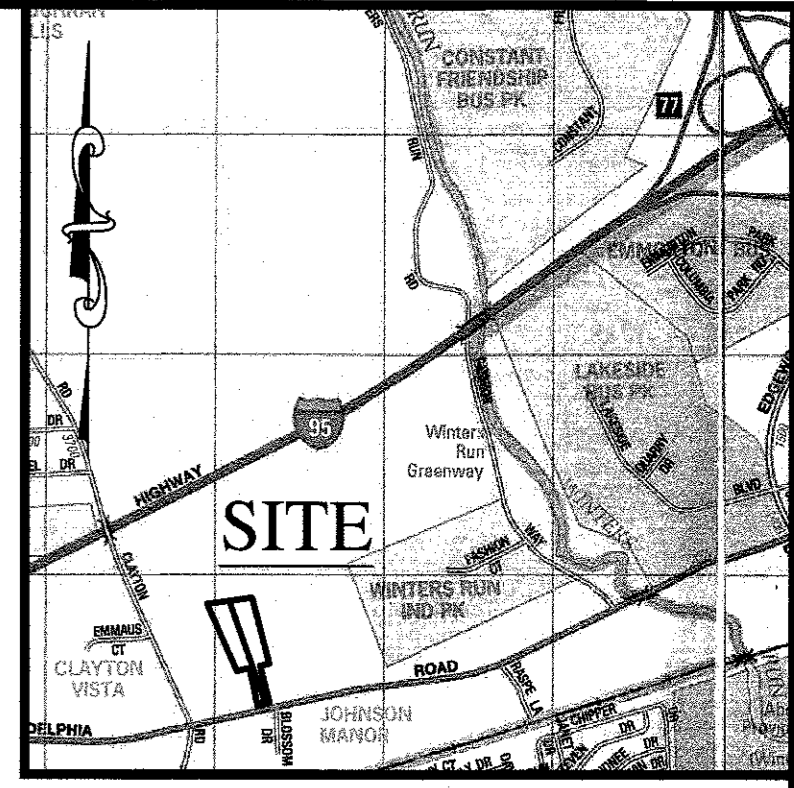


PLAN TYPE: Site
 PLAN NO.: 357-2021
 VERSION: 08/04/2021
 DATE: 09/01/2021
 DAD/DUE:



SITE DATA

- OWNER/DEVELOPER: GJ JOFFA, LLC
626 CHESTNUT HILL ROAD
FOREST HILL, MD 21050
CONTACT: MALISSA SMITH
(PH) 410-236-2114
- PLAN PREPARED BY: BAY STATE LAND SERVICES, INC.
P.O. BOX 853
BEL AIR, MARYLAND 21014-0853
(PH) 410-871-4747
- TAX MAP #: 65 / PARCEL #: 822 & 823
- CURRENT ZONING: P.822 & P.823, R-1
- DEED REFERENCES: P.822 & P.823 J.L.R. 14405/486
- ELECTION DISTRICT: P.822 & P.823 - FIRST ELECTION DISTRICT
- EXISTING USE: P.822 & P.823 - UNIMPROVED
- PROPOSED USE: P.822 & P.823 - PERSONAL CARE BOARDING HOME
(16 BOARDERS PER DWELLING IS PROPOSED)
(THE PROPOSED USE FOR EACH PARCEL IS LOCATED IN A SINGLE FAMILY
DETACHED DWELLING AND MEETS THE MINIMUM LOT SIZE REQUIREMENTS FOR A
CONVENTIONAL SINGLE-FAMILY RESIDENCE IN THE R-1 DISTRICT.)
- SITE AREA: PHASE 1: P. 823 - 3.49 AC.± (171,90 S.F.)
PHASE 2: P. 822 - 3.49 AC.± (173,368 S.F.)
TOTAL: 7.91 AC.± (344,554 S.F.)
(R-1 CONVENTIONAL SINGLE-FAMILY RESIDENCE: 0.46 AC. / 20,000 S.F.)
- TOTAL AREA OF EXISTING FOREST, STAND 1 - 132 AC.± (5,818,594 S.F.)
TOTAL PROPOSED FOREST CLEARING: 2.42 AC.±
TOTAL PROPOSED FOREST RETENTION AREA: 3.64 AC.±
- TOTAL AREA OF EXISTING NATURAL RESOURCE DISTRICT: 2.60 AC.±
TOTAL AREA OF EXISTING NON-TIDAL WETLANDS: 0.01 AC.± (600 S.F.)
- DENSITY REQUIREMENTS: A MAXIMUM OF 1 BOARDER PER 2,000 S.F. OF LOT AREA
PARCEL 822: 173,368 / 16 = 10,835 S.F. PER BOARDER
PARCEL 823: 171,90 / 16 = 10,744 S.F. PER BOARDER
- IMPERVIOUS SURFACES:
EXISTING: (P.822) 0.028 AC.± & (P.823) N/A
PROPOSED: (P.822) 0.342 AC.± & (P.823) 0.244 AC.± = 0.64 AC.± TOTAL (0.8%)
- PROPOSED BUILDINGS SHALL REMAIN HARMONIOUS WITH THE OVERALL DESIGN OF
NEIGHBORING AREAS.
- ALL APPLICABLE STATE AND COUNTY LAWS AND REGULATIONS SHALL BE SATISFIED.
- PROPOSED PARKING:
REQUIRED: 1 PARKING SPACE PER 4 BEDS PLUS 1 SPACE PER EMPLOYEE
AT LARGEST SHIFT, 16 BEDS / 4 = 4 SPACES
NUMBER OF EMPLOYEES AT LARGEST SHIFT: 4 EMPLOYEES
(8 SPACES REQUIRED FOR EACH PARCEL.)
PROVIDED: PHASE 1 (P. 823) @ 11 SPACES
PHASE 2 (P. 822) @ 11 SPACES.
- SUBJECT TO ZONING APPEALS CASE #5430 SPECIAL EXCEPTION TO
PERMIT PERSONAL CARE BOARDING HOME IN THE R-1 DISTRICT PER
267-88(F)(6) OF THE HARFORD COUNTY ZONING CODE INCLUDING THE 6
CONDITIONS IN THE CONCLUSION.
- APPLICANT SHALL NOT DISTURB THE EXISTING MATURE VEGETATION
WITHIN THE SOUTHERN 50 FEET ON THE WEST LOT, AND WITHIN THE
SOUTHERN 40 FEET ON THE EAST LOT PER EXHIBIT A OF THE BOARD
OF APPEALS CASE #430. SEE THE LANDSCAPE PLAN FOR
SUPPLEMENTAL "NEW PLANTINGS" TO CREATE A VEGETATIVE BUFFER
BETWEEN THE SUBJECT PROPERTY AND THE PROPERTIES TO THE SOUTH.
- NO PORTION OF THIS SITE IS WITHIN 100 YEAR FLOOD PLAIN BASED ON
F.I.R.M. #24025C0254E, DATED: 04/19/2016
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORIC STRUCTURES OR NON-TIDAL WETLANDS ON THIS SITE.
- THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON THIS SITE.
- SITE ACCESS TO MD RTE. #7 IS SUBJECT TO MDOT ACCESS PERMIT REQUIREMENTS, 10'
WIDENING AND 75' LONG ENTRANCE IMPROVEMENT IS CONSISTENT WITH SIMILAR SITE
ACCESSES FOR SIMILAR USES ON MD RTE. #7.
- EASEMENTS WILL BE REQUIRED FOR ALL SPM DEVICES.
- A FOREST STAND DELINEATION PLAN HAS BEEN APPROVED FOR THIS PROJECT ON 7-20-2021.

PLAN VIEW
SCALE: 1" = 50'

LEGEND

- - - - - SITE BOUNDARY
- - - - - LOD - PROPOSED LIMIT OF DISTURBANCE (141,543 S.F.)
- ~ ~ ~ ~ ~ DENOTES PROP. TREE LINE
- --- --- DENOTES SOIL LINE
- ~ ~ ~ ~ ~ DENOTES EXIST. TREE LINE
- - - - - DENOTES EXIST. CONTOURS
- - - - - DENOTES EXIST. WATER
- - - - - DENOTES EXIST. SEWER
- - - - - DENOTES PROP. WATER
- - - - - DENOTES PROP. SEWER
- ■ ■ ■ ■ DENOTES EXISTING WATERS OF THE U.S.
- ▨ ▨ ▨ ▨ ▨ DENOTES PROPOSED COMMON DRIVE EASEMENT (1.144 AC.±)
- ▩ ▩ ▩ ▩ ▩ DENOTES PROPOSED UTILITY EASEMENT (0.04 AC.±)
- ■ ■ ■ ■ DENOTES PROPOSED PAVING
- ■ ■ ■ ■ DENOTES PROPOSED BUILDING
- ■ ■ ■ ■ DENOTES PROPOSED STORM WATER MANAGEMENT (SWM)
- NRD NRD DENOTES NATURAL RESOURCE DISTRICT
- FRA FRA DENOTES PROPOSED FOREST RETENTION AREA
- ○ ○ ○ ○ DENOTES PROPOSED PLANTING LOCATIONS
- ○ ○ ○ ○ DENOTES PROPOSED SITE LIGHTING LOCATIONS

SOILS LEGEND

SYMBOL	SOILS TYPE	HYDRIC	PRIME AGRICULTURAL	SLOPE
BeB (C)	BELTSVILLE	NO	YES	2-5%
DcB (C)	KEYPORT	NO	YES	2-5%
EsA (B)	RUSSET	NO	NO	2-5%
MdB2 (D)	RUSSET	NO	NO	5-15%

UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 22°58'24" E	173.55'
L2	S 14°22'34" E	114.95'

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 21050
 Phone: 410-879-4747
 Fax: 410-420-3949
 www.baystatelandservices.com

SITE PLAN
 TM: 65 / PARCELS: 822 & 823
#1416 & #1418 PHILADELPHIA ROAD

FIRST ELECTION DISTRICT		HARFORD COUNTY, MARYLAND	
REVISIONS		DATE:	DRAWING NO.
NO.	DATE	DESCRIPTION	
			08/02/2021
			SCALE: 1" = 50'
			CHECKED BY: MME
			DRAWN BY: TRL
			SHEET 1 OF 1
			BLS JOB NO. 2017B

CONTRACTOR TO CONTACT
"MISS UTILITY"

 AT LEAST 48 HOURS
 PRIOR TO EXCAVATION