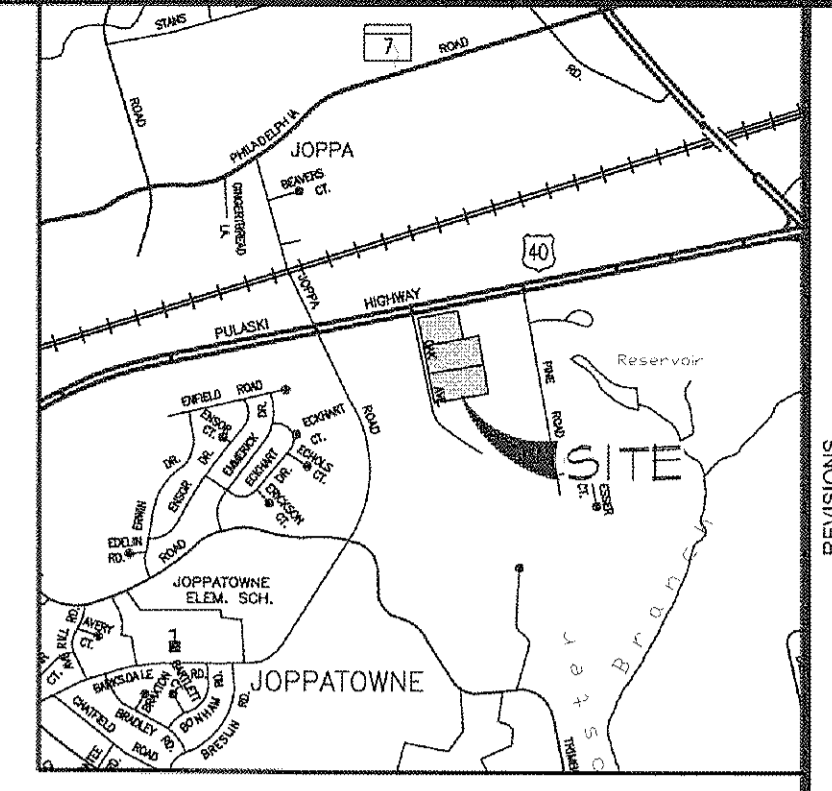


SITE DEVELOPMENT DATA

- OWNER: VON PARIS STORAGE WAREHOUSES, INC.
DEVELOPER: THE PATINA GROUP
ADDRESS: 5147 DORIN HILL ROAD
GLEN ALLEN, VA 23059
- PROPERTY ADDRESS: 101 PULASKI HIGHWAY (PARCEL 170)
1123 OAK AVENUE (PARCEL 443)
JOPPA, MD 21085
- TAX#: 01-021034 & 01-021018
TAX MAP: 65
GRID: 2B & 3B
PARCEL: 118, 434 & 443
DEED REF: 5424 / 651
AREA: ± 10.34 AC (GROSS)
AREAS: B3 (GENERAL BUSINESS DISTRICT) W/
CHESAPEAKE SCIENCE & SECURITY
CORRIDOR OVERLAY
- CONSOLIDATED LOT SIZE: ± 10.34 AC, LESS 0.21 AC FOR ROAD ROW
= ± 10.13 AC (NET)
- USE:
EXISTING: VACANT
PROPOSED: CONTRACTOR STORAGE YARD
(RETAIL TRADE/ SERVICES, PERMITTED USE IN B-3 ZONE)
(CONVENTIONAL DEVELOPMENT)
- NUMBER OF EMPLOYEES: 12
- BULK REQUIREMENTS:
MIN. LOT WIDTH: 50'
MIN. FRONT YARD SETBACK: 25'
MIN. SIDE YARD SETBACK: 5'
MIN. REAR YARD SETBACK: 35'
MIN. BUILDING OR USE SETBACK FROM ADJACENT RESIDENTIAL LOTS: 25'
MAX. BUILDING HEIGHT: 3 STORIES
RESIDENTIAL SETBACK: 25'
OUTDOOR STORAGE SETBACK: N/A (200', ONLY APPLICABLE IF STORAGE AREA EXCEEDS 35% OF NET LOT)
- MAX. STORAGE SURFACE:
35% MAX. @ 10.13 AC = 3.54 AC
154,03 SF = 3,539 AC = (34.9%)
(MAX. UNLESS 200' SETBACK IS PROVIDED)
- LANDSCAPE BUFFER (RESIDENTIAL): 20'
MAX. BUILDING COVERAGE: 35% MAX. @ 10.13 AC = 3.54 AC
32,810 SF = 0.75 AC (7%)
MAX. IMPERVIOUS SURFACE: 85% MAX. @ 10.13 AC = 8.61 AC
130,660 SF = 3.00 AC (42%)
- PARKING:
REQUIRED: 1 SPACE PER EACH 200 SF OF THE RETAIL/ OFFICE AREA =
(3,600 SF OF RETAIL COUNTER & OFFICE AREA / 200) =
18 SPACES REQUIRED
PROVIDED: 23 SPACES (INCLUDING 2 HANDICAPPED SPACES)
- WATER SUPPLY: PUBLIC (WATER SOURCE DISTRICT 14)
SEWER SUPPLY: PUBLIC



VICINITY MAP
1"=2000'

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSOLIDATION OF EXISTING TRACTS 170, 434, AND 443 INTO A SINGLE 10.34 ACRE LOT, TO DEDICATE AN ADDITIONAL 10 FEET FOR OAK AVENUE RIGHT-OF-WAY WIDTH TO ACCOMMODATE OAK AVENUE WIDENING, AND TO SHOW OTHER INFORMATION IN ACCORDANCE WITH HARFORD COUNTY "PRELIMINARY PLAN" REQUIREMENTS.
- TOPOGRAPHICAL INFORMATION FIELD SURVEYED BY FREDERICK WARD ASSOCIATES, INC. AS REPRESENTED ON AN ALTA/NSP LAND TITLE SURVEY DATED 12/22/16.
- SOIL BOUNDARY INFORMATION BASED ON SOIL SURVEY OF HARFORD COUNTY, MARYLAND DATED AUGUST 1975.
- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24025C026IE, DATED 04/19/2016.
- THE PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY HAS NO ONSITE WETLANDS OR WETLAND BUFFERS.
- GRADING PERMIT WILL BE REQUIRED, SEDIMENT CONTROLS TO BE DETAILED AT FINAL DESIGN.
- STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE MDE DESIGN MANUAL, LATEST EDITION.
- FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, AND PUMP STATIONS, ETC SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- METER SETTINGS SHOWN ON THIS PLAN ASSUME OUTSIDE SETTINGS. FINAL METER LOCATION (INSIDE/OUTSIDE) SHALL BE DETERMINED AT COMMERCIAL SERVICE APPLICATION.
- THIS PROPERTY IS GRANDFATHERED FROM FOREST CONSERVATION.

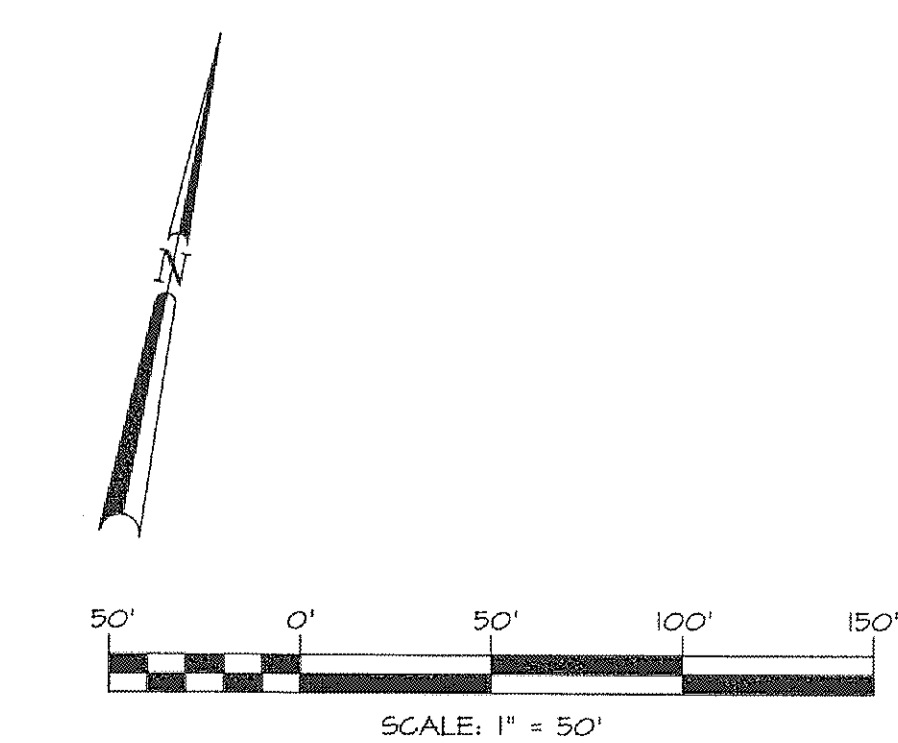
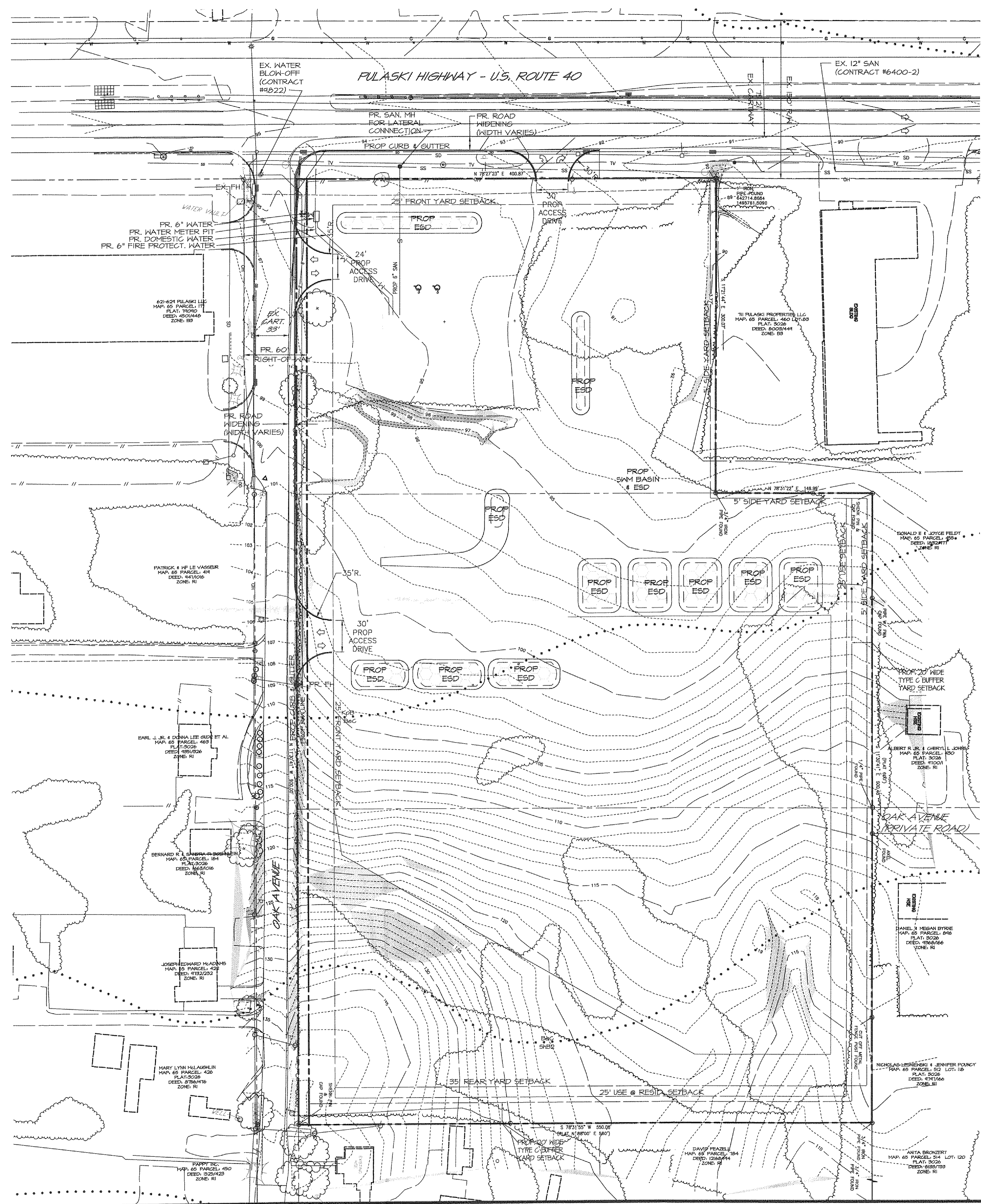
LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EX EASEMENT
- EX CONTOURS
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- SOIL BOUNDARY
- EX SLOPES 15-25%
- EX SLOPES STEEPER THAN 25%
- PROP MICRO-BIORETENTION FACILITY
- PROP STORM DRAIN
- PROP WATER
- PROP SANITARY SEWER

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
BeC	BELTSVILLE SILT LOAM LAND, 5% TO 10% SLOPES	ERODIBLE	X	0.43	C
KpB	KEYPORT SILT LOAM, 2% TO 5% SLOPES	-	X	0.43	D
ShB2	SASSAFRAS SANDY LOAM MODE ERODE LAND, 2% TO 5% SLOPES	-	-	0.20	B

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



PLAN TYPE: P
PLAN NO.: 224-207
VERSION: 1
DATE: 4/19/17
DACCUE: 5/12/17

ARCHITECTS ENGINEERS PLANNERS SURVEYORS 410.879.2080 FrederickWard.com	DESCRIPTION
	DATE
	REV#
OWNER/DEVELOPER	
FERGUSON WATERWORKS C/O THE PATINA GROUP, LLC 5147 DORIN HILL COURT GLEN ALLEN, VA 23059 ATTN: KEVIN HUMPHREY PHONE: 804-385-2263	
PRELIMINARY PLAN LOT CONSOLIDATION FERGUSON WATERWORKS	
DATE: 04/19/17	DRAWING NO:
SCALE: 1" = 50'	PP
DESIGNED BY: DDW	SHEET 1 OF 1
DRAWN BY: KFC	FWA JOB NUMBER: 2051161.03

I:\PROJECTS\2051161.03\PP\16.03 PATINA FERGUSON OAK AVE PREL DESIGN\DESIGN\ENGINEERING\PLAN SET\DAC\PP-PRELIMINARY PLANDWG_PP-PRELIMINARY PLAN_4192017_12:46 PM.dwg