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MAY 28 2021
Harford County Planning & Zoning

PLANTYPE: S
PLAN NO: 239-2021
VERSION: 1
DATE: 5-28-21
DADCUE: 7-7-21

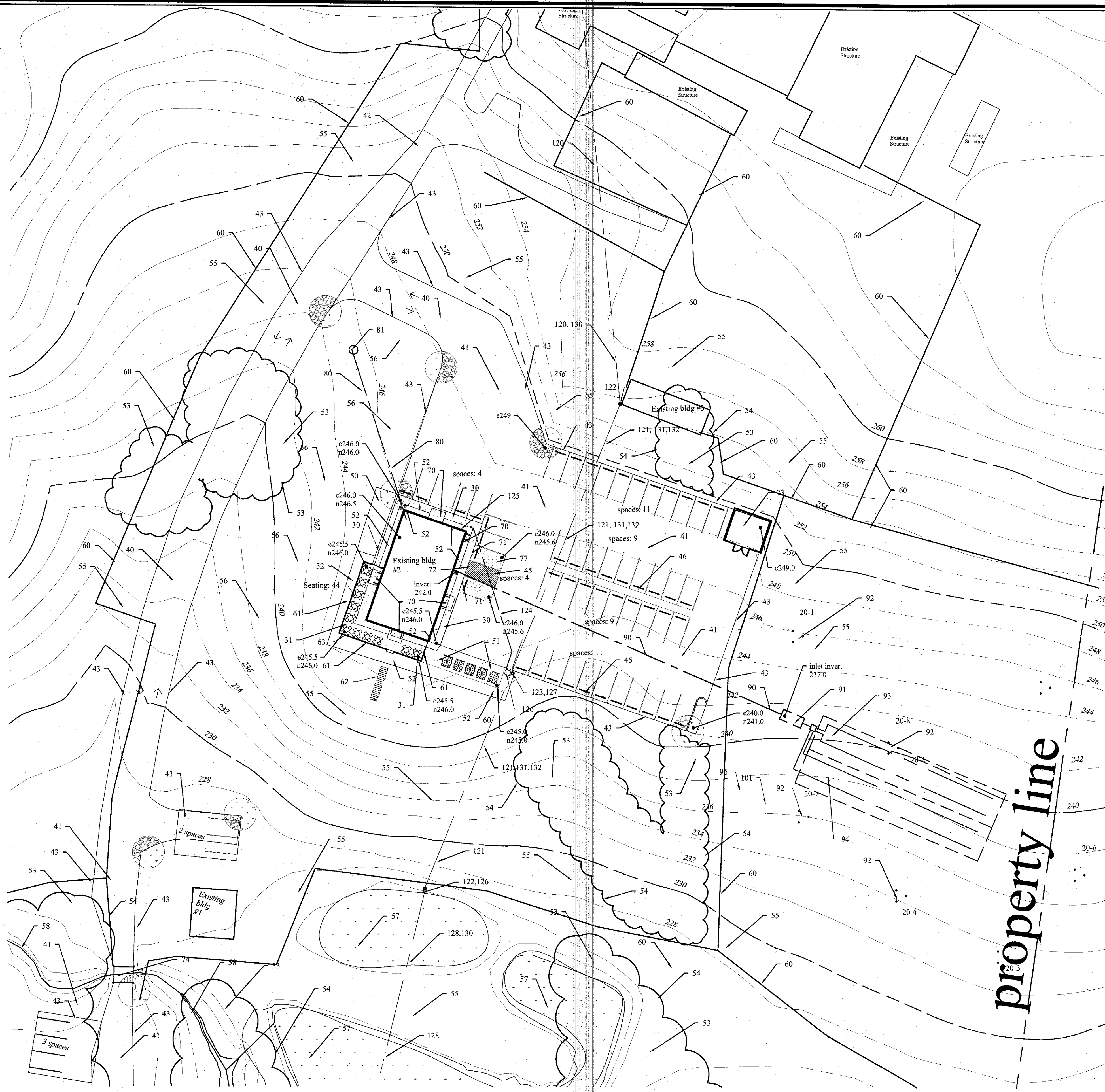
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I, F. David Stoker, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 7767-R, expiration date Aug 27, 2021.

STOKER ASSOCIATES
ARCHITECTURE
121 ROYAL OAK DR, BEL AIR, MD 21015
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Duncale Farm
Retail Farm Products & Brewery
Alterations
CLIENT PJ ID: * PJ #: 2020012
PROJECT STATUS: These drawings are for progress review, not for permit, & not for construction

SHT #:	SHEET NAME:	DATE:
C 1	Site plan - existing & demo	2021-05-27



BUILDING #	BUILDING USE	floor area		code-required parking				notes
		existing before	proposed after	unit of measure	unit quantity	units per parking space	parking spaces required	
1	retail farm sales	650	650	0	0	0	0	
2	farm equipment garage	2400	0	sf	0	0	0	
	offices	0	100	sf	0	300	0	
	brewery, staff work area	0	800	sf	800	300	3	
	storage, walk-in cooler	0	100	sf	0	0	0	
	retail farm sales, indoor dining	0	1200	sf	1200	50	24	
	mechanical & electric equip	0	50	0	0	0	0	
	toilets, janitor	0	150	0	0	0	0	
	uncovered outdoor dining	0	0	seats	64	0	21	
	bldg total	2400	2400					
3	#3 -- cow shed/ barn	690	690	0	0	0	0	
4	#4 -- farmer's dwelling	4000	4000	bldg	1	2	2	
5	#5 -- milking barn	6,700	6,700	0	0	0	0	
6	#6 -- grain storage barn	6,900	6,900	0	0	0	0	
7	#7 -- milking barn	1,100	1,100	0	0	0	0	
8	#8 -- bull pen (no bldg)	325	325	0	0	0	0	
9	#9 -- grain silo	110	110	0	0	0	0	
10	#10 -- grain barn	1600	1600	0	0	0	0	
11	#11 -- grain barn	250	250	0	0	0	0	
12	#12 -- farm equipment garage	3800	3800	0	0	0	0	
13	#13 -- greenhouse	810	810	0	0	0	0	
14	#14 -- greenhouse	230	230	0	0	0	0	
15	#15 -- tenant dwelling	1325	1325	bldg	1	2	2	
16	#16 -- grain barn (removed)	1660	1660	0	0	0	0	
17	#17 -- grain silo	450	450	0	0	0	0	
	TOTAL FOR ENTIRE SITE	0	0				52	

DEVELOPMENT PLAN NOTES:

The following notes apply to items on the plan having the same note id number:

PEDESTRIAN WALKS:

- 30) walkway -- new on-grade concrete
- 31) new outdoor uncovered dining pad -- on-grade concrete

VEHICULAR PAVING & TRAFFIC:

- 40) driveway paving -- existing gravel, 2 lanes
- 41) parking lot paving -- existing gravel
- 42) existing gravel driveway -- 1 lane
- 43) paving edge -- existing gravel
- 44) not used
- 45) paint stripe traffic marking for ADA parking & loading space, new
- 46) new parking space wheel stops -- 1 at each parking space

LAWN & LANDSCAPING:

- 50) lawn -- new grass seed.
- 51) new lawn area for 20 dining seats -- new sod
- 52) landscaping plants with mulch -- new
- 53) tree -- existing
- 54) edge of trees -- existing
- 55) farm pasture grass -- existing
- 56) existing lawn grass
- 57) existing pond
- 58) existing stream -- high bridge branch

BUILDINGS & STRUCTURES:

- 60) Fence -- existing
- 61) new retaining wall w/ 4ft high

- guardrail/fence above
- 62) new on-grade concrete steps
- 70) new bldg covered ADA entry ramp & landing -- concrete floor, wood roof frame
- 71) sign for ADA parking space
- 72) sign for ADA loading space
- 73) new trash enclosure -- fence w/ 8ft wide dbl swing gate, 6 ft high, wood
- 74) existing 1 lane vehicular bridge

WATER SERVICE:

- 80) new water service bldg main pipe from building #2 to existing private well
- 81) New water well

SANITARY SEWER SERVICE:

- 90) new sanitary sewer bldg main pipe from bldg to new septic tank
- 91) new septic system septic tank -- passive, anaerobic
- 92) septic system perc test pit
- 93) new septic system primary drain field
- 94) future septic system secondary drain field

ELECTRIC POWER SERVICE:

- 120) existing electric service primary transmission wiring -- overhead
- 121) new electric service primary transmission wiring -- overhead
- 122) existing electric service power pole
- 123) new electric service power pole
- 124) new electric service secondary wiring -- underground, from transformer to building
- 125) new electric meter for bldg #2 -- outside, wall mounted

- 126) remove existing electric service transformer -- pole mounted
- 127) new electric service transformer -- ground mounted
- 128) replace existing electric service primary transmission wiring -- overhead

TELECOM SERVICE:

- 130) existing telecom cable service wiring -- overhead
- 131) replace telecom cable service wiring -- overhead
- 132) remove existing phone service wiring -- overhead

ZONING NOTES:

LEGAL DESCRIPTION
 Tax Account #: 051560
 Tax Map-0055 Grid-0001F Parcel-0472
 Plat-NA Deed Reference-01897/01065
 Election District: 03
 Subdivision Name: NA
 Property street address: 901 WHITAKER MILL RD JOPPA, MD 21085
 Zoning District: 03

PROPERTY OWNER NAME:

Magness, John E
 ADDRESS:
 901 Whitaker Mill Rd.
 Joppa, MD 21085

PHONE:

*
 REP NAME:
 John Magness

ARCHITECT NAME:

Stoker Associates
 ADDRESS:
 121 Royal Oak Drive
 Bel Air, MD 21015
 PHONE:
 (410) 515-0997

REP NAME:

David Stoker
 EMAIL ADDRESS:
 davidstoker@comcast.net

Number of proposed on-site Parking Spaces:
 *

USE OF THE SITE

The site will have one main use with accessory uses.

Main use: agricultural farm

Accessory Uses:
 **farmer's dwelling,
 **tenant dwelling
 **farm products retail sales
 **farm brewery

Change of use: We propose to change the use of building #2 from farm equipment garage to retail farm products sales & farm brewery

Expansion of existing use: Existing building #1 is used for farm products retail sales. We propose to expand the farm products retail sales by expanding the use into building #2.

New use: We propose to add a farm brewery in existing building #2.

NUMBER OF TENANTS

The existing entire site is occupied by one tenant.

OUTDOOR SPACES

Trash storage area:
 We propose to add (1) outdoor yard for dumpster & trash can storage area. We propose a concrete pad for the trash storage area, and to enclose this storage area with a 6 ft high fence.

Outdoor misc use:

We propose that building #2 will have a new outdoor uncovered space with concrete floor (approx 926sf) used for 44 outdoor dining seats.
 We propose that building #2 will have a new outdoor uncovered space with lawn grass floor (approx 522 sf) used for 20 outdoor dining seats.

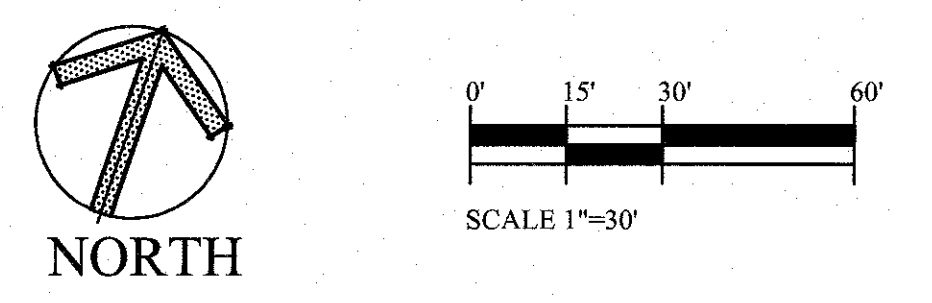
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 C2 Site plan -- proposed 2021-05-27



1 PROPOSED SITE PLAN