

ZONING INFORMATION

LOCATION: WALDORF, CHARLES COUNTY, MARYLAND			
ZONE: WC (WALDORF CENTRAL), HIGHWAY CORRIDOR OVERLAY ZONE			
USE: 6,03,120 ALL OTHER MOTOR VEHICLE SALE OR RENTAL PROPOSED IMPROVEMENTS: EXPANSION OF CAR DEALERSHIP BUILDING (NON-PERMITTED USE)			
ITEM #	ITEM	REQUIREMENTS PER WC ZONE	AS PROPOSED
1	MINIMUM LOT AREA	10,000 SF	> 10,000 SF
2	MINIMUM LOT WIDTH	50 FEET	160 FEET
3	MINIMUM LOT DEPTH	80 FEET	400 FEET
4	MINIMUM LOT FRONTAGE	50 FEET	160 FEET
5	MINIMUM FRONT SETBACK*	0 FEET (30 FEET HC OVERLAY)	129.84 FEET
6	MAXIMUM FRONT SETBACK*	12	129.84 FEET
7	MINIMUM SIDE SETBACK	0 FEET	53.36 FEET
8	MINIMUM REAR SETBACK	0 FEET	67.66 FEET
9	MAXIMUM BUILDING HEIGHT	2-5 STORIES	2-5 STORIES
10	MIN. AND MAX. FLOOR AREA RATIO (FAR)	0.5 - 1.6	0.21
11	MAXIMUM LOT COVERAGE	90%	< 90%
12	MINIMUM OPEN SPACE	15%	>15%

* PER WALDORF ACTIVITY CENTER ZONING, THE FRONT BUILDING FACADES SHALL BE LOCATED BETWEEN THE MINIMUM AND MAXIMUM FRONT SETBACKS.

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	EXISTING	PROPOSED
1	BUILDING SIZE	NONE REQUIRED	1,164 S.F.	17,925 S.F. (TOTAL)
2	PARKING REQUIRED**	1 SPACE PER EVERY 300 SF OF ENCLOSED SALES AREA + 1 SPACE PER 1,000 SF OF OPEN DISPLAY AREA + 1 PER EMPLOYEE + 2 PER SERVICE BAY ENCLOSED SALES AREA (2,350 SF) = 8 OPEN DISPLAY AREA (5,346 SF) = 6 NUMBER OF EMPLOYEES (42) = 42 SERVICE BAYS (11) = 22 TOTAL REQUIRED = 78 SPACES ** (MIN = 39, MAX = 63)	6 COMPACT SPACES 119 REGULAR SPACES = 125 TOTAL SPACES	CUSTOMER = 29 EMPLOYEE = 42 (INCLUDES 14 COMPACT SPACES) OPEN DISPLAY AREA = 33 TOTAL PROVIDED = 104
3	MINIMUM PARKING DIMENSIONS	9' WIDE x 18' LONG (STANDARD) 7.5' WIDE x 16.5' LONG (COMPACT)	9' WIDE x 18' LONG 7.5' WIDE x 16.5' LONG	9' WIDE x 18' LONG 7.5' WIDE x 16.5' LONG
4	MINIMUM TWO-WAY AISLE WIDTH	24 FEET (TWO-WAY 90° PARKING)	24 FEET	24 FEET
5	MINIMUM INTERIOR LANDSCAPING	FOR EACH 100 S.F. OF GROSS PARKING AREA, TEN S.F. REQUIRED	5,636	3,926 S.F.
6	MINIMUM BUFFERYARD SETBACK BUFFERYARD "C"	30 FEET	17 FEET	17 FEET
7	MINIMUM LOADING REQUIREMENT	GROSS LEASABLE AREA OF BUILDING 1,000 TO 19,999 S.F. 1 SPACE - 12 FEET x 55 FEET	1 SPACE	NONE - WILL REUSE EXISTING LOADING SPACE

** PER WALDORF ACTIVITY CENTER ZONING, THE MINIMUM NUMBER OF OFF-STREET SURFACE PARKING SPACES SHALL BE EQUAL TO 50% OF THE MINIMUM NUMBER REQUIRED BY ARTICLE XX, FIGURE XX-1. THE MAXIMUM NUMBER OF OFF-STREET SURFACE PARKING SPACES SHALL BE EQUAL TO 80% OF THE MINIMUM OFF-STREET PARKING SPACES REQUIRED BY FIGURE XX-1.

GENERAL NOTES

- THE LOCATION OF FEATURES ON THE RESOURCE MAP HAS BEEN FIELD VERIFIED BY BL COMPANIES ON SEPTEMBER 12, 2012.
- EXISTING CONDITIONS SHOWN FROM SURVEY PERFORMED BY BL COMPANIES ON SEPTEMBER 12, 2012.
- HORIZONTAL DATUM: MARYLAND STATE PLAN COORDINATES, NAD83
VERTICAL DATUM: MARYLAND STATE PLAN COORDINATES, NAVD88
- SITE IS SERVED BY EXISTING MUNICIPAL WATER AND SEWER SERVICE.
- EXISTING SEWER SERVICE LATERAL LOCATION BASED ON SURVEY PERFORMED BY BL COMPANIES ON SEPTEMBER 12, 2012.
- WATER LOCATION SHOWN BASED ON SUPERSTORE USED CARS OF WALDORF GRADING/STORM DRAINAGE/STORMWATER MANAGEMENT PLAN BY CAD-CON CONSULTING, INC. DATED NOVEMBER 13, 2006.
- EXISTING SITE LIGHTING WILL BE USED TO ILLUMINATE DEVELOPMENT.
- SOLID WASTE MANAGEMENT (RECYCLING, TRASH PICKUP) HANDLED BY WASTE MANAGEMENT, TWICE WEEKLY.
- DESIGN CATEGORY: C - HIGHWAY CORRIDOR ; DESIGN TYPE: TYPE 1 - URBAN ; STREET TYPE: LIMITED ACCESS HIGHWAYS
- DEVELOPMENT OF A 17,925 SQUARE FOOT SHEEHY HYUNDAI BUILDING ALLOWED PER EXPANSION OF A NON-CONFORMING USE APPROVED BY CHARLES COUNTY BOARD OF APPEALS DOCKET #1290.
- IN ACCORDANCE WITH ADA, SECTION 4.6.3, HANDICAPPED PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
- HANDICAPPED PARKING WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS REGARDING COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) & MARYLAND ACCESSIBILITY CODE (MAC). COMPLIANCE WILL BE BASED UPON PROVIDING THE MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES, CORRECT SIGNAGE, STRIPING, SLOPES, ETC. PRIOR TO U&O PERMIT ISSUANCE FOR THE BUILDING AMERICANS WITH DISABILITIES ACT (ADA) & MARYLAND ACCESSIBILITY CODE (MAC) COMPLIANCE WILL BE VERIFIED BY A CHARLES COUNTY ZONING INSPECTOR. ANY INCONSISTENCIES IDENTIFIED ON-SITE THAT ARE NOT MEETING ESTABLISHED REQUIREMENTS, ARE TO BE CORRECTED BY THE OWNER/DEVELOPER PRIOR TO FINAL SITE APPROVAL.
- THE DEVELOPMENT SITE IS ABLE TO ACCOMMODATE A WB-40 VEHICLE.
- DURING THE HOURS OF OPERATION, LOUD SPEAKERS OUTSIDE WILL CEASE AT 8:00 PM.

RESOURCE MAPPING SITE ANALYSIS

TOTAL PROPERTY PARCEL 119 AREA: 85,346 S.F. / 1.959 AC.

LIMIT OF DISTURBANCE AREA: 92,008 S.F. / 2.112 AC.

- EXISTING IMPERVIOUS AREA WITHIN LIMIT OF DISTURBANCE: 60,629 S.F. / 1.39 AC. / 66.3% IMPERVIOUS WITHIN LOD
- TAX ACCOUNT NUMBERS: 038123; ELECTION DISTRICT 6
- TAX MAP 8, GRID 21, PARCEL 119
- OWNER: CARS DB4 LP
2950 CRAIN HIGHWAY
WALDORF, MD 20601
- DEED REFERENCES: 07289/00023
- THE SITE AND ADJACENT PROPERTIES ARE ZONED WC (WALDORF CENTRAL ZONE), HIGHWAY CORRIDOR OVERLAY ZONE.
- THE PROPERTY SHOWN HEREON APPEARS TO LIE IN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP #240089-0004B DATED JUNE 5, 1985.
- THE TOTAL SITE AND ADJOINING PROPERTIES CONSISTS OF UK (URBAN LAND) SOIL TYPE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN FOREST AREAS ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN HISTORIC STRUCTURES OR ARCHAEOLOGICAL SITES WITHIN THE SITE BOUNDARIES.
- THIS PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
- THERE ARE NO SPRINGS ON THE SITE OR WETLANDS WITHIN THE LIMIT OF DISTURBANCE.

**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**



CALL BEFORE YOU DIG!
MARYLAND LAW REQUIRES 48 HOURS
NOTICE BEFORE PLANNED WORK TO MARK
UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
MISS UTILITY: 1-800-257-7777

OWNER
CARS DB4 LP
2950 CRAIN HIGHWAY
WALDORF, MD 20601-2802

DEVELOPER
SHEEHY WALDORF, INC.
C/O MR. BRAND FOWLER
2950 CRAIN HIGHWAY
WALDORF, MD 20601
EMAIL: BRANDFOWLER@SHEEHY.COM
PHONE: (703) 802-3480
FAX: (703) 802-3481



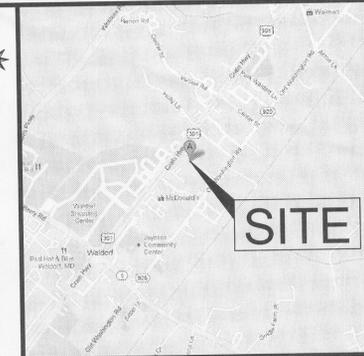
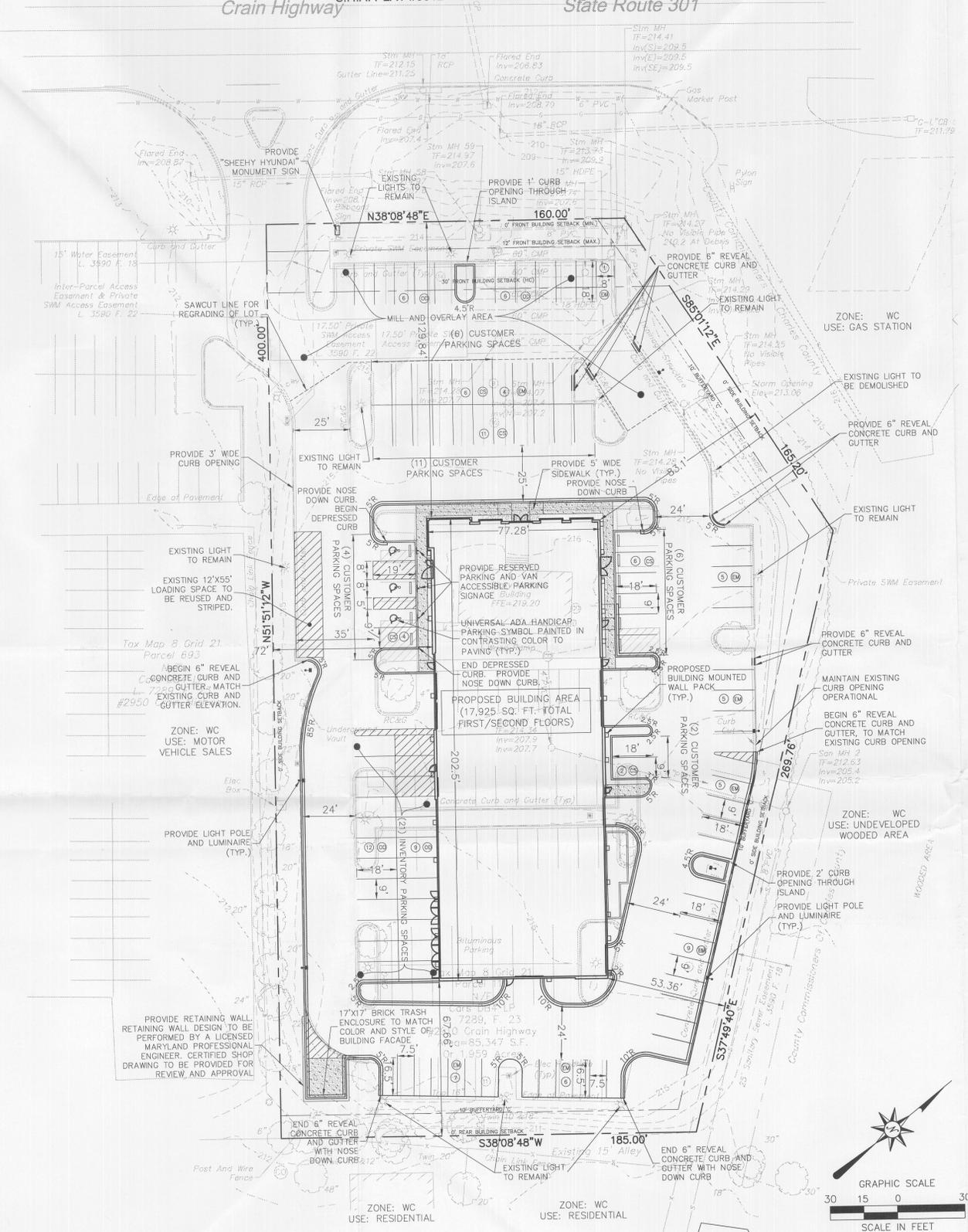
REVISION NUMBER	CONSTRUCTION REVISION	REVISION DATE



DRAWN BY: M.P.T.
DESIGNED BY: M.P.T.
APPROVED BY: J.L.L.
DATE: 02/20/2013
PROJECT NO. 10C3471-B
SCALE: 1"=30'
SHEET NO. 01 OF 01

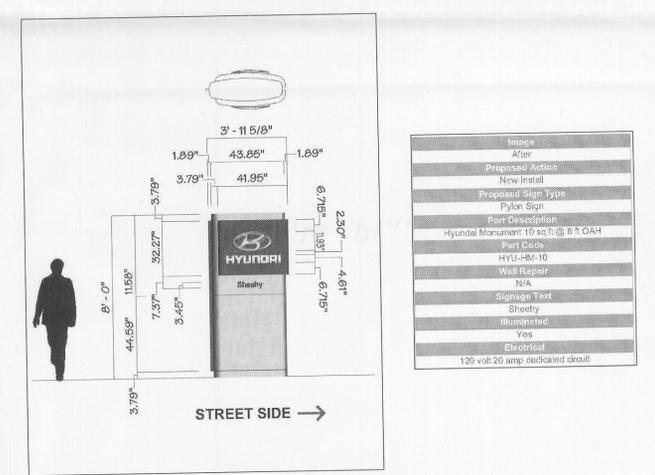
VARIANCE SITE PLAN
SHEEHY HYUNDAI
2910 CRAIN HIGHWAY
WALDORF, MARYLAND 20601
TAX MAP 8, GRID 21, PARCEL 119
ELECTION DISTRICT 06

**U.S. ROUTE 301 - VARIABLE R.O.W.
(NORTH BOUND LANE)**
S.H.A. PLAT #9526 RECORDED IN P.B. 5@P.96
S.H.A. PLAT #9512 RECORDED IN P.B. 5@P.92 L.135, F.310



VICINITY MAP
SCALE: 1"=2,000'
WWW.GOOGLE.COM

EXISTING LEGEND	PROPOSED LEGEND
Property Line	PROP. CURB & GUTTER
Easement Line	PROP. REVERSE CURB & GUTTER
Water	PROPOSED CONCRETE SIDEWALK
Contours	SAW CUT LINE
Storm Drain Line	CUSTOMER PARKING AREA
Sanitary Line	EMPLOYEE PARKING AREA
Gas Line	OPEN DISPLAY AREA/ INVENTORY PARKING AREA
Telephone Line	
Electric Line	
Overhead Wires	
Chain Link Fence	
Wood Fence	
Guard Rail	
Utility Pole	
Utility Pole W/ Light	
Light Pole	
Mail Box	
Storm Drain Inlet	
Manhole	
Cleanout	
Hydrant	
Water Valve	
Water Meter	
Gas Valve	
Well	
Boring	
Ballard	
Sign	
Shrub	
Deciduous Tree	
Tree Line	



TYPICAL MONUMENT SIGN (9.40 SF)
N.T.S.

PGM# **VSC 120030** SDP