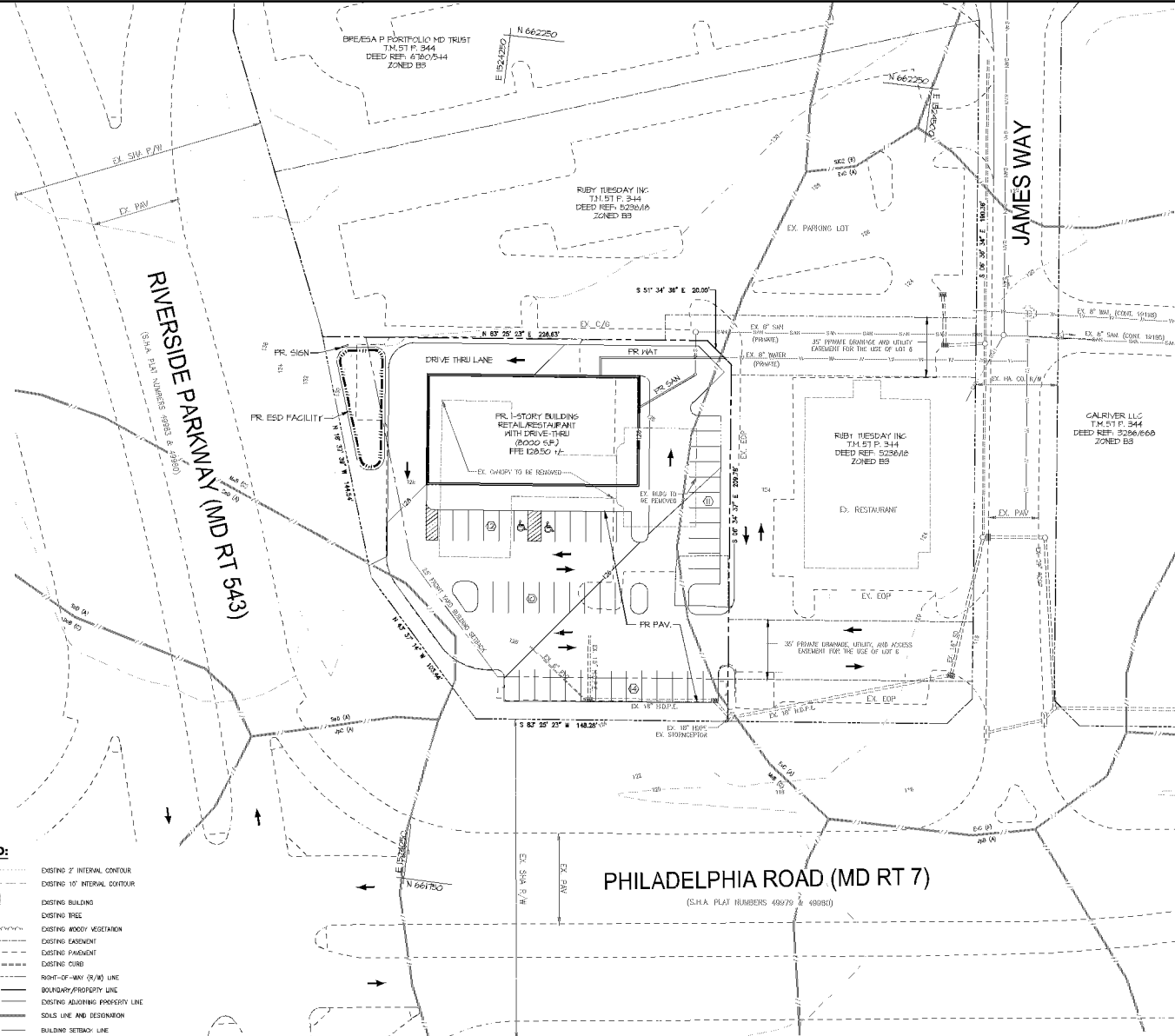
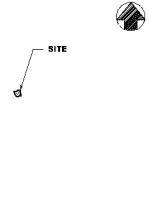


1. 6:00 P.M. 1345 James Way

<b>Meeting Date/Time:</b>	<b>Tuesday, September 10, 2019 at 6:00 pm</b>
<b>Meeting Location:</b>	Morris & Ritchie Associated, Inc., 3445-A Box Hill Corporate Center Drive, Abingdon, Maryland 21009
<b>Location of Proposed Development:</b>	The northeast corner of Philadelphia Road (MD Rte.7) and Riverside Parkway (MD Rte. 543) intersection in Belcamp, MD.
<b>Description of Proposed Development:</b>	Redevelop 1.08 acre commercial property removing existing gas station and convenience store and to create approximately 8,000 square feet of commercial space with a drive-thru.
<b>Applicant:</b>	Morris & Ritchie Associates, Inc.
<b>Contact:</b>	Daniel spiker at Morris & Ritchie Associates, Inc. at (410) 515-9000.

Documents:

[JAMES WAY 1345 9-10-19.PDF](#)



**SITE DATA:**

- PROJECT ADDRESS: 1345 JAMES WAY, BELCAMP, MD 21017
- LOCATION: NORTH OF PHILADELPHIA ROAD (MD ROUTE 7) AND EAST OF RIVERSIDE PARKWAY (MD ROUTE 543) IN HARFORD COUNTY, MARYLAND.
- DEVELOPER: CARLIVER LLC  
1316 GRANTON SHOP ROAD  
BELL MILLS, MARYLAND 21014
- OWNER: CARLIVER LLC  
1316 GRANTON SHOP ROAD  
BELL MILLS, MARYLAND 21014  
ATTN: MR. KEVIN QUARONEY
- PLAN PREPARED BY: MORRIS & RITCHE ASSOCIATES, INC.  
3445-A BOX HILL CORPORATE CENTER DRIVE  
ABINGDON, MARYLAND, 21009
- PROPERTY INFORMATION: T.M. 57, PARCEL 344, PLAT REFERENCE 103/83
- ZONING: BS - GENERAL BUSINESS
- SITE AREA: ± 1.08 AC (PER SDAT)
- EXISTING FOREST: 0.00 AC
- PROPOSED CLEARING: 0.00 AC
- EXISTING USE: GAS STATION AND CONVENIENCE STORE
- PROPOSED USE: RETAIL/RESTAURANT
- BUILDING/LOT REGULATIONS (BS) - GENERAL BUSINESS:  
MIN. LOT WIDTH: 50'  
MIN. FRONT YARD: 20'  
MIN. SIDE YARD: 5'  
MIN. REAR YARD: 5'  
MAX. BLDG. HEIGHT: 36'  
MAX. STORY, RESIDENTIAL: 2ST
- PARKING:  
REQUIRED: 40 P.S. (1 PER 200 S.F. OF GROSS FLOOR AREA)  
PROVIDED: 47 P.S.
- IMPERVIOUS AREA:  
ALLOWED: 859 X 1,082 AC = 0.9182 AC  
PROPOSED: 35,150 SQ. FT. (0.807 AC)
- BUILDING COVERAGE:  
ALLOWED: 302 X 1,082 AC = 0.3278 AC  
PROPOSED: 8,000 SQ. FT. (0.184 AC)
- INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND NOT MEANT FOR ENGINEERING OR CONSTRUCTION PURPOSES.
- THIS PLAN WAS PREPARED BASED ON AVAILABLE HARFORD COUNTY GIS TOPOGRAPHIC DATA INFORMATION.
- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE SITE AS EVIDENCED BY FEMA FIRM MAP PANEL NO. 240350226E, EFFECTIVE DATE APRIL 19, 2016.
- THERE ARE NO KNOWN METALS OR MINERS OF THE US ON THIS SITE.
- THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
- THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR BARE, THREATENED, OR ENDANGERED SPECIES ON-SITE.
- THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
- THERE ARE NO SLOPES GREATER THAN 15% ON-SITE.
- THE SIZE AND LOCATION OF THE SHOWN PROPOSED SIGN IS TO BE DETERMINED WITH SIGN PERMIT APPLICATION.
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER. THE EXISTING OWNER WATER AND SEWER POSTING AND FINAL LOCATIONS OF FREE FLOWING, VALVES, TAPS & SINK LINES, GROUND TAPS, ETC., SHALL BE DETERMINED AND OBTAINED DURING FINAL ENGINEERING.
- STORMWATER MANAGEMENT IS SUBJECT TO FINAL DESIGN.
- THE EXISTING STRUCTURES ON-SITE ARE TO BE REMOVED, EXCEPT AS NOTED.


**LEGEND:**

- EXISTING 2' INTERNAL CONTOUR
- EXISTING 10' INTERNAL CONTOUR
- ▭ EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- EXISTING EASEMENT
- EXISTING PAVEMENT
- EXISTING CURB
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- SOILS LINE AND DESIGNATION
- BUILDING SETBACK LINE
- EXISTING STORM DRAIN, MANHOLE & INLET
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED 2' INTERNAL CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CLEARING LIMITS
- ▭ PROPOSED BUILDING
- ▭ PROPOSED ESD FACILITY

**PHILADELPHIA ROAD (MD RT 7)**  
(S.H.A. PLAT NUMBERS 49970 & 49981)

**SITE PLAN**  
SCALE 1" = 30'

SOILS DATA							
SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
BMC	BEULMILLE	5-10%	NO	YES	NO	YES	C
DUR	DELANCO	3-8%	NO	YES	YES	YES	C
EC	EMERSON	5-15%	NO	YES	NO	YES	A
JPB	JORPA	2-5%	NO	YES	NO	YES	A
JSC	JORPA	5-10%	NO	YES	NO	YES	A
MAI	MARYLENE	2-5%	NO	YES	YES	YES	C
SCZ	SANSMARAS	5-10%	NO	YES	NO	YES	B
SD	SANSMARAS	10-15%	NO	YES	NO	YES	A



**MORRIS & RITCHE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
3445-A BOX HILL CORPORATE CENTER DRIVE  
ABINGDON, MD 21010  
(410) 515-8000  
FAX: (410) 515-9002  
MIRAGTA.COM  
1 21 SUGGESTION DRIVE, SUITE 200, BELCAMP, MD 21017

**SITE PLAN**  
FOR  
**1345 JAMES WAY**  
T.M. 57 PARCEL 344

THIRD ELECTION DISTRICT

HARFORD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.
		22576
		SCALE: 1"=30'
		DATE: 8/16/2019
		DRAWN BY: JTC
		DESIGN BY: DRS
		REVIEW BY: DRS
		SHEET: 1 OF 1