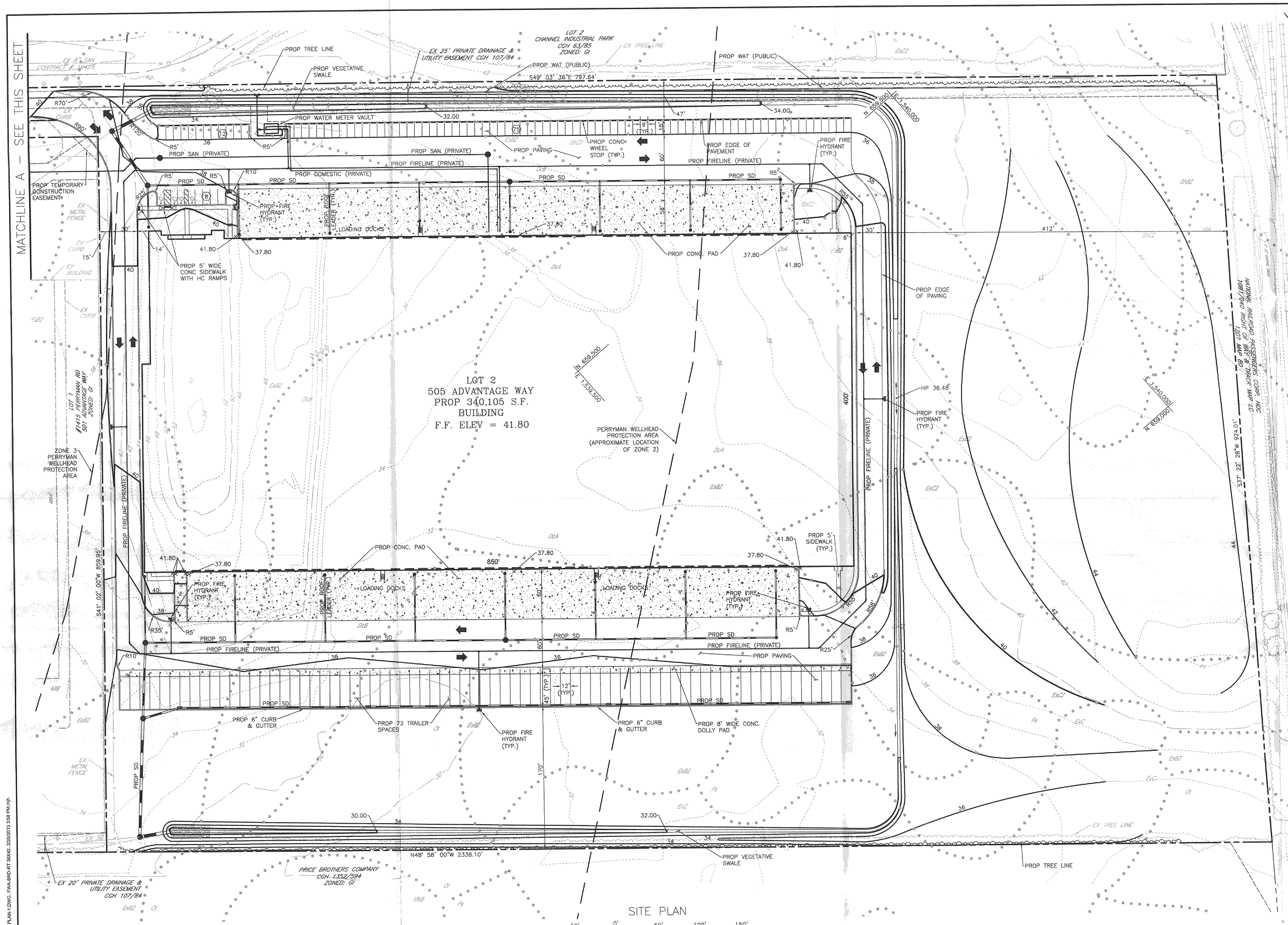

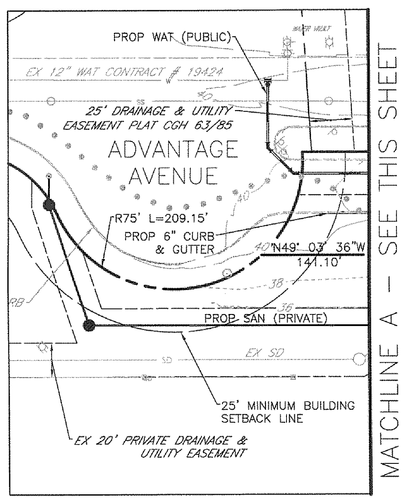

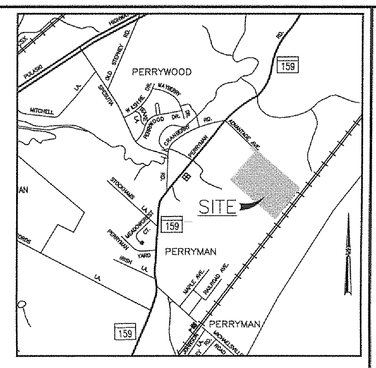

VICINITY MAP

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 QUANITY
- 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
DcA	DELANCO SILT LOAM, 0% - 3% SLOPES	-	I	0.37	C
DcB	DELANCO SILT LOAM, 3% - 8% SLOPES	POTENTIALLY ERODIBLE	I	0.37	C
EsB2	ELSINBORO SILT LOAM, 2% - 5% SLOPES	-	-	0.37	B
EsC2	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
MlA	MATTAPEX SILT LOAM, 0% - 2% SLOPES	-	X/I	0.43	B
MlB	MATTAPEX SILT LOAM, 2% - 5% SLOPES	-	X/I	0.43	C
Ot	OTHELLO SILT LOAM	-	X	0.32	C/D
ShB2	SASSAFRAS SANDY LOAM, 2% - 5% SLOPES	MODERATLY ERODED	-	0.28	B
ShC2	SASSAFRAS SANDY LOAM, 5% - 10% SLOPES	MODERATLY ERODED	-	0.28	B

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

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: 1,268,467.20 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 WAREHOUSES:
ON-SITE PARKING AS NECESSARY TO ACCOMMODATE TRAFFIC GENERATED BY THE USE AT THE LARGEST EMPLOYEE SHIFT.

TOTAL REQUIRED: 73 EMPLOYEES = 73 SPACES
TOTAL ALLOWED: 130% X 73 = 95 SPACES
PARKING PROVIDED: 95 (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.

PLAN TYPE S
PLAN NO. 13-017
SERIES NO. 1
DATE 3/20/13
DATE 3/20/13

REVISIONS

REV#	DATE	DESCRIPTION

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
www.frederickward.com
P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014-0727
410-838-7900 410-885-1243 fax

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

PRELIMINARY SITE PLAN

PERRYMAN INDUSTRIAL PARK LOT 2

2ND ELECTION DISTRICT HARFORD COUNTY, MD

RECEIVED
FEB 20 2013
County, Dept. of Planning

DATE: 02-20-2013	DRAWING NO: PP01
SCALE: 1"=50'	
DESIGNED BY: RJP	
DRAWN BY: RJP	SHEET 1 OF 1
CHECKED BY:	FWA JOB NUMBER: 2111112.00

M:\PROJECTS\2111112.01 MACCUAIG PERRYMAN INDUSTRIAL PARK\DESIGN\ENGINEERING\CAD\PLAN SETS\PRELIMINARY SITE PLAN-1.DWG, FWA-BHD-RT 30X42, 2/20/2013 3:58 PM,rjp