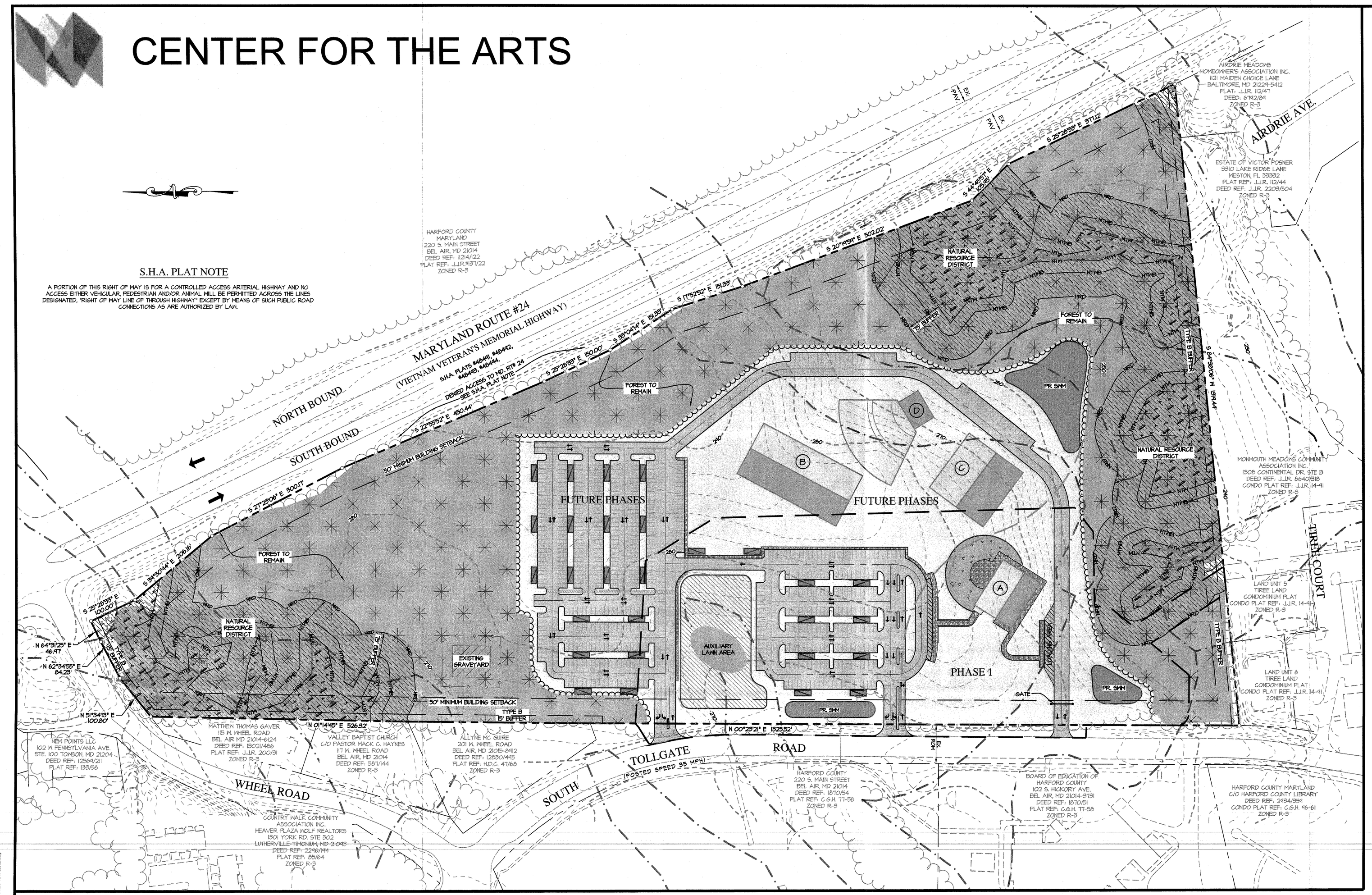
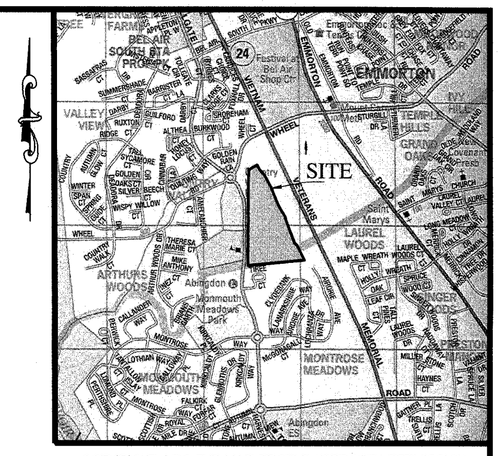
CENTER FOR THE ARTS



S.H.A. PLAT NOTE

A PORTION OF THIS RIGHT OF WAY IS FOR A CONTROLLED ACCESS ARTERIAL HIGHWAY AND NO ACCESS EITHER VEHICULAR, PEDESTRIAN AND/OR ANIMAL WILL BE PERMITTED ACROSS THE LINES DESIGNATED, "RIGHT OF WAY LINE OF THROUGH HIGHWAY" EXCEPT BY MEANS OF SUCH PUBLIC ROAD CONNECTIONS AS ARE AUTHORIZED BY LAW.



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LOCATION MAP

1" = 2000'

SITE DATA

1. OWNER/DEVELOPER: MARYLAND CENTER FOR THE VISUAL AND PERFORMING ARTS INC. P.O. BOX 687 BEL AIR, MARYLAND 21014 ATTN: MR. TOBIAS MUSSER
2. TAX MAP: 56 / PARCEL: 101
3. DEED REFERENCE: J.J.R. 12446/48
4. PLAT REFERENCE: 137/22
5. SITE AREA: 41.4 AC.±
6. ZONING: R-3
7. TOTAL AREA OF NATURAL RESOURCE DISTRICT: 8.0 AC.±
8. TOTAL AREA OF EXISTING FOREST: 40.7 AC.± PROPOSED CLEARING: 18.7 AC.±
9. TOTAL PROPOSED IMPERVIOUS SURFACE: 7.62 AC.±
10. TOTAL PROPOSED BUILDING COVERAGE: 1.41 AC.±
11. SITE REQUIREMENTS: R-3 ZONING SETBACKS: FRONT= 50' SIDE= 40' REAR= 80' MAX BUILDING HEIGHT: 3-STORIES
12. EXISTING USE OF PROPERTY: UNIMPROVED LAND
13. PROPOSED USE OF PROPERTY: INSTITUTIONAL-RECREATION AREAS, CENTERS AND FACILITIES. (500 SEAT OUTDOOR THEATER WITH AN ADDITIONAL 500 LAWN SEATS.)
14. PROPOSED PARKING FOR TOTAL SITE. PARKING REQUIRED: 794 SPACES REQUIRED
15. HOURS OF OPERATION: OUTDOOR PERFORMANCE THEATRE: MONDAY, TUESDAY, WEDNESDAY, THURSDAY-10:00 AM TO 9:30 PM FRIDAY, SATURDAY, SUNDAY- 10:00 AM TO 11:00 PM MULTIPURPOSE ARTS BUILDING: MONDAY, TUESDAY, WEDNESDAY, THURSDAY-8:00 AM TO 9:30 PM. FRIDAY, SATURDAY, SUNDAY 8:00 AM TO 11:00 PM
16. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION.
17. THERE IS NO 100 YEAR F.E.M.A. FLOODPLAIN LOCATED ON THIS SITE PER F.I.R.M.# 24025C0252 E DATED 4/19/2016 AND ADJOINING SURVEYS.
18. THE PROPERTY BOUNDARY IS BASED ON A RECORD BOUNDARY SURVEY COMPLETED BY HIGHLAND SURVEY ASSOCIATES AND RECORDED IN THE PLAT RECORDS OF HARFORD COUNTY, MD IN LIBER J.J.R. 137 FOLIO 22.
19. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
20. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
21. 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.

PLAN TYPE: CIM
PLAN NO.: 5921-2020
VERSION: 1
DATE: 7-13-20
CIM REVIEW: mtm Due 9-21-20

LEGEND

- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EXISTING SETBACK LINE
- EXISTING TREE LINE
- NATURAL RESOURCE DISTRICT
- HANDICAPPED PARKING SPACE
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED BUILDINGS
- PROPOSED GREEN SPACE
- PROPOSED PAVING
- EXISTING FOREST TO REMAIN
- PROPOSED AUXILIARY LAWN AREA
- NON-TIDAL WETLANDS
- NATURAL RESOURCE DISTRICT
- WETLAND BOUNDARY LINE
- T25B TIER 2 STREAM BUFFER
- PROPOSED LANDSCAPING/TREE
- PROPOSED TREE LINE

ZONING APPEALS CASE #5921

THIS PROJECT IS SUBJECT TO ZONING APPEALS CASE NUMBER #5921, AND ALL 11 CONDITIONS OF THE HEARING EXAMINERS CONCLUSION.

BUILDING TABULATION

#	BUILDING DESCRIPTION	SQUARE FOOTAGE	PHASE
BLDG A #2501	COMMUNITY CENTER	10,000 S.F.	PHASE ONE
BLDG B #2503	COMMUNITY CENTER	28,000 S.F.	PHASE FOUR
BLDG C #2505	COMMUNITY CENTER	20,000 S.F.	PHASE THREE
BLDG D #2507	AMPHITHEATER	3,500 S.F.	PHASE TWO

REVISIONS		
NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

OWNER & DEVELOPER:

MARYLAND CENTER FOR THE VISUAL AND PERFORMING ARTS INC.
P.O. BOX 687
BEL AIR, MARYLAND 21014

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

COMMUNITY INPUT MEETING PLAN FOR

CENTER FOR THE ARTS

FIRST ELECTION DISTRICT — HARFORD COUNTY MARYLAND

DATE: 07/09/2020	DRAWING NO. CIM01
SCALE: 1"=100'	SHEET 1 OF 1
DESIGNED BY: TRL	
CHK BY: CDC	BSLS JOB NO. 13058

Z:\Projects\13000\13058-TOLLGATE ROAD-PERFORMING ARTS CENTER\LANDS-PLANNING\ARCHITECT\13058-SPECIAL EXCEPTION\13058-REVISED-20\13058-1 SHEET PLAN-12.DWG