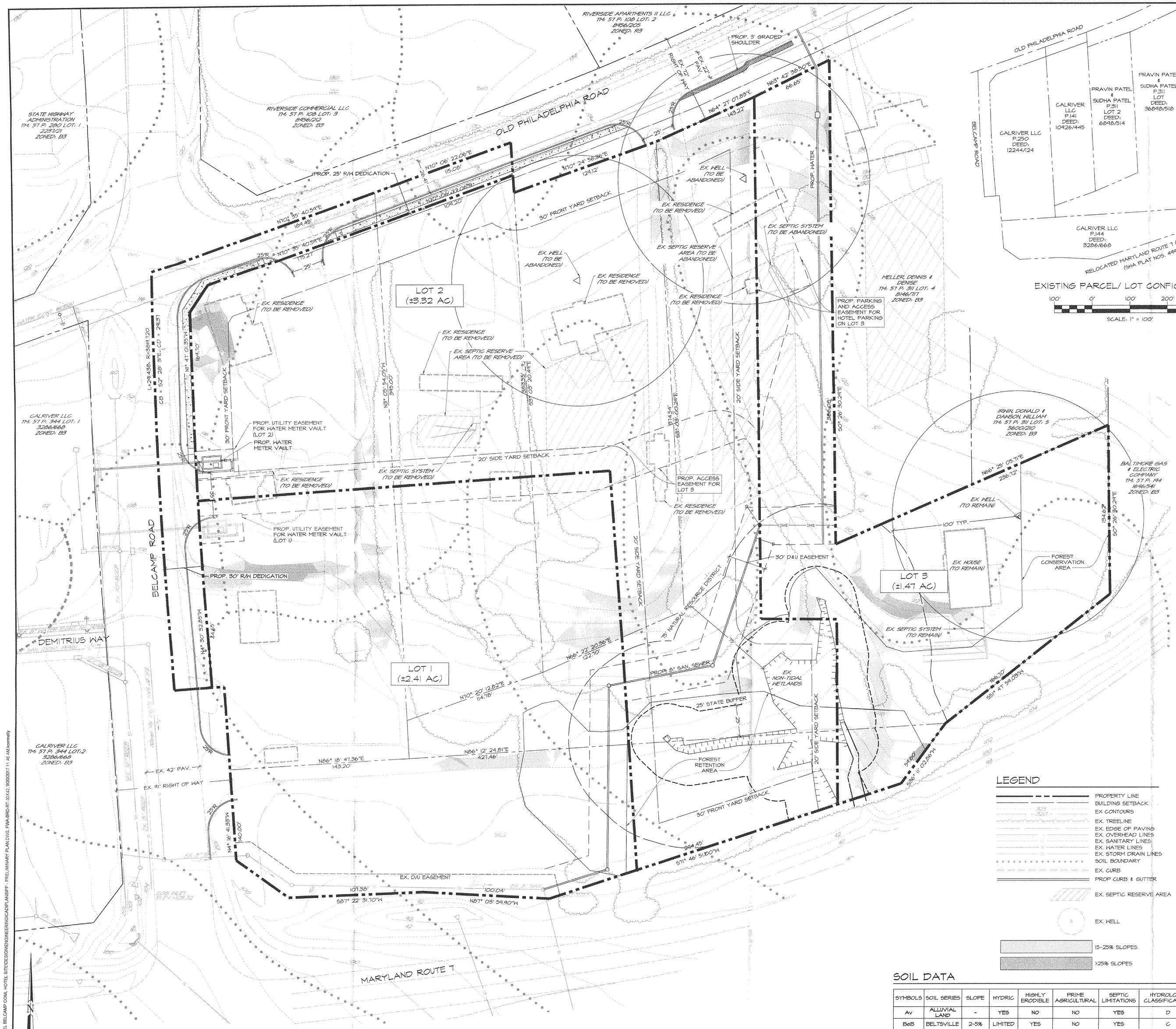

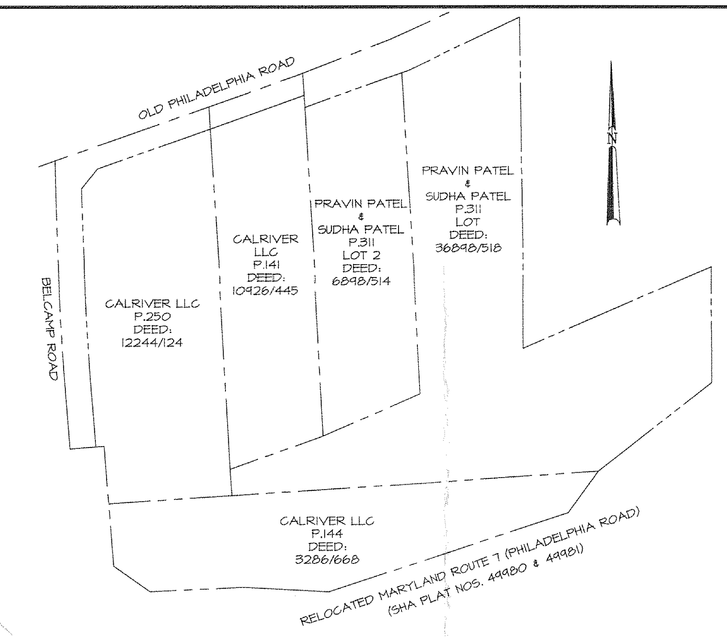

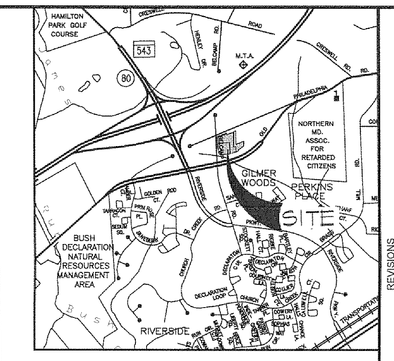

SITE DEVELOPMENT DATA

1. DEVELOPER/CONTRACT PURCHASER: MR. PRAVIN M. PATEL, 1326 POLICY DRIVE, BELCAMP, MD 21017-1510
2. PROPERTY INFORMATION:

OWNER	TAX MAP/PARCEL#	DEED REFERENCE	PLAT REFERENCE	ACREAGE (PER SDAT)	ZONING
PATEL, PRAVIN & SUDHA	T.M. 57 P. 311 LOT 2	6848/514	29-60	1.00 AC.	B3
PATEL, PRAVIN & SUDHA	T.M. 57 P. 311 LOT 3	6848/518	29-60	2.82 AC.	B3
CALRIVER LLC	T.M. 57 P. 141	10426/445	-	1.08AC.	B3
CALRIVER LLC	T.M. 57 P. 144	3286/668	-	1.24 AC.	B3
CALRIVER LLC	T.M. 57 P. 250	1224/124	-	1.79 AC.	B3

3. ZONING: B-3 (GENERAL BUSINESS)
4. DEVELOPMENT TYPE: HOTEL
5. TOTAL ACREAGE: ±7.61 AC. = 331,566 SF. (PER BOUNDARY SURVEY)
   ±1.27 AC. WITHIN NATURAL RESOURCE DISTRICT (NRD)
6. EXISTING FOREST: ±0.718 AC.
7. PROP. CLEARING: ±0.20 AC.
8. PROPOSED:

LOT 1:	±2.41 AC.
LOT 2:	±3.32 AC.
LOT 3:	±1.47 AC.
ROAD R/W DEDICATION:	±0.41 AC.
TOTAL	±7.61 AC.

9. REQUIRED SETBACKS:

MIN. SETBACK FROM RES. LOT:	25'
MIN. LOT WIDTH AT BLDG. LINE:	100'
MIN. FRONT YARD SETBACK:	30'
MIN. SIDE YARD WIDTH:	20'
MIN. REAR YARD DEPTH:	40'
MAX. BLDG. HEIGHT:	3 STORIES

10. IMPERVIOUS AREA
    PERMITTED: 85% MAX. @ 7.61 AC. = 6.46 AC.
    PROPOSED: 120,936 S.F. = 2.77 AC.
11. BUILDING COVERAGE
    PERMITTED: 35% MAX @ 7.61 AC. = 2.66 AC.
    PROPOSED: 24,882 S.F. = 0.57 AC.
12. PARKING REQUIRED: HOTEL: 1 PARKING SPACE / 1 ROOM = 96 PARKING SPACES
    PARKING PROPOSED: HOTEL: 103 PARKING SPACES PROPOSED
13. THE EXISTING STRUCTURES, ON-SITE, ARE TO BE REMOVED, EXCEPT AS NOTED.
14. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS EVIDENCED BY FEMA FIRM PANEL NUMBER 24025C0216E. DATED APRIL 19, 2016.
15. THE SITE BOUNDARY IS BASED ON A BOUNDARY SURVEY BY MRA. THE 2-FOOT TOPOGRAPHIC INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION AND SURVEY DATA BASED UPON A TOPOGRAPHIC SURVEY BY FREDERICK WARD ASSOCIATES, INC. DATED AUGUST 2017.
16. STORMWATER MANAGEMENT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE HARFORD COUNTY AND MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATIONS. QUANTITY SWM HAS BEEN PROVIDED FOR PARCEL 144 IN THE BRASS MILL ROAD REGIONAL SWM FACILITY.
17. THERE IS NO CHESAPEAKE CRITICAL AREA LOCATED ON THE PROPERTY.
18. WETLANDS ON-SITE ARE BASED ON A WETLAND SURVEY PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC., ON 5/5/2016.
19. THIS PLAN REVISES LOT 2 & 3 OF FINAL PLAT 29-60.
20. FINAL LOCATIONS OF FIRE HYDRANTS, VALVES, WATER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
21. REFER TO PRIOR APPROVED PRELIMINARY PLAN NUMBER P496-2016 BY MORRIS AND RITCHIE ASSOCIATES, INC., APPROVED 08-13-2017.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EX CONTOURS
- EX. TREELINE
- EX. EDGE OF PAVING
- EX. OVERHEAD LINES
- EX. SANITARY LINES
- EX. WATER LINES
- EX. STORM DRAIN LINES
- SOIL BOUNDARY
- EX. CURB
- PROP CURB & GUTTER
- EX. SEPTIC RESERVE AREA
- EX. WELL
- 15-25% SLOPES
- >25% SLOPES

SOIL DATA

SYMBOLS	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATIONS
Av	ALLUVIAL LAND	-	YES	NO	NO	YES	D
BeB	BELTSVILLE	2-5%	LIMITED	YES	NO	YES	C
BeC	BELTSVILLE	5-10%	LIMITED	YES	NO	YES	C
JpC	JOPPA	5-10%	NO	NO	NO	NO	A
MtB	MATAPEX	2-5%	LIMITED	YES	YES	YES	C
SlC2	SASSAFRAS	5-10%	NO	YES	NO	NO	B

PLAN TYPE: P
PLAN NO.: 496-2016
VERSION: R2 - V1
DATE: 9/30/17
DACDUE: 10/18/17

I, TORRENCE M. PIERCE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.: 17299 , EXPIRATION DATE: 3/30/2019

REV#	DATE	DESCRIPTION

REVISIONS

ARCHITECTS ENGINEERS PLANNERS SURVEYORS
410.879.2090 frederickward.com
FREDERICK WARD ASSOCIATES
PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
MR. PRAVIN M. PATEL
1326 POLICY DRIVE
BELCAMP, MD 21017-1510

PRELIMINARY PLAN
PROPOSED HOTEL BELCAMP COMMERCIAL
1ST ELECTION DISTRICT HARFORD COUNTY, MD

STATE OF MARYLAND TORRENCE MATTHEW PIERCE No. 17299 PROFESSIONAL ENGINEER

DATE: 09/20/2017	DRAWING NO: PP
SCALE: 1" = 30'	
DESIGNED BY: LES	
DRAWN BY: KFC	SHEET 1 OF 1
CHECKED BY: LES	FWA JOB NUMBER: 2171039.01