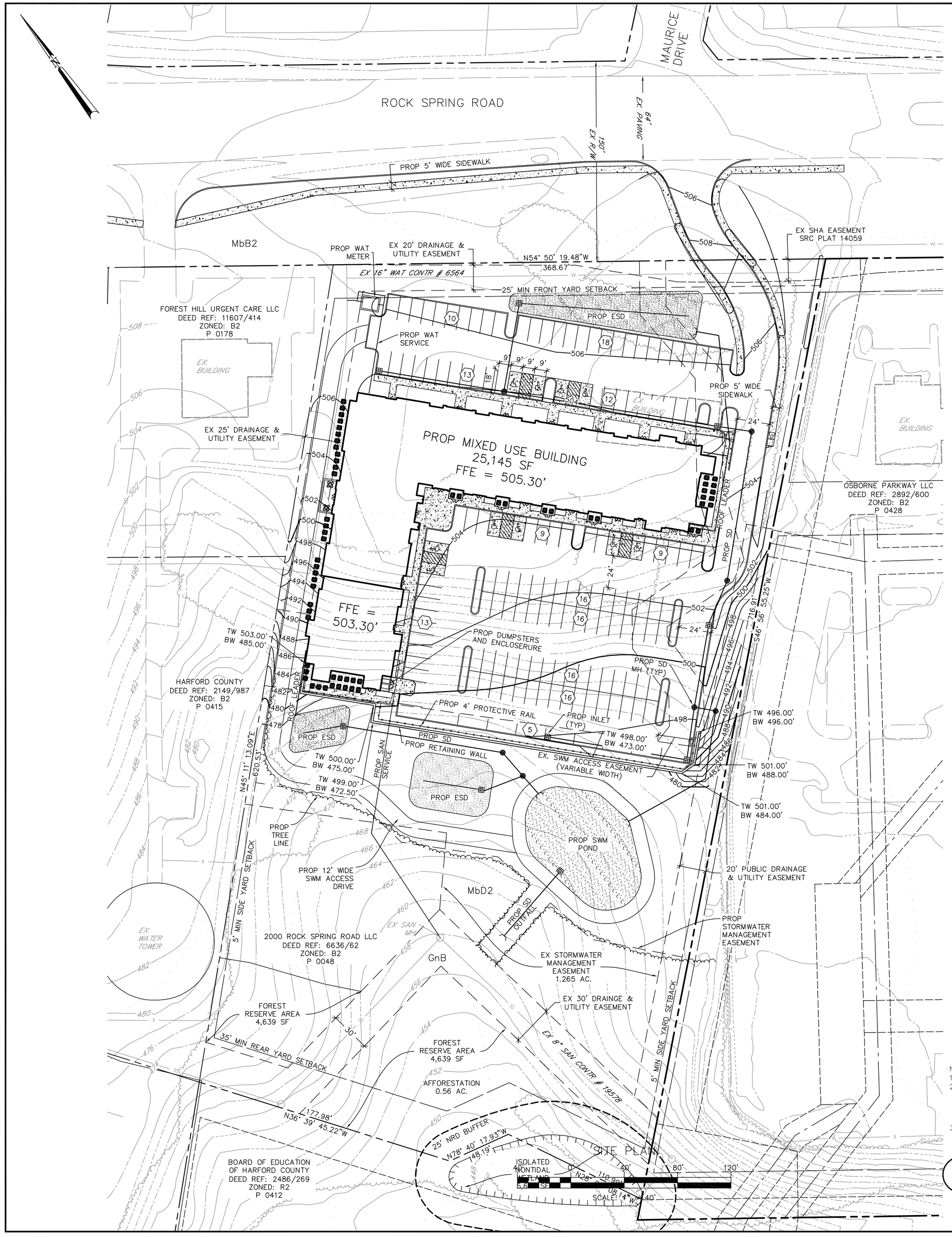
1. 6:00 P.M. Rock Spring Station

Meeting Date/Time:	**Thursday, December 15, 2016 at 6:00 pm**
Meeting Location:	Newport Terrace Hall, 23 Newport Drive, Forest Hill, MD 21050
Location of Proposed Development:	Located at 2000 Rock Spring Road, Forest Hill, MD 21050
Description of Proposed Development:	This plan proposes the development of a mixed use center (retail and apartments). Total retail/service area is 20,507 gross square feet. 54 total apartment units
Applicant:	Snee, Lutche, Helmlinger & Spielberger, P.A.
Contact:	Leigh Shotto at Snee, Lutche, Hilmlinger & Spielberger, P.A. at 410-893-7500

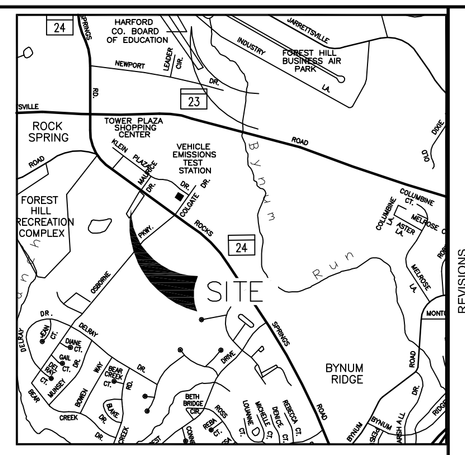
Documents:

ROCK SPRING STATION - 12-15-16.PDF



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EX CONTOURS (52, 50)
- PROP CONTOURS (50)
- EX TREELINE
- EX EDGE OF PAVING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- PROP SANITARY LINES
- PROP WATER LINES
- PROP STORM DRAIN LINES
- EX WETLAND
- 25' STATE BUFFER
- PROP CURB & GUTTER
- PROP. SIDEWALK
- PROP. APARTMENT BUILDING



VICINITY MAP

1"=2000'

DEVELOPMENT SUMMARY

1. OWNER:
   2000 ROCK SPRING ROAD LLC
   485 BLUFF POINT LANE
   BLUFFTON, SC 29909-7161

2. PROPERTY ADDRESS:
   2000 ROCK SPRING ROAD
   FOREST HILL, MD 21050

3. TAX MAP: 40
   PARCEL #: 48
   DEED REFERENCE: 06636/00062
   PLAT REFERENCE: 130/015
   TOTAL AREA: 5.38 AC.

4. EXISTING ZONING: B2 – COMMUNITY BUSINESS DISTRICT
   PROPOSED USE: MIXED USE CENTER (RETAIL AND APARTMENT)

5. FLOODPLAIN: THERE IS NO 100 YEAR FLOODPLAIN PER FEMA PANEL NO. 24025C0134E

6. EXISTING NRD AREA: 5,690 SF.

7. ZONING REGULATIONS (RETAIL TRADE/SERVICES):
   MINIMUM BUILDING OR USE SETBACK
   FROM ADJACENT RESIDENTIAL LOT: 20 FEET
   MINIMUM LOT WIDTH AT BUILDING LINE: 50 FEET
   MINIMUM FRONT YARD DEPTH: 25 FEET
   MINIMUM SIDE YARD DEPTH: 5 FEET
   MINIMUM REAR YARD DEPTH: 35 FEET
   MINIMUM MAXIMUM HEIGHT: 3 STORIES

8. MIXED USE DATA:
   TOTAL BUILDING AREA: 77,971 GSF
   TOTAL RESIDENTIAL USE AREA: 57,467 GSF (74.0%)
   TOTAL RETAIL TRADE/ SERVICE AREA: 20,507 GSF (24.0%)
   (7,750 GSF AMENITY SPACE)

9. RESIDENTIAL MIX:
   NUMBER OF 1 BEDROOM UNITS: 16 UNITS
   NUMBER OF 2 BEDROOM UNITS: 29 UNITS
   NUMBER OF 3 BEDROOM UNITS: 9 UNITS

10. PARKING:

    RETAIL TRADE/SERVICES : 4 SPACES PER 1,000 SF
    SPACES REQUIRED: 12,757 SF / 1,000 x 4 = 51 SPACES
    SPACES PROVIDED: 53 SPACES INCLUDING 4 VAN ACCESSIBLE SPACES

    RESIDENTIAL SPACES: 1.5 SPACE PER 1 BEDROOM
    2 SPACES PER 2 & 3 BEDROOM
    SPACES REQUIRED: 1 BR 16 x 1.5 = 24 SPACES
    2&3 BR 38 x 2 = 76 SPACES
    TOTAL RESIDENTIAL SPACES REQUIRED: 100 SPACES

    SPACES PROVIDED: 100 SPACES INCLUDING 6 VAN ACCESSIBLE SPACES

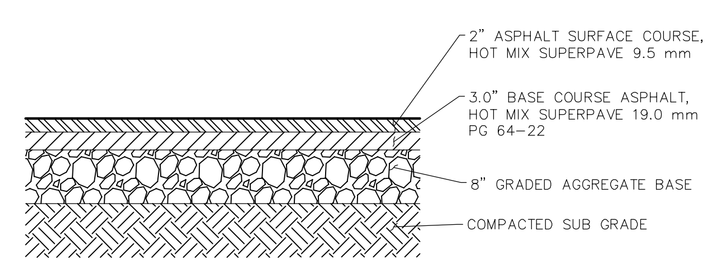
11. OPEN SPACE

    REQUIRED:
    TOTAL REQUIRED: 5.38 AC. @ 20% = 1.076 AC.
    TOTAL ACTIVE REQUIRED: 1.076 AC. @ 50% = 0.538 AC.

    PROVIDED:
    TOTAL PROVIDED: 3.0 Acres
    TOTAL ACTIVE PROVIDED:

12. TRASH AND RECYCLING COLLECTION WILL BE VIA AN INSIDE TRASH COMPACTOR

13. ALL EXISTING EASEMENT SHOWN HEREON ARE SUBJECT TO REVISIONS WHEN A NEW RECORD PLAT IS RECORDED BASED UPON THE NEW DESIGN AS SHOWN.



NOTE:
1. COMPACTION: LEVEL 1 (50 GYRATIONS)
2. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS
3. MIN. 24 INCHES PROOFROLLED AND/OR COMPACTED SUBGRADE TO AT LEAST 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR (ASTM D 1557)

MEDIUM DUTY ASPHALT DETAIL

SCALE: NOT TO SCALE

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
MbB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	POTENTIALLY ERODIBLE	–	0.37	B
MbD2	MANOR LOAM, 15 TO 25% SLOPES, MODERATELY ERODED	ERODIBLE	–	0.37	B
GnB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	–	X	0.32	C

REV#	DATE	DESCRIPTION

REVISIONS

ARCHITECTS ENGINEERS PLANNERS SURVEYORS
FREDERICK WARD ASSOCIATES 410.879.2090 frederickward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
ROCK SPRING STATION, LLP
141 N. MAIN STREET, SUITE K
BEL AIR, MD 21014

CIM CONCEPT SITE PLAN

ROCK SPRING STATION

3RD. ELECTION DISTRICT — HARFORD COUNTY

DATE: 11/14/2016
SCALE: 1" = 40'
DESIGNED BY: LES
DRAWN BY: MEW
CHECKED BY: LES
DRAWING NO: 20.01
SHEET 1 OF 1
FWA JOB NUMBER: 2161126.00

M:\PROJECTS\2161\26.00 PAX EDWARDS FOREST HILL MIXED USE SITE PLANS\DESIGN\ENGINEERING\SP - CIM SITE PLAN.DWG, FWA-BRD-RT-24X36, 11/16/2016 3:56 PM\les