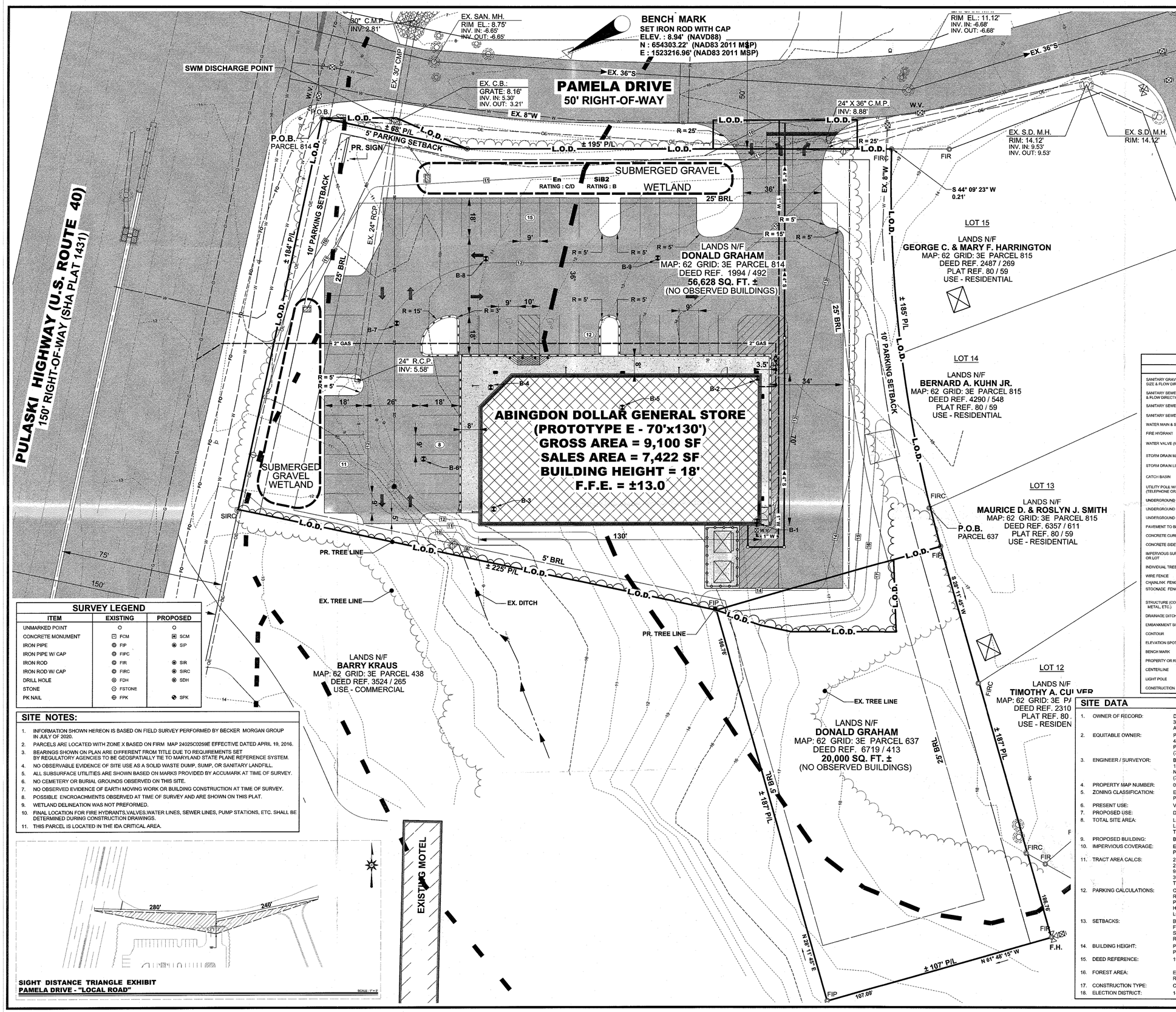

SURVEY LEGEND

ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	FCM	SCM
IRON PIPE	FIP	SIP
IRON PIPE W/ CAP	FIPC	
IRON ROD	FIR	SIR
IRON ROD W/ CAP	FIRC	SIRC
DRILL HOLE	FDH	SDH
STONE	FSTONE	
PK NAIL	FPK	SPK

SITE NOTES:

1. INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEY PERFORMED BY BECKER MORGAN GROUP IN JULY OF 2020.
2. PARCELS ARE LOCATED WITH ZONE X BASED ON FIRM MAP 24025C0259E EFFECTIVE DATED APRIL 19, 2016.
3. BEARINGS SHOWN ON PLAN ARE DIFFERENT FROM TITLE DUE TO REQUIREMENTS SET BY REGULATORY AGENCIES TO BE GEOSPATIALLY TIE TO MARYLAND STATE PLANE REFERENCE SYSTEM.
4. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
5. ALL SUBSURFACE UTILITIES ARE SHOWN BASED ON MARKS PROVIDED BY ACCUMARK AT TIME OF SURVEY.
6. NO CEMETERY OR BURIAL GROUNDS OBSERVED ON THIS SITE.
7. NO OBSERVED EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION AT TIME OF SURVEY.
8. POSSIBLE ENCROACHMENTS OBSERVED AT TIME OF SURVEY AND ARE SHOWN ON THIS PLAT.
9. WETLAND DELINEATION WAS NOT PREFORMED.
10. FINAL LOCATION FOR FIRE HYDRANTS,VALVES,WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
11. THIS PARCEL IS LOCATED IN THE IDA CRITICAL AREA.

LEGEND

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 10"S	10" S
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (S.M.H.)		
SANITARY SEWER CLEANOUT		
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT	F.H.	F.H.
WATER VALVE (W.V.) OR METTER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)		
STORM DRAIN LINE (CMP OR RCP)		
CATCH BASIN		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		
UNDERGROUND ELECTRIC	U.E.	U.E.
UNDERGROUND TELEPHONE	U.T.	U.T.
UNDERGROUND GAS MAIN	EX. 2" G	2" G
PAVEMENT TO BE REMOVED	N/A	
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A
WIRE FENCE	x x x	x x x
CHAINLINK FENCE		
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
EMBANKMENT SIDESLOPES (DOWN)		
CONTOUR	49	55
ELEVATION SPOT SHOT	43.55	25.15
BENCH MARK		25.50 T.C. 25.00 B.C.
PROPERTY OR RIGHT-OF-WAY LINE		N/A
CENTERLINE		
LIGHT POLE		
CONSTRUCTION NOTE	N/A	

SITE DATA

1.	OWNER OF RECORD:	DONALD GRHAM 3209 EASTBEND CT. ABINGTON MD 21009-2734
2.	EQUITABLE OWNER:	PENTEX VENTURES, LLC 400 PENN CENTER BOULEVARD PITTSBURGH, PA 15235 (724) 420-5367
3.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 100 DISCOVERY BOULEVARD, SUITE 102 NEWARK, DE 19713 (302) 369-3700
4.	PROPERTY MAP NUMBER:	01271962 & 01042785
5.	ZONING CLASSIFICATION:	EXISTING: B3 / GENERAL BUSINESS DISTRICT PROPOSED: B3 / GENERAL BUSINESS DISTRICT
6.	PRESENT USE:	VACANT LOT
7.	PROPOSED USE:	DOLLAR GENERAL
8.	TOTAL SITE AREA:	LOT 1 : 56,628 SQ. FT. - (1.30 ACRES) LOT 2 : 20,000 SQ. FT. - (0.46 ACRES) TOTAL : 1.76 ACRES
9.	PROPOSED BUILDING:	BUILDING: 9,100 SQ. FT.
10.	IMPERVIOUS COVERAGE:	EXISTING: 0.00 S.F. (0.00 ACRES) PROPOSED: 36,785 SQ. FT. (0.84 ACRES)
11.	TRACT AREA CALCS:	25,225 SQ. FT. (0.58 ACRES) - PAVEMENT 2,460 SQ. FT. (0.05 ACRES) - SIDEWALK 9,100 SQ. FT. (0.21 ACRES) - BUILDING 39,843 SQ. FT. (0.91 ACRES) - PERVIOUS TOTAL : 76,628 SQ. FT. (1.76 ACRES)
12.	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.
13.	SETBACKS:	B3 - GENERAL BUSINESS DISTRICT FRONT: 25 FT. SIDE: 25 FT. REAR: 5 FT.
14.	BUILDING HEIGHT:	PERMITTED: 3 STORIES PROPOSED: 18'
15.	DEED REFERENCE:	1994/492 & 6719/413
16.	FOREST AREA:	EXISTING : 1.52 ACRES OR 66,594 SQ. FT. (85% OF TOTAL SITE) REMOVAL : 0.93 ACRES OR 40,514 SQ. FT. (61% OF TOTAL FOREST AREA)
17.	CONSTRUCTION TYPE:	COMMERCIAL
18.	ELECTION DISTRICT:	1-10

BECKER MORGAN GROUP

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ENGINEERING

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309 South Governors Avenue
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302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
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Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PLAN TYPE: S
PLAN NO: 388-2020
VERSION: 1
DATE: 9-23-20
DAC DUE: 10-1-20

PROJECT TITLE

DOLLAR GENERAL ABINGDON

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

SHEET TITLE

MAJOR PRELIMINARY PLAN

0 10 20 40

SCALE : 1" = 20'

ISSUE BLOCK

RECEIVED
SEP 28 2020
Harford County Planning & Zoning

MARK	DATE	DESCRIPTION

LAYER STATE: FINAL

PROJECT NO.:	2020084.00
DATE:	07/30/2020
SCALE:	1" = 20'
DRAWN BY: A.C.F.	PROJ. MGR.: C.D.D.

SHEET

1 OF 1

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