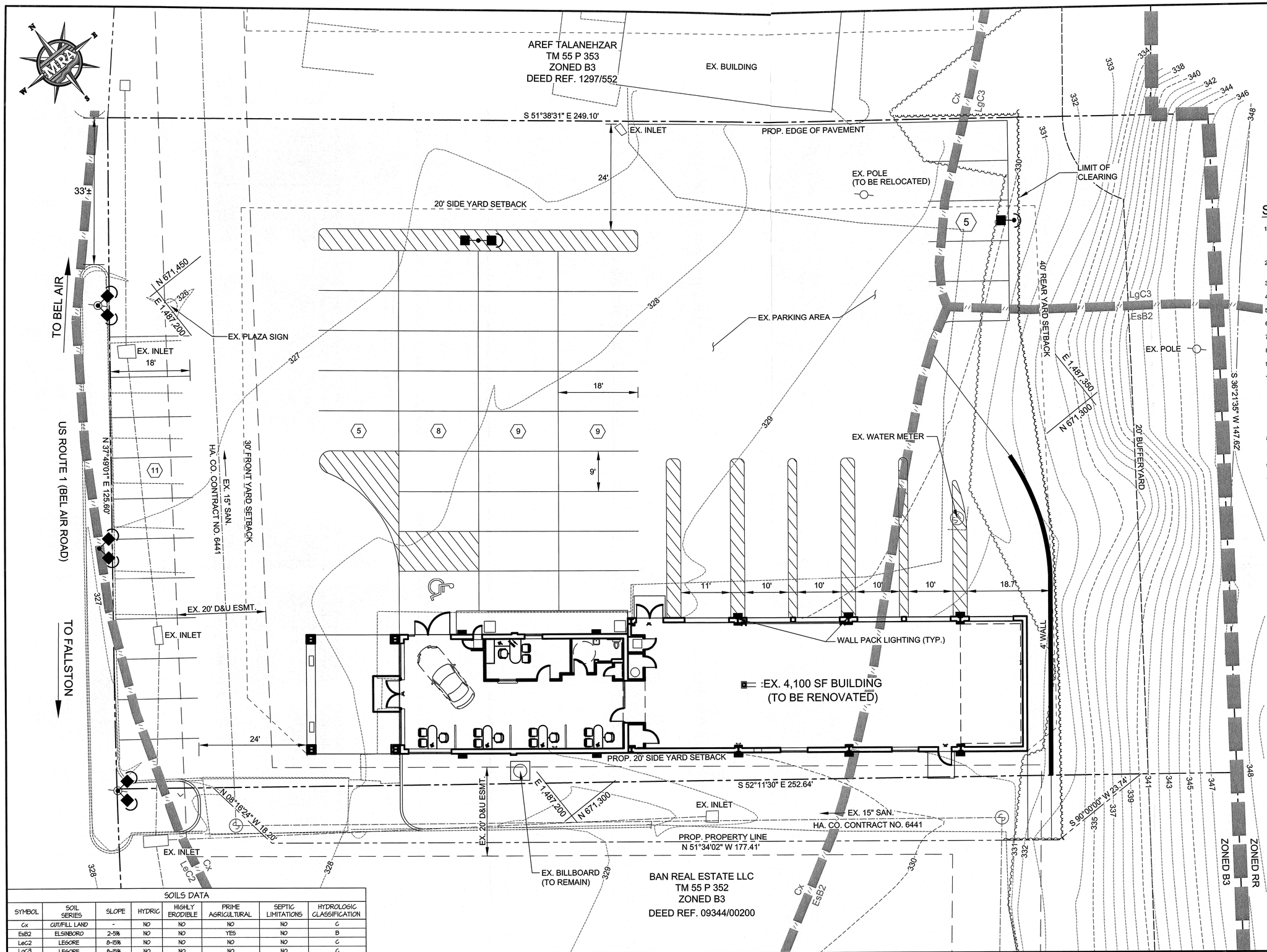

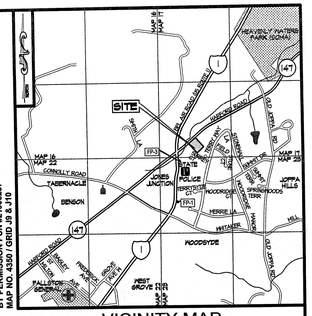

VICINITY MAP
SCALE: 1"=2000'

SITE DATA:

1. OWNER/DEVELOPER: BAN REAL ESTATE, LLC
   1504 BEL AIR ROAD
   BEL AIR, MARYLAND 21014
   C/O LARRY V. JONES
2. PROPERTY ADDRESS: 1329A BEL AIR ROAD
   BEL AIR, MARYLAND 21014
3. TAX MAP, PARCEL: 55, 351
4. DEED REFERENCE: 09344/00276
5. EXISTING SITE AREA: 0.857± AC.
6. PROPOSED SITE AREA: 0.917± AC.
7. EXISTING ZONING: B3
8. EXISTING USE: RETAIL
9. PROPOSED USE: AUTO SALES/SERVICE/STORAGE
10. BUILDING/LOT REGULATIONS:

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

8. OPEN SPACE
   MAX. IMPERVIOUS ALLOWED: 0.86± AC. X 85% = 0.73± AC.
   PROPOSED IMPERVIOUS: 0.64± AC. OR 74%
9. BUILDING COVERAGE: 10%
10. PARKING REQUIREMENTS:
    1 P.S. PER 300 SF GROSS FLOOR AREA
    PROPOSED BUILDING FOOTPRINT = 4,100 SF
    PARKING REQ'D = 4,100 SF/300SF = 14 SPACES (1 H/C SPACE REQ'D)
    PARKING PROVIDED = 14 SPACES
    VEHICLE STORAGE SPACES PROVIDED = 33 SPACES
11. THE EXISTING FEATURES AND TOPOGRAPHIC INFORMATION ARE BASED ON A FIELD SURVEY CONDUCTED BY MORRIS & RITCHIE ASSOCIATES, INC., JANUARY 2012.
12. THE PROPERTY BOUNDARY IS BASED ON A SURVEY CONDUCTED BY MORRIS & RITCHIE ASSOCIATES, INC., AUGUST 2011.
13. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
14. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON-SITE.
9. BASED ON SECTION 267-29.B.(1)(a-c) A LANDSCAPE PLAN IS NOT APPLICABLE TO THIS PROJECT.
10. THIS SITE IS EXEMPT FROM STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL REQUIREMENTS AS THE PROPOSED LIMIT OF DISTURBANCE IS LESS THAN 5,000 SQUARE FEET.
11. THIS SITE IS EXEMPT FROM FOREST CONSERVATION REGULATIONS AS THE PARCEL SIZE IS LESS THAN 40,000 SQUARE FEET.
12. THE LOT LINE ADJUSTMENT IS PROPOSED UNDER SECTION 268-8. SUBDIVISION WAIVERS.

LEGEND:

- EXISTING 1' INTERVAL CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING WOODY VEGETATION
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- SOILS LINE AND DESIGNATION (KeB2 / EmB)
- EX. STORM DRAIN & MANHOLE
- EX. WATER LINE & FIRE HYDRANT
- EX. SANITARY SEWER & MANHOLE
- EX. PAVEMENT
- PROP. LIGHTING: 1000 WATT METAL HALIDE FLOOD WITH SHIELD; MOUNT ON EXISTING BGE LIGHT POLE
- PROP. LIGHTING: (3) 1000 WATT METAL HALIDE RECTILINEAR FIXTURES WITH SHIELD; MOUNT ON 25' STEEL POLE ON CONCRETE BASE
- PROP. LIGHTING: (1) 1000 WATT METAL HALIDE RECTILINEAR FIXTURES WITH SHIELD; MOUNT ON 32' STEEL POLE ON CONCRETE BASE
- PROP. WALL PACK LIGHTING (TYP.)

PLAN TYPE	S
PLAN NO.	12-024
SERIES NO.	
DATE	6/20/12
DAC/DUE	7/18/12

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
Cx	CUT/FILL LAND	-	NO	NO	NO	NO	C
EsB2	ELSINBORO	2-5%	NO	NO	YES	NO	B
LeC2	LEGORE	8-15%	NO	NO	NO	NO	C
LgC3	LEGORE	8-15%	NO	NO	NO	NO	C

DATE	REVISIONS

OWNER/DEVELOPER
BAN REAL ESTATE, LLC
1504 BEL AIR ROAD
BEL AIR, MARYLAND 21014
ATTN: MR. LARRY V. JONES
PHONE: 410.879.6400

PROFESSIONAL CERTIFICATION
"I (AMY GRACE DIPIETRO) 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. 34672, EXPIRATION DATE: 08.23.2013."

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
PHONE (410) 515-9000
FAX (410) 515-9002
CONTACT: AMY G. DIPIETRO, P.E., LEED AP

SITE PLAN
FOR
1329A BEL AIR ROAD
BUILDING RENOVATIONS
THIRD ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

JOB NO:	16864
SCALE:	1" = 10'
DATE:	JUNE 19, 2012
DRAWN BY:	AGD
DESIGN BY:	AGD
REVIEW BY:	PTM
SHEET:	1 OF 1

G:\16864\CONSTRUCTION\SITE\16864-SITE-1329A.dwg, 6/19/2012 10:57:43 AM, ADipietro, 1:1, Copyright 2012 Morris & Ritchie Associates, Inc.