SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	HYDRIC
AdB	ALDINO SILT LOAM, 3 TO 8 PERCENT SLOPES	C	POTENTIALLY	YES
DcB	DELANCO SILT LOAM, 3 TO 8 PERCENT SLOPES	C	POTENTIALLY	NO
EsB2	ELSINBORO LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED	B	NO	NO
EsC2	ELSINBORO LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B	YES	NO
Hb	HATBORO SILT LOAM	D	NO	YES
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	NO	NO
LeC2	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	NO
LeD2	LEGORE SILT LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B	YES	NO
LgC3	LEGORE SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B	NO	NO
LgD3	LEGORE SILTY CLAY LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B	YES	NO
MdE	MANOR VERY STONY LOAM, 25 TO 45 PERCENT SLOPES	B	YES	NO
MgD	MANOR AND GLENELG VERY STONY LOAMS, 15 TO 25 PERCENT SLOPES	B	YES	NO
NeB2	NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO
WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	YES	YES

DEVELOPMENT NOTES

1. OWNERS:
   LOT 2 AND LOT 3 (PARCEL 106)
   SOMA, LLC.
   1814 ANGLESIDE ROAD
   BEL AIR, MD 21047

   LOT 2 (PARCEL 165)
   FALLSTON BUSINESS PARK, LLC.
   P.O. BOX 1068
   BEL AIR, MD 21074-7068
2. DEVELOPER:
   KLEIN ENTERPRISES
   11299 OWINGS MILLS BLVD., SUITE 200
   OWINGS MILLS, MD 21117
3. ENGINEER:
   BOHLER ENGINEERING
   901 DULANEY VALLEY ROAD, SUITE 801
   TOWSON, MD 21204
4. SITE ADDRESS:
   1210 & 1220 BEL AIR ROAD (BUSINESS US ROUTE 1)
   BEL AIR, MD 21014
5. EXISTING ZONING:
   B-3 GENERAL BUSINESS
6. PROPOSED USE:
   7 APARTMENT BUILDINGS AND ASSOCIATED COMMUNITY CENTER
7. PROPERTY INFORMATION

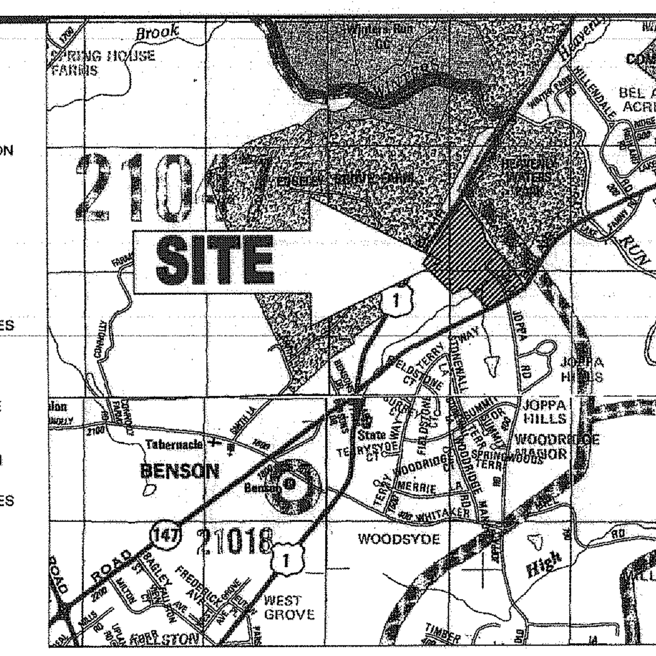
	P. 106, LOT 2	P. 106, LOT 3	P. 165, LOT 2
TAX MAP	48	48	48
DEED REFERENCE	2578 / 592	2578 / 592	4626 / 108
TYPE OF DEVELOPMENT	RESIDENTIAL	VACANT	RESIDENTIAL
ELECTION DISTRICT	3RD	3RD	3RD
LOT AREA	582,711 S.F./13.377 AC.	191,411 S.F./4.406 AC.	114,350 S.F./2.625 AC.

   TOTAL AREA: 888,472 S.F. OR 20.408 AC.

8. ZONING INFORMATION

	REQUIRED	PROVIDED
MIN. LOT AREA	5 ACRES	777,263 S.F. / 17.84 AC.
MIN. BUILDING/USE SETBACK FROM ADJACENT RESIDENTIAL	15'	15.00'
MIN. LOT WIDTH	110'	548.35'
MIN. FRONT YARD DEPTH	30'	30'
MIN. SIDE YARD DEPTH	20'	37.41'
MIN. REAR YARD DEPTH	30'	111.89'
MAX. BUILDING HEIGHT	6 STORIES	5 STORIES
MAX. IMPERVIOUS SURFACE	65%	40%

9. IMPERVIOUS AREA
   ALLOWED: 65% OF 777,263 S.F. = 505,221 S.F. OR 11.60 AC.
   PROPOSED: 314,597 S.F. OR 7.22 AC.
10. PERVIOUS AREA
   REQUIRED: 35% OF 777,263 S.F. = 272,042 S.F. OR 6.25 AC.
   PROPOSED: 462,666 S.F. OR 10.62 AC.
11. BUILDING COVERAGE
   ALLOWED: 30% OF 777,263 S.F. = 233,179 S.F. OR 5.35 AC.
   PROPOSED: 102,210 S.F. OR 2.35 AC.
12. OPEN SPACE
   REQUIRED: 20% OF 17.84 AC. = 3.57 AC.
13. ACTIVE OPEN SPACE
   REQUIRED: 1.79 AC. ±
   PROVIDED: 1.79 AC. ±
14. TOTAL APARTMENT DENSITY
   ALLOWED: 17.84 AC. X 20 D.U. PER ACRE = 357 D.U. = 357 APARTMENTS ±
   PROPOSED: 285 APARTMENTS
15. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 DESIGN MANUAL AS AMENDED BY SUPPLEMENT 1. STORMWATER MANAGEMENT FOR THE IMPROVEMENTS ON PARCELS 106 AND 165 SHALL BE PROVIDED ONSITE WITH MICROBIORETENTION FACILITIES. STORMWATER MANAGEMENT PLANS SHALL BE PREPARED AND SUBMITTED FOR APPROVAL DURING THE ENGINEERING PHASE OF THIS PROJECT.
16. THE LOCATION OF ALL UNDERGROUND UTILITIES, STRUCTURES, FIRE HYDRANTS, ETC. ARE PRELIMINARY. THEIR FINAL LOCATION SHALL BE DETERMINED AT THE TIME OF COMPLETION OF THE ENGINEERING DESIGN DRAWINGS.
17. THIS LOT SHALL BE SERVICED BY PUBLIC WATER AND SEWER. ALL ONSITE WATER AND SEWER SERVICES SHALL BE PRIVATELY OWNED UNLESS OTHERWISE NOTED. THE FINAL LOCATION OF THE WATER METER SHALL BE DETERMINED AT THE COMPLETION OF THE ENGINEERING DESIGN DRAWINGS.
18. ALL ONSITE STORMDRAIN SHALL BE PRIVATELY OWNED AND MAINTAINED.
19. ALL PROPOSED SIGNAGE SHALL BE IN ACCORDANCE WITH THE HARFORD COUNTY SIGN CODE.
20. TOPOGRAPHIC SURVEY PREPARED BY BOHLER ENGINEERING, ; ENTITLED: KLEIN ENTERPRISES, LOTS 2 & 3 - SOMA PROPERTY, 900 BLK BALTIMORE PIKE, BEL AIR, MD 21014, HARFORD COUNTY, MARYLAND; DATED 5/16/13.
21. HARFORD COUNTY GIS DATED 2010 WAS UTILIZED FOR THE ADJACENT DEVELOPMENTS.
22. WETLAND SHOWN ARE BASED UPON THE WETLAND DELINEATION COMPLETED BY McCARTHY & ASSOCIATES ON 5/8/03.
23. FOREST STAND DELINEATION AND FOREST CONSERVATION REQUIREMENTS FOR THE SOMA PROPERTIES LOTS 2 AND 3 IS BASED UPON A FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN PREPARED BY CAMPBELL & NOLAN ASSOCIATES, INC., DATED 12/27/95 AND APPROVED ON JANUARY 22, 1996.
24. FOREST CONSERVATION FOR THE FALLSTON COMMERCIAL PARK - LOT 2 IS BASED UPON A FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JULY 30, 2013.
25. THE 100 YEAR FLOODPLAIN SHOWN IS BASED UPON THE FEMA LETTER OF MAP AMENDMENT (LOMA) #0903-2007A.
26. A NONTIDAL WETLAND AND WATERWAYS PERMIT TO PERMIT PERMANENT IMPACTS TO 4,899 S.F. (0.11 AC.) OF NONTIDAL FORESTED WETLANDS, 14,463 S.F. (0.33 AC.) OF NONTIDAL WETLANDS BUFFER, AND 158 L.F. (1,587 S.F., 0.04 AC.) OF A TRIBUTARY TO WINTERS RUN, A USE IV-P WATERWAY, INCLUDING 14,057 S.F. (0.32 AC.) OF IMPACTS TO THE ASSOCIATED FLOODPLAIN WAS ISSUED ON 4/6/11 AND EXPIRES 4/6/14.
27. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROPRIATE HARFORD COUNTY STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION AND OTHER APPLICABLE SPECIFICATIONS.
28. THERE IS NO EVIDENCE OF EXISTING WELLS OR SEPTIC SYSTEMS ONSITE OR WITHIN 100 FEET OF THE PROPERTY.
29. ALL APARTMENT BUILDINGS MUST HAVE KNOX KEY BOXES INSTALLED ON THE ADDRESS SIDE OF THE BUILDING. THE COMMUNITY CENTER SHALL ALSO HAVE KNOX KEY BOXES INSTALLED IF THEY HAVE AN AUTOMATIC SPRINKLER SYSTEM OR A SUPERVISED AUTOMATIC FIRE DETECTION SYSTEM.
30. APARTMENT BUILDINGS MUST BE IDENTIFIED WITH STREET NUMBER AND STREET NAME ON BOTH SIDES OF THE BUILDING.
31. IF ANY ACTIVITIES IN THE BUILDINGS WILL PRODUCE AIR POLLUTION, CREATE EMISSIONS, OR UTILIZE BOILERS OVER 1,000,000 BTUs PERMITS WILL BE REQUIRED FROM THE DEPARTMENT OF THE ENVIRONMENT (MDE) AND AIR AND RADIATION MANAGEMENT ADMINISTRATION (ARMA).
32. COMMERCIAL ACCESS PERMITS ARE REQUIRED FOR THE CONSTRUCTION AND REMOVAL OF ANY ENTRANCES.
33. ALL SEWER CLEANOUTS WHICH ARE LOCATED WITHIN PAVED AREAS SHALL BE INSTALLED UNDER HARFORD COUNTY DETAIL 5.28.
34. A NON-COMBUSTIBLE OR FIRE-RETARDANT MULCH IS RECOMMENDED AROUND THE PROPOSED BUILDINGS.
35. THIS SITE IS NOT LOCATED WITHIN THE CRITICAL AREA.
36. THERE ARE NO KNOWN UST's ONSITE OR WITHIN 100 FEET OF THE PROPERTY LINE.



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

GENERAL NOTES:

1. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 DESIGN MANUAL AS AMENDED BY SUPPLEMENT 1.
2. MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE LOT OWNER(S).
3. ALL PAVEMENT STRIPING AND TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STATE HIGHWAY ADMINISTRATION SUPPLEMENT.
4. THE PROPOSED LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER.
5. ALL APARTMENT BUILDINGS MUST HAVE KNOX KEY BOXES INSTALLED ON THE ADDRESS SIDE OF THE BUILDING. THE COMMUNITY CENTER AND COMMERCIAL BUILDING ON LOT 3 SHALL ALSO HAVE KNOX KEY BOXES INSTALLED IF THEY HAVE AN AUTOMATIC SPRINKLER SYSTEM OR A SUPERVISED AUTOMATIC FIRE DETECTION SYSTEM.
6. APARTMENT BUILDINGS MUST BE IDENTIFIED WITH STREET NUMBER AND STREET NAME ON BOTH SIDES OF THE BUILDING.

PARKING REQUIREMENTS

1.75 SPACES PER UNIT X 285 UNITS = 499 SPACES
PROVIDED: 505 SPACES (1.77 SPACES PER UNIT)

LEGEND

- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES >25%
- EXISTING FOREST TO BE RETAINED
- PROPOSED FOREST
- EXISTING WETLANDS
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

C:\USERS\RSTASIOWSKI\APPDATA\LOCAL\TEMP\ACPUBLISH_1744\MD132052DAC0.DWG PRINTED BY: RSTASIOWSKI 9.04.13 @ 11:31 AM LAST SAVED BY:

LEGEND

EXISTING NOTE		PROPOSED NOTE
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S

50 25 12.5 0 50
1"= 50'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 6/6/15

PLAN TYPE P
PLAN NO. 13-110
SERIES NO. 1
DATE 9/4/13
DAC/DATE 10/2/13

RECEIVED
County, Dept. of Planning

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE:
◆ WARREN, NJ
OFFICES:
◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ TAMPA, FL
◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA ◆ CHARLOTTE, NC

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REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD132050
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	9/4/13
SCALE:	1"=50'
CAD I.D.:	DAC0

PROJECT:

DAC PLAN

FOR

KLEIN ENTERPRISES

LOCATION OF SITE
SOMA PROPERTY
#1210 & #1220 BEL AIR ROAD
(BUSINESS US ROUTE 1)
BEL AIR, HARFORD COUNTY, MARYLAND 21014

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
9/4/13

SHEET TITLE:

MAJOR PRELIMINARY PLAN

SHEET NUMBER:
1
OF 1