

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: CARVER LLC
1316 GRANTON SHOP ROAD
BELL MILLS, MARYLAND 21014
- OWNER: CARVER LLC
1316 GRANTON SHOP ROAD
BELL MILLS, MARYLAND 21014
ATTN: MR. KEVIN QUARNEY
- 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.
PROVIDED: 35,150 SQ. FT. (0.807 AC)
- BUILDING COVERAGE:
ALLOWED: 30% X 1,082 AC. = 0.3246 AC.
PROVIDED: 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. 2403502IWE, 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	BELTSVILLE	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
SC2	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
121 SUGGESTION DRIVE, SUITE 200, BELCAMP, MD 21017

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

THIRD ELECTION DISTRICT

SHEFFORD 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