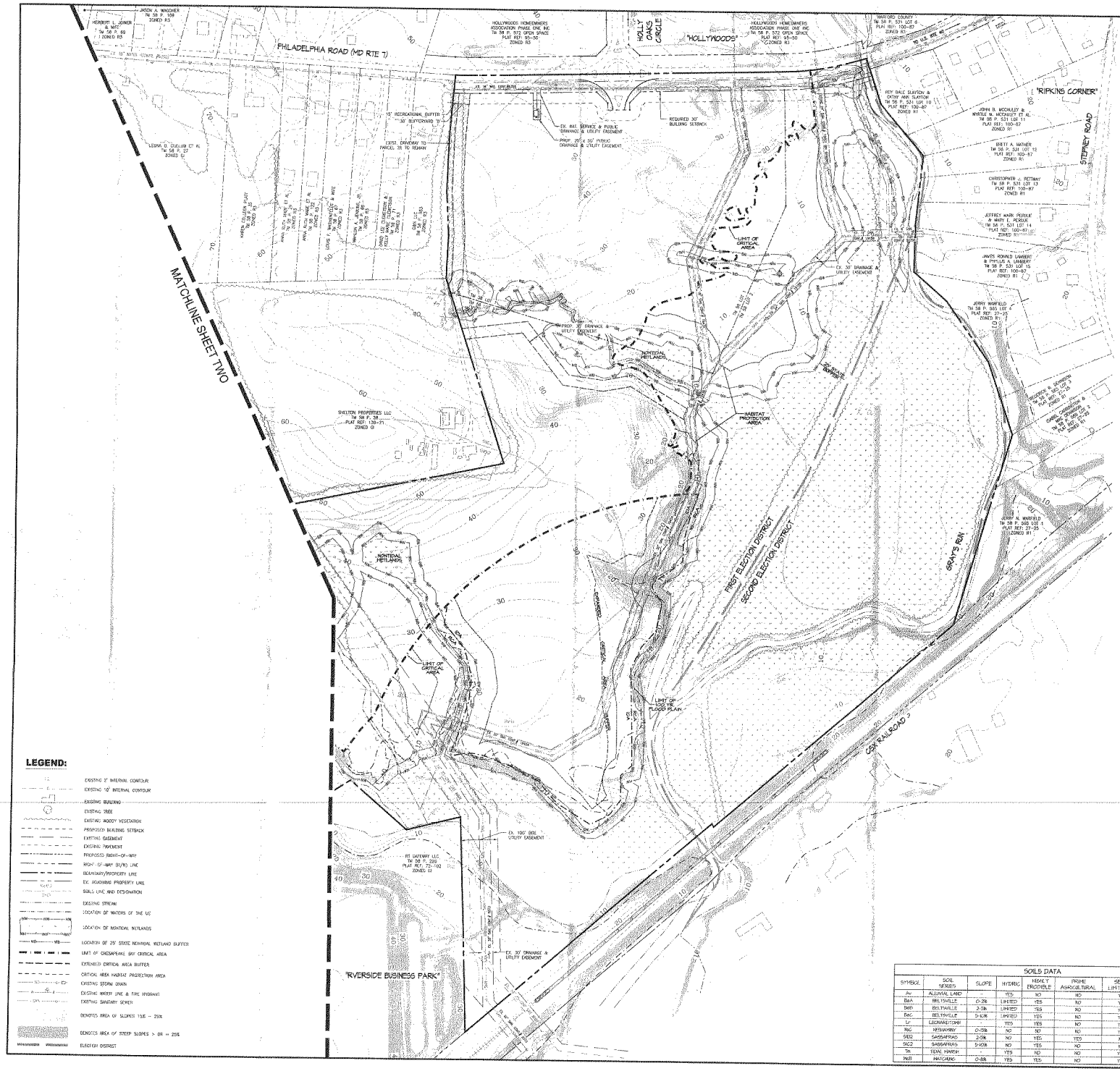
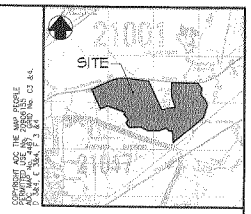




COPYRIGHT ADC THE MAP PEOPLE
ADC MAP 2000 STREET MAP
AS A MAP PAGE 21017, GRID No. C3 & A4.

LOCATION MAP

SCALE: 1" = 2000'

SITE DATA

1. OWNER / DEVELOPER: PRESTON COOK, LLC
   P.O. BOX 516
   BEL AIR, MARYLAND 21014-0516
   ATTN: CHARLES NICHOLS
2. TAX MAP/ PARCEL: TM 58 PARCEL 271 LOTS 1-4
3. DEED REFERENCE: 4685/161
4. PLAT REFERENCE: PLAT 134-12
5. PREMISE ADDRESS: 4805 PHILADELPHIA ROAD, BELCAMP, MD 21017
6. EXISTING ZONING: CI - COMMERCIAL INDUSTRIAL
7. SITE ACREAGE:
   LOT 1: 13.469 Ac.
   LOT 2: 136.046 Ac.
   LOT 3: 19.887 Ac.
   LOT 4: 5.517 Ac.
   174.919 Ac.
8. CRITICAL AREA:
   IDA: 8.45± Ac.
   RCA: 46.53± Ac.
   TOTAL: 54.98± Ac.
9. BUILDING SETBACKS / LOT REQUIREMENTS (CI - MOTOR VEHICLE SALES):

MIN. FRONT YARD SETBACK	30'
MIN. SIDE YARD SETBACK	20'
MIN. REAR YARD SETBACK	40'
MIN. BLDG HEIGHT	36'
MIN. FROM RESIDENTIAL LOT	25'
MIN. LOT WIDTH	70'
MIN. LOT AREA	20,000 S.F.

10. THE EXISTING FOUR LOTS SHALL BE CONSOLIDATED INTO ONE LOT.
11. THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER. TWO WATER METERS ARE PROPOSED AFTER WHICH ALL ON-SITE WATER SHALL BE PRIVATELY OWNED AND MAINTAINED. PROPOSED SANITARY SEWER SHALL CONNECT TO EXISTING PUBLIC SEWER LINES LOCATED ON-SITE. ALL PUBLIC UTILITIES OUTSIDE OF RIGHT-OF-WAY LINES SHALL BE LOCATED IN AN EASEMENT.
12. FINAL LOCATION FOR INLETS, FIRE HYDRANTS, UTILITY LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
13. THE SITE IS GRANDFATHERED AND EXEMPT FROM NATURAL RESOURCE DISTRICT AND FOREST CONSERVATION REQUIREMENTS.
14. THE FLOODPLAIN IS MAPPED BY ELEVATION AS INDICATED ON THE FEMA FIRM MAP NUMBERS 2402500276 D AND 2402500277 D, EFFECTIVE DATE JANUARY 7, 2000.
15. THE EXISTING TOPOGRAPHY, WOODED AREAS, AND EXISTING FEATURES ARE BASED ON AVAILABLE GIS INFORMATION FROM HARFORD COUNTY.
16. THE NONTIDAL WETLANDS AND WATERS OF THE U.S. ARE BASED ON A DELINEATION BY GEO-TECHNOLOGY ASSOCIATES, INC. DECEMBER 2013.
17. THE PROPERTY BOUNDARY IS BASED ON THE RECORD PLAT 134-12.

LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- PROPOSED BUILDING SETBACK
- EXISTING EASEMENT
- EXISTING PAVEMENT
- PROPOSED RIGHT-OF-WAY
- RIGHT OF WAY BOUND LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- BUILD LINE AND DESIGNATION
- EXISTING STREAM
- LOCATION OF WATERS OF THE US
- LOCATION OF NONTIDAL WETLANDS
- LOCATION OF 25' STATE NONTIDAL WETLAND BUFFER
- LIMIT OF CHESAPEAKE BAY CRITICAL AREA
- EXTENDED CRITICAL AREA BUFFER
- CRITICAL AREA HABITAT PROTECTION AREA
- EXISTING STORM DRAIN
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER
- DENOTES AREA OF SLOPES 15% - 25%
- DENOTES AREA OF STEEP SLOPES > OR = 25%
- ELECTION DISTRICT

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HEALTY PROPIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
Av	ALLUVIAL LAND	-	YES	NO	NO	YES	D
BaA	BELTSVILLE	0-2%	LIMITED	YES	NO	YES	C
BeB	BELTSVILLE	2-5%	LIMITED	YES	NO	YES	C
BeC	BELTSVILLE	5-10%	LIMITED	YES	NO	YES	C
Lr	LEONARDTOWN	-	YES	YES	NO	YES	D
MgC	MIDDLEBURY	0-5%	NO	NO	NO	YES	B
SkB2	SASSAFRAS	2-5%	NO	YES	YES	NO	B
SkC2	SASSAFRAS	5-10%	NO	YES	NO	NO	B
Tm	TIDAL MARSH	-	YES	NO	NO	YES	D
WuB	WATCHUNG	0-8%	YES	YES	NO	YES	D

PLAN TYPE: P
PLAN NO.: 14-006
SERIES NO.:
DATE: 1/16/14
DAC DUE: 2/15/14

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3400-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MD 21009
(410) 515-9000
FAX: (410) 515-9002
MRA@TA.COM

© 2011 MORRIS & RITCHIE ASSOCIATES, INC.

Harford County, Dept. of Planning

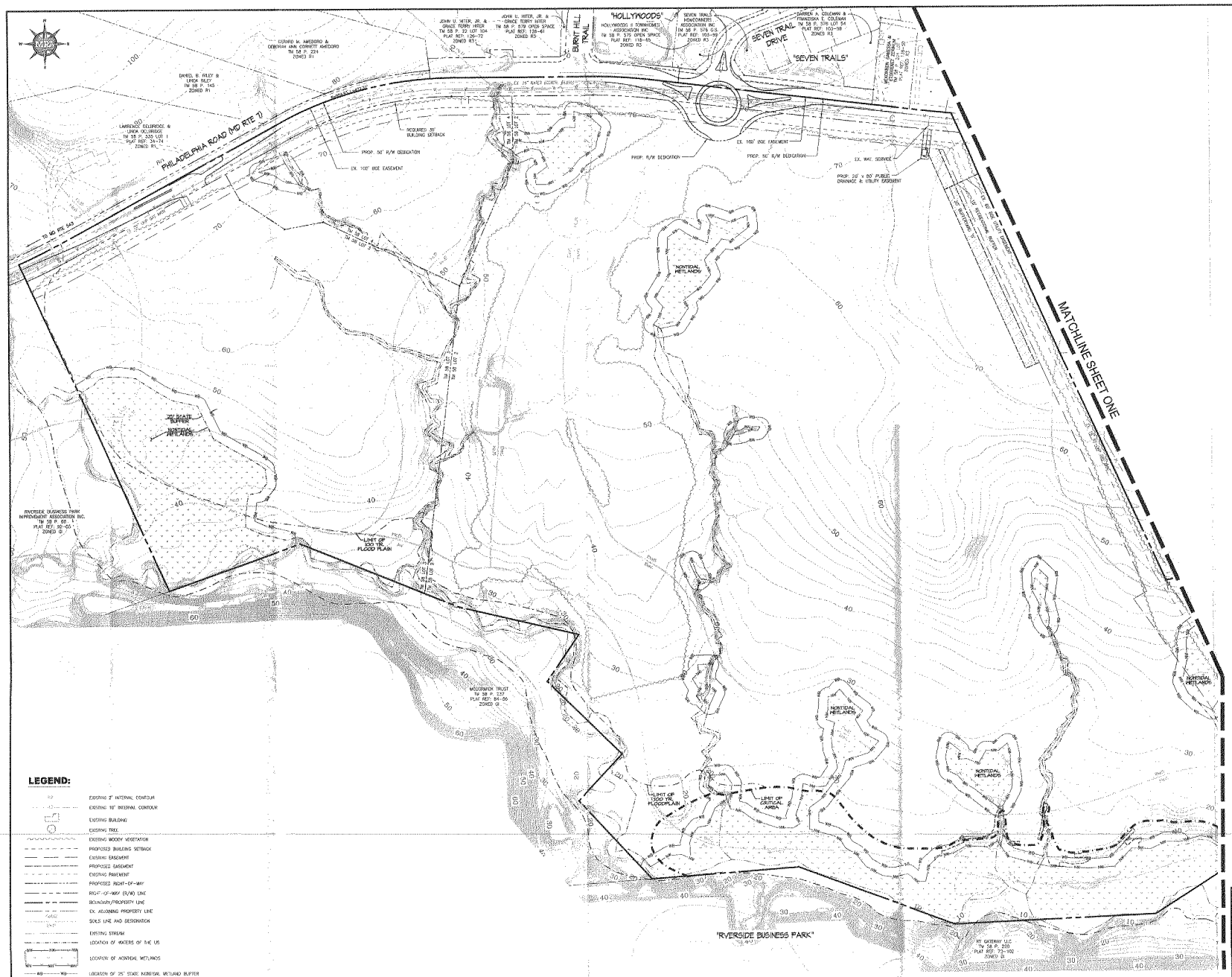
PRELIMINARY PLAN
FOR
RIVERSIDE EAST BUSINESS PARK
FAST TRACK

FIRST & SECOND ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS

JOB NO.:	12745x03
SCALE:	1" = 100'
DATE:	JAN. 10, 2014
DRAWN BY:	MAN
DESIGN BY:	JEN/MJD
REVIEW BY:	JEN/JWK
SHEET:	1 OF 2

G:\12745x03\PLANNING\PRELIMINARY\12745X03_PRELIM.dwg 1/16/2014 2:21:39 AM, MRaitmc
1:1, Copyright 2012 Morris & Ritchie Associates, Inc.



LEGEND:

- EXISTING 2' INTERNAL CONTOUR
- EXISTING 10' INTERNAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- PROPOSED BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING PAVEMENT
- PROPOSED RIGHT-OF-WAY
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- SOILS LINE AND DESIGNATION
- EXISTING STREAM
- LOCATION OF VOICERS OF THE US
- LOCATION OF NONTIDAL WETLANDS
- LOCATION OF 25' STATE NONTIDAL WETLAND BUFFER
- LIMIT OF CHESAPEAKE BAY CRITICAL AREA
- EXPANDED CRITICAL AREA BUFFER
- CRITICAL AREA HABITAT PROTECTION AREA
- EXISTING STORM DRAIN
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER
- DENOTES AREA OF SLOPES 15% - 25%
- DENOTES AREA OF STEEP SLOPES > OR = 25%
- ELECTION DISTRICT

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
Au	ALLUVIAL LAND	-	YES	NO	NO	YES	D
BuA	BELTSVILLE	0-2%	LIMITED	YES	NO	YES	C
BuB	BELTSVILLE	2-5%	LIMITED	YES	NO	YES	C
BuC	BELTSVILLE	5-10%	LIMITED	YES	NO	YES	C
Lr	LEONARDTOWN	-	YES	YES	NO	YES	D
NaC	NEHAWKA	0-5%	NO	NO	NO	YES	B
SaB2	SASSAFRAS	2-5%	NO	YES	YES	NO	B
SaC2	SASSAFRAS	5-10%	NO	YES	NO	NO	B
Tm	TIDAL MARSH	-	YES	NO	NO	YES	D
WuB	WACCAMAW	0-5%	YES	YES	NO	YES	D

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MD 21009
(410) 515-9000
FAX: (410) 515-9002
MRAGTA.COM

© 2011 MORRIS & RITCHIE ASSOCIATES, INC.

PRELIMINARY PLAN
FOR
RIVERSIDE EAST BUSINESS PARK
FAST TRACK

FIRST & SECOND ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS

JOB NO.:	12745\03
SCALE:	1" = 100'
DATE:	JAN. 10, 2014
DRAWN BY:	MVW
DESIGN BY:	JDM/MGD
REVIEW BY:	JDM/JMK
SHEET:	2 OF 2

G:\12745\03 PLANNING\Y-ALLHARDY\12745\03_PRELIM.dwg, 1/10/2014 9:20:26 AM, lanathan, 1:1, Copyright 2012 Morris & Ritchie Associates, Inc.