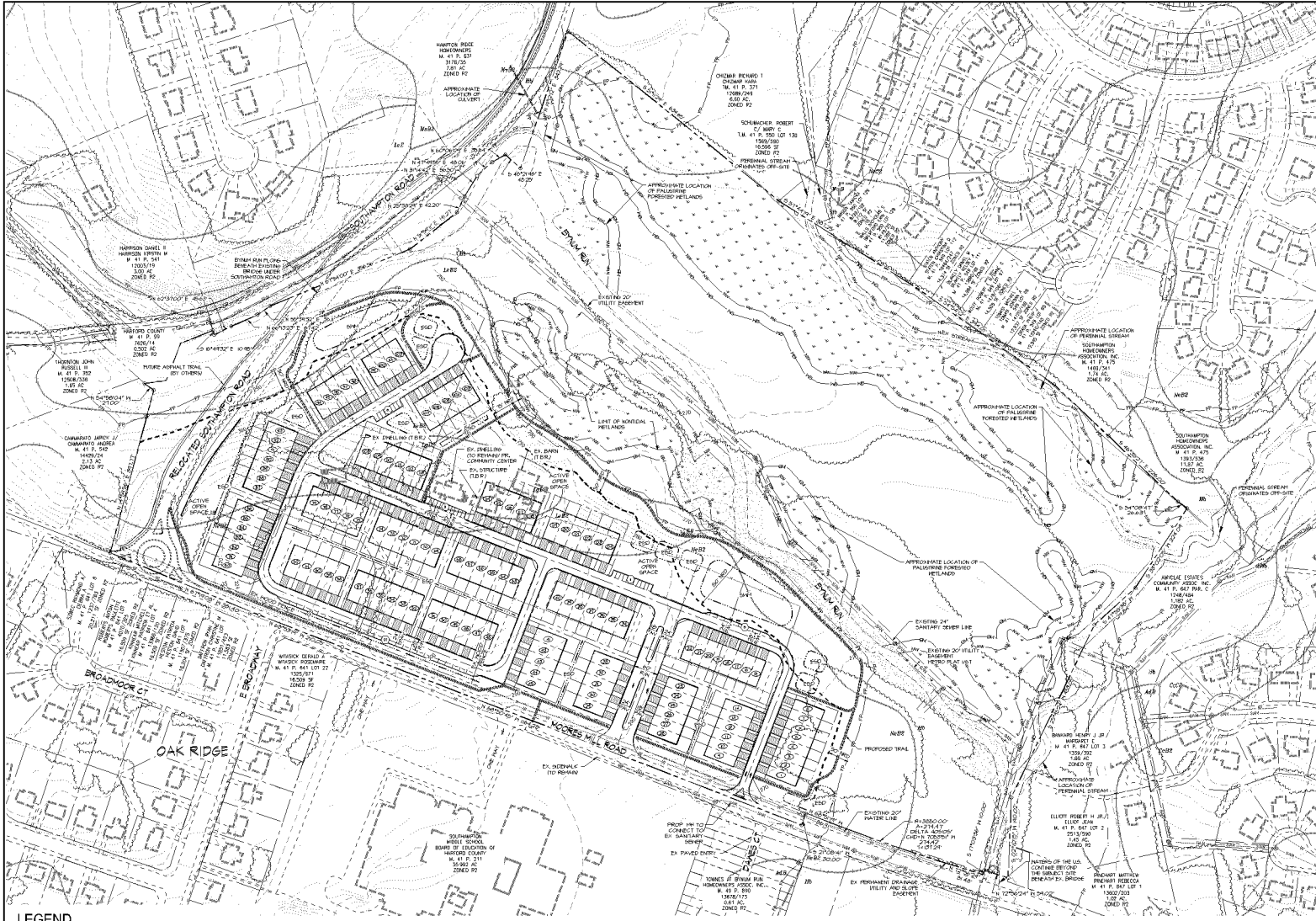


1. 6:00 P.M. Creekside

Meeting Date/Time:	Monday, April 25, 2022 at 6:00 pm
Meeting Location:	St. Matthew Lutheran Church, 1200 East Churchville Road, Bel Air 21014 Virtual/Phone Options (Listen-in Only) HTTPS://MEET.GOTO.COM/653840749 You can also dial in using your phone. United States: +1 (646) 749-3122 Access Code: 653840749
Location of Proposed Development:	1112 Moores Mill Road, Bel Air on the northeast side of Moores Mill Road north of Churchville Road (MD Rte. 22)
Description of Proposed Development:	To construct 124 single-family attached residences with garages to accommodate Housing for the Elderly
Applicant:	Morris & Ritchie Associates, Inc.
Contact:	Daniel Spiker at Morris & Ritchie Associates, Inc. at (410) 515-9000

Documents:

[CREEKSIDE 4-25-22.PDF](#)



LOCATION MAP
SCALE: 1" = 2000'

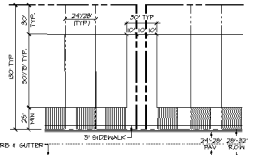
SITE DATA

- OWNER: HARFORD AGRARIAN, LLC
1112 MOORE'S MILL ROAD
BEL AIR MD, 21014
 - TAX MAP: 41
PARCEL NUMBER: 200
DEED REFERENCE: 8695/435
 - TOTAL SITE AREA: 58.174 AC.
 - EX. UTILITY EASEMENT: 1.052 AC.
 - EXISTING ZONING: R2 - URBAN RESIDENTIAL
 - FORESTED AREA (N.N.T.A.): 20.858 AC. (19,308 AC. IN N.P.D.)
 - TOTAL AREA OF N.T.A. LOCATED WITHIN THE NATURAL RESOURCE DISTRICT (NRD): 39.984 AC. (69%)
 - BULK REGULATIONS: R4 FRD (HOUSING FOR THE ELDERLY (H.F.E.))
HOUSING FOR THE ELDERLY
- | | |
|------------------|--|
| MIN. LOT AREA: | 1,800 S.F. |
| MIN. LOT WIDTH: | 15' |
| MIN. FRONT YARD: | 20' (10' WHEN FRONTING ON GROUP PARKING) |
| MIN. SIDE YARD: | 0' |
| MIN. REAR YARD: | 22' |
| MAX. HEIGHT: | 3 STORES |
- DENSITY (R2 H.F.E.): PERMITTED: 7 DU/AC (58.174 AC. x 7 DU/AC = 407 UNITS)
PROPOSED: (73) 28' WIDE 2-CAR GARAGE VILLAGES
(51) 24' WIDE 2-CAR GARAGE VILLAGES
TOTAL = 124 SINGLE-FAMILY ATTACHED HOMES (2.13 DU/AC)
 - OPEN SPACE: REQUIRED: 5.822 AC. (58.174 AC. x 10%) OPEN SPACE
2.912 AC. (5.822 AC. x 50%) ACTIVE OPEN SPACE
PROPOSED: 42.358 AC. OPEN SPACE
3.112 AC. ACTIVE OPEN SPACE (INCLUDES 0.874 AC. TRAIL SYSTEM)
 - PARKING: REQUIRED: 248 (2 SPACES/DU = 124 UNITS)
469 PARKING SPACES
248 GARAGE SPACES
TOTAL 313 SPACES

LEGEND

- 2' INTERVAL CONTOUR
- 10' INTERVAL CONTOUR
- - - - - EXISTING ADJACENT PROPERTY
- EXISTING PAVEMENT
- BOUNDARY LINE
- SOIL DESIGNATION LINE
- EXISTING WOODY VEGETATION
- EXISTING FOREST
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING STREAM
- PROPOSED TREELINE
- PROPOSED PAVING
- EXISTING 100 YR FEMA FLOODPLAIN
- EXISTING NRD
- LIST OF NODURAL WETLANDS
- 25' WETLAND BUFFER
- PROPOSED LOT LINE
- PROPOSED R/W
- PROPOSED TRAIL SYSTEM
- PROPOSED SHAIRES
- PROPOSED UNIT NUMBER

SOILS DATA							
SYMBOL	SOIL SERIES	SLOPE	HYDROIC	PERMEABLE	PERMEABLE AGRICULTURAL	PERMEABLE AGRICULTURAL	HYDROLOGIC CLASSIFICATION
W	WATERBURY	2-5%	NO	NO	NO	YES	D
LSB	LESOBE	2-5%	NO	NO	YES	NO	C
LSB	LESOBE	0-2%	NO	NO	NO	YES	C
MHC	MESQUITE	2-5%	NO	NO	YES	NO	B
MHC	MESQUITE	2-5%	YES	YES	NO	YES	D



TYPICAL LAYOUT
SINGLE FAMILY ATTACHED DWELLING
NOT TO SCALE

MIN. LOT AREA = 1,800 SF
MAX. LOT COVERAGE = 40%
MIN. LOT WIDTH = 15'
MIN. FRONT YARD SETBACK = 20'
MIN. REAR YARD SETBACK = 10'
MIN. SIDE YARD SETBACK = 0'
MAX. BUILDING HEIGHT = 3 STORES

MRA MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21010
(410) 515-6000
FAX (410) 515-9002

PRELIMINARY CONCEPT FOR CREEKSIDE		1112 MOORE'S MILL ROAD BEL AIR MD, 21014	
DATE		REVISIONS	
DATE		SCALE: 1"=100'	
DRAWN BY: JSD		DATE: 3/21/2022	
DESIGN BY: AGD/JMK		REVIEW BY: JMK	
SHEET: 1 OF 1		JOB NO: 21452	