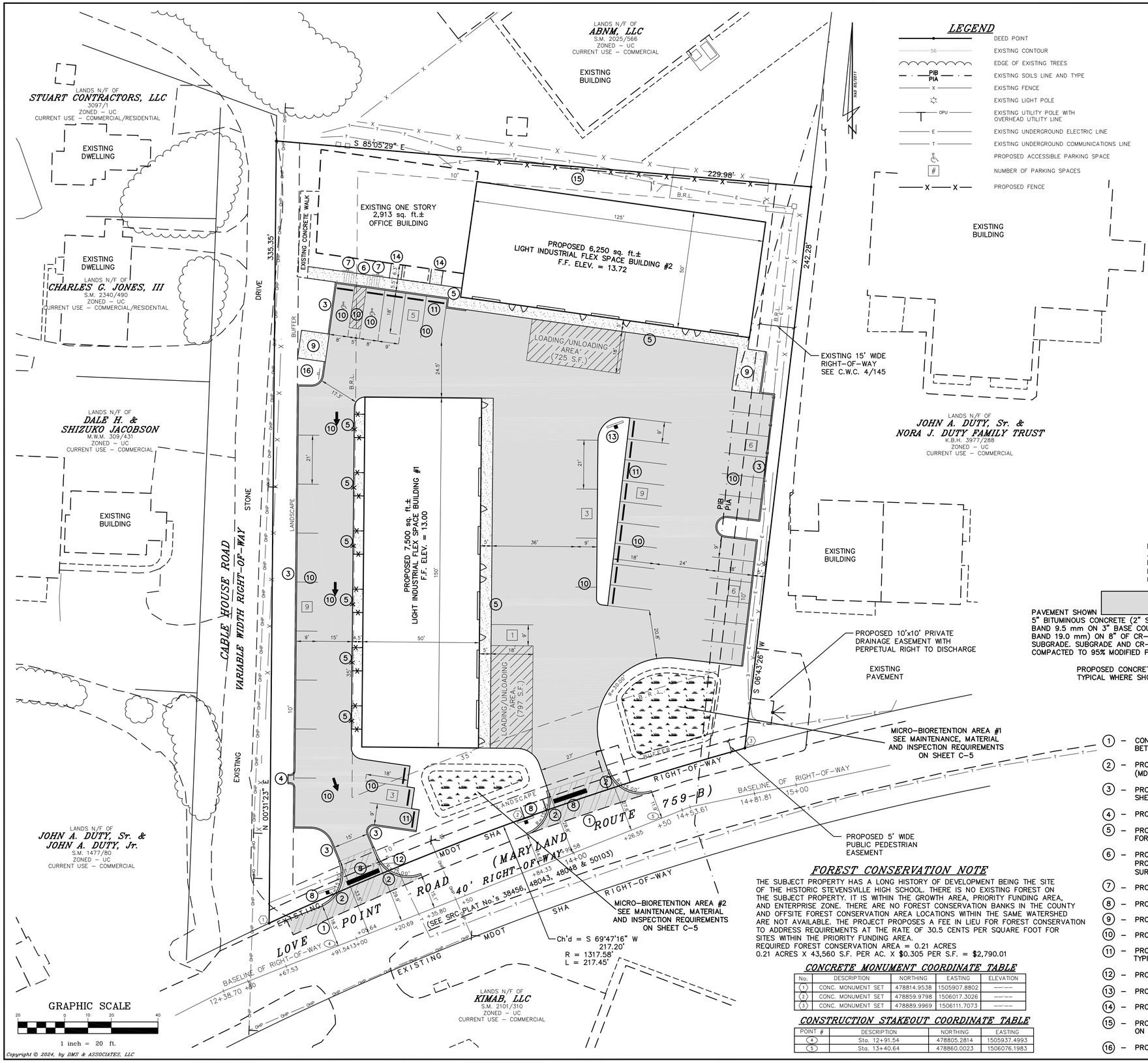

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LEGEND

	DEED POINT
56	EXISTING CONTOUR
	EDGE OF EXISTING TREES
PIB PIA	EXISTING SOILS LINE AND TYPE
X	EXISTING FENCE
	EXISTING LIGHT POLE
OPU	EXISTING UTILITY POLE WITH OVERHEAD UTILITY LINE
E	EXISTING UNDERGROUND ELECTRIC LINE
T	EXISTING UNDERGROUND COMMUNICATIONS LINE
	PROPOSED ACCESSIBLE PARKING SPACE
#	NUMBER OF PARKING SPACES
X X	PROPOSED FENCE

SITE STATISTICS

PROPOSED USE – COMMERCIAL
CURRENT USE – COMMERCIAL/MULTI-PURPOSE SCHOOL/CONTRACTOR STORAGE

GROSS SITE AREA	=	1.406 ac.± (61,257 sq. ft.±)
NON-CRITICAL AREA	=	1.406 ac.± (61,257 sq. ft.±)
CRITICAL AREA	=	0.000 ac.± (0,000 sq. ft.±)
AREA WITHIN BUFFERYARDS	=	0.124 ac.± (5,395 sq. ft.±)
AREA WITHIN NATURAL RESOURCES	=	0.000 ac.±
AREA WITHIN FLOODPLAIN	=	0.000 ac.±
FLOOR AREA (ALLOWED) (40%)	=	0.563 ac.± (24,503 sq. ft.±)
FLOOR AREA (EXISTING) (24.3%)	=	0.342 ac.± (14,909 sq. ft.±)
1 STORY OFFICE	=	2,913 sq.ft±
1 STORY STORY/OLD CLASSROOMS	=	3,702 sq.ft±
1ST FLOOR CONTRACTOR SPACE	=	4,147 sq.ft±
2ND FLOOR STORAGE/OLD CLASSROOMS	=	4,147 sq.ft±
FLOOR AREA (TO BE REMOVED)	=	0.275 ac.± (11,996 sq. ft.±)
FLOOR AREA (TO REMAIN)	=	0.067 ac.± (2,913 sq. ft.±)
FLOOR AREA (PROPOSED)	=	0.473 ac.± (20,625 sq. ft.±)
BUILDING 1 – 1st FLOOR (OFFICE/WAREHOUSE)	=	7,500 sq.ft±
BUILDING 1 – 2nd FLOOR (STORAGE)	=	3,750 sq.ft±
BUILDING 2 – 1st FLOOR (OFFICE/WAREHOUSE)	=	6,250 sq.ft±
BUILDING 2 – 2nd FLOOR (STORAGE)	=	3,125 sq.ft±
FLOOR AREA (TOTAL) (38.4%)	=	0.540 ac.± (23,538 sq. ft.±)
IMPERVIOUS AREA (ALLOWED) (80%)	=	1.125 ac.± (49,006 sq. ft.±)
IMPERVIOUS AREA (EXISTING) (69.3%)	=	0.975 ac.± (42,479 sq. ft.±)
IMPERVIOUS AREA (TO BE REMOVED)	=	0.888 ac.± (38,693 sq. ft.±)
IMPERVIOUS AREA (TO REMAIN)	=	0.087 ac.± (3,786 sq. ft.±)
IMPERVIOUS AREA (PROPOSED)	=	0.978 ac.± (42,583 sq. ft.±)
IMPERVIOUS AREA (RESULTING) (75.7%)	=	1.065 ac.± (46,369 sq. ft.±)
LANDSCAPE AREA (REQUIRED) (20%)	=	0.281 ac.± (12,251 sq. ft.±)
LANDSCAPE AREA (EXISTING) (30.7%)	=	0.431 ac.± (18,778 sq. ft.±)
LANDSCAPE AREA (PROVIDED) (24.3%)	=	0.341 ac.± (14,888 sq. ft.±)

PARKING & LOADING REQUIREMENTS

EXISTING: (SECTION 18:1-83.G.(4):
2.5 spaces/1,000 sq. ft. FLOOR AREA X 2,913 sq. ft. OFFICE = 8 SPACES

NOTE:
FIRST FLOOR OF THE PROPOSED BUILDINGS IS 25% OFFICE AND 75% STORAGE/ WAREHOUSE. THE SECOND FLOOR IS 50% OF THE TOTAL FIRST FLOOR AREA AND IS 100% STORAGE

PROPOSED: (SECTION 18:1-83.G.(4):
2.5 spaces/1,000 sq. ft. FLOOR AREA X 3,438 sq. ft. OFFICE (25%) = 9 SPACES

PROPOSED: (SECTION 18:1-83.L.(3)(a):
1 space/employee on largest shift X 11 UNITS X 2 EMPLOYEES = 22 SPACES

PROPOSED: (SECTION 18:1-83.L.(3)(b):
1 space/6,000 sq. ft. FLOOR AREA X 17,187 sq. ft. STORAGE (75%) = 3 SPACES

PARKING SPACES (REQUIRED) = 42 SPACES (2 ACCESSIBLE)
PARKING SPACES (PROVIDED) = 42 SPACES (2 ACCESSIBLE)
EXISTING = 30 SPACES (0 ACCESSIBLE)
TO BE REMOVED = 30 SPACES (0 ACCESSIBLE)
PROPOSED = 42 SPACES (2 ACCESSIBLE)

LOADING: (SECTION 18:1-84.B):
1 250 S.F. BERTH REQUIRED FOR GROSS FLOOR AREA 6,000-24,999 sq. ft.
2 BERTHS (BOTH EXCEED 250 sq. ft.) PROVIDED

PAVEMENT SHOWN SHALL BE 2" SUPERPAVE ASPHALT MIX 12.5 mm FOR SURFACE, PG 64S-22, LEVEL 2, BASE MIX ON 6" SUPERPAVE ASPHALT MIX 19.0 mm FOR BASE, PG 64S-22 IN 2-3" LIFTS ON 12" BASE COURSE USING GRADED AGGREGATE IN 2-6" LIFTS.

PAVEMENT SHOWN SHALL BE 5" BITUMINOUS CONCRETE (2" SURFACE COURSE, BAND 9.5 mm ON 3" BASE COURSE, BAND 19.0 mm) ON 8" OF CR-6 ON COMPACTED SUBGRADE. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

OR

ADD ALTERNATE FOR AREA SHOWN AS POLYMER MODIFIED ASPHALT EMULSION (CRS-2P) APPLIED WITH CHIP SEAL STONE AT FOLLOWING RATES: 1ST COURSE 45 lbs MD #7 STONE ON 1/3 GAL. CRS-2P PER SQUARE YARD. 2ND & 3RD COURSES 35 lbs MD #7 STONE ON 1/2 GAL. CRS-2P PER SQUARE YARD.

PROPOSED CONCRETE WALK OR PAD TYPICAL WHERE SHOWN

PROPOSED STORMWATER MANAGEMENT AREA TYPICAL WHERE SHOWN

PLAN NOTES

(APPLY TO THIS DRAWING ONLY)

1. – CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
2. – PROVIDE MDOT SHA 8" "TYPE A" CONCRETE CURB AND GUTTER PER DETAIL (MD-620.02) ON SHEET C-9.
3. – PROVIDE STANDARD 6" CONCRETE CURB AND GUTTER PER DETAIL (RD-103.01) ON SHEET C-9.
4. – PROVIDE A STANDARD CURB OPENING PER DETAIL (MD-640.01) ON SHEET C-9.
5. – PROVIDE CONCRETE WALK OR PAD PER DETAIL (RD-104.01) ON SHEET C-9. PADS FOR HVAC SHALL BE FENCED FOR EQUIPMENT SCREENING.
6. – PROVIDE A.D.A. COMPLIANT SIDEWALK RAMP (PARALLEL) PER DETAIL (MD-655.01). PROVIDE DEPRESSED CURB PER DETAIL (MD-620.03). PROVIDE DETECTABLE WARNING SURFACE PER DETAIL (MD-655.40). SEE REFERENCES ON SHEET C-9.
7. – PROVIDE A.D.A. PARKING SIGNAGE PER DETAILS ON SHEET C-9.
8. – PROVIDE A "STOP" BAR AND SIGN PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
9. – PROVIDE A TRASH ENCLOSURE PER PAD AND FENCE DETAILS ON SHEET C-9.
10. – PROVIDE PARKING STRIPING AND MARKINGS, AND TRAFFIC FLOW ARROWS AS SHOWN.
11. – PROVIDE A STANDARD PARKING BUMPER PER DETAIL ON SHEET C-9. TYPICAL OF 17.
12. – PROVIDE "DO NOT ENTER SIGN" PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
13. – PROVIDE A "NO PARKING" SIGN PER M.U.T.C.D. STANDARD AND SPECIFICATIONS.
14. – PROVIDE CONCRETE WALK AND STEPS TO CONFORM TO EXISTING COVERED STOOP.
15. – PROVIDE 6' TALL BOARD ON BOARD WOOD OR VINYL SCREENING FENCE PER DETAIL ON SHEET C-11.
16. – PROVIDE "ONE WAY" DIRECTIONAL SIGN.

FOREST CONSERVATION NOTE

THE SUBJECT PROPERTY HAS A LONG HISTORY OF DEVELOPMENT BEING THE SITE OF THE HISTORIC STEVENSVILLE HIGH SCHOOL. THERE IS NO EXISTING FOREST ON THE SUBJECT PROPERTY. IT IS WITHIN THE GROWTH AREA, PRIORITY FUNDING AREA, AND ENTERPRISE ZONE. THERE ARE NO FOREST CONSERVATION BANKS IN THE COUNTY AND OFFSITE FOREST CONSERVATION AREA LOCATIONS WITHIN THE SAME WATERSHED ARE NOT AVAILABLE. THE PROJECT PROPOSES A FEE IN LIEU FOR FOREST CONSERVATION TO ADDRESS REQUIREMENTS AT THE RATE OF 30.5 CENTS PER SQUARE FOOT FOR SITES WITHIN THE PRIORITY FUNDING AREA.
REQUIRED FOREST CONSERVATION AREA = 0.21 ACRES
0.21 ACRES X 43,560 S.F. PER AC. X $0.305 PER S.F. = $2,790.01

CONCRETE MONUMENT COORDINATE TABLE

No.	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	CONC. MONUMENT SET	478814.9538	1505907.8802	---.---
2	CONC. MONUMENT SET	478859.9798	1506017.3026	---.---
3	CONC. MONUMENT SET	478889.9969	1506111.7073	---.---

CONSTRUCTION STAKEOUT COORDINATE TABLE

POINT #	DESCRIPTION	NORTHING	EASTING
4	Sta. 12+91.54	478805.2814	1505937.4993
5	Sta. 13+40.64	478860.0023	1506076.1983

QUEEN ANNE'S COUNTY SOIL CONSERVATION DISTRICT

QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THE SCHEMATIC 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. 37235, EXPIRATION DATE: 6-30-2024

STATE OF MARYLAND · BRADLEY A. DAVIS · No. 37235 · PROFESSIONAL ENGINEER

AUGUST 5, 2024
DATE

SEAL

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE : 1-443-282-9130
FAX : 1-443-282-9148

REVISION	DATE
PER COMMENTS	4-26-24
PER COMMENTS	8-5-24

SITE PLAN
FOR THE DEVELOPMENT OF
LIGHT INDUSTRIAL FLEX BUILDINGS
ON THE LANDS OF
OLD SCHOOL PROPERTIES, LLC
TAX MAP – 56, GRID – 5, PARCEL – 220
FOURTH ELECTION DISTRICT, IN THE VILLAGE OF STEVENSVILLE

DATE	JANUARY '24
JOB No.	2022202
FOLDER Ref.	56-2022202
SCALE	1" = 20'
DRAWN BY	WJM
DESIGNED BY	BD
SHEET No. –	C-3
CADD FILE –	22202C03