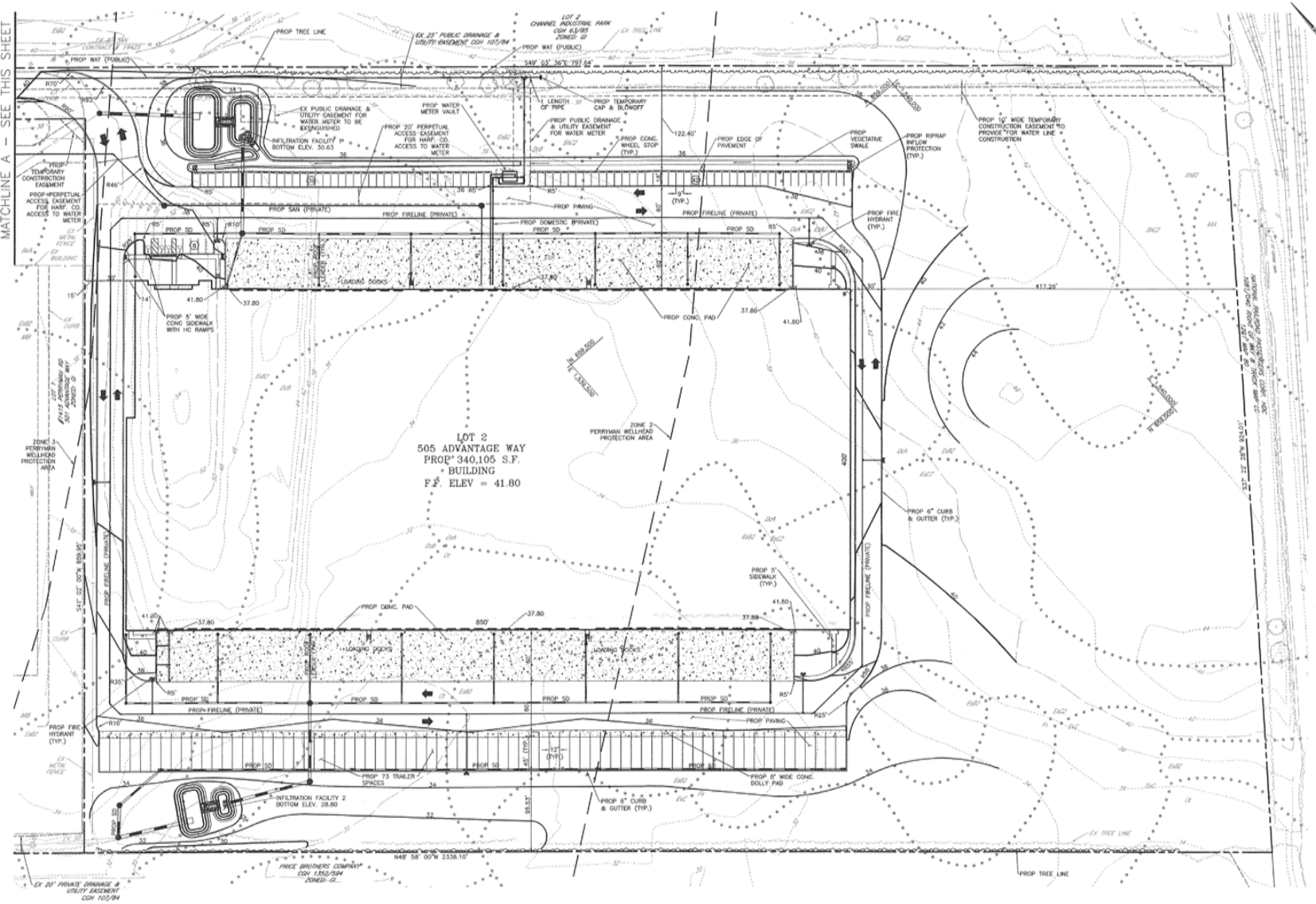
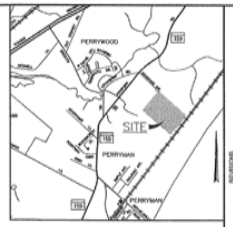
1. 6:30 P.M. Perryman Industrial Park Lot 2

Meeting Date/Time:	**Tuesday, May 17, 2016 at 6:30 pm**
Meeting Location:	Harford County Public Library Aberdeen Branch, 21 Franklin Street, Aberdeen, MD 21001
Location of Proposed Development:	505 Advantage Way, Perryman, MD 21130
Description of Proposed Development:	A Site Plan will be presented for a 340,105 SF Warehouse to be located inthe Perryman Industrial Park on Lot 2 address 505 Advantage Way, Perryman, MD 21130
Applicant:	Frederick Ward Associates, Inc.
Contact:	Gerry Powell - (410) 838-7900

Documents: PERRYMAN INDUSTRIAL PARK LOT 2 5-17-16.PDF





VICINITY MAP

1"=2000'

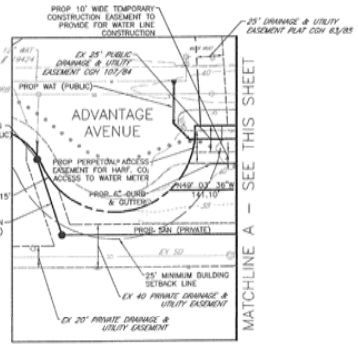
LEGEND

- EXISTING INDEX CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SOILS BOUNDARY AND TYPE
- BUILDING SETBACK LINE
- EXISTING LOT LINE
- EASEMENT LINE
- PROPOSED BUILDING
- EXISTING CURBING
- PROPOSED CURBING
- EXISTING WATER
- PROPOSED WATER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED CONCRETE PAVING
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING METAL FENCE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING SIGN
- PROPOSED SIGN
- PARKING ROW QUANTY
- HANDICAP PARKING
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING BUILDING DOOR LOCATION
- PROPOSED BUILDING DOOR LOCATION
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING WATER VALVE

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
DoA	DELANCO SILT LOAM, 0% - 3% SLOPES	-	I	0.37	C
DoB	DELANCO SILT LOAM, 3% - 8% SLOPES	POTENTIALLY ERODIBLE	I	0.37	C
ExB2	ELSINBORO SILT LOAM, 2% - 5% SLOPES	-	-	0.37	B
ExC2	ELSINBORO LOAM, 5% - 10% SLOPES	ERODIBLE	-	0.37	B
EvC	EVESBORO LOAMY SAND, 5% - 15% SLOPES	-	-	0.17	A
Fs	FALLSINGTON LOAM	-	X	0.32	B/D
MtA	MATTAPEX SILT LOAM, 0% - 2% SLOPES	-	XI	0.43	B
MtB	MATTAPEX SILT LOAM, 2% - 5% SLOPES	-	XI	0.43	C
Ot	OTHELLO SILT LOAM	-	X	0.32	C/D
SfnB2	SASSAFRAS SANDY LOAM, 2% - 5% SLOPES	MODERATLY ERODED	-	0.28	B
SfnC2	SASSAFRAS SANDY LOAM, 5% - 10% SLOPES	MODERATLY ERODED	-	0.28	B

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



SITE PLAN

50' 0' 50' 100' 150'

SCALE: 1" = 50'

DEVELOPMENT SUMMARY

LOT 2 – ADVANTAGE WAY PRESTON WAREHOUSE
505 ADVANTAGE WAY
PERRYMAN, MD 21130

CURRENT OWNER: PRESTON FRANKLIN LLC

TAX MAP: 63 PARCEL: 369
DEED REFERENCE: 05435/00564
PLAT REFERENCE: CGH 107/84

EXISTING USE: VACANT LOT
PROPOSED USE: INDUSTRIAL WAREHOUSE

MAX BUILDING HEIGHT PERMITTED: 40 FT
PROPOSED: 34 FT ±

EXISTING LOT 2 AREA: 1,268,467.30 SF± (29.12 AC)
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE 50%: 634,233.60 SF± (14.56 AC)
PROPOSED IMPERVIOUS SURFACE: 634,233.60 SF± (14.56 AC)
50% OF SITE

PROPOSED BUILDING AREA: 340,105 SF± (7.80 AC)
26.78% OF SITE

PARKING REQUIREMENTS:
INDUSTRIAL WAREHOUSE:
ON-SITE PARKING AS NECESSARY TO ACCOMMODATE TRAFFIC GENERATED BY THE USE AT THE LARGEST EMPLOYEE SHIFT.

TOTAL REQUIRED: 62 EMPLOYEES = 62 SPACES
TOTAL ALLOWED: 130% X 62 = 81 SPACES
PARKING PROVIDED: 81 (INCLUDES 4 HANDICAP SPACES)

*NOTE: – THIS SITE IS NOT WITHIN 100 FEET OF A WELL.
– THIS SITE IS LOCATED WITHIN THE PERRYMAN WATER SOURCE PROTECTION AREA, ZONES 2 & 3.

GENERAL NOTES

1. ORIGINAL BOUNDARY SURVEY PROVIDED BY FREDERICK WARD ASSOCIATES NOVEMBER 1997. TOPOGRAPHIC SURVEY PROVIDED BY FREDERICK WARD ASSOCIATES, DECEMBER 7, 2012.

2. WATER SUPPLY: PUBLIC SEWER SUPPLY: PUBLIC

3. STORM WATER QUANTITY AND QUALITY CONTROL TO BE PROVIDED ON-SITE BY EXPANDING EXISTING POND ON LOT 1

4. FINAL LOCATIONS FOR FIRE HYDRANTS, WATER VALVES, SEWER LINES AND STORM DRAINS SHALL BE DETERMINED DURING OUR FINAL CONSTRUCTION DRAWINGS.

5. LANDSCAPE PLAN TO BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. ORIGINAL DEVELOPMENT APPROVED MAY 12, 2004.

7. PUBLIC WORKS ON-SITE UTILITY AGREEMENT APPROVED NOVEMBER 22, 2002. COMMERCIAL APPLICATION #07752, WATER AND SEWER CONTRACT 19424/19425.

8. THE PROPERTY IS LOCATED WITHIN ZONES 2 AND 3 OF THE PERRYMAN WELLHEAD PROTECTION PLAN (WHPP) AREA. ALL DEVELOPMENT IS REQUIRED TO FOLLOW THE REGULATIONS IN SECTION 267-66 THE WATER SOURCE PROTECTION DISTRICTS OF THE HARFORD COUNTY ZONING CODE (LATEST EDITION).

9. IF ANY TENANTS OF THIS FACILITY WILL PRODUCE AIR POLLUTION, CREATE EMISSIONS, OR UTILIZE BOILERS OVER 1 MILLION BTU'S, PERMITS WILL BE REQUIRED FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE), AIR AND RADIATION MANAGEMENT ADMINISTRATION (ARMA).

10. IF ANY TENANTS WILL BE INVOLVED IN THE WAREHOUSING, PRODUCTION, OR DISTRIBUTION OF FOOD ITEMS, REVIEW WILL BE REQUIRED BY THE STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE (DHMH), DIVISION OF FOOD CONTROL.

11. IF A BREAK ROOM, CAFETERIA, OR THE RETAIL SALES OF FOOD IS PLANNED, THE HEALTH DEPARTMENT WILL REQUIRE A LETTER STATING THE INTENTIONS FOR FOOD AVAILABILITY. BASED ON THESE INTENTIONS, FURTHER REVIEW BY THE HEALTH DEPARTMENT'S CONSUMER PROTECTION DIVISION MAY BE REQUIRED.

12. THE WAREHOUSING, OR THE OPERATION RELATING TO THE WAREHOUSING, OF THE SPECIFIC ITEMS THAT MAY BE AN ENVIRONMENTAL IMPACT COULD REQUIRE ADDITIONAL PERMITS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT ALL PROPER PERMITS ARE SECURED.

REVISIONS		
REVISE	DATE	DESCRIPTION

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
P.O. Box 777, 5 South Main Street
Bel Air Maryland 21014-0777
410-838-7000 410-893-1243 fax
www.frederickward.com

OWNER/DEVELOPER

PRESTON FRANKLIN LLC
500 E. PRATT STREET SUITE 500
BALTIMORE, MD 21202-3174
ATTN: RANDALL D. MACCUANG
PHONE: (410) 296-3800

PRELIMINARY SITE PLAN - SERIES III

PERRYMAN INDUSTRIAL PARK LOT 2

DATE: 04-23-2013	DRAWING NO: PP0
SCALE: 1"=50'	
DESIGNED BY: RJP	
DRAWN BY: RJP	SHEET 1 OF 1
CHECKED BY: GJR	FWA JOB NUMBER: 2111112.00