



BENCHMARK

BENCHMARK JV6838
 N. 660297.91
 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:

- OWNER: 4606 APPLIANCE DRIVE LLC
 c/o DAVE POQUETTE
 3347 MICHELSON DRIVE, SUITE 200
 IRVINE, CA 92621
 DEED REF. 10003/00090
 PLAT REF. 72/46
 PLAT NO. 72046
 TAX MAP: 0058 GRID: 0004A PARCEL: 0247 LOT: 36
 SITE ADDRESS: 4606 APPLIANCE DRIVE, BELCAMP, MD 21017
- ZONING: G1
 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.
- 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. ON-SITE TOPOGRAPHY CASED 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 GRADING 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.
- ALL ADJOINERS ARE ALSO ZONED G1.

VICINITY MAP

SCALE: 1"=1000'

CONCEPT SITE PLAN
 SCALE 1" = 50'

LEGEND	
--- 120 ---	EX. INDEX CONTOUR
--- 122 ---	EX. INTERMEDIATE CONTOUR
---	PROPERTY LINE
---	EASEMENT LINE
--- EX. 15" D ---	EX. STORM DRAIN
--- EX. 6" S ---	EX. SANITARY SEWER
--- EX. 6" W ---	EX. WATER
---	EX. ELECTRIC
---	EX. WOODS, BUSHES & SHRUB LINE
---	EX. CURB AND GUTTER
---	EX. GAS LINE
---	EX. BUILDING
---	EX. POWER POLE
---	EX. MANHOLE
---	EX. INLET
---	EX. LIGHT POLE
---	EX. GAS VALVE
---	EX. FIRE HYDRANT
---	EX. WATER METER
---	EX. SIGN
---	EX. TREE
---	LIMITS OF DISTURBANCE (LOD)
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED CURB & GUTTER
---	PROPOSED MANHOLE
---	PROPOSED INLET
---	PROPOSED CHAIN LINK FENCE
---	PROPOSED LIGHT
---	PROPOSED CURB CUT WRIP-RAP OUTFALL
---	PROPOSED STORM DRAIN
---	PROPOSED SPOT ELEVATION (BC DENOTES BOTTOM OF CURB)
---	PROPOSED BORING
---	PROPOSED WATER
---	PROPOSED SEWER

SITE ANALYSIS DATA CHART

- TOTAL PROJECT AREA: 14.90 AC. 649,044 SQ.FT.
- LIMIT OF DISTURBED AREA: 14.22 AC.
- PRESENT ZONING DISTRICT: G1
- 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: 5.89± AC./256,440 SQ FT - 40% OF GROSS AREA
- EXISTING IMPERVIOUS COVERAGE OF SITE: 12.13 AC.±/528,363 SQ FT - 81.4% OF GROSS AREA
- PROPOSED IMPERVIOUS COVERAGE OF SITE: 10.50 AC.±/457,380 SQ FT - 70.5% 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 65 EMPLOYEES.
- PROVIDED CAR PARKING: 76 SPACES (INCLUDES 8 HANDICAPPED PARKING SPACES)
- REQUIRED MINIMUM LOADING FACILITIES - 6 LOADING FACILITIES FOR BUILDING SQUARE FOOTAGE OF 256,000 - 319,999 SQ FT.
- PROVIDE LOADING FACILITIES: 52
- PROVIDED TRUCK PARKING SPACES: 70 SPACES

PLAN TYPE: 5
 PLAN NO: 99-2080
 VERSION: 1
 DATE: 3-4-2020
 DDCODE: 4-1-2080



KCI TECHNOLOGIES
 936 RIDGEBROOK ROAD
 SUITES, MARYLAND 21152
 TELEPHONE: (410) 316-7800
 FAX: (410) 316-7818

NO.	DATE	REVISIONS DESCRIPTION	BY

DATE: 03/04/2020
 SCALE: 1"=50'
 DESIGNED BY: CTS
 DRAWN BY: CTS

CONCEPTUAL SITE PLAN
4606 APPLIANCE DRIVE
 HARFORD COUNTY, MARYLAND

OWNER/DEVELOPER
 4606 APPLIANCE DRIVE LLC
 c/o DAVE POQUETTE
 3347 MICHELSON DRIVE,
 SUITE 200
 IRVINE, CA 92612
 (949) 833-0400

THESE PLANS ARE ON THE MARYLAND COORDINATE SYSTEM NAD-83

DRAWING NO. **C-01**
 SHEET 1 OF 1
 KCI JOB NUMBER 271905499

PLotted, Dates, Drawings, File, Files