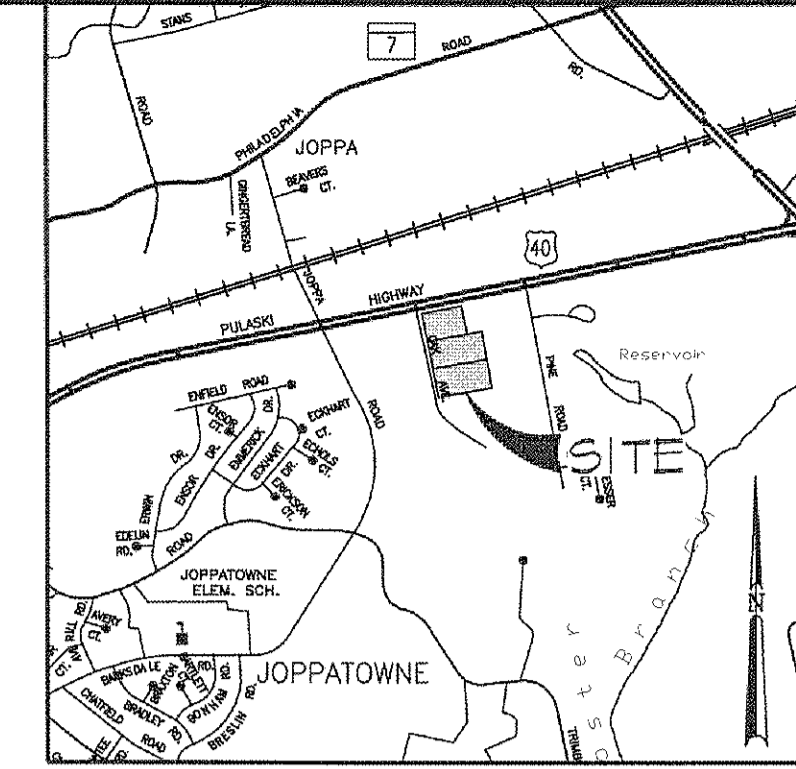


SITE DEVELOPMENT DATA

- OWNER: VON PARIS STORAGE WAREHOUSES, INC.
DEVELOPER: THE PATINA GROUP
ADDRESS: 5147 DORIN HILL ROAD
GLEN ALLEN, VA 23054
- PROPERTY ADDRESS: 101 PULASKI HIGHWAY (PARCEL 178)
123 OAK AVENUE (PARCEL 443)
JOPPA, MD 21085
- TAX#: 01-021034 & 01-021018
TAX MAP: 65
GRID: 2B & 3B
PARCEL: 178, 434 & 443
DEED REF: 5424 / 651
AREA: ± 10.34 AC (GROSS)
ZONE: 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
154,183 SF = 3.534 AC = (34.9%)
(MAX. UNLESS 200' SETBACK IS
PROVIDED)
- LANDSCAPE BUFFER (RESIDENTIAL): 20'
MAX. BUILDING COVERAGE:
PROPOSED: 35% MAX. @ 10.13 AC = 3.54 AC
32,810 SF = 0.75 AC (7%)
MAX. IMPERVIOUS SURFACE:
PROVIDED: 85% MAX. @ 10.13 AC = 8.61 AC
130,680 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
SEWER SUPPLY: PUBLIC

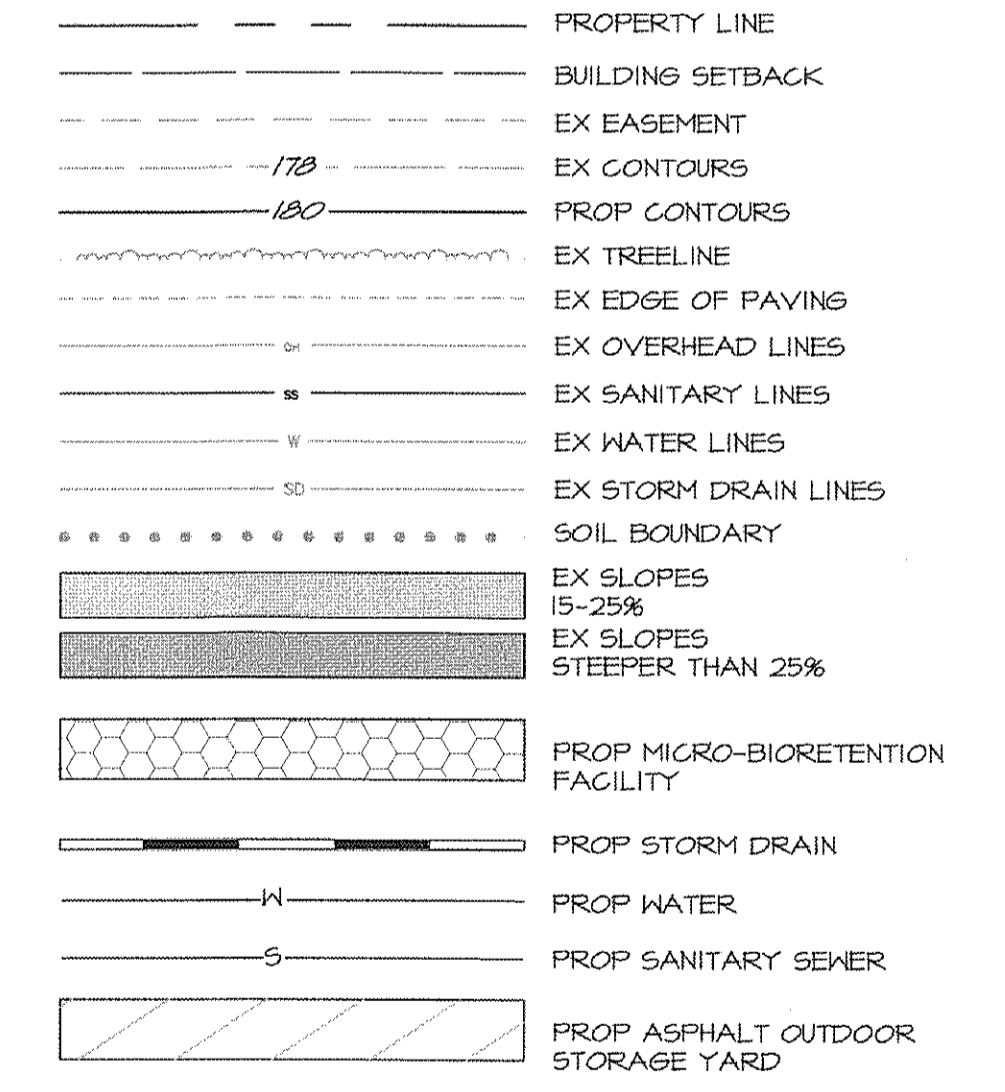


VICINITY MAP
1"=2000'

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSOLIDATION OF EXISTING TRACTS 178, 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 SURVEYED BY FREDERICK WARD ASSOCIATES, INC. AS REPRESENTED ON AN ALTA/MS 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. 24025C026E, 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

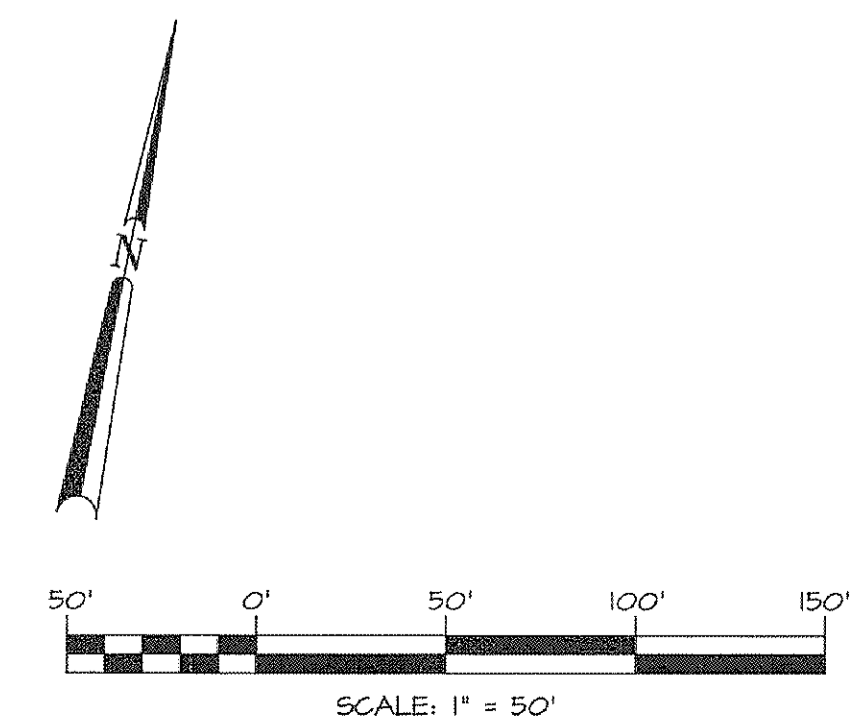


PLAN TYPE: 5
PLAN NO: 225-2017
VERSION: 1
DATE: 4/19/17
DADUE: 5/17/17

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	-	-	0.28	B

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



REV#	DATE	DESCRIPTION

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
410.879.2080
Frederickward.com
PO Box 727, 5 South Main Street, Bel Air, Maryland 21014

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

SITE PLAN
FERGUSON
WATERWORKS
1ST ELECTION DISTRICT - HARFORD CO., MARYLAND

DATE: 04/19/17
SCALE: 1" = 50'
DRAWN BY: KFC
DESIGNED BY: DDW
SHEET 1 OF 1
DRAWN BY: FWA JOB NUMBER: 2051161.03

M:\PROJECTS\2015\116.03 PATINA FERGUSON OAK AVE PREL DESIGN\ENGINEERING\PLAN SET\DACISP - SITE PLAN.DWG, SP-SITE PLAN, 4/19/2017 12:28 PM, JAW