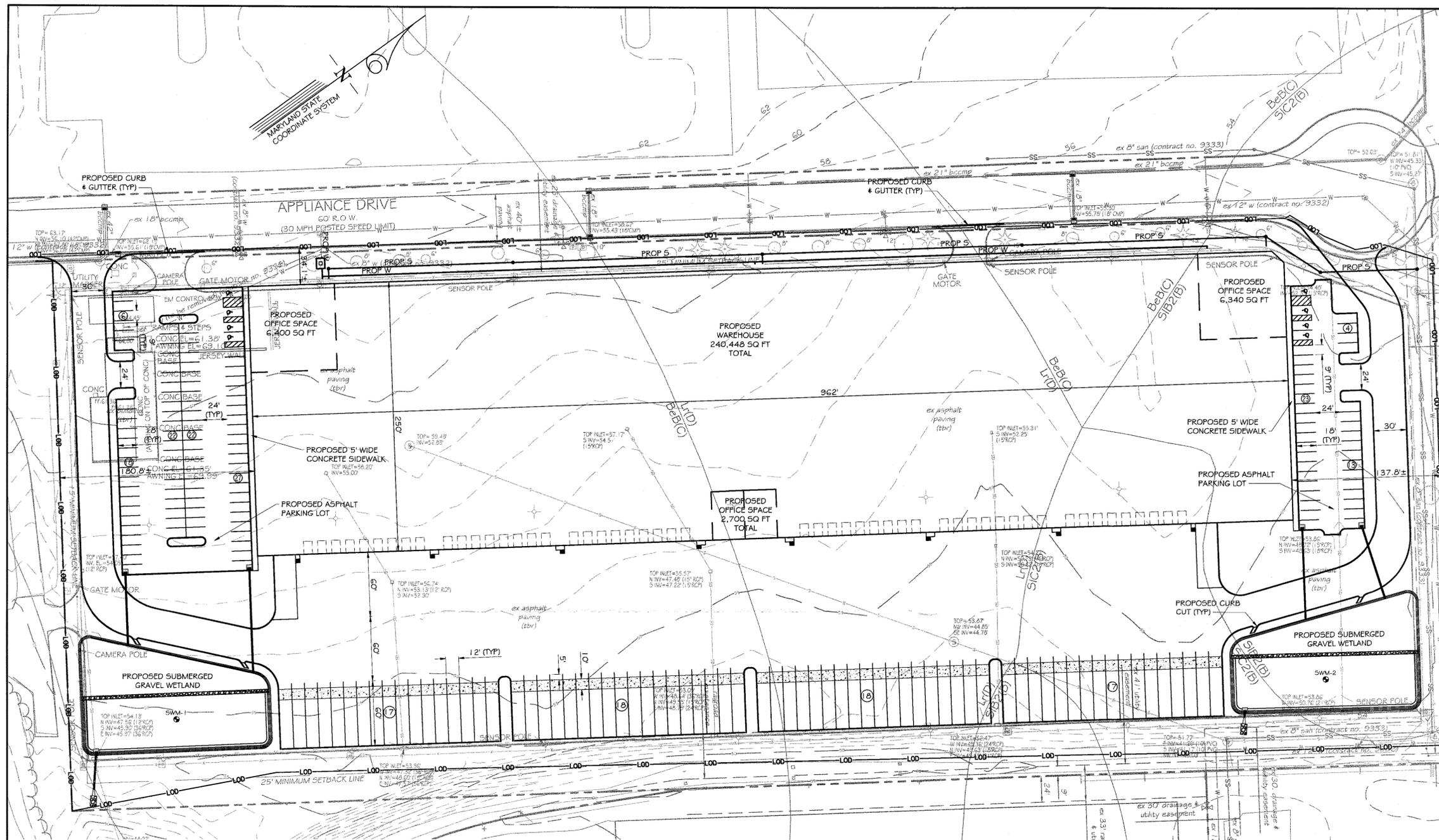


1. 6:00 P.M. 4606 Appliance Drive

<b>Meeting Date/Time:</b>	<b>Tuesday, February 25, 2020 at 6:00 pm</b>
<b>Meeting Location:</b>	Harford County Public Library, Edgewood Branch
<b>Location of Proposed Development:</b>	Tax Map 58, Parcel 247, 4606 Appliance Drive, Belcamp, MD 21017
<b>Description of Proposed Development:</b>	Construct an approximately 260,000 sf industrial warehouse.
<b>Applicant:</b>	KCI
<b>Contact:</b>	Brian Collins at KCI at (410) 316-7800 or Brian.Collins@kci.com.

Documents:

[4606 APPLIANCE DRIVE 2-25-20.PDF](#)



### BENCHMARK

BENCHMARK JV6838  
 N. 560297.91  
 E. 1526367.97  
 B.M. JV6838 - CONC MON  
 ELEV.N. 93.47

BENCHMARK JV7320  
 N. 660367.88  
 E. 1524623.81  
 B.M. JV7320 - CONC MON  
 ELEV. 110.12

ADC MAP COORDINATES  
 MAP 58 GRID 4A  
 N 39°28'53", E 76°15'36"

- ### GENERAL NOTES:
- SCALE: 1"=1000'
- OWNER: RT GATEWAY II LLC  
 c/o NATIONAL TAX SEARCH LLC  
 130 S JEFFERSON STREET, SUITE 300  
 CHICAGO, IL 60661  
 DEED REF. 1 0003/00090  
 PLAT REF. 72/46  
 PLAT NO. 72046  
 TAX MAP: 005B GRID: 0004A PARCEL: 0247 LOT: 36  
 SITE ADDRESS: 4606 APPLIANCE DRIVE, BELCAMP, MD 21017
  - ZONING: GI  
 MIN. LOT AREA: N/A  
 MIN. LOT WIDTH: 60 FT.  
 FRONT YARD DEPTH: 25 FT.  
 SIDE YARD: 15 FT.  
 REAR YARD: 25 FT.  
 BLDG. HEIGHT: 40 FT.  
 PROPOSED: N/A  
 MIN. LOT WIDTH: 1,280 FT.  
 FRONT YARD DEPTH: 215 FT.  
 SIDE YARD: 15 FT.  
 TBD
  - EXISTING SITE IS A VEHICLE STORAGE LOT.
  - NO PERSON SHALL PLACE ANY OBSTRUCTION IN AN EASEMENT ASSOCIATED WITH A FEDERAL OR STATE REGULATED RESOURCE WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE APPROPRIATE REGULATORY AUTHORITY.
  - STORMWATER MANAGEMENT WILL BE PROVIDED VIA SUBMERGED GRAVEL WETLANDS FACILITIES. THESE STRUCTURES ARE PRIVATELY OWNED AND THEREFORE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
  - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
  - BOUNDARY AND SURROUNDING TOPOGRAPHIC SURVEY BASED ON HARFORD COUNTY GIS. ONSITE TOPOGRAPHY BASED ON SURVEY PERFORMED BY KCI TECHNOLOGIES, INC. PERFORMED DURING JANUARY 2020.
  - WATER SERVICE IS PUBLIC.
  - SEWER SERVICE IS PUBLIC.
  - ALL EXISTING WATER PER CONTRACT 9332 AND EXISTING SEWER PER CONTRACT 9333.
  - THERE IS NO FLOODPLAIN ON THIS SITE.
  - THERE ARE NO WETLANDS ON THIS SITE.
  - THERE ARE NO KNOWN CEMETERIES, HISTORIC STRUCTURES OR SCENIC ROADS ON OR ADJACENT TO THIS PROPERTY.
  - BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN HEREON OBTAINED FROM HARFORD COUNTY GIS. NEITHER KCI TECHNOLOGIES, INC. OR HARFORD COUNTY CAN GUARANTEE THE ACCURACY OF THE SHOWN GIS DATA.
  - THERE ARE NO KNOWN ENVIRONMENTAL CONSTRAINTS ON THE PROPERTY.
  - THIS IS A CONCEPTUAL LAYOUT PLAN THAT HAS BEEN PREPARED WITHOUT A DETAILED GRADING STUDY. ADDITIONAL REVISIONS MAY BE NECESSARY BASED ON DETERMINATIONS FROM A GRADING STUDY.
  - THIS PLAN WAS PREPARED WITHOUT A DETAILED STORMWATER MANAGEMENT ANALYSIS. STORMWATER MANAGEMENT SHOWN HEREON IS CONCEPTUAL AND IS SUBJECT TO CHANGE.
  - IT IS ASSUMED THAT FOREST CONSERVATION WAS SATISFIED WITH THE CREATION OF RIVERSIDE BUSINESS PARK. IF FOREST CONSERVATION IS REQUIRED, IT WILL BE SATISFIED WITH EITHER A FEE-IN-LIEU OR IN AN OFF-SITE FOREST BANK.
  - APPLIANCE DRIVE IS CURRENTLY LISTED AS A PUBLIC ROAD. CONCEPT ASSUMES COUNTY WILL REQUIRE A SETBACK FROM THE LOT LINE ADJACENT TO THE PUBLIC ROAD.
  - PLAN WAS CREATED WITHOUT OBTAINING A TITLE REPORT.
  - RECORD DRAWINGS WERE OBTAINED FOR ROADS, STORM DRAIN, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL, AND ARE REFLECTED ON THIS PLAN ACCORDINGLY.
  - NO ENCUMBRANCES WERE SHOWN ON THE RIVERSIDE BUSINESS PARK FINAL PLAT 27 THAT WAS UTILIZED TO LOCATE EASEMENTS AS SHOWN ON THIS PLAN.

### SITE ANALYSIS DATA CHART

- TOTAL PROJECT AREA: 14.90 AC. 649,044 SQ. FT.
- LIMIT OF DISTURBED AREA: 14.43 AC.
- PRESENT ZONING DISTRICT: GI
- PROPOSED USES FOR THE SITE AND STRUCTURES: INDUSTRIAL WAREHOUSE
- RIGHT-OF-WAY AREA: N/A
- OPEN SPACE ON SITE: N/A
- BUILDING COVERAGE OF SITE: 4.95± AC./215,460 SQ. FT. - 33% OF GROSS AREA
- BOARD OF APPEALS CASE NUMBER 2302
- REQUIRED CAR PARKING AS NECESSARY TO ACCOMMODATE TRAFFIC GENERATED BY THE USE AND THE LARGEST EMPLOYEE SHIFT = LARGEST EMPLOYEE SHIFT IS 110 EMPLOYEES.
- PROVIDED CAR PARKING: 135 SPACES (INCLUDES 8 HANDICAPPED PARKING SPACES)
- REQUIRED MINIMUM LOADING FACILITIES - 5 LOADING FACILITIES FOR BUILDING SQUARE FOOTAGE OF 198,000 - 255,999 SQ. FT.
- PROVIDE LOADING FACILITIES: 52
- PROVIDED TRUCK PARKING SPACES: 70 SPACES

### FIELD VERIFICATION CERTIFICATION

"I HEREBY CERTIFY THAT I COMPLETED A FIELD VERIFICATION TO THE INFORMATION SHOWN ON THE PLANS ON \_\_\_\_\_ AND THAT THE INFORMATION SHOWN ON THE PLANS IS IN AGREEMENT WITH THE ACTUAL FIELD CONDITIONS.

PRINTED NAME \_\_\_\_\_  
 SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

### DEVELOPER'S/LANDOWNER'S CERTIFICATION

"We certify that all proposed work shown on these construction drawing(s) will be accomplished pursuant to these plans. (We also understand that it is my/our responsibility to have the construction supervised and certified, including the submittal of "As-Built" plans within 30 days of completion, by a Registered Professional Engineer

Signed: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

### ENGINEER'S CERTIFICATION

I hereby certify that this plan has been prepared by me, or under my supervision, and meets the minimum standards of the Harford County Department of Public Works and/or the United States Department of Agriculture, Soil Conservation Service, and/or the Maryland Department of the Environment, Water Management Administration.

Signed: \_\_\_\_\_  
 Printed Name: Matthew S. Sichel  
 Date: \_\_\_\_\_  
 P.E. No.: 28935

### AS-BUILT CERTIFICATION

I hereby certify that the facility shown on this plan was constructed as shown on the "As-Built" plans and meets the approved plans and specifications.

Signed: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 P.E. No.: \_\_\_\_\_

Harford County Stormwater Management Billing # \_\_\_\_\_

THESE PLANS HAVE BEEN REVIEWED BY HARFORD COUNTY AND MEET THE TECHNICAL REQUIREMENTS FOR STORMWATER QUANTITY AND/OR QUALITY MANAGEMENT ONLY.

REVIEWED FOR TECHNICAL SUFFICIENCY \_\_\_\_\_  
 STORMWATER MANAGEMENT \_\_\_\_\_  
 REVIEW AND APPROVAL RECOMMENDED \_\_\_\_\_  
 CHIEF ENGINEER \_\_\_\_\_  
 APPROVAL RECOMMENDED \_\_\_\_\_  
 DEPUTY DIRECTOR OF PUBLIC WORKS \_\_\_\_\_  
 APPROVED \_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS \_\_\_\_\_

SITE BOUNDARY = 649,044 S.F. OR 14.90 ACRES  
 LIMITS OF DISTURBANCE = 628,539 S.F. OR 14.43 ACRES

**ENGINEERS  
 PLANNERS  
 SCIENTISTS  
 CONSTRUCTION MANAGERS**

936 RIDGEBROOK ROAD  
 SUITE 2152  
 SPOKES, MARYLAND 21152  
 TELEPHONE: (410) 316-7800  
 FAX: (410) 316-7818

REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	01/30/2020

OWNER RT GATEWAY II LLC c/o NATIONAL TAX SEARCH LLC 130 S JEFFERSON STREET SUITE 300 CHICAGO, IL 60661	DEVELOPER LBA LOGISTICS c/o DAVE POQUETTE 220 NORTH GREEN STREET CHICAGO, IL 60607 (312) 919-3683	THESE PLANS ARE ON THE MARYLAND COORDINATE SYSTEM NAD-83
<b>CONCEPTUAL SITE PLAN</b>		DRAWING NO.
<b>4606 APPLIANCE DRIVE</b>		SHEET 1 of 1 KCI JOB NUMBER 271905499
HARFORD COUNTY, MARYLAND		TAX ACCT #13-01246828

PLOTTED, STATES BY USER NAMES FILE: \$FILES