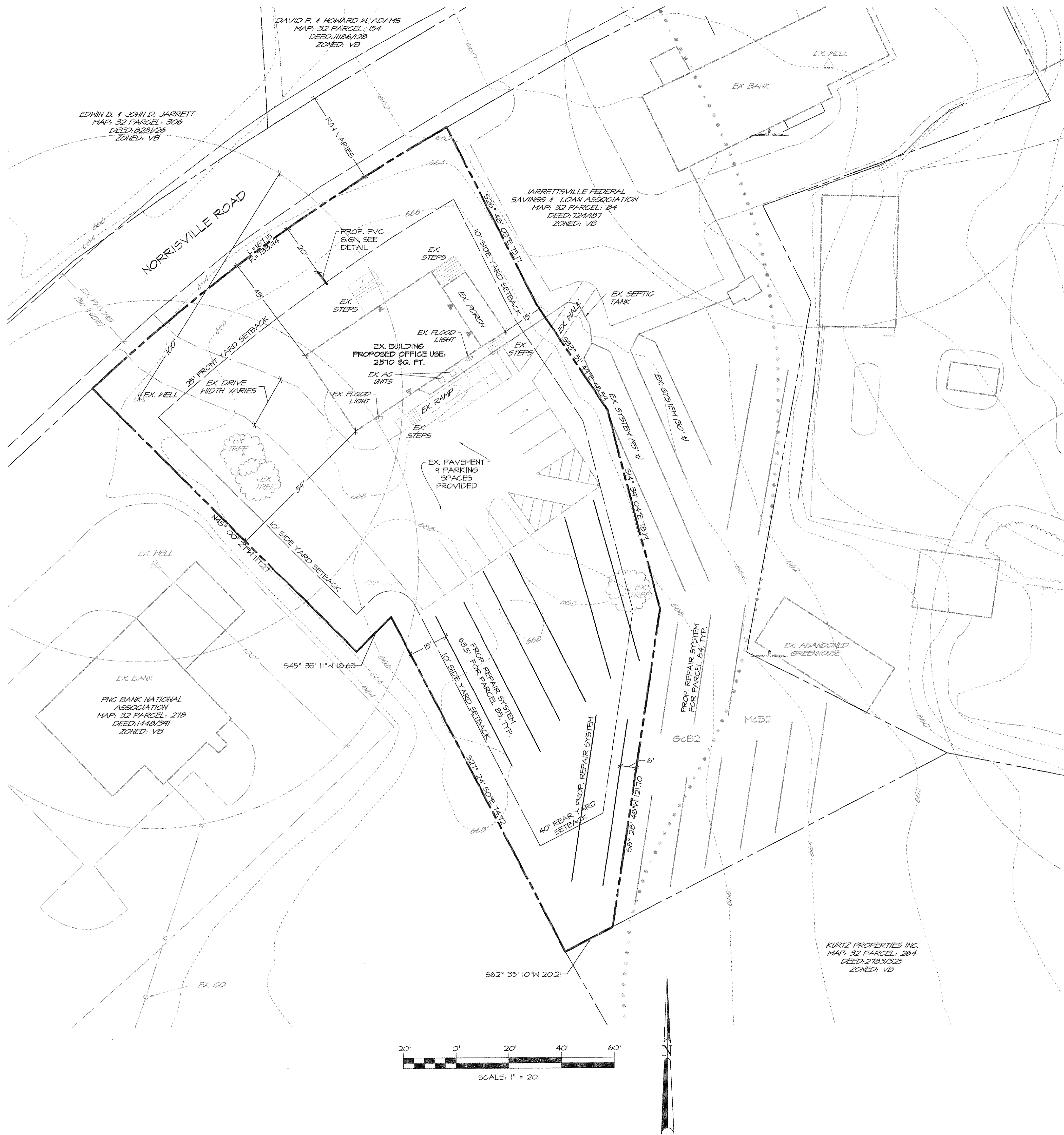


M:\PROJECTS\2171085_00 MARK JARRETTSVILLE FEDERAL DECISION ENGINEERING\CAD\PLAN SETS\DCASIP - SITE PLAN.DWG, FWA-BRD-RT-24036, 8/23/2017 1:13 PM, P/P



LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- - - EX. EASEMENT
- - - EX. CONTOURS
- - - EX. TREELINE
- - - EX. EDGE OF PAVING
- - - EX. OVERHEAD LINES
- - - EX. SANITARY LINES
- - - EX. WATER LINES
- - - EX. STORM DRAIN LINES
- - - EX. GAS LINES
- SOIL BOUNDARY

SITE DEVELOPMENT DATA

- OWNER: JARRETTSVILLE FEDERAL SAVINGS & LOAN ASSOCIATION
F.O. BOX 8
JARRETTSVILLE, MD 21084-0008
- PROPERTY ADDRESS: 3710 NORRISVILLE ROAD
JARRETTSVILLE, MD 21084
- TAX#: 04-035261
TAX MAP: 32
GRID: 1A
PARCEL: 85
DEED REF: 1046/223
ACREAGE: ± 0.716 AC
- USE, EXISTING: OFFICE USE
- WATER SERVICE: PRIVATE (WELL)
SEWER SERVICE: PRIVATE (SEPTIC)
- ZONING: VB (VILLAGE BUSINESS DISTRICT)

SOIL CHART

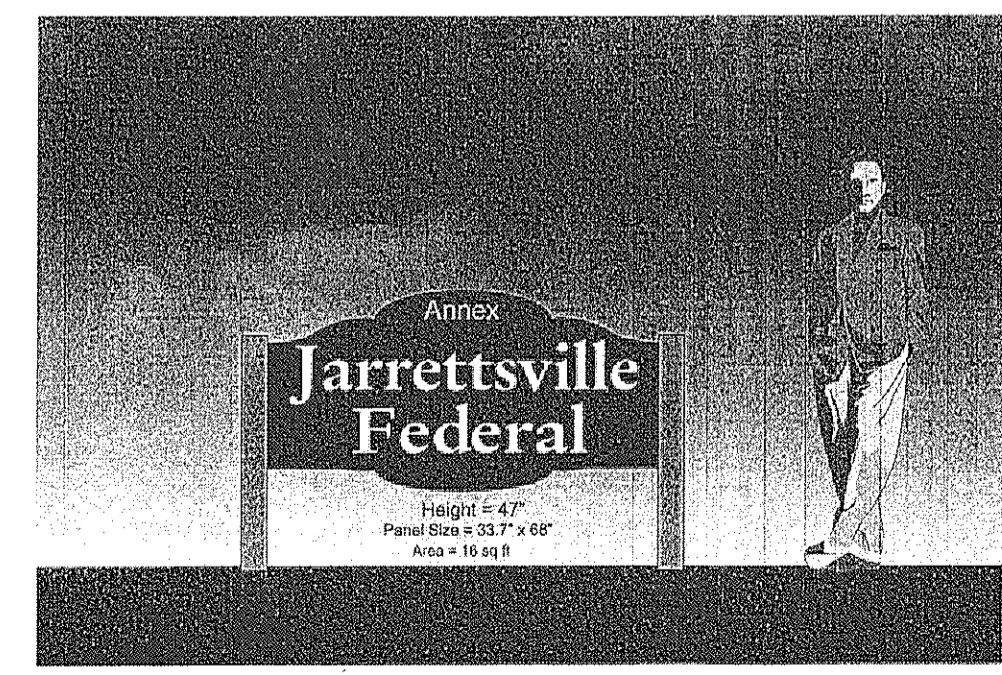
SYMBOL	UNIT NAME	ERODIBILITY	HYDRIC	K-VALUE	HYDRIC GROUP
GcB2	GLENELOG LOAM, 2 - 8% SLOPES	-	-	0.32	B
McB2	MANOR CLAYEY LOAM, 3 - 8% SLOPE	POTENTIALLY ERODIBLE	-	0.31	B

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

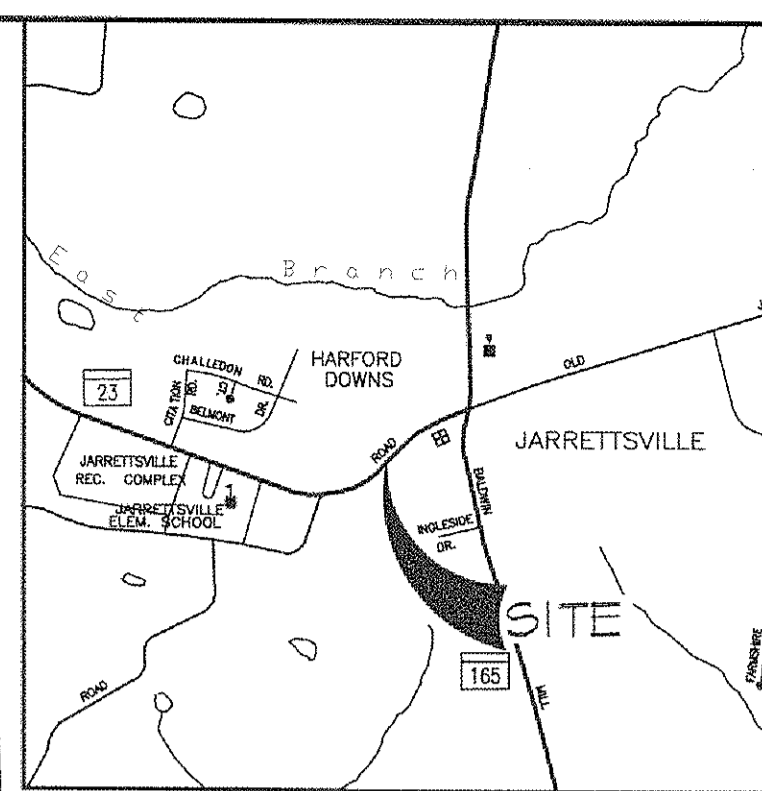
- RETAIL TRADE/SERVICE USE**
MINIMUM LOT SIZE: 10,000 SF
- MAX ALLOWABLE BUILDING HEIGHT: 36 FEET
- MINIMUM FRONT YARD: 25'
- MINIMUM SIDE YARD: 10'
- MINIMUM REAR YARD: 40'
- MINIMUM LOT WIDTH AT BUILDING LINE: 50'
- MAXIMUM BUILDING COVERAGE:
PROPOSED: 40%
5% (42,265 SF)
 - MAXIMUM IMPERVIOUS SURFACE:
PROPOSED: 85%
31% (14,674 SF)
 - PARKING REQUIREMENT:
1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA
PROPOSED: 2,570 SQ. FT. RETAIL SPACE / 300 = 8.56
PARKING REQ: 9 SPACES
PROPOSED PARKING: 9 (INCLUDING 1 HANDICAP SPACE)
 - BUFFER YARDS ARE NOT REQUIRED.
 - FLOODPLAIN: FEMA FIRM MAP 24025C0126E
NO FEMA FLOODPLAIN OCCURS ON SITE.
 - THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - BOUNDARY IS BASED ON WILSON DEEGAN & ASSOCIATES SITE PLAN AND TOPOGRAPHY SHOWN IS BASED ON HARFORD COUNTY GIS DATA, 2015.
 - THE SUBJECT PROPERTY IS EXEMPT FROM FOREST CONSERVATION REGULATIONS.

410-420-2400 2621 Claret Dr, Fallston, MD 21050
Signs Graphic Design
Vehicle & Boat Graphics Logo Design & Capture
Digital Printing & Wraps Illustrations
Promotional Products Offset & Screen Printing

FRONT ANNEX SIGN OPTIONS
Routed PVC Sign Panel
Routed Aluminum post and caps



Sales Scott Bachman	Designer W/SB	DATE 5-1-17
PROOF SENT VIA HARD COPY		DATE
CUSTOMER Jarrettsville Federal	ATTENTION Nancy Dorn	
IMPORTANT NOTICE		Production Approval
It is the customer's responsibility to evaluate the proof for correctness and completeness. A signed proof or affirming e-mail is required before production begins.		Signature & Date



VICINITY MAP
1" = 2000'

REV#	DATE	DESCRIPTION

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410-879-2080
Frederick Ward Associates
Frederick, Maryland

FREDERICK WARD ASSOCIATES
PO Box 727, 5 South Main Street 8th Fl. Mer/Arl/21014

OWNER/DEVELOPER
JARRETTSVILLE FEDERAL SAVINGS & LOAN ASSOCIATION
P.O. BOX 8
JARRETTSVILLE, MD 21084-0008

SITE PLAN
JARRETTSVILLE FEDERAL BANK ANNEX
HARFORD COUNTY, MD
4TH ELECTION DISTRICT

PLAN TYPE: S
PLAN NO: 435-0017
VERSION: 1
DATE: 8-25-17
DADCUE: 9-20-17

AUG 23 2017

DATE: 08/23/2017	DRAWING NO:
SCALE: 1" = 20'	
DESIGNED BY:	SP
DRAWN BY: RJB	SHEET 1 OF 1
CHECKED BY: TMP	FWA JOB NUMBER: 2171085.00