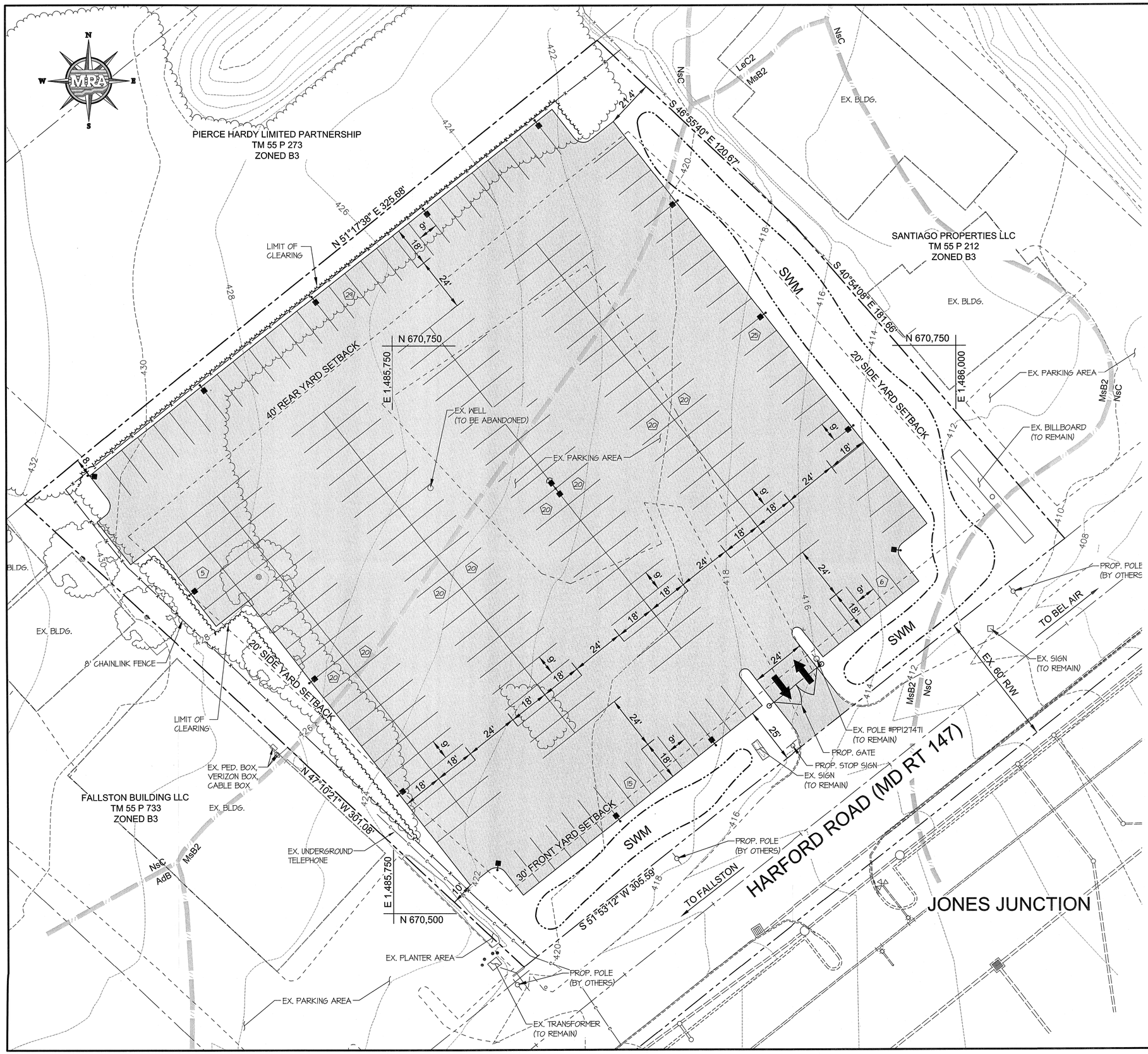

SITE DATA:

1. OWNER/DEVELOPER: D&S REAL ESTATE, LLC
   1504 BEL AIR ROAD
   BEL AIR, MD 21014
2. PROPERTY ADDRESS: 1710 HARFORD ROAD
   FALLSTON, MD 21047
3. TAX MAP: 55 PARCEL 211
4. DEED REFERENCE: 8688/196
5. SITE AREA: 2.192± AC.
6. EXISTING ZONING: B3 (GENERAL BUSINESS)
7. PROPOSED USE: VEHICLE STORAGE FACILITY
8. BUILDING/LOT REGULATIONS (B3):
   - MIN. LOT AREA: 20,000 S.F.
   - MIN. LOT WIDTH: 70'
   - MIN. FRONT YARD: 30'
   - MIN. SIDE YARD: 20'
   - MIN. REAR YARD: 40'
   - MAX. BLDG. HEIGHT: 3 STORIES
   - MIN. STBK. RESIDENTIAL: 25'
9. PARKING:
   - REQUIRED: 0 P.S.
   - PROVIDED: 240 P.S. (STORAGE SPACES)
10. IMPERVIOUS AREA:
    - ALLOWED: 85% X 2.192± AC. = 1.86± AC.
    - PROPOSED: 1.60± AC. (73.0%)
11. THE EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION AND FIELD SURVEY CONDUCTED BY MRA.
12. THERE IS NO 100-YEAR FEMA FLOODPLAIN LOCATED ON THIS SITE AS EVIDENCED BY FEMA FIRM MAP PANEL NO. 24025C0144D, EFFECTIVE DATE JANUARY 7, 2000.
13. THERE ARE NO KNOWN WETLANDS OR WATER OF THE US ON THIS SITE.
14. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
15. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON-SITE.
16. STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN.
17. THE EX. WELLS ARE TO BE PROPERLY REMOVED OR ABANDONED.

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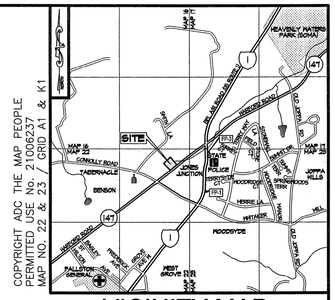
PERMITTED USE No. 21006237
MAP NO. 22 & 23 / GRID A1 & K1



VICINITY MAP

SCALE: 1"=2000'

LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- KeB2 / EmB — SOILS LINE AND DESIGNATION
- EX. STORM DRAIN & MANHOLE
- EX. WATER LINE & FIRE HYDRANT
- EX. SANITARY SEWER & MANHOLE
- EX. PAVEMENT
- PROP. PAVEMENT
- PROP. FENCING
- PROP. LIGHTING: 1000 WATT METAL HALIDE FLOOD; BRONZE ON 30' GALVANIZED STEEL POLE
- PROP. LIGHTING: (2) 1000 WATT METAL HALIDE RECTILINEAR FIXTURES; BRONZE ON EITHER 35' BRONZE OR FIBERGLASS POLE DIRECT EMBEDDED OR 32' STEEL POLE ON CONCRETE BASE
- PROP. LIGHTING SHIELD: TO BE INSTALLED AS SHOWN

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
MsB2	MONTALTO	3-8%	NO	NO	YES	YES	B
NsC	NESHAMINY	0-15%	NO	NO	NO	YES	B

PLAN TYPE S
PLAN NO. 11-017
SERIES NO. 1
DATE 2/16/11
DAC/DUE 3/16/11

MORRIS & RITCHIE ASSOCIATES, INC.
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SITE PLAN
FOR A
VEHICLE STORAGE FACILITY
1710 HARFORD ROAD

THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	17040
		SCALE:	1" = 20'
		DATE:	02.14.2011
		DRAWN BY:	AGD
		DESIGN BY:	AGD
		REVIEW BY:	PTM
		SHEET:	1 OF 1