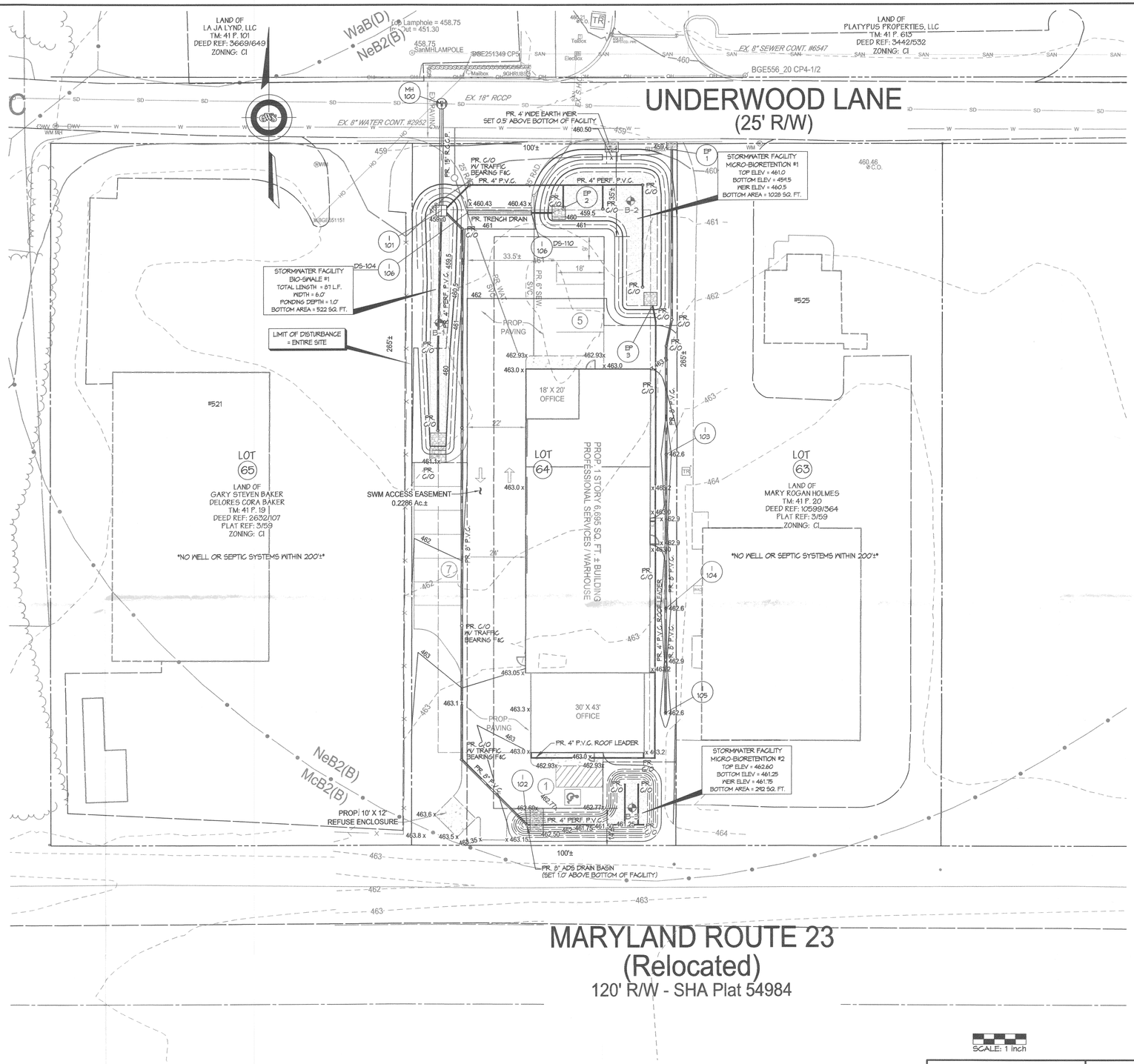

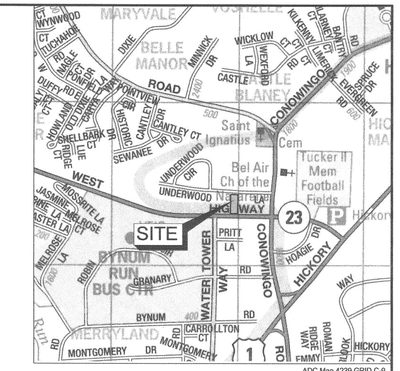

ADC Map 4239 GRID C-9

LOCATION MAP

SCALE: 1" = 1000'

SITE DATA:

1. OWNER — BAKER UTILITIES LLC, 16 N. ATWOOD ROAD, BEL AIR MD, 21014, PHONE: 410-456-2101
2. DEVELOPER / CONTRACT PURCHASER — ENTERPRISE PARK LLC, 2133 N. FOUNTAIN GREEN ROAD, BEL AIR, MD 21015, PHONE: 410-838-5900

   PREMISES ADDRESS: 523 UNDERWOOD LANE, BEL AIR, MD 21014
3. PLAN PREPARED BY: G.W. STEPHENS JR. AND ASSOCIATES, INC., 4692 MILLENNIUM DRIVE, SUITE 100, WATERS EDGE CORPORATE CAMPUS, BELCAMP, MD 21011-1543, ATTN: RONAN GLIDDEN, R.L.A.
4. PARCEL INFO: TAX MAP NO. 41, PARCEL 462, LOT 64
   DEED REF: 3255/26
   PLAT REF: 3/59
   TOTAL AREA: 0.61 AC±
   ZONED CI (COMMERCIAL INDUSTRIAL)
   EXISTING USE: VACANT
   PROPOSED USE: PROFESSIONAL SERVICES/ CONSTRUCTION SERVICES/ WAREHOUSE
5. BULK REGULATIONS:
   CI (COMMERCIAL INDUSTRIAL) RETAIL/TRADE SERVICES
   MIN. LOT AREA: 10,000 SF
   MIN. USE SETBACK FROM ADJACENT RESIDENTIAL LOT: 25'
   MIN. LOT WIDTH AT BUILDING LINE: 50'
   FRONT YARD SETBACK: 25'
   SIDE YARD SETBACK: 10'
   REAR YARD SETBACK: 35'
   MAX. BLDG. HEIGHT: 36'
   MAX. BLDG. COVERAGE: 50%
   PROP. BLDG. COVERAGE: 25%±
   MAX. IMPERVIOUS AREA: 85%
   EX. IMPERVIOUS - 0 SF±
   PROP. IMPERVIOUS - 16,485 SF± (63%±)
   TOTAL IMPERVIOUS AREA = 0.39 AC.±
   NEW IMPERVIOUS AREA = 0.39 AC.±
6. PARKING:
   REQ.: OFFICE 1,690 SF (1 P.S./300 SF) = 6 P.S.
   REQ.: WAREHOUSE = 6 P.S. (LONGEST SHIFT)
   PROVIDED: 13 P.S. (INCLUDING 1 H.C.)
7. THERE ARE NO WETLANDS OR WATERWAYS LOCATED ON SITE.
8. THERE ARE NO PORTIONS OF PARCEL LOCATED WITHIN THE HARFORD COUNTY CHESAPEAKE BAY CRITICAL AREA OVERLAY DISTRICT.
9. THERE ARE NO PORTIONS OF PARCEL LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN PER FEMA MAP NO. 24025C0153D, EFFECTIVE JANUARY 7, 2000.
10. THERE ARE NO STEEP SLOPES LOCATED ON SITE.
11. BOUNDARY AND TOPOGRAPHY PROVIDED BY GWS FIELD SURVEY, 2015.
12. SOILS INFORMATION TAKEN FROM THE USDA WEB SOIL SURVEY.
13. THERE ARE NO KNOWN AREAS CONTAINING SIGNIFICANT PLANT OR WILDLIFE HABITAT LOCATED WITHIN THE PROJECT LIMITS.
14. THERE IS NO EXISTING FOREST ON THIS SITE. LOT PLATTED PRIOR TO JULY 1, 1991.
15. THE SITE IS LOCATED IN THE BYNUM RUN WATERSHED.
16. CONCEPT SWM PLAN SUBMITTED AND APPROVED. (REF. NO. 91621)
17. PROPOSED NUMBER OF EMPLOYEES: 8-10 (ESTIMATE)
18. PROPOSED SIGNS WILL BE PERMITTED SEPERATELY

LEGEND

- EXISTING BUILDING
- EXISTING WOODS
- NeB2(B) / McB2(B) — SOILS
- OH — EXISTING OVERHEAD WIRES
- EXISTING CURB
- SD — EXISTING STORM DRAIN
- SAN — EXISTING SANITARY
- W — EXISTING WATER
- EXISTING CONCRETE
- EXISTING PAVING
- 460 — EXISTING INDEX CONTOUR
- 461 — EXISTING INTERVAL CONTOUR
- 460 — PROPOSED INDEX CONTOUR
- 461 — PROPOSED INTERVAL CONTOUR
- 460.5 — PROPOSED OFF INTERVAL CONTOUR
- PROPOSED STORM DRAIN
- B-1 — BORING LOCATION
- PROPOSED BUILDING
- PROPOSED PAVING
- PROPOSED CONCRETE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- BUILDING SETBACK LINE

SOIL TABLE

MAP UNIT SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP	SOIL CLASSIFICATION	ERODABILITY FACTOR (Kf)	SLOPES	DRAINAGE
NeB2	Neshaminy	B	Silt Loam	0.37	3 - 8%	Well Drained
MsB2	Montalto	B	Silt Loam	0.37	3 - 8%	Well Drained
WaB	Watchung	D	Silt Loam	0.28	3 - 8%	Poorly Drained

PLAN

SCALE: 1" = 20'

0' 20' 40' 60'

SCALE: 1 Inch

PLAN TYPE: S
PLAN NO.: 339-2016
SERIES NO.:
DATE: 5/13/16
DAC/DUE: 5/18/16

GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.
ENGINEERS ♦ PLANNERS ♦ SURVEYORS ♦ TRANSPORTATION
WATERS EDGE CORPORATE CAMPUS
4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017-1543
Ph: (410) 297-2340
http://www.gwstephens.com
Fax: (410) 297-2345

Revisions

HARFORD COUNTY, MARYLAND

523 UNDERWOOD LANE

SITE PLAN

Drawn By:	B.J.B.	Contract No.:	11766
Designed By:	J.R.O. / M.R.	Scale:	1" = 20'
Reviewed By:	C.W.C./R.G.G	Plot Date:	3/30/2016
		Sheet	1 of 1

Harford Co. Dept. of Planning

ADC MAP: 4239

TAX MAP: 41

HCO BILLING ID NO.:

HCO DWG. ID NO.:

X:\projects\11766\acad\Planning\11766_DAC Plan.dwg April 11, 2016