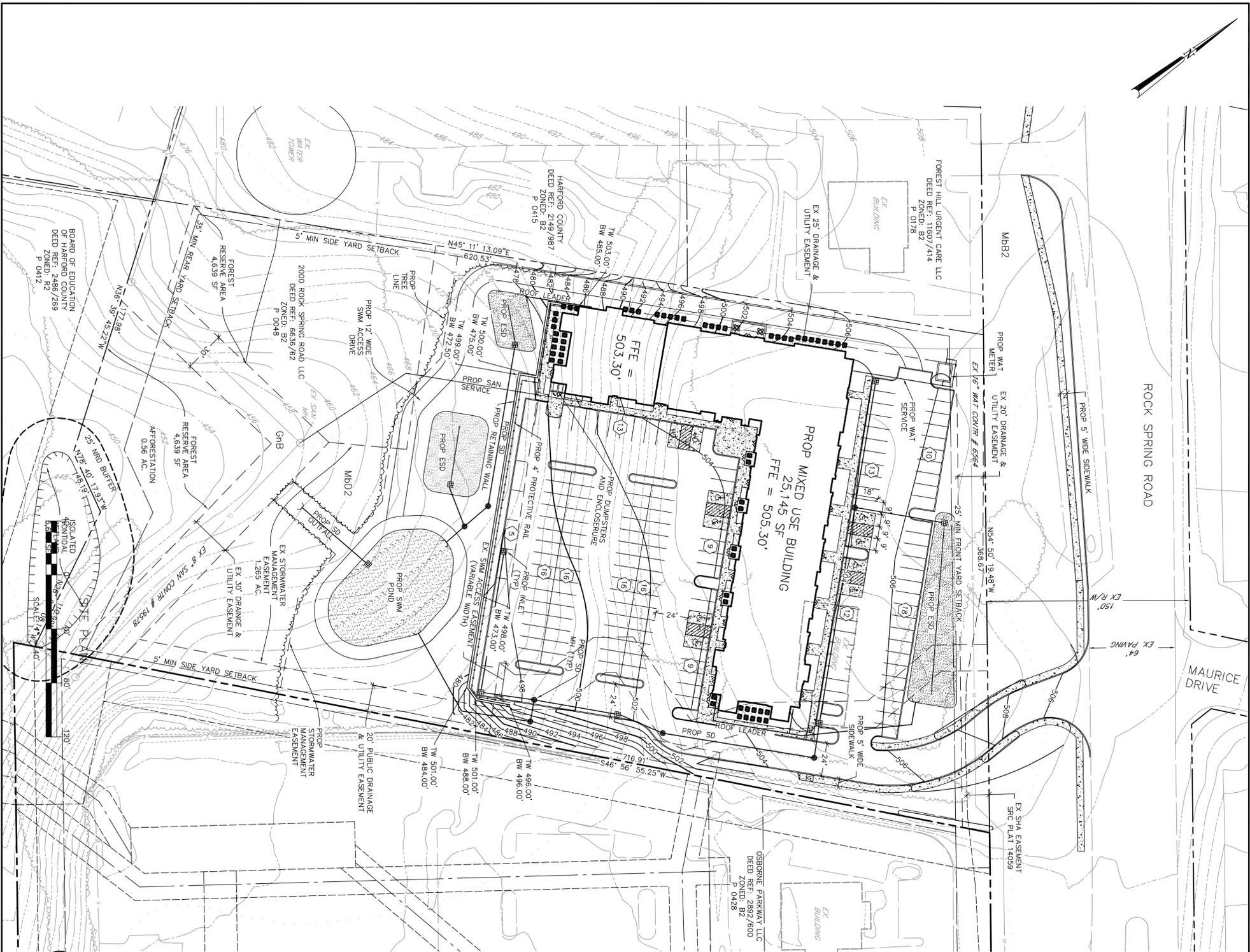


1. 6:00 P.M. Rock Spring Station

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](#)

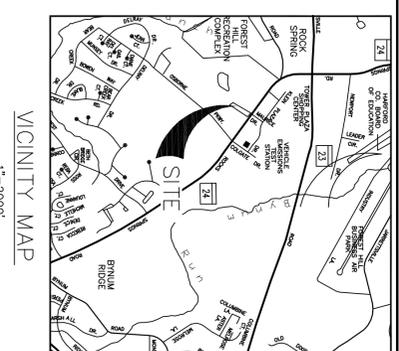


ROCK SPRING ROAD

MAURICE DRIVE

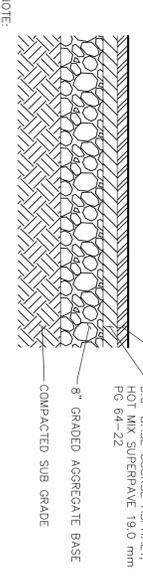
LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	EX CONTOURS
---	PROP CONTOURS
---	EX TREE LINE
---	EX EDGE OF PAVING
---	EX OVERHEAD LINES
---	EX SANITARY LINES
---	EX WATER LINES
---	EX STORM DRAIN LINES
---	PROP SANITARY LINES
---	PROP STORM DRAIN LINES
---	EX WETLAND
---	25' STATE BUFFER
---	PROP CURB & CUTTER
---	PROP SIDEWALK



DEVELOPMENT SUMMARY

- OWNER: 2000 ROCK SPRING ROAD LLC
190 BEL AIR, MD 21050
BURLINGTON, SC 29009-7161
- PROPERTY ADDRESS: ROCK SPRING ROAD
FOREST HILL, MD 21050
- TAX MAP: 40
DEED REFERENCE: 06536/00062
PLAY REFERENCE: 130/015
TOTAL AREA: 5.38 AC.
- EXISTING ZONING: B2 - COMMUNITY BUSINESS DISTRICT
PROPOSED USE: MIXED USE CENTER (RETAIL AND APARTMENT)
- FLOODPLAIN: THERE IS NO 100 YEAR FLOODPLAIN PER FEMA PANEL NO. 24025C0134E
- EXISTING NRD AREA: 5,690 SF.
- ZONING REGULATIONS (RETAIL, TRADE/SERVICES):
FROM ADJACENT BUILDING SETBACK: 20 FEET
MINIMUM LOT WIDTH AT BUILDING LINE: 50 FEET
MINIMUM FRONT YARD DEPTH: 25 FEET
MINIMUM SIDE YARD DEPTH: 35 FEET
MINIMUM SIDE YARD SETBACK: 35 FEET
MINIMUM MAXIMUM HEIGHT: 3 STORIES
- MIXED USE DATA:
TOTAL GROUND AREA: 57,971 GSF
TOTAL RESIDENTIAL USE AREA: 20,507 GSF (24.0%)
(7,750 GSF AMENITY SPACE)
- RESIDENTIAL MIX:
NUMBER OF 2 BEDROOM UNITS: 16 UNITS
NUMBER OF 3 BEDROOM UNITS: 29 UNITS
NUMBER OF 3 BEDROOM UNITS: 9 UNITS
- 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
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
- OPEN SPACE
REQUIRED: 5.38 AC. @ 20% = 1,076 AC.
TOTAL ACTIVE REQUIRED: 1,076 AC. @ 50% = 0.538 AC.
PROVIDED: 3.0 Acres
TOTAL ACTIVE PROVIDED:
- TRASH AND RECYCLING COLLECTION WILL BE VIA AN INSIDE TRASH COMPACTOR
- ALL EXISTING EASEMENTS 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 ORATIONS)
 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. LEAST 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR (ASTM D 1557)

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
MBB2	MANOR LOAM, 3 TO 8 MODERATELY ERODED	POTENTIALLY ERODIBLE	-	0.37	B
MB02	MANOR LOAM, 15 TO 25% ERODED	ERODIBLE	-	0.37	B
G1B	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	-	X	0.32	C

DATE: 11/14/2016 SCALE: 1" = 40' DRAWN BY: LES CHECKED BY: LES	CIM CONCEPT SITE PLAN <h1 style="text-align: center;">ROCK SPRING STATION</h1> 3RD. ELECTION DISTRICT HARFORD COUNTY	OWNER/DEVELOPER ROCK SPRING STATION, LLP 141 N. MAIN STREET, SUITE K BEL AIR, MD 21014	ARCHITECTS ENGINEERS PLANNERS SURVEYORS 410-879-2080 frederickward.com PO Box 727, 5 South Main Street Bel Air Maryland 21014	REVISIONS <table border="1"> <tr><th>REV#</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	REV#	DATE	DESCRIPTION									
				REV#	DATE	DESCRIPTION										
SHEET 1 OF 1 <h1 style="text-align: center;">20.01</h1> PAX 20 NUMBER: 2161126.00																