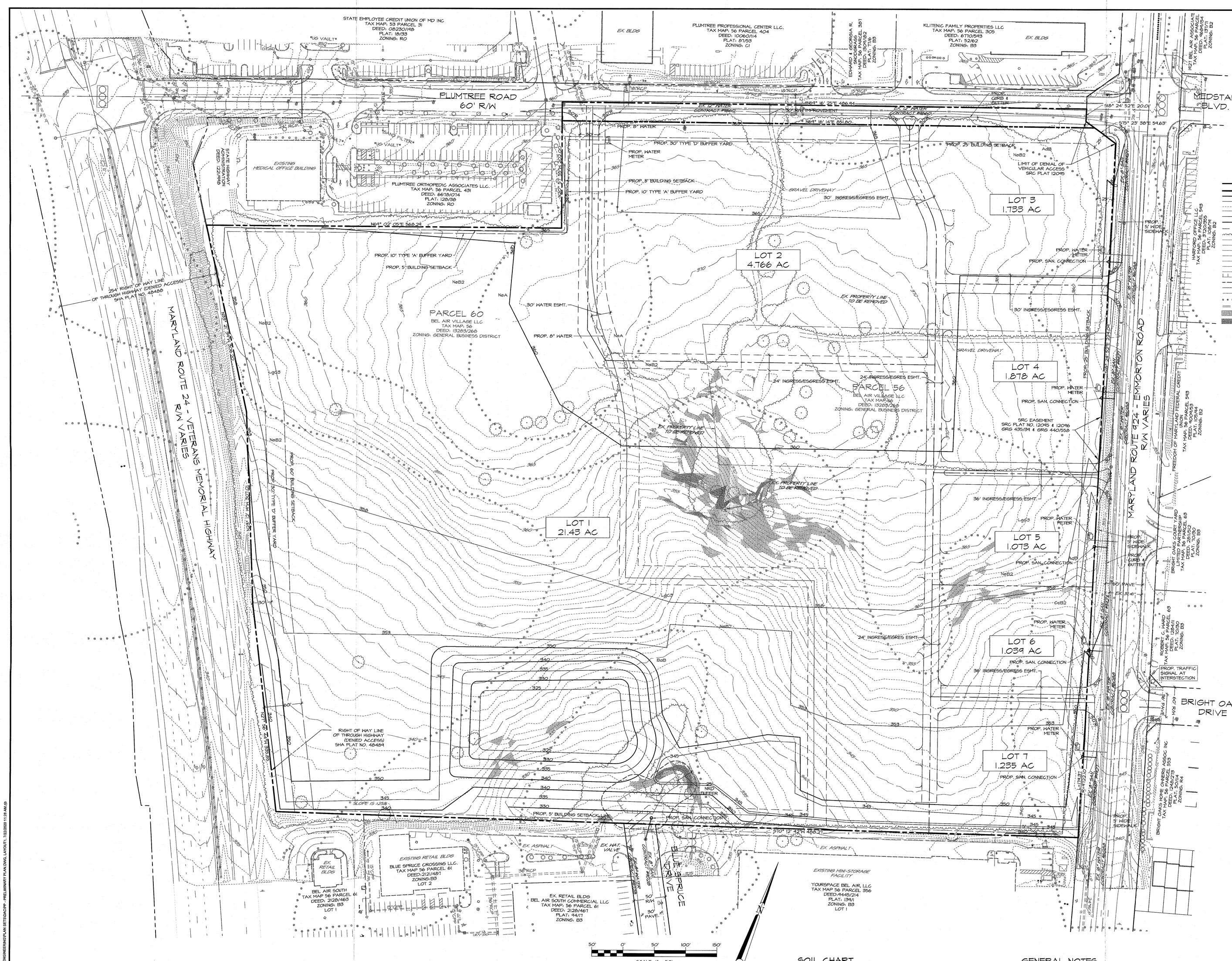

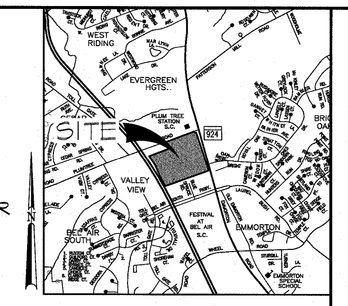

VICINITY MAP

1"=2000'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EX CONTOURS
- PROP CONTOURS
- EX EASEMENT
- EX EDGE OF VEGETATION
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX EDGE OF PAVING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- EX WETLANDS
- 25' WETLANDS BUFFER
- 75' NRD BUFFER
- EXISTING GAS
- SOIL BOUNDARY
- EX EDGE OF PAVING/CURB
- 15% - 25% SLOPES
- >25% SLOPES
- EX. BUILDING
- EX UTILITY POLE
- EX LIGHT POLE
- EX SIGN
- PARKING ROW QUANITY
- HANDICAP PARKING
- EX FIRE HYDRANT
- EX STORM DRAIN MANHOLE
- EX SAN. SEWER MANHOLE
- EX WATER VALVE
- EX GAS VALVE
- EX CLEAN OUT
- EX INLET
- EX TREE
- EX SHRUB
- EX RIPRAP

SITE DEVELOPMENT DATA

1. OWNER/DEVELOPER: BEL AIR VILLAGE LLC, 3504 OLD COURT ROAD, BALTIMORE, MD 21208
2. PROPERTY ADDRESS: 2014 EMMORTON ROAD, BEL AIR, MD 21015-6104; ROUTE 24, BEL AIR, MD 21015-0000
3. TAX ACCOUNT NO: P 56-01-088455; P 60-01-019554
   TAX MAP NO: 56
   PARCEL NO: 56 & 60
   DEED REF: 13283/268
   PARCEL 56: 3.480 AC±
   PARCEL 60: 32.450 AC±
   TOTAL AREA: 33.930 AC± (GROSS)
   ZONING: B3 (GENERAL BUSINESS DISTRICT)
4. EXISTING USE: VACANT
   PROPOSED USE: RETAIL & FUTURE MIXED USE CENTER
5. EXISTING FOREST: 28.72 ACRES
6. BULK REQUIREMENTS:

USE	RETAIL
MIN. LOT AREA	20,000 SF
MINIMUM LOT AREA PER DWELLING UNIT	-
MIN. LOT WIDTH	-
MIN. BLDG SETBACK FROM ADJACENT RESIDENTIAL LOT	25 Ft
MIN. LOT WIDTH AT BUILDING LINE	50 Ft
MIN. FRONT YARD	25 Ft
MIN. SIDE YARD	10 Ft
MIN. REAR YARD	35 Ft
MAX. BLDG HEIGHT	36 Ft

SOIL CHART

SYMBOL	UNIT NAME	K-FACTOR	HYDRIC	HYDRIC GROUP
AdB	ALDINO SILT LOAM, 3% TO 8% SLOPES	0.44		C
BaB	BAILE SILT LOAM, 3% TO 8% SLOPES	0.37	X	C/D
CcB2	CHESTER SILT LOAM, 3% TO 8% SLOPES	0.32		B
LgC3	LEGORE SILT CLAY LOAM 8% TO 15% SLOPES, SEVERELY ERODED	0.37		B
NeA	NESHAMINY SILT LOAM 0% TO 3% SLOPES	0.37		B
NeB2	NESHAMINY SILT LOAM 3% TO 8% SLOPES, MODERATELY ERODED	0.37		B

X = HYDRIC SOILS
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSOLIDATION OF EXISTING PARCELS 56 & 60, AND SUBDIVIDING INTO 7 LOTS WHILE SHOWING INFORMATION REQUIRED IN ACCORDANCE WITH THE HARFORD COUNTY PRELIMINARY PLAN REQUIREMENTS.
2. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24025C0114E & 24025C0252E, DATED 04/19/2016.
3. THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. THIS PROPERTY HAS NO WETLANDS LOCATED ON THIS SITE.
5. BOUNDARY INFORMATION FROM FIELD RUN SURVEY PERFORMED BY FWA DATED 2019.
6. ADDITIONAL BOUNDARY INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
7. ADDITIONAL TOPOGRAPHIC INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015
8. SOIL BOUNDARIES DETERMINED FROM SOIL SURVEY OF HARFORD COUNTY, DATED 1973.
9. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
10. GRADING PERMIT WILL BE REQUIRED, SEDIMENT CONTROLS TO BE DETAILED AT FINAL DESIGN.
11. STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE MDE DESIGN MANUAL, LATEST EDITION.
12. LOT 1 PROPOSES A 30' WIDE BUFFER YARD ADJACENT TO ROAD RIGHT-OF-WAY FOR FUTURE DEVELOPMENT UNDER MIXED USE CONDITIONS AND REQUIREMENTS FOR LOT 1 ONLY.

JUL 23 2020
Harford County Planning & Zoning

PLAN TYPE: P
PLAN NO.: 289-2020
VERSION: 1
DATE: 7-23-20
DAC DUE: 8-19-20

REVISIONS			
REM	DATE	DESCRIPTION	

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES 410.879.2080 frederickward.com
PO Box 721, 6 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER

BEL AIR VILLAGE LLC
3504 OLD COURT ROAD
BALTIMORE MD 21208

PRELIMINARY PLAN

FORMER LANDS OF CADDIE HOMES

FIRST ELECTION DISTRICT HARFORD COUNTY, MD

DATE: 7/22/2020	DRAWING NO: PP
SCALE: 1" = 50'	
DESIGNED BY:	
DRAWN BY:	SHEET 1 OF 1
CHECKED BY:	FWA JOB NUMBER: 2191004.00

M:\PROJECTS\2191004.00 BEL AIR VILLAGE CHANGE\ENGINEERING\CADD\ENGINEERING\PLAN SET\SDP\DP - PRELIMINARY PLAN DWG, LAYOUT1, 7/22/2020 11:29 AM JP