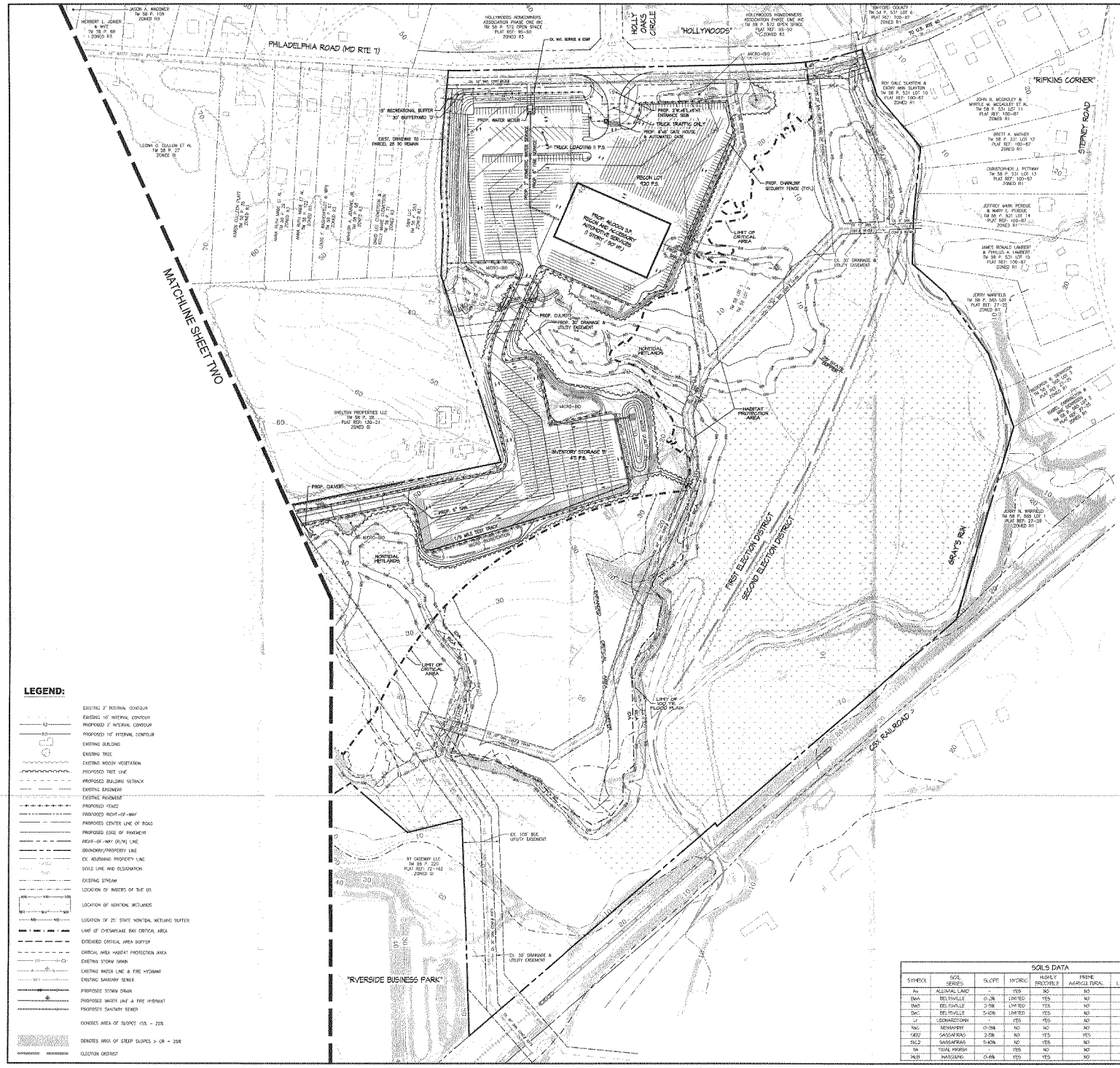

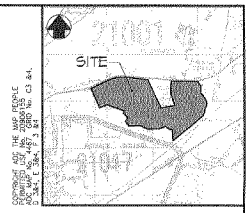

LOCATION MAP

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: 4095/161
4. PLAT REFESENCE: 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: 16.887 Ac.
   LOT 4: 8.517 Ac.
   174.919 Ac.
8. CRITICAL AREA:
   IDA: 8.45± Ac.
   BCA: 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 35'
   MIN. FROM RESIDENTIAL LOT 25'
   MIN. LOT WIDTH 70'
   MIN. LOT AREA 20,000 S.F.
10. PROPOSED USE:
    46,000 S.F. BUILDING & 70,000 BUILDING
    BUILDING USES INCLUDE: CORPORATE OFFICES, FINANCIAL SERVICES, AUCTION, AUTOMOTIVE SALES AND ACCESSORY SERVICES FOR A SINGLE USER
11. NUMBER OF EMPLOYEES: 450± PART TIME & FULL TIME
12. PARKING:
    REQUIRED: 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA @ 116,000 S.F. = 387 SPACES
    PROPOSED: 503 CUSTOMER & EMPLOYEE SPACES
    33 TRUCK LOADING SPACES
    7,654 INVENTORY & STORAGE SPACES
    8,190 TOTAL SPACES
13. THE EXISTING FOUR LOTS SHALL BE CONSOLIDATED INTO ONE LOT.
14. BUILDING COVERAGE:
    ALLOWED: 50% (87.46 AC.)
    PROPOSED: 1.5% (108,850 S.F.)
15. IMPERVIOUS SURFACES
    ALLOWED: 85% (148.68 AC.)
    PROPOSED: 33% (60.40± AC.)
16. 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.
17. FINAL LOCATION FOR INLETS, FIRE HYDRANTS, UTILITY LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
18. FINAL LOCATION AND SIZE OF PROPOSED SIGNS SHALL BE DETERMINED PRIOR TO BUILDING PERMIT APPLICATION.
19. THE PROPOSED STORMWATER MANAGEMENT PRACTICES, AS SHOWN, ARE SUBJECT TO FINAL DESIGN.
20. THE PROPOSED BUILDINGS SHALL BE SPRINKLERED WITH THE EXCEPTION OF THE GATE HOUSES.
21. THE SITE IS GRANDFATHERED AND EXEMPT FROM NATURAL RESOURCE DISTRICT AND FOREST CONSERVATION REQUIREMENTS.
22. THE FLOODPLAIN IS MAPPED BY ELEVATION AS INDICATED ON THE FEMA FIRM MAP NUMBERS 24025C0276 D AND 24025C0277 D, EFFECTIVE DATE JANUARY 7, 2000.
23. THE EXISTING TOPOGRAPHY, WOODED AREAS, AND EXISTING FEATURES ARE BASED ON AVAILABLE GIS INFORMATION FROM HARFORD COUNTY.
24. THE NONTIDAL WETLANDS AND WATERS OF THE U.S. ARE BASED ON A DELINEATION BY GEO-TECHNOLOGY ASSOCIATES, INC. DECEMBER 2013.
25. THE PROPERTY BOUNDARY IS BASED ON THE RECORD PLAT 134-12.

LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- PROPOSED 2' INTERVAL CONTOUR
- PROPOSED 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- PROPOSED TREE LINE
- PROPOSED BUILDING SETBACK
- EXISTING EASEMENT
- EXISTING PAVEMENT
- PROPOSED FENCE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTER LINE OF ROAD
- PROPOSED EDGE OF PAVEMENT
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- SOILS 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
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE & FIRE HYDRANT
- PROPOSED 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
Av	ALLUVIAL LAND	-	YES	NO	NO	YES	D
BeA	BELTSVILLE	0-3%	LIMITED	YES	NO	YES	C
BeB	BELTSVILLE	3-5%	LIMITED	YES	NO	YES	C
BeC	BELTSVILLE	5-10%	LIMITED	YES	NO	YES	C
Lf	LEONARDTOWN	-	YES	YES	NO	YES	D
NaC	NEWHAVEN	0-5%	NO	NO	NO	YES	B
SaB2	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	0-6%	YES	YES	NO	YES	D

PLAN TYPE: S
PLAN NO.: 14-007
SERIES NO.:
DATE: 1/10/14
DAC/BOE: 4/3/14

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
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(410) 515-9000
FAX: (410) 515-9002
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RECEIVED
Harford County, Dept. of Planning

SITE PLAN
FOR
RIVERSIDE EAST BUSINESS PARK
FAST TRACK

FIRST & SECOND ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS

JOB NO.:	13745w03
SCALE:	1" = 100'
DATE:	JAN. 10, 2014
DRAWN BY:	MVM
DESIGN BY:	JDK/MCB
REVIEW BY:	JEK/JWK
SHEET:	1 OF 2

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Lr	LEONARDTOWN	-	YES	YES	NO	YES	D
NaC	NEWHAVEN	0-15%	NO	NO	NO	YES	B
SaB2	SASSAFRAS	2-5%	NO	YES	YES	NO	B
SaC2	SASSAFRAS	5-10%	NO	YES	NO	NO	B
Ta	TIDAL MARSH	-	YES	NO	NO	YES	D
HuB	HATCHING	0-5%	YES	YES	NO	YES	D

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FOR
RIVERSIDE EAST BUSINESS PARK
FAST TRACK

FIRST & SECOND ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

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DESIGN BY:	JEM/ARD
REVIEW BY:	JEM/JMK
SHEET:	2 OF 2

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