



DEVELOPMENT NOTES

- OWNER/DEVELOPER: WALMART REAL ESTATE BUSINESS TRUST
WALMART PROP TAX DEPT.
P.O. BOX 8050 MS0255
BENTONVILLE, AR 72712-8050
- STEVE DYER
SENIOR MANAGER, PROJECT DESIGN AND MANAGEMENT FOR MD, VA AND WV
2001 S.E. 10th STREET, MS 5510
BENTONVILLE, AR 72716-5510
(479) 273-4467
- EXISTING ZONING: CI (COMMERCIAL INDUSTRIAL DISTRICT)
- EXISTING USE: RETAIL TRADE/SERVICES
120,657 S.F. WALMART STORE WITH 16,792 S.F. GARDEN CENTER
- PROPOSED USE: RETAIL TRADE/SERVICES
187,612 S.F. WALMART STORE WITH 3,336 S.F. GARDEN CENTER
- PROPERTY INFORMATION: TAX MAP 013, LOT 1, PARCEL 81, DEED REFERENCE 054660180, TYPE OF DEVELOPMENT COMMERCIAL, ELECTION DISTRICT 13, LOT AREA 652,616 S.F./14.982 AC, PLAT NUMBER 7759
- ZONING INFORMATION: REQUIRED 10,000 S.F., PROVIDED 652,616 S.F.
- MAX. BUILDING COVERAGE: ALLOWED 50% OF 652,616 S.F. = 326,308 S.F. OR 7.49 AC. PROPOSED: 187,612 S.F. OR 4.31 AC. (29%)
- IMPERVIOUS AREA: ALLOWED 66% OF 652,616 S.F. = 554,723 S.F. OR 12.73 AC. PROPOSED: 470,040 S.F. OR 10.78 AC. (72%)
- STORMWATER MANAGEMENT: WILL BE PROVIDED IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL. STORMWATER MANAGEMENT FOR THE IMPROVEMENTS SHALL BE PROVIDED ON SITE WITH A COMBINATION OF (1) THREE M-8 MICROBIORETENTION FACILITIES AND THREE (3) CONTECH JELLY FILTERS. STORMWATER MANAGEMENT PLANS SHALL BE PREPARED AND SUBMITTED FOR APPROVAL DURING THE ENGINEERING PHASE OF THIS PROJECT.
- THE LOCATION OF ALL UNDERGROUND UTILITIES, STRUCTURES, FIRE HYDRANTS, ETC. ARE PRELIMINARY. THE FINAL LOCATION SHALL BE DETERMINED AT THE TIME OF COMPLETION OF THE ENGINEERING DESIGN DRAWINGS.
- THIS LOT IS CURRENTLY SERVICED BY PUBLIC WATER AND SEWER.
- ALL ON SITE STORMDRAIN SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL PROPOSED SIGNAGE SHALL BE IN ACCORDANCE WITH THE HARFORD COUNTY SIGN CODE.
- TOPOGRAPHIC SURVEY PREPARED BY BOHLER ENGINEERING, ENTITLED: WALMART STORE #2009, 401 CONSTANT FRIENDSHIP BOULEVARD, FIRST ELECTION DISTRICT, HARFORD COUNTY, MARYLAND, DATED 4/18/16.
- HARFORD COUNTY GIS DATED 2010 WAS UTILIZED FOR THE ADJACENT DEVELOPMENTS.
- THERE ARE NO KNOWN WETLANDS LOCATED ON THIS SITE.
- A DECLARATION OF INTENT FOR EXEMPTION OF FOREST CONSERVATION REQUIREMENTS HAS BEEN SUBMITTED FOR THIS PROJECT. BASED ON PART II 7.A.1, THIS IS AN EXISTING LOT OF RECORD BASED ON AN APPROVED PRELIMINARY PLAN P209-2 DATED 04-25-1991, PREPARED BY MORRIS AND RITCHIE ASSOCIATES, INC.
- THIS SITE IS LOCATED WITHIN THE ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FIRM MAP NUMBER 240250254E PANEL 254 OF 365.
- THERE ARE NO KNOWN STEEP SLOPES, STREAMS NOR NATURAL RESOURCE DISTRICT ON THIS SITE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROPRIATE HARFORD COUNTY STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION AND OTHER APPLICABLE SPECIFICATIONS.
- THERE IS NO EVIDENCE OF EXISTING WELLS OR SEPTIC SYSTEMS ON SITE OR WITHIN 100 FEET OF THE PROPERTY.
- COMMERCIAL ACCESS PERMITS ARE REQUIRED FOR THE CONSTRUCTION, REMOVAL OR MODIFICATION OF ANY ENTRANCES.
- ALL SEWER CLEANOUTS WHICH ARE LOCATED WITHIN PAVED AREAS SHALL BE INSTALLED UNDER HARFORD COUNTY DETAIL S-28.
- THERE ARE NO KNOWN USTs ON SITE OR WITHIN 100 FEET OF THE PROPERTY LINE.
- THIS SITE IS NOT LOCATED WITHIN THE CRITICAL AREA.
- PROPOSED NUMBER OF EMPLOYEES: 188±

PARKING/LOADING REQUIREMENTS

ONE (1) SPACE PER 200 S.F. OF GROSS FLOOR AREA EXCLUDING INCIDENTAL STORAGE, MECHANICAL PREPARATION AREAS AND ADDITIONAL COMMON AREAS SUCH AS CORRIDORS, STAIRWELLS AND ELEVATORS.

PROPOSED STRUCTURE: 187,216 S.F., -1.887/CORRIDOR/MECHANICAL
PREP/INCIDENTAL STORAGE AREAS= 185,319 S.F.

REQUIRED PARKING: 185,319 S.F. / 200 PER SPACE = 927 SPACES

PROVIDED: 743 SPACES

LOADING REQUIRED: 4 SPACES (SECTION 267-26 (2)(a))

LOADING PROVIDED: 5 SPACES

*PER SECTION 267-26(1) OF THE HARFORD COUNTY CODE, THE APPLICANT REQUESTS A MODIFICATION OF THE PARKING SPACE REQUIREMENTS DUE TO THE EXCEPTIONAL SHAPE AND SIZE OF THE PROPERTY. THE STATE HIGHWAY ADMINISTRATION IS REQUESTING SIGNIFICANT PROPERTY DEDICATION ALONG TOLLGATE PARKWAY AND MD RTE 24. A 20% PARKING REDUCTION IS REQUESTED.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL	HYDRIC
BeB	BELTSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	C	-	Y
CcB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES	B	-	-
GcB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	C	-	-
GcC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B	Y	-
LyB	LOAMY AND CLAYEY LAND, 0 TO 5 PERCENT SLOPES	C	-	-
LyD	LOAMY AND CLAYEY LAND, 5 TO 15 PERCENT SLOPES	C	-	-
McC3	MANNER CHANNERY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B	Y	Y
McD3	MANNER CHANNERY LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B	Y	Y
MB	MATTAPEX SILT LOAM, 2 TO 5 PERCENT SLOPES	C	-	Y

LEGEND

EXISTING NOTE	PROPOSED NOTE
—S—	SANITARY SEWER LATERAL
—W—	UNDERGROUND WATER LINE
—E—	UNDERGROUND ELECTRIC LINE
—G—	UNDERGROUND GAS LINE
—OH—	OVERHEAD WIRE
—T—	UNDERGROUND TELEPHONE LINE
—C—	UNDERGROUND CABLE LINE
—SS—	STORM SEWER
—SM—	SANITARY SEWER MAIN

LEGEND

[Pattern]	EXISTING SLOPES 15% - 25%
[Pattern]	EXISTING SLOPES >25%
[Pattern]	MICRO-BIORETENTION FACILITY
[Pattern]	UNDERGROUND STORAGE FACILITY
[Pattern]	CONCRETE SIDEWALK
[Pattern]	CONCRETE PAVEMENT

REVISIONS BY

NOT APPROVED FOR CONSTRUCTION

BOHLER ENGINEERING

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B. P. ROWE

PROFESSIONAL ENGINEER

PLAN NO. 372-2017
VERSION 1
DATE 7-20-17
DADJUE 9-6-17

DAC PLAN
WALMART #2009-05
CONSTANT FRIENDSHIP BUSINESS PARK, LOT 1
HARFORD COUNTY, MARYLAND
WAL-MART STORES, INC.
BENTONVILLE, AR

Walmart
Supercenter

DRAWN
CJB
CHECKED
ERM
DATE
7/19/17
SCALE
AS NOTED
JOB No.
MD168002
SHEET
1
OF 1