



LOCATION MAP
SCALE: 1"=200'

GENERAL NOTES:

- OWNER: 821 REALTY, LLC.
408 SASSAFRAS COURT
BEL AIR, MD 21015
ATTN: JENNIFER HOLAHAN
- SITE LOCATION: 821 RED PUMP ROAD
BEL AIR, MD 21014
- PLAN PREPARED BY: CNA, INC.
215 BYNUM ROAD
FOREST HILL, MD 21050
- TAX MAP AND PARCEL: MAP 48, PARCEL 205
- DEED REFERENCE: L. 10989, F. 455
- PARCEL AREA: MINIMUM REQUIRED: 15,000 S.F.
PROVIDED: 41,861 S.F. +/- (0.96 AC.)
- ZONING: R2 URBAN RESIDENTIAL
- EXISTING USE: RESIDENTIAL (CURRENTLY VACANT)
- PROPOSED USE: PERSONAL CARE BOARDING HOME
- PARKING: REQUIRED: 10 BEDS AT 1 PER 4 = 3 SPACES
PLUS 2 EMPLOYEES ON LARGEST SHIFT = 2 SPACES
TOTAL SPACES REQUIRED: 5
PROPOSED: 5 SPACES (INCLUDES 1 ACCESSIBLE SPACE)
(ACCESSIBLE SPACE TO BE PROVIDED UNDER THE EXISTING CARPORT)
- BUILDING SETBACKS: FRONT: 35' MINIMUM; SIDE: 10' MINIMUM, 30' TOTAL BOTH SIDES COMBINED; REAR: 40'
- LOT WIDTH AT BUILDING LINE: REQUIRED: 100 FT.
PROVIDED: 237 FT.
- BOARDING REQUIREMENTS: 1 BOARDER PER 2,000 S.F. OF LOT AREA ALLOWED.
41,861 S.F. / 2,000 = 20 BOARDERS ALLOWED.
10 BOARDERS PROPOSED UNDER THIS PLAN.
- NO PORTION OF THIS SITE IS WITHIN THE 100 YEAR FLOODPLAIN, BASED ON FEMA FLOODPLAIN MAP # 24025C0142D, EFFECTIVE JANUARY 7, 2000.
- THIS SITE IS NOT LOCATED WITHIN THE CRITICAL AREAS DISTRICT.
- HERE ARE NO KNOWN HISTORIC STRUCTURES OR WETLANDS ON THIS SITE.
- THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON THIS SITE.
- SITE IS CURRENTLY SERVICED BY A WELL AND SEPTIC SYSTEM. THE CONTRACT PURCHASER/DEVELOPER INTENDS TO TIE INTO THE PUBLIC SEWER SYSTEM IN RED PUMP ROAD AND ABANDON THE SEPTIC SYSTEM, AND CONTINUE UTILIZING THE EXISTING WELL FOR WATER SERVICE.
- BOUNDARY INFORMATION TAKEN FROM HARFORD COUNTY G.I.S. DATA.
- TOPOGRAPHICAL INFORMATION TAKEN FROM A FIELD RUN SURVEY PERFORMED BY CNA, INC.
- A SPECIAL EXCEPTION WAS APPROVED FOR A PERSONAL CARE BOARDING HOME USE ON THIS PROPERTY, IN ZONING APPEAL CASE 5864.
- THE TOTAL LAND DISTURBANCE PROPOSED FOR IMPROVEMENTS SHOWN ON THIS PLAN SHALL NOT EXCEED 5,000 S.F., THEREFORE, THE DEVELOPMENT IS EXEMPT FROM THE STORM WATER MANAGEMENT AND SEDIMENT AND EROSION CONTROL REGULATIONS.

PLAN TYPE	1517 - 2016
SERIES NO.	1/14/16
DATE	1/14/16
ENCLOSURE	

CNA
engineers, surveyors & landscape architects

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Planners • Geotechnical Engineers • Environmental Engineers
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STATE OF MARYLAND
DEPARTMENT OF GENERAL SERVICES
LANDSCAPE ARCHITECT
SEAL

SITE PLAN
FOR
CONVERSION OF A RESIDENCE
TO A PERSONAL CARE BOARDING HOME
AT 821 RED PUMP ROAD
BEL AIR, MD 21014

3RD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

Date	Revisions	Date:	Scale:
		08/04/16	1"=20'
		Drawn By:	Job No:
		BC	15084
		Design By:	Sheet:
		BC	1 OF 1
		Review By:	
		BC	