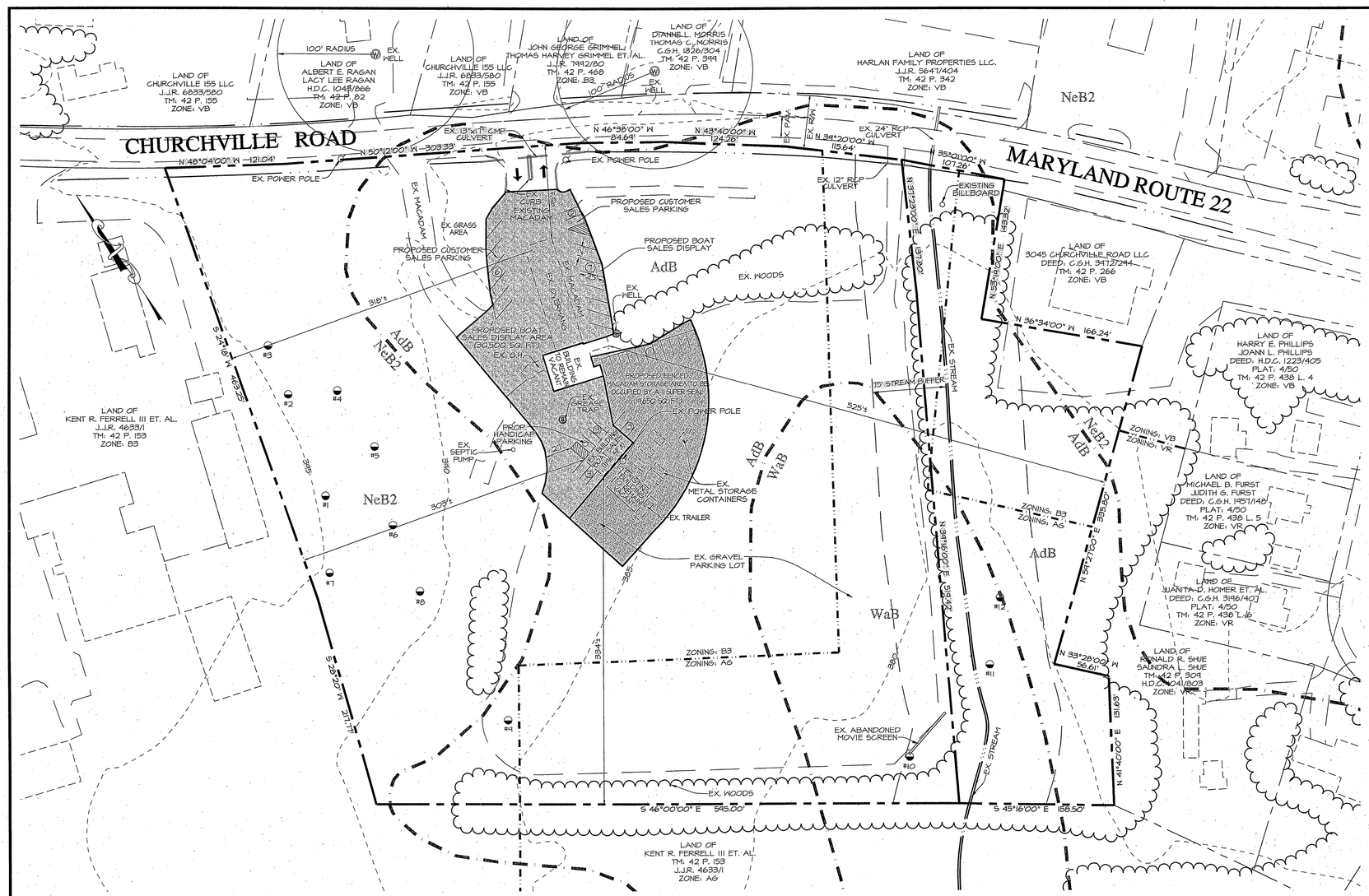
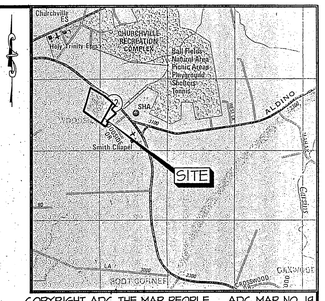


PLAN

SCALE: 1" = 60'

SOIL INDEX			
SOIL	COMMON NAME	GENERAL DESCRIPTION	MARYLAND HYDROLOGIC GROUP RATING
NeB2	NESHAMINY	SILT LOAM	B
AdB	ALDINO	SILT LOAM	D
WaB	WATCHUNG	SILT LOAM	D



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PERMITTED USE NO. 21001199

ADC MAP NO. 19
GRID NO. A-5, B-5

LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

1) OWNER: FERRELL FAMILY LLC
P.O. BOX C
ABERDEEN, MD 21001

2) TAX MAP: 42 PARCEL: 154

3) DEED REFERENCE: J.J.R. 4418/120

4) ZONING: B3 & AG AS DEPICTED

5) PREVIOUS USE: MOVIE THEATER & RESTAURANT

6) PROPOSED USE: BOAT SALES DISPLAY FACILITY (30,500 SQ. FT.)
STORAGE AREA (19,650 SQ. FT. - A-1 SUPER SEAL)

7) AREA TABULATION:
TOTAL LOT AREA - 11.43 AC.±
TOTAL ROAD IMPROVEMENT R/W AREA - N/A
TOTAL ENCLOSED AREA - 11.43 AC.±

8) TOTAL EMPLOYEES: 11 ON-SITE (1 EMPLOYEE BOAT SALES & 10 EMPLOYEES A-1 SUPER SEAL)

9) HOURS OF OPERATIONS: 7:00 AM - 5:00 PM (BOTH USES)

10) PARKING TABULATION:
BOAT & TRAILER - SALES & STORAGE
SALES AREA 1 SPACE PER 300 SQ. OF SALES AREA (1196 SF / 300 SF = 4 SPACES)
1 SPACE PER EMPLOYEE / 1 EMPLOYEE
PARKING REQUIRED = 5 SPACES
PARKING PROVIDED = 8 SPACES (INCLUDING ONE HANDICAP SPACE)

A-1 SUPER SEAL - STORAGE AREA
EMPLOYEES DESTINATION FOR COMPANY TRUCK USE ONLY (NO ON-SITE OFFICE)
1 SPACE PER EMPLOYEE / 10 EMPLOYEES
PARKING REQUIRED: 10 PARKING SPACES
PARKING PROVIDED: 14 PARKING SPACES

11) AREA CALCULATION:
TOTAL ALLOWABLE IMPERVIOUS AREA = 423,207 SQ. FT. (85% X 11.43 AC)
EXISTING IMPERVIOUS AREA = 232,552 SF (232,552 SF / (11.43 AC X 43,560 SQ. FT.)) = 46.7%
NO INCREASE OF IMPERVIOUS WILL BE CREATED AS A RESULT OF THIS PLAN.
MAXIMUM BUILDING COVERAGE ALLOWED = B3 ZONE: 129,758.7 SQ. FT. (35% X 8.511 AC.)
AG ZONE: N/A
EXISTING BUILDING COVERAGE = 7904 SF (0.18 AC.±)
PROPOSED BUILDING COVERAGE PROVIDED = NO CHANGE (SAME AS EXISTING)

12) TOTAL N.R.D. AREA = 2.227 AC.±

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

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

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

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

17) THE TOPOGRAPHY SHOWN HERE ON WAS TAKEN FROM HARFORD COUNTY GIS.

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

19) PRIOR TO OCCUPANCY OF BOAT SALES OFFICE ALL NECESSARY PERMITS MUST BE SECURED FROM HARFORD COUNTY.

PURPOSE

THE PURPOSE OF THIS PLAN IS TO ESTABLISH TWO NEW USES OF THIS PROPERTY TO COMPLY WITH HARFORD COUNTY ZONING INSPECTION. SITE IMPROVEMENTS ARE NOT PROPOSED AS PART OF THIS PLAN.

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 #24025C0186 D, NON-PRINTED

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 FAILING PERC TEST
:DENOTES PASSING PERC TEST
:DENOTES SOILS LINE
EX. WELL R=100' :DENOTES ADJOINING EXISTING WELL.
R=100' :DENOTES PROPOSED WELL.

PLAN TYPE S
PLAN NO. 10-148
SERIES NO. 1
DATE 11/17/10
DAC/DUE 12/15/10

0' 60' 120' 180'
SCALE : 1"=60'

REVISIONS		
NO.	DATE	DESCRIPTION

OWNER
FERRELL FAMILY LLC
P.O. BOX C
ABERDEEN, MD 21001
CONTACT: KENT R. FERRELL III
#410-272-4422

DEVELOPER
FERRELL FAMILY LLC
P.O. BOX C
ABERDEEN, MD 21001
CONTACT: KENT R. FERRELL III
#410-272-4422

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

D.A.C. SITE PLAN

3035 CHURCHVILLE ROAD

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

DATE 11/17/10	DRAWING NO. DP1
SCALE 1"=60'	
DESIGNED BY JRO	SHEET 1 OF 1
DRAWN BY JRO	BSLS JOB NO. 10087