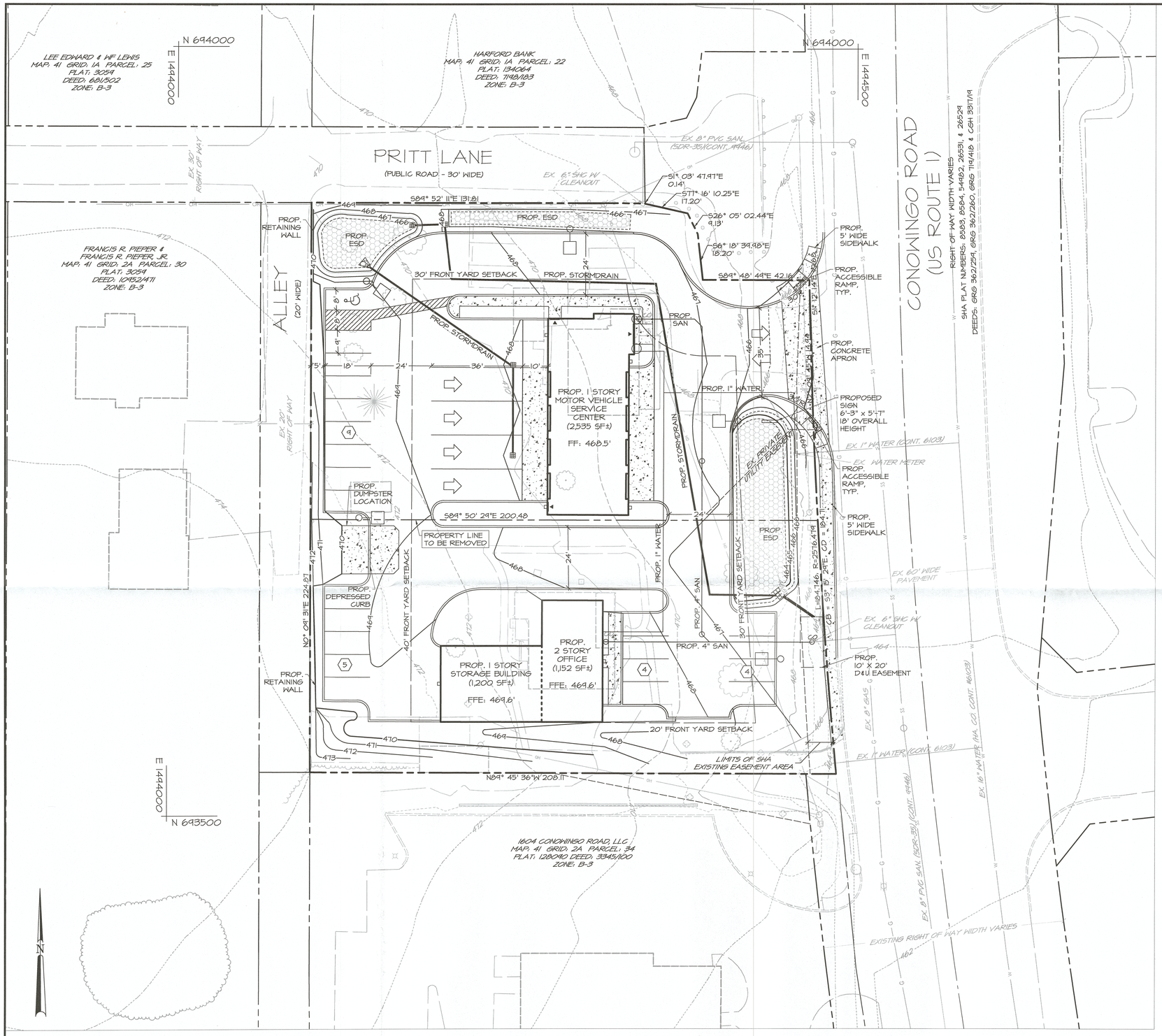
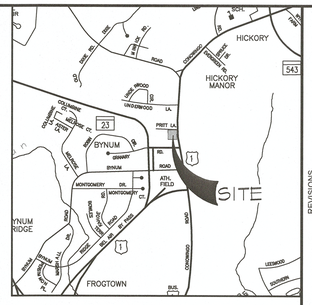


20' 0' 20' 40' 60'

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EX EASEMENT
- EX CONTOURS (170 / 180)
- PROP CONTOURS
- EX TREELINE
- EX EDGE OF PAVING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- EX GAS LINES
- SOIL BOUNDARY
- EX. CURB
- EX. BUILDING
- PROP CURB & GUTTER
- PROP MICRO-BIORETENTION FACILITY
- PROP STORM DRAIN
- PROP WATER
- PROP SANITARY SEWER
- PROP LIGHTING



VICINITY MAP

1"=2000'

SITE DEVELOPMENT DATA

1. DEVELOPER: HENLEY ENTERPRISES, ETAL. 54 JACONNET STREET NEWTON HIGHLANDS, MA 02461
2. PROPERTY INFORMATION: 1606-1608 CONOWINGO ROAD BEL AIR, MD 21014
3. TAX MAP: 41; GRID: 1A; PARCELS: 233 & 31; PLATS: 104/22 & 115/77
4. ZONING: B-3 (GENERAL BUSINESS)
5. DEVELOPMENT TYPE: MOTOR VEHICLE SERVICES
6. PARCEL 233 ACREAGE: ±0.56 AC.; PARCEL 31 ACREAGE: ±0.44 AC.; TOTAL ACREAGE: ±1.00 AC.
7. REQUIRED SETBACKS:
   - MIN. SETBACK FROM RES. LOT: 25'
   - MIN. LOT WIDTH AT BLDG. LINE: 70'
   - MIN. FRONT YARD SETBACK: 30'
   - MIN. SIDE YARD WIDTH: 20'
   - MIN. REAR YARD DEPTH: 40'
   - MAX. BLDG. HEIGHT: 3 STORIES
8. IMPERVIOUS AREA
   PERMITTED: 85% MAX. @ 1.00 AC. = 0.85 AC.
   PROPOSED: 32,806 S.F. =0.75 AC.
9. BUILDING COVERAGE
   PERMITTED: 35% MAX @ 1.00 AC. = 0.35 AC.
   PROPOSED: 4,887 S.F. = 0.11 AC.
10. PROPOSED NUMBER OF EMPLOYEES: 8-10 FULL & PART TIME EMPLOYEES
11. PARKING SPACES
    PARKING REQUIRED: 1 PARKING SPACE / 300 SF OF GROSS FLOOR AREA
    VALVOLINE STORE: 2,535 SF / 300 SF = 9 PARKING SPACES
    TWO STORY OFFICE BUILDING: 2,304 SF / 300 SF = 8 PARKING SPACES
    PARKING REQUIRED: 17 PARKING SPACES

    PARKING PROPOSED: 22 PARKING SPACES PROPOSED

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSOLIDATION OF EXISTING PARCELS 233 AND 31 INTO A SINGLE 1.00 ACRE LOT.
2. THE SITE BOUNDARY IS BASED ON A BOUNDARY SURVEY BY FREDERICK WARD ASSOCIATES, INC. THE 2-FOOT TOPOGRAPHIC INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION AND SURVEY DATA BASED UPON A TOPOGRAPHIC SURVEY BY FREDERICK WARD ASSOCIATES, INC. DATED OCTOBER 2017.
3. SOIL BOUNDARY INFORMATION BASED ON SOIL SURVEY OF HARFORD COUNTY, MARYLAND DATED AUGUST 1975.
4. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24025C0153E, DATED 04/19/2016 .
5. THE PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
6. THE PROPERTY HAS NO ONSITE WETLANDS OR WETLAND BUFFERS.
7. GRADING PERMIT WILL BE REQUIRED, SEDIMENT CONTROLS TO BE DETAILED AT FINAL DESIGN.
8. STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE MDE DESIGN MANUAL, LATEST EDITION.
9. FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, AND PUMP STATIONS, ETC SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
10. THE EXISTING STRUCTURES, ON-SITE, ARE TO BE REMOVED.

SOIL CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
MsB2	MONTALTO SILT LOAM, 3 - 8% SLOPES	MODERATELY ERODIBLE	-	0.37	B

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

PLAN TYPE: S
PLAN NO.: 37-2018
VERSION: 1
DATE: 1-24-18
DAC/DUE: 2-21-18

REV#	DATE	DESCRIPTION

REVISIONS

FREDERICK WARD ASSOCIATES
ARCHITECTS ENGINEERS PLANNERS SURVEYORS
410.879.2090 frederickward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
HENLEY ENTERPRISES, ETAL.
54 JACONNET STREET
NEWTON HIGHLANDS, MA 02461
ATTN: RANDOLPH KAZARZIAN, III
PHONE: (617) 340-8929

SITE PLAN
VALVOLINE INSTANT OIL CHANGE
3RD ELECTION DISTRICT HARFORD COUNTY, MD

DATE: 01/24/18	DRAWING NO: SP
SCALE: 1" = 20'	
DESIGNED BY: TMP	
DRAWN BY: KFC	SHEET 1 OF 1
CHECKED BY: TMP	FWA JOB NUMBER: 2171112.00

M:\PROJECTS\2171\112.00 VALVOLINE INSTANT OIL CHANGE 1606 1608 CONOWINGO RD SITE\DESIGN\ENGINEERING\PLAN SETS\DACSP- SITE PLAN.DWG, FWA-BRD-RT-24X36, 1/23/2018 5:19 PM,kconnelly