THE FOLLOWING NOTICE IS PLACED TO PROVIDE AN OPPORTUNITY FOR THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED SITE PLAN AND TO ALLOW CITIZENS TO ASK QUESTIONS AND TO MAKE COMMENTS AND SUGGESTIONS:

NOTICE OF COMMUNITY INPUT MEETING

Specialty Retail Store Site Plan- Located on the south side of Rt. 40 Pulaski Highway and Pamela Drive in Abingdon, MD. Proposal: Site includes 9,100 SF of gross building area on 1.76 acres of land currently zoned B3-General Business District.

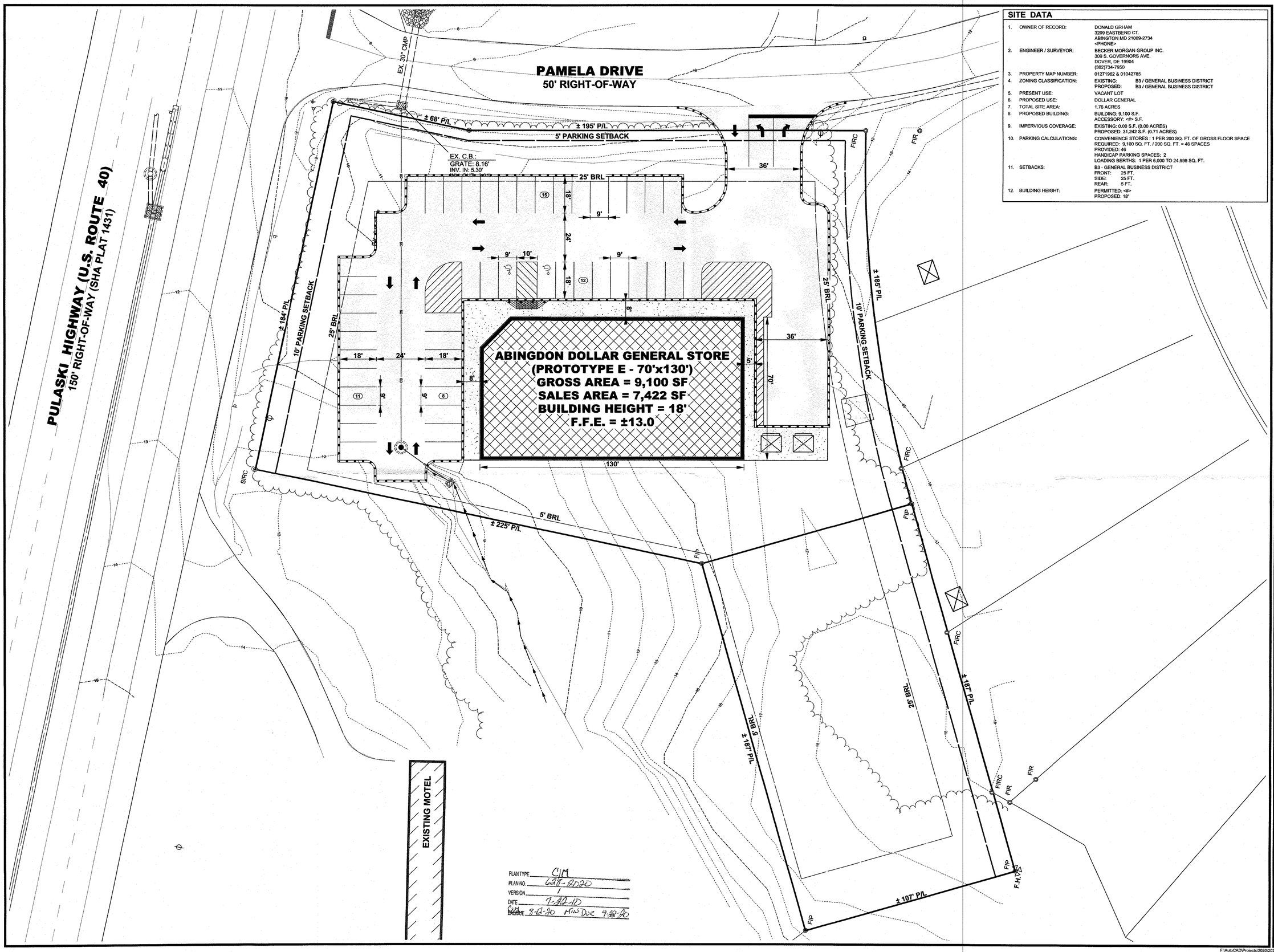
THE ABOVE SITE PLAN WILL BE THE SUBJECT OF A COMMUNITY INPUT MEETING TO BE HELD:
Via Virtual Zoom meeting
Join Zoom Meeting Online at
https://zoom.us/j/98707878221?pwd=T2huNC82N3dYTDZpTnRBRVY2bFNRdz09
Meeting ID: 987 0787 8221
Password: 066176

Join Zoom Meeting via Telephone
+1 301 715 8592 US
Meeting ID: 987 0787 8221
Password: 066176
On Wednesday August 12, 2020 from 6:00 p.m. - 8 p.m.

During the Virtual Community Input Meeting, the Community will have opportunity to ask questions and make comments via chat, phone and live feed. For more information or to provide questions/comments prior to the Community Input Meeting, contact or email Ben Syput at PennTex Ventures at 724-420-5367 ext. 105 or ben.syput@penntexventures.com

Or visit the Harford County Department of Planning & Zoning website at http://harfordcountymd.gov/PlanningZoning/index.html or call the Harford County Department of Planning & Zoning at (410) 638-3103

A site plan can be accessed via the Harford County Department of Planning & Zoning website prior to the Community Meeting.



SITE DATA

1.	OWNER OF RECORD:	DONALD GRAHAM 3209 EASTBEND CT. ABINGTON MD 21009-2734 <PHONE>
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 S. GOVERNORS AVE. DOVER, DE 19904 (302)734-7950
3.	PROPERTY MAP NUMBER:	01271962 & 01042785
4.	ZONING CLASSIFICATION:	EXISTING: B3 / GENERAL BUSINESS DISTRICT PROPOSED: B3 / GENERAL BUSINESS DISTRICT
5.	PRESENT USE:	VACANT LOT
6.	PROPOSED USE:	DOLLAR GENERAL
7.	TOTAL SITE AREA:	1.76 ACRES
8.	PROPOSED BUILDING:	BUILDING: 9,100 S.F. ACCESSORY: <#> S.F.
9.	IMPERVIOUS COVERAGE:	EXISTING: 0.00 S.F. (0.00 ACRES) PROPOSED: 31,242 S.F. (0.71 ACRES)
10.	PARKING CALCULATIONS:	CONVENIENCE STORES : 1 PER 200 SQ. FT. OF GROSS FLOOR SPACE REQUIRED: 9,100 SQ. FT. / 200 SQ. FT. = 46 SPACES PROVIDED: 46 HANDICAP PARKING SPACES: 2 LOADING BERTHS: 1 PER 6,000 TO 24,999 SQ. FT.
11.	SETBACKS:	B3 - GENERAL BUSINESS DISTRICT FRONT: 25 FT. SIDE: 25 FT. REAR: 5 FT.
12.	BUILDING HEIGHT:	PERMITTED; <#> PROPOSED: 18'

PLAN TYPE: CIM
PLAN NO.: LDT-RD20
VERSION: 1
DATE: 7-22-20
CHK'D: 9-18-20 HinDoe 9-18-20

BECKER MORGAN GROUP

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Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

DOLLAR GENERAL ABINGTON

U.S. ROUTE 40 & PAMELA DRIVE
ABINGDON, MD 21009
HARFORD COUNY

SHEET TITLE

CONCEPT SITE PLAN

0 10 20 40
SCALE : 1" = 20'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: 24x36

PROJECT NO.:	2020084.00
DATE:	07/20/2020
SCALE:	1" = 20'
DRAWN BY: A.C.F.	PROJ. MGR.: C.D.D.

SHEET
1 OF 1

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