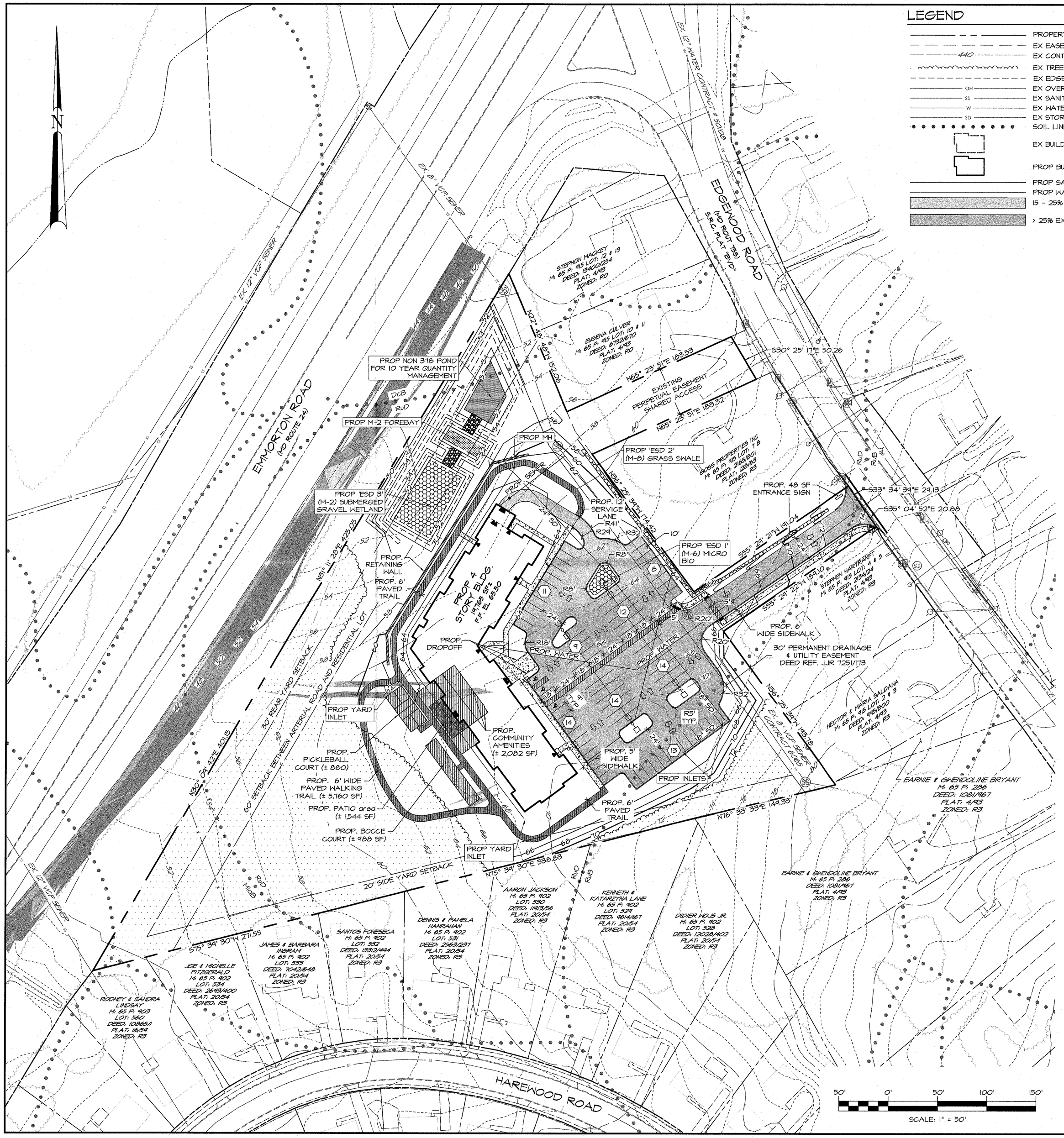
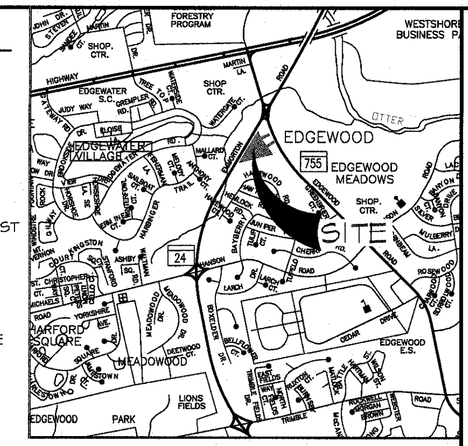


LEGEND

- PROPERTY LINE
- EX EASEMENT
- EX CONTOURS
- EX TREELINE
- EX EDGE OF PAVING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- SOIL LINES
- EX BUILDING
- PROP BUILDING
- PROP SANITARY LINE
- PROP WATER LINE
- 15 - 25% EXISTING SLOPES
- > 25% EXISTING SLOPES
- PROP TREELINE
- PROP ACTIVE OPEN SPACE
- PROP PAVED WALKING TRAIL
- PROP PAVING
- PROP RETAINED FOREST
- PROP SIDEWALK
- PROP STORMWATER
- PROP PARKING SPACE QUANTITY PER ROW
- PROP. LIGHT POLE AND FIXTURE



VICINITY MAP

1"=2000'

SITE DEVELOPMENT DATA

1.	OWNER:	GRAFTON SHOP ROAD, LLC 1301 YORK ROAD SUITE 800 LUTHERVILLE, MD 21093
2.	DEVELOPER:	PAX DEVELOPMENT, LLC 141 NORTH MAIN STREET SUITE K BEL AIR, MD 21015
3.	PROPERTY ADDRESS:	904 B EDGEWOOD ROAD EDGEWOOD, MD 21040
4.	TAX#: TAX MAP: GRID: PARCEL: LOT: DEED REF: TOTAL ACREAGE: PLAT NUMBER:	01-352504 65 2F 838 1 6734/138 5.47 AC 206/24
	CURRENT ZONE:	R3 (URBAN RESIDENTIAL DISTRICT)
5.	USE: EXISTING: PROPOSED:	 VACANT HOUSING FOR THE ELDERLY (GMA)
6.	BULK REQUIREMENTS:	
	LOT AREA: LOT AREA PER DWELLING UNIT: LOT WIDTH: FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK: MAX. BUILDING HEIGHT:	7,200 SQ. FT. 1,800 SQ. FT. 110' 30' 20' 30' 5 STORIES
7.	DENSITY: ALLOWED DENSITY: PROPOSED DENSITY:	 14 DWELLING UNITS X 5.47 ACRES = 76 UNITS 68 UNITS
8.	MAX. BUILDING COVERAGE: PROPOSED BUILDING COVERAGE:	30% MAX. @ 5.47 AC = 1.641 AC 8% (0.45 AC/ 5.47 AC)
9.	MAX. BUILDING HEIGHT: PROPOSED BUILDING HEIGHT:	5 STORIES 4 STORIES
10.	MAX. IMPERVIOUS SURFACE: PROPOSED IMPERVIOUS SURFACE:	50% MAX. @ 5.47 AC = 2.735 AC 30% (1.66 AC/ 5.47 AC)
11.	OPEN SPACE: REQUIRED OPEN SPACE: REQUIRED ACTIVE RECREATION: PROPOSED OPEN SPACE: PROPOSED ACTIVE OPEN SPACE: INDOOR COMMUNITY AMENITIES: OUTDOOR PATIO, PICKLEBALL, & BOCCE: WALKING TRAIL:	 20% MIN. @ 5.47 AC = 1.094 AC 0.50 AC (21,780 SF) 3.83 AC (70%) 11,254 SF = 0.26 AC* 2,082 SF = 0.05 AC 3,412 SF = 0.08 AC 5,760 SF = 0.13 AC
12.	PARKING: REQUIRED PARKING: PROPOSED PARKING:	 1.5 SPACES/ 1 BEDROOM UNIT= 37 1-BEDROOM UNIT X 1.5 = 56 2 SPACES/ 2 BEDROOM UNIT= 31 2-BEDROOM UNIT X 2 = 62 TOTAL REQUIRED PARKING = 118 PARKING SPACES* 95 PARKING SPACE (INCLUDING 4 HANDICAP PARKING SPACES)
13.	WATER SUPPLY: SEWER SUPPLY:	PUBLIC - CONTRACT NO. 5010B PUBLIC - CONTRACT NO. 6065
14.	REFORESTATION: ON SITE FOREST RETAINED: ON SITE REFORESTAION: OFF SITE REFORESTATION PROVIDED:	 1.58 AC 0.125 AC 0.512 AC

*REQUEST FOR ACTIVE OPEN SPACE REDUCTION FROM 0.50 AC TO 0.26 AC TO CONSERVE EXISTING FOREST ON SITE

*REQUEST FOR PARKING STANDARD MODIFICATION TO 80% OF REQUIRED PARKING = 118 X 80% = 95 PARKING SPACES

GENERAL NOTES

1. SITE BOUNDARY AND TOPOGRAPHY INFORMATION BASED ON FIELD RUN SURVEY BY THOMPSON & ASSOCIATES DATED JULY 06, 2017.
2. ADDITIONAL BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON HARFORD COUNTY, DATED 2019.
3. SOIL BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HARFORD COUNTY, USDA 1975.
4. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS PROPERTY PER FEMA MAP NO. 24025C0266E, DATED APRIL 19, 2016.
5. THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. THIS PROPERTY HAS NO WETLANDS LOCATED ON THE SITE.
7. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
DcB	DELANCO SILT LOAM, 3-8% SLOPES	POTENTIALLY ERODIBLE	-	0.37	C
MaB	MATTAPEX SILT LOAM, 2-5% SLOPES	-	-	0.49	C
RuB	RUSSETT FINE SANDY LOAM, 5-15% SLOPES	-	-	0.32	C
RuD	RUSSETT FINE SANDY LOAM, 15-30% SLOPES	-	-	1.32	C

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

REV#	DATE	DESCRIPTION

REVISIONS

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

OWNER/DEVELOPER

PAX DEVELOPMENT, LLC
141 N. MAIN STREET
SUITE K
BEL AIR, MARYLAND 21014
ATTN: MR. JEFF PAXSON
PHONE: 410-925-2923

PRELIMINARY PLAN

EDGEWATER STATION SENIOR HOUSING

1ST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

RECEIVED
JUN 23 2021
Harford County Planning & Zoning

DATE: 6/23/2021	DRAWING NO: PP
SCALE: 1" = 50'	
DESIGNED BY: KFP	
DRAWN BY: KFP	SHEET 1 OF 1
CHECKED BY: TMM	FWA JOB NUMBER: 2211045.00

M:\PROJECTS\2211045.00 LESANDER MANOR HOUSING FOR THE ELDERLY SITE\DESIGN\ENGINEERING\CAD\DACP\PP_ PRELIMINARY PLAN.DWG, PP, 6/23/2021 9:29 AM,kpierce