PRELIMINARY PLAN
TRIMBLE ROAD BUSINESS PARK
LOTS 4 & 5 & FULFILLMENT RD. EXT.
1ST ELECTION DISTRICT HARFORD COUNTY, MD

OWNER/DEVELOPER
CHESAPEAKE REAL ESTATE GROUP
1344 ASTON ROAD SUITE 105
HANOVER, MD 21076
ATTN: WHIT MACCUAIG
PHONE: (410) 787-3131

FREDERICK WARD ASSOCIATES
ARCHITECTS ENGINEERS PLANNERS SURVEYORS
PO Box 727, 5 South Main Street Bel Air Maryland 21014
410-879-2090 frederickward.com

REVISIONS		
REV#	DATE	DESCRIPTION

LEGEND

- BUILDING SETBACK LINE
- OVERALL BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CURBING
- PROPOSED CURBING
- EXISTING WOOD FENCE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING LIGHT POLE
- EXISTING STREET LIGHT
- EXISTING SIGN
- EX RAILROAD
- EX. WETLANDS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROP MICRO-BIORETENTION FACILITY
- PROPOSED ASPHALT PAVING
- EXISTING CONCRETE PAVING

SITE DEVELOPMENT DATA

1. SITE INFO

EX LOT 1
ADDRESS: 1701 TRIMBLE ROAD, EDGEWOOD, MARYLAND 21040
OWNER: KOHL'S DEPARTMENT STORES, INC
DEED REF: 9137/313
PLAT REF: 8176
TAX MAP: 69 GRID: 16 PARCEL: 59
ZONED: G1 - GENERAL INDUSTRIAL
LOT AREA: 70.2275 AC±
EX USE: WAREHOUSING

EX LOT 2
ADDRESS: THE GAP DRIVE, EDGEWOOD, MARYLAND 21040
OWNER: CREG TRIMBLE LLC
DEED REF: 12173/071
PLAT REF: 108/75
TAX MAP: 64 GRID: 17 PARCEL: 58
ZONED: G1 - GENERAL INDUSTRIAL
LOT AREA: 15.1299 AC±
EX USE: STORMWATER MANAGEMENT

EX LOT 3
ADDRESS: 1704 TRIMBLE ROAD, EDGEWOOD, MARYLAND 21040
OWNER: CREG TRIMBLE LLC
DEED REF: 12173/071
PLAT REF: 8176
TAX MAP: 64 GRID: 17 PARCEL: 59
ZONED: G1 - GENERAL INDUSTRIAL
LOT AREA: 37.4837 AC±
EX USE: UNDEVELOPED

PROP LOT 4
ADDRESS: 1700 TRIMBLE ROAD, EDGEWOOD, MARYLAND 21040
OWNER: CREG TRIMBLE LLC
DEED REF: 12173/071
TAX MAP: 64 GRID: 16 PARCEL: 14
ZONED: G1 - GENERAL INDUSTRIAL
LOT AREA: 24.4455 AC±
PROP USE: WAREHOUSING

PROP LOT 5
ADDRESS: 1700 TRIMBLE ROAD, EDGEWOOD, MARYLAND 21040
OWNER: CREG TRIMBLE LLC
DEED REF: 12173/071
TAX MAP: 64 GRID: 16 PARCEL: 14
ZONED: G1 - GENERAL INDUSTRIAL
LOT AREA: 24.2810 AC±
PROP USE: WAREHOUSING

2. TOTAL SITE AREA:

EX LOT 1:	70.2275 AC±
EX LOT 2:	15.1299 AC±
EX LOT 3:	37.4837 AC±
PROP LOT 4:	24.4455 AC±
PROP LOT 5:	24.2810 AC±
EX GAP DRIVE R/W:	3.5118 AC±
	175.0794 AC±

3. BULK REGULATIONS: G1 - ZONING (WAREHOUSING, WHOLESALING & PROCESSING)

MIN. LOT SIZE:	NA	
MIN. LOT WIDTH:	50	FT
MIN. FRONT YARD SETBACK:	25	FT
MIN. SIDE YARD SETBACK:	10	FT
MIN. REAR YARD SETBACK:	25	FT
MAX. BUILDING HEIGHT:	40	FT
MIN. RESIDENTIAL SETBACK:	50	FT
MIN. PARKING SETBACK FROM RIGHT-OF-WAY:	10'	
MAX. BUILDING COVERAGE PROPOSED:	35% MAX. @ 7.22 AC = 2.53 AC 322,810 SF = 0.75 AC (10%)	
MAX. IMPERVIOUS SURFACE PROVIDED:	85% MAX. @ 7.22 AC = 6.14 AC (320,880 SF = 3.00 AC (42%))	

4. PARKING REQUIRED:
INDUSTRIAL: ON-SITE PARKING AS NECESSARY TO ACCOMMODATE TRAFFIC GENERATED BY THE USE AND LARGEST EMPLOYED SHIFT.

PARKING PROVIDED: LOT 4: 156 SPACES (INCLUDING 6 HANDICAP SPACES)
LOT 5: 136 SPACES (INCLUDING 5 HANDICAP SPACES)
TOTAL 292 SPACES

5. MAXIMUM BUILDING COVERAGE: 60%

EX LOT 1:	22.4711 AC / 70.2275 AC	=32.11%
EX LOT 2:	0.00 AC / 15.1299 AC	=0.00%
EX LOT 3:	0.00 AC / 37.4837 AC	=0.00%
PROP LOT 4:	4.82204 AC / 24.4455 AC	=19.72%
PROP LOT 5:	4.3704 AC / 24.2810 AC	=18.00%
FULFILLMENT DRIVE:	0.00 AC / 3.5118 AC	=0.00%
TOTAL:	32.6635 AC / 175.0794 AC	=18.51% < 60%

6. MAXIMUM IMPERVIOUS SURFACE: 40%

EX LOT 1:	41.1769 AC / 70.2275 AC	=58.63%
EX LOT 2:	0.3435 AC / 15.1299 AC	=2.27%
EX LOT 3:	0.00 AC / 37.4837 AC	=0.00%
PROP LOT 4:	11.7340 AC / 24.4455 AC	=48.00%
PROP LOT 5:	10.1842 AC / 24.2810 AC	=41.96%
FULFILLMENT DRIVE:	2.7136 AC / 3.5118 AC	=77.26%
TOTAL:	65.7758 AC / 175.0794 AC	=37.56% < 40%

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 4 AND 5 AND TO SHOW OTHER INFORMATION IN ACCORDANCE WITH HARFORD COUNTY PRELIMINARY PLAN REQUIREMENTS.
2. TOPOGRAPHICAL INFORMATION FIELD SURVEYED BY FREDERICK WARD ASSOCIATES, INC. DATED 2017 AND HARFORD COUNTY GIS INFORMATION, DATED 2011.
3. SOIL BOUNDARY INFORMATION BASED ON SOIL SURVEY OF HARFORD COUNTY, MARYLAND DATED AUGUST 1975.
4. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAPS 24025C0226E, 24025C0284E & 24025C0266E.
5. THE PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
6. GRADING PERMIT WILL BE REQUIRED, SEDIMENT CONTROLS TO BE DETAILED AT FINAL DESIGN, MANUAL, LATEST EDITION.
7. STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE MDE DESIGN MANUAL, LATEST EDITION.
8. FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, AND PUMP STATIONS, ETC SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
9. METER SETTINGS SHOWN ON THIS PLAN ASSUME INSIDE SETTINGS. FINAL METER LOCATION DISTURBANCE TO THE NATURAL RESOURCE DISTRICT (NRD)
10. THIS SITE IS SUBJECT TO THE CONDITIONS OF THE BOARD OF APPEALS CASE No. 3416 FOR
11. THIS SITE IS GRANDFATHERED FROM FOREST CONSERVATION REGULATIONS.

PLAN TYPE: P
PLAN NO.: 322-2017
VERSION:
DATE: 5/16/17
DECISION: 5/17/17

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
BeA	BELTSVILLE SILT LOAM, 0% - 2% SLOPES	-	X/1	0.43	C
BeB	BELTSVILLE SILT LOAM, 2% - 5% SLOPES	MODERATLY ERODED	X/1	0.43	C
EsB2	ELSINBORO SILT LOAM, 2% - 5% SLOPES	-	-	0.37	B
En	ELKTON SILT LOAM	-	X	0.43	C/D
EvC	EVESBORO LOAMY SAND, 5% - 15% SLOPES	-	-	0.17	A
FgaA	FALLSINGTON LOAM, 0% - 2% SLOPES	-	X	0.32	C/D
JpC	JOPPA GRAVELLY SANDY LOAM, 0% - 2% SLOPES	-	-	0.28	A
KpB	MATAPEAKE SILT LOAM, 2% - 5% SLOPES	-	X/1	0.43	D
MkA	MATTAPEX SILT LOAM, 0% - 2% SLOPES	-	-	0.49	C
MkB	MATTAPEX SILT LOAM, 2% - 5% SLOPES	-	-	0.49	C
MlaB	MATTAPEX SILT LOAM, 2% - 5% SLOPES	-	X/1	0.43	C
SnaC	SASSAFRAS SANDY LOAM, 5% - 10% SLOPES	-	-	0.28	B
SlB2	SASSAFRAS LOAM, 2% - 5%	-	-	0.28	B
SlC2	SASSAFRAS LOAM, 5% - 10%	-	-	0.28	B
SsD	SASSAFRAS AND JOPPA SOILS 10% - 15% SLOPES	-	-	0.28	B
WoaB	WOODSTOWN LOAM, 2% - 5% SLOPES	-	X/1	0.32	C

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

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DATE: 4/19/2017	DRAWING NO: PP
SCALE: AS SHOWN	
DESIGNED BY: RJB	
DRAWN BY: RJB	SHEET 1 OF 1
CHECKED BY: DDW	FWA JOB NUMBER: 2061065.09

APR 19 2017