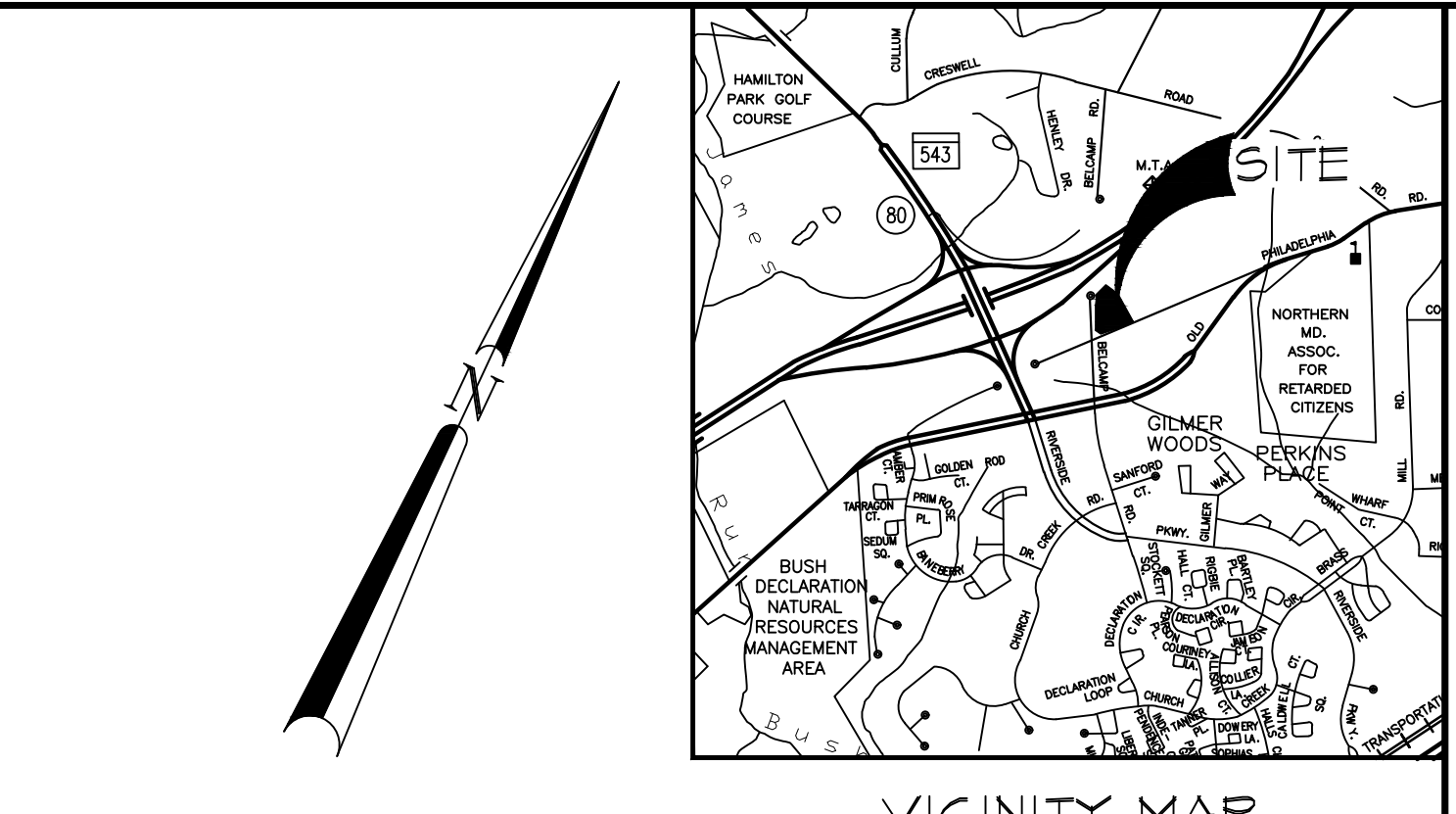
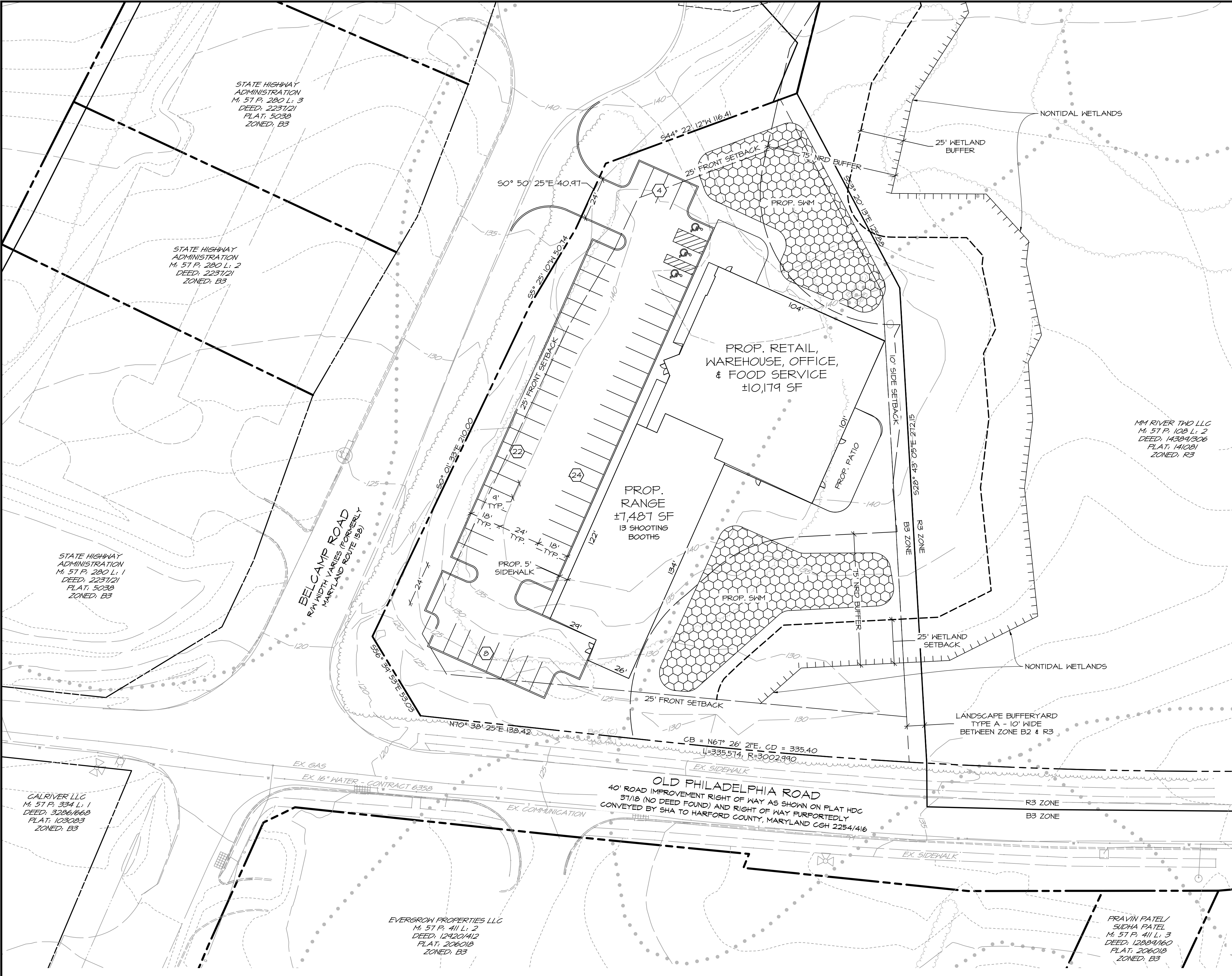


1. 6:00 P.M. Caliber 7 Ventures - Belcamp Range

| | |
|---|--|
| Meeting Date/Time: | Wednesday, April 6, 2022 at 6:00 pm |
| Meeting Location: | Harford County Public Library, Aberdeen Branch, 21 Franklin Street, Aberdeen 21001 |
| Location of Proposed Development: | Old Philadelphia Road - Located at the northeast corner of Old Philadelphia Road and Belcamp Road |
| Description of Proposed Development: | Development of a +/- 10,179 sf retail space with related office, food services, and storage and an associated +/- 7,487 sf indoor gun range. |
| Applicant: | Frederick Ward Associates, Inc. |
| Contact: | Tom Miner at Frederick Ward Associates, Inc. at (410) 838-7900 or tminer@fredward.com |

Documents:

[BELCAMP RANGE 4-6-22.PDF](#)



LEGEND

PROPERTY LINE
 RIGHT-OF-WAY LINE
 BUILDING SETBACK
 EX CONTOURS
 PROP CONTOURS
 EX EASEMENT
 ZONING LINES
 EX CHAIN LINK FENCE
 EX WOOD FENCE
 EX EDGE OF PAVING/CURB
 EX OVERHEAD LINES
 EX SANITARY LINES
 EX WATER LINES
 EX STORM DRAIN LINES
 EXISTING GAS
 PROP. SANITARY LINES
 PROP. WATER LINES
 PROP. STORM DRAIN LINES
 SOIL BOUNDARY
 PROP CURB & GUTTER
 PROP SPLIT RAIL FENCE
 PROP ASPHALT PAVING

EX BUILDING
 PROP BUILDING

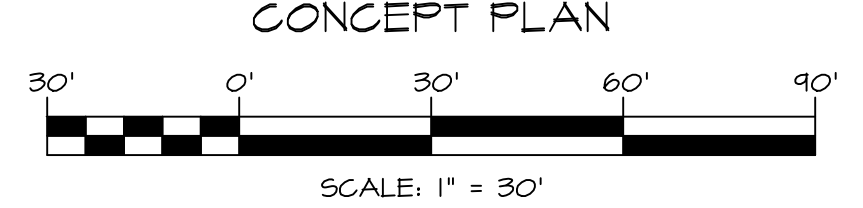
SITE DEVELOPMENT DATA

- OWNER: RIVERSIDE COMMERCIAL LLC
626 TOWNE CENTER DRIVE
JOPPA, MD 21085
- PROPERTY ADDRESS: OLD PHILADELPHIA RD
ABERDEEN, MD 21001
- TAX #: 01-345203
TAX MAP: 0057
GRID: 0004F
PARCEL: 0108
LOT: 3
DEED REFERENCE: 08456/00212
PLAT NUMBER: 136006
PLAT REFERENCE: 137/41
TOTAL ACREAGE: 1.93 AC
- ZONING: B3 (GENERAL BUSINESS)
- USE:
EXISTING: VACANT LOT
PROPOSED: INDOOR SHOOTING RANGE
- BULK REQUIREMENTS (B3 ZONE - AMUSEMENT):
MIN. LOT WIDTH AT BUILDING LINE: 50 FT
MIN. FRONT YARD: 25 FT
MIN. SIDE YARD: 10 FT
MIN. REAR YARD: 35 FT
MAX. ALLOWABLE BUILDING HEIGHT: 3 STORIES
- MAX. BUILDING COVERAGE: 35% MAX. @ 1.93 AC = 0.68 AC
PROP. BUILDING COVERAGE: 21% (0.41 AC / 1.93 AC)
- PROPOSED BUILDING SQUARE FOOTAGE:
FIRST FLOOR: 17,666 GSF
MEZZANINE: 2,311 GSF
- MAX. IMPERVIOUS AREA:
PROP. IMPERVIOUS AREA: 85% MAX. @ 1.93 AC = 1.64 AC
44% (0.95 AC / 1.93 AC)
- PARKING:
REQUIRED:
RETAIL: 1 PER 200 SF OF GROSS FLOOR AREA
10,179 SF / 200 SF = 51 PARKING SPACES
INDOOR SHOOTING RANGE: 1 PER EACH BOOTH OR FIRING POSITION
13 FIRING BOOTHS = 13 SPACES
TOTAL REQUIRED PARKING: 64 PARKING SPACES
PROPOSED:
TOTAL: 58 PARKING SPACES*
(* INCLUDING 3 HANDICAP PARKING SPACES)
* PARKING REDUCTION OF 10% (6 PARKING SPACES)
HAS BEEN REQUESTED PER HARFORD COUNTY ZONING CODE SECTION § 261-26(D)(1)
- WATER SUPPLY: PUBLIC - CONTRACT 6358
SEWER SUPPLY: PUBLIC - CONTRACT 19198

SOIL DATA

| SYMBOL | UNIT NAME | HYDRIC | K-VALUE | HYDRIC GROUP |
|--------|---|--------|---------|--------------|
| BeB | BELTSVILLE SILT LOAM, 2-5% SLOPES | - | 0.31 | C |
| BeC | BELTSVILLE SILT LOAM, 5-10% SLOPES | - | 0.43 | C |
| ChB2 | CHILUM SILT LOAM, 2-5% SLOPES | - | 0.32 | C |
| IpC | JOPPA GRAVELLY SANDY LOAM, 5-10% SLOPES | - | 0.10 | A |
| MkB | MATAPEAKE SILT LOAM, 2-5% SLOPES | - | 0.49 | C |
| Sic2 | SASSAFRAS LOAM, 5-10% SLOPES | - | 0.32 | B |

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



GENERAL NOTES

- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24025C0276E, DATED 04/19/2016.
- THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- PARCEL BOUNDARY FIELD SURVEYED BY FWA, DATED JANUARY 2022.
- ADDITIONAL BOUNDARY INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
- ADDITIONAL TOPOGRAPHIC INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
- SOIL BOUNDARIES DETERMINED FROM SOIL SURVEY OF HARFORD COUNTY, DATED 1973.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- STORMWATER QUALITY & QUANTITY MANAGEMENT WILL BE PROVIDED, IN ACCORDANCE WITH THE HARFORD COUNTY AND MARYLAND DEPARTMENT OF THE ENVIRONMENTAL REGULATIONS. QUANTITY SWM HAS BEEN PROVIDED FOR PARCEL 144 IN THE BRASS MILL ROAD REGIONAL SWM FACILITY.
- ALL SIGNS REQUIRE A SIGN PERMIT & WILL BE LOCATED A SIGN EASEMENT. EXACT LOCATIONS TO BE DETERMINED DURING FINAL ENGINEERING.
- LIGHTING SHALL BE DESIGNED AND CONTROLLED SO THAT ANY LIGHT SHALL BE SHADED, SHIELDED OR DIRECTED SO THAT THE LIGHT INTENSITY OR BRIGHTNESS SHALL NOT ADVERSELY AFFECT THE OPERATION OF VEHICLES OR REFLECT ONTO RESIDENTIAL LOTS OR BUILDINGS.

| | |
|-----------|-------------|
| REVISIONS | DESCRIPTION |
| DATE | |
| REV# | |

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FWA
FREDERICK WARD ASSOCIATES
 410.959.0990
 frederickward.com
 PO Box 727, 5 South Main Street Bel Air, Maryland 21014

OWNER/DEVELOPER
CAPITAL VENTURES LLC
 2440 EAST CHURCHVILLE RD
 BEL AIR, MD 21015
 ATTN: MICHAEL WIDENHOUSE
 PHONE: (443)-987-7986

SITE PLAN
CAPITAL VENTURES LLC
BELCAMP RANGE

HARFORD COUNTY, MD
 2ND ELECTION DISTRICT

DATE: 1/6/2022
 DRAWING NO.:
 SCALE: 1" = 30'
 DESIGNED BY: TMM
 DRAWN BY: KMC
 CHECKED BY: TMM

SHEET 1 OF 1
 FWA JOB NUMBER:
 2071240.03

SP