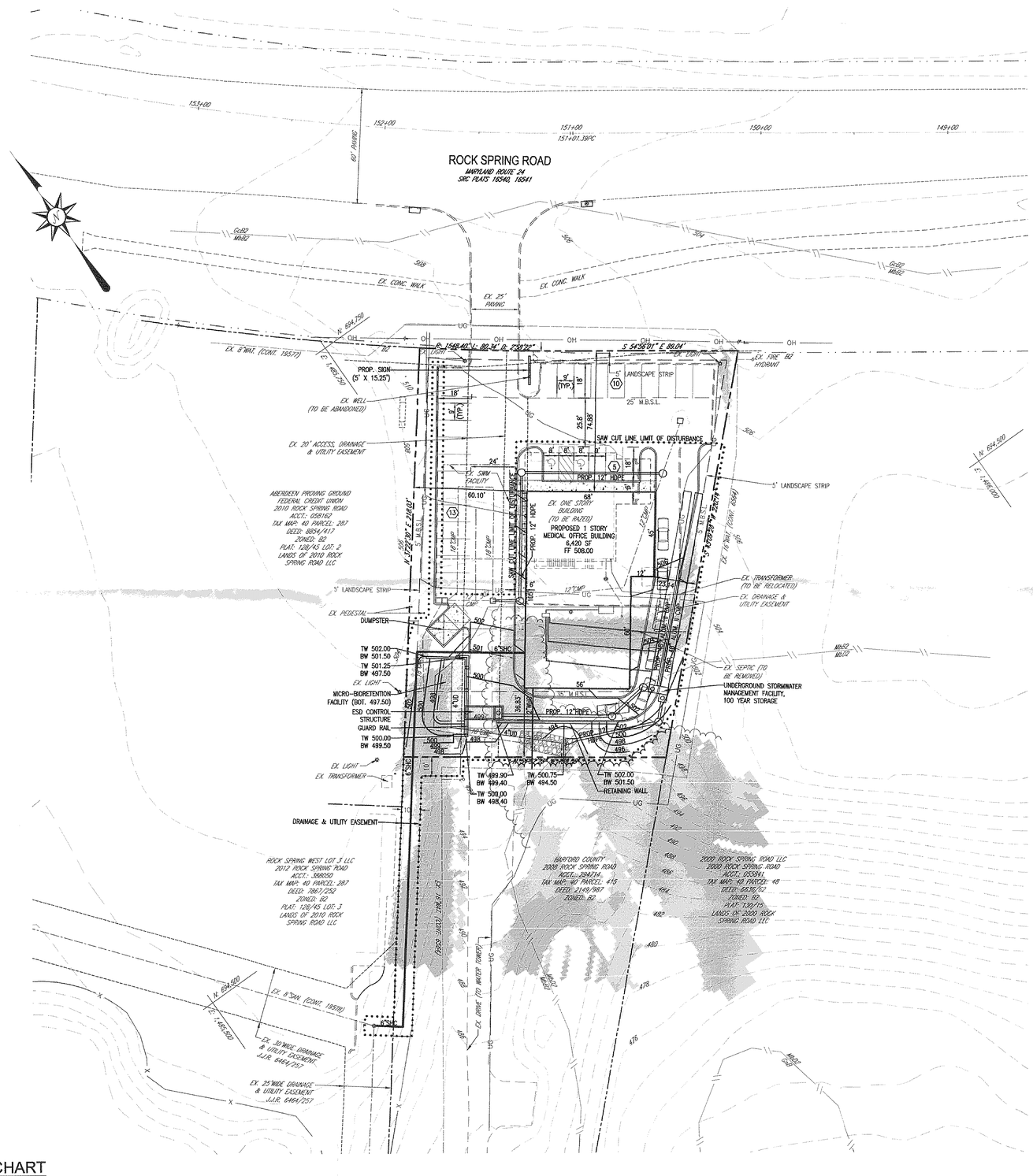

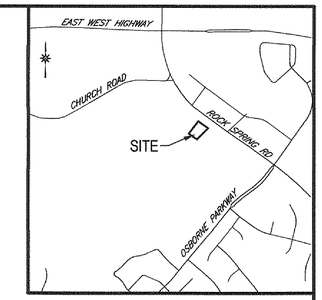

LOCATION MAP

1" = 1000'

LEGEND

	EX. BUILDING
60	EX. BOUNDARY
61	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
CtrC UvD	EX. SOIL TYPE
	EX. ZONING
BM-45' OR 16	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

GENERAL NOTES:

1. OWNER: FOREST HILL URGENT CARE, LLC
   C/O MAURICE REID
   5 BEL AIR SOUTH PARKWAY, SUITE 1535
   BEL AIR, MARYLAND 21015
2. SITE AREA: 33,475 SF OR 0.769 AC.±
3. USES:
   EXISTING: BANK, VACANT
   PROPOSED: MEDICAL CLINIC, RESTAURANT
4. UTILITIES: EXISTING PROPOSED
   WATER: PRIVATE PUBLIC
   SEWER: PRIVATE PUBLIC
5. DEED REF: 11607 / 414
6. TAX ACCOUNT: 03-065561
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 24025C0134 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. IMPERVIOUS AREA:
    EXISTING: 17,980 SF / 33,475 SF = 53.7%
    PROPOSED: 23,895 SF / 33,475 SF = 71.4%
    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
    RESTAURANT: 1 TO 3 SEATS OR 1 TO 200 SF GFA
    1920 SF / 200 = 9.6 OR 10 SPACES
    TOTAL: 28 SPACES
    PROVIDED:
    28 SPACES, INCLUDING 2 HANDICAP SPACES
18. IMPERVIOUS AREA: PAVING & WALKS: 17,025 SF
    BUILDING: 6,420 SF
    TOTAL: 23,445 SF / 33,475± = 70.04%
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

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

CIM PLAN

EXPRESS CARE

RECEIVED
MAY 9 2016
Harford County Planning & Zoning

2006 ROCK SPRING ROAD

3RD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	SE	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	05-02-16	15073	1 OF 1