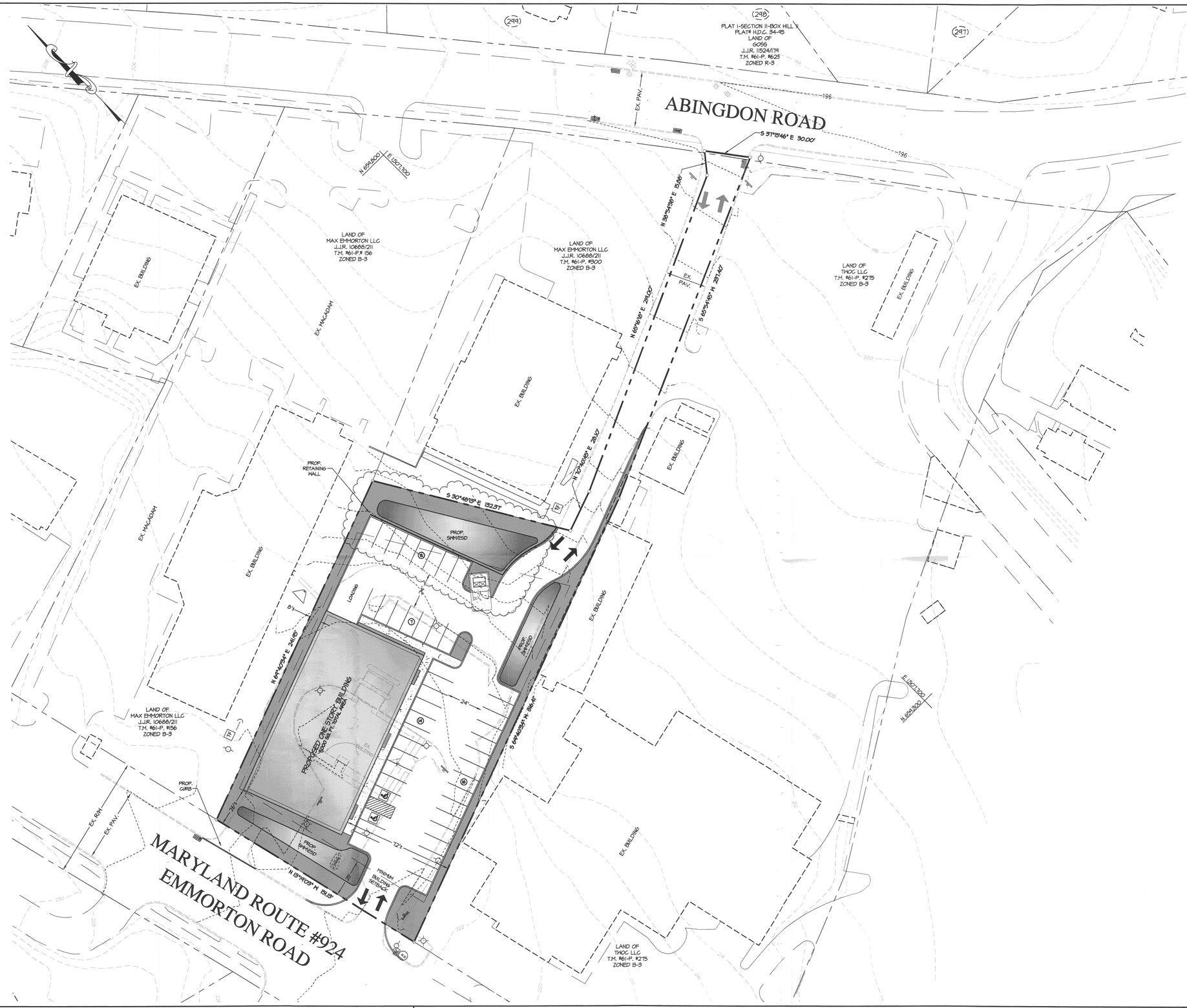

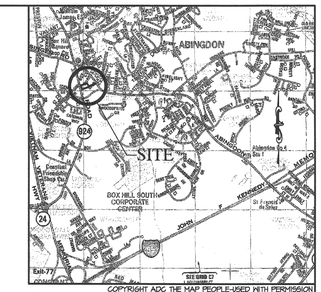

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PERMITTED USE NUMBER 20001191

LOCATION MAP

1" = 2000'

SITE DATA

1. OWNER: 3111 EMMORTON ROAD
c/o DEBORAH M. TURNER
302 BELMONT COURT
BEL AIR, MARYLAND 21004-2021

2. DEVELOPER: KINGSVILLE HOLDINGS LLC
14 BACK RIVER NECK ROAD
BALTIMORE, MARYLAND 21221

3. TAX MAP: 61 PARCEL: 277

4. DEED REFERENCE: C.G.H. 3076/313

5. SITE AREA: 1.05 AC.±

6. ZONING: B-3

7. TOTAL AREA OF NATURAL RESOURCE DISTRICT: 0.00 AC.±

8. TOTAL AREA OF EXISTING FOREST: 0.16 AC.±/6,873 SQ. FT.

9. SITE REQUIREMENTS: B-3 ZONING
SETBACKS: FRONT= 25'
SIDE= 5'
REAR= 35'
MAX BUILDING HEIGHT: 3-STORIES

10. EXISTING USE OF PROPERTY: FORMER DRIVE-THRU BANK (VACANT) TO BE DEMOLISHED

11. PROPOSED USE OF PROPERTY: RETAIL (9,000 SQ. FT. BUILDING TO BE CONSTRUCTED)

12. PARKING REQUIRED: 1 PARKING SPACE PER 200 DQ. FT. OF GROSS FLOOR AREA.
9,000 SQ. FT. GROSS FLOOR AREA
9,000/200= 45 OR 45 PARKING SPACES
PARKING REQUIRED: 45 SPACES

13. PARKING PROVIDED: 45 SPACES

14. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION AND FIELD RUN TOPOGRAPHY.

15. THERE IS NO 100 YEAR F.E.M.A. FLOODPLAIN LOCATED ON THIS SITE PER F.I.R.M.# 24025C0256 E DATED 4/19/2006.

16. THE PROPERTY BOUNDARY IS BASED ON A DEED DESCRIPTION IN DEED C.G.H. 3076/313.

17. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

18. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.

19. THERE ARE NO KNOWN HISTORIC SITES ON THE SUBJECT PROPERTY.

20. NO ON SITE STEEP SLOPES QUALIFY AS N.R.D. DUE TO LIMITED LAND AREA AS PER 267-62.B.1 OF THE HARFORD COUNTY DEVELOPMENT REGULATIONS.

ADJOINER LIST

TAX MAP / PARCEL	OWNER	DEED REF.	PLAT REF.	ZONED	ADDITIONAL INFORMATION
T.M.#61-P.#300	MAX EMMORTON LLC	H.D.C. 1633/830	H.D.C. 6/70	B-3	COMMERCIAL RETAIL
T.M.#61-P.#156	MAX EMMORTON LLC	H.D.C. 10688/211	H.D.C. 39-37	B-3	COMMERCIAL RETAIL
T.M.#61-P.#275	TMOC LLC	H.D.C. 9086/232	H.D.C. 6-70	B-3	CAR DEALERSHIP
T.M.#61-P.#623 LOT 28B	ERIC GOSS	J.L.R. 11524/179	H.D.C. 34-45	R-3	RESIDENTIAL

COMMUNITY INPUT MEETING PLAN

#3111 EMMORTON ROAD

TAX MAP #61-PARCEL #277

FIRST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

REVISIONS

NO.	DATE	DESCRIPTION

OWNER

3111 EMMORTON ROAD LLC
c/o DEBORAH M. TURNER
302 BELMONT COURT
BEL AIR, MARYLAND 21014-5658
C.G.H. 3076/313

DEVELOPER/CONTRACT PURCHASER

KINGSVILLE HOLDINGS LLC
14 BACK RIVER NECK ROAD
BALTIMORE, MARYLAND 21221
CONTACT MR. KIRK SALVO

DATE 6-17-16
SCALE 1"=30'
CHECKED BY CDC
DRAWN BY JSC

BAY STATE LAND SERVICES
Engineers * Surveyors * Planners * Architects * Geotechnical Testing
P.O. Box 853, Bel Air, Maryland 21014
2012 Rock Spring Road, Forest Hill, Maryland 21050
Phone: (410) 879-4747 Fax: (410) 420-3949
www.baystatelandservices.com

DRAWING NO. CIM01
SHEET 1 OF 1
BSLS JOB NO. 16033