

SALE/LEASE

Anne Arundel County, MD

HEAVY INDUSTRIAL OUTDOOR STORAGE YARD

812 E. ORDNANCE ROAD
CURTIS BAY, MARYLAND 21226



KINDER MORGAN

MACKENZIE
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LOT SIZE

2.75 Acres ±

ZONING

W3 (Heavy Industrial)

HIGHLIGHTS

- ▶ Prime outdoor storage yard
- ▶ Excellent access to I-695, I-97 and the Port of Baltimore
- ▶ Completely graveled and fenced
- ▶ Public water



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AERIAL

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SITE DEVELOPMENT PLAN

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LEGEND

- EXISTING CONTOUR: 10' - 20'
- EXISTING TREELINE: ---
- SOIL AREA LIMITS: DxB, DxB
- CRITICAL AREA LIMITS: IDA, NON-CRITICAL AREA
- ZONING LIMITS: R5, OS
- PROPOSED CONTOUR: 20'
- PROPOSED SPOT ELEVATION: 80'-2
- REINFORCED SILT FENCE: RSF
- LIMIT OF DISTURBANCE: LOD
- WATER LINE: W
- STORM DRAIN LINE: SD
- PROP. GRAVEL AREA: [Pattern]
- PROP. CONCRETE PAD: [Pattern]
- PROP. BITUMINOUS PAVING: [Pattern]
- EX. RIP RAP: [Pattern]
- 15% SLOPE: [Pattern]
- 25% SLOPE: [Pattern]
- STEEP SLOPE BUFFER: [Pattern]
- EXISTING PERC./BORING: [Symbol]

PARKING COMPUTATIONS

GROSS SQUARE FOOTAGE OF OFFICE = 3,671 SQ FT
 TOTAL OFFICE BUILDING FLOOR AREA + 75% OF GROSS SQUARE FOOTAGE = 2,754 SQ FT
 OFFICE PARKING REQUIREMENT = 1 SPACE PER 200 SF. FLOOR AREA = 14

GROSS SQUARE FOOTAGE OF WAREHOUSE = 8,500 SQ FT
 TOTAL WAREHOUSE BUILDING FLOOR AREA + 75% OF GROSS SQUARE FOOTAGE = 4,500 SQ FT
 WAREHOUSE PARKING REQUIREMENT = 1 SPACE PER 100 SF. FLOOR AREA = 5

TOTAL SPACES REQUIRED = 14 + 5 = 19
 HANDICAP SPACES REQUIRED = 1 (1 VAN ACCESSIBLE)

TOTAL SPACES PROVIDED = 19
 HANDICAP SPACES PROVIDED = 1 (1 VAN ACCESSIBLE)



SITE ANALYSIS

- CUT: 300 CU. YARDS
- FILL: 300 CU. YARDS
- TOTAL AREA STRUCTURALLY STABILIZED IS: 91,248 SF / 1.41 AC.
- TOTAL AREA VEGETATIVELY STABILIZED IS: 53,390 SF / 1.22 AC.
- TOTAL AREA OF DISTURBANCE: 14,638 SF / 2.03 AC.
- PREDOMINANT SOIL TYPE: UZ (D) (URBAN LAND)

GENERAL NOTES

- TOTAL AREA OF SITE IS 121,114 SF / 2.78 AC.
- EXISTING ZONING IS W-3
- PLAT REF: N/A
- DEED REF:
- EXISTING USE OF THE SITE: VACANT
- PROPOSED USE: OFFICE SPACE & CONTRACTOR STORAGE YARD
- SITE IS WITHIN THE CRITICAL AREA DESIGNATION IDA
- WATERSHED: PATAPSCO RIVER
- THE SITE IS NOT WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FEMA # 24000-0031-C
- THE BOUNDARY AND TOPOGRAPHY SHOWN WAS FIELD RUN BY DFI IN SEPTEMBER, 2009 AND IS IN NAD 83
- THE COORDINATES, BEARINGS, AND ELEVATIONS SHOWN HEREON ARE BASED ON THE MARYLAND SYSTEM OF PLANE COORDINATES NAD 83 AS ESTABLISHED FROM THE FOLLOWING BALTIMORE CITY DPV SURVEY CONTROL MONUMENTS:
 - A. STATION NO. 28916, X = +845,174, Y = +3167,418, BEING AN GALV. PLUG IN N. CURB OF PENNINGTON AVE. IN FRONT OF #E101 & 50' E. OF EAST TO CROWN TANK FARM.
 - B. STATION NO. 28917, X = +831,343, Y = +3164,024, BEING AN GALV. PLUG CURB N. SIDE OF PENNINGTON AVE. & 20' E. OF EAST TO HESS OIL CO. PIER.

W-3 SETBACKS

FRONT LOT LINE: 10'
 SIDE LOT LINE: 10'
 REAR LOT LINE: 20'
 SIDE OR REAR LOT LINE ABUTTING A RESIDENTIAL ZONED DISTRICT: 200'
 SIDE OR REAR LOT LINE ABUTTING A COMMERCIAL ZONED DISTRICT: 50'
 FREEWAY: 100'
 DIVIDED PRINCIPAL ARTERIAL ROAD: 80'

SITE CALCULATIONS

TOTAL SITE AREA OF PARCEL 284: 121,114 SF / 2.78 AC.
 "D" SOIL: 121,114 SF / 2.78 AC.

EX. GRAVEL AREA (TOTAL)	100,381 SF.
EX. GRAVEL AREA (REMAIN)	57,840 SF.
EX. GRAVEL AREA (TO BE REMOVED)	42,541 SF.
EX. CONC. ENTRANCE (TO BE REMOVED)	1,924 SF.
TOTAL EXISTING IMPERVIOUS (TO REMAIN)	102,308 SF / 2.35 AC.
TOTAL EXISTING IMPERVIOUS (TO BE REMOVED)	57,840 SF / 1.36 AC.
TOTAL EXISTING IMPERVIOUS (TO REPLACE EX. CONC. ENTRANCE, NOT NEW IMPERVIOUS)	44,465 SF / 1.09 AC.
PR. BUILDING	9,671 SF.
PR. PAVING	4,675 SF.
PR. SIDEWALK	351 SF.
PR. CONCRETE PADS	42 SF.
PR. CONCRETE APRON	1,504 SF.
PR. CONCRETE PAD FOR HVAC	300 SF.
PR. CONCRETE PAD FOR FUEL PUMPS	450 SF.
TOTAL PROPOSED IMPERVIOUS (EXISTING TO REMAIN & NEW PROPOSED)	18,919 SF / 0.42 AC.
PR. PAVING FOR ENTRANCE (NEW IMPERVIOUS)	1,924 SF.
PR. PAVING FOR ENTRANCE (EXISTING TO REMAIN & NEW PROPOSED)	118 SF.
TOTAL IMPERVIOUS (EXISTING TO REMAIN & NEW PROPOSED)	38,882 SF / 1.37 AC.
ALLOWABLE IMPERVIOUS AREA (80% OF THE SITE)	96,891 SF / 2.22 AC.

PROPOSED USE: OFFICE BUILDING & STORAGE FOR BRIDGE MATERIALS
 PROPOSED HEIGHT OF STRUCTURE: 16 FT.
 THE SITE IS LOCATED ENTIRELY WITHIN THE CHEESAPEAKE BAY CRITICAL AREA (IDA).

DFI

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INDUSTRIAL TRADE AREA

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 **BALTIMORE/WASHINGTON INTERNATIONAL**

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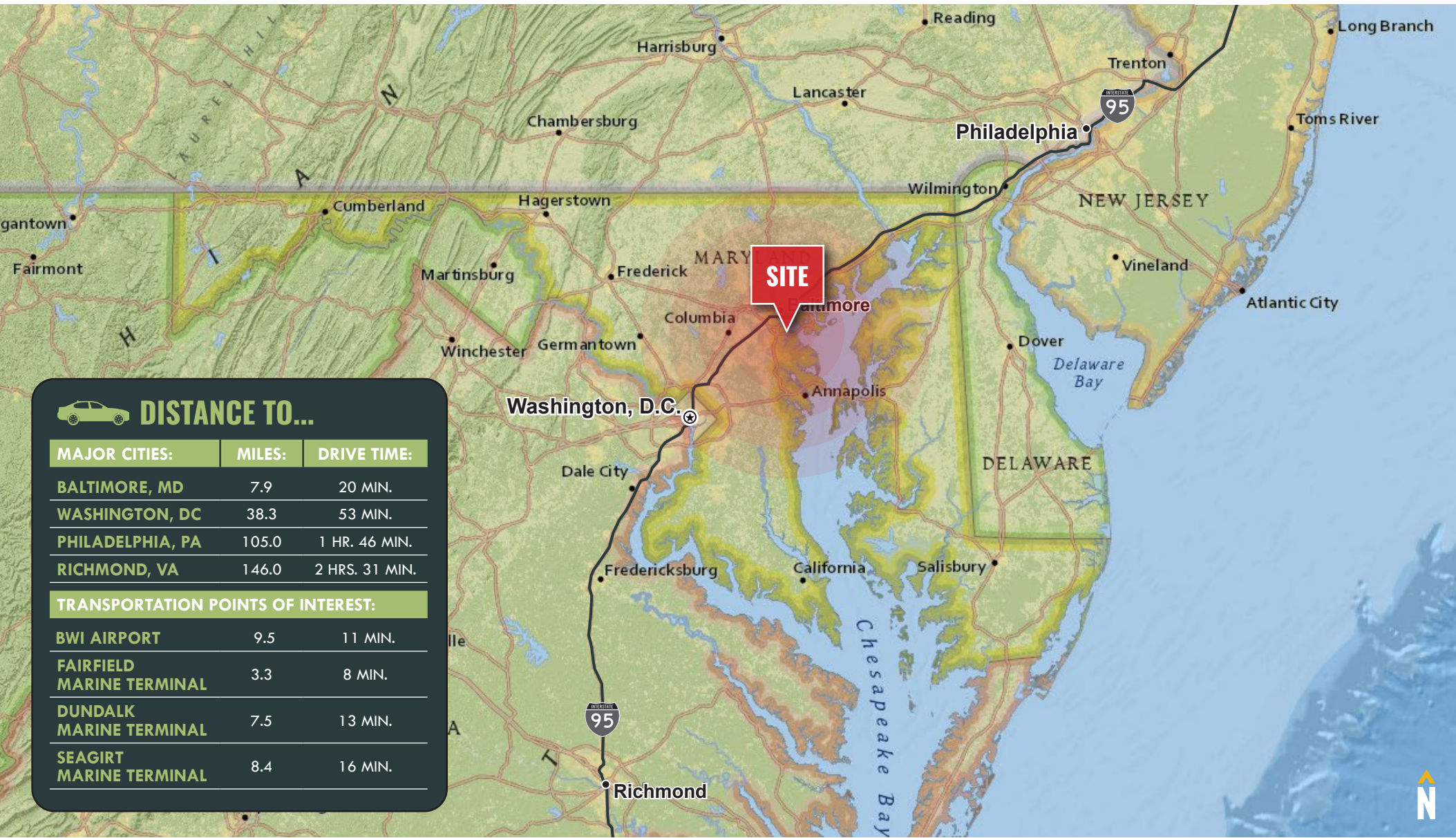
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DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	7.9	20 MIN.
WASHINGTON, DC	38.3	53 MIN.
PHILADELPHIA, PA	105.0	1 HR. 46 MIN.
RICHMOND, VA	146.0	2 HRS. 31 MIN.
TRANSPORTATION POINTS OF INTEREST:		
BWI AIRPORT	9.5	11 MIN.
FAIRFIELD MARINE TERMINAL	3.3	8 MIN.
DUNDALK MARINE TERMINAL	7.5	13 MIN.
SEAGIRT MARINE TERMINAL	8.4	16 MIN.



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