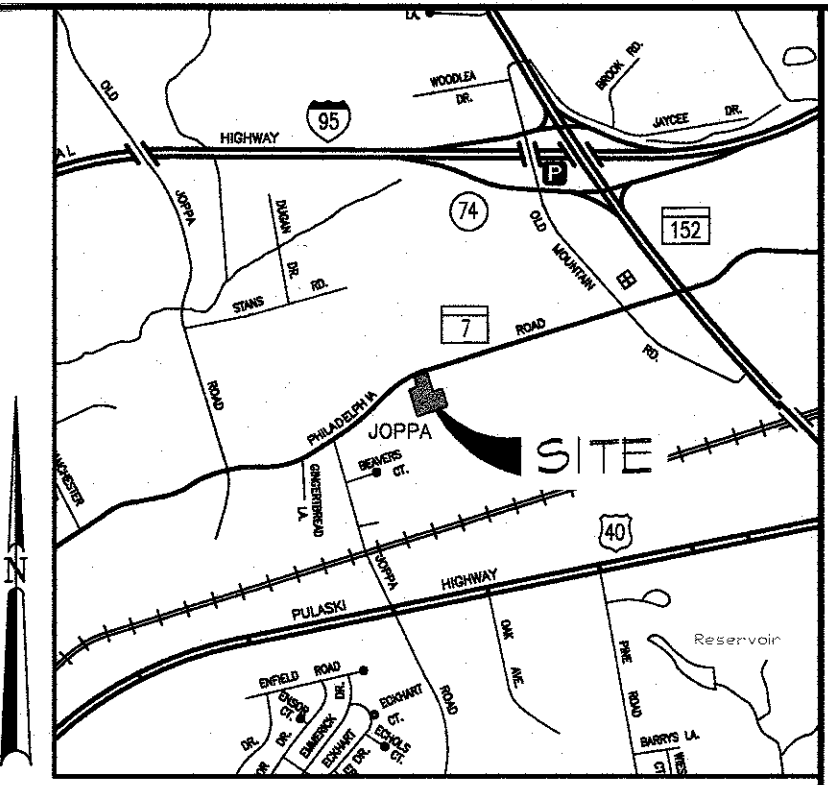
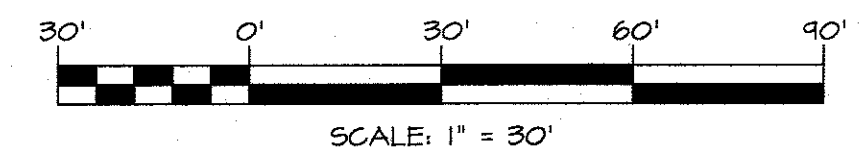
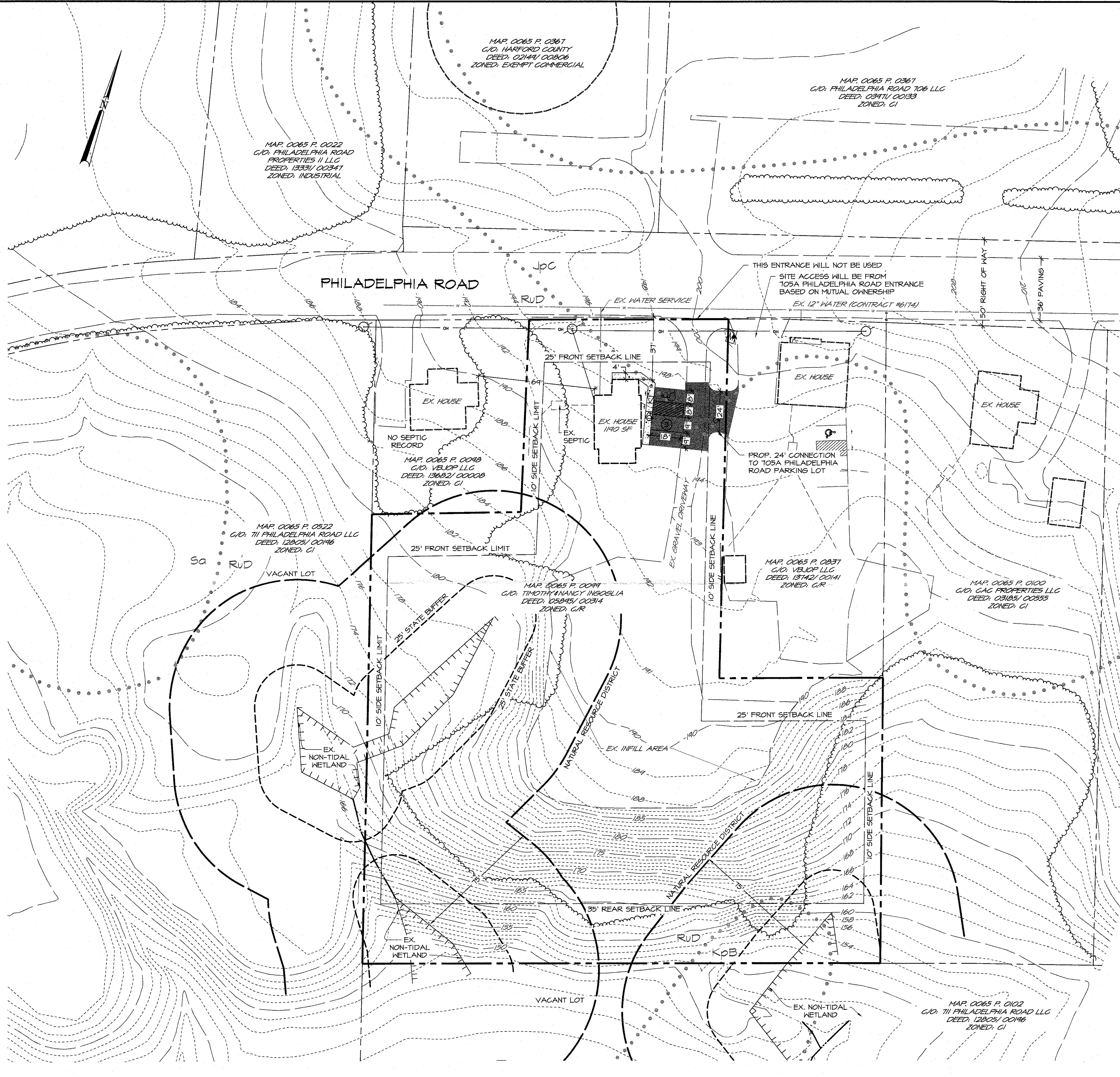


M:\PROJECTS\2191158.00 703 PHILADELPHIA ROAD CHANGE OF USE\DESIGN\ENGINEERING\DWG\JOBCHANGE IN USE SITE PLANDWG.LAYOUT. 2/22/2021 12:30 PM.dwg



LEGEND

- PROPERTY LINE
- - - EX CONTOURS
- - - EX EDGE OF PAVING
- SOIL BOUNDARY
- ||||| EX NON-TIDAL WETLAND
- - - EX 25' STATE WETLAND BUFFER
- 75' NATURAL RESOURCE DISTRICT (NRD)
- EX EDGE OF FOREST
- EX BUILDING
- PROP PAVING

SITE DEVELOPMENT DATA

1. OWNER: VBLOP, LLC
ADDRESS: 705A PHILADELPHIA ROAD
JOPPA, MD 21085
2. SITE LOCATION:
STREET ADDRESS: 703 PHILADELPHIA ROAD
JOPPA, MD 21085-3122
TAX#: 01-100947
TAX MAP: 65
GRID: 2A
PARCEL: 94
DEED: 5845/314
3. ACREAGE: ± 2.11 AC
4. ZONING: C1 (COMMERCIAL INDUSTRIAL DISTRICT)
FRONT YARD SETBACK: 25 FT
SIDE YARD SETBACK: 10 FT
REAR YARD SETBACK: 35 FT
5. EXISTING HEIGHT: 2 STORIES
6. NUMBER OF EMPLOYEES: 2
7. IMPERVIOUS AREA: BUILDING ALLOWED: 50% PROVIDED: 21.6% +/-
BUILDING+PAVING: ALLOWED: 85% PROVIDED: 3.45% +/-
8. PARKING: REQUIRED: 1 SPACE PER 300 SF
PROVIDED: 3 INCLUDING 1 VAN ACCESSIBLE SPACE
9. EXISTING: SINGLE FAMILY HOME
PROPOSED: 1,140 SF. OFFICE
10. FLOODPLAIN: FEMA FIRM MA 100 YEAR FLOOD PLAIN DOES NOT OCCUR ON THIS PROPERTY.
11. WATERSHED: LITTLE GUNPOWDER FALLS
12. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
13. INFORMATION ON THIS PLAN IS BASED ON PLANS AND RECORDS ON FILE WITH HARFORD COUNTY, HARFORD COUNTY GIS DATA, AND NOT BASED ON FIELD TOPOGRAPHIC SURVEY.
14. FWA FLAGGED AND GPS LOCATED WETLAND BOUNDARIES 10/24/2019.
15. DISTURBANCE FOR PROPOSED IMPROVEMENTS IS UNDER 5,000 SF. NO GRADING OR SEDIMENT CONTROL PERMIT IS REQUIRED.

SOIL CHART

SYMBOL	UNIT NAME	K-FACTOR	HYDRIC	HYDRIC GROUP
JpC	JOPPA GRAVELLY SANDY LOAM 5% - 10% SLOPES	0.10	-	A
KpB	KEYPORT SILT LOAM 2% - 5% SLOPES	0.44	I	D
RUD	RUSSETT FINE SANDY LOAM 5% - 15% SLOPES	0.32	-	C

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

REV#	DATE	DESCRIPTION

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FWA

FREDERICK WARD ASSOCIATES
FrederickWard.com
PO Box 727, 5 South Main Street, Bel Air, Maryland 21014

OWNER/DEVELOPER

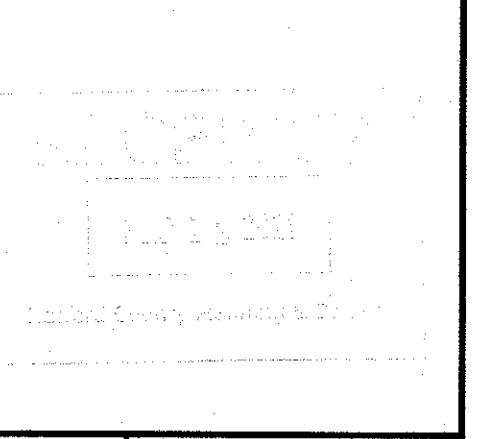
VBLOP, LLC
705A PHILADELPHIA ROAD
JOPPA, MD 21085
ATTN: ALEX VAN BREUKELLEN
PHONE: 410-887-7410

CHANGE-IN-USE SITE PLAN

703 PHILADELPHIA ROAD

HARFORD COUNTY, MD

3RD ELECTION DISTRICT



DATE: 02/12/2021	DRAWING NO:
SCALE: 1" = 30'	SP
DESIGNED BY: LES	
DRAWN BY: LES	
CHECKED BY: TMM	
PLAN TYPE: 5	SHEET 1 OF 1
PLAN NO: 72-2021	PWA JOB NUMBER: 2191158.00
VERSION: 1	
DATE: 2-12-21	
DATE: 3-17-21	