

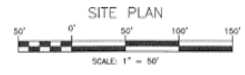
LEGEND

	EXISTING BASE CONTOUR
	EXISTING BASE CONTOUR
	PROPOSED BASE CONTOUR
	PROPOSED BASE CONTOUR
	EXISTING LOT LINE
	PROPOSED BUILDING
	EXISTING CURB
	PROPOSED CURB
	EXISTING WATER
	PROPOSED WATER
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING CONCRETE PAVING
	PROPOSED TREE LINE
	EXISTING METAL FENCE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE
	EXISTING BUILDING DOOR LOCATION
	PROPOSED BUILDING DOOR LOCATION
	EXISTING WHEEL
	PROPOSED WHEEL
	EXISTING HANDCAP PARKING
	PROPOSED HANDCAP PARKING
	EXISTING WATER METER

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	KVAUER	HYDRIC GROUP
DIA	DELANCO SILT LOAM 0% - 0% SLOPES	-	I	0.37	C
DIB	DELANCO SILT LOAM 0% - 0% SLOPES	POTENTIAL EROSION	I	0.37	C
D8D	ELSBROOK LOAM 0% - 10% SLOPES	-	-	0.37	B
D8E	ELSBROOK LOAM 0% - 10% SLOPES	ERODIBLE	-	0.37	B
EVC	EVERSWORD CLAY SAND 0% - 1% SLOPES	-	-	0.17	A
F8	FALLBROOK LOAM	-	X	0.32	BD
M8	MATTAPEX SILT LOAM 0% - 2% SLOPES	-	XX	0.43	B
MB	MATTAPEX SILT LOAM 2% - 5% SLOPES	-	XX	0.43	C
OC	OTHELLO SILT LOAM	-	X	0.32	CD
S8D2	SANSAFAS SANDY LOAM 0% - 1% SLOPES	MODERATELY ERODED	-	0.28	B
S8D3	SANSAFAS SANDY LOAM 0% - 1% SLOPES	ERODIBLE	-	0.28	B

X = HYDRIC
I = INTERMEDIATE SOIL
KVAUER = 0.35 = HIGHLY ERODIBLE

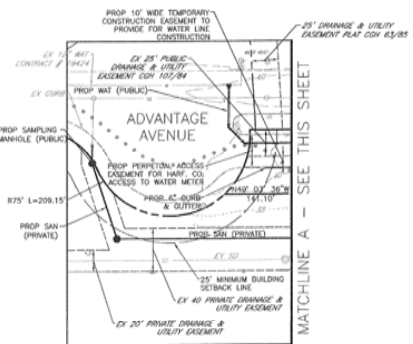


DEVELOPMENT SUMMARY

LOT 2 - ADVANTAGE WAY PRESTON WAREHOUSE
 505 ADVANTAGE WAY
 PERRYMAN, MD 21150
 CURRENT OWNER: PRESTON FRANKLIN LLC
 TAX MAP: 63 PARCEL: 389
 DEED REFERENCE: 65439/00564
 PLAT REFERENCE: CGH 107/64
 EXISTING USE: VACANT LOT
 PROPOSED USE: INDUSTRIAL WAREHOUSE
 MAX BUILDING HEIGHT PERMITTED: 40 FT
 PROPOSED: 34 FT ±
 EXISTING LOT 2 AREA: 1,268,487.00 SF± (29.12 AC)
 MAXIMUM ALLOWABLE IMPERVIOUS SURFACE SIZE: 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)
 28.78% 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: 62 EMPLOYEES = 62 SPACES
 TOTAL ALLOWED: 1306 ± 62 = 61 SPACES
 PARKING PROVIDED: 81 (INCLUDING 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 EXAMINATION.
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 WELLSHEAD PROTECTION PLAN (WHP) AREA. ALL DEVELOPMENT IS REQUIRED TO FOLLOW THE REGULATIONS IN SECTION 267-66 THE WATER SOURCE PROTECTION DISTRICTS OF THE HARRFORD COUNTY ZONING CODE (LATEST EDITION).
9. IF ANY TENANTS OF THIS FACILITY WILL PRODUCE AIR POLLUTION, SMOKE, EMERGENCY OR UTILIZE HOLDERS 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 THE 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.



PRELIMINARY SITE PLAN - SERIES II

OWNER/DEVELOPER
PRESTON FRANKLIN LLC
 500 E. PRATT STREET SUITE 500
 PERRYMAN, MD 21150
 A DIV. OF FREDERICK WARD ASSOCIATES
 PHONE: (410) 295-3800

ARCHITECTS / ENGINEERS / PLANNERS / SURVEYORS
FREDERICK WARD ASSOCIATES
 4100 WILSON DRIVE
 PERRYWOOD, MD 21150
 PHONE: (410) 295-3800
 www.fredward.com

DATE: 04-25-2013
 SCALE: 1"=50'
 DESIGNED BY: RLP
 DRAWN BY: RLP
 CHECKED BY: JCP
 SHEET 1 OF 1
 PPA
 21111020