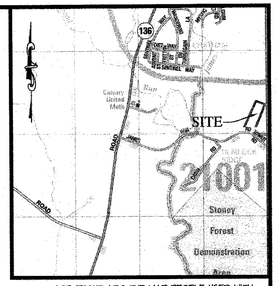

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LOCATION MAP

1" = 2000'

BLUE GRASS MATERIAL COMPANY, LLC
C/O BADEN TAX MANAGEMENT
P.O. BOX 8040
FORT WAYNE, IN 46898-8040
DEED REF: 10663/185
ZONING: AG

NO WELL OR SEPTIC WITHIN 100' OF PROPERTY

#3044
5.25 AC±

EX. WELL

EX. TRAILER

EX. SHED

EX. GRAVEL DRIVE

EX. SEPTIC

EX. STREAM

PROPOSED PRIVACY FENCE ● 122 L.F.

GEORGE BOWERS AND WIFE
3040 JAMES RUN ROAD
ABERDEEN, MD 21001-1504
DEED REF: 994/572
ZONING: AG

BLUE GRASS MATERIAL COMPANY
C/O BADEN TAX MANAGEMENT
P.O. BOX 8040
FORT WAYNE, IN 46898-8040
DEED REF: 10663/185
ZONING: AG

NO WELL OR SEPTIC WITHIN 100' OF PROPERTY

DANIEL M. LAMBROS TRUSTEE
3023 JAMES RUN ROAD
ABERDEEN, MD 21001-1554
DEED REF: 12883/45
ZONING: AG

KOREY HERSHBERGER
1503 TOWER ROAD
ABERDEEN, MD 21001
DEED REF: 10468/427
ZONING: AG

JAMES RUN ROAD

TOWN ROAD

N 84°37'54" W 154.92'

S 86°24'30" E 108.71'

N 29°41'02" E 171.14'

N 64°18'00" W 278.00'

S 24°11'58" W 89.72'

60' MINIMUM BUILDING SETBACK

40' MINIMUM BUILDING SETBACK

50' MINIMUM BUILDING SETBACK

25' NTM BUFFER

15' NRD BUFFER

SITE DATA

1. OWNER: LANDCARE
   431 COUNTRY RIDGE CIR.
   BEL AIR, MD 21015

2. CONTRACT PURCHASER: LANDSCAPE, INC.
   P.O. BOX 1011
   ABINGDON, MD 21009
   ATTENTION: MR. MILLARD BIERMAN ● (410)-838-3230

3. TAX MAP: 50 PARCEL: 52 GRID: 3E

4. DEED REFERENCE: J.J.R. 13333/127

5. SITE AREA: 5.25 AC±

6. ZONING: AG

7. TOTAL AREA OF EXISTING FOREST: 191,691 S.F. (4.39 AC±)

8. TOTAL IMPERVIOUS SURFACE: 782 S.F. (0.02 AC±)

9. TOTAL BUILDING COVERAGE: 561 S.F. (0.01 AC±)

10. SITE REQUIREMENTS: AG ZONING
    SETBACKS: FRONT= 50'
    SIDE= 40'
    REAR= 60'
    MAX BUILDING HEIGHT: 3-STORIES

11. EXISTING USE OF PROPERTY: RESIDENTIAL

12. PROPOSED USE OF PROPERTY: RESIDENTIAL WITH COMMERCIAL VEHICLES & EQUIPMENT STORAGE.

13. PARKING: 5 SPACES

14. ALL EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION. (*BUILDING DIMENSIONS TO THE LOT LINE WERE MEASURED USING GIS.)

15. THERE IS NO 100 YEAR F.E.M.A. FLOODPLAIN LOCATED ON THIS SITE PER F.I.R.M. #24025C0164 E DATED 4/19/2016 AND 24025C0165 E DATED 4/19/2016.

16. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

17. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.

18. NO ON SITE STEEP SLOPES QUALIFY AS N.R.D. DUE TO LIMITED LAND AREA AS PER 267-62.B.1 OF THE HARFORD COUNTY DEVELOPMENT REGULATIONS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°24'30" E	108.71'
L2	S 29°41'02" W	14.62'
L3	N 29°41'02" E	12.48'

PLAN TYPE: S
PLAN NO.: 515-2019
VERSION: 1
DATE: 12/18/19
DAC DUE: 1/15/19

LEGEND

- :BOUNDARY LINE
- :ADJOINER BOUNDARY LINE
- :EXISTING SETBACK LINE
- :EXISTING TREE LINE
- :PROPOSED TREE LINE
- :HANDICAPPED PARKING SPACE
- :EXISTING GRAVEL SURFACES
- :EXISTING BUILDINGS
- :EXISTING MACADAM
- :DENOTES NON-TIDAL WETLANDS (NTW) (0.48 AC.±)
- :DENOTES NATURAL RESOURCE DISTRICT (NRD) (1.24 AC.±)

BAY STATE LAND SERVICES
Civil & Structural Engineers
Land Planners & Land Surveyors
Environmental Engineers
Geo-Technical, Materials Testing and Inspections
2012 Rock Spring Road
Suite D
Forest Hill, Maryland 20150
Phone: 410-879-4747
Fax: 410-420-3949
www.baystatelandservices.com

DAC SITE PLAN

DEC 18 2019

#3044 JAMES RUN ROAD

SPECIAL EXCEPTION APPROVAL TO PERMIT COMMERCIAL VEHICLE AND EQUIPMENT STORAGE USE IN THE AG DISTRICT §267-88 (D)(1) OF THE HARFORD COUNTY ZONING CODE.

THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

REVISIONS		
NO.	DATE	DESCRIPTION

DATE: 12/10/2019
SCALE: 1"=50'
DRAWN BY: TRL
CHECKED BY: CDC
DRAWING NO. DAC01
SHEET 1 OF 1
BSLS JOB NO.: 19054

Z:\Projects\19000\19054-JAMES RUN ROAD\19054-DAC SITE PLAN-091723.dwg