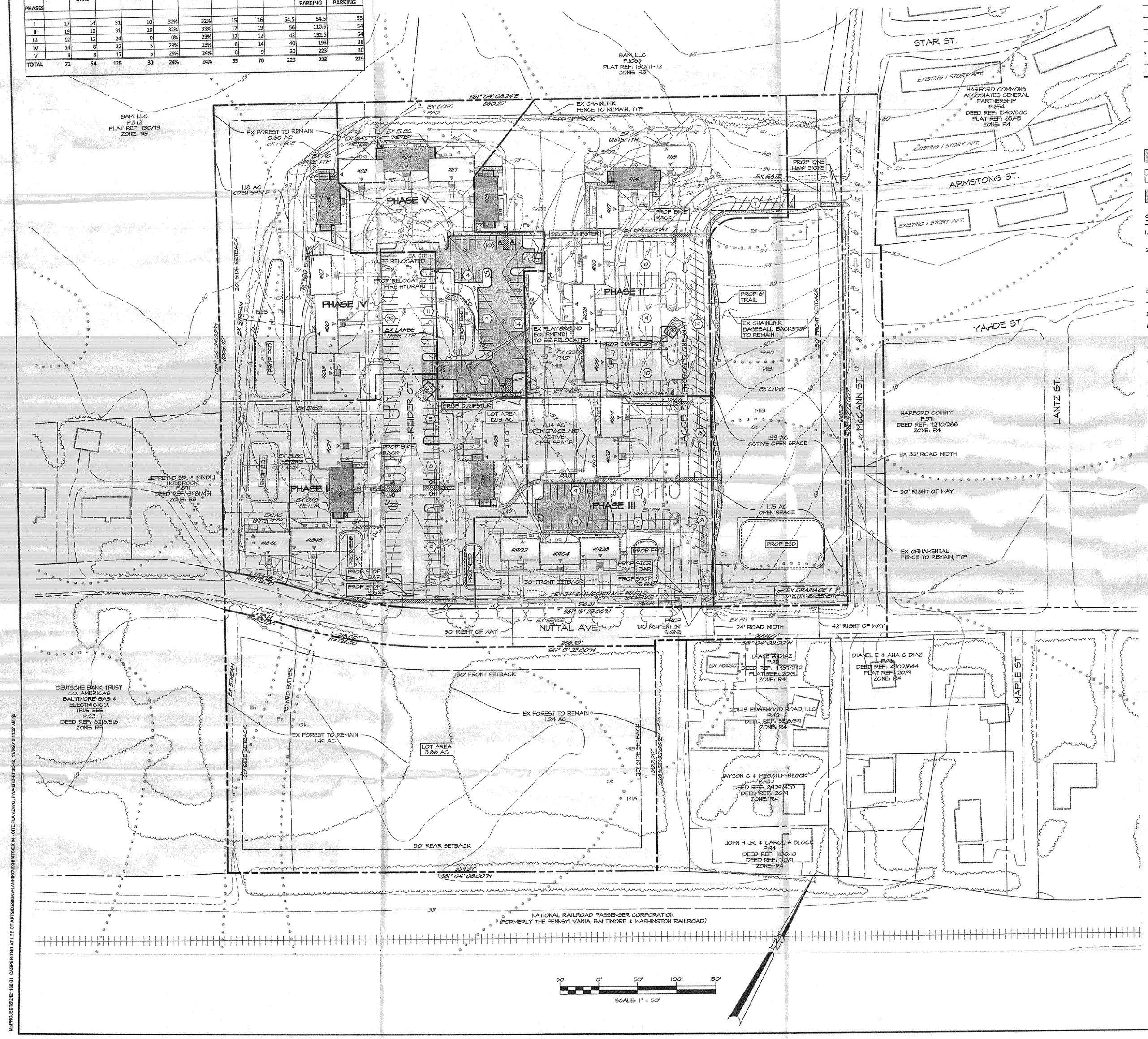
FREDERICK WARD ASSOCIATES

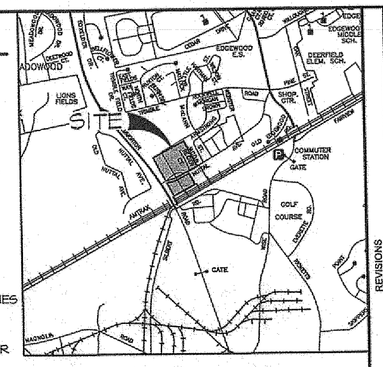
LEE COURT APARTMENTS
SUGGESTED PROJECT PHASING

PHASES	Existing Units	Proposed Added Units	TOTAL UNITS	CARRIAGE HOUSE UNITS	% OF C.H. UNITS	RUNNING % OF C.H. UNITS	1 BDR UNITS	2 BDR UNITS	TOTAL PARKING REQUIRED	RUNNING TOTAL OF REQUIRED PARKING	CONCEPT PLAN PROPOSED PARKING
I	17	14	31	10	32%	32%	15	16	54.5	54.5	53
II	19	12	31	10	32%	33%	12	19	56	110.5	54
III	12	12	24	0	0%	23%	12	12	42	152.5	54
IV	14	8	22	5	23%	23%	8	14	40	193	38
V	9	8	17	5	29%	24%	8	9	30	223	39
TOTAL	71	54	125	30	24%	24%	55	70	223	223	229



LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EX CONTOURS
- EX TREELINE
- EX EDGE OF PAVING
- EX BUILDING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- SOIL BOUNDARY
- PROP CURB & GUTTER
- PROP PHASING LINE
- EX BUILDING
- EX PARKING SPACES
- PROP PARKING SPACES
- PROP ASHPALT PAVEMENT
- PROP CONCRETE PAVEMENT
- PROP CARRIAGE HOUSE



VICINITY MAP
1"=2000'

SITE DEVELOPMENT DATA

1. PROPERTY ADDRESS: NUTTAL AVE
   EDGEWOOD, MD 21040
2. TAX #: 01-378562
   TAX MAP: 65
   GRID: 4F
   PARCEL: 1010
   DEED REFERENCE: 6827/335
   PLAT REFERENCE: 128/82
3. OWNER: FDA, LLC
4. TOTAL GROSS AREA: 15.947 AC±
5. ZONING: R4 (URBAN RESIDENTIAL DISTRICT)
6. USE:
   EXISTING: APARTMENTS
   PROPOSED: APARTMENTS

EXISTING APARTMENTS:	71
PROPOSED APARTMENTS:	54
TOTAL APARTMENTS:	125

7. MAX ALLOWABLE BUILDING HEIGHT: 3 STORIES
8. MIN REQUIRED BUILDING SETBACKS BASED ON PROPOSED USE:
   MINIMUM FRONT YARD: 30'
   MINIMUM SIDE YARD: 20'
   MINIMUM REAR YARD 30'
   MINIMUM LOT WIDTH AT BUILDING LINE: 110'
9. MAX ALLOWABLE BUILDING COVERAGE: 30% PER LOT
   PROPOSED: 22%

EXISTING SQUARE FOOTAGE:	41,051 ± SF
PROPOSED SQUARE FOOTAGE:	1,832 ± SF
TOTAL SQUARE FOOTAGE:	42,883 ± SF

10. MAX ALLOWABLE IMPERVIOUS COVERAGE: 65%

    EXISTING IMPERVIOUS: 26%

BUILDINGS:	41,051 ± SF
PARKING AND ROADS:	70,382 ± SF
SIDEWALKS, STEPS, AND STOOPS:	69,015 ± SF
TOTAL EXISTING IMPERVIOUS:	180,448 ± SF

    PROPOSED IMPERVIOUS: 7%

SIDEWALKS:	4,672 ± SF
BUILDINGS:	14,124 ± SF
PARKING AND ROADS:	22,228 ± SF
TOTAL PROPOSED IMPERVIOUS:	51,024 ± SF

    TOTAL IMPERVIOUS COVERAGE: 33%
11. PARKING:
    REQUIRED: 81 SPACES (1.5 SPACES PER 1 BEDROOM APT)
    148 SPACES (2 SPACES PER 2 BEDROOM APT)
    PROPOSED: 224 SPACES (INCLUDING 7 HANDICAP SPACES)
12. OPENSPACE:
    REQUIRED: 20% OF TOTAL PARCEL, MIN. OF 50% SHALL BE ACTIVE OPENSPACE
    TOTAL OPENSPACE REQUIRED: 3.20 AC
    TOTAL ACTIVE OPENSPACE REQ.: 1.60 AC
    PROVIDED: TOTAL OPENSPACE PROVIDED: 3.20 AC
    TOTAL ACTIVE OPENSPACE PROP.: 1.82 AC
13. SITE IS TO BE SERVICED BY PUBLIC WATER (CONTRACT #3000)
14. SITE IS TO BE SERVICED BY PUBLIC SEWER (CONTRACT #3000)
15. FLOODPLAIN: NONE, FEMA FIRM MAP 24025C0266 D
16. THERE ARE NO ON-SITE WETLANDS, THERE IS A STREAM LOCATED ON SITE.
17. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
18. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED. STORMWATER QUANTITY IS EXEMPT, SITE IS A REDEVELOPMENT PROJECT.
19. BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC, DATED 8/26/2013.
20. FOREST CONSERVATION: THIS IS A REDEVELOPMENT SITE AND A DECLARATION OF INTENT HAS BEEN SUBMITTED. PROPOSED NRD BUFFER = ±102,104 SF (2.30 AC). EXISTING FOREST COVER = ±145,054 SF (13.33 AC).

ADJOINER LIST

MAP	PARCEL	LOT	OWNER NAME	DEED	PLAT	ZONED
65	371	-	HARFORD COUNTY	1210/226	-	R4
65	372	-	BAM, LLC	6651/352	-	R3
65	654	-	HARFORD COMMONS ASSOCIATES GENERAL PARTNERSHIP C/O MARYLAND MANAGEMENT	1540/800	65/45	R4
65	871	-	JEFFREY DEAN SR. & MINDI L. HOLBROOK	3481/451	-	R3
65	1085	-	BAM, LLC	7486/684	117/33	R3
66	91	14	DIANE A. DIAZ	4487/242	20/9	R4
66	92	12,13	201-13 EDGEWOOD RD., LLC C/O GEORGE CLAMPET	5318/341	-	R4
66	93	-	JAYSON C. & MEGAN BLOCK	8424/420	20/9	R4
66	94	-	JOHN H. JR. & CAROL A. BLOCK	1100/10	20/9	R4
66	95	-	DANIEL E. & ANA C. PAEZ	4702 /644	20/9	R4
69	23	-	DEUTSCHE BANK TRUST CO. AMERICAS BALTIMORE GAS & ELECTRIC CO. TRUSTEES	6216/518	-	R3

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
BeB	BELTSVILLE SILT LOAM, 2% - 5% SLOPES	-	X/I	0.43	C
En	ELKTON SILT LOAM	-	X	0.43	C/D
Fa	FALLINGTON LOAM	-	X	0.32	B/D
MIB	MATTAPEX SILT LOAM, 0% - 2% SLOPES	-	X/I	0.43	C
Ot	OTHELLO SILT LOAM	-	X	0.32	C/D
SkB2	SASSAFRAS SANDY LOAM 2% - 5% SLOPES	-	-	0.28	B
SkC2	SASSAFRAS SANDY LOAM 5% - 10% SLOPES	-	-	0.28	B

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

SUBMITTED
NOV 06 2013
Frederick Ward Associates

REV#	DATE	DESCRIPTION

REVISIONS

P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014-0727
410-638-7800 410-638-5263 fax
FREDERICK WARD ASSOCIATES
| ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS |
www.frederickward.com

OWNER/DEVELOPER
PDA, LLC
CASPER MANAGEMENT, INC
19110 MONTGOMERY VILLAGE AVE. STE 300
GAITHERSBURG, MD 20886-3703
ATTN: DAVID VEDADI
PHONE: 301-590-1176

SITE PLAN

LEE COURT APARTMENTS

1ST ELECTION DISTRICT HARFORD COUNTY, MD.

DATE: 11/06/2013	DRAWING NO:
SCALE: 1" = 50'	
DESIGNED BY: NML	
DRAWN BY: RJB	SHEET 1 OF 1
CHECKED BY: NML	FWA JOB NUMBER: 2121168.01

RECEIVED
NOV - 6 2013
Harford County, Dept. of Planning