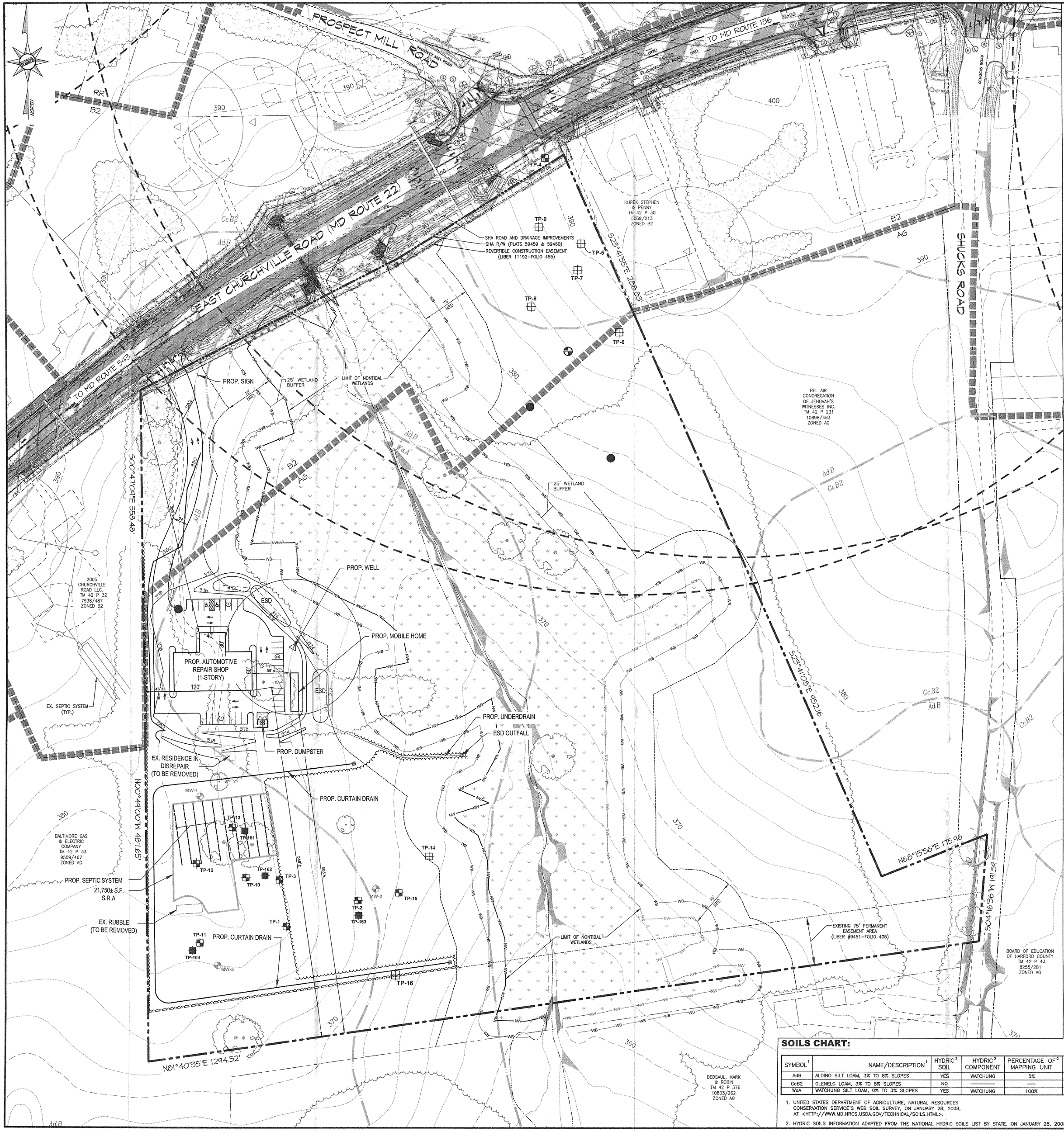
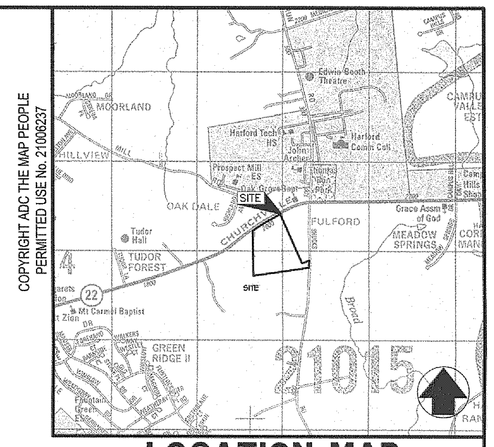


LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- PROPOSED 2' INTERVAL CONTOUR
- PROPOSED 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING WOODY VEGETATION
- PROPOSED TREE LINE
- PROPOSED BUILDING
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT
- SOILS LINE AND DESIGNATION
- APPROXIMATE NONTIDAL WETLAND BOUNDARY
- FIELD LOCATED NONTIDAL WETLAND BOUNDARY
- EXISTING 25' STATE NONTIDAL WETLAND BUFFER
- APPROXIMATE NATURAL RESOURCE DISTRICT
- PASSING TEST PIT LOCATION (2009, WET SEASON)
- PASSING TEST PIT LOCATION (2016, WET SEASON)
- FAILING TEST PIT LOCATION (2009, WET SEASON)
- PASSING PERC TEST LOCATION
- FAILING PERC TEST LOCATION
- EXISTING MONITORING WELL LOCATION (INSTALLED 12/2016)
- ZONING LIMITS
- LIMIT OF WATER SOURCE PROTECTION DISTRICTS
- DENOTES AREA OF SLOPES 15% - 25%
- DENOTES AREA OF STEEP SLOPES > OR = 25%
- APPROXIMATE LOCATION OF EXISTING SPECIMEN TREE
- WELL WITH 100' SETBACK RADIUS



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LOCATION MAP

SCALE: 1"=2000'

WELL & SEPTIC NOTES:

1. THE LOCATIONS OF THE EXISTING WELLS ARE BASED ON HEALTH DEPARTMENT RECORDS. FIELD VERIFICATION WILL BE REQUIRED. THE USE OF THE EXISTING WELL OR A NEW WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. A PLOT PLAN, DRAWN TO SCALE SHALL BE SUBMITTED WITH THE SANITARY CONSTRUCTION PERMIT APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA AND ANY EXISTING WELLS AND/OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 100 FEET OF THE BOUNDRY OF THE LOT.
3. DENOTES THE LOCATION OF THE WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA AND ANY AREA WITHIN 30 FT. OF WASTE DISPOSAL AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL SYSTEM AREA, BUT NOT WITHIN IT ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).
4. PRIVATE WELLS AND SEPTIC RESERVE AREAS BECOME NULL AND VOID IF IN THE FUTURE PUBLIC SERVICES BECOME AVAILABLE.
5. NO APPARENT GROUNDWATER WELLS OR SEPTIC DISPOSAL AREAS ARE LOCATED ON-SITE OR WITHIN 100 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN PER HARFORD COUNTY HEALTH DEPARTMENT RECORD OR OBSERVED IN THE FIELD.

SITE DATA:

1. PROJECT TITLE/NAME:	2011 E. CHURCHVILLE ROAD
2. LOCATION:	SOUTH OF EAST CHURCHVILLE ROAD (MD ROUTE 22) AND WEST OF SHUCKS ROAD IN HARFORD COUNTY, MARYLAND.
3. DEVELOPER/LESSEE:	MR. J. DOUGLAS EPPERLEY 302 THOMAS RUN ROAD BEL AIR, MD, 21015
4. OWNER:	HASW LLC 801 W. ST. GEORGES ROAD BALTIMORE, MARYLAND 21210 ATTN: MR. PETER BOSWORTH
5. PLAN PREPARED BY:	MORRIS & RITCHIE ASSOCIATES INC. 3445-A BOX HILL CORPORATE CENTER DRIVE ABINGDON, MARYLAND, 21009
6. PROPERTY INFORMATION:	T.M. 42, PARCEL 31, DEED REFERENCE 7758/299
7. ZONING:	B2/AG
8. SITE AREA:	25.91± AC (PER PLAT 138-27 AS MODIFIED BY SHA R/W PLATS #59459 & 59460)
9. NET TRACT AREA:	25.74± AC. [25.91 – 0.17± (SHA CONSTRUCTION EASEMENT)]
10. NATURAL RESOURCE DISTRICT (NRD):	13.0± AC.
11. NONTIDAL WETLANDS ON-SITE:	7.39± AC.
12. EXISTING FOREST ON-SITE:	18.79± AC. (10.88± AC. WITHIN NRD)
13. PROPOSED IMPERVIOUS AREA:	0.99± AC. (4% OF SITE AREA, INCLUDING 0.6% OF SITE AREA BUILDING COVERAGE)
14. PROPOSED USE:	MOTOR VEHICLE REPAIR SHOP WITH RESIDENCE (7,200± S.F. BUILDING, 5 EMPLOYEES)
15. PARKING REQUIRED:	26 PARKING SPACES (1 P.S. / 300 S.F + 2 P.S. / DWELLING UNIT)
16. PARKING PROPOSED:	30 PARKING PACES (INCLUDES 2 HANDICAP P.S.)

17. INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND NOT MEANT FOR ENGINEERING OR CONSTRUCTION PURPOSES.
18. PROPERTY BOUNDARIES ARE APPROXIMATE, BASED ON THE PLATS REFERENCED ABOVE.
19. THE LIMITS OF THE APPROXIMATE NONTIDAL WETLAND BOUNDARY ARE BASED ON A PRELIMINARY WETLAND EVALUATION PREPARED BY GEO-TECHNOLOGY ASSOCIATES INC. DATED JAN. 30, 2008. THE LIMITS OF THE WETLANDS/WATERS AS SHOWN WERE NOT FLAGGED IN THE FIELD. GLOBAL POSITIONING SYSTEM (GPS) LOCATED, OR FIELD INSTRUMENT SURVEYED. THE LIMITS OF THE FIELD LOCATED NONTIDAL WETLAND BOUNDARY ARE BASED ON A DELINEATION PERFORMED BY GTA IN AUGUST 2015. ALL OTHER EXISTING FEATURES AND TOPOGRAPHIC INFORMATION ARE BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION, AERIAL PHOTOGRAPHS, AND/OR FIELD OBSERVATIONS.
20. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE SITE AS EVIDENCED BY FEMA FIRM MAP PANEL NO. 24025C0166E, EFFECTIVE DATE MARCH 16, 2016.
21. THIS PLAN WAS PREPARED BASED ON HARFORD COUNTY GIS TOPOGRAPHIC BASE INFORMATION AND THE S.H.A MARYLAND ROUTE 22 IMPROVEMENT PLANS (S.H.A. CONTRACT NO. HA3415187)
22. NO NEW FREE STANDING LIGHTING FIXTURES ARE PROPOSED AS PART OF THIS PLAN. ANY OUTDOOR OR SECURITY LIGHTING SHALL BE DESIGNED AND CONTROLLED SO THAT ANY LIGHT SHALL BE SHADED, SHIELDED OR DIRECTED SO THAT THE LIGHT INTENSITY OR BRIGHTNESS DOES NOT ADVERSELY AFFECT THE OPERATION OF VEHICLES OR REFLECT INTO RESIDENTIAL LOTS OR BUILDINGS.
23. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
24. THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
25. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON-SITE.
26. THE SIZE AND LOCATION OF THE SHOWN PROPOSED SIGN IS TO BE DETERMINED WITH SIGN PERMIT APPLICATION.
27. SITE IS TO BE SERVICED BY A PRIVATE WELL AND SEPTIC SYSTEM.
28. ALL EXISTING WELL AND SEPTIC SYSTEMS LOCATED ON-SITE SHALL BE ABANDONED.
29. BOARD OF APPEALS CASE NUMBER 5853 – SPECIAL EXCEPTION TO PERMIT A MOTOR VEHICLE REPAIR SHOP IN THE AGRICULTURAL DISTRICT (APPROVED FEB. 18, 2016).

PLAN TYPE: S
PLAN NO.: 33-2017
VERSION: 1
DATE: 1-18-17
DACUE: 2-15-17

PRINTED
JAN 18 2017
MORRIS & RITCHIE ASSOCIATES, INC.

DESIGN REQUIREMENTS:

MOTOR VEHICLE USE	ZONE AG	ZONE B2
MIN. LOT AREA	2 AC.	15,000 S.F.
MIN. BLDG. OR USE SETBACK FROM ADJACENT RESIDENTIAL LOT (FEET)	50	25
MIN. LOT WIDTH AT BUILDING LINE (FEET)	100	50
MIN. FRONT YARD DEPTH (FEET)	50	30
MIN. SIDE YARD WIDTH (FEET)	40	20
MIN. REAR YARD DEPTH (FEET)	80	40
MAX BUILDING HEIGHT (STORIES)	3	3

SOILS CHART:

SYMBOL[1]	NAME/DESCRIPTION[1]	HYDRIC[2] SOIL	HYDRIC[2] COMPONENT	PERCENTAGE OF[2] MAPPING UNIT	POSITION IN[2] LANDSCAPE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HIGHLY ERODIBLE	HYDROLOGIC CLASSIFICATION
AdB	ALDINO SILT LOAM, 3% TO 8% SLOPES	YES	WATCHUNG	5%	FLATS	YES	YES	YES	C
GcB2	GLENELG LOAM, 3% TO 8% SLOPES	NO	———	———	———	YES	YES	NO	B
WoA	WATCHUNG SILT LOAM, 0% TO 3% SLOPES	YES	WATCHUNG	100%	FLATS	NO	YES	NO	C/B

1. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE"S WEB SOIL SURVEY, ON JANUARY 28, 2008, AT <HTTP://WWW.MD.NRCS.USDA.GOV/TECHNICAL/SOILS.HTML>.
2. HYDRIC SOILS INFORMATION ADAPTED FROM THE NATIONAL HYDRIC SOILS LIST BY STATE, ON JANUARY 28, 2008, AT <http://soils.usda.gov/use/hydric/lists/state.html>.

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MD 21009
(410) 515-9000
FAX: (410) 515-9002
MRAGTA.COM
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SITE PLAN
FOR
2011 E. CHURCHVILLE ROAD
T.M. 42 PARCEL 31

THIRD ELECTION DISTRICT — HARFORD COUNTY, MD

DATE	REVISIONS		
		JOB NO.:	18263
		SCALE:	1"=60'
		DATE:	01/18/2017
		DRAWN BY:	DCR
		DESIGN BY:	JMK/DRS
		REVIEW BY:	JMK/DRS
		SHEET:	1 OF 1

G:\18263\PLANNING\PRELIMINARY\SHEET 1 OF 1_SITEPLAN_PRELIM.dwg, 1/18/2017 9:22:53 AM, DRaboin, 1:1, Copyright 2017 Morris & Ritchie Associates, Inc.