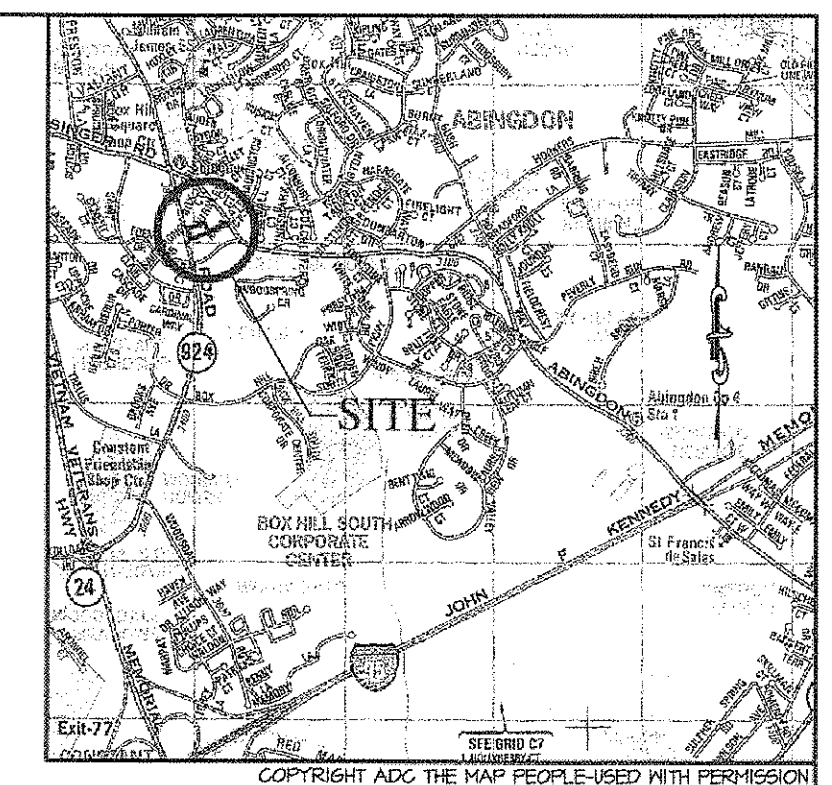


SITE DATA

1. OWNER: 3111 EMMORTON ROAD
C/O DEBORAH M. TURNER
302 BELMONT COURT
BEL AIR, MARYLAND 21004-2021
2. DEVELOPER: KINGSVILLE HOLDINGS LLC
14 BACK RIVER NECK ROAD
BALTIMORE, MARYLAND 21221
3. SITE ADDRESS: 3111 EMMORTON ROAD, ABINGDON, MARYLAND 21004
4. TAX MAP: 61 PARCEL: 277 GRID: IE
5. CURRENT ZONING: B-3
6. DEED REFERENCE: C.G.H. 3076/313
7. ELECTION DISTRICT: FIRST
8. SITE AREA: 1.05 AC.± (45,130 SQ. FT.)
9. TOTAL AREA OF EXISTING FOREST: 0.17 AC.± (7,476 SQ. FT.)
10. TOTAL AREA OF NATURAL RESOURCE DISTRICT: 0.00 AC.±
11. TOTAL AREA OF NON-TIDAL WETLANDS: 0.00 AC.±
12. EXISTING USE OF PROPERTY: FORMER DRIVE-THRU BANK (VACANT) TO BE DEMOLISHED
13. EXISTING IMPERVIOUS AREA: 0.13 AC.± (3,910 SQ. FT.)
14. EXISTING BUILDING COVERAGE: 0.05 AC.± (2,386 SQ. FT.)
15. PROPOSED USE OF PROPERTY: RETAIL (4,000 SQ. FT. BUILDING TO BE CONSTRUCTED)
16. PROPOSED IMPERVIOUS AREA: 0.16 AC.± (33,243 SQ. FT.)
17. PROPOSED BUILDING COVERAGE: 0.21 AC.± (4,000 SQ. FT.)
18. SITE REQUIREMENTS: B-3 ZONING
SETBACKS: FRONT- 25'
SIDE- 5'
REAR- 35'
MAX BUILDING HEIGHT: 3-STORIES
19. PARKING REQUIRED: 1 PARKING SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA.
4,000 SQ. FT. GROSS FLOOR AREA
4,000/200= 45 OR 45 PARKING SPACES
PARKING REQUIRED: 45 SPACES
20. PARKING PROVIDED: 45 SPACES
21. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION AND FIELD RUN TOPOGRAPHY.
22. THERE IS NO 100 YEAR F.E.M.A. FLOODPLAIN LOCATED ON THIS SITE PER F.I.R.M.# 24025C0256 E DATED 4/14/2006.
23. THE PROPERTY BOUNDARY IS BASED ON A DEED DESCRIPTION IN DEED C.G.H. 3076/313.
24. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
25. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
26. THERE ARE NO KNOWN HISTORIC SITES ON THE SUBJECT PROPERTY.
27. NO ON SITE STEEP SLOPES QUALIFY AS N.R.D. DUE TO LIMITED LAND AREA AS PER 267-62.B.1 OF THE HARFORD COUNTY DEVELOPMENT REGULATIONS.
28. THE PROPOSED WATER AND SEWER SHALL BE PUBLIC. ALL UTILITIES NOT LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE CONTAINED IN A DRAINAGE AND UTILITY EASEMENT.
29. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL DESIGN.
30. STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN AND HAS BEEN SUBMITTED FOR REVIEW.
31. A LANDSCAPING PLAN AND A LIGHTING PLAN HAS BEEN SUBMITTED TO HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING.
32. A STORMWATER MANAGE ACCESS, MAINTENANCE AND INSPECTION EASEMENT WILL BE PROVIDED FOR THIS SITE AND WILL BE DETERMINED AT FINAL DESIGN.
33. THE EXISTING WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION COULD NOT BE FIELD LOCATED. THIS PLAN PROPOSES A NEW WATER HOUSE CONNECTION AND A NEW SEWER HOUSE CONNECTION UNLESS THE EXISTING CONNECTIONS CAN BE LOCATED AND DEEMED SUFFICIENT.
34. THIS PLAN IS SUBJECT TO REVISIONS.



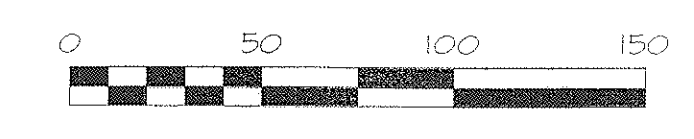
LOCATION MAP
1" = 2000'

LEGEND

- - - - - PROPOSED STORM DRAIN AND INLET
- M002 648 SOIL TYPE
- 212 - - - - - EXISTING CONTOURS
- - - - - EXISTING TREE LINE
- PROPOSED GARBAGE DUMPSTER
- EXISTING WATER LINE
- EXISTING DRAINAGE & UTILITY EASEMENT
- PROPOSED DRAINAGE
- - - - - BOUNDARY LINE
- - - - - ADJOINER BOUNDARY LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - EXISTING SETBACK LINE
- EXISTING SEWER LINE
- PROPOSED SHWESD
- PROPOSED BUILDING
- HANDICAPPED PARKING SPACE
- EXISTING FIRE HYDRANT
- EXISTING INGRESS/EGRESS EASEMENT C.G.H. 3130/146
- PROPOSED CONCRETE SIDEWALK

ADJOINER LIST

TAX MAP / PARCEL	OWNER	DEED REF.	PLAT REF.	ZONED	ADDITIONAL INFORMATION
TM.#61-P.#300	MAX EMMORTON LLC	H.D.C. 1633/430	H.D.C. 6/70	B-3	COMMERCIAL RETAIL
TM.#61-P.#156	MAX EMMORTON LLC	H.D.C. 10688/211	H.D.C. 34-37	B-3	COMMERCIAL RETAIL
TM.#61-P.#215	THOC LLC	H.D.C. 9086/232	H.D.C. 6-70	B-3	CAR DEALERSHIP
TM.#61-P.#623 LOT 216	ERIC GOSS	J.J.R. 11524/174	H.D.C. 34-45	R-3	RESIDENTIAL



PLAN TYPE: S
 PLAN NO: 548-2016
 SERIES NO:
 DATE: 8/31/16
 DATE/DUE: 9/17/16

PRELIMINARY SITE PLAN
#3111 EMMORTON ROAD
 TAX MAP #61-PARCEL #277
 FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

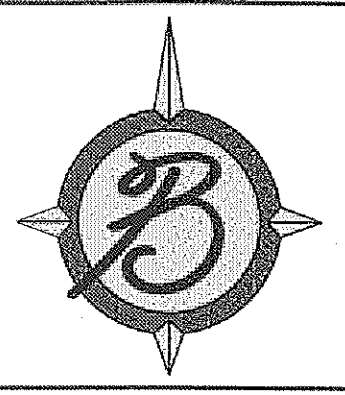
REVISIONS

NO.	DATE	DESCRIPTION

OWNER
 3111 EMMORTON ROAD LLC
 C/O DEBORAH M. TURNER
 302 BELMONT COURT
 BEL AIR, MARYLAND 21014-5656
 C.G.H. 3076/313

DEVELOPER/CONTRACT PURCHASER
 KINGSVILLE HOLDINGS LLC
 14 BACK RIVER NECK ROAD
 BALTIMORE, MARYLAND 21221
 CONTACT MR. KIRK SALVO

DATE: 7-28-16
 SCALE: 1"=30'
 CHECKED BY: CDC
 DRAWN BY: JSC



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

DRAWING NO. 16033
 RECEIVED AUG 3 2016 SHEET 1 OF 1
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