

1. 6:00 P.M. 4612 Mercedes Drive Property

Meeting Date/Time:	Monday, October 25, 2021 at 6:00 pm
Meeting Location:	Abingdon Fire Company, House 1, 3306 Abingdon Road, Abingdon 21009
Location of Proposed Development:	4612 Mercedes Drive, Belcamp 21017
Description of Proposed Development:	Development of a parking lot.
Applicant:	KCI Technologies, Inc.
Contact:	Brian Collins at KCI Technologies, Inc. at (410) 336-6362 or brian.collins@kci.com

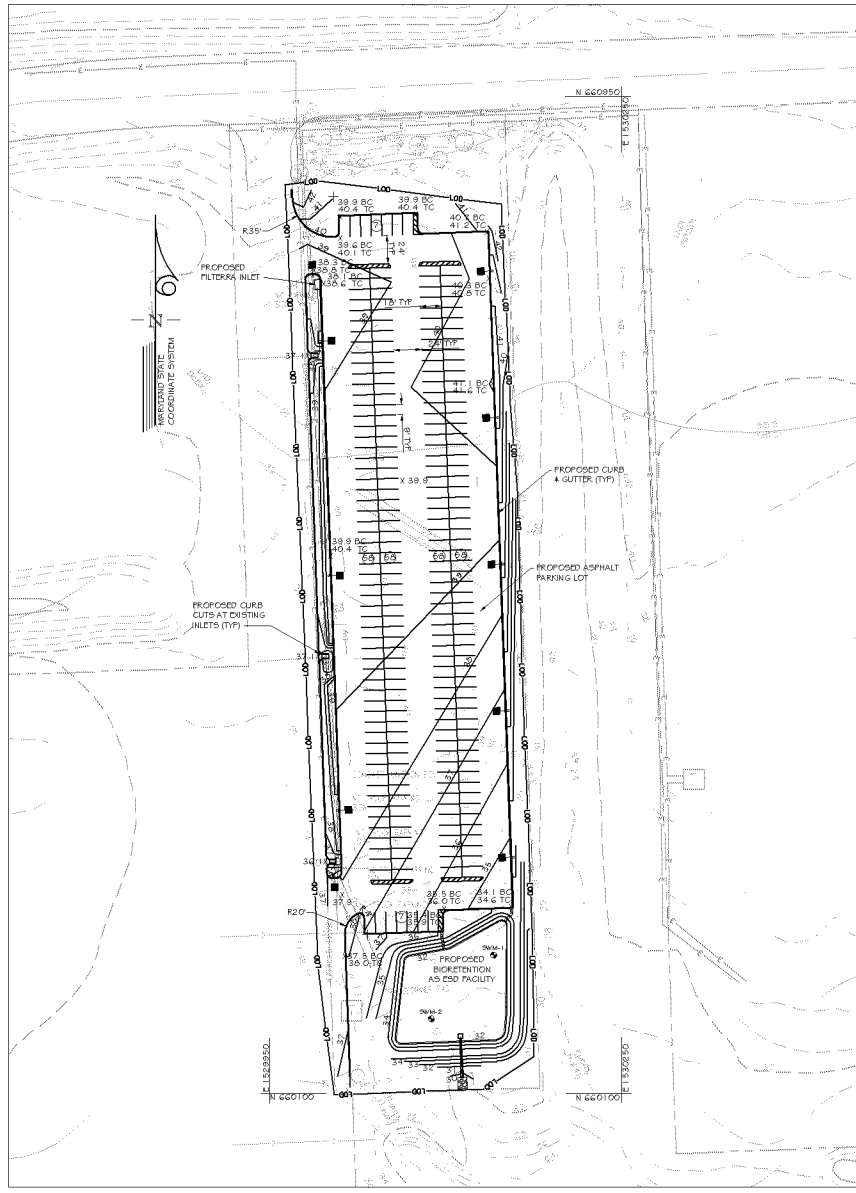
Documents:

[4612 MERCEDES DRIVE 10-25-21.PDF](#)

- SITE ANALYSIS DATA CHART**
- TOTAL PROJECT AREA: 3.33 AC. 145,055 SQ. FT.
 - LIMIT OF DISTURBED AREA: 3.04 AC.
 - PRESENT ZONING DISTRICT: G1
 - PROPOSED USES FOR THE SITE AND STRUCTURES: PARKING LOT
 - RIGHT-OF-WAY AREA: N/A
 - OPEN SPACE ON SITE: N/A
 - BUILDING COVERAGE OF SITE: N/A
 - EXISTING IMPERVIOUS COVERAGE OF SITE: 0.04 AC. 17,742 ± SQ. FT. - 1.2% OF GROSS AREA
 - PROPOSED IMPERVIOUS COVERAGE OF SITE: 2.03 AC. 89,642 ± SQ. FT. - 6.1% OF GROSS AREA
 - PROPOSED CAR PARKING SPACES: 14 SPACES
 - PROPOSED TRAILER SPACES: 46 SPACES

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 8" W	EX WATER
---	E	EX ELECTRIC
---		EX WOODS, BUSHES & SHRUB LINE
---	G	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
---	100	LIMITS OF DISTURBANCE (LOD)
---	120	PROPOSED MAJOR CONTOUR
---	122	PROPOSED MINOR CONTOUR
---		PROPOSED CURB & GUTTER
---		PROPOSED MANHOLE
---		PROPOSED INLET
---		PROPOSED CHAIN LINK FENCE
---		PROPOSED LIGHT
---		PROPOSED CURB OUT W/WRAP-UP OUTFALL
---	+40.5	PROPOSED STORM DRAIN
---	SWM-3	PROPOSED SPOT ELEVATION (BC DENOTES BOTTOM OF CURB)
---		PROPOSED BORING
---		PROPOSED WATER
---		PROPOSED SEWER



CONCEPT SITE PLAN
SCALE 1" = 50'

SITE BOUNDARY = 145,055 S.F. OR 3.33 ACRES
LIMITS OF DISTURBANCE = 132,564 S.F. OR 3.04 ACRES

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGERS
936 Rowan Road
Suva, Maryland 21152
Telephone: (410) 366-7800
Fax: (410) 366-7818

NO.	DATE	REVISION	BY

DATE: 10/08/2021
SCALE: 1"=50'
DESIGNED BY: CTS
DRAWN BY: CTS

BENCHMARK

BENCHMARK JV6838
N. 690297.91
E. 1526367.97
B.L.M. JV6838 - CONC MON
ELEV.N. 93.47

BENCHMARK JV7320
N. 690307.88
E. 1524623.81
B.L.M. JV7320 - CONC MON
ELEV. 110.12

ADD MAP COORDINATES
MAP 25 GRID CO
N. 39°28'45" E. 76°13'45"

VICINITY MAP
SCALE: 1"=1000'

- GENERAL NOTES:**
- OWNER: BELCAMP PROPERTIES LLC c/o DAVE POUQUETTE
3347 MICHELSON DRIVE, SUITE 200
IRVINE, CA 92614
PLAT REF: N/A
FILE NO: 35600624
TAX MAP: 0663 GRID, 0001A PARCEL 0345, LOT 12C
SITE ADDRESS: 4612 MERCEDES DRIVE, BELCAMP, MD 21017
 - ZONING: G1
MIN. LOT AREA: N/A
MIN. LOT WIDTH: 50 FT.
FRONT YARD DEPTH: 25 FT.
SIDE YARD: 15 FT.
REAR YARD: 25 FT.
BLDG. HEIGHT: 8.5 FT.
 - EXISTING SITE IS VACANT.
 - NO PERSON SHALL PLACE ANY CONSTRUCTION IN AN EASEMENT ASSOCIATED WITH A FEDERAL OR STATE REGULATED RESOURCE WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE APPROPRIATE REGULATORY AGENCY.
 - STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED VIA A FILTERRA INLET AND A BIKERITATION AS-150 FACILITY. THESE FACILITIES ARE PRIVATELY OWNED AND THEREFORE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
 - STORMWATER QUANTITY MANAGEMENT HAS BEEN PROVIDED IN THE REGIONAL FACILITY. THIS FACILITY IS OWNED AND MAINTAINED BY THE LOT OWNERS.
 - 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. CONSITE TOPOGRAPHIC SURVEY BY KCI TECHNOLOGIES, INC. PERFORMED BY KCI TECHNOLOGIES, INC. DURING AUGUST 2020.
 - WATER SERVICE IS PUBLIC.
 - SEWER SERVICE IS PUBLIC.
 - ALL EXISTING WATER PER CONTRACT 9314 AND EXISTING SEWER PER CONTRACT 9317.
 - 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.
 - MERCEDES 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 REGIONAL AND SEDIMENT CONTROL, AND ARE REFLECTED ON THIS PLAN ACCORDINGLY.
 - NO ENCUMBRANCES WERE SHOWN ON THE RIVERSIDE BUSINESS PARK RECORDED PLAT OF 12-A, 12-B, 12-C THAT WAS UTILIZED TO LOCATE DIMENSIONS AS SHOWN ON THIS PLAN.
 - ALL ADJOINERS ARE ALSO ZONED G1.

CONCEPTUAL SITE PLAN
4612 MERCEDES DRIVE

OWNER/DEVELOPER
BELCAMP PROPERTIES LLC
c/o DAVE POUQUETTE
3347 MICHELSON DRIVE, SUITE 200
IRVINE, CA 92612
(949) 833-0400

THESE PLANS ARE ON THE HARFORD COORDINATE SYSTEM NAD-83

DATE: 10/08/2021
SCALE: 1"=50'
DESIGNED BY: CTS
DRAWN BY: CTS

ELECTION DISTRICT 1-20
COUNCILMANIC DISTRICT F
HARFORD COUNTY, MARYLAND

GRAPHIC NO: **C-01**
SHEET 1 OF 1
CTS: JB WAGER
272105149
TAX ACCT #01222308

PLANNED: BATES
D.T. SURVEYING
DATE: 10/8/21

NOTICE OF COMMUNITY INPUT MEETING 4612 Mercedes Drive Property: A proposed site plan for

NOTICE OF COMMUNITY INPUT MEETING 4612 Mercedes Drive Property: A proposed site plan for the development of a parking lot located at 4612 Mercedes Drive, Belcamp, Maryland 21017. THE ABOVE SITE PLAN WILL BE THE SUBJECT OF A COMMUNITY INPUT MEETING AT: Abingdon Fire Company, House 1 3306 Abingdon Road, Abingdon, MD 21009 Phone: 410-638-3955 ON: October 25, 2021 from 6:00 PM to 7:00 PM. For more information contact Brian Collins at KCI Technologies, Inc. at (410) 336-6362 or brian.collins@kci.com or visit the Harford County Department of Planning & Zoning on the 2nd floor of 220 South Main Street, Bel Air, Maryland 21014. If you require disability related accommodations, please contact KCI Technologies, Inc. at (443) 336-6362 at least five (5) business days before the date of the meeting.