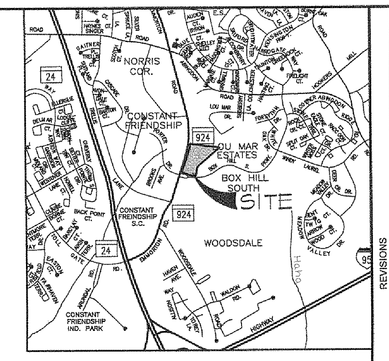
SOILS CHART

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 GLAYEY LAND, 0% TO 5% SLOPES	-	-	0.17	C
LyD	LOAMY GLAYEY 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
- 75' NRD BUFFER
- 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#: 01-041173
   TAX MAP: 61
   GRID: 1F
   PARCEL: 387
   DEED REF: 11033/134
   AREA: 1.630 AC
2. OWNER: BOX HILL SOUTH COMMERCIAL LLC
   ADDRESS: 3304 EMMORTON ROAD
   BEL AIR, MD 21014
   TAX#: 01-082531
   TAX MAP: 61
   GRID: 1F
   PARCEL: 394
   DEED REF: 11033/134
   ZONE: 2.950 AC
3. OWNER: BOX HILL SOUTH COMMERCIAL LLC
   ADDRESS: 10 BOX HILL SOUTH PARKWAY
   ABINGDON 21009
   TAX#: 01-311841
   TAX MAP: 61
   ZONE: 2F
   PARCEL: 652
   LOT: 1
   DEED REF: 2838/547
   PLAT REF: 45/68
   AREA: 2.64 AC
4. TOTAL ENCLOSED AREA: ± 7.22 AC
5. ZONING: B3 (GENERAL BUSINESS DISTRICT) BOA CASE #182
6. USE:
   EXISTING: VACANT
   PROPOSED: COMMERCIAL/RETAIL
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:	10'
MAX. BUILDING COVERAGE: PROPOSED:	35% MAX. @ 7.22 AC = 2.53 AC 32,810 SF = 0.75 AC (10%)
MAX. IMPERIOUS SURFACE: PROVIDED:	85% MAX. @ 7.22 AC = 6.14 AC 130,680 SF = 3.00 AC (42%)

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 PER FEMA PANEL NO. 24025C0256D.
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.

NON-TIDAL WETLANDS
20' DRAINAGE & UTILITY BESEMENT PLAT 45/68
75' NRD BUFFER
NATURAL RESOURCE DISTRICT
NATURAL RESOURCE DISTRICT
25' STATE BUFFER
ZONE: R4
ZONE: B3 PER BOA #182
35' REAR YARD SETBACK
PROP. 10' WIDE LANDSCAPE BUFFER BETWEEN SUBJECT B3 ZONE AND ADJACENT R4 ZONE
EX PARKVIEW APARTMENTS
LyD
EsB2
KpB
PROP. FOREST CONSERVATION EASEMENT
E 1507150
N 657750
35' REAR YARD SETBACK
5' SIDE YARD SETBACK
ABINGDON II, LLLP
MAP: 61 PARCEL: 652 LOT: 2
PLAT: 45/68
ZONE: R4
EX. 84' PAV.
MERCHANT BLVD.
EX. 60' ROW
25'
25'
BOULEVARD AT BOX HILL LLC
MAP: 61 PARCEL: 676 LOT: 1
DEED: 3178/0129
ZONE: C1
PROP. 20' UTILITY EASEMENT
PROP. 8" SAN
BOX HILL SOUTH COMMERCIAL, LLC
MAP: 61 PARCEL: 394
DEED: 11033/134
ZONE: B3
20' PRIVATE DRAINAGE & UTILITY EASEMENT PLAT REF: 45/68
DRAINAGE & UTILITY EASEMENT PLAT REF: 45/68
PROP. PROPERTY LINE
PROP. PROPERTY LINE
BOX HILL SOUTH COMMERCIAL, LLC
MAP: 61 PARCEL: 387
DEED: 11033/134
ZONE: B3
E 1507150
N 657750
5' SIDE YARD SETBACK
PROPOSED LOT 4 3.45 AC (150,282 SF)
PROPOSED LOT 3 1.60 AC (70,063 SF)
PROPOSED LOT 1 2.17 AC (94,612 SF)
5' SIDE YARD SETBACK
5' SIDE YARD SETBACK
5' SIDE YARD SETBACK
25' FRONT YARD SETBACK
15' EASEMENT & RIGHT-OF-WAY TO BGE GSH 2202/34
EX. 60' PAV.
BOX HILL SOUTH PARKWAY
EX. 84' ROW
BOX HILL SOUTH COMMERCIAL, LLC
MAP: 61 PARCEL: 652 LOT: 1
PLAT: 45/68
ZONE: B3
TRUTHHOUSE MINISTRY CHURCH
LIR 4634/154 (GRID 506/324)
ZONE: B3 PER BOA #182
PROPERTY LINE TO BE REMOVED
PROPERTY LINE TO BE REMOVED
PERMANENT UTILITY EASEMENT HARFORD COUNTY, MD GSH 2252/454
SRC EASEMENT SRC PLATS 12940 & 17941 DEEDS GRGS 344/403 & 404
25' FRONT YARD SETBACK
25' FRONT YARD SETBACK
25' FRONT YARD SETBACK
35'
35'
EX. GAS VALVES
EX. 12" BGE UTILITY EASEMENT LIR 7813/316
EX. 18" RCCP
PROP. C & G, TYP.
EX. HISTORICAL SIGN (TO REMAIN)
RELOCATED POLE
EX. POLE (TO BE RELOCATED)
EX. STREET LIGHT POLE
EX. CULVER (TO BE REMOVED)
EX. POLE (TO BE RELOCATED)
EX. CABLE (TO BE REMOVED)
EX. UNDERGROUND UTILITY MARKERS
EX. SPEED LIMIT SIGN (TO BE RELOCATED)
EX. INLET
EX. C & G
EMMORTON ROAD - MARYLAND ROUTE 924
80' RIGHT OF WAY - STATE ROADS COMMISSION PLAT NO. 7841
PROP. WATER SERVICE
PROP. WATER SERVICE
PROP. WATER SERVICE
EX. ± 52' PAV.
PROP. ± 62' PAV. WIDTH VARIES
EX. 80' ROW
EX. 16" WATER CONT. 11600 & 11084
RELOCATED POLE
EX. FH
EX. FH
N 657750
E 1507250
30' 0' 30' 60' 90'
SCALE: 1" = 30'

PLAN TYPE	P
PLAN NO.	516-2016
SERIES NO.	1
DATE	7/20/16
DAC/DUE	8/17/16

RECEIVED
JUL 20 2016
Harford County Office of Planning & Zoning

REVISIONS	DESCRIPTION	DATE
REV#		

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES 410.879.2080 fredwardinc.com
PO Box 727, 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

PRELIMINARY PLAN

BOX HILL CORPORATE CENTER

1ST ELECTION DISTRICT HARFORD COUNTY, MD

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

M:\PROJECTS\2131\102.00 WARD PROP BOX HILL CORP CTR LOT 1\DESIGN\ENGINEERING\PLAN SETS\DAC\PP - PRELIMINARY PLAN.DWG, FWA-ANSI-FT-30X42, 7/20/2016 1:19 PM JP