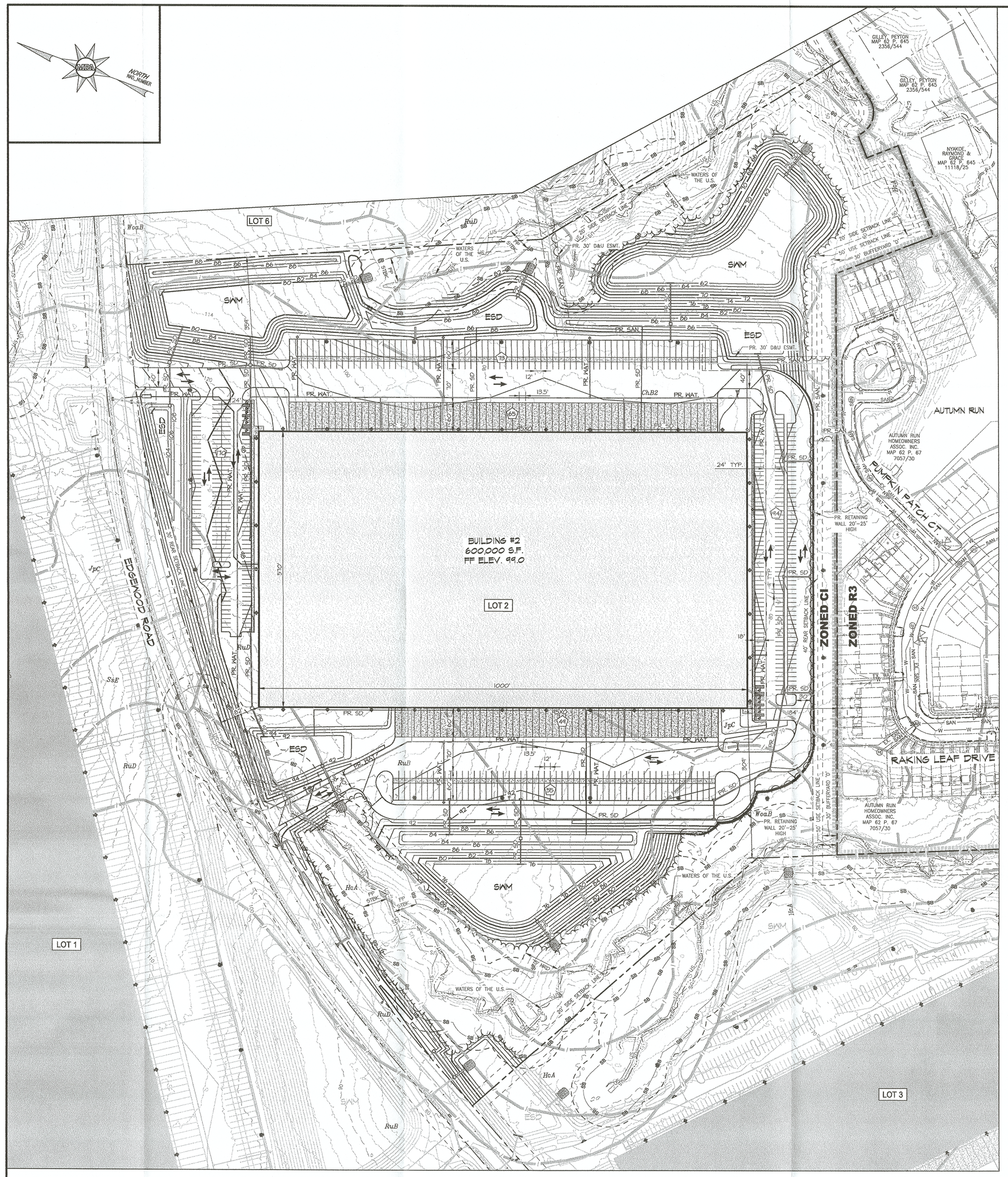

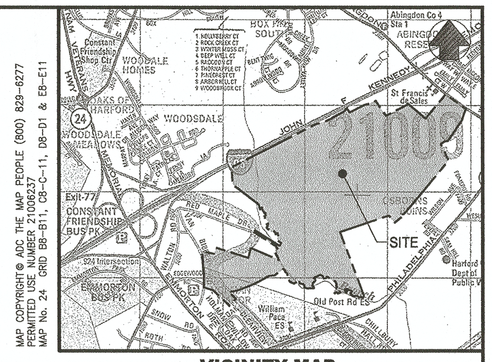

VICINITY MAP

SCALE: 1"=2000'

LEGEND:

112	EXISTING 2' INTERVAL CONTOUR
110	EXISTING 10' INTERVAL CONTOUR
112	PROPOSED 2' INTERVAL CONTOUR
110	PROPOSED 10' INTERVAL CONTOUR
	EXISTING BUILDING
	EXISTING SPECIMEN TREE
	EXISTING WOODY VEGETATION
	PROPOSED TREE LINE
	PROPOSED BUILDING SETBACK
	PROPOSED DRAINAGE & UTILITY EASEMENT
	EXISTING EASEMENT
	EXISTING PAVEMENT
	EXISTING FENCE
	PROPOSED LOT LINE
	PROPOSED CENTER LINE OF ROAD
	PROPOSED EDGE OF PAVEMENT
	EXISTING RIGHT-OF-WAY (R/W) LINE
	BOUNDARY/PROPERTY LINE
	EXISTING ADJOINING PROPERTY LINE
KeB2 / EmB	SOILS LINE AND DESIGNATION
FFP	100-YR FLOODPLAIN
NW	EXISTING NONTIDAL WETLANDS / "WATERS OF THE U.S."
WB	EXISTING 25' STATE NONTIDAL WETLAND BUFFER
SB	EXISTING FLOODPLAIN PROTECTION SETBACK
	EXISTING NATURAL RESOURCE DISTRICT (NRD)
	EXISTING ZONING
SD	EXISTING STORM DRAIN
W	EXISTING WATER LINE & FIRE HYDRANT
SAN	EXISTING SANITARY SEWER
	PROPOSED STORM DRAIN
	PROPOSED WATER LINE & FIRE HYDRANT
	PROPOSED SANITARY SEWER
	PROPOSED LIGHT FIXTURE
	AREA OF FOREST RETENTION

SITE DATA

1. OWNER/DEVELOPER: HARFORD INVESTORS LLP, 856 ELKRIDGE LANDING ROAD, LINTHICUM, MD 21090, ATTN: MR. TOM HUBER; CREG WESTPORT I, LLC, 1343 ASHTON ROAD, SUITE B, HANOVER, MD 21076, ATTN: MR. JAMES P. LIGHTHIZER
2. TAX MAP/ PARCEL: TM 61 PARCEL 158, TM 61 PARCEL 178, TM 61 PARCEL 529, TM 61 PARCEL 574 (LOT 12), TM 62 PARCEL 63
3. DEED REFERENCE: (P.158)1492/1014,(P.178)1366/374,(P.529)1353/421& 1546/485,(P.574)1352/672,(P.63)1340/962
4. PREMISE ADDRESS: EDGEWOOD ROAD
5. EXISTING ZONING: CI – COMMERCIAL INDUSTRIAL
6. SITE ACREAGE: LOT 2, BUILDING #2 = 48.35± AC.
7. BUILDING SETBACKS / LOT REQUIREMENTS (CI – COMMERCIAL INDUSTRIAL):

WAREHOUSE	
MIN. FRONT YARD SETBACK	30'
MIN. SIDE YARD SETBACK	20'
MIN. REAR YARD SETBACK	40'
MAX. BLDG HEIGHT	36'
MIN. FROM RESIDENTIAL LOT	50'
MIN. LOT WIDTH	70'
MIN. LOT AREA	20,000 S.F.

8. NUMBER OF EMPLOYEES: UNKNOWN AT THIS TIME
9. PROPOSED USE: 600,000 S.F. BUILDING. BUILDING USES INCLUDE: WAREHOUSE DISTRIBUTION / OFFICE.
10. PARKING:
    REQUIRED: ON-SITE PARKING AS NECESSARY TO ACCOMMODATE TRAFFIC GENERATED BY THE USE AND THE LARGEST EMPLOYEE SHIFT.
    PROPOSED: 364 CUSTOMER & EMPLOYEE SPACES; 114 TRUCK LOADING SPACES; 128 TRUCK/TRAILER & STORAGE SPACES; 606 TOTAL SPACES
11. BUILDING COVERAGE: ALLOWED: 50% (24.18 AC.); PROPOSED: 27% (13.12 AC.) — BUILDING HEIGHT: 50'
12. IMPERVIOUS SURFACES: ALLOWED: 85% (41.10 AC.); PROPOSED: 50% (24.30 AC.)
13. NATURAL RESOURCE DISTRICT (NRD): 8.35 ACRES±
14. FEMA FLOODPLAIN: 0 ACRES±
15. THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER. ONE ONSITE METER PER LOT IS PROPOSED AFTER WHICH ALL ON-SITE WATER SHALL BE PRIVATELY OWNED AND MAINTAINED. PROPOSED SANITARY SEWER SHALL CONNECT TO EXISTING PUBLIC SEWER LINES. PUBLIC UTILITIES OUTSIDE OF RIGHT-OF-WAY LINES SHALL BE LOCATED IN AN EASEMENT.
16. FINAL LOCATION AND SIZE OF PROPOSED SIGNS SHALL BE DETERMINED PRIOR TO BUILDING PERMIT APPLICATION.
17. FINAL LOCATION FOR INLETS, FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
18. THE PROPOSED STORMWATER MANAGEMENT PRACTICES, AS SHOWN, ARE SUBJECT TO FINAL DESIGN.
19. THE PROPOSED BUILDINGS SHALL HAVE SPRINKLER SYSTEM.
20. THE FEMA 100-YR FLOODPLAIN LOCATED ON THIS SITE AS INDICATED ON THE FEMA FIRM MAP NUMBER 24025C0258 D, EFFECTIVE DATE JANUARY 7, 2000.
21. THE ON-SITE EXISTING TOPOGRAPHY, WOODED AREAS, AND EXISTING FEATURES ARE BASED ON A AERIAL SURVEY BY AXIS GEOSPACIAL, LLC. MARCH 24, 2018. OFF-SITE EXISTING INFORMATION IS BASED ON AVAILABLE GIS INFORMATION FROM HARFORD COUNTY.
22. THE NONTIDAL WETLANDS AND OTHER "WATERS OF THE U.S." ARE BASED ON A WETLAND DELINEATION CONDUCTED BY GEO-TECHNOLOGY ASSOCIATES, INC.
23. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON-SITE.
24. THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
25. PLEASE REFER TO THE OVERALL PLAN FOR ADDITIONAL INFORMATION ON THE PROPOSED PLAN. REFER TO THE FOREST CONSERVATION PLAN FOR INFORMATION ON EXISTING FOREST AND PROPOSED CLEARING CALCULATIONS.
26. THIS PROJECT IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
27. THERE ARE NO KNOWN WELLS OR SEPTIC AREAS WITHIN 100' FEET OF PROPERTY LINES.
28. MODIFICATION OF HEIGHT REQUIREMENT SUBJECT TO 267-60C.(5) OF THE HARFORD COUNTY ZONING CODE.

PLAN TYPE: S
PLAN NO.: 59-2019
VERSION: 1
DATE: 2/6/19
DAC/DUE: 3/6/19

MORRIS & RITCHIE ASSOCIATES, INC.
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STATE OF MARYLAND — PATRICK T. MCKENZIE — No. 34487 — PROFESSIONAL ENGINEER — 3/6/19

SITE PLAN
FOR
ABINGDON BUSINESS PARK
LOT 2

FIRST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	19872
		SCALE:	1" = 100'
		DATE:	FEB. 6, 2019
		DRAWN BY:	MR
		DESIGN BY:	PTM / AGD
		REVIEW BY:	PTM
		SHEET:	1 OF 1

G:\19872\PLANNING\PRELIMINARY\19872_LS-SHL-LO1.dwg, 2/6/2019 10:41:28 AM, MTaub, 1:1, Copyright 2019 Morris & Ritchie Associates, Inc.