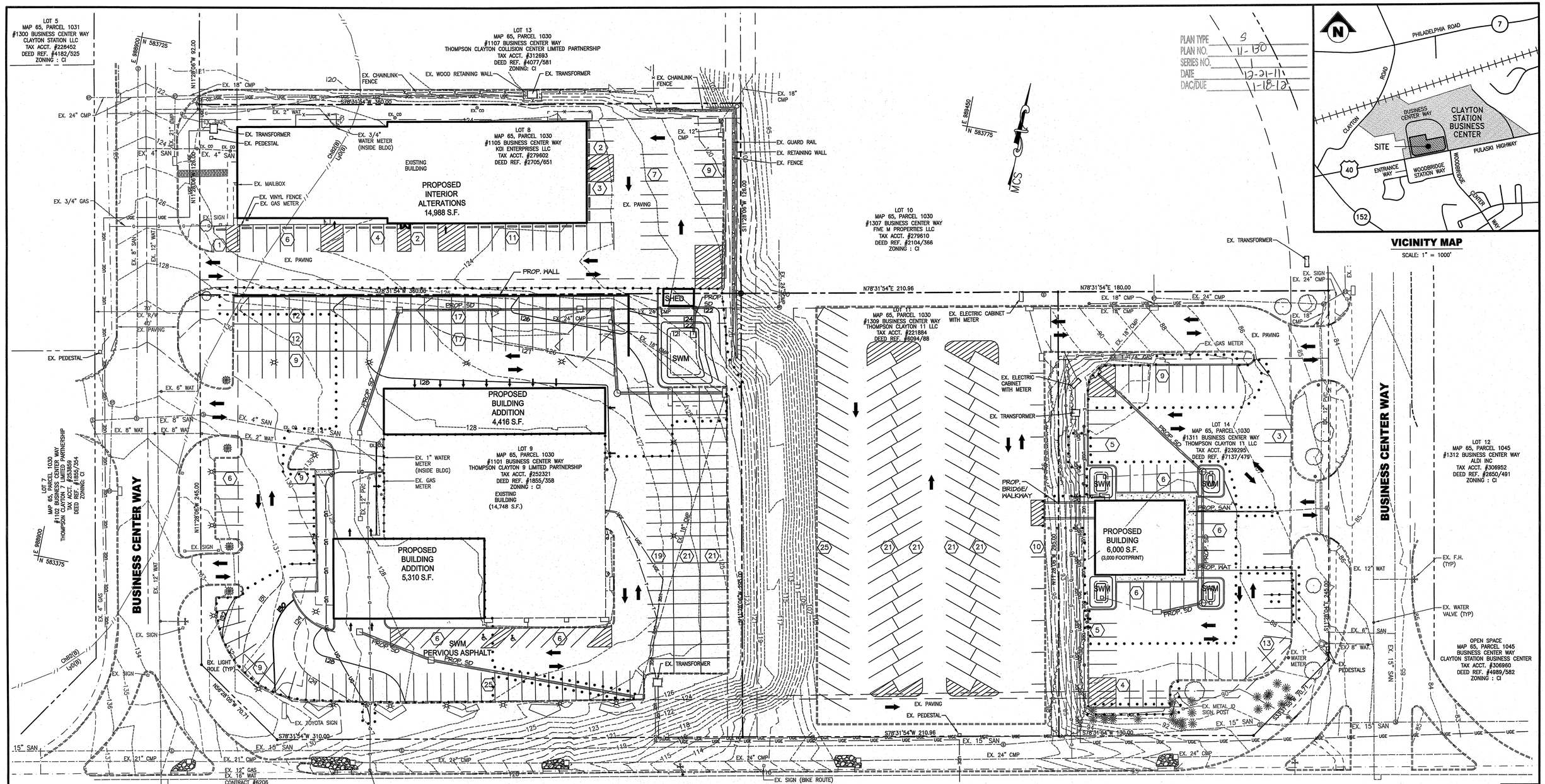
PLAN TYPE S
PLAN NO. 11-130
SERIES NO.
DATE 12-21-11
DAC/DUE 1-18-12



L.O.D. = 64,900 S.F. ; 1.49 AC.

NOTES:

1. EXISTING WATER AND SEWER SERVICES WILL BE USED TO SERVICE EXISTING AND PROPOSED BUILDINGS.

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

SITE DATA

1. DEVELOPER: THOMPSON CLAYTON 9 LIMITED PARTNERSHIP
   1101 BUSINESS CENTER WAY
   EDGEWOOD, MD 21040
2. OWNER:
   LOT 8 KDI ENTERPRISES LLC
   1105 BUSINESS CENTER WAY
   EDGEWOOD, MD 21040
   LOT 9 THOMPSON CLAYTON 9 LIMITED PARTNERSHIP
   1101 BUSINESS CENTER WAY
   EDGEWOOD, MD 21040
   LOT 11 THOMPSON CLAYTON 11 LLC
   1309 BUSINESS CENTER WAY
   EDGEWOOD, MD 21040
   LOT 14 THOMPSON CLAYTON 11 LLC
   1311 BUSINESS CENTER WAY
   EDGEWOOD, MD 21040
3. TAX MAP: 65 PARCEL: 1030
4. CURRENT ZONING: CI (COMMERCIAL INDUSTRIAL)
5. DEED REFERENCE: LOT 8 (2705/651), LOT 9 (1855/358), LOT 11 (6094/88), LOT 14 (7137/479)
6. SITE AREA: LOT 8 (1.04 ACRES±), LOT 9 (2.409 ACRES±), LOT 11 (1.429 ACRES±), LOT 14 (1.189 ACRES±) TOTAL = 6.067 ACRES
7. EXISTING USE: COMMERCIAL
8. PROPOSED USE: COMMERCIAL (MOTOR VEHICLE SERVICE)
9. AREA CALCULATIONS:
   ALLOWABLE BUILDING COVERAGE: 50% x 6.067 ACRES± = 132,140 S.F.±
   EXISTING BUILDING COVERAGE: 31,531 S.F.
   PROPOSED BUILDING COVERAGE: 41,462 S.F.
   ALLOWABLE IMPERVIOUS AREA: 85% x 6.067 ACRES± = 224,636 S.F.±
   EXISTING IMPERVIOUS AREA: 198,053 S.F.
   PROPOSED IMPERVIOUS AREA: 200,778 S.F.
10. PARKING DATA:
    LOT 8
    MOTOR VEHICLE SERVICE: 1 PER 300 S.F. OF FLOOR AREA
    MOTOR VEHICLE SERVICE REQUIRED: 1 SPACE x (17,988 S.F./300 S.F.) = 50 SPACES
    MOTOR VEHICLE SERVICE PROVIDED: 45 SPACES
    LOT 9
    MOTOR VEHICLE SERVICE: 1 PER 300 S.F. OF FLOOR AREA
    MOTOR VEHICLE SERVICE REQUIRED: 1 SPACE x (48,948 S.F./300 S.F.) = 164 SPACES
    MOTOR VEHICLE SERVICE PROVIDED: 185 SPACES
    LOT 11
    MOTOR VEHICLE SERVICE: 1 PER 300 S.F. OF FLOOR AREA
    MOTOR VEHICLE SERVICE REQUIRED: 1 SPACE x (00,000 S.F./300 S.F.) = 00 SPACES
    MOTOR VEHICLE SERVICE PROVIDED: 110 SPACES
    LOT 14
    MOTOR VEHICLE SERVICE: 1 PER 300 S.F. OF FLOOR AREA
    MOTOR VEHICLE SERVICE REQUIRED: 1 SPACE x (6,000 S.F./300 S.F.) = 20 SPACES
    MOTOR VEHICLE SERVICE PROVIDED: 57 SPACES
    TOTAL REQUIRED SPACES: 234
    TOTAL PROVIDED SPACES: 397
11. SETBACK SUMMARY
    MINIMUM BUILDING/USE SETBACK FROM ADJ. RESIDENTIAL LOT: 25 FEET
    MINIMUM LOT WIDTH AT BUILDING LINE: 70 FEET
    MINIMUM FRONT YARD DEPTH: 30 FEET
    FRONT YARD SETBACK REDUCED TO 25 FEET FOR LOT 8
    MINIMUM SIDE YARD WIDTH: 20 FEET
    MINIMUM REAR YARD DEPTH: 40 FEET
    MAXIMUM BUILDING HEIGHT: 36 FEET
12. BUILDING HEIGHTS
    LOT 8 EXISTING: 16'-7" PROPOSED: 16'-7"
    LOT 9 EXISTING: 17'-6" PROPOSED: 19'-0"
    LOT 14 EXISTING: 15'-0" PROPOSED: 28'-0"
13. THERE ARE NO PROPOSED SIGNS FOR THIS PROJECT.
14. THERE WILL BE 12 ADDITIONAL EMPLOYEES PROPOSED TO THIS SITE.
15. THERE ARE NO EXTENSIONS OF ANY PUBLIC FACILITIES TO THIS SITE.
16. THERE ARE NO 100 YEAR FLOODPLAINS ON THIS SITE.
17. THIS SITE IS NOT WITHIN ANY CHESAPEAKE BAY CRITICAL OVERLAY DISTRICT.
18. THERE ARE NO WELL OR SEPTIC SYSTEMS LOCATED ON THIS SITE.
19. EXISTING FUEL STORAGE TANKS FROM EXISTING GAS STATION HAVE BEEN REMOVED.

LEGEND

- EX. RIGHT OF WAY
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING
- 122 EX. 2' CONTOUR
- 120 EX. 10' CONTOUR
- EX. CONCRETE CURB AND GUTTER
- EX. EDGE OF CONCRETE
- EX. EDGE OF PAVING
- EX. BOARD ON BOARD FENCE
- EX. CHAIN LINK FENCE
- ST EX. STORM DRAIN
- S EX. SANITARY SEWER
- EX. WATER
- EX. WATER VALVE; HYDRANT; METER
- EX. TREES
- OHE EX. OVERHEAD ELECTRIC LINE
- G EX. GAS MAIN
- G EX. GAS LINE
- LIMIT OF DISTURBANCE
- PROP. CURB
- 421 PROP. 1' CONTOUR
- 422 PROP. 2' CONTOUR
- 420 PROP. 10' CONTOUR
- PROP. STORMDRAIN (SD)
- PROP. PRIVATE WATER
- PROP. PRIVATE SEWER

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 27/(1991) VERTICAL NAVD 29

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34479 EXPIRATION DATE: 06/21/2012.

OWNER

THOMPSON CLAYTON 9 LIMITED PARTNERSHIP
1101 BUSINESS CENTER WAY
EDGEWOOD, MARYLAND 21040
PHONE: 410-679-1500

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM

STATE OF MARYLAND
MICHAEL THOMAS GRAHAM
No. 34479
PROFESSIONAL ENGINEER

THOMPSON TOYOTA
1101 BUSINESS CENTER WAY
SITE PLAN FOR DEVELOPMENT ADVISORY COMMITTEE

1 ST ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	17195
		SCALE:	1" = 30'
		DATE:	12/21/2011
		DRAWN BY:	JTS
		DESIGN BY:	JTS
		REVIEW BY:	MGC
		SHEET:	OF