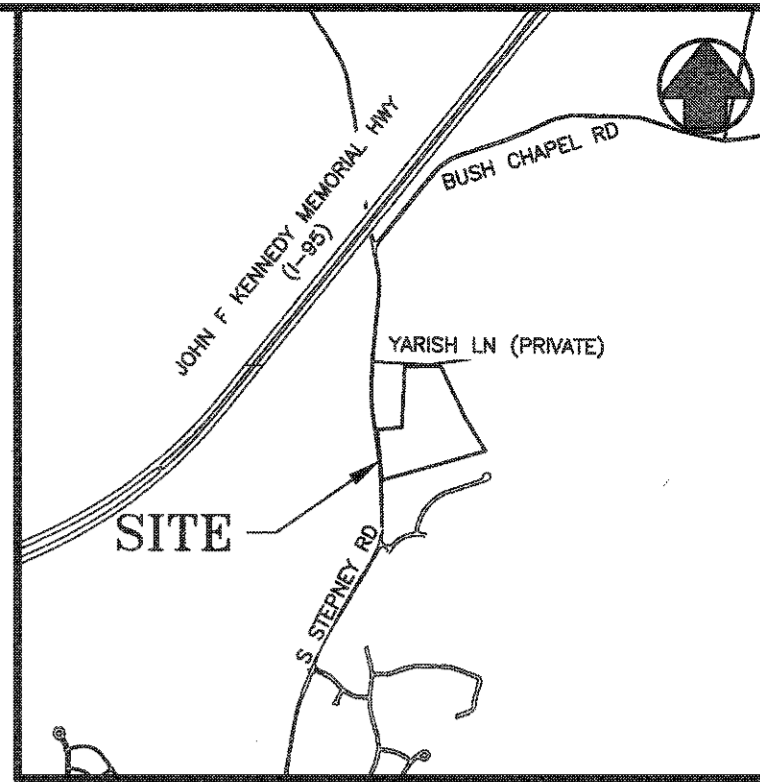


1. 6:00 P.M. 921 South Stepney Road

Meeting Date/Time:	Thursday, November 17, 2022 at 6:00 pm
Meeting Location:	Holiday Inn Express, 1007 Beards Hill Road, Board Room, Aberdeen 21001
Location of Proposed Development:	921 South Stepney Road, Aberdeen 21001
Description of Proposed Development:	Residential Subdivision; 45 single family detached residential units.
Applicant:	EN Engineering
Contact:	Bob Capalongo at EN Engineering at (443) 652-6458 or bcapalongo@enengineering.com.

Documents:

[921 S STEPNEY ROAD CIM 11-17-22.PDF](#)

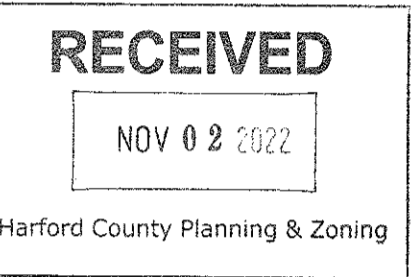


LOCATION MAP
SCALE: 1"=2000'

PLANNING
PERSON: LJM
DATE: 11-2-22
DRAWN BY: BC

GENERAL NOTES:

- OWNER: WC STEPNEY, LLC
913 SOUTH STEPNEY ROAD
ABERDEEN, MD 21001
- DEVELOPER/
CONTRACT PURCHASER: WARD COMMUNITIES AT HARFORD COUNTY, LLC
2700 PHILADELPHIA ROAD
EDGEWOOD, MD 21040
- SITE LOCATION: 921 SOUTH STEPNEY ROAD
ABERDEEN, MD 21001
- ELECTION DISTRICT: 2
- TAX MAP AND PARCEL: MAP 58, PARCEL 49
- DEED REFERENCE: 15669/457
- ZONING: URBAN RESIDENTIAL (R2)
- SITE AREA: 15.8 ACRES +/-
- BUILDING/LOT REGULATIONS: R2 COS LOT LINE SINGLE FAMILY DETACHED
MIN. LOT AREA: 7,000 S.F.
MIN. LOT WIDTH AT BLDG. LINE: 60'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 0'-5" MIN., TOTAL OF 20'
MIN. REAR YARD: 22'
MAX. HEIGHT: 3 STORIES
- PROPOSED USE: RESIDENTIAL-CONVENTIONAL WITH OPEN SPACE (COS)
-45 LOT LINE SINGLE FAMILY DETACHED HOMES
-TYPICAL LOT SIZE IS 60'-62' WIDE AND 113'-177' DEEP
-TYPICAL HOUSE SIZE IS 40'-42' WIDE AND 55'-59' DEEP
- R2 DENSITY:
ALLOWED: 4.5 DU/AC (15.8 AC X 4.5 = 71 UNITS)
PROPOSED: 45 UNITS = 2.85 DU/AC
- OPEN SPACE:
REQUIRED: TOTAL OPEN SPACE: 15.8 AC X 10% = 1.58 AC
ACTIVE OPEN SPACE: 1.58 AC X 50% = 0.79 AC
PROPOSED: PASSIVE OPEN SPACE: 5.80 ACRES
ACTIVE OPEN SPACE: 0.79 AC
TOTAL ACTIVE AND PASSIVE OPEN SPACE PROVIDED: 6.39 ACRES
- PARKING:
REQUIRED: 45 UNITS AT 2 SPACES PER UNIT = 90 SPACES
PROPOSED: 90 SPACES
- NO 100 YEAR FLOODPLAIN IS ON THIS SITE, BASED ON THE FEMA FLOODPLAIN MAP # 24025C0189E, EFFECTIVE APRIL 9, 2016.
- THIS SITE IS NOT LOCATED WITHIN THE CRITICAL AREA DISTRICT.
- THERE ARE NO KNOWN HISTORIC STRUCTURES ON THIS SITE.
- THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON THIS SITE.
- THERE ARE NO KNOWN RIGHTS-OF-WAY ON THIS PROPERTY.
- BOUNDARY, TOPOGRAPHY, TRIBUTARY AND PLANIMETRIC INFORMATION IS BASED ON INFORMATION PROVIDED BY HARFORD COUNTY, IS PRELIMINARY AND SUBJECT TO CHANGE.



LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- PROP. EASEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- SOIL BOUNDARY
- STREAM CENTERLINE
- NATURAL RESOURCE DISTRICT
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 50' FLOODPLAIN PROTECTION SETBACK
- PROPOSED ZERO LOT LINE LOCATION

ENEngineering
1630 Robin Circle
Forest Hill, Maryland 21050
Phone (443) 652-6160
www.enengineering.com
broyer@enengineering.com

CONCEPT PLAN
FOR
921 SOUTH STEPNEY ROAD
ABERDEEN, MD 20001

Date	Revisions	Date	Scale:
		10/19/22	1"=60'
		Drawn By: KB	Job No: 2205055.00
		Design By: BC	Sheet: 1 of 1
		Review By: CM	

