

DEVELOPMENT SUMMARY

- OWNER: 2000 ROCK SPRING ROAD LLC, 485 BLUFF POINT LANE, BLUFFTON, SC 29909-7161
- PROPERTY ADDRESS: 2000 ROCK SPRING ROAD, FOREST HILL, MD 21050
- TAX MAP: 40, PARCEL NUMBER: 48, DEED REFERENCE: 06636/00062, PLAT REFERENCE: 130/015, TOTAL AREA: 5.38 AC.
- EXISTING ZONING: B2 - COMMUNITY BUSINESS DISTRICT, PROPOSED USE: MIXED USE CENTER (RETAIL AND APARTMENT)
- FLOODPLAIN: THERE IS NO 100 YEAR FLOODPLAIN PER FEMA PANEL NO. 24025C0134E
- EXISTING NRD AREA: 5.640 SF.
- ZONING REGULATIONS (RETAIL TRADE/SERVICES): MINIMUM BUILDING OR USE SETBACK: 20 FEET, FROM ADJACENT RESIDENTIAL LOT: 20 FEET, MINIMUM LOT WIDTH AT BUILDING LINE: 50 FEET, MINIMUM FRONT YARD DEPTH: 25 FEET, MINIMUM SIDE YARD DEPTH: 5 FEET, MINIMUM REAR YARD DEPTH: 35 FEET, MINIMUM MAXIMUM HEIGHT: 3 STORIES
- MIXED USE DATA: TOTAL BUILDING AREA: 71,911 GSF, TOTAL RESIDENTIAL USE AREA: 51,461 GSF (71.4%), TOTAL RETAIL TRADE/ SERVICE AREA: 20,507 GSF (28.6%), (7,150 GSF AMENITY SPACE)
- RESIDENTIAL MIX: NUMBER OF 1 BEDROOM UNITS: 15 UNITS, NUMBER OF 2 BEDROOM UNITS: 30 UNITS, NUMBER OF 3 BEDROOM UNITS: 4 UNITS, TOTAL RESIDENTIAL UNITS: 54 UNITS
- RESIDENTIAL DENSITY: 10 UNITS/AC. ALLOWABLE, 9.85 UNITS/AC. PROPOSED
- PARKING: RETAIL TRADE/SERVICES: 4 SPACES PER 1,000 SF, SPACES REQUIRED: 12,751 SF / 1,000 x 4 = 51 SPACES, SPACES PROVIDED: 53 SPACES INCLUDING 4 VAN ACCESSIBLE SPACES. RESIDENTIAL SPACES: 15 SPACE PER 1 BEDROOM, 2 SPACES PER 2 & 3 BEDROOM, SPACES REQUIRED: 1 BR 16 x 15 = 24 SPACES, 2 BR 34 x 2 = 78 SPACES, TOTAL RESIDENTIAL SPACES REQUIRED: 102 SPACES, SPACES PROVIDED: 100 SPACES INCLUDING 6 VAN ACCESSIBLE SPACES
- OPEN SPACE REQUIRED: TOTAL REQUIRED: 5.38 AC. @ 20% = 1.076 AC., TOTAL ACTIVE REQUIRED: 1.076 AC. @ 50% = 0.538 AC., PROVIDED: TOTAL PROVIDED: 3.0 ACRES, TOTAL ACTIVE PROVIDED: 0.61 ACRES
- TRASH AND RECYCLING COLLECTION WILL BE VIA AN INSIDE TRASH COMPACTOR
- ALL EXISTING EASEMENT SHOWN HEREON ARE SUBJECT TO REVISIONS WHEN A NEW RECORD PLAT IS RECORDED BASED UPON THE NEW DESIGN AS SHOWN.
- NET REFORESTATION PLANTING AREA REQUIRED: 0.801 ACRES, REFORESTATION PLANTING AREA PROPOSED: SEE FOREST CONSERVATION PLAN
- PROPOSED WATER METER SHALL BE INSTALLED AS AN INSIDE METER SETTING.
- ALLOWED BUILDING COVERAGE: 30% OF TOTAL LOT = 1.61 AC., PROVIDED BUILDING COVERAGE: 11% OF TOTAL LOT = 0.61 AC.
- ALLOWED IMPERVIOUS COVERAGE: 85% OF TOTAL LOT = 4.57 AC., PROVIDED IMPERVIOUS COVERAGE: 42% OF TOTAL LOT = 2.26 AC.

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO UPDATE THE PREVIOUSLY SUBMITTED AND WITHDRAWN CONCEPT PLAN C151-2017.
- STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE MDE DESIGN MANUAL, LATEST EDITION.
- THE PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
- A LANDSCAPE, RECREATION, AND LIGHTING PLAN SHALL BE SUBMITTED WITH SITE PLAN SUBMISSION.
- A PEDESTRIAN AND VEHICLE CIRCULATION PLAN SHALL BE SUBMITTED WITH SITE PLAN SUBMISSION.
- NO FLOODPLAINS ARE LOCATED ON SITE PER FEMA FIRM MAP 24025C0134E.
- THE SCHOOL DISTRICTS AFFECTED BY THIS PLAN ARE FOREST LAKES ELEMENTARY SCHOOL, BEL AIR MIDDLE SCHOOL, AND BEL AIR HIGH SCHOOL.
- SOIL BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HARFORD COUNTY, USDA 1975.
- FINAL LOCATIONS FOR FIRE HYDRANTS, VALVES, WATER AND SEWER LINES SHALL BE DETERMINED ON THE CONSTRUCTION DRAWINGS.
- SIGN PERMIT WILL BE APPLIED FOR SEPARATELY.
- ALL EXISTING WELLS AND SEPTIC ON-SITE SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH HARFORD COUNTY HEALTH DEPARTMENT REGULATIONS.

ADJOINERS LIST

MAP	PARCEL	LOT	OWNER NAME	DEED	PLAT	ZONE
40	178		FOREST HILL URGENT CARE LLC	116071/414	67/403	B2
40	428	3	OSBORNE PARKWAY LLC	2842/600	133/871	B2
40	428	1	OSBORNE PARKWAY LLC	2842/600	133/871	B2
40	412		BOARD OF EDUCATION OF HARFORD COUNTY	2486/264	87/105	R2
40	264		HARFORD COUNTY MD	1136/842	-	R2
40	415		HARFORD COUNTY MD	2144/487	82/6	B2

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
MbB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	POTENTIALLY ERODIBLE	-	0.37	B
MbD2	MANOR LOAM, 15 TO 25% SLOPES, MODERATELY ERODED	ERODIBLE	-	0.37	B
GnB	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	-	X	0.32	C

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

REV#	DATE	DESCRIPTION

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FWA

FREDERICK WARD ASSOCIATES
410.629.7980
fredward.com

PO Box 727, 5 South Main Street, 4th Fl., Harford, MD 21114

OWNER

2000 ROCK SPRING ROAD, LLC
485 BLUFF POINT LANE
BLUFFTON, SC 29909-7161

DEVELOPER

OSPREY PROPERTY COMPANY, LLC
175 ADMIRAL COCHRAN DRIVE, STE 201
ANNAPOLIS, MD 21401
ATTN: BRIAN LOPEZ
PHONE NUMBER: 410-224-0100

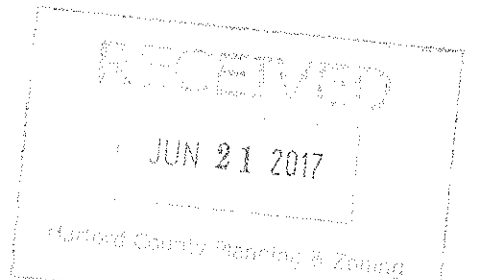
SITE PLAN

ROCK SPRING STATION

3RD. ELECTION DISTRICT

HARFORD CO., MARYLAND

PLAN TYPE: S
PLAN NO: 327-2017
VERSION: 1
DATE: 4/21/17
DACCUE: 7/19/17



DATE: 06/21/17 DRAWING NO:

SCALE: 1" = 40'

DESIGNED BY: LES

DRAWN BY: MEW/DDW

CHECKED BY: LES

SHEET 1 OF 1

FWA JOB NUMBER: 2181126.00

SP

I:\PROJECTS\2181126.00 PAX EDWARDS ROCKSPRING STATION MIXED USE SITE PLAN\DESIGN\ENGINEERING\PLAN SET\SIDAC PLANS\SP SITE PLAN.DWG DATE: 06/21/2017 11:29 AM\kcomally