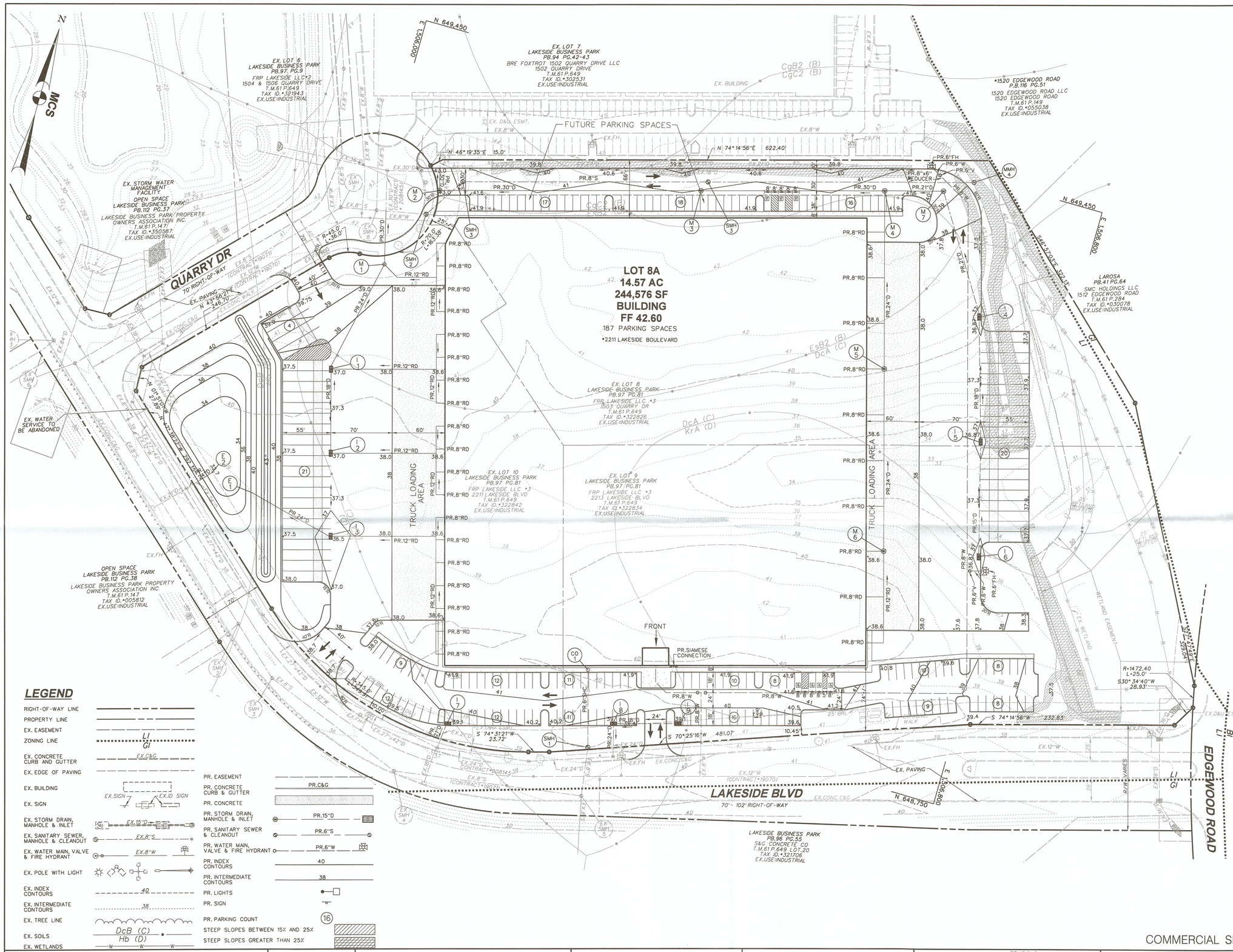

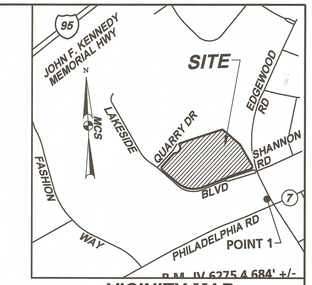

VICINITY MAP

SCALE: 1" = 1,000'

SITE DATA

1. TOTAL AREA OF TRACT : 635,018 SF OR 14.578 AC
   NET AREA OF TRACT: 635,018 SF OR 14.578 AC
2. OWNER:
   FRP LAKESIDE LLC #3
   FRP DEVELOPMENT CORP.
   34 LOVETON CIRCLE, SUITE 200
   SPARKS, MARYLAND 21152
   PHONE: (410) 771-4100
3. TAX MAP REFERENCES:
   T.M.61: G.4E; P.649:
   LOT 8: TAX ID.*322826
   LOT 9: TAX ID.*322834
   LOT 10: TAX ID.*322842
4. DEED REFERENCES: L.3067 F.748
5. PLAT REFERENCE: 97/81 LAKESIDE BUSINESS PARK, LOTS 8-10
6. ELECTION DISTRICT: 1
7. EXISTING ZONING: LI (LIGHT INDUSTRIAL DISTRICT)
8. EXISTING USE: VACANT
9. PROPOSED USE: OFFICE/WAREHOUSE (CONVENTIONAL)
   OFFICE: 10,000 SF
   WAREHOUSE: 234,576 SF
   TOTAL: 244,576 SF
10. MINIMUM SETBACK REQUIREMENT:
    FRONT: 25 FT
    SIDE: 15 FT
    REAR: 25 FT
11. BUILDING HEIGHT:
    PERMITTED: 45'-0"
    PROVIDED: 42'-10.5"
12. BUILDING COVERAGE:
    PERMITTED - 55%
    PROVIDED - 38.5%
13. IMPERVIOUS SURFACE:
    PERMITTED - 85%
    PROVIDED - 73.9%
14. FLOOD MAP INFORMATION:
    PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, HARFORD COUNTY, MARYLAND, UNINCORPORATED AREAS, PANELS 254 AND 258 OF 375, COMMUNITY PANEL NUMBERS 24025C0254 E & 24025C0258 E, MAPS REVISED APRIL 19, 2016" AND IS LOCATED IN ZONES X (AREAS DETERMINED TO BE OUTSIDE THE 2% CHANCE FLOODPLAIN) AND ZONE X 2% ANNUAL FLOOD).
15. STORM WATER MANAGEMENT:
    STORM WATER MANAGEMENT FOR ENTIRE LAKESIDE BUSINESS PARK (INCLUDING LOT 8, 9, & 10 - NOW LOT 8A) WAS APPROVED IN FEBRUARY 1997. A WAIVER FOR GROUNDWATER RECHARGE AND PEAK DISCHARGE FOR CHANNEL PROTECTION VOLUME REQUIREMENTS FOR LOTS 2, 5A, 8, 9, & 10 WAS GRANTED IN MARCH 2006. A VARIANCE FOR ALLOWING LOTS 5B, 8, 9 AND 10 TO TREAT THEIR STORM WATER IN EXISTING EXTENDED DETENTION WET POND INSTEAD OF PROVIDING ESD PRACTICES WAS GRANTED ON JUNE 22, 2015.
16. FOREST CONSERVATION:
    FOREST CONSERVATION FOR ENTIRE LAKESIDE BUSINESS PARK, INCLUDING LOT 8, 9, & 10 (NOW LOT 8A), WAS ADDRESSED BY PREPARATION OF FOREST CONSERVATION PLAN WHICH WAS APPROVED ON JANUARY 16, 1996. FOREST CONSERVATION WAS MET THROUGH ON SITE RETENTION OF 17.6 ACRES OF FOREST.
17. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

PLAN TYPE: P
PLAN NO.: 418-2019
VERSION:
DATE: 10/9/19
DAC/DUE: 11/16/19

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EX. EASEMENT
- ZONING LINE — LI / GI
- EX. CONCRETE CURB AND GUTTER — EX.C&G
- EX. EDGE OF PAVING
- EX. BUILDING
- EX. SIGN — EX.SIGN, EX.ID SIGN
- EX. STORM DRAIN, MANHOLE & INLET — EX.15"D
- EX. SANITARY SEWER, MANHOLE & CLEANOUT — EX.8"S
- EX. WATER MAIN, VALVE & FIRE HYDRANT — EX.8"W
- EX. POLE WITH LIGHT
- EX. INDEX CONTOURS — 40
- EX. INTERMEDIATE CONTOURS — 38
- EX. TREE LINE
- EX. SOILS — DcB (C) / Hb (D)
- EX. WETLANDS
- PR. EASEMENT
- PR. CONCRETE CURB & GUTTER — PR.C&G
- PR. CONCRETE
- PR. STORM DRAIN, MANHOLE & INLET — PR.15"D
- PR. SANITARY SEWER & CLEANOUT — PR.8"S
- PR. WATER MAIN, VALVE & FIRE HYDRANT — PR.6"W
- PR. INDEX CONTOURS — 40
- PR. INTERMEDIATE CONTOURS — 38
- PR. LIGHTS
- PR. SIGN
- PR. PARKING COUNT — 16
- STEEP SLOPES BETWEEN 15% AND 25%
- STEEP SLOPES GREATER THAN 25%

PARKING REQUIREMENTS

OFFICE	10,000 SF @ 1PS / 300 SF = 33.3 PS
WAREHOUSE	234,576 SF @ 1PS / 2000 SF = 117.3 PS

PARKING SPACES REQUIRED: 151 PS
PARKING SPACES PROVIDED: 187 PS
ADA PARKING REQUIRED: 6
ADA PARKING PROVIDED: 7

ALL REQUIRED SPACES ARE - 9'X18' MIN.
ALL ADA SPACES PROVIDED - 13'X18' MIN.
ALL VAN ACCESSIBLE ADA SPACES ARE - 16'X18' MIN.

SOILS LEGEND

TYPE	SOIL GROUP	SOIL NAME
EsB2	B	ELSINBORO LOAM
CgB2	B	CHESTER LOAM
CgC2	B	CHESTER LOAM
DcA	C	DELANCO
DcB	C	DELANCO
KrA	D	KINKORA
Hb	D	HATBORO

COMMERCIAL SERVICE APPLICATION #

RECEIVED
OCT 09 2019
Planning & Zoning

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

BALTIMORE PROFESSIONAL ENGINEER 21245 IWONA ROSTEK-ZARSKA STATE OF MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2020.

OWNER

FRP LAKESIDE LLC #3
FRP DEVELOPMENT CORP., SOLE MEMBER
34 LOVETON CIRCLE, SUITE 200
SPARKS, MARYLAND 21152
PHONE: (410) 771-4100

DEVELOPER / APPLICANT

JOHNSON DEVELOPMENT ASSOCIATES, INC.
100 DUNBAR STREET, SUITE 400
SPARTANBURG, SC 29306

REVISIONS

DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY DAC SUBMISSION
SITE PLAN

LAKESIDE BUSINESS PARK

LOT 8A
2211 LAKESIDE BLVD.
EDGEWOOD, MARYLAND 21040

HARFORD COUNTY, MARYLAND
SCALE: 1" = 50'

ELECTION DISTRICT 01
DATE: OCTOBER 9, 2019

DRAWING NO.
DAC-1
SHEET 1 OF 4