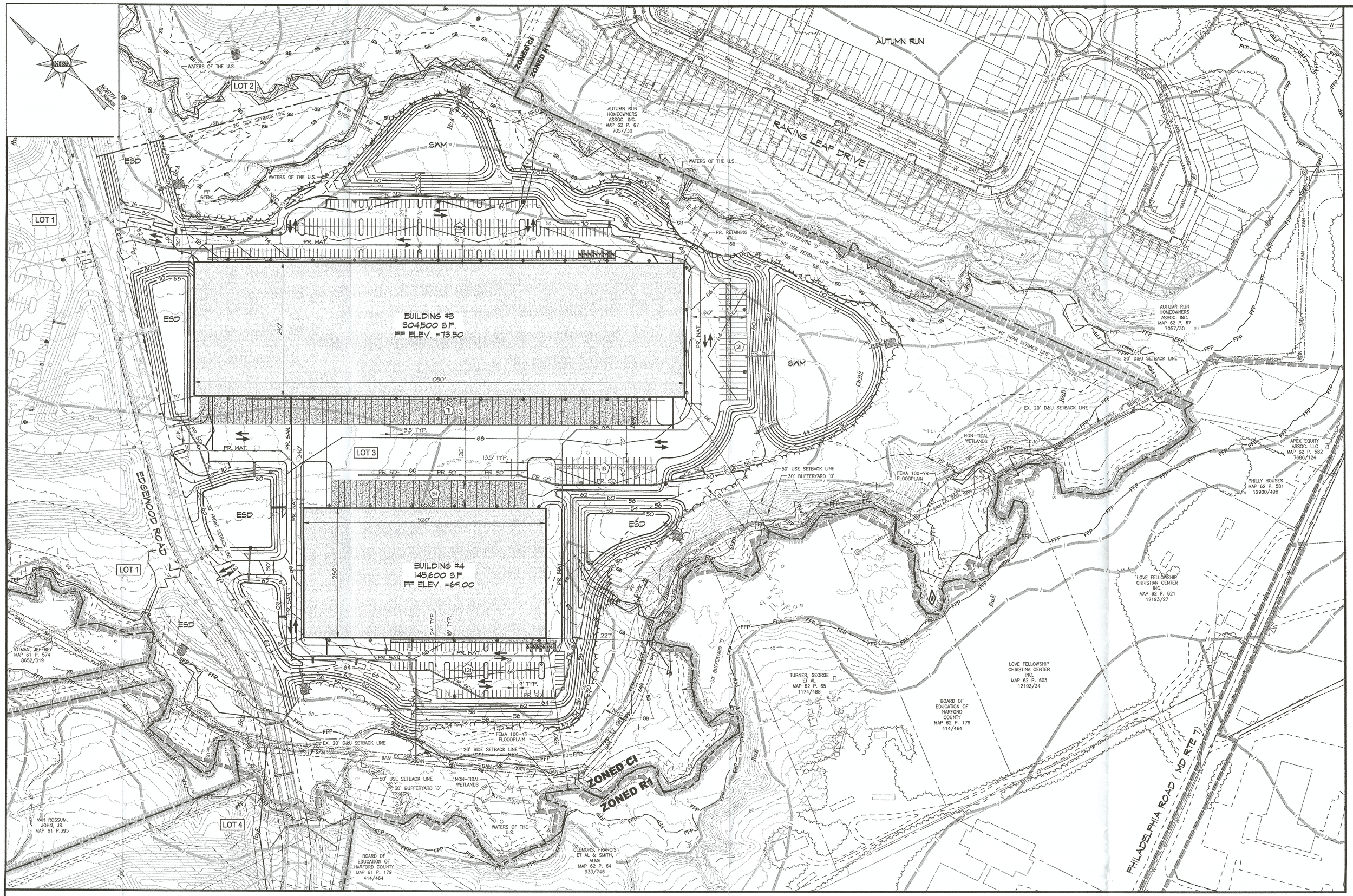

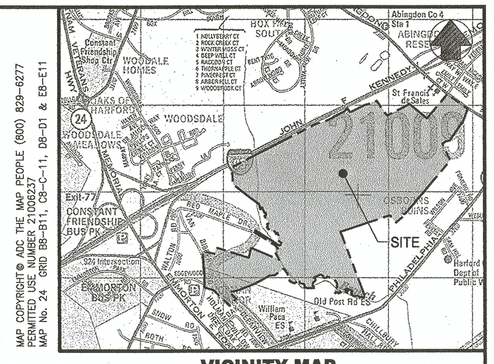

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PERMISSION NO. 20031101150001
MAP No. 24, GRID B8-B11, C5-C-11, D8-D1 & E3-E11

VICINITY MAP

SCALE: 1"=2000'

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 3 , BUILDINGS # & #4 = 49.36± 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:
   304,500 S.F. BUILDING #3
   145,600 S.F. BUILDING #4
   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: BUILDING #3 250 CUSTOMER & EMPLOYEE SPACES; 71 TRUCK LOADING SPACES; 21 TRUCK/TRAILER & STORAGE SPACES; 342 TOTAL SPACES
   PROPOSED: BUILDING #4 121 CUSTOMER & EMPLOYEE SPACES; 31 TRUCK LOADING SPACES; 18 TRUCK/TRAILER & STORAGE SPACES; 170 TOTAL SPACES
11. BUILDING COVERAGE: BUILDING HEIGHT: 50'
   ALLOWED: 50% (24.68 AC.)
   PROPOSED: 21% (10.23 AC.)
12. IMPERVIOUS SURFACES
   ALLOWED: 85% (41.96 AC.)
   PROPOSED: 39% (19.23 AC.)
13. NATURAL RESOURCE DISTRICT (NRD): 16.79 ACRES±
14. FEMA FLOODPLAIN: 6.13 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.

LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- PROPOSED 2' INTERVAL CONTOUR
- 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 / Em.B — 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

PLAN TYPE: S
PLAN NO.: 60-2019
VERSION: 1
DATE: 2/6/19
DAODUE: 3/6/19

MORRIS & RITCHIE ASSOCIATES, INC.
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SITE PLAN
FOR
ABINGDON BUSINESS PARK
LOT 3

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\PLANS\PRELIM\MR19872_SITE.DWG Layout: 1 Jeff 2/6/2019 10:17:49 AM, MRauch
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