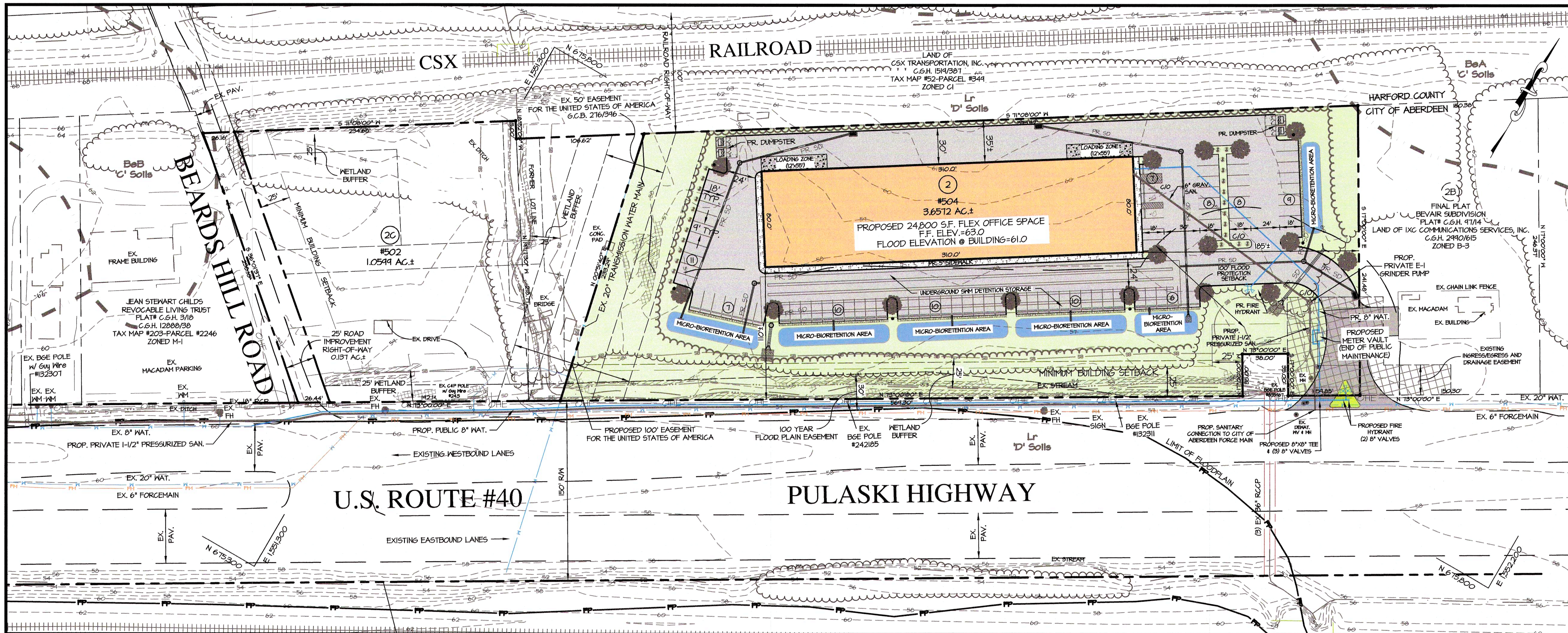
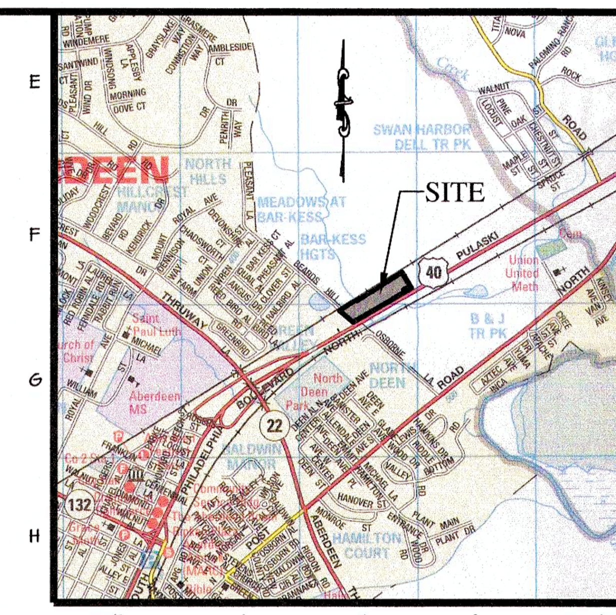



## SITE PLAN

SCALE : 1"=50'




## LOCATION MAP

SCALE: 1" = 2000'

## WATER USAGE

TOTAL GROSS SQ. FT. OF PROPOSED BUILDING: 24,800 SQ. FT.
GROSS SQ. FT. X 0.09 = GPD
24,800 SQ. FT. X 0.09 = 2,232 GPD
(8 HR/DAY USAGE)
GALLONS PER MINUTE (GPM) USAGE: 2,232/480 (8 HRS X 60 MIN.)= 4.65 GPM
PEAK USAGE= 3.0 x AVG. FLOW RATE= 4.65 x 3.0= 13.95 GPM

## CONDITION OF APPROVAL

THE APPROVAL AND SIGNING OF THIS PLAT BY THE CITY OF ABERDEEN IN NO WAY GUARANTEES THE AVAILABILITY OF WATER OR SEWER SERVICES TO THE PROPERTY AT THE TIME OF DEVELOPMENT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT WHEREBY THAT LOT'S ANTICIPATED FLOW AT THE TIME OF BUILDING PERMIT APPLICATION WOULD CAUSE CAUSE THE CITY'S SYSTEMS (WATER AND/ORSEWER) TO EXCEED ITS RATED CAPACITY.

## SITE DATA

1. OWNER/DEVELOPER: BEVAIR PARTNERSHIP
201 SAINT JOHN STREET
HAVRE DE GRACE, MARYLAND 21078

2. PROPERTY ADDRESS: #502 & #504 PULASKI HIGHWAY
ABERDEEN, MARYLAND 21001

3. TAX MAP: 0203 / PARCEL: 2870 / LOTS #2 & #2C

4. DEED REFERENCE: 1557/917 PLAT REFERENCE : C.G.H. 104/63

5. ZONING: B3 (HIGHWAY COMMERCIAL DISTRICT)

6. THIS SITE IS LOCATED IN THE SECOND ELECTION DISTRICT.

7. AREA TABULATION: LOT #2 (3.6572 AC.)
LOT #2C (1.0599 AC.)
RIGHT-OF-WAY (0.1369 AC.)
TOTAL (4.854 AC.)

8. EXISTING USE: VACANT / UNDEVELOPED

9. PROPOSED USE: 1 STORY FLEX OFFICE SPACE W/ ANCILLARY STORAGE

10. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM FIELD SURVEY BY BAY STATE LAND SERVICES, DATED NOVEMBER 3, 2010. HORIZONTAL DATUM : NAD83 VERTICAL DATUM NGVD88 AND SUPPLEMENTED WITH CURRENT AVAILABLE HARFORD COUNTY GIS MAPS.

11. PROPERTY BOUNDARY IS BASED ON HARFORD COUNTY PLAT C.G.H. 104/63 ENTITLED "FINAL PLAT - BEVAIR PARTNERSHIP - 502 & 504 PULASKI HIGHWAY".

12. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD HAZARD AREA "X" AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP NO. 24025C0194 E, DATED APRIL 19, 2016

13. SITE REQUIREMENTS : MINIMUM LOT WIDTH = 50'
MIN. FRONT SETBACK = 40' FROM MAJOR ARTERIAL
MIN. REAR SETBACK = 25'
MIN. SIDE SETBACK = 10' (TOTAL OF 25')
MAX. BUILDING HEIGHT = 60'
PROP. BUILDING HEIGHT= 20'
EXISTING IMPERVIOUS AREA = 8,673 SQ. FT. (6%) +/-
PROPOSED IMPERVIOUS AREA = 76,143 SQ. FT. (36%) +/-
PROPOSED BUILDING COVERAGE = 24,800 SQ. FT. (17%) +/-

14. PARKING REQUIREMENTS : THE NUMBER OF PARKING SPACES REQUIRED SHALL BE BASED ON THE GROSS FLOOR AREA OF THE USE, EXCLUDING INCIDENTAL STORAGE, MECHANICAL AREAS, PREPARATION AREAS AND COMMON AREAS SUCH AS PUBLIC CORRIDORS, STAIRWELLS, AND ELEVATORS. FOR THIS PROJECT, THE ENTIRE GROSS FLOOR AREA WAS UTILIZED IN DETERMINING THE PARKING REQUIREMENTS.

FLEX OFFICE SPACE : 1 PARKING SPACE PER EVERY 300 SQ. FT. OF BUILDING
TOTAL PARKING REQUIRED = 24,800 SQ. FT. / 300 SQ. FT. = 82.67 (83 SPACES)
TOTAL PARKING PROVIDED = 86 SPACES ONSITE
(82 STD. SPACES, 2 STD. HANDICAP SPACES AND 2 VAN ACCESSIBLE HANDICAP SPACES)

15. THE FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS. SEPARATE CONSTRUCTION DRAWINGS SHALL BE PREPARED FOR SEDIMENT AND EROSION CONTROL, FINAL GRADING, LANDSCAPING, UTILITY AND SITE CONSTRUCTION.

16. A LANDSCAPING PLAN (FOR 5% OF THE PARKING AREA AND A LANDSCAPE ISLAND FOR EVERY 10 SPACES) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT. TREE ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES PLANTED NEAR UTILITIES AND SIDEWALKS.

17. A LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT. LIGHTING SHALL BE PROVIDED IN PARKING AREAS THAT DOES NOT GLARE INTO ADJACENT PROPERTIES, IS COMPATIBLE WITH THE SCALE OF THE ADJACENT BUILDINGS, AND ADDRESSES PEDESTRIAN AND VEHICULAR NEEDS.

18. FOREST CONSERVATION REQUIREMENTS WILL BE MET.

19. THE SITE WILL BE DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF ABERDEEN STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL ORDINANCES. A STORMWATER MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE PROPERTY OWNER AND THE CITY OF ABERDEEN AND SHALL BE RECORDED IN THE LAND RECORDS OF HARFORD COUNTY.

20. ALL STORMWATER MANAGEMENT FACILITIES WILL NEED AN EASEMENT FOR INSPECTION PURPOSES.

21. ALL SOILS ON SITE ARE Lr (LEONARDTOWN). EXISTING ONSITE SOILS WERE TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY WEBSITE. HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APP/WEBSOILSURVEY.ASPX

22. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PUBLIC ROADS AND UTILITIES CAUSED BY ITS CONSTRUCTION TRAFFIC.

23. DUMPSTERS WILL BE CONCEALED AND PROPERLY SCREENED.

24. HANDICAP ACCESSIBILITY, SIDEWALKS AND SITE ACCESS SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT. (ADA)

25. THE OWNER OF THE PROPERTY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, PRIVATE PARKING AREAS, SIDEWALKS, AND OPEN SPACE.

26. PUBLIC DRAINAGE AND UTILITY EASEMENTS WILL BE CONVEYED TO THE CITY OF ABERDEEN AFTER THE RECORDING OF THE RECORD PLAT AND PRIOR TO EXECUTION OF PUBLIC WORKS AGREEMENT.

27. FIRE FLOW TEST TO BE REQUESTED BY LETTER THROUGH CITY ENGINEER AND MUST BE COORDINATED WITH THE CITY AND CONDUCTED ONSITE.

28. BOTH THE FIRE FLOW AND DOMESTIC WATER SERVICES WILL BE METERED IN THE VAULT.

29. AS-BUILT PLANS WILL NEED TO BE PROVIDED (INCLUDING ALL PUBLIC AND PRIVATE IMPROVEMENTS (STORM DRAINS, WATER & SEWER, AND STORMWATER MANAGEMENT) PRIOR TO BOND RELEASE(S).

30. THE OWNER / DEVELOPER SHALL INSTALL AND PERMANENTLY MAINTAIN THE ONSITE GRAVITY SEWER GRINDER PUMP

0 50' 100' 150'

SCALE : 1"=50'

## LEGEND

- EX. MAILBOX
- EX. SIGN
- EX. STORM DRAIN INLET
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. CLEANOUT
- EX. LIGHT POLE W/ GUY WIRE
- EX. BOUNDARY LINE
- EX. ADJACENT PROPERTY LINE
- EX. CONTOURS
- EX. SOILS LINE
- EX. TREELINE
- EX. 100' FLOOD PROTECTION SETBACK
- EX. 25' WETLAND BUFFER
- EX. 100-YEAR FLOODPLAIN/FLOODWAY
- EX. WATER LINE
- EX. SANITARY SEWER & MANHOLE
- EX. FORCEMAIN
- EXISTING SLOPES (15% - 25%)
- EXISTING SLOPES (> 25%)
- PROP. WATER VALVE
- PROP. CAP & BLOW
- PROP. FIRE HYDRANT
- PROP. LIGHT POLE
- PROP. TREELINE
- PROP. FORCEMAIN
- PROP. WATER LINE
- PROP. STORM DRAIN, MANHOLE & INLET
- PROP. HANDICAP PARKING W/ CURB STOPS
- PROP. LANDSCAPING

APPROVED:
CHAIRMAN, ABERDEEN PLANNING COMMISSION DATE

APPROVED:
CITY ENGINEER, CITY OF ABERDEEN DATE

APPROVED:
DIRECTOR OF PUBLIC WORKS, CITY OF ABERDEEN DATE

APPROVED:
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DATE

APPROVED:
MAYOR, CITY OF ABERDEEN

### SURVEYOR'S SEAL

STATE OF MARYLAND · CHARLES DUDLEY CAMPBELL · REG. NO. 300 · PROPERTY LINE SURVEYOR

### PROFESSIONAL SURVEYOR CERTIFICATION:

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONALSURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

09-27-2020 EXPIRATION DATE: 300 REG. NO.

CHARLES DUDLEY CAMPBELL 1-09-19 DATE

### ENGINEER'S SEAL

STATE OF MARYLAND · LEONARD AUBREY PARRISH · NO. 10773 REGISTERED · PROFESSIONAL ENGINEER

### PROFESSIONAL ENGINEER CERTIFICATION:

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

01-22-2020 EXPIRATION DATE: 29222 LICENSE NO.

LEONARD AUBREY PARRISH 01/09/20 DATE

### OWNER / DEVELOPER

BEVAIR PARTNERSHIP
201 SAINT JOHNS STREET
HAVRE DE GRACE, MARYLAND 21078

OWNER: HAROLD D. BEAVERS (MANAGING MEMBER) 1-9-20 DATE:


**BAY STATE LAND SERVICES**
Civil & Structural Engineers
Land Planners & Land Surveyors
Environmental Engineers
Geo-Technical, Materials Testing and Inspections
2012 Rock Spring Road
Suite D
Forest Hill, Maryland 20150
Phone: 410-879-4747
Fax : 410-420-3949
www.baystatelandservices.com


PRELIMINARY SITE PLAN
LOT 2 AND LOT 2C

# BEVAIR PARTNERSHIP

#502-#504 PULASKI HIGHWAY
CITY OF ABERDEEN

SECOND ELECTION DISTRICT HARFORD COUNTY, MARYLAND

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| △ | 01-09-20 | ADDRESSED COMMENTS FROM 12-11-19 PLANNING COMMISSION MEETING |

DATE: 11/07/2019
SCALE: AS SHOWN
DRAWN BY: TRL/RL
CHECKED BY: BWW
DRAWING NO. SP01
SHEET 1 OF 1
BSLS JOB NO.: 09021

Z:\Projects\09000\09021-Us rte 40 - Beavers\09021-PRELIMINARY SITE PLAN-(1-09-20).dwg