

VICINITY MAP SCALE: 1" = 2000'

SITE DATA

TOTAL SITE AREA:	72,770 SF / 1.671 AC
SITE ZONING:	C1, R2
EXISTING CRITICAL AREA DESIGNATION:	LDA: 72,770 SF / 1.671 AC IDA: 0
PROPOSED CRITICAL AREA DESIGNATION:	LDA: 48,330 SF / 1.110 AC IDA (C1 ZONE ONLY): 24,440 SF / 0.561 AC (PROPOSED GROWTH ALLOCATION CHANGE WITHIN THE C1 ZONE ONLY)

STEEP SLOPES: NONE

SITE DATA (WITHIN PROPOSED IDA)

TOTAL EXISTING LOT COVERAGE:	5,651 SF
BUILDING 1:	3,055 SF
BUILDING 2:	7,260 SF
BUILDING 3:	135 SF
WELL PUMP BUILDING:	127 SF
SHED:	64 SF
CONCRETE SIDEWALKS:	540 SF
CONCRETE SLABS/STOOP:	300 SF
GRAVEL PARKING:	170 SF
SHED:	64 SF
ALLOWABLE LOT COVERAGE IDA (C1 ZONE):	18,330 SF / 0.421 AC
DEVELOPED WOODLAND COVER (C1 ZONE):	3,567 SF / 0.082 AC

SOILS - ENTIRE PARCEL IS SOIL CLASSIFICATION: C₈ - "C" SOILS (CUMBERSTONE-MATTAPEX-URBAN LAND COMPLEX, 0%-5% SLOPES)

UNDERLYING ZONING:

C3 (GENERAL COMMERCIAL DISTRICT)

MAX. ALLOWABLE LOT COVERAGE: 75% OF GROSS AREA

SETBACKS:
FRONT: 20 FEET
SIDE: 10 FEET
REAR: 20 FEET

MIN. LOT SIZE: 11,000 SQ. FT.
MIN. LOT DEPTH: 100 FEET
MAX. F.A.R.: 1.0
HEIGHT: 45 FEET

R2 (RESIDENTIAL DISTRICT)

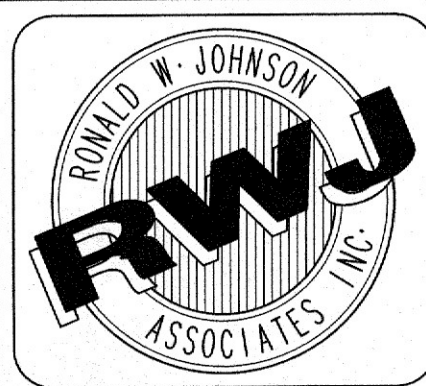
MAX. ALLOWABLE LOT COVERAGE: 30% OF GROSS AREA

SETBACKS (PRINCIPAL STRUCTURE)
FRONT: 30 FEET
SIDE: 7 FEET
REAR: 25 FEET
CORNER SIDE: 20 FEET

MIN. LOT SIZE: 15,000 SQ. FT. (IF SERVED BY PUBLIC SEWER)

MIN. WIDTH AT FRONT BRL: 80 FEET

PRINCIPAL STRUCTURE MAX. HEIGHT: 35 FEET

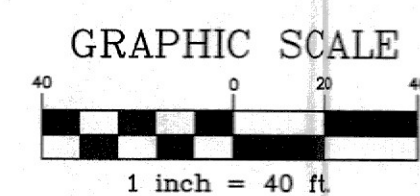
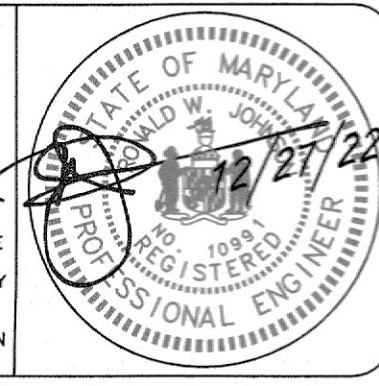


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PROFESSIONAL CERTIFICATION: I, RONALD W. JOHNSON, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY, OR APPROVED BY, ME AND THAT I AM A DULY LICENSED PROFESSIONAL CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10991, EXPIRATION DATE: 6-23-2024.



GROWTH ALLOCATION PLAN

CONCEPTUAL DEVELOPMENT PLAN

SCALE:	1" = 40'	GALESVILLE COMMUNITY PROPERTIES INC Tax Map 69; Block 8; Parcel 409 1000 GALESVILLE ROAD, GALESVILLE, MD 20765 Tax ID: 1000-0212-4650 1st. Tax District: Anne Arundel County, MD ZONING: C1 & R2
DRAWN BY:	FREDK@RWJAI.COM	
CHECKED BY:	F.E.K.	
SHEET:	1 OF 1	
PROJECT NO.:	2583	