

FOR SALE  
Build-to-rent Opportunity  
Edgewood, MD

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## Nuttall Ave at McCann and Jacob

Edgewood, Harford County, MD 20744

### Property Features:

- **Build-to-rent** opportunity: 57 townhomes (20' wide).
- Parcels A & B are near but not contiguous.
- Concept plan provided by Frederick Ward & Assoc; buyer to complete engineering.
- County park to be built across McCann St.
- Public utilities at site.
- New residential construction in immediate area.
- Easy commute to Aberdeen Proving Ground; easy access to Rte. 40 and I-95.

### Infill Parcels

near Aberdeen Proving Ground



Accepting  
Offers

**CONTACT AGENT:**  
**Stephen Ferrandi, ALC**  
866.910.LAND(5263)  
[Stephen@MarylandLand.com](mailto:Stephen@MarylandLand.com)

MARYLAND LAND ADVISORS

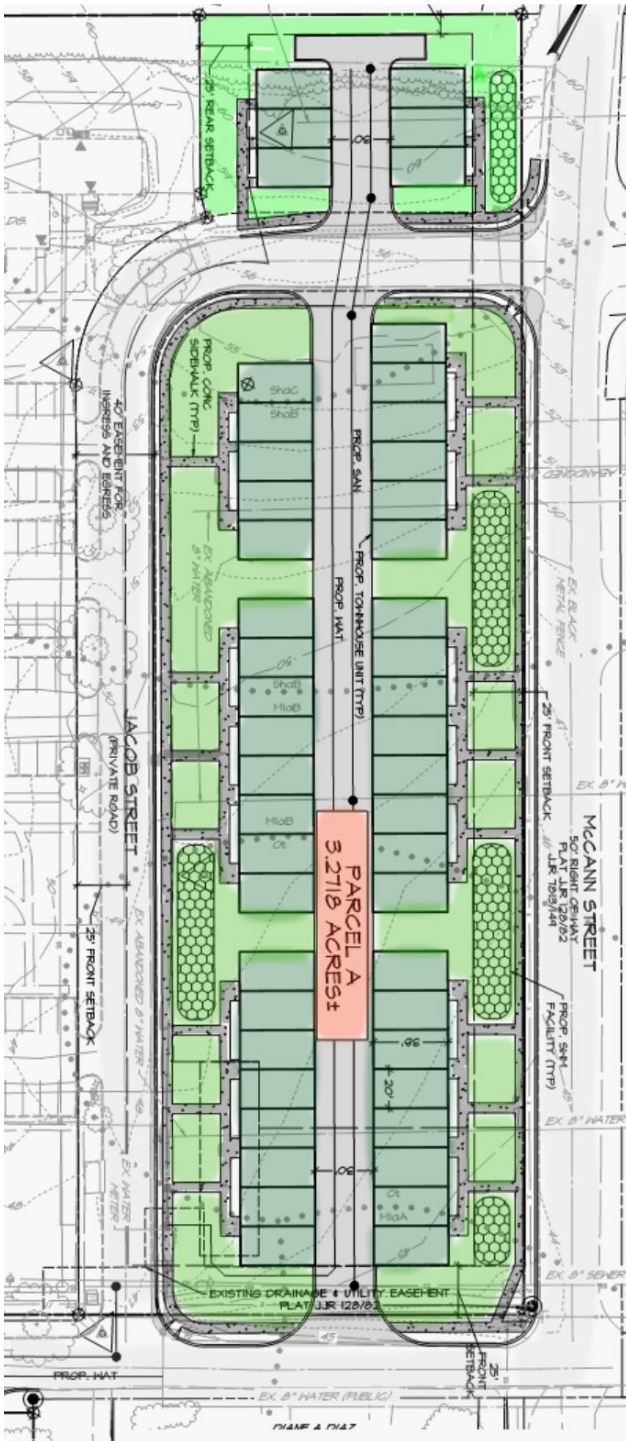
5771 Waterloo Road, Ellicott City, MD 21043

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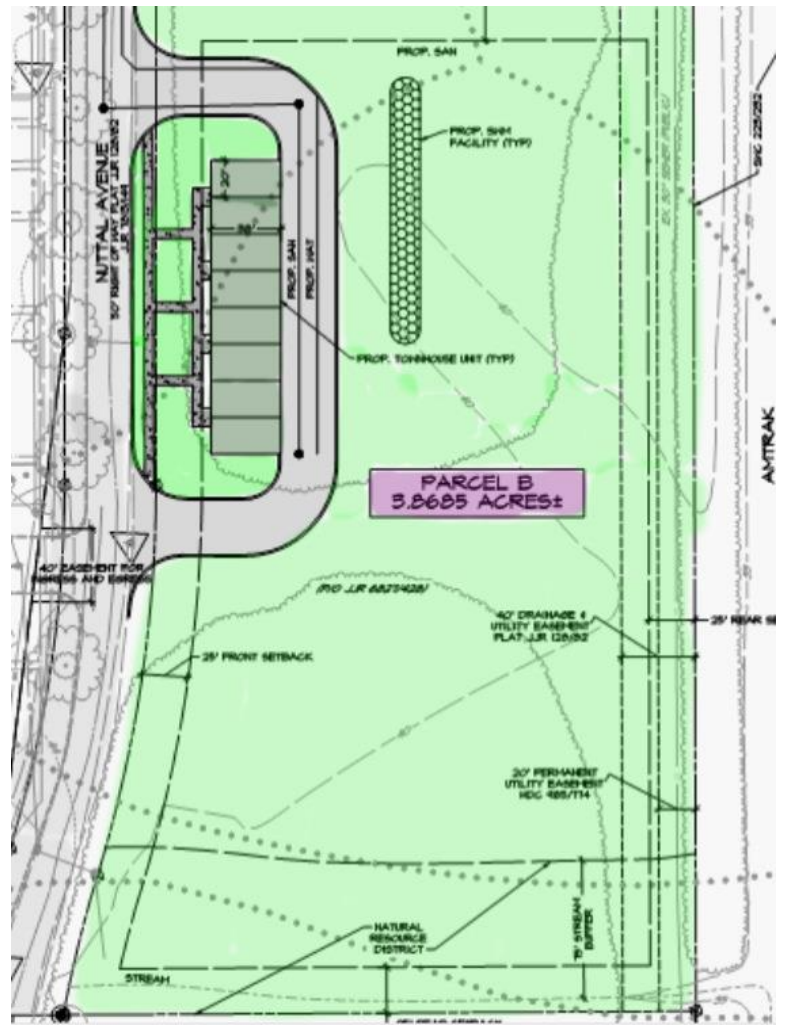
Learn more about this property at [MarylandLand.com](https://MarylandLand.com)

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Parcel A

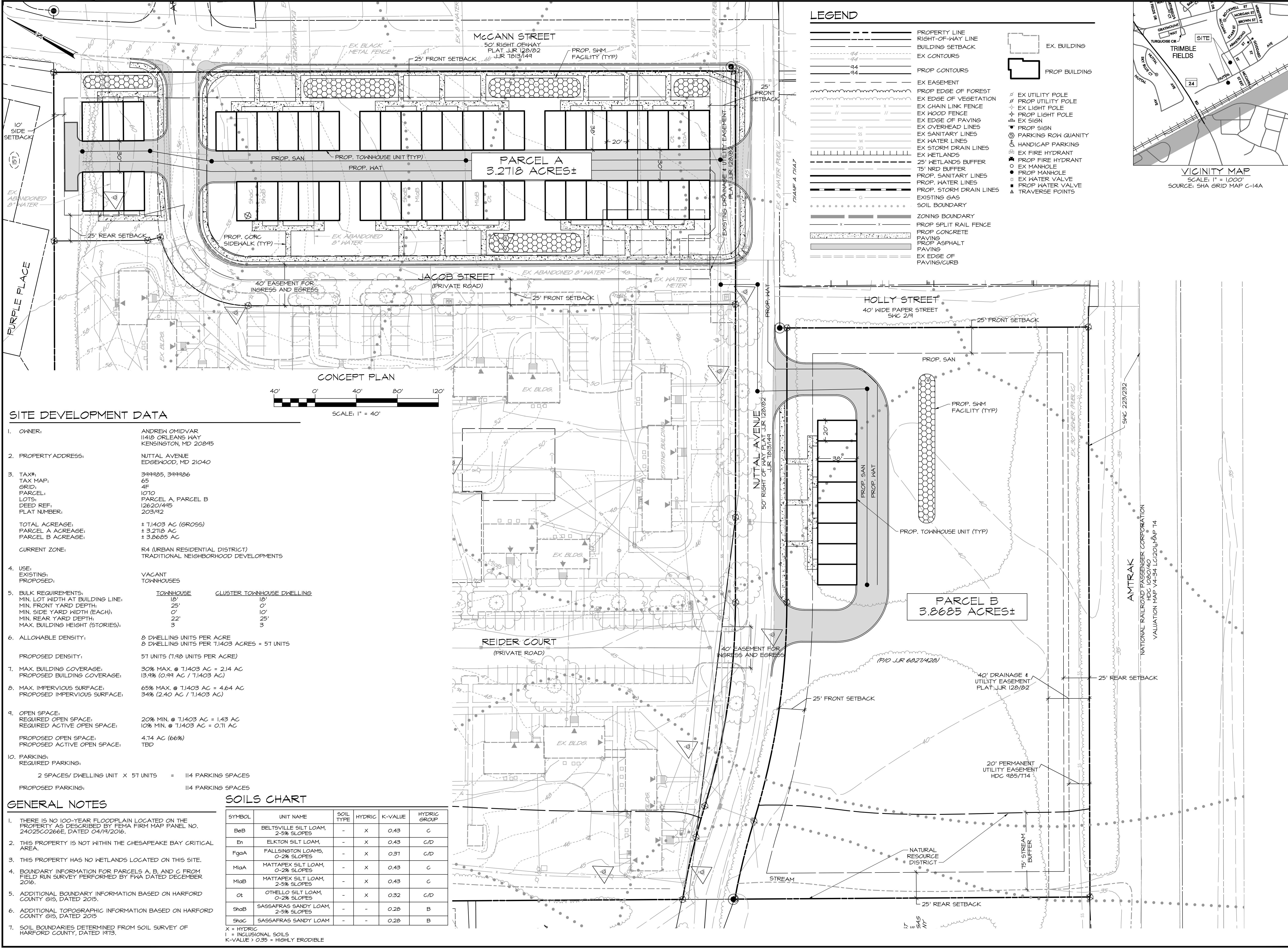


Parcel B



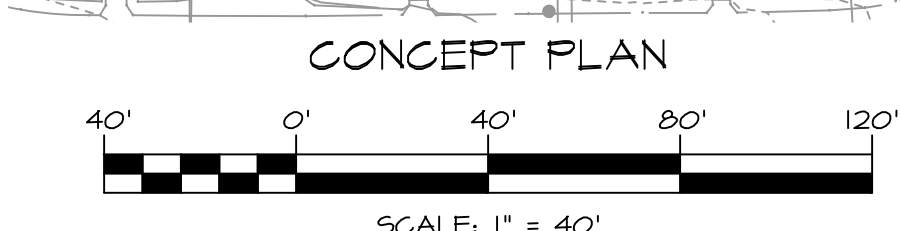
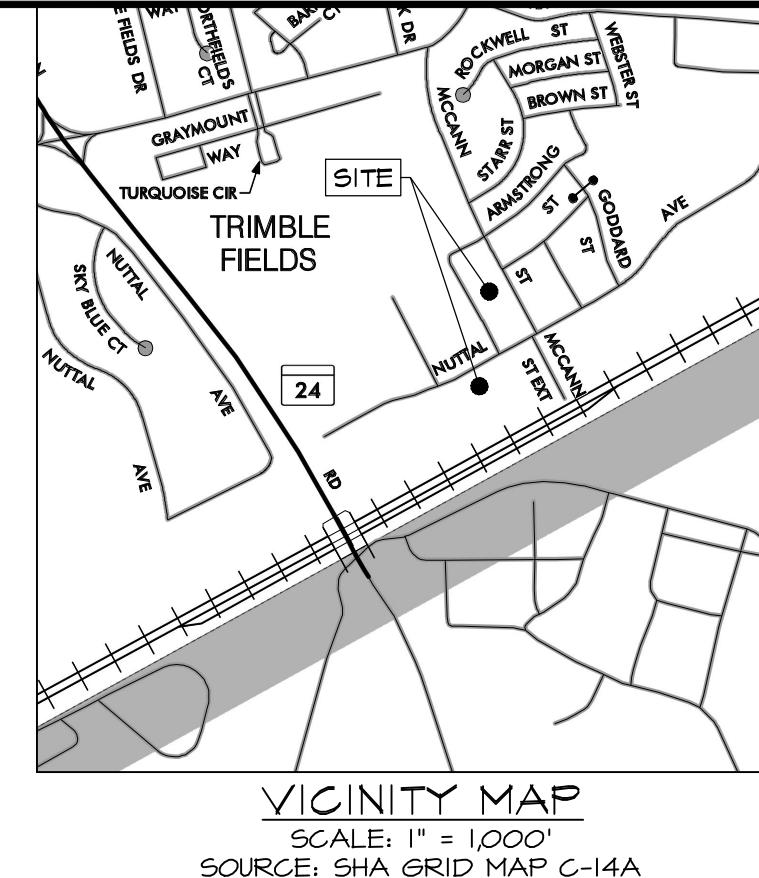
57-unit Build-to-rent Townhouse Opportunity

M:\PROJECTS\21168.04 WILLOWS AT NUTTAL PARK\DESIGN\ENGINEERING\CP01 DWG LAYOUT, 5/25/2023, 8:31 AM, abach



### LEGEND

	PROPERTY LINE		EX. BUILDING
	RIGHT-OF-WAY LINE		PROP. BUILDING
	BUILDING SETBACK		
	EX. CONTOURS		
	PROP. CONTOURS		
	EX. EASEMENT		
	PROP. EDGE OF FOREST		EX. UTILITY POLE
	EX. EDGE OF VEGETATION		PROP. UTILITY POLE
	EX. CHAIN LINK FENCE		EX. LIGHT POLE
	EX. HOOD FENCE		PROP. LIGHT POLE
	EX. EDGE OF PAVING		EX. SIGN
	EX. OVERHEAD LINES		PROP. SIGN
	EX. SANITARY LINES		PARKING ROW QUANTITY
	EX. WATER LINES		HANDICAP PARKING
	EX. STORM DRAIN LINES		EX. FIRE HYDRANT
	EX. WETLANDS		PROP. FIRE HYDRANT
	25' WETLANDS BUFFER		EX. MANHOLE
	75' NRD BUFFER		PROP. MANHOLE
	PROP. SANITARY LINES		EX. WATER VALVE
	PROP. WATER LINES		PROP. WATER VALVE
	PROP. STORM DRAIN LINES		TRAVERSE POINTS
	EXISTING GAS		
	SOIL BOUNDARY		
	ZONING BOUNDARY		
	PROP. SPLIT RAIL FENCE		
	PROP. CONCRETE PAVING		
	PROP. ASPHALT PAVING		
	EX. EDGE OF PAVING/CURB		



#### SITE DEVELOPMENT DATA

- OWNER:** ANDREW O MIDVAR  
11418 ORLEANS WAY  
KENSINGTON, MD 20895
- PROPERTY ADDRESS:** NUTTAL AVENUE  
EDGEWOOD, MD 21040
- TAX#:** 349485, 349486  
**TAX MAP:** 65  
**GRID:** 4F  
**PARCEL:** 1070  
**LOTS:** PARCEL A, PARCEL B  
**DEED REF.:** 12620/445  
**PLAT NUMBER:** 203/42  
  
TOTAL ACREAGE: ± 7.1403 AC (GROSS)  
PARCEL A ACREAGE: ± 3.218 AC  
PARCEL B ACREAGE: ± 3.8685 AC  
  
CURRENT ZONE: R4 (URBAN RESIDENTIAL DISTRICT)  
TRADITIONAL NEIGHBORHOOD DEVELOPMENTS
- USE:**  
EXISTING: VACANT  
PROPOSED: TOWNHOUSES
- BULK REQUIREMENTS:**

	TOWNHOUSE	CLUSTER TOWNHOUSE DWELLING
MIN. LOT WIDTH AT BUILDING LINE:	15'	15'
MIN. FRONT YARD DEPTH:	25'	0'
MIN. SIDE YARD WIDTH (EACH):	0'	10'
MIN. REAR YARD DEPTH:	22'	25'
MAX. BUILDING HEIGHT (STORIES):	3	3
- ALLOWABLE DENSITY:** 8 DWELLING UNITS PER ACRE  
8 DWELLING UNITS PER 7.1403 ACRES = 51 UNITS  
  
PROPOSED DENSITY: 51 UNITS (7.18 UNITS PER ACRE)
- MAX. BUILDING COVERAGE:** 30% MAX. @ 7.1403 AC = 2.14 AC  
PROPOSED BUILDING COVERAGE: 13.9% (0.99 AC / 7.1403 AC)
- MAX. IMPERVIOUS SURFACE:** 65% MAX. @ 7.1403 AC = 4.64 AC  
PROPOSED IMPERVIOUS SURFACE: 34% (2.40 AC / 7.1403 AC)
- OPEN SPACE:**  
REQUIRED OPEN SPACE: 20% MIN. @ 7.1403 AC = 1.43 AC  
REQUIRED ACTIVE OPEN SPACE: 10% MIN. @ 7.1403 AC = 0.71 AC  
  
PROPOSED OPEN SPACE: 4.74 AC (66%)  
PROPOSED ACTIVE OPEN SPACE: TBD
- PARKING:**  
REQUIRED PARKING:  
2 SPACES/ DWELLING UNIT X 51 UNITS = 114 PARKING SPACES  
  
PROPOSED PARKING: 114 PARKING SPACES

#### GENERAL NOTES

- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24025C0266E, DATED 04/19/2016.
- THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS PROPERTY HAS NO WETLANDS LOCATED ON THIS SITE.
- BOUNDARY INFORMATION FOR PARCELS A, B, AND C FROM FIELD RUN SURVEY PERFORMED BY FNA DATED DECEMBER 2016.
- ADDITIONAL BOUNDARY INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
- ADDITIONAL TOPOGRAPHIC INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
- SOIL BOUNDARIES DETERMINED FROM SOIL SURVEY OF HARFORD COUNTY, DATED 1973.

#### SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
BeB	BELTSVILLE SILT LOAM, 2-5% SLOPES	-	X	0.43	C
En	ELKTON SILT LOAM,	-	X	0.43	C/D
FgaA	FALLSINGTON LOAMS, 0-2% SLOPES	-	X	0.31	C/D
MiaA	MATTAPEX SILT LOAM, 0-2% SLOPES	-	X	0.43	C
MiaB	MATTAPEX SILT LOAM, 2-5% SLOPES	-	X	0.43	C
ot	OTHELLO SILT LOAM, 0-2% SLOPES	-	X	0.32	C/D
ShaB	SAGSAFRAS SANDY LOAM, 2-5% SLOPES	-	-	0.26	B
ShaC	SAGSAFRAS SANDY LOAM	-	-	0.26	B

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

REVISIONS NO. DATE DESCRIPTION	
ARCHITECTS ENGINEERS PLANNERS SURVEYORS 410-879-2090 frederickward.com FREDERICK WARD ARCHITECTS 1566th Main Street Bel Air Maryland 21014	OWNER/DEVELOPER ANDREW O MIDVAR 11418 ORLEANS WAY KENSINGTON, MD 20895 PHONE: #####
CONCEPT PLAN <b>NUTTAL AVENUE TOWNHOUSES</b> NUTTAL AVE, EDGEWOOD, MD 21040 1ST ELECTION DISTRICT HARFORD COUNTY, MD	DATE: 5/15/2023 SCALE: 1" = 40' DESIGNED BY: SMO DRAWN BY: SMO CHECKED BY: TMM
DRAWING NO: <b>CP01</b> SHEET 1 OF 1 FWA JOB NUMBER: 2121168.04	