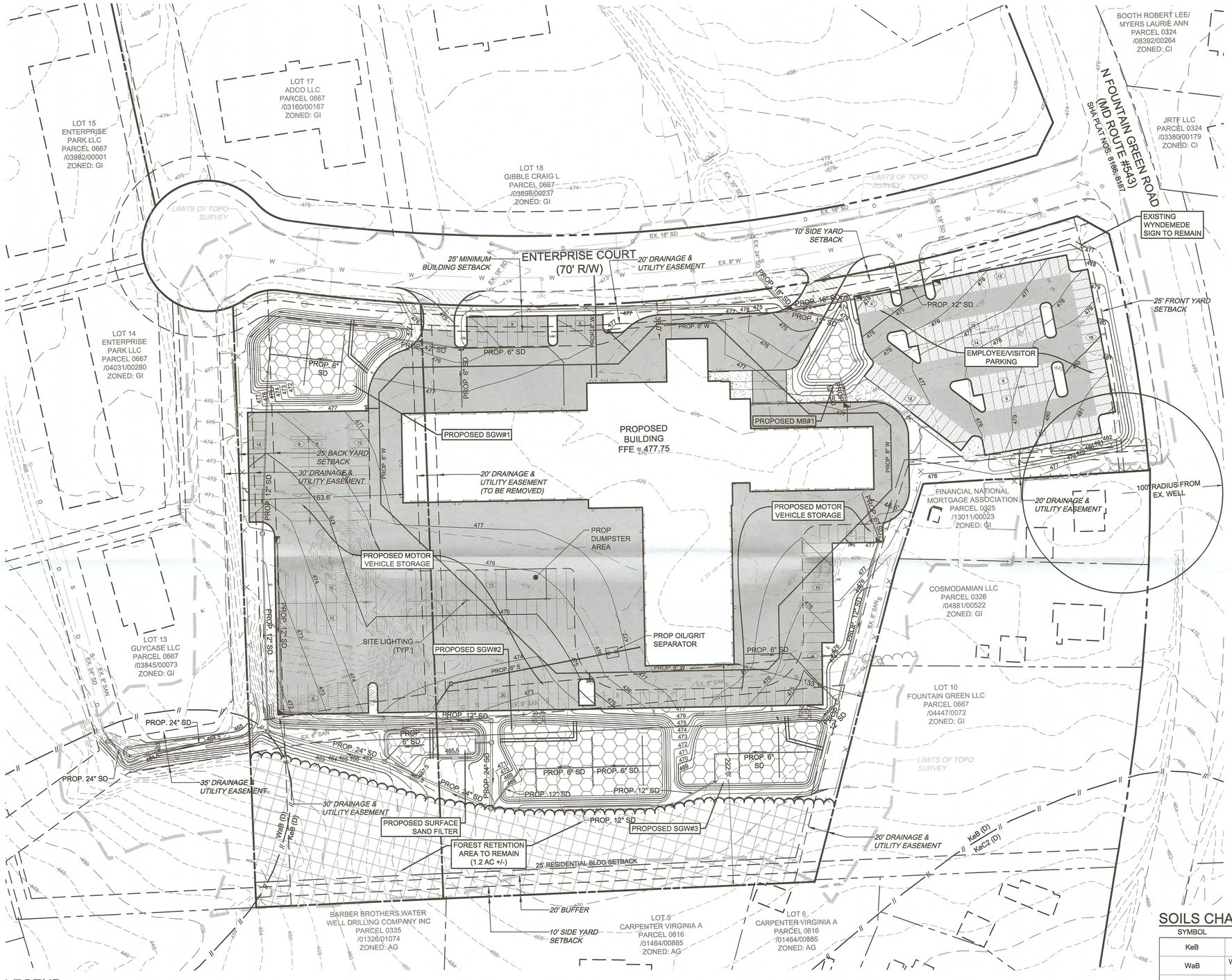

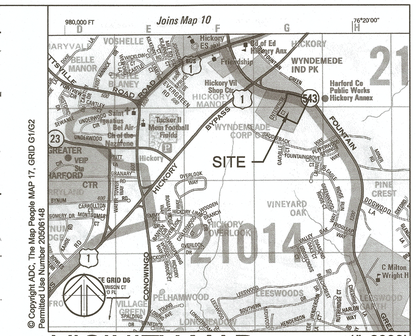

VICINITY MAP 1"=2000'

SITE DEVELOPMENT DATA:

1. OWNER: HARFORD COUNTY MARYLAND, 220 S MAIN ST, BEL AIR, MD 21014
2. DEVELOPER: HARFORD COUNTY MARYLAND, 220 S MAIN ST, BEL AIR, MD 21014
3. PROPERTY ADDRESS: 1808 N FOUNTAIN GREEN RD, 1304 ENTERPRISE CT, BEL AIR, MD 21015
4. TAX#: 03306607,03306593
   TAX MAP: 0041
   GRID: 0001B
   PARCEL: 0667
   LOTS: 11, 12
   DEED REF: /12657/00461
   PLAT NUMBER: 92046, 96084
   TOTAL ACREAGE: 10.89 AC
   CURRENT ZONE: GI (GENERAL INDUSTRIAL)
5. USE:
   EXISTING: VACANT COMMERCIAL
   PROPOSED: MOTOR VEHICLES (75 EMPLOYEES)
6. BULK REQUIREMENTS:
   MIN. LOT AREA: 20,000 SQFT
   MAX. LOT AREA: -
   MAX. AVERAGE LOT AREA: -
   MIN. LOT AREA PER UNIT: -
   MIN. LOT WIDTH: 50 FT
   MIN. FRONT YARD SETBACK: 25 FT
   MIN. SIDE YARD SETBACK: 10 FT
   MIN. BACK YARD SETBACK: 35 FT
7. MAX. BUILDING COVERAGE: 60% MAX. @ 10.89 AC = 6.54 AC
   PROP. BUILDING COVERAGE: 12% (1.35 AC / 10.89 AC)
8. MAX. BUILDING HEIGHT: 36 FT
   PROP. BUILDING HEIGHT: 36 FT
9. MAX. IMPERVIOUS SURFACE: 90% MAX. @ 10.89 AC = 9.80 AC
   PROP. IMPERVIOUS SURFACE: 55% (5.95 AC / 10.89 AC)
10. WATER SUPPLY: PUBLIC - WATER CONTRACT NO. TBD
    SEWER SUPPLY: PUBLIC - SEWER CONTRACT NO. TBD
11. REFORESTATION:
    EX. FOREST RETENTION AREA ON-SITE: 2.1 AC
    FOREST RETENTION AREA TO REMAIN ON-SITE: 1.2 AC
    FOREST RETENTION AREA PROVIDED OFF-SITE: 0.9 AC

GENERAL NOTES

1. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. X, DATED X.
2. THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
3. THIS PROPERTY HAS NO WETLANDS LOCATED ON THIS SITE.
4. BOUNDARY INFORMATION FOR LOTS 11 & 12 FROM FIELD RUN SURVEY PERFORMED BY BAY STATE DATED 2019.
5. ADDITIONAL BOUNDARY INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
6. ADDITIONAL TOPOGRAPHIC INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
7. SOIL BOUNDARIES DETERMINED FROM SOIL SURVEY OF HARFORD COUNTY, DATED 1973.
8. FINAL LOCATIONS FOR PROPOSED UTILITIES SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC GROUP
KeB	KELLY SILT LOAM, 3 TO 8 PERCENT SLOPES	POTENTIALLY ERODIBLE	D
WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	POTENTIALLY ERODIBLE	C/D
KeC2	KELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	ERODIBLE	C/D

LEGEND

PROPERTY LINE
EXISTING TREELINE
EXISTING BUILDING
EXISTING WALK
EXISTING ROAD
EXISTING CURB
EXISTING FENCE
EXISTING FOREST RETENTION AREA
EXISTING CONTOURS
EXISTING SOIL GROUP DELINEATION
PROPOSED CONTOURS
PROPOSED BUILDING
PROPOSED BUILDING OVERHANG
PROPOSED RETAINING WALL
PROPOSED CONCRETE WALK
PROPOSED HEAVY DUTY BITUMINOUS PAVING HARFORD COUNTY STD. DETAIL R-3
PROPOSED LIGHT DUTY BITUMINOUS PAVING HARFORD COUNTY STD. DETAIL R-1A
PROPOSED HEAVY DUTY CONCRETE
PROPOSED CURB
PROPOSED FENCE
PROPOSED WOODSLINE

LOTS 11 AND 12 ARE TO BE CONSOLIDATED

NORTH

0 10 25 50 100 150
SCALE: 1" = 50'

SITERESOURCES
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HARFORD COUNTY FLEET MAINTENANCE FACILITY

1808 N FOUNTAIN GREEN ROAD
BEL AIR, MD 21015-1430

STATE OF MARYLAND
No. 41978
PROFESSIONAL ENGINEER
10/8/19

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 41978, EXPIRATION DATE: 12/20/2019.

REVISIONS

#	DATE	DESCRIPTION

PLAN TYPE: S
PLAN NO.: 415-2019
VERSION: 1
DATE: 10/8/19
DAC/DUE: 11/6/19

DRAWN BY: SRI CHECKED BY: SRI
DATE: 08/26/2019 PROJECT #: 19020
SCALE: AS SHOWN
DRAWING NAME:
PRELIMINARY SITE PLAN

NOT FOR CONSTRUCTION

RECEIVED
OCT 08 2019
Harford County Planning & Zoning

DRAWING NO.: C113

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