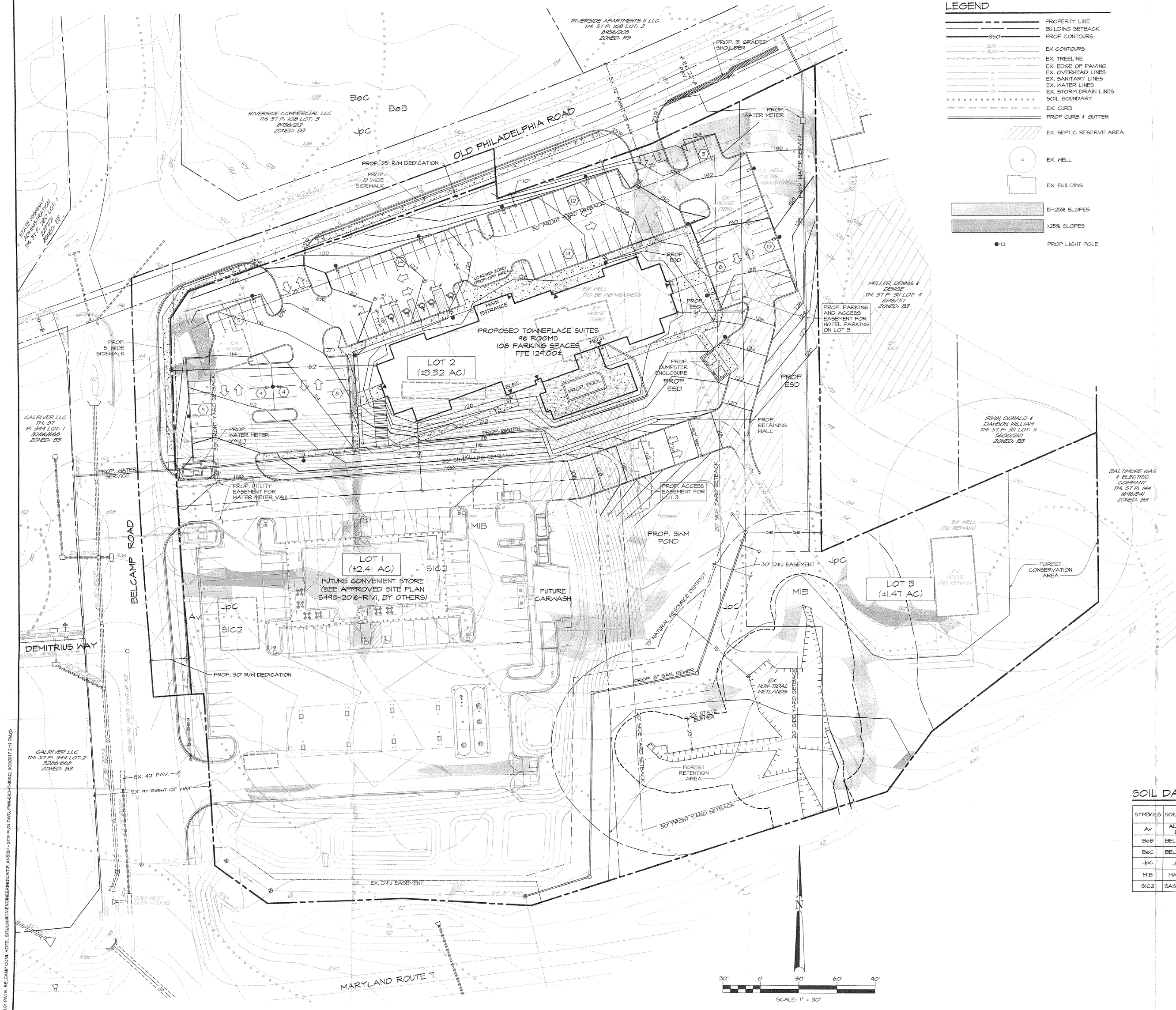
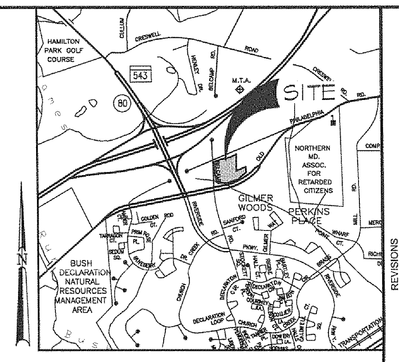


LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- 350 PROP CONTOURS
- 320 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
- EX. BUILDINGS
- 15-25% SLOPES
- >25% SLOPES
- PROP LIGHT POLE



VICINITY MAP

1"=2000'

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	2.62 AC.	B3
CALRIVER LLC	T.M. 57 P. 141	10926/445	-	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: ±0.71B 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.

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
MIB	MATAPEX	2-5%	LIMITED	YES	YES	YES	C
SIC2	SASSAFRAS	5-10%	NO	YES	NO	NO	B

PLAN TYPE: S
PLAN NO: 4105-2017
VERSION:
DATE: 9/20/17
DACODE: 10/18/17

RECEIVED
SEP 20 2017
Harford County Planning & Zoning

REV#	DATE	DESCRIPTION

REVISIONS

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410.879.2090
frederickward.com
FREDERICK WARD ASSOCIATES
PO Box 723, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER

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

SITE PLAN (LOT 2 & 3)

PROPOSED HOTEL BELCAMP COMMERCIAL

1ST ELECTION DISTRICT HARFORD COUNTY, MD

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

M:\PROJECTS\2171039.01 PATEL BELCAMP COMM. HOTEL SITE\ENGINEERING\CAD\PLANS\SP - SITE PLAN.DWG, FWA-ISO-FT-30X42, 9/20/2017 2:11 PM JB