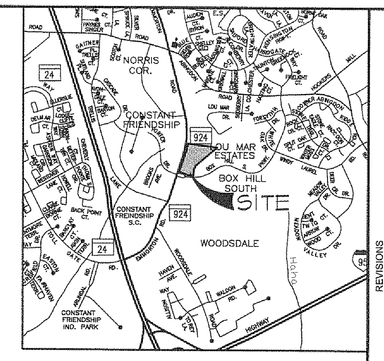
SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
EsB2	ELSINBORO LOAM, 2% - 5% SLOPES	MODERATELY ERODED	-	0.37	B
KpB	KEYPORT SILT LOAM, 2% TO 5% SLOPES	-	X	0.43	C
LyB	LOAMY CLAYEY LAND, 0% TO 5% SLOPES	-	-	0.17	C
LyD	LOAMY CLAYEY LAND, 5% TO 15% SLOPES	POTENTIAL ERODIBLE	-	0.17	C

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

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- EX CONTOURS
- EX TREELINE
- EX EDGE OF PAVING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- SOIL BOUNDARY
- NON-TIDAL WETLANDS
- 25' STATE BUFFER
- 15' NRD BUFFER
- PROP. MICRO-BIORETENTION FACILITY
- EX BUILDING



VICINITY MAP
1"=2000'

SITE DEVELOPMENT DATA

1. OWNER: BOX HILL SOUTH COMMERCIAL LLC
   ADDRESS: 3305 EMMORTON ROAD
   BEL AIR, MD 21014
   TAX#: 01-094173
   TAX MAP: 61
   GRID: 1F
   PARCEL: 387
   DEED REF: 11033/139
   AREA: 1.630 AC
   ZONE: B3 (GENERAL BUSINESS DISTRICT) BOA CASE #182
2. OWNER: BOX HILL SOUTH COMMERCIAL LLC
   ADDRESS: 3309 EMMORTON ROAD
   BEL AIR, MD 21014
   TAX#: 01-062531
   TAX MAP: 61
   GRID: 1F
   PARCEL: 354
   DEED REF: 11033/139
   AREA: 2.850 AC
   ZONE: B3 (GENERAL BUSINESS DISTRICT) BOA CASE #182
3. OWNER: BOX HILL SOUTH COMMERCIAL LLC
   ADDRESS: 10 BOX HILL SOUTH PARKWAY
   ABINGDON 21009
   TAX#: 01-318541
   TAX MAP: 61
   GRID: 2F
   PARCEL: 652
   LOT: 1
   DEED REF: 2838/597
   PLAT REF: 15/68
   AREA: 2.64 AC
   ZONE: B3 (GENERAL BUSINESS DISTRICT) BOA CASE #182
4. TOTAL ENCLOSED AREA: ± 7.22 AC
5. USE:
   EXISTING: VACANT
   PROPOSED: COMMERCIAL/RETAIL
6. NUMBER OF EMPLOYEES: UNKNOWN
7. BULK REQUIREMENTS:

MIN. LOT WIDTH:	50'
MIN. FRONT YARD SETBACK:	25'
MIN. SIDE YARD SETBACK:	5'
MIN. REAR YARD SETBACK:	35'
MIN. BUILDING OR USE SETBACK FROM ADJACENT RESIDENTIAL LOTS:	25'
MAX. BUILDING HEIGHT:	3 STORIES
MIN. PARKING SETBACK FROM RIGHT-OF-WAY:	10'
MAX. BUILDING COVERAGE:	35% MAX. @ 7.22 AC = 2.53 AC
PROPOSED:	32,810 SF = 0.75 AC (10%)
MAX. IMPERIOUS SURFACE:	85% MAX. @ 7.22 AC = 6.14 AC
PROVIDED:	130,880 SF = 3.00 AC (42%)

8. PARKING REQUIRED:

LOT #1	
RETAIL: 1 PER 200 SF OF GFA =	54 REQUIRED
RESTAURANT: 1 PER 200 SF OF GFA =	8 REQUIRED
TOTAL REQUIRED:	67 SPACES
TOTAL PROVIDED:	85 SPACES
LOT #3	
MOTOR VEHICLE SALES & SERVICE 1 PER 300 SF OF GFA =	29 REQUIRED
PROVIDED:	40 SPACES
LOT #4	
MOTOR VEHICLE SALES & SERVICE 1 PER 300 SF OF GFA =	35 REQUIRED
PROVIDED:	40 SPACES

GENERAL NOTES

1. TOPOGRAPHICAL INFORMATION FIELD SURVEYED BY FREDERICK WARD ASSOCIATES, INC., DATED 2/2016 AND HARFORD COUNTY GIS INFORMATION, DATED 2011.
2. SOIL BOUNDARY INFORMATION BASED ON SOIL SURVEY OF HARFORD COUNTY, MARYLAND DATED AUGUST 1975.
3. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24025C0256 D.
4. THE PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
5. GRADING PERMIT WILL BE REQUIRED, SEDIMENT CONTROLS TO BE DETAILED AT FINAL DESIGN.
6. STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE MDE DESIGN MANUAL, LATEST EDITION.
7. FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, AND PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
8. A THIS PROJECT IS SUBJECT TO THE CONDITIONS STATED IN BOARD OF APPEALS CASE #182.
9. THE PROPOSED LOTS ARE FOR LEASE ONLY.
10. INSIDE WATER METER SETTINGS WILL BE UTILIZED.

REV#	DATE	DESCRIPTION

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410.979.2090
frederickward.com
FREDERICK WARD ASSOCIATES
PO Box 772, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
BOX HILL SOUTH COMMERCIAL, LLC
2700 PHILADELPHIA ROAD
EDGEWOOD, MARYLAND 21040
ATTN: MR. JAMES M. MARTIN

SITE PLAN
BOX HILL CORPORATE CENTER
1ST ELECTION DISTRICT HARFORD COUNTY, MD

PLAN TYPE: S
PLAN NO.: 5.18-2016
SERIES NO.: 1
DATE: 7/20/16
DIGITIZE: 8/17/16

DATE: 7/20/2016	DRAWING NO: SP
SCALE: 1" = 30'	
DESIGNED BY:	
DRAWN BY: VW/RJB	SHEET 1 OF 1
CHECKED BY:	FWA JOB NUMBER: 2131102.00

M:\PROJECTS\2131\102.00 WARD PROP BOX HILL CORP CTR LOT 1\NOBSIGN\ENGINEERING\PLAN SETS\DACSP - SITE PLAN.DWG, FWA-B80-R1-30X42, 7/20/2016 1:24 PM, PJ