



- SITE TABULATIONS:**
- NOTE: THE INFORMATION SHOWN BELOW IS FROM BEST AVAILABLE RECORDS AND WILL NEED TO BE FIELD VERIFIED.
- EXISTING PARCEL AREA=472,222 S.F.±
  - EXISTING PARKING & STRUCTURES 6,753=S.F.±
  - STRUCTURES & PARKING ALLOWED 80% (NO WALKS)=377,778 S.F. ±
  - EXISTING FOREST CONSERVATION AREA (PER DEED) =6.48 Ac.
  - SITE AREA WITHIN THE CRITICAL AREA=23,271 S.F. (0.53 Ac.)

- NOTES:**
1. SEPTIC COMPLIANCE DRAWING FROM 2005 (T02027704). SEVERE CAVING WAS NOTED BY THE OBSERVATION PIPE ON THE COMPLIANCE DRAWING. THIS SYSTEM MAY NEED TO BE REPLACED.
  2. THIS SITE IS LOCATED WITHIN THE FIDS PROTECTION AREA & SENSITIVE SPECIES REVIEW AREA PER MERLIN NETWORK.

- PARKING REQUIREMENTS §18-3-103 & §18-3-104**
- **AUTOMOBILE SALES AND SERVICE FACILITIES**  
1 SPACE FOR EVERY 500 S.F. OF FLOOR AREA.
  - (a) FLOOR AREA. PARKING REQUIREMENTS BASED ON THE SQUARE FOOTAGE OF A STRUCTURE TO BE SERVED SHALL BE CALCULATED BASED ON 75% OF THE FLOOR AREA.
  - EXISTING OFFICE SPACE (ASSUMED) =
  - SPACES REQUIRED =

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DESIGNED: RTM	DRAWN: SAW
ORIG. DATE: AUG. 29, 2024	
MODIFIED BY/DATE:	
CADD DWG # FS19524-FEAS	
DLA PROJECT # FS19524	

REVISIONS TO APPROVED PLANS			
No.	DATE	BY	DESCRIPTION

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FEASIBILITY SITE PLAN  
 161 FERGUSON ROAD  
 TAX ACCT. NO. 03-000-00001465  
 TAX MAP 0039 GRID 0020 PARCEL 0119 DISTRICT 3RD  
 ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 40'	DATE: AUG. 29, 2024	PROJ. NO: FS19524	SHEET 1 OF 1
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