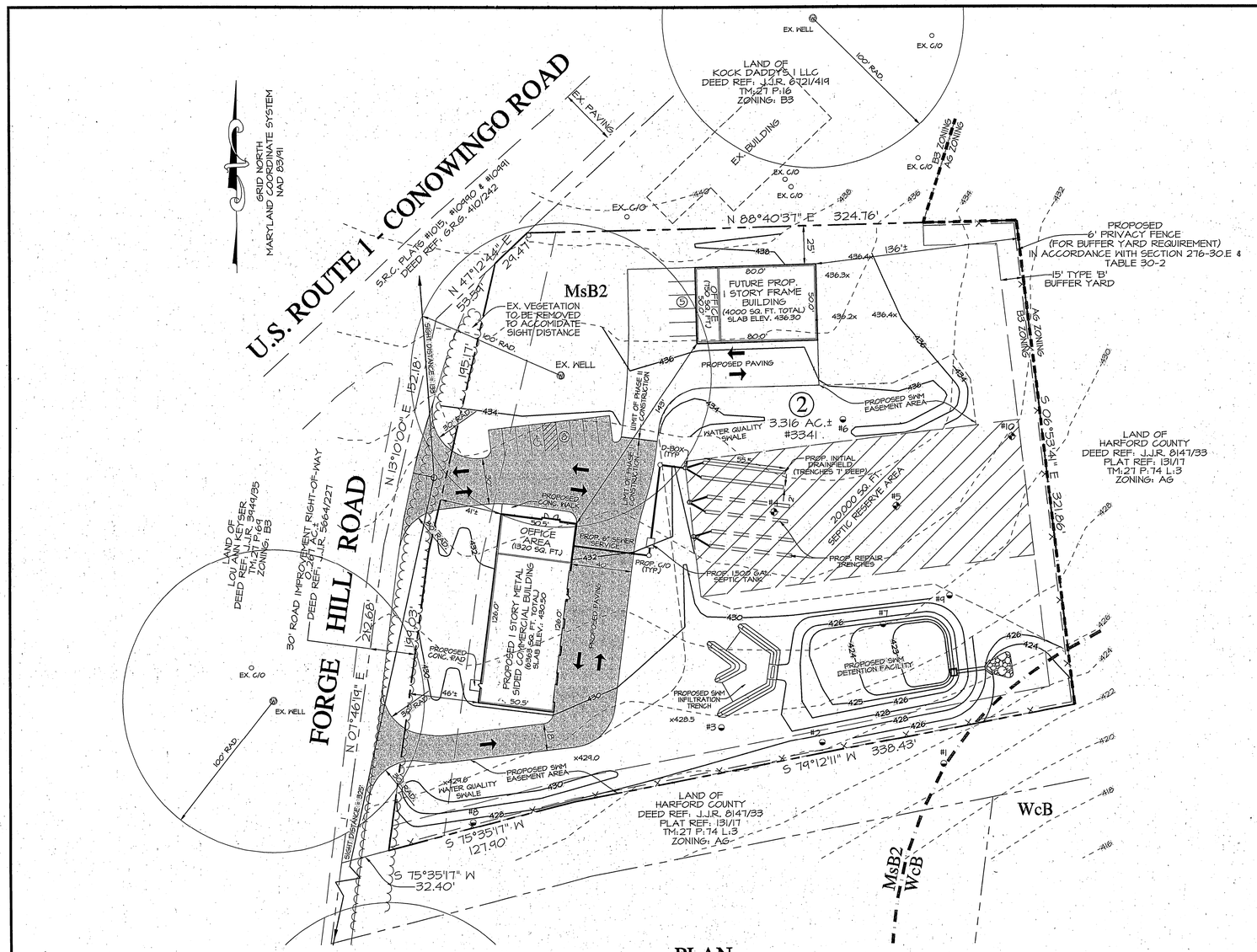
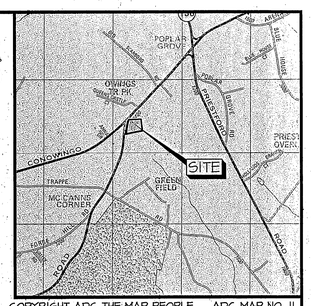


PLAN

SCALE: 1" = 40'

SOIL INDEX			
SOIL	COMMON NAME	GENERAL DESCRIPTION	MARYLAND HYDROLOGIC GROUP RATING
MsB2	MONTALTO	SILT LOAM	'B'
WcB	WATCHUNG	VERY STONY SILT LOAM	D



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PERMITTED USE NO. 21001199

ADC MAP NO. 11
GRID NO. 6-4

LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

1) OWNER: 3340 FORGE HILL LLC
4430 GRACETON ROAD
PYLESVILLE, MD 21132

2) TAX MAP: 27 PARCEL: 466 LOT: 2

3) DEED REFERENCE: J.J.R. 6564/427

4) ZONING: B3

5) PREVIOUS USE: UNIMPROVED

6) PROPOSED USE: RETAIL TRADE / SERVICES (LANDSCAPING & LAWN SERVICE).

7) AREA TABULATION:
NET LOT AREA - 3.316 AC±
TOTAL ROAD IMPROVEMENT R/W AREA - 0.261 AC± (DEED REF: J.J.R. 5664/227)
TOTAL ENCLOSED AREA - 3.577 AC.±

8) FULL TIME IN EMPLOYEES: 5

9) HOURS OF OPERATIONS: 6:00 AM - 6:00 PM

10) PARKING REQUIRED:
1 SPACE PER EMPLOYEE / 5 EMPLOYEES TOTAL
1 SPACE PER 300 SF FOR OFFICE (TOTAL OFFICE AREA = 2070 SQ. FT.)
PARKING REQUIRED: 12 PARKING SPACES
PARKING PROVIDED: 13 PARKING SPACES

11) AREA CALCULATION:
TOTAL ALLOWABLE IMPERVIOUS AREA = 122,778 SF (85% X 3.316 AC)
PROPOSED IMPERVIOUS AREA = 32,156 SF (32,156 SF / (3.316 AC. X 43,560 SF)) = 22.26%
MAXIMUM BUILDING COVERAGE ALLOWED = 50,556 SF (35% X 3.316 AC)
EXISTING BUILDING COVERAGE= 0 SF
PROPOSED BUILDING COVERAGE PROVIDED = 2,070 SF OFFICE AREA
8,318.25 SF STORAGE AREA
10,388.25 SF TOTAL = 7.2%

12) MAXIMUM BUILDING HEIGHT: 3 STORIES

13) THE IMPROVEMENT IS TO BE SERVED BY PRIVATE WELL AND SEPTIC.

14) LOT MAY REQUIRE THE USE OF A SEWER EJECTOR PUMP.

15) ALL ADJOINING LOTS ARE SERVED BY PRIVATE WELL AND SEPTIC.

16) LANDSCAPING SHALL BE PROVIDED FOR THE 5% PARKING AREA REQUIREMENT.

17) ALL LIGHTING IS TO BE WALL MOUNTED AND DIRECTED DOWNWARD.

18) THIS SITE IS SUBJECT TO STORMWATER MANAGEMENT PLANS PREVIOUSLY REVIEWED AND APPROVED BY HARFORD COUNTY D.P.W. (SWM PLAN # 91128 DATED 04-26-10)

19) THIS SITE IS SUBJECT TO SEDIMENT & EROSION CONTROL PLANS PREVIOUSLY REVIEWED AND APPROVED BY HARFORD COUNTY D.P.W. & HARFORD COUNTY SOIL CONSERVATION DISTRICT (SEC PLAN # 52027 DATED 03-18-10)

20) FINAL LOCATION OF SIGNS TO BE DETERMINED AT FINAL DESIGN STAGE.

21) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.

22) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.

23) THE SOILS SHOWN HEREON ARE TAKEN FROM THE SOIL SURVEY OF HARFORD
COUNTY AREA, MARYLAND

24) PRIVATE WELLS/WASTE DISPOSAL SYSTEM AREAS SHALL BECOME NULL AND VOID WHEN PUBLIC SERVICES BECOME AVAILABLE.

THIS PLAN IS SUBJECT TO REVISION.

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X" AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #24025C0070 D, DATED JANUARY 7, 2000 OF HARFORD COUNTY, MARYLAND (INCOPORATED AREAS.) PANEL 110 OF 375

PRIOR TO ISSUANCE OF A BUILDING PERMIT

A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SUBMIT A PLOT PLAN WITH THE SANITARY APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA, EXISTING WELLS AND/OR SEWAGE SYSTEMS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

LEGEND

—650— :DENOTES PROPOSED CONTOURS
-650- - - - - :DENOTES EXISTING CONTOURS
:DENOTES EXISTING SEPTIC AREA
:DENOTES FAILING PERC TEST
:DENOTES PASSING PERC TEST
:DENOTES SOILS LINE
EX. WELL B-LAW :DENOTES EXISTING WELL.

DENOTES THE 20,000/10,000 SQUARE FOOT MINIMUM WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED WITHIN 30' OF THE DESIGNATED AREA AND ANY 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.).

PLAN TYPE: S
PLAN NO.: 10-147
SERIES NO.: 1
DATE: 11/17/10
DAC/DUE: 12/15/10

0' 40' 80' 120'
SCALE : 1"=40'

REVISIONS		
NO.	DATE	DESCRIPTION

OWNER
3340 FORGE HILL LLC
4430 GRACETON ROAD
PYLESVILLE, MD 21132
CONTACT: TOM BARTENFELDER
410-937-9871

DEVELOPER
3340 FORGE HILL LLC
4430 GRACETON ROAD
PYLESVILLE, MD 21132
CONTACT: TOM BARTENFELDER
410-937-9871

BAY STATE
LAND SERVICES
Engineers * Surveyors * Planners * Architects * Geotechnical Testing
P.O. Box 853, Bel Air, Maryland 21014
2012 Rock Spring Road, Forest Hill, Maryland 21050
Phone: (410) 879-4747 Fax: (410) 420-3949
www.baystatelandservices.com

SITE PLAN
FINAL PLAT - LOT 2
LAND OF VEST
FIFTH ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

DATE 11/03/10	DRAWING NO. SP1
SCALE 1"=40'	
DESIGNED BY JRO	SHEET 1 OF 1
DRAWN BY JRO	BSLS JOB NO. 10020