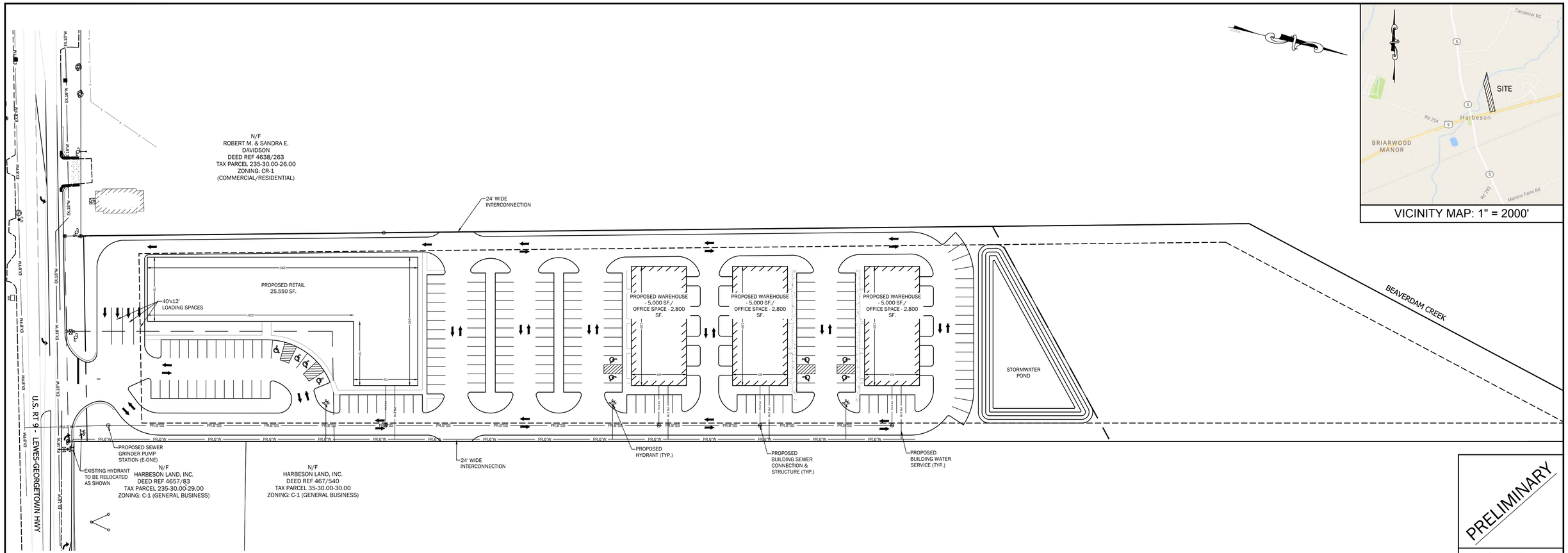





VICINITY MAP: 1" = 2000'

## GENERAL NOTES

1. THE OWNER OF THE PROPERTY SHOWN HEREON IS:
   GORDON McKENZIE
   27573 EQUESTRIAN DR.
   SALISBURY, MD 21801

   TO BE DEVELOPED BY:
   HARBESON COMMERCE, LLC
   27573 EQUESTRIAN DR.
   SALISBURY, MD 21801
   PHONE: 410-908-2154
2. TOTAL AREA: 8.05 +/- ACRES.
3. PARCEL ID: 235-30.00-27.00
4. DEED REFERENCE: 4560/194
5. ZONING: CR-1 COMMERCIAL RESIDENTIAL.
6. THIS PROPERTY IS SHOW ON F.I.R.M. COMMUNITY PANEL # 10005C0310K (PANEL 310 OF 660) DATED MARCH 16, 2015, LOCATED IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. ALL WATER SERVICE LINES, CURB BOX, VALVES AND INCIDENTAL CONNECTIONS ITEMS TO BUILDINGS SHALL CONFORM WITH THE TOWN OF HARBESON'S PLUMBING CODES.
8. ALL FIRELANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE MASONRY AND WOOD. BUILDING WILL NOT BE SPRINKLERED. MAX. BUILDING HEIGHT IS 42'.
9. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
10. ALL DISTURBED AREAS SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
11. MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION AT 1-800-282-8555.
12. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
13. WATER SERVICE PROVIDED BY TOWN OF HARBESON.
14. THE PROPOSED BUILDING NFPA CONSTRUCTION IS TYPE V (000).
15. LOCK BOX REQUIRED. CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.

## PARKING SUMMARY

RETAIL, CONTRACTOR WAREHOUSES AND OFFICES

RETAIL - 1 PER 200 SF. OF FLOOR SPACE
OFFICES - 1 PER 200 SF OF FLOOR SPACE
WAREHOUSE - 1 PER WAREHOUSE

RETAIL - 25,550 SF.
25,550 SF./200 SF. PER SPACE = 128 SPACES

OFFICE - 2,800 SF. PER BUILDING
2,800 SF./200 SF. PER SPACE = 14 PER BUILDING ( x3) = 42 SPACES

WAREHOUSE - 5,000 SF PER BUILDING - 1 SPACE PER BUILDING REQUIRED - 3 SPACES

TOTAL REQUIRED SPACES:
128 + 42 + 3 = 173 SAPCES
TOTAL SPACES PROVIDED: = 176 SPACES

## LEGEND

- EXISTING SIGN
- EXISTING SANITARY SEWER CLEAN-OUT
- EXISTING SANITY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING WATER METER
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING MAIL BOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING GAS LINE MARKER
- EXISTING ELECTRIC UTILITY BOX
- EXISTING HAND HOLE
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING STORM DRAIN
- PROPOSED PICNIC TABLE
- PROPOSED FIRE RING
- PROPOSED HANDICAP PARKING SPACE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- PROPOSED STOCKADE FENCE
- EXISTING ROAD STRIPE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PARKING STRIPE
- EXISTING ASPHALT
- EXISTING ASPHALT TO BE REMOVED
- PROPOSED ASPHALT
- EXISTING GRAVEL SURFACE TO REMAIN
- PROPOSED GRAVEL SURFACE
- PROPOSED SAND
- PROPOSED SIDEWALK / CONCRETE PAD
- EXISTING BUILDING
- PROPOSED BUILDING

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF DELAWARE LICENSE NUMBER #S6-0000767, RENEWAL DATE JUNE 30, 2021

BROCK E. PARKER
REGISTERED PROFESSIONAL LAND SURVEYOR
LIC. #S6-0000767 RENEWAL DATE 06/30/2021
528 RIVERSIDE DRIVE
SALISBURY, MD 21801

DATE

PRELIMINARY

SHEET 1

GRAPHIC SCALE
1 inch = 50 feet

REVISIONS

| DATE | DESC. |
|---|---|
| | |

DWG. PLAN

# CONCEPT SITE PLAN
# THE POUR HOUSE ON 9

SEASHORE HIGHWAY - U.S. ROUTE 9
FOR: GORDON McKENZIE
BROADKILL HUNDRED, SUSSEX COUNTY, DELAWARE

| | | | |
|---|---|---|---|
| SCALE 1"=50' | DATE 03/03/22 | TAX MAP 235 | GRID 30.00 |
| DRAFTSMAN WLK | | PARCEL 37.00 | |

JOB NO. S2170-PR-CONCEPT PLAN.DWG

SURVEYING — PARKER & ASSOCIATES INC. — FORESTRY
ESTABLISHED 1972 · SALISBURY, MARYLAND · 410-749-1020
CIVIL ENGINEERING · SITE PLANNING

Aug 15, 2022 9:47am