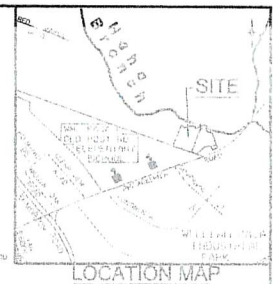
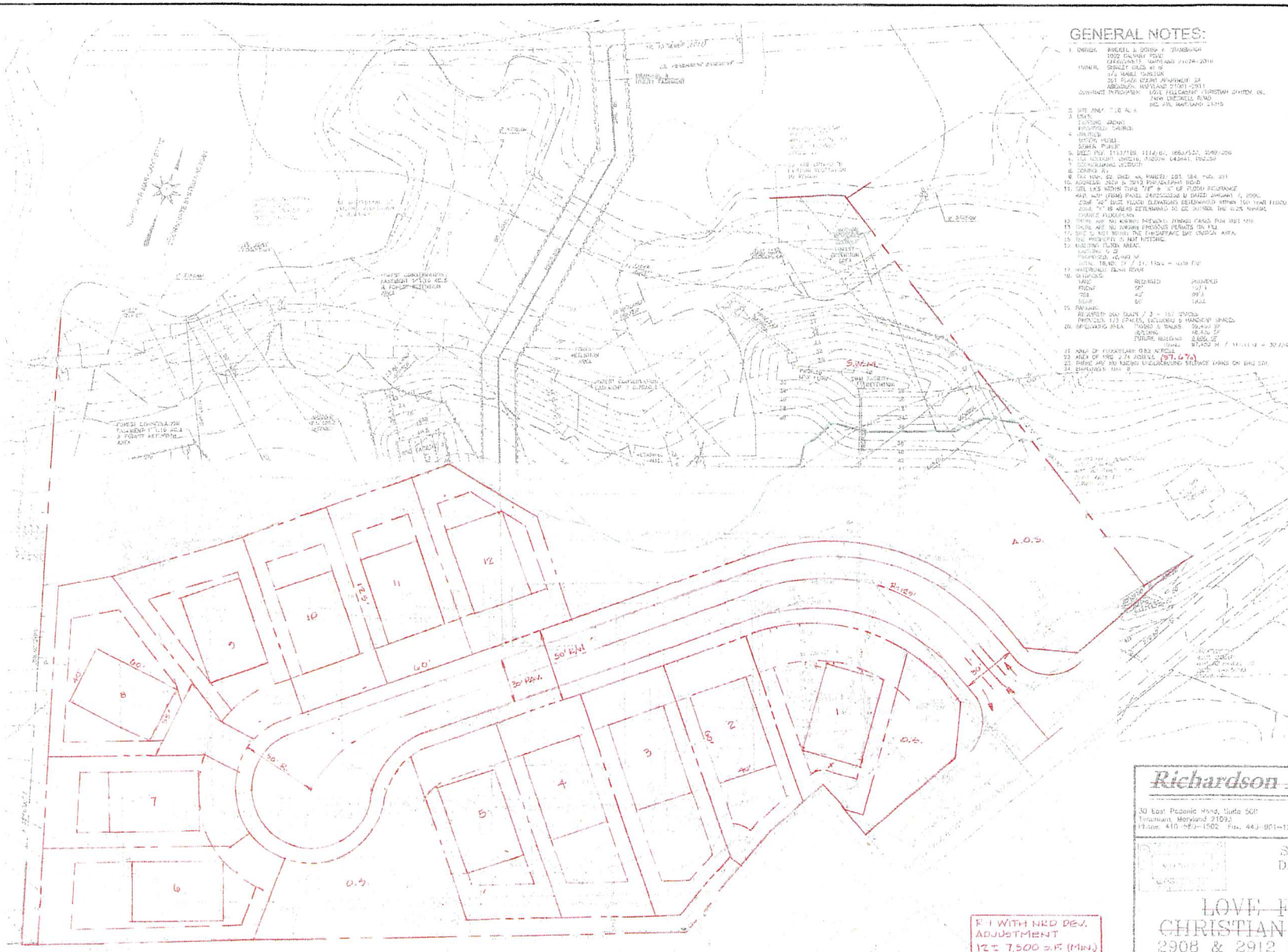
GENERAL NOTES:

1. OWNER: ANDREW L. DORSEY & STANBURY 1902 CALVARY ROAD CHESAPEAKE, MARYLAND 21024-2016
   OWNER: SERVANT GROUP, et al 372 MAIN STATION 361 PLAZA STREET APARTMENT 3A ABERDEEN, MARYLAND 21001-2911
   CONTRACT PURCHASER: LOVE FELLOWSHIP CHRISTIAN CENTER, INC. 2908 CHESNOLA ROAD BEL AIR, MARYLAND 21015
2. SITE AREA: 7.18 AC ±
3. USE:
   EXISTING: VACANT
   PROPOSED: CHURCH
4. UTILITIES:
   WATER: WELL
   SEWER: PUBLIC
5. DEED REF: 1713/128, 1174/161, 1662/532, 2049/256
6. TAX ACCOUNT: 0802140, 0802076, 0434041, 1102250
7. CLASSIFICATION: RURAL
8. ZONING: R-1
9. TAX MAP: 02, GRID: 4A, PARCEL: 281, 384, 400, 331
10. ACCESS: 2908 & 2912 PHILADELPHIA ROAD
11. SITE LIES WITHIN ZONE "AE" & "X" OF FLOOD INSURANCE MAP, MAP (FIRM) PANEL 24025C0280 D DATED JANUARY 7, 2000.
    ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED WITHIN 100 YEAR FLOOD ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
12. THERE ARE NO KNOWN PREVIOUS ZONING CASES FOR THIS SITE
13. THERE ARE NO KNOWN PREVIOUS PERMITS ON FILE
14. SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
15. THE PROPERTY IS NOT HISTORIC.
16. BUILDING FLOOR AREAS:
    EXISTING: 0 SF
    PROPOSED: 18,400 SF
    TOTAL: 18,400 SF / 7.18 ± ACRES = 4,000 F.A.R.
17. WATERSHED: FLOWS RIVER
18. SETBACKS:

	REQUIRED	PROVIDED
YARD		
FRONT	50'	50'±
SIDE	40'	99'±
REAR	60'	140'±

19. PARKING:
    REQUIRED: 300 SEATS / 3 = 100 SPACES
    PROVIDED: 123 SPACES, INCLUDING 5 HANDICAP SPACES.
20. DEVELOPED AREA: PAVED & SPACES 55,400 SF
    BUILDING 18,400 SF
    FUTURE RESERVE 2,600 SF
    TOTAL 76,400 SF / 312,821.12 = 30.70%
21. AREA OF FLOODPLAIN: 0.82 ACRES ±
22. AREA OF FRO: 2.74 ACRES ± (37.67%)
23. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS SITE.
24. DAYLIGHTS: FAA 9





R-1 WITH NRD DEV. ADJUSTMENT
12 = 7,500 S.F. (MIN)
R-2 LOTS

PLAN TYPE: SERIES 2
PLAN NO.: DAC PLAN
SHEET NO.: 1 OF 1
DATE: 2024
FILE NO.: 24-0016

Richardson Engineering, LLC
30 East Pedcoke Road, Suite 501
Tonsburg, Maryland 21093
Phone: 410-557-1502 Fax: 443-901-1208

SERIES 2
DAC PLAN

LOVE FELLOWSHIP CHRISTIAN CENTER, INC.
2908 & 2912 PHILADELPHIA ROAD

1ST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	SE	PCR	1" = 50'
	DATE: 11/30/23	JOB NO.: 23-0216	SHEET NO.
	REVISED:	FILE:	1 OF 1