

LEGEND

---	PROPERTY LINE	---	PROP ACTIVE OPEN SPACE
---	EX EASEMENT	---	PROP WATER
---	EX CONTOURS	---	PROP SAN SEWER
---	EX TREE LINE	---	PROP STORM DRAIN
---	EX EDGE OF PAVING	---	PROP DR. & UTILITY ESMT
---	EX OVERHEAD LINES	---	PROP EDGE OF PAVING
---	EX SANITARY LINES	---	PROP CURB & GUTTER
---	EX WATER LINES	---	PROP ACTIVE OPEN SPACE
---	EX STORM DRAIN LINES	---	PROP ASPHALT
---	EX BUILDING	---	PROP CEMENT CONCRETE
---	PROP BUILDING	---	PROP STORMWATER MGMT ESD FACILITY
		---	PROP PARKING SPACE QUANTITY PER ROW
		---	EX PARKING SPACE QUANTITY PER ROW



SITE DEVELOPMENT DATA

- OWNER/DEVELOPER:** PARCELS 152 & 196 SOUTHERN BAPTIST CHURCH 1701 N CHESTER STREET BALTIMORE, MD 21213
- PROPERTY ADDRESS:** 514 & 506 JOPPA FARM ROAD 501 RIVIERA DRIVE JOPPA, MD 21085
- TAX:** 01-142100, 01-124501, 01-118552
TAX MAP: 01
GRID: 1B & 2A
PARCEL: 152, 196, & 221
LOTS: 1
DEED REF: 10643/436, 13531/55, 936/655
PLAT NUMBER: 206/12
PARCEL 152 ACREAGE: ± 4.52 AC
PARCEL 196 ACREAGE: ± 0.45 AC
PARCEL 221 ACREAGE: ± 0.39 AC
TOTAL ACREAGE: ± 5.36 AC (GROSS)
ZONED: B2 (COMMUNITY BUSINESS DISTRICT)
- USE:** VACANT
EXISTING: MIXED USE CENTER (HOUSING FOR THE ELDERLY, A COMMUNITY CENTER, AND A BANK)
PROPOSED:
- BULK REQUIREMENTS:** § 261-82. HOUSING FOR THE ELDERLY
MIN. LOT AREA: 12,800 SQ. FT.
MIN. LOT AREA PER DWELLING UNIT: 1500 SQ. FT.
MIN. LOT WIDTH: 120'
MIN. FRONT YARD SETBACK: 30'
MIN. SIDE YARD SETBACK: 20'
MIN. REAR YARD SETBACK: 30'
- MIXED USE DATA:**
TOTAL BUILDING AREA: 92,700 GSF
TOTAL RESIDENTIAL USE AREA: 68% (62,800 SF)
TOTAL INSTITUTIONAL (COMMUNITY CENTER): 29% (27,300 SF)
TOTAL SERVICE AREA (BANK): 3% (2,800 SF)
- RESIDENTIAL MIX:**
NUMBER OF 1 BEDROOM UNITS: 45 UNITS
NUMBER OF 2 BEDROOM UNITS: 15 UNITS
TOTAL RESIDENTIAL UNITS: 60 UNITS
- ALLOWABLE DENSITY:** 14 DWELLING UNITS X 5.36 ACRES = 75 UNITS
 60 UNITS (11.9 UNITS PER ACRE)
- REQUIRED PARKING:**
RESIDENTIAL PARKING:
 15 SPACES/ 1-BR UNIT X 45 1-BR UNITS = 68 PARKING SPACES
 2 SPACES/ 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 = 4 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.
- MAX. BUILDING COVERAGE:** 30% MAX. @ 5.36 AC = 1.61 AC
 14.4% (0.77 AC / 5.36 AC)
- MAX. BUILDING HEIGHT:** 4 STORIES
- 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%)
 - PROPOSED ACTIVE RECREATION: 14,900 SF = 0.34 AC
 - SYNERGY CENTER FIRST FLOOR: 5,000 SF = 0.12 AC
 - SYNERGY CENTER SECOND FLOOR: 2,900 SF = 0.06 AC
 - PUBLIC PLAZA: 6,000 SF = 0.14 AC
 - OUTDOOR AREA: 0.66 ACRES (12.3%)
TOTAL ACTIVE RECREATION: 2.14 ACRES (51.1%)
PROPOSED PASSIVE RECREATION: 2.74 ACRES (51.1%)
- WATER SUPPLY:** PUBLIC
SEWER SUPPLY: PUBLIC
- CRITICAL AREA:** EX. AREA OF PROPERTY IN CRITICAL AREA: ± 5.36 ACRES
- LANDSCAPE BUFFERS:** 20' LANDSCAPE BUFFERS ARE REQUIRED FOR HOUSING FOR THE ELDERLY IN B2 ZONES
- PARCELS 152 AND 196 TO BE CONSOLIDATED.**

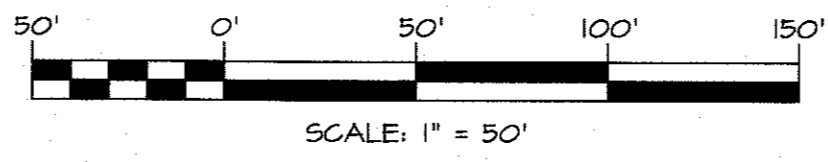
GENERAL NOTES

- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24025C0261E, DATED 04/19/2016.
- THIS ENTIRE PROPERTY IS LOCATED WITHIN THE INTENSELY DEVELOPED AREAS (IDA) OF THE CHESAPEAKE BAY CRITICAL AREA.
- THIS PROPERTY HAS NO WETLANDS LOCATED ON THIS SITE.
- BOUNDARY INFORMATION FOR PARCELS 152, 196, & 221 FIELD RUN SURVEY PERFORMED BY FWA DATED JANUARY 16, 2014.
- ADDITIONAL BOUNDARY INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
- ADDITIONAL TOPOGRAPHIC INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
- SOIL BOUNDARIES DETERMINED FROM SOIL SURVEY OF HARFORD COUNTY, DATED 1913.
- 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



REVISIONS	DESCRIPTION
DATE	
REV#	

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

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES, INC.
 410-975-2080
 frederickward.com
 PO Box 271, 5 South Main Street, Baltimore, MD 21201

CONCEPT PLAN

SYNERGY CENTER

1ST ELECTION DISTRICT

HARFORD COUNTY, MD

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

DATE: 12/18/2019
 DRAWING NO: CP
 SCALE: 1" = 50'
 DESIGNED BY: KFC
 DRAWN BY: KFC
 SHEET 1 OF 1
 FWA JOB NUMBER: 2131045.02
 CHECKED BY: TMM

RECEIVED
 DEC 18 2019
 Harford County Planning & Zoning

\PROJECTS\2131045.02 SYNERGY CENTER\DESIGN\ENGINEERING\PLAN SETS\CONCEPT PLAN\CP_12182019 9:46 AM.kcm0001