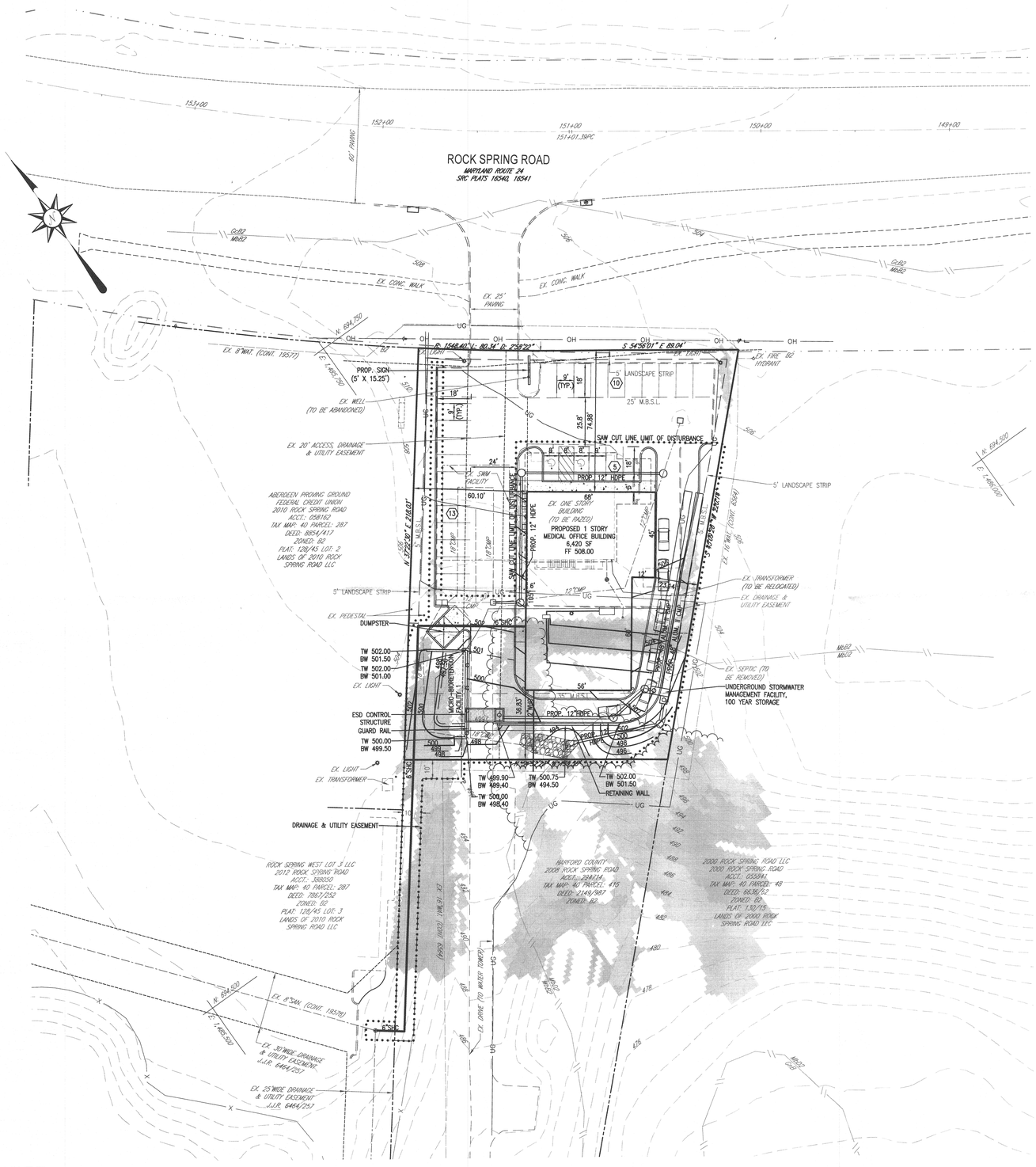

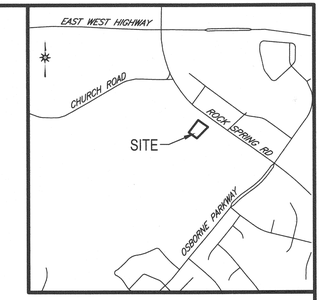

LOCATION MAP

1" = 1000'

LEGEND

- EX. BUILDING
- EX. BOUNDARY
- 60 / 61 EX. CONTOURS
- EX. CURB
- EX. EDGE OF PAVING
- EX. 18" SD — EX. STORM DRAIN
- EX. 8" SAN. — EX. SEWER
- EX. 12" WAT — EX. WATER
- EX. CONCRETE/GRAVEL
- CnC / UuB EX. SOIL TYPE
- EX. ZONING
- BM-AS / DR-16 EX. EASEMENT
- UG — UG EX. ELEC.
- PROP. EASEMENT
- 48 PROP. BUILDING
- 50 PROP. CONTOUR
- PROP. CONTOUR
- PROP. CURB AND GUTTER
- PROP. STORM DRAIN
- PROP. WATER CONNECTION
- PROP. SAN CONNECTION
- PROP. RIP RAP

GENERAL NOTES:

1. OWNER: Y-F CORPORATION
   C/O SOVEREIGN BANK
   P.O. BOX 14115
   READING, PENNSYLVANIA 19612-4115
   CONTRACT PURCHASER: WATERVIEW URGENT CARE, LLC
   C/O MAURICE REID
   5 BEL AIR SOUTH PARKWAY, SUITE 1535
   BEL AIR, MARYLAND 21015
2. SITE AREA: 33,475 SF OR 0.769 AC.±
3. USES:
   EXISTING: BANK, VACANT
   PROPOSED: MEDICAL CLINIC
4. UTILITIES: EXISTING PROPOSED
   WATER: PRIVATE PUBLIC
   SEWER: PRIVATE PUBLIC
5. DEED REF: 1633/930
6. TAX ACCOUNT: 065561
7. COUNCILMANIC DISTRICT:
8. ZONING: B2
9. TAX MAP: 40, GRID: 1D, PARCEL: 178
10. ADDRESS: 2006 ROCK SPRING ROAD
11. SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL 24025C0134 D DATED JANUARY 7, 2000. ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
12. SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
13. THE PROPERTY IS NOT HISTORIC.
14. IMPERVIOUS AREA:
    EXISTING: 17,980 SF / 33,475 SF = 53.7%
    PROPOSED: 23,895 SF / 33,475 SF = 71.4%
    BUILDING FLOOR AREAS:
    EXISTING: 2,512 SF / 33,475 SF = 0.075 FAR
    PROPOSED: 6,420 SF / 33,475 SF = 0.192 FAR
15. WATERSHED: BUSH RIVER
16. SETBACKS:

YARD:	REQUIRED	PROVIDED
FRONT:	25'	75'±
SIDE:	5'	23'±
REAR:	35'	37'±

17. PARKING:
    REQUIRED:
    MEDICAL CLINIC: 6 PER DOCTOR: 4 x 6 = 24 SPACES
    PROVIDED:
    28 SPACES, INCLUDING 2 HANDICAP SPACES
18. IMPERVIOUS AREA: PAVING & WALKS: 17,025 SF
    BUILDING: 6,420 SF
    TOTAL: 23,445 SF / 33,475± = 70.04%
19. AREA OF FLOODPLAIN: 0.00 ACRES±
20. AREA OF NRD: 0.00 ACRES±
21. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS SITE.
22. EMPLOYEES: MAX. 8
23. TRIP GENERATION: 1779

PLAN TYPE S
PLAN NO. 367-2016
SERIES NO. 1
DATE 4/20/16
DAC/DUE 5/16/16

RECEIVED
Harford County, Dept. of Planning

SOILS CHART

SOILS SERIES	SEPTIC SYSTEM LIMITATIONS	HOMESITE LIMITATIONS W/BASEMENT	HOMESITE LIMITATIONS W/O BASEMENT	SMALL COMMERCIAL BUILDING LIMITATIONS	STREET AND PARKING LOT LIMITATIONS	HYDRIC SOILS	SOILS GROUP	ERODIBILITY K FACTOR	SLOPES >15%
MbB2	VERY LIMITED	NOT LIMITED	NOT LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	N	B	.28	N
MbD2	VERY LIMITED	NOT LIMITED	VERY LIMITED	VERY LIMITED	VERY LIMITED	N	B	.37	Y

15% TO 25% SLOPES

25%+ SLOPES

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

DAC PLAN

EXPRESS CARE

2006 ROCK SPRING ROAD
3RD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

REVISIONS	DRAWN BY: SE	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: 04-19-16	JOB NO.: 15073	SHEET NO.: 1 OF 1

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