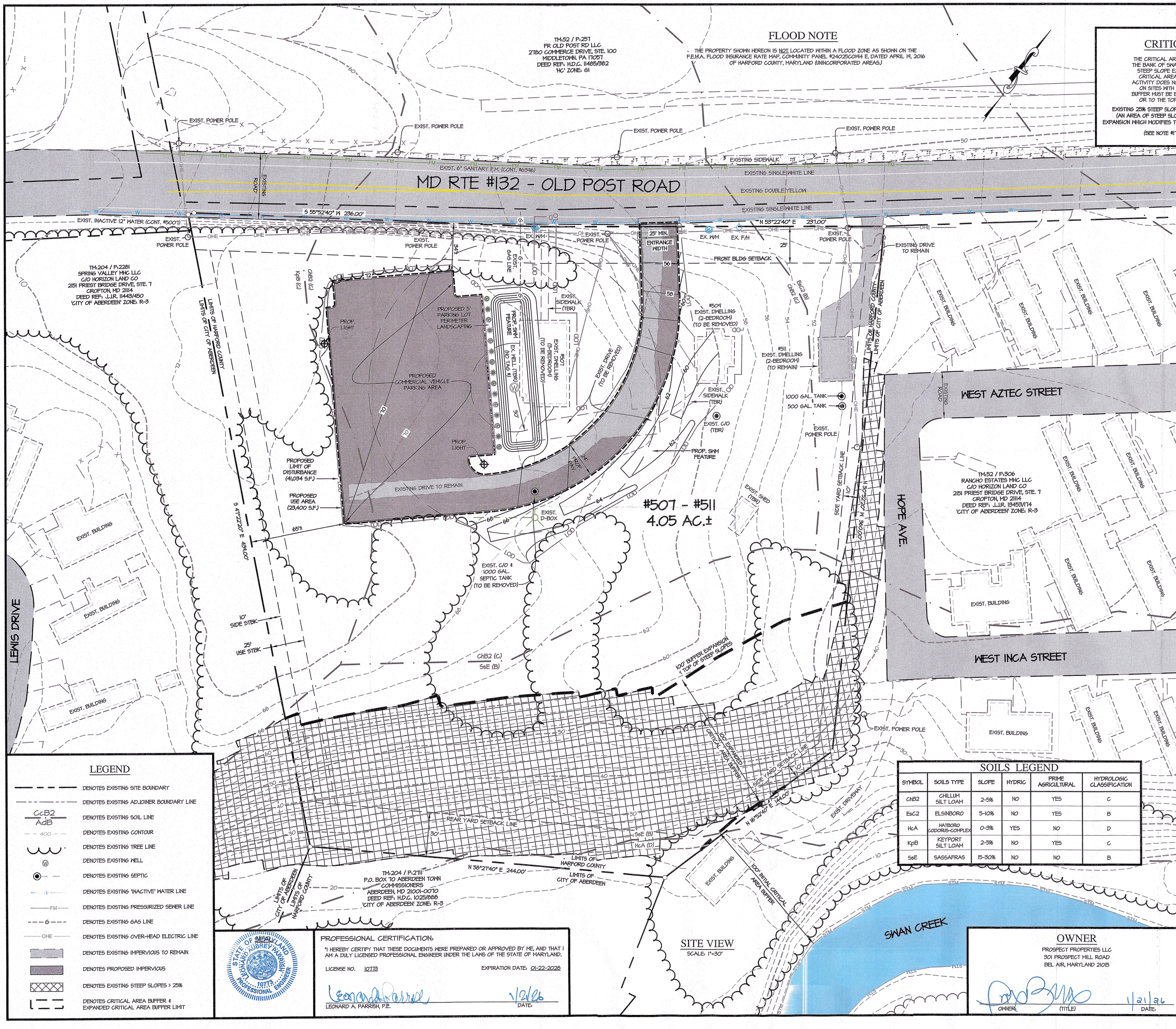
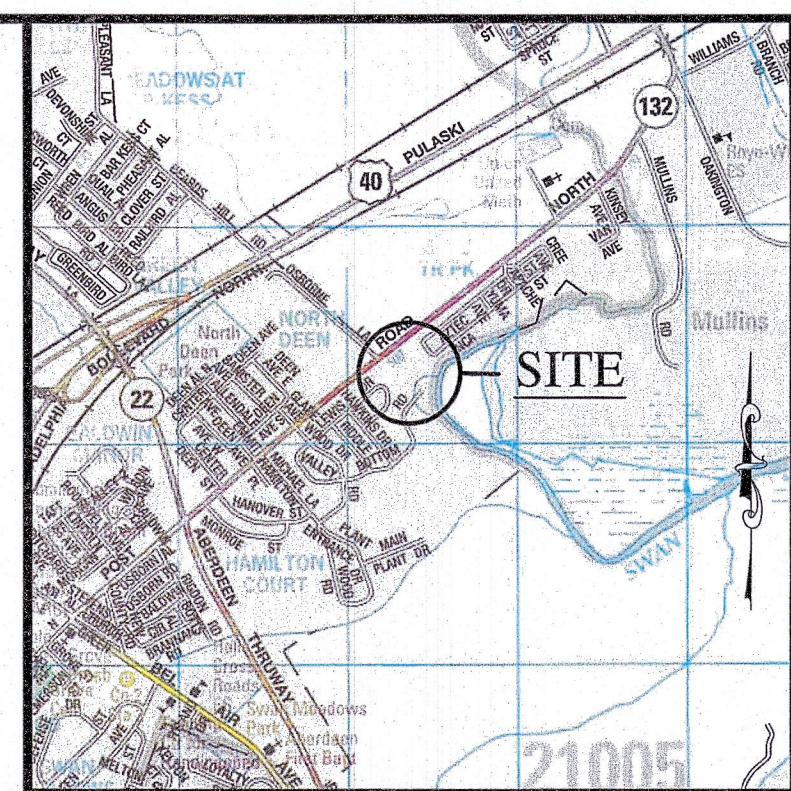




PLAN TYPE: S  
PLAN NO.: 45-2026  
SERIES NO.:  
DATE: 01-21-2026  
BY: 02-18-2026



- ### SITE DATA
- OWNER: PROSPECT PROPERTIES LLC  
#301 PROSPECT MILL ROAD  
BEL AIR, MD 21015
  - PLAN PREPARED BY: BAY STATE LAND SERVICES, INC.  
P.O. BOX 853  
BEL AIR, MARYLAND 21014-0853  
(PH) 410-871-4747 (FAX) 410-420-3949  
ATTN: TERENCE LONG  
terence@baystatelandservices.com
  - SITE ADDRESS: #501, #504, & #511 OLD POST ROAD ABERDEEN, MARYLAND 21001
  - TAX MAP: #52 / GRID: #4C / PARCEL: #264
  - CURRENT ZONING: G1 (GENERAL INDUSTRIAL - COMMERCIAL VEHICLE & EQUIPMENT STORAGE)  
SETBACKS: F:25' / S: 10' / R: 35'
  - DEED REFERENCE: J.L.R. #12466/817
  - SITE AREA: 4.05 AC.± (176,291 S.F.)
  - EXISTING SITE USE: RESIDENTIAL (VACANT)
  - PROPOSED SITE USE: COMMERCIAL VEHICLE & EQUIPMENT STORAGE  
(PROPOSED USE AREA: 23,400 S.F. / (0.54 AC.±))
  - AREA OF IMPERVIOUS SURFACES:  
TOTAL EXISTING: 10,203 S.F. (6% SITE COVERAGE)  
TO REMAIN: 6,354 S.F. / TO BE DEMOLISHED: 4,444 S.F.  
PROPOSED: 18,082 S.F.  
SITE TOTAL: 24,441 S.F. (13.8% SITE COVERAGE)
  - AREA OF BUILDING COVERAGE:  
EXISTING: 3,715 S.F. (2%)  
EXISTING TO BE REMOVED: 3,071 S.F.  
EXISTING TO REMAIN: 605 S.F.
  - NUMBER OF EMPLOYEES: N/A AT THIS TIME  
HOURS OF OPERATION: MONDAY THRU FRIDAY, 7:00 AM - 5:00 PM
  - PARKING TABULATION:  
REQUIRED, AS NEEDED FOR LARGEST EMPLOYEE SHIFT AND TO SUPPORT THE PROPOSED USE.
  - ALL EXISTING FEATURES AND TOPOGRAPHY INFORMATION ARE BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION.
  - AREA OF EXISTING FOREST: 1.61 AC. (10,065 S.F.) (NO PROPOSED CLEARING)
  - THE ENTIRETY OF THIS SITE IS LOCATED IN THE L.D.A. CRITICAL AREA DESIGNATION.
  - SITE AREA IN CRITICAL AREA BUFFER: 4,358 S.F. (0.45 AC.±) (24% SITE COVERAGE)  
CRITICAL AREA BUFFER: 134 S.F.  
EXPANDED CRITICAL AREA BUFFER: 41,424 S.F.
  - PROPOSED LIMIT OF DISTURBANCE: 41,034 S.F. (0.44 AC.±)
  - THERE IS NO 100 YEAR FEMA FLOODPLAIN LOCATED ON THIS SITE PER F.I.R.M. #24025C014E DATED 4/14/2016.
  - STORMWATER MANAGEMENT DEPICTED FOR ILLUSTRATIVE PURPOSES. FINAL STORMWATER MANAGEMENT DESIGN WILL DETERMINE ACTUAL SIZE AND LOCATION. MAINTENANCE OF THE SWM FACILITIES IS THE RESPONSIBILITY OF THE LOT OWNERS. PER HARFORD COUNTY ZONING CODE SECTION 8.261-62C(3)(a), STORMWATER MANAGEMENT FACILITIES ARE AN ALLOWED NATURAL RESOURCE DISTRICT DISTURBANCE.
  - OUTSIDE STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT EXCEED 10% (2,84 AC.±)
  - ANY PROPOSED SIGNAGE TO COMPLY WITH REQUIREMENTS PER 261-33.
  - ANY PROPOSED LIGHTING SHALL BE DESIGNED AND CONTROLLED SO THAT ANY LIGHT SHALL BE SHADED, SHIELDED, OR DIRECTED SO THAT THE LIGHT INTENSITY / BRIGHTNESS SHALL NOT ADVERSELY AFFECT THE OPERATION OF VEHICLES OR REFLECT ONTO RESIDENTIAL LOTS OR BUILDINGS.
  - ANY UNUSED EXISTING ON-SITE WELL AND SEPTIC TO BE PROPERLY ABANDONED AND REMOVED PER CURRENT HARFORD COUNTY HEALTH DEPARTMENT REQUIREMENTS.

- ### LEGEND
- DENOTES EXISTING SITE BOUNDARY
  - - - - - DENOTES EXISTING ADJOINER BOUNDARY LINE
  - - - - - CcB2 AdB DENOTES EXISTING SOIL LINE
  - - - - - 400 DENOTES EXISTING CONTOUR
  - DENOTES EXISTING TREE LINE
  - DENOTES EXISTING WELL
  - DENOTES EXISTING SEPTIC
  - DENOTES EXISTING 'INACTIVE' WATER LINE
  - FM DENOTES EXISTING PRESURIZED SEWER LINE
  - 6 --- DENOTES EXISTING GAS LINE
  - OHE --- DENOTES EXISTING OVER-HEAD ELECTRIC LINE
  - DENOTES EXISTING IMPERVIOUS TO REMAIN
  - DENOTES PROPOSED IMPERVIOUS
  - DENOTES EXISTING STEEP SLOPES > 25%
  - DENOTES CRITICAL AREA BUFFER & EXPANDED CRITICAL AREA BUFFER LIMIT

### SOILS LEGEND

| SYMBOL | SOILS TYPE              | SLOPE  | HYDRIC | PRIME AGRICULTURAL | HYDROLOGIC CLASSIFICATION |
|--------|-------------------------|--------|--------|--------------------|---------------------------|
| ChB2   | CHILLUM SILT LOAM       | 2-5%   | NO     | YES                | C                         |
| EsC2   | ELSNBORD                | 5-10%  | NO     | YES                | B                         |
| HcA    | HATBORO CODORUS-COMPLEX | 0-3%   | YES    | NO                 | D                         |
| KpB    | KEYPORT SILT LOAM       | 2-5%   | NO     | YES                | C                         |
| SeE    | SASSAFRAS               | 15-30% | NO     | NO                 | B                         |



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. 10712 EXPIRATION DATE: 01-22-2026  
LEONARD A. PARRISH, P.E. DATE: 1/21/26

SITE VIEW  
SCALE: 1"=30'

OWNER  
PROSPECT PROPERTIES LLC  
301 PROSPECT MILL ROAD  
BEL AIR, MARYLAND 21015  
DATE: 1/21/26



## BAY STATE LAND SERVICES

Civil & Structural Engineers  
Land Planners & Land Surveyors  
Environmental Engineers

2012 Rock Spring Road  
Suite D  
Forest Hill, Maryland 21050  
Phone: 410-879-4747  
Fax: 410-420-3949  
www.baystatelandservices.com

| SITE PLAN TO ACCOMPANY DAC HEARING |      |                                  | HARFORD COUNTY, MARYLAND |  |
|------------------------------------|------|----------------------------------|--------------------------|--|
| MD RTE #132 - OLD POST ROAD        |      |                                  | DRAWING NO. SP01         |  |
| TAX MAP: 52 / PARCEL: 264          |      |                                  | SHEET 1 OF 1             |  |
| SECOND ELECTION DISTRICT           |      |                                  | BGLS JOB NO.: 25104      |  |
| REVISIONS                          |      |                                  | DATE: 01-19-2026         |  |
| NO.                                | DATE | DESCRIPTION                      | SCALE: 1"=30'            |  |
|                                    |      | RECEIVED                         | DRAWN BY: TRL            |  |
|                                    |      | JAN 21 2026                      | CHECKED BY: MNE          |  |
|                                    |      | Harford County Planning & Zoning | DATE: 1/21/26            |  |