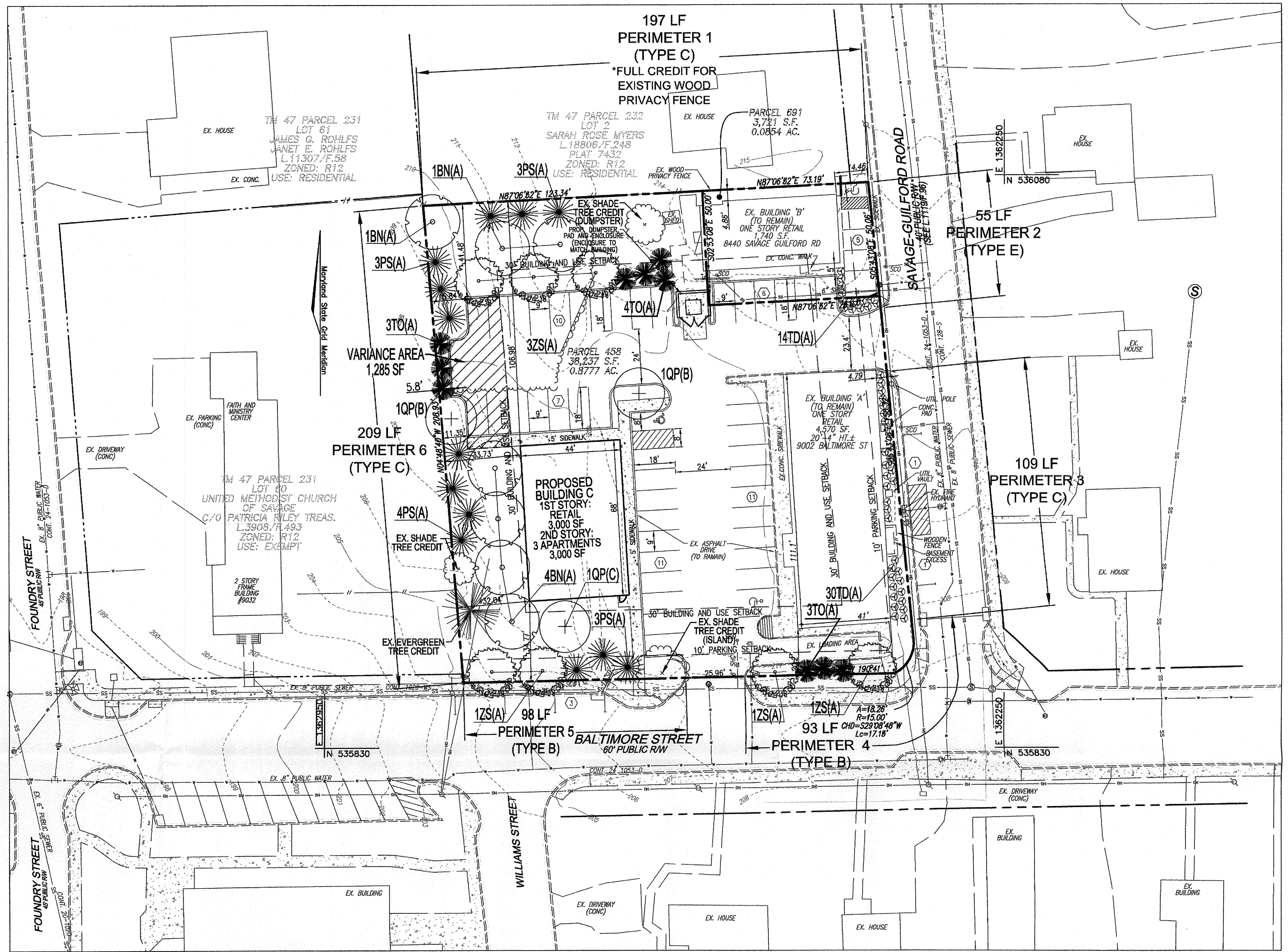


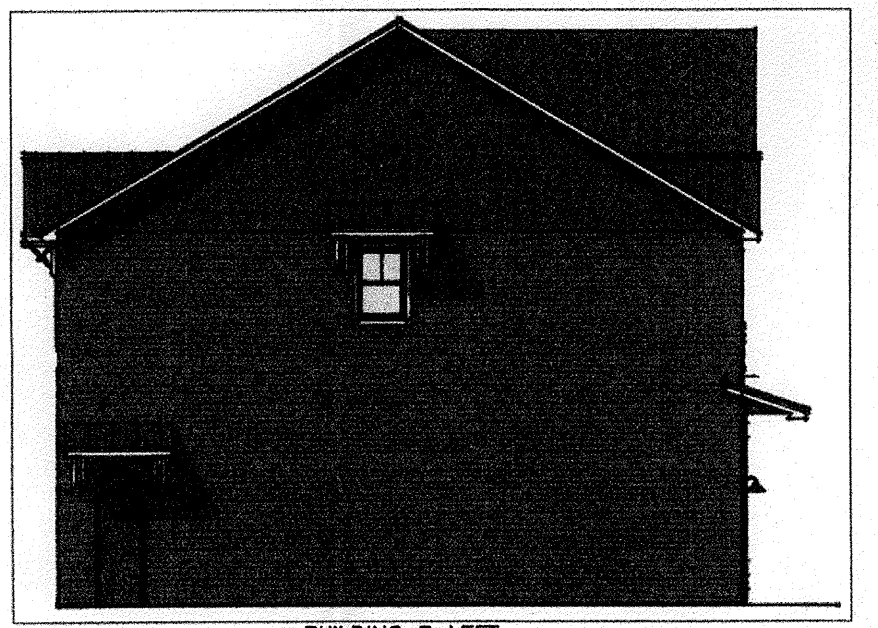
EXISTING CONDITIONS PLAN
SCALE: 1"=30'



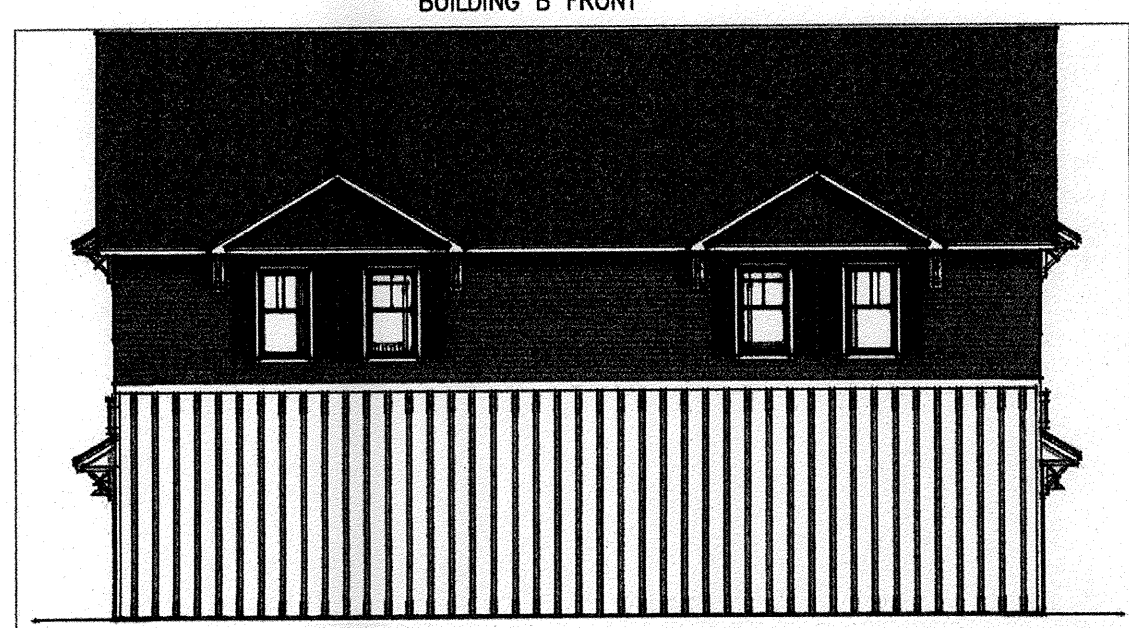
LAYOUT PLAN
SCALE: 1"=30'



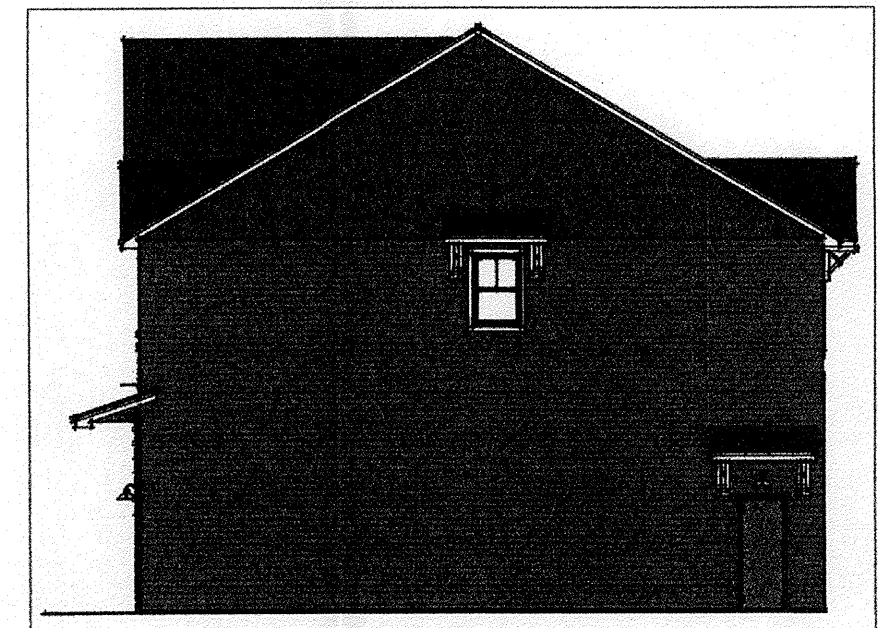
BUILDING B FRONT



BUILDING B LEFT

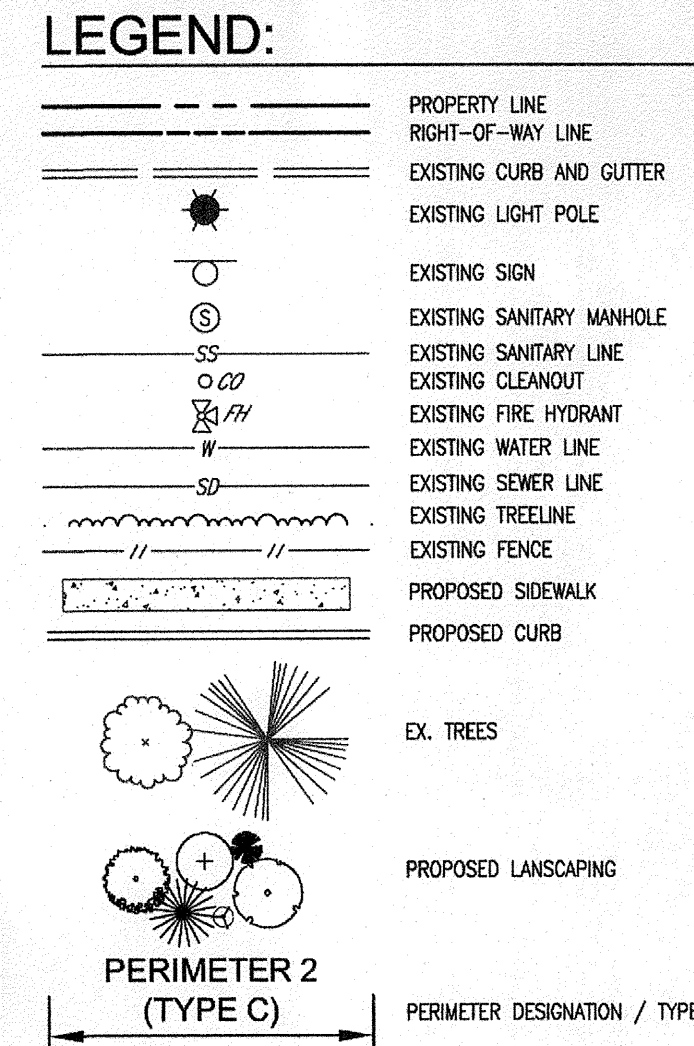


BUILDING B REAR



BUILDING B RIGHT

ARCHITECTURAL ELEVATION VIEWS
SCALE: N.T.S.



PLANT LIST - SCHEDULE A (PERIMETER)

SYMB	KEY	QUANTITY	BOTANICAL NAME	SIZE	CAT
BN	7		BETULA NIGRA 'EMMITT' DURA-HEAT RIVER BIRCH	10'-12" HGT	B & B
ZS	7		ZELKOVA SERRATA 'VILLAGE GREEK' VILLAGE GREEN JAPANESE ZELKOVA	2.5'-3" CAL	B & B
TD	10		THILIA OCCIDENTALIS 'GREEN EMERALD' WHITE CEDAR	6'-8" HGT.	B & B
PS	13		PINUS STROBUS EASTERN WHITE PINE	6'-8" HGT.	B & B
TD	44		TAXUS MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	2'-2.5" HGT.	B & B
	14		SHADE		
	23		EVERGREEN		
	44		SHRUB		

PLANT LIST - SCHEDULE B (PARKING LOT)

SYMB	KEY	QUANTITY	BOTANICAL NAME	SIZE	CAT
OP	2		QUERCUS PALUSTRIS PIN OAK	2.5'-3" CAL	B & B

PLANT LIST - SCHEDULE C (RESIDENTIAL)

SYMB	KEY	QUANTITY	BOTANICAL NAME	SIZE	CAT
OP	1		QUERCUS PALUSTRIS PIN OAK	2.5'-3" CAL	B & B

VARIANCE REQUESTED
1. SECTION 118.0.D.2.b. REDUCE THE REQUIRED 30' STRUCTURE AND USE SETBACK FROM A RESIDENTIAL DISTRICTS TO 5.8' FOR THE PURPOSE OF PARKING LOT CONSTRUCTION.

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS AND PERIMETER PROPERTIES						ADJACENT TO DUMPISTER	
	1	2	3	4	5	6	7	8
PERIMETER/FRONTAGE DESIGNATION	C	E	C	B	B	C	D	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	197	55	109	93	97	97	37	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS PROVIDED	1:40	1:40	1:40	1:50	1:50	1:40	1:60	1:6
SHADE TREES	1:20	0*	1:40	3	3	1:20	11	1:10
EVERGREEN TREES	1:4	14	14	14	14	14	4	14
SHRUBS	1:4	14	14	14	14	14	4	14
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-	-	-	-
CREDIT EXISTING SHADE	-	-	-	-	-	-	-	-
CREDIT EXISTING EVERGREEN	-	-	-	-	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED								
TOTAL	1:40	1:40	1:40	1:50	1:50	1:40	1:60	1:6
	1:20	0*	1:40	3	3	1:20	11	1:10
	1:4	14	14	14	14	14	4	14

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES (NEW SPACES ONLY)	NUMBER OF TREES REQUIRED (1:10)	NUMBER OF TREES PROVIDED
26	3	2
3	3	1

LANDSCAPE SCHEDULE C

NUMBER OF DWELLING UNITS	NUMBER OF TREES REQUIRED (1:3 DU APT)	NUMBER OF TREES PROVIDED
3 APT	1 (APT)	2
1 (APT)	1	1

- GENERAL NOTES**
- TAX MAP 47, GRID 11, PARCELS 458,691
 - OPZ REFERENCES: EOP 17-013, SDP 02-137, SDP-19-017, WP-22-061
 - ZONING: B1 (BUSINESS LOCAL)
 - PROPOSED USE: RETAIL AND RESIDENTIAL COMMUNITY: SAVAGE SUBDIVISION: N/A
 - PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER.
 - NUMBER OF PARKING SPACES REQUIRED:
EX. BUILDING 'A' (RETAIL) 4,570 SF
EX. BUILDING 'B' (RETAIL) 1,740 SF
TOTAL EX. RETAIL 6,310 SF
32 SPACES REQUIRED
NEW BUILDING 'C' (RETAIL) 3,000 SF
15 SPACES REQUIRED
NEW BUILDING 'C' (APARTMENT) 3 UNITS @ 2.3/APT 7 SPACES REQUIRED
TOTAL SPACES REQUIRED= 54
 - TOTAL PARKING PROVIDED: 54 SPACES
44 ON-SITE SPACES
5 OFF-STREET SPACES (ADJ. TO PARCEL 691)
2 ON-STREET SPACES (SAVAGE-GULFORD RD, PARALLEL EXCLUDING FH AREA)
3 ON-STREET SPACES (BALTIMORE STREET)
 - EXISTING AREA OF SUBJECT PROPERTIES: 0.9150 AC.
 - PROPERTY ADDRESS: PARCEL 458: 9002 BALTIMORE ST SAVAGE, MD 20763
PARCEL 691: 8440 SAVAGE GULFORD ROAD, MD 20763

NO.	REVISION	DATE

EXHIBIT TO ACCOMPANY VARIANCE PETITION

SAVAGE STRIP CENTER
L16041/F.62

2ND ELECTION DISTRICT TAX MAP: 47 GRID: 11 PARCELS 458, 691 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410-461-7666 F: 410-461-8961 www.timmons.com

DESIGN BY: RHW/DZE
DRAWN BY: ONB/DZE
CHECKED BY: RHW
DATE: DECEMBER 2022
SCALE: AS SHOWN
W.O. NO.: 52528

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 16163 EXPIRATION DATE: 09-27-2024

1 SHEET OF 1

