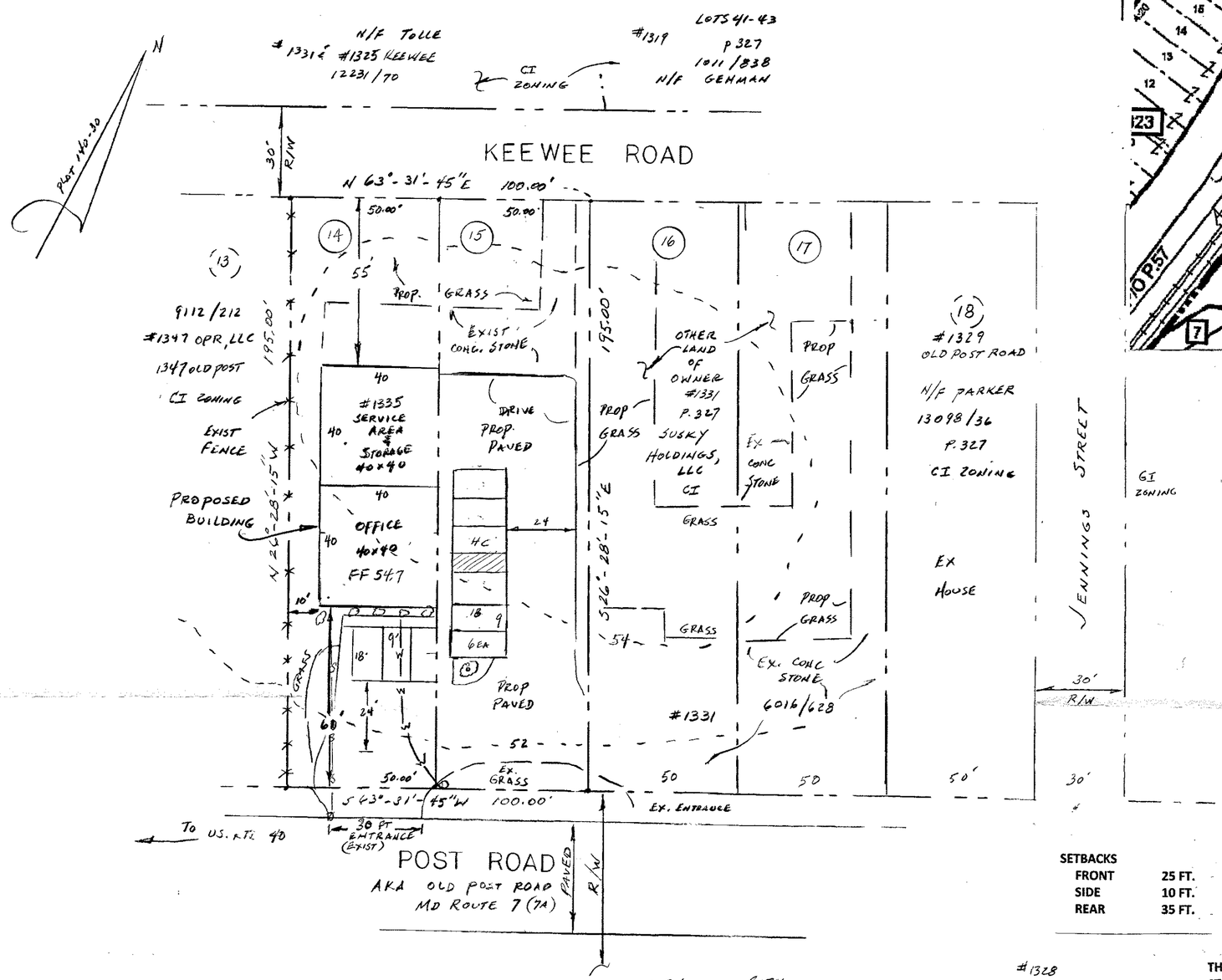
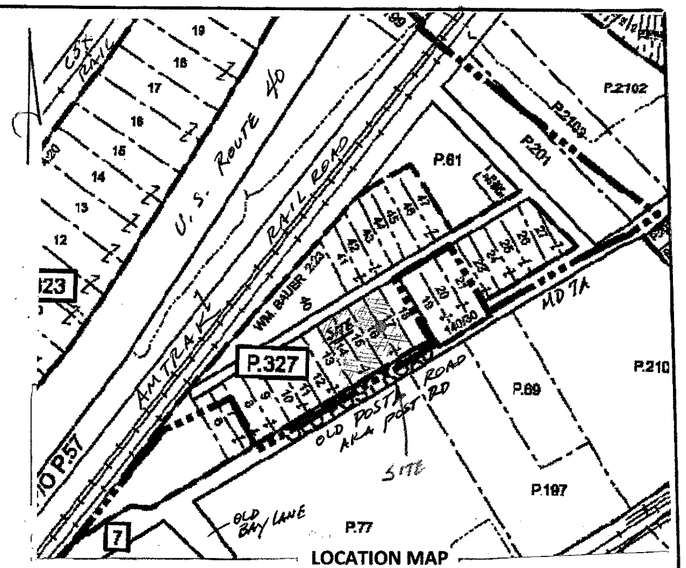
SOIL TYPE SOIL MAP #38
MIA MATTAPEX SILT LOAM

SITE IS FLAT, STONE BASE





LOCATION MAP

GENERAL NOTES

ADDRESS	1335-1337 POST ROAD HAVRE DE GRACE, MD 21078 1331 OLD POST ROAD	
DEED REFERENCE	5264/424 6016/628	LOTS 14 & 15 LOTS 16 & 17
TAX MAP PARCEL	52 327 GRID 1F	
PLAT REFERENCE	LOTS 14, 15, 16, 17 PROPERTY OF J.W. MASLIN AND J.W. BAUER PLAT BOOK 2/63	

PUBLIC WATER & SEWER
ZONING: CI
PROPOSED REDEVELOPMENT SITE IS TO REMOVE, DEMOLISH EXISTING STRUCTURE AND CONSTRUCT A BUILDING FOR A BRICK-BLOCK MASON/GENERAL CONTRACTOR STORAGE BUILDING AND OFFICE

THE SITE IS NOT LOCATED IN A FLOODPLAIN PER F.I.R.M. 24025C-0211E.

THE SITE CURRENTLY HAS PUBLIC WATER AND SEWER.

LIGHTING WILL BE WALL PACK UNITS AND SHALL NOT BE DIRECTED TOWARD ANY RESIDENCE.

SETBACKS

FRONT	25 FT.
SIDE	10 FT.
REAR	35 FT.

NUMBER OF EMPLOYEES
CURRENTLY 0
PROPOSED 2

A LANDSCAPING PLAN WILL BE PROVIDED.

THERE ARE NO KNOWN AREAS OF IMPORTANCE IDENTIFIED BY THE COUNTY OR STATE REGARDING WILDLIFE HABITATS OR PLANT LIFE.

FOREST TO BE REMOVED 0.00 ACRES

THE GRADING AND DISTURBANCE TO REMAIN UNDER 5,000 SQUARE FEET.

Parking
Required 1 per 200 Sq. Ft.
1600 Sq. Ft. = 8 spaces

Provided 9 spaces

SOIL TYPE: MIA

MATTA PEX SILT LOAM

EXISTING STRUCTURES WERE DEMOLISHED AND GRADING PERMIT 7-2019

LEGEND

— — — —	LOT LINE
- - 52 - -	CONTOUR
(15)	LOT #
—S—	SEWER
—W—	WATER

OFFICE PORTION OF BUILDING TO BE A ONE-STORY STRUCTURE AND SERVICE AREA/STORAGE AT REAR OF BUILDING TO BE RAISED ONE STORAGE

PERCENT BUILDING COVERAGE 16.4 %
PERCENT IMPERVIOUS COVERAGE LOT 14-15 70.5 %
LOT 16-17 61.7 %

PARKING SPACES TO BE PROVIDED

Area Summary Lots 14 & 15 to be consolidated into one (1) lot by plat.

Lots 14 & 15	195 x 100 = 19,500 Sq. Ft.	(0.4477 Ac ±)
Other Land – Lots 16 & 17	195 x 100 = 19,500 Sq. Ft.	(0.4477 Ac ±)

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12624, Expiration Date 9-15-2021

RECEIVED
FEB 4 2020
Harford County Planning & Zoning

SITE PLAN

REDEVELOPMENT OF SITE
1335 POST ROAD
HAVRE DE GRACE, MD 21078

6TH ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

WELSH ENGINEERING
2 PARADISE DRIVE
HAVRE DE GRACE, MD 21078
410-939-1304

SCALE: 1" = 30' DATE: 12-23-2019

PLAN TYPE S
PLAN NO. 49-2020
VERSION 1
DATE 2-4-2020
DAC/DUE 3-4-2020