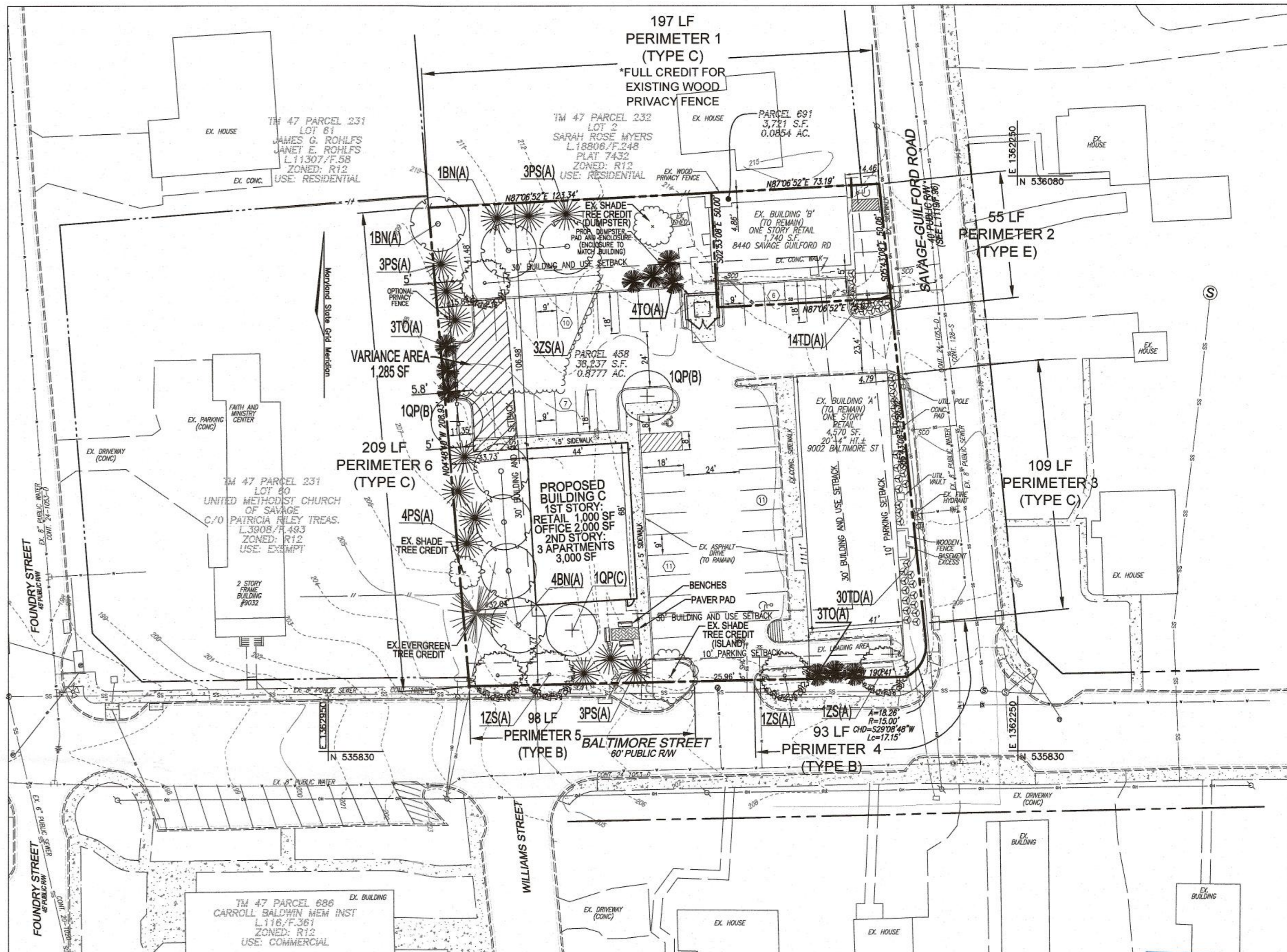


EXISTING CONDITIONS PLAN
SCALE: 1"=30'



LAYOUT PLAN
SCALE: 1"=30'

VARIANCE REQUESTED

1. SECTION 118.0.D.2.b. REDUCE THE REQUIRED 30' STRUCTURE AND USE SETBACK FROM A RESIDENTIAL DISTRICTS TO 5.0' FOR THE PURPOSE OF PARKING LOT CONSTRUCTION AND AN OPTIONAL PRIVACY FENCE.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING CURB AND GUTTER
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING TREE LINE
- EXISTING FENCE
- PROPOSED SIDEWALK
- PROPOSED CURB
- EX. TREES
- PROPOSED LANDSCAPING
- PERIMETER 2 (TYPE C)
- PERIMETER DESIGNATION / TYPE

CATEGORY	ADJACENT TO ROWWAYS AND PERIMETER PROPERTIES						ADJACENT TO DUMPSTER
	1	2	3	4	5	6	
PERIMETER/FRONTAGE DESIGNATION	1	2	3	4	5	6	7
LANDSCAPE TYPE	C	E	C	B	B	B	D
LINEAR FEET OF ROWWAY 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 BEAM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	FULL CREDIT						TOTAL
SHADE TREES	1:40 0*	1:40 2	1:40 3	1:50 2	1:50 2	1:40 6	1:80 1
EVERGREEN TREES	1:20 0*	1:20 6	1:40 3	1:40 3	1:20 11	1:10 4	14
SHRUBS	1:4 14						
NUMBER OF PLANTS PROVIDED		2**	3***	2	3	5	1
SHADE TREES							23
EVERGREEN TREES							4
OTHER TREES (2:1 SUBSTITUTION)							10
SHRUBS (10:1 SUBSTITUTION)		14	30				44
CREDIT EXISTING SHADE							1
CREDIT EXISTING EVERGREEN							1
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED							

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING		LANDSCAPE SCHEDULE C	
NUMBER OF PARKING SPACES (NEW SPACES ONLY)	26	NUMBER OF DWELLING UNITS	3 APT
NUMBER OF TREES REQUIRED (1:10)	3	NUMBER OF TREES REQUIRED (1:3 DO APT)	1 (APT)
NUMBER OF TREES PROVIDED		NUMBER OF TREES PROVIDED	
SHADE TREES	2	SHADE TREES	
OTHER TREES (2:1 SUBSTITUTION)		OTHER TREES (2:1 SUBSTITUTION)	
EX. SHADE TREES (CREDIT)	1	SHRUBS (10:1 SUBSTITUTION)	



ARCHITECTURAL ELEVATION VIEWS
SCALE: N.T.S.

PLANT LIST - SCHEDULE A (PERIMETER)				
SYMBL	KEY	QUANTITY	BOTANICAL NAME	CAT
BN	7	BETULA NIAGRA 'BIMBT'	DURA-HEAT RIVER BIRCH	B & B
ZS	7	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN JAPANESE ZELKOVA	B & B
TD	10	THALIA OCCIDENTALIS 'GREEN EMERALD'	WHITE CEDAR	B & B
PS	13	PINUS STROBUS	EASTERN WHITE PINE	B & B
TD	44	TALUS MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	B & B
TOTALS	24	SHADE EVERGREEN SHRUB		
	13			
	44			

PLANT LIST - SCHEDULE B (PARKING LOT)				
SYMBL	KEY	QUANTITY	BOTANICAL NAME	CAT
QP	2	QUERCUS PALUSTRIS	PIN OAK	B & B

PLANT LIST - SCHEDULE C (RESIDENTIAL)				
SYMBL	KEY	QUANTITY	BOTANICAL NAME	CAT
QP	1	QUERCUS PALUSTRIS	PIN OAK	B & B

NOTE: PLANT SPECIES SUBJECT TO CHANGE WITH SITE DEVELOPMENT PLAN.

GENERAL NOTES

- TAX MAP 47, GRID T1, PARCELS 458, 691
- DPT REFERENCES: EOP 17-013, SDP 92-137, 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.
- PARKING TABULATION:
 - 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
 - 5 SP/1000 32 SPACES REQUIRED
- NEW BUILDING 'C':
 - RETAIL: 1,000 SF @ 3.3 SP/1000 7 SPACES REQUIRED
 - OFFICE: 2,000 SF @ 5 SP/1000 5 SPACES REQUIRED
 - APARTMENT: 3 UNITS @ 2.3/APT 7 SPACES REQUIRED
 - TOTAL PARKING REQUIRED PER ZONING REGULATIONS = 51 SPACES REQUIRED
 - TOTAL PARKING PROVIDED PER SHARED PARKING TABULATION = 45 SPACES
 - TOTAL PARKING PROVIDED = 45 SPACES
- EXISTING AREA OF SUBJECT PROPERTIES: 0.9150 AC.
- PROPERTY ADDRESS: PARCEL 458: 9002 BALTIMORE ST SAVAGE, MD 20763
PARCEL 691: 8440 SAVAGE GUILFORD ROAD, MD 20763
- NOTE: PREVIOUS SDP-19-017 HAS BEEN VOIDED.

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
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DESIGN BY: RHV/DZE
DRAWN BY: CNB/DZE
CHECKED BY: RHV
DATE: APRIL 2023
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. 16183 EXPIRATION DATE: 09-27-2024

ROBERT H. VOGEL, PE, No.16183

REVIS