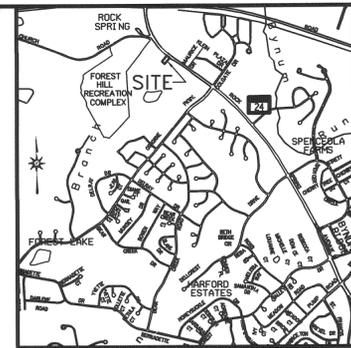


1. 7:00 P.M. Waterview Urgent Care LLC

Meeting Date/Time:	Tuesday, February 2, 2016 at 7:00 pm
Meeting Location:	Forest Lakes Elementary School, Media Center. 100 Osborne Parkway, Forest Hill, MD 21050
Location of Proposed Development:	2006 Rock Spring Road; Southwest side of road approximately one quarter mile south of East West Highway (Route 23).
Description of Proposed Development:	Site includes 0.77 acres, zoned B2 and will include a 6,420 sf Urgent Care facility.
Applicant:	Richardson Engineering LLC
Contact:	Rick Richardson

Documents: [WATERVIEW URGENT CARE, LLC 2-2-16.PDF](#)



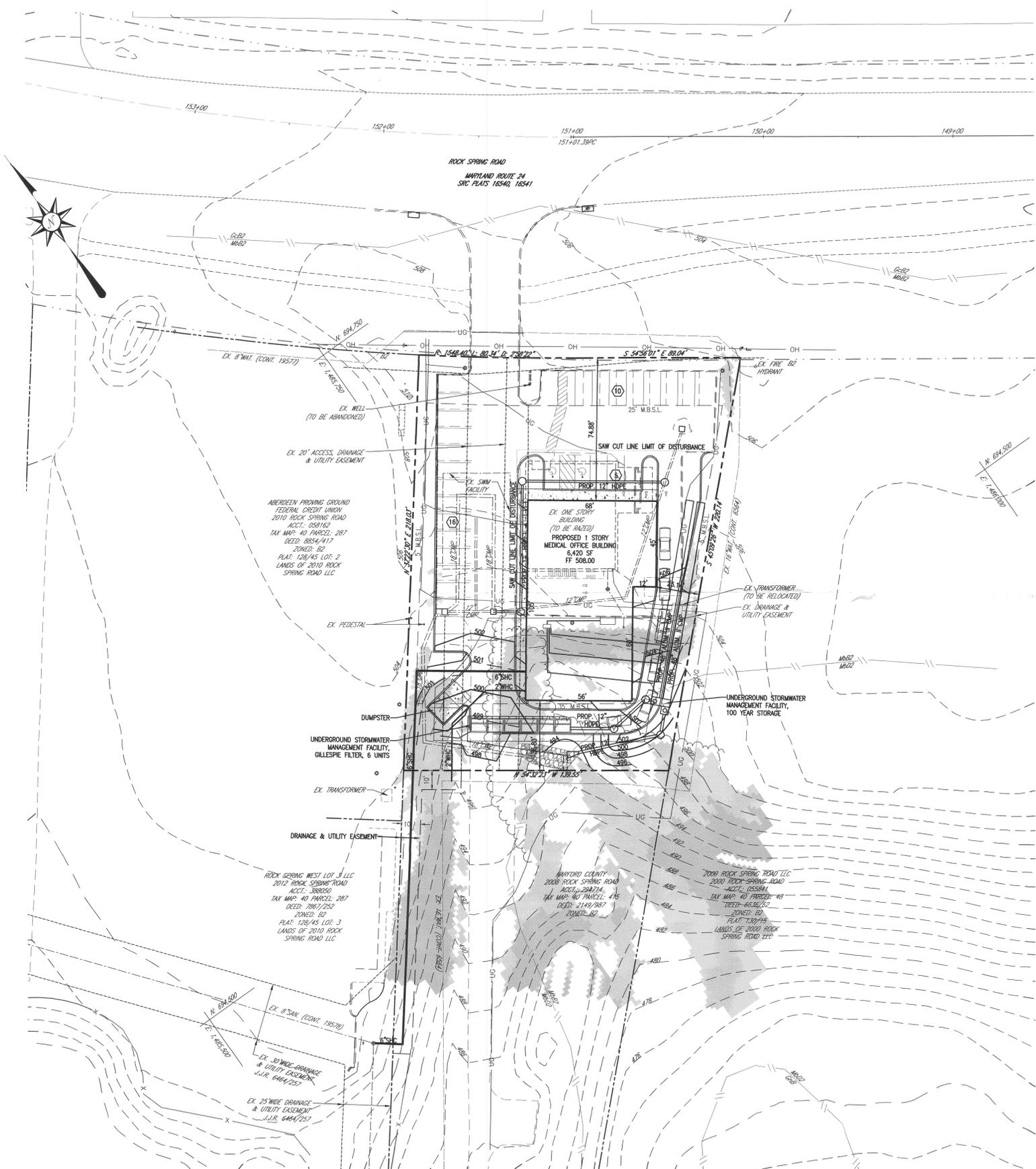
LOCATION MAP
1" = 400'

GENERAL NOTES:

- OWNER: Y-F CORPORATION
C/O SOVEREIGN BANK
P.O. BOX 14115
READING, PENNSYLVANIA 19612-4115
CONTRACT PURCHASER: WATERVIEW URGENT CARE, LLC
C/O MAURICE REID
1615 RUSHING STREAM COURT
FOREST HILL, MARYLAND 21050
- SITE AREA: 33,475 SF OR 0.769 AC.±
- USES:
EXISTING: BANK, VACANT
PROPOSED: MEDICAL CLINIC
- UTILITIES: EXISTING PROPOSED
WATER: PRIVATE PUBLIC
SEWER: PRIVATE PUBLIC
- DEED REF: 1633/930
- TAX ACCOUNT: 065561
- COUNCILMANIC DISTRICT:
- ZONING: B2
- TAX MAP: 40, GRID: 10, PARCEL: 178
- ADDRESS: 2006 ROCK SPRING ROAD
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM)
PANEL 24025C0134 D DATED JANUARY 7, 2000. ZONE "X" IS
AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
- SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY IS NOT HISTORIC.
- BUILDING FLOOR AREAS:
EXISTING: 2,512 SF / 33,475 SF = 0.075 FAR
PROPOSED: 6,420 SF / 33,475 SF = 0.192 FAR
- WATERSHED: BUSH RIVER
- SETBACKS:
YARD: REQUIRED PROVIDED
FRONT: 25'± 75'±
SIDE: 5'± 23'±
REAR: 35'± 37'±
- PARKING:
REQUIRED:
MEDICAL CLINIC: 6 PER DOCTOR: 3 x 6 = 18 SPACES
RETAIL: 1 PER 200SF GFA: 2,000/200 = 10 SPACES
PROVIDED:
30 SPACES, INCLUDING 2 HANDICAP SPACES
- IMPERVIOUS AREA: PAVING & WALKS: 17,475 SF
BUILDING: 6,420 SF
TOTAL: 23,895 SF / 33,475± = 71.38%
- AREA OF FLOODPLAIN: 0.00 ACRES±
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS SITE.
- EMPLOYEES: MAX. 8
- TRIP GENERATION: 1779

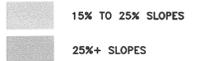
LEGEND

---	EX. BUILDING
---	EX. BOUNDARY
---	EX. CONTOURS
---	EX. CURB
---	EX. EDGE OF PAVING
---	EX. STORM DRAIN
---	EX. SEWER
---	EX. WATER
---	EX. CONCRETE/GRAVEL
---	EX. SOIL TYPE
---	EX. ZONING
---	EX. EASEMENT
---	EX. ELEC.
---	PROP. EASEMENT
---	PROP. BUILDING
---	PROP. CONTOUR
---	PROP. CURB AND GUTTER
---	PROP. STORM DRAIN
---	PROP. WATER CONNECTION
---	PROP. SAN CONNECTION
---	PROP. RIP RAP



SOILS CHART

SOILS SERIES	SEPTIC SYSTEM LIMITATIONS	HOMESITE LIMITATIONS W/BASEMENT	HOMESITE LIMITATIONS W/O BASEMENT	SMALL COMMERCIAL BUILDING LIMITATIONS	STREET AND PARKING LOT LIMITATIONS	HYDRIC SOILS	SOILS GROUP	ERODIBILITY K FACTOR	SLOPES >15%
MbB2	VERY LIMITED	NOT LIMITED	NOT LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	N	B	.28	N
MbD2	VERY LIMITED	NOT LIMITED	VERY LIMITED	VERY LIMITED	VERY LIMITED	N	B	.37	Y



Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

DAC PLAN

EXPRESS CARE

2006 ROCK SPRING ROAD
3RD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

REVISIONS	DRAWN BY: SE	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: 01-15-16	JOB NO.: 15073	SHEET NO.: 1 OF 1