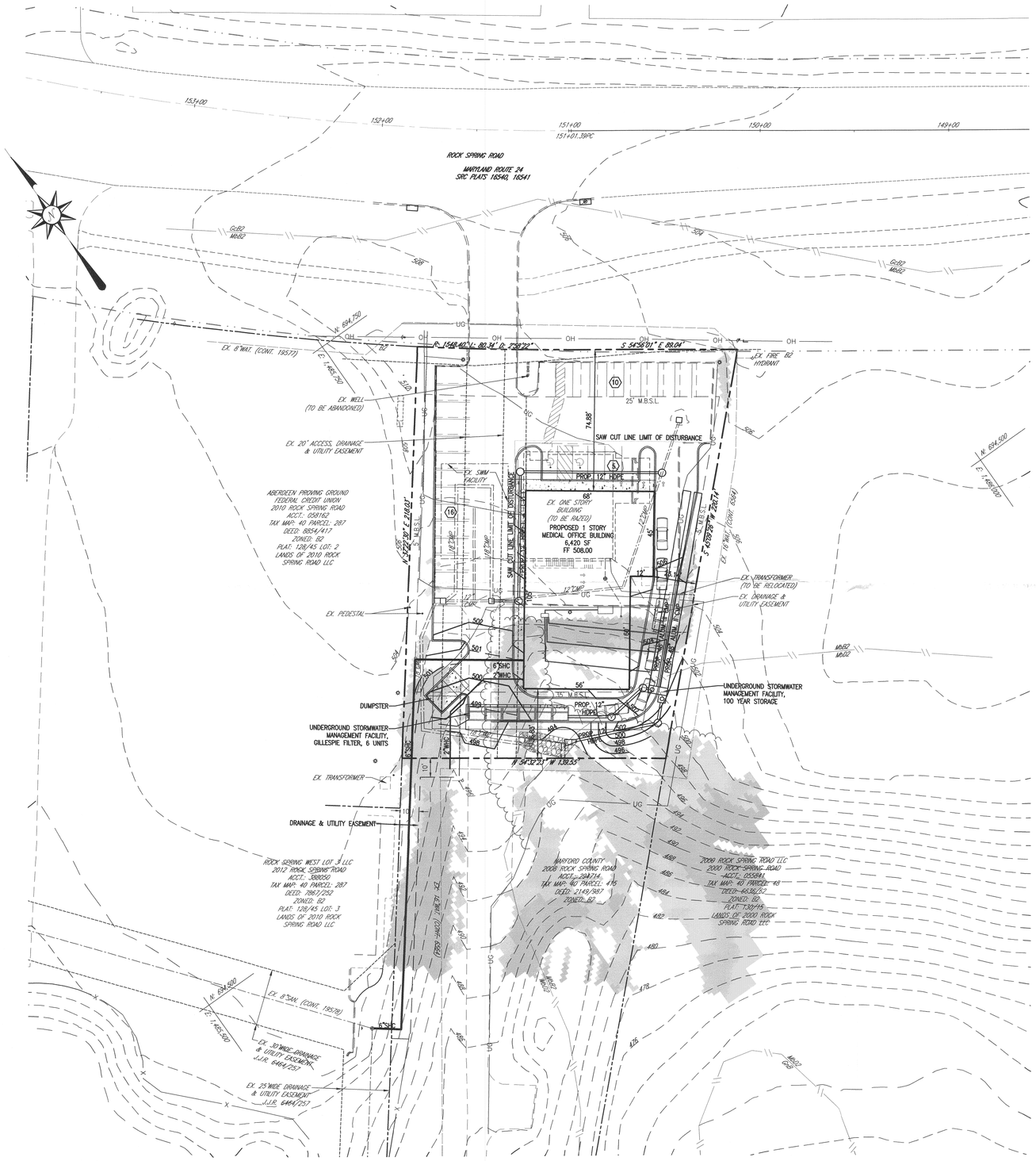
1. 7:00 P.M. Waterview Urgent Care LLC

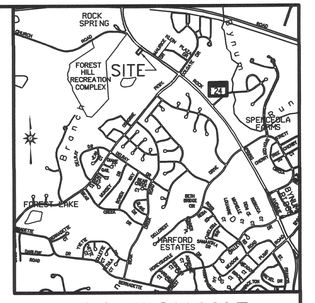
Meeting Date/Time:	**Tuesday, February 2, 2016 at 7:00 pm**
Meeting Location:	Forest Lakes Elementary School, Media Center. 100 Osborne Parkway, Forest Hill, MD 21050
Location of Proposed Development:	2006 Rock Spring Road; Southwest side of road approximately one quarter mile south of East West Highway (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



LEGEND

	EX. BUILDING
80	EX. BOUNDARY
82	EX. CONTOURS
	EX. CURB
	EX. EDGE OF PAVING
EX. 18" SD	EX. STORM DRAIN
EX. 8" SAN.	EX. SEWER
EX. 12" WAT	EX. WATER
	EX. CONCRETE/GRAVEL
CnC / UuB	EX. SOIL TYPE
	EX. ZONING
PBL-AC DB 78	EX. EASEMENT
UG UG	EX. ELEC.
	PROP. EASEMENT
	PROP. BUILDING
48	PROP. CONTOUR
50	PROP. CONTOUR
	PROP. CURB AND GUTTER
	PROP. STORM DRAIN
	PROP. WATER CONNECTION
	PROP. SAN CONNECTION
	PROP. RIP RAP



LOCATION MAP

1" = ####'

GENERAL NOTES:

1. 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
2. SITE AREA: 33,475 SF OR 0.769 AC.±
3. USES:
   EXISTING: BANK, VACANT
   PROPOSED: MEDICAL CLINIC
4. UTILITIES: EXISTING PROPOSED
   WATER: PRIVATE PUBLIC
   SEWER: PRIVATE PUBLIC
5. DEED REF: 1633/930
6. TAX ACCOUNT: 065561
7. COUNCILMANIC DISTRICT:
8. ZONING: B2
9. TAX MAP: 40, GRID: 1D, PARCEL: 178
10. ADDRESS: 2006 ROCK SPRING ROAD
11. SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL 240250C0134 D DATED JANUARY 7, 2000. ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
12. SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
13. THE PROPERTY IS NOT HISTORIC.
14. BUILDING FLOOR AREAS:
    EXISTING: 2,512 SF / 33,475 SF = 0.075 FAR
    PROPOSED: 6,420 SF / 33,475 SF = 0.192 FAR
15. WATERSHED: BUSH RIVER
16. SETBACKS:

YARD:	REQUIRED	PROVIDED
FRONT:	25'	75'±
SIDE:	5'	23'±
REAR:	35'	37'±

17. 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
18. IMPERVIOUS AREA: PAVING & WALKS: 17,475 SF
    BUILDING: 6,420 SF
    TOTAL: 23,895 SF / 33,475± = 71.38%
19. AREA OF FLOODPLAIN: 0.00 ACRES±
20. AREA OF NRD: 0.00 ACRES±
21. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS SITE.
22. EMPLOYEES: MAX. 8
23. TRIP GENERATION: 1779

RECEIVED
Harford County, Dept. of Planning

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

15% TO 25% SLOPES

25%+ SLOPES

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