

1. 6:00 P.M. Dollar General Abingdon

<b>Meeting Date/Time:</b>	<b>Wednesday, August 12, 2020 at 6:00 pm</b>
<b>Meeting Location:</b>	<p>Join Zoom Meeting Online at</p> <p><a href="https://lzoom.us/j/98707878221?pwd=T2huNC82N3dYTDZpTnRBRW2bFNRdz09">https://lzoom.us/j/98707878221?pwd=T2huNC82N3dYTDZpTnRBRW2bFNRdz09</a>  Meeting ID: 987 0787 8221  Password: 066176</p> <p style="text-align: center;">Join Zoom Meeting via Telephone  +13017158592 US  Meeting ID: 987 0787 8221  Password:066176</p>
<b>Location of Proposed Development:</b>	South side of Rt. 40 Pulaski Highway and Pamela Drive in Abingdon, MD.
<b>Description of Proposed Development:</b>	Site includes 9,100 SF of gross building area on 1.76 acres of land currently zoned B3-General Business District.
<b>Applicant:</b>	PennTex Ventures
<b>Contact:</b>	Ben Syput at PennTex Ventures at (724) 420-5367 ext. 105 or ben.syput@penntexventures.com.

Documents:

[DOLLAR GENERAL 8-12-20.PDF](#)

THE FOLLOWING NOTICE IS PLACED TO PROVIDE AN OPPORTUNITY FOR THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED SITE PLAN AND TO ALLOW CITIZENS TO ASK QUESTIONS AND TO MAKE COMMENTS AND SUGGESTIONS:

NOTICE OF COMMUNITY INPUT MEETING

Specialty Retail Store Site Plan- Located on the south side of Rt. 40 Pulaski Highway and Pamela Drive in Abingdon, MD. Proposal: Site includes 9,100 SF of gross building area on 1.76 acres of land currently zoned B3-General Business District.

THE ABOVE SITE PLAN WILL BE THE SUBJECT OF A COMMUNITY INPUT MEETING TO BE HELD:

Via Virtual Zoom meeting

Join Zoom Meeting Online at

<https://zoom.us/j/98707878221?pwd=T2huNC82N3dYTDZpTnRBRVY2bFNrdz09>

Meeting ID: 987 0787 8221

Password: 066176

Join Zoom Meeting via Telephone

+1 301 715 8592 US

Meeting ID: 987 0787 8221

Password: 066176

On Wednesday August 12, 2020 from 6:00 p.m. - 8 p.m.

During the Virtual Community Input Meeting, the Community will have opportunity to ask questions and make comments via chat, phone and live feed. For more information or to provide questions/comments prior to the Community Input Meeting, contact or email Ben Syput at PennTex Ventures at 724-420-5367 ext. 105 or [ben.syput@penntexventures.com](mailto:ben.syput@penntexventures.com)

Or visit the Harford County Department of Planning & Zoning website at

<http://harfordcountymd.gov/PlanningZoning/index.html> or call the Harford County Department of Planning & Zoning at (410) 638-3103

A site plan can be accessed via the Harford County Department of Planning & Zoning website prior to the Community Meeting.

SITE DATA	
1. OWNER OF RECORD:	DONALD GRHAM 3309 EASTBEND CT. ABINGDON MD 21009-2734 <PHONE>
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 S. GOVERNORS AVE. DOVER, DE 19904 (302)734-7950
3. PROPERTY MAP NUMBER:	01271962 & 01042785
4. ZONING CLASSIFICATION:	EXISTING: B3 / GENERAL BUSINESS DISTRICT PROPOSED: B3 / GENERAL BUSINESS DISTRICT
5. PRESENT USE:	VACANT LOT
6. PROPOSED USE:	DOLLAR GENERAL
7. TOTAL SITE AREA:	1.76 ACRES
8. PROPOSED BUILDING:	BUILDING: 9,100 S.F. ACCESSORY: <#> S.F.
9. IMPERVIOUS COVERAGE:	EXISTING: 0.00 S.F. (0.00 ACRES) PROPOSED: 31,242 S.F. (0.71 ACRES)
10. PARKING CALCULATIONS:	CONVENIENCE STORES: 1 PER 200 SQ. FT. OF GROSS FLOOR SPACE REQUIRED: 9,100 SQ. FT. / 200 SQ. FT. = 46 SPACES PROVIDED: 46 HANDICAP PARKING SPACES: 2 LOADING BERTHS: 1 PER 6,000 TO 24,999 SQ. FT. B3 - GENERAL BUSINESS DISTRICT FRONT: 25 FT. SIDE: 25 FT. REAR: 5 FT. PERMITTED: <#> PROPOSED: 18'
11. SETBACKS:	
12. BUILDING HEIGHT:	

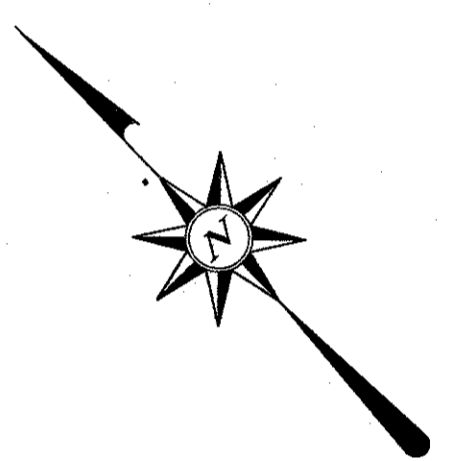
**PULASKI HIGHWAY (U.S. ROUTE 40)**  
150' RIGHT-OF-WAY (SHA PLAT 1431)

**PAMELA DRIVE**  
50' RIGHT-OF-WAY

**ABINGDON DOLLAR GENERAL STORE**  
(PROTOTYPE E - 70'x130')  
GROSS AREA = 9,100 SF  
SALES AREA = 7,422 SF  
BUILDING HEIGHT = 18'  
F.F.E. = ±13.0

EXISTING MOTEL

PLAN TYPE: CIM  
PLAN NO.: 608-BD20  
VERSION: 1  
DATE: 7-22-20  
BY: 9-12-20 Min Due 9-22-20



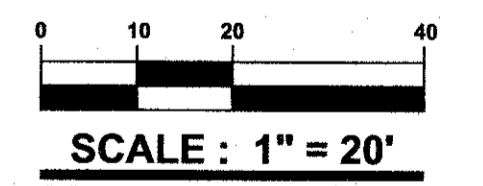
PROJECT TITLE

**DOLLAR GENERAL ABINGTON**

U.S. ROUTE 40 & PAMELA DRIVE  
ABINGDON, MD 21009  
HARFORD COUNTY

SHEET TITLE

**CONCEPT SITE PLAN**



ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2020084.00  
DATE: 07/20/2020  
SCALE: 1" = 20'  
DRAWN BY: A.C.F. | PROJ. MGR.: C.D.D.