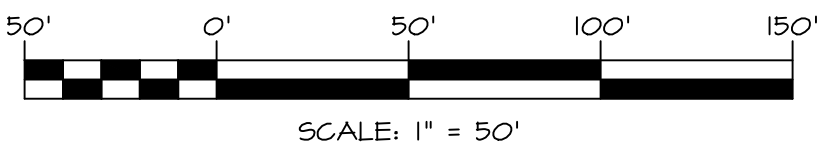


M:\PROJECTS\201112\200 OLD POST ROAD DEVELOPMENT FEASIBILITY\DESIGN\ENGINEERING\CA200 OLD POST ROAD SITE PLAN\_01072021.DWG, FWA-BRD-RT-24X36, 07/20/21 11:31 AM, jplinton



**LEGEND**

	PROPERTY LINE
	BUILDING SETBACK LINE
	EX. EASEMENT
	EX. CONTOURS
	EX. TREELINE
	EX. EDGE OF PAVING
	EX. OVERHEAD LINES
	EX. SANITARY LINES
	EX. WATER LINES
	EX. STORM DRAIN LINES
	EX. GAS LINES
	STREAM BANK & CENTERLINE
	100' STREAM BUFFER
	EX. BUILDING
	EX. CONCRETE
	EX. GRAVEL
	PROP. ASPHALT

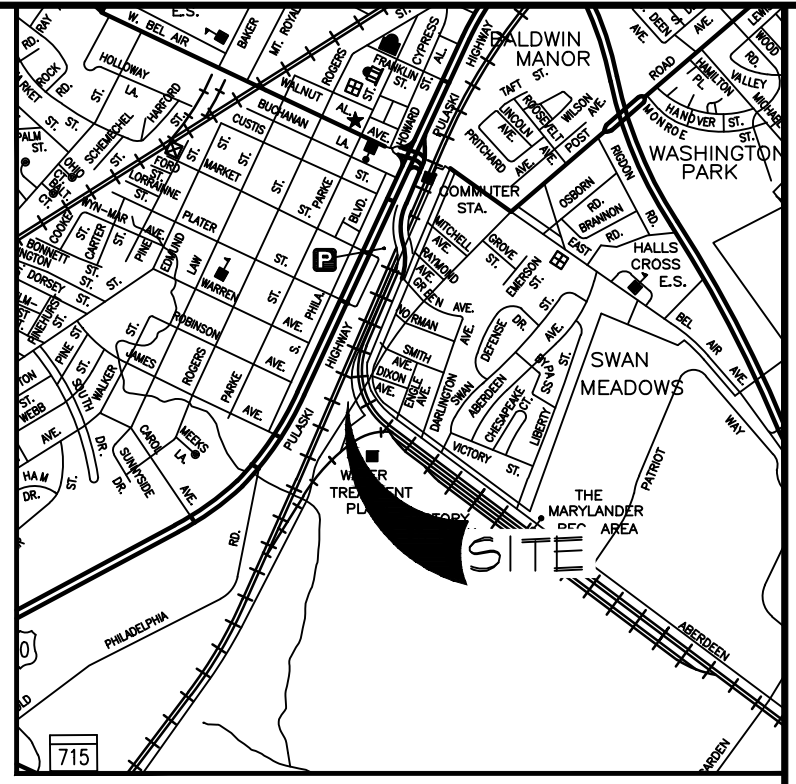
**SITE DEVELOPMENT DATA**

- OWNER:** KRAUSE DEVELOPMENT LLC  
800 RACE ROAD  
E595X, MD 21221
- SITE LOCATION:**  
**STREET ADDRESS:** 200 OLD POST ROAD  
ABERDEEN, MD 21001  
**TAX#:** 02-013146  
**TAX MAP:** 206  
**GRID:** 11  
**PARCEL:** 2741 & 2742  
**DEED:** 12840161  
**GROSS ACREAGE:** PARCEL 2741: ± 3.91 AC  
PARCEL 2742: ± 1.46 AC  
TOTAL: ± 5.43 AC
- ZONING:** M-2 - GENERAL INDUSTRIAL
- USE:** EXISTING: INDUSTRIAL  
PROPOSED: INDUSTRIAL & OFFICE SPACE
- BUILDING COVERAGE:** MAX. BUILDING COVERAGE: 30%  
EXISTING BUILDING COVERAGE: 14,894 SF (0.6%)  
PROPOSED BUILDING COVERAGE: 14,894 SF (0.6%)
- SETBACKS, AREA AND HEIGHT REGULATIONS:**  
MIN. LOT AREA: 1 ACRE  
MIN. LOT WIDTH: 200'  
MIN. FRONT YARD SETBACK: 50'  
MIN. SIDE YARD SETBACK: 30'  
MIN. SUM OF WIDTHS SIDE YARD SETBACK: 70'  
MIN. REAR YARD SETBACK: 50'  
MAX. HEIGHT REGULATIONS: 60'
- PARKING:** REQUIRED: OFFICE BUILDING PARKING REQUIRED:  
1 PARKING SPACE PER 300 SF OF GROSS FLOOR AREA  
14,894 SF OF OFFICE / 300 SF = 50 PARKING SPACES  
PROVIDED:  
51 PARKING SPACES (4' x 18')  
6 TRAILER SPACES (12' x 50')
- FLOODPLAIN:** FEMA FIRM MAP 24025C0193E DATED 04/19/2016.
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- TOPOGRAPHY SHOWN IS BASED ON HARFORD COUNTY GIS DATED 2015.
- BOUNDARY SHOWN BY FREDERICK WARD ASSOCIATES DATED 04/24/2015.

**SOIL CHART**

SYMBOL	UNIT NAME	K-FACTOR	HYDRIC	HYDRIC GROUP
BeA	BELTSVILLE SILT LOAM, 0 TO 2 % SLOPES	0.43	X	C

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



VICINITY MAP  
1" = 2000'

REV#	DATE	DESCRIPTION

**ARCHITECTS  
ENGINEERS  
PLANNERS  
SURVEYORS**

**FREDERICK WARD ASSOCIATES** Frederickward.com  
PO Box 727, 5 South Main Street Bel Air, Maryland 21014

**OWNER/DEVELOPER**

KRAUSE DEVELOPMENT, LLC  
800 RACE ROAD  
BALTIMORE, MD 21221  
ATTN: LEONARD KRAUS

**CONCEPT PLAN 2**

**200 OLD POST ROAD  
ABERDEEN, MD 21001**

CITY OF ABERDEEN, MD  
2ND ELECTION DISTRICT

DATE: 01/07/2021	DRAWING NO.:
SCALE: 1" = 50'	<b>CP2</b>
DESIGNED BY: KFC	SHEET 1 OF 1
DRAWN BY: KFC	FWA JOB NUMBER: 220112.00
CHECKED BY: TMJ	