



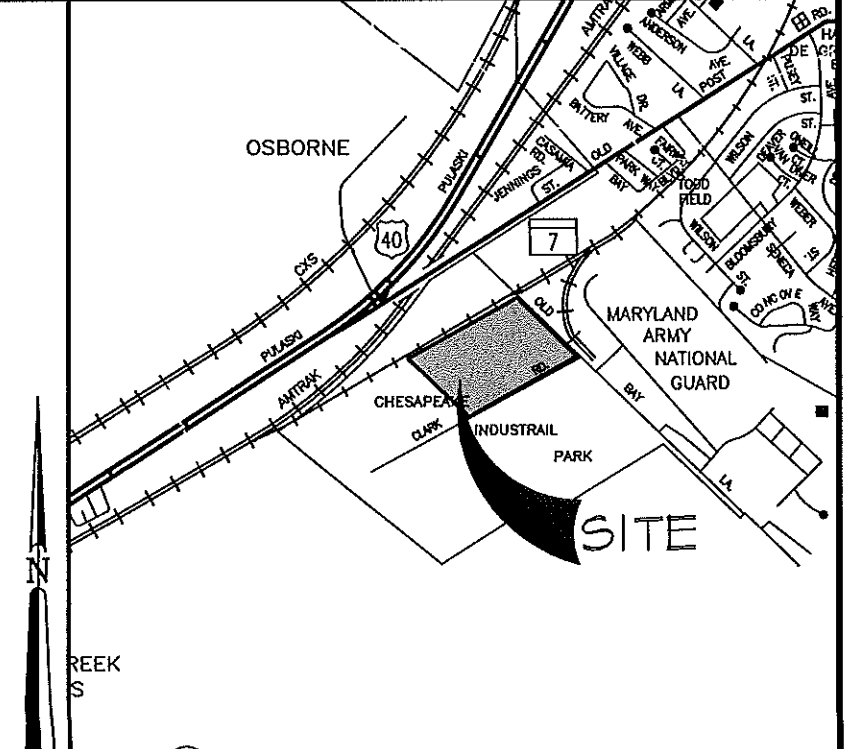
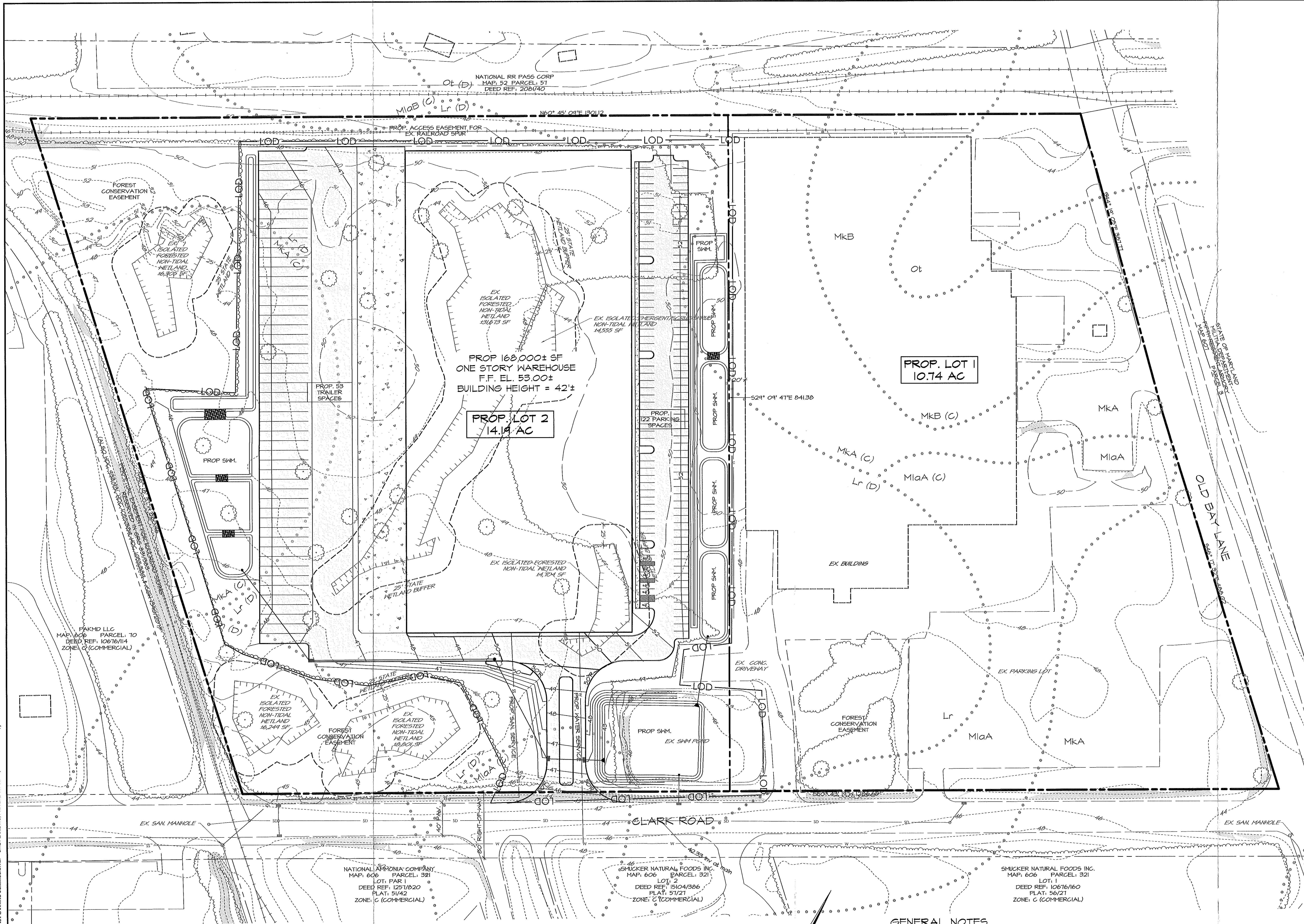
City of Havre de Grace

711 PENNINGTON AVENUE, HAVRE DE GRACE, MARYLAND 21078
WWW.HAVREDEGRACEMD.COM

410-939-1800

PLANNING COMMISSION AGENDA
STAR Centre (former HdG High School Gymnasium)
700 Congress Avenue, Havre de Grace
April 25, 2022
6:30 PM

1. Call to Order
2. Roll Call
3. Old Business
4. New Business
 - a. Elect Chair and Vice-Chair
 - b. Review of 1601 Clark Road Preliminary Subdivision Plan and Site Plan for 168,000 square foot warehouse building on Lot 2
5. Adjournment



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
- EX. GAS LINES
- SOIL BOUNDARY
- WETLAND BOUNDARY
- 25' STATE WETLAND BUFFER
- 1/2% SLOPES
- EX. BUILDING

SITE DEVELOPMENT DATA

- OWNER: CD CAPITAL LLC
ADDRESS: 1336 SPRINGVALE DRIVE BEL AIR, MD 21015
- PROPERTY ADDRESS: 1601 CLARK RD HAVRE DE GRACE, MD 21078
- TAX MAP: 06-013741
TAX MAP: 606
GRID: 5
PARCEL: 113
DEED REF: 10448/105
ACREAGE: ± 24.43 AC
- USE, EXISTING: COMMERCIAL
- ZONING: C (COMMERCIAL DISTRICT)
- FLOODPLAIN: FEMA FIRM MAP 24025C021IE
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON COUNTY GIS DATA.
- PROPOSED PARKING: 122 CAR SPACES
53 TRAILER STORAGE SPACES
- PROPOSED IMPERVIOUS: 168,000 SF BUILDING
163,480 SF PAVEMENT
TOTAL NEW IMPERVIOUS: 331,480 SF (7.16 AC)
- TENTATIVE LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

REVISIONS

NO.	DATE	DESCRIPTION

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**

FREDERICK WARD ASSOCIATES
FrederickWard.com
P.O. Box 727, 5 South Main Street, Bel Air, Maryland 21014

OWNER/DEVELOPER

CD CAPITAL, LLC
1601 CLARK ROAD
HAVRE DE GRACE, MD 21078
ATTN: MR. MICHAEL DUNNE
PHONE: 410-273-0186

**COMBINED SITE &
SUBDIVISION PLAN**
1601 CLARK ROAD
HAVRE DE GRACE, MD

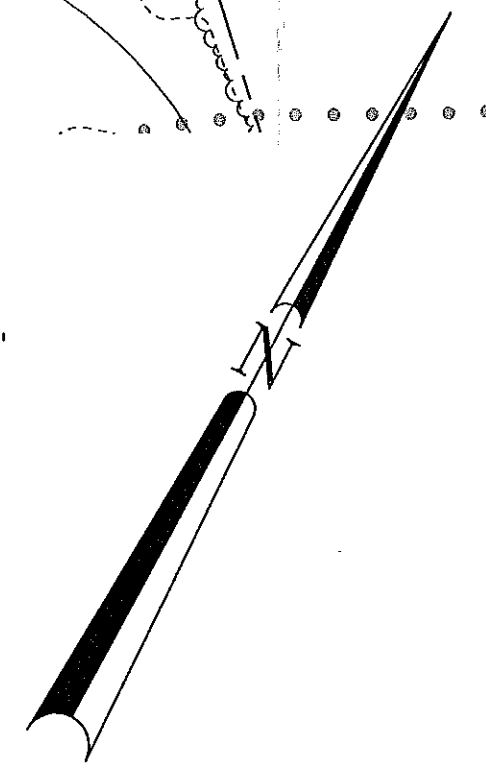
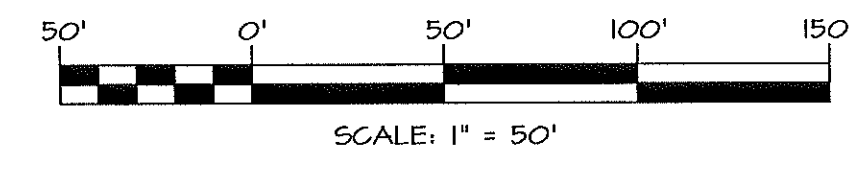
6TH ELECTION DISTRICT HAVRE DE GRACE, MD

DATE: 3/25/2022	DRAWING NO.:
SCALE: 1" = 50'	SP
DESIGNED BY: RJB	
CHECKED BY:	SHEET 1 OF 1
FWA JOB NUMBER:	2201084.00

SOIL CHART

SYMBOL	UNIT NAME	K-FACTOR	HYDRIC	HYDRIC GROUP
En	ELKTON SILT LOAM	0.43	X	C/D
Lr	LEONARDTOWN SILT LOAM	0.37	X	D
Mka	MATAPEAKE SILT LOAM, 0 TO 2 PERCENT SLOPES	0.44	-	C
Mkb	MATAPEAKE SILT LOAM, 2 TO 5 PERCENT SLOPES	0.44	-	C
Mla	MATAPEAKE SILT LOAM, 0 TO 2 PERCENT SLOPES	0.44	I	C
Mlb	MATAPEAKE SILT LOAM, 2 TO 5 PERCENT SLOPES	0.44	I	C
Ol	OTHELLO SILT LOAM 0 TO 2 PERCENT SLOPES	0.43	X	C/D

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



GENERAL NOTES

- SOIL BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HARFORD COUNTY, USDA 1975.
- SEDIMENT CONTROLS ARE TO BE DESIGNED TO THE SPECIFICATIONS AS SET FORTH IN THE MARYLAND STANDARD FOR EROSION AND SEDIMENT CONTROL.
- STORM-WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 DESIGN MANUAL AS AMENDED BY SUPPLEMENT I.

M:\PROJECTS\2201084\1601 CLARK RD WETLAND & SUBDIVISION PLANNING\ENGINEERING\CD\PLANNING COMMISSIONS\SP - SITE PLAN.DWG, FWA BRD-RT-30042, 3/25/2022, 12:31 PM