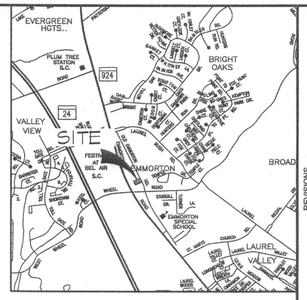
SOILS CHART

SYMBOL	UNIT NAME	ERODIBILITY	HYDRIC	K-VALUE	HYDRIC GROUP
NeB2	NESHAMITY SILT LOAM	MODERATELY ERODED		0.32	B

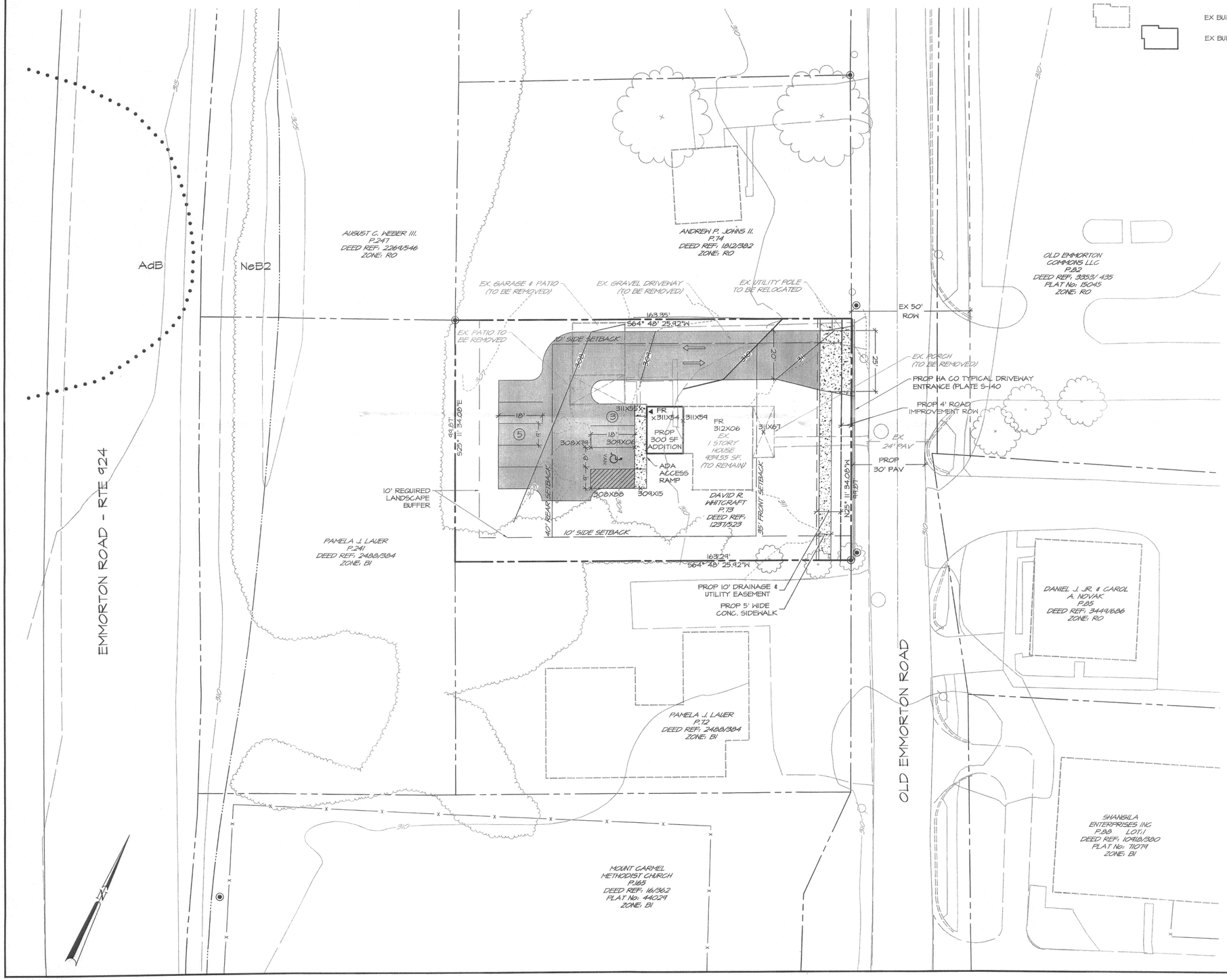
X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

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 STREAM/CHANNEL CENTER
- EX STREAM/CHANNEL TOP OF BANK
- EX WETLAND
- 25' STATE BUFFER
- 75' NRD BUFFER
- PROP TREE LINE
- EX BUILDING
- EX BUILDING



VICINITY MAP
1"=2000'



SITE DEVELOPMENT DATA

PROPERTY ADDRESS: 2230 OLD EMMORTON ROAD
BEL AIR, MD 21050

1. OWNER: DAVID R. WHITCRAFT
   TAX MAP: 56
   PARCEL: 73 TAX #: 01-024876
   GRID: 3D
   DEED REFERENCE: 1297/523
2. TOTAL GROSS AREA: 0.47 AC±
3. ZONING: RO (RESIDENTIAL/OFFICE DISTRICT)
4. USE:
   EXISTING: RESIDENTIAL
   PROPOSED: MEDICAL OFFICE
5. MINIMUM LOT SIZE: 10,000 SF
6. MAX ALLOWABLE BUILDING HEIGHT: 3 STORIES
7. MINIMUM REQUIRED BUILDING SETBACKS BASED ON PROPOSED USE:
   MINIMUM FRONT YARD: 35'
   MINIMUM SIDE YARD: 10' (TOTAL OF 20')
   MINIMUM REAR YARD: 40'
   MINIMUM LOT WIDTH AT BUILDING LINE: 70'
8. PARKING REQUIRED: 4 PER MEDICAL PROVIDER
9. PARKING PROVIDED: 8 SPACES INCLUDING 1 VAN ACCESSIBLE HANDICAPPED SPACES
10. NUMBER OF EMPLOYEES: 4
11. EXIST IMPERVIOUS AREA: 2,715.23 SF (13.26%)
    PROP. IMPERVIOUS AREA: 5,631.42 SF (27.51%)
12. BUILDING COVERAGE: EXISTING: 1,659.34 SF (8.11%)
    PROPOSED: 1,232.45 SF (6.02%)
13. FLOODPLAIN: NONE, FEMA FIRM MAP 24025C0252D
14. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
15. TOPOGRAPHY SHOWN IS BASED FIELD RUN TOPO BY FWA 09/24/2014.
16. DISTURBED AREA WILL BE NO GREATER THAN 5000 SF THEREFORE NO CONCEPT STORMWATER MANAGEMENT PLAN WILL BE REQUIRED.
17. EROSION AND SEDIMENT CONTROL WILL UTILIZE A STANDARD SEDIMENT CONTROL PLAN SINCE DISTURBED AREA WILL BE LESS THAN 5000 SF.
18. THIS PROJECT WILL UTILIZE A FOREST CONSERVATION DECLARATION OF INTENT SINCE THIS IS A SINGLE PARCEL DEVELOPMENT.
19. NO SITE LIGHTING IS PROPOSED ACCEPT FOR WALL PACKS ON THE PROPOSED BUILDING ADDITION.
20. THE SITE WILL GENERATED LESS THAN 250 TPD.

IMPERVIOUS COMPUTATIONS

EXISTING SITE IMPERVIOUS AREA: 1,983 SF
(TO BE LEFT UNDISTURBED)

NEW IMPERVIOUS AREA / BUILDING: 6,781 SF

TOTAL NEW IMPERVIOUS AREA: 4,798 SF

TOTAL LOD WILL BE LESS THAN 5,000 SF. CLIENT PROPOSED TO REPURPOSE EXIST. IMPERVIOUS MATERIAL IN THEIR CURRENT LOCATION.

PLAN TYPE S
PLAN NO. 14-137
SERIES NO. 1
DATE 11/5/14
DAC/DUE 12/3/14

20' 0' 20' 40' 60'
SCALE: 1" = 20'

REV#	DATE	DESCRIPTION

REVISIONS

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DEVELOPER
MR. ROBERT RIVERA, PSY.D.
9021 FIELDCHAT ROAD
NOTTINGHAM, MARYLAND 21236

SITE PLAN
2230 OLD EMMORTON ROAD
FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

RECEIVED
Harford County, Department of Planning

SUBMITTED
NOV 05 2014
Frederick Ward Associates

DATE: 11/05/2014	DRAWING NO: SP
SCALE: 1" = 20'	
DESIGNED BY: LES	
DRAWN BY: VV	SHEET 1 OF 1
CHECKED BY:	FWA JOB NUMBER: 2141117.00

M:\PROJECTS\2141117.00 ROBERT RIVERA MEDICAL OFFICE\DESIGN\ENGINEERING\CAD\PLAN SETS\SP - SITE PLAN.DWG, FWA-BRD-RT-24X36, 11/5/2014 11:44:13 AM, VV

M:\Projects\2141117.00 Robert Rivera Medical Office\Design\Engineering\CAD\Plan Sets\SP - Site Plan.dwg, FWA-BRD-RT-24x36, 11/5/2014 11:44:13 AM, VV