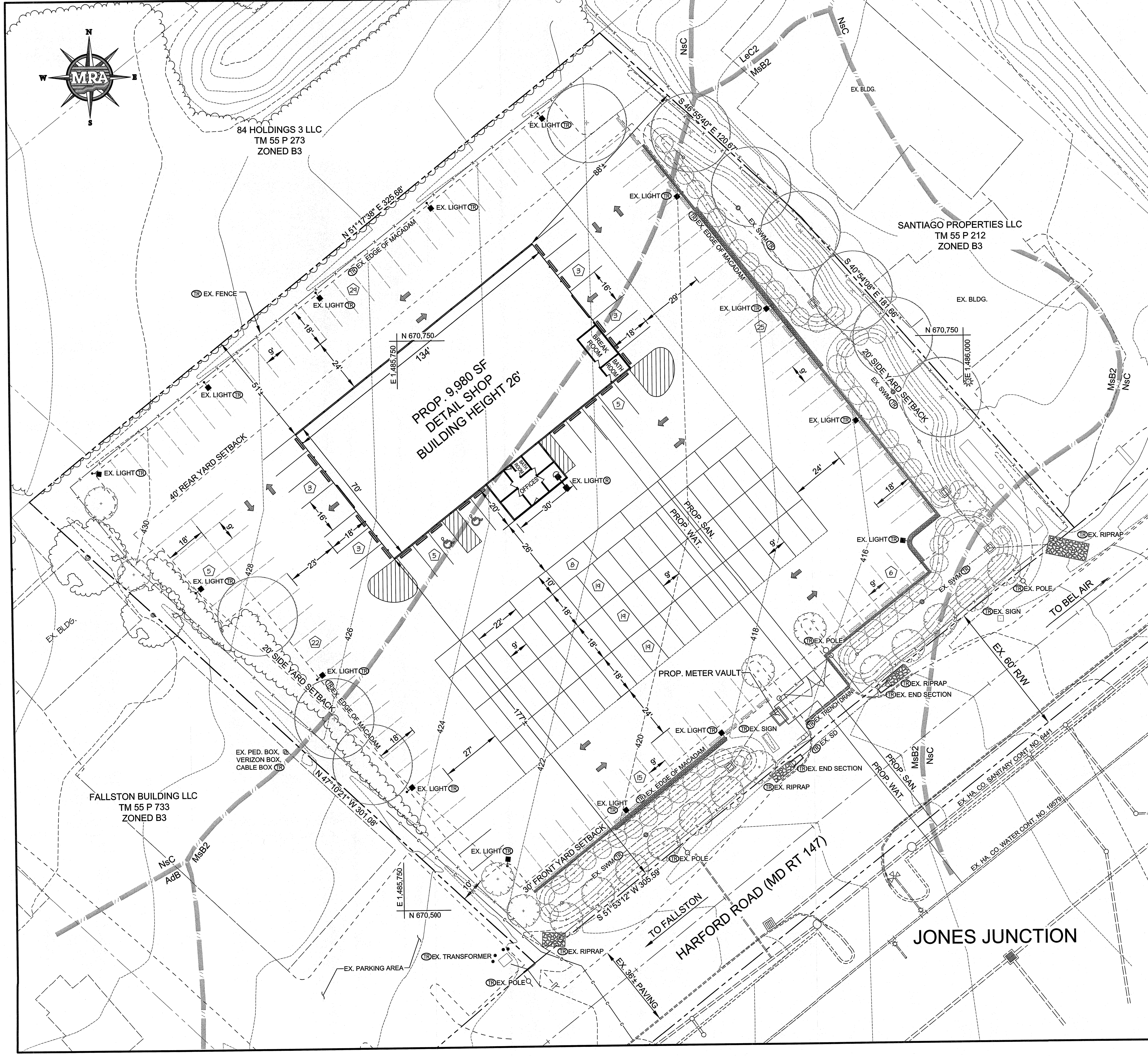
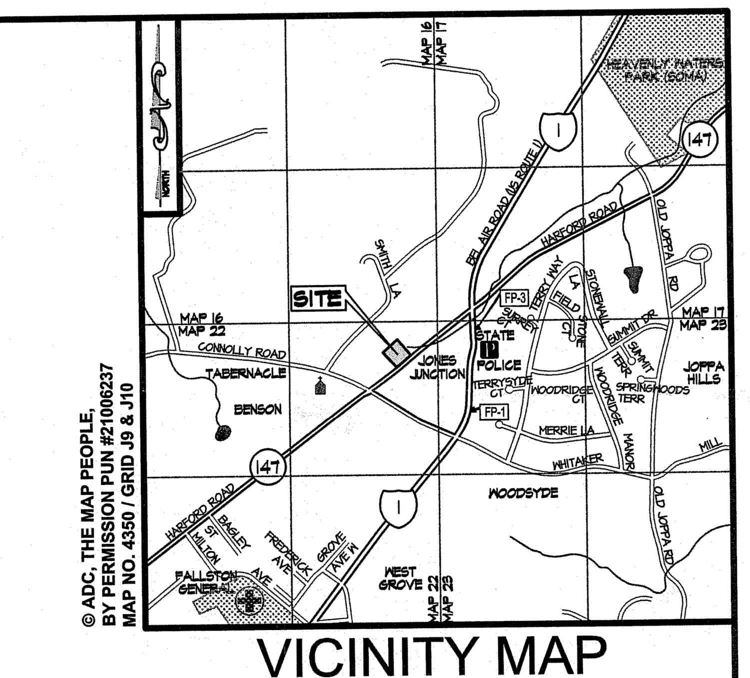
G:\17040\PLANNING\SKETCH\17040-Sketch-BLDG-B.dwg, 6/20/2012 9:54:57 AM, ADipietro, 1:1, Copyright 2012 Morris & Ritchie Associates, Inc.



SITE DATA:

1. OWNER/DEVELOPER: D&S REAL ESTATE, LLC
   1504 BEL AIR ROAD
   BEL AIR, MD 21014
   C/O MR. STEVE SMELTZER
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. EXISTING USE: VEHICLE STORAGE FACILITY
8. PROPOSED USE: VEHICLE DETAIL SHOP
   VEHICLE STORAGE FACILITY
9. 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'
10. PARKING:
    1 P.S. PER 300 SF GROSS FLOOR AREA
    PROPOSED BUILDING FOOTPRINT = 9,980 SF
    PARKING REQ'D = 9,980 SF/300SF = 34 SPACES (2 H/C SPACES REQ'D)
    PARKING PROVIDED = 34 SPACES
    VEHICLE STORAGE SPACES PROVIDED = 155 SPACES
11. IMPERVIOUS AREA:
    ALLOWED: 85% X 2.192± AC. = 1.86± AC.
    EXISTING: 1.60± AC. (73.0%)
    PROPOSED: 1.60± AC. (73.0%)
12. BUILDING COVERAGE: ALLOWED 35%/PROVIDED 10%
13. THE EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION, FIELD SURVEY CONDUCTED BY MRA, AND AS-BUILT SURVEY CONDUCTED BY MRA.
14. 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.
15. THERE ARE NO KNOWN WETLANDS OR WATER OF THE U.S. ON THIS SITE.
16. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
17. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON-SITE.
18. STORMWATER MANAGEMENT, AS INDICATED ON THIS PLAN, HAS BEEN AS-BUILT AND ACCEPTED BY HARFORD COUNTY.
19. STORMWATER MANAGEMENT, FOREST CONSERVATION AND LANDSCAPING REQUIREMENTS HAVE BEEN RECENTLY MEET UNDER SITE PLAN NO. S11-017.
20. UTILITY PERMITS FOR SERVICE CONNECTIONS TO SITE ACROSS MD RTE 147 ARE REQUIRED FROM SHA.



VICINITY MAP

SCALE: 1"=2000'

LEGEND:

EXISTING 2' INTERVAL CONTOUR
EXISTING 10' INTERVAL CONTOUR
EXISTING BUILDING
EXISTING LANDSCAPING (TO REMAIN)
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
EX. FENCING
EX. LIGHTING: 1000 WATT METAL HALIDE FLOOD; BRONZE ON 30' GALVANIZED STEEL POLE
PROP. WATER
PROP. SANITARY SEWER

DEMO LEGEND

TR	TO REMAIN
RR	REMOVE & RELOCATE
R	REMOVE EXISTING STRUCTURE
A	ADJUST

PLAN TYPE S
PLAN NO. 12-075
SERIES NO. 1
DATE 6/20/12
DAC/DUE 7/18/12

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

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MD 21009
(410) 515-9000
FAX: (410) 515-9002
MRAGTA.COM

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SITE PLAN
FOR A
VEHICLE DETAIL SHOP & STORAGE FACILITY
at 1710 HARFORD ROAD

THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS

JOB NO.:	17040.02
SCALE:	1" = 20'
DATE:	06.20.2012
DRAWN BY:	AGD
DESIGN BY:	AGD
REVIEW BY:	PTM
SHEET:	1 OF 1