

ZONE ID	REQUIRED	LOTS 14 & 15 EXISTING	LOTS 14 & 15 PROPOSED
LOT AREA	5,000 S.F.	11,100 S.F.	11,100 S.F.
LOT WIDTH	40.00'	75.00'	75.00'
LOT DEPTH	N/A	148.00'	148.00'
FRONT SETBACK	12.0'	5.72*	12.0'
SIDE SETBACK	5.71*	3.22/75.85*	5.70/33'
REAR SETBACK	65.0'	53.17'	70.87' *
MAX. BLDG. COV.	50%	16.23%	28.88%
MAX. IMP. COV.	65%	65.89%	64.88%
MAX. BLDG. HT.	3 STY./36'	2 STY./24'+/-	4 UNITS
MAX. DENSITY	20 UNITS/ACRE	3 STY./24'+/-	4 UNITS
PARKING :	13 SPACES	16 SPACES ON-SITE 1 SPACES OFF-SITE	16 SPACES ON-SITE 1 SPACES OFF-SITE

VARIANCES REQUIRED *

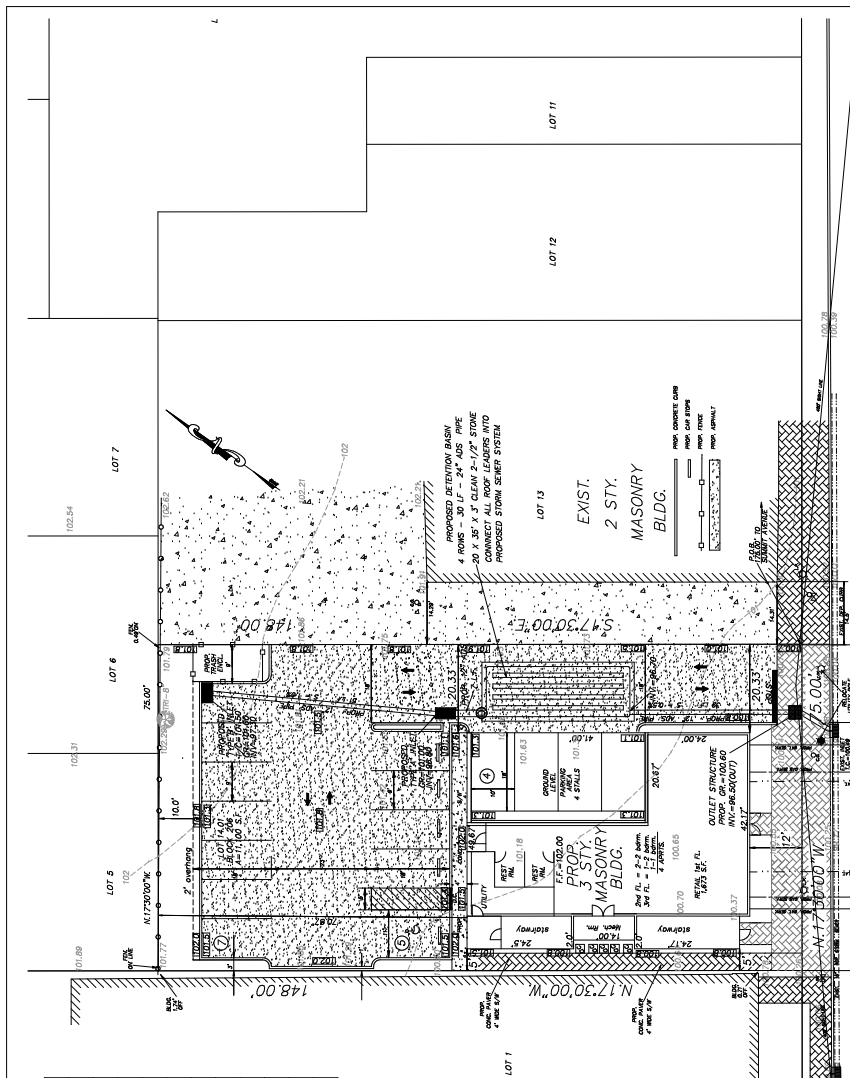
PARKING REQUIREMENT:
 RETAIL @ 1 SPACE/200 S.F. = 1,673/200 = 8.36 SPACES
 5 SPACES
 2 BEDROOM @ 2.0 SPACES/UNIT = 1 X 2.0 = 2.0 SPACES
 RETAIL = 8.36 SPACES
 RESIDENTIAL = 2.8 SPACES
 13 SPACES

VARIANCES REQUIRED:

- SECTION 6.3.2.1.1 REAR YARD SETBACK
- SECTION 6.3.2.1.2 ENCLOSED GROUND FLOOR PARKING

DESIGN NOTES:

- SECTION 10.6.8.1.1 LANDSCAPING AROUND TRASH ENCL.
- SECTION 11.1.4.1.1.6 LANDSCAPING WITHIN PARKING LOT.
- SECTION 11.1.4.1.1.2 DISTANCE BTK. DRIVEWAY & LOT LINE.
- SECTION 11.1.4.1.2.3 PARKING LOT SOFTENED FROM R.O.W.
- SECTION 10.6.5.1.2 DOWNTOWN STREETSCAPE.



REVISIONS

1	Dec. 11, 2019	
2	Nov. 28, 2020	

PREPARED BY:
EDWARD S. DEC

SITE PLAN

406 - 407 SPRINGFIELD AVENUE
 TOWNSHIP OF SPRINGFIELD HEIGHTS, ANNE ARUNDEL COUNTY, MARYLAND

GUARRIELLO & DEC ASSOC. LLC
 ONE EGRESS AND LAND SERVICES
 131 NORTH MOUNTAIN AVENUE
 RENTON, NORTH CAROLINA 27585

DATE: Dec. 14, 2019
SCALE: 1" = 10'

SPRINGFIELD AVENUE

CO. RT. 512

GRAPHIC SCALE
 1" = 10' 0"