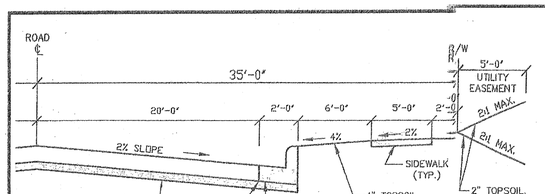


BELLE HILL ROAD TYPICAL SECTION

NOT TO SCALE

OWNER'S CERTIFICATION

WE, FREE STATE BUSINESS PARK, LP HEREBY CERTIFY THAT THIS PLAN WAS PREPARED AT MY DIRECTION AND ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN.

SIGNATURE DATE

ENGINEER'S CERTIFICATION

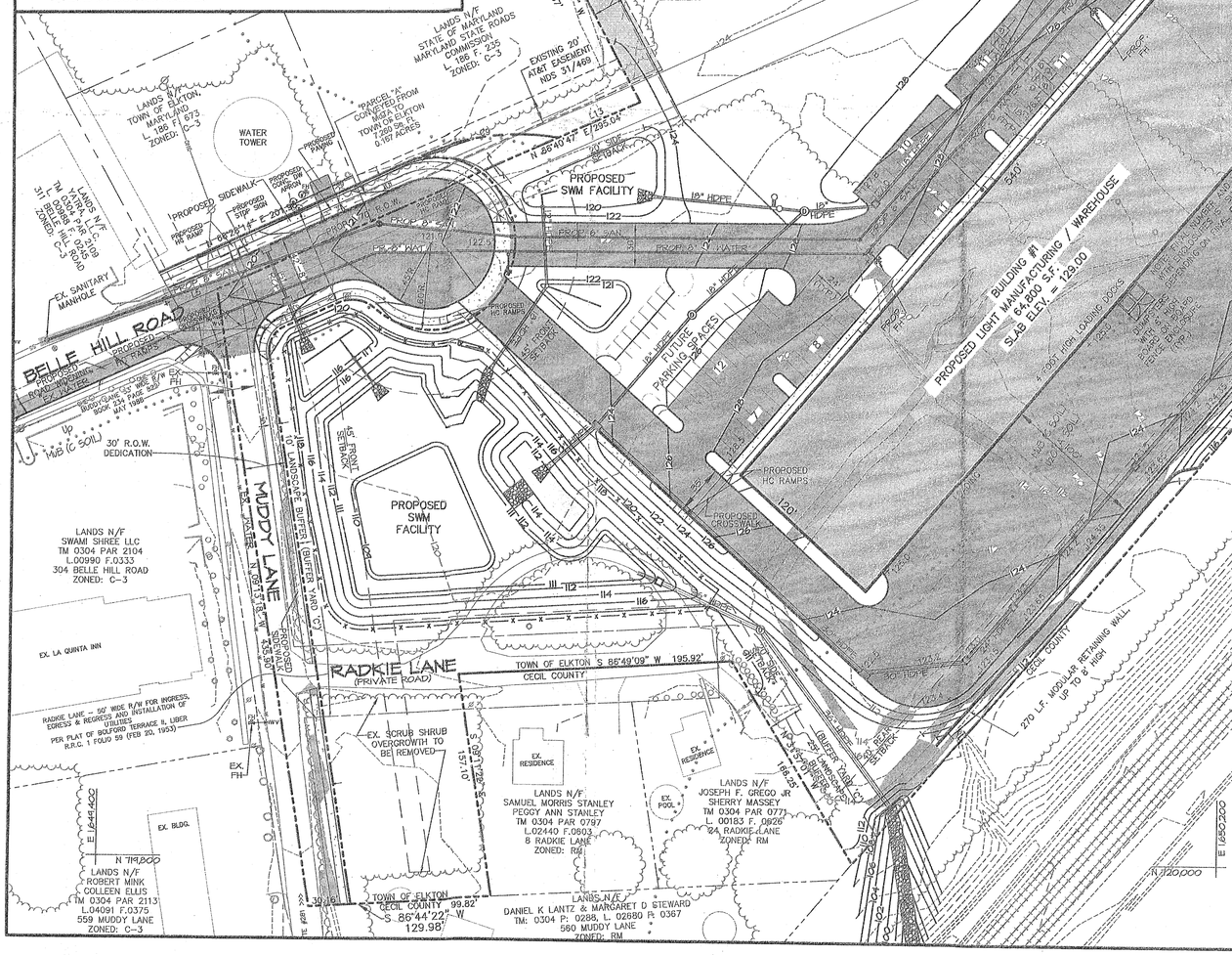
I, CHRISTOPHER R. MINK, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND AND THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN COMPLIES WITH ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWN OF ELKTON.

CHRISTOPHER R. MINK DATE

SITE DATA:

1.	OWNER:	BIPINCHANDRA AND VINA PATEL 103 WINSLOW COURT WINCHESTER, VA 22602
2.	CONTRACT PURCHASER/ DEVELOPER:	FREE STATE BUSINESS PARK, LIMITED PARTNERSHIP 913 GARRISON FOREST ROAD OWINGS MILLS, MD 21117
3.	SITE LOCATION:	INTERSECTION OF BELLE HILL ROAD AND MUDDY LANE ELKTON, MD 21921
4.	TAX MAP AND PARCEL:	MAP 304, PARCEL 2102
5.	TOTAL PARCEL AREA:	14.598 ACRES± (635,884 S.F.)
6.	ZONING:	C-3, HIGHWAY INTERCHANGE COMMERCIAL
7.	SPECIAL OVERLAY DISTRICT:	HIGHWAY CORRIDOR
8.	EXISTING USE:	VACANT / FORMER USE: TRUCK STOP
9.	PROPOSED USE:	LIGHT INDUSTRIAL / WAREHOUSE

10. MINIMUM YARD REQUIREMENTS (COMMERCIAL, OFFICE AND INDUSTRIAL USES):
    - FRONT: 45 FEET MINIMUM
    - SIDE: 20 FEET MINIMUM
    - REAR: 40 FEET MINIMUM
    - MAXIMUM BUILDING HEIGHT ALLOWED: 52 FEET, PER BOA CASE 1261
11. PARKING REQUIRED:
    115,200 S.F. LIGHT MANUFACTURING/WAREHOUSE: 115,200 SF GFA AT 1 SPACE PER 800 SF = 144 SPACES.
12. PARKING PROPOSED:
    155 SPACES (INCLUDES 6 ACCESSIBLE SPACES)
13. LOADING SPACES REQUIRED: 3
    LOADING SPACES PROPOSED: 20


INTERSTATE 95
LANDS N/F JOHN F. KENNEDY MEMORIAL HIGHWAY INTERSTATE 95" - NORTHEASTERN EXPRESSWAY" L. 486 F. 235
S 88°30'07" E 56.25'
N 85°02'13" E 142.76'
C1 L=394.15' R=675.00
CECIL COUNTY TOWN OF ELKTON
20' LANDSCAPE BUFFER (BUFFER YARD "C")
40' REAR SETBACK
EXISTING AT&T EASEMENT
30' SIDE SETBACK
PROPOSED SWM FACILITY
EXISTING 20' AT&T EASEMENT RDS 31/469
LANDS N/F STATE OF MARYLAND MARYLAND ROADS COMMISSION L. 186 F. 235 ZONED: C-3
N 28°26'41" W 235.37'
N 85°40'47" E 295.04'
WATER TOWER
LANDS OF TOWN OF ELKTON L. MARYLAND 186 F. 673 ZONED: C-3
*PARCEL "A" CONVEYED FROM MDSHA TO TOWN OF ELKTON 0.269 SQ. FT. 0.167 ACRES
PROPOSED SIDEWALK
PROPOSED HC RAMP
PROPOSED CROSSWALK
TM 0304 PAR 2102 L. 00990 F. 0333 635,884 SQ. FT. 14.598 AC. 304 BELLE HILL ROAD ZONED: C-3
EX. SANITARY MANHOLE
BELLE HILL ROAD
PROPOSED ROADWORKS
EX. ROADWORKS
BUILDING SETBACK LINE 30' R/W EX. ROADWAY 18' WIDE 20' WIDE
30' R.O.W. DEDICATION
MUB (C SOIL)
MUDDY LANE
PROPOSED SIDEWALK
10' LANDSCAPE BUFFER (BUFFER YARD "C")
PROPOSED SWM FACILITY
LANDS N/F SWAMI SHREE LLC TM 0304 PAR 2104 L.00990 F.0333 304 BELLE HILL ROAD ZONED: C-3
EX. LA QUINTA INN
RADKIE LANE (PRIVATE ROAD)
TOWN OF ELKTON CECIL COUNTY S 85°49'09" W 195.92'
RADKIE LANE — 50' WIDE R/W FOR INGRESS, EGRESS & REGRESS AND INSTALLATION OF UTILITIES*BEARING IS, LIBER R.R.C. 1 FOLIO 59 (FEB 20, 1953)
EX. SCRUB SHRUB OVERGROWTH TO BE REMOVED
EX. RESIDENCE
EX. POOL
LANDS N/F SAMUEL MORRIS STANLEY PEGGY ANN STANLEY TM 0304 PAR 0787 L.02440 F.0803 8 RADKIE LANE ZONED: RM
LANDS N/F JOSEPH F. GREGO JR SHERRY MASSEY TM 0304 PAR 0771 L. 00183 F. 0926* 24 RADKIE LANE ZONED: RM
S 85°49'09" W 188.45'
25' LANDSCAPE BUFFER (BUFFER YARD "C")
EX. BLDG.
N 719,800
E 1,648,400
LANDS N/F ROBERT MINK COLLEEN ELLIS TM 0304 PAR 2113 L.04091 F.0375 559 MUDDY LANE ZONED: C-3
TOWN OF ELKTON CECIL COUNTY 99.82' S 86°44'22" W 129.98'
LANDS N/F DANIEL K LANTZ & MARGARET D STEWARD TM: 0304 P: 0298, L: 02880 P: 0367 560 MUDDY LANE ZONED: RM
PROPOSED HC RAMPS
PROPOSED CROSSWALK
PROPOSED LIGHT MANUFACTURING / WAREHOUSE BUILDING #1 64,800 S.F. SLAB ELEV. = 129.00
4 FOOT HIGH LOADING DOCKS
40' REAR SETBACK
PROPOSED 18" HDPE
PROPOSED F.F.E.
PROPOSED PROP. 8" SAN.
PROPOSED PROP. 8" WATER
PROPOSED 20' SIDE SETBACK
PROPOSED 30' SIDE SETBACK
PROPOSED 18" HDPE
PROPOSED 15" HDPE
PROPOSED 12" HDPE
PROPOSED 10" HDPE
PROPOSED 8" HDPE
PROPOSED 6" HDPE
PROPOSED 4" HDPE
PROPOSED 2" HDPE
PROPOSED 1" HDPE
PROPOSED 0.5" HDPE
PROPOSED 0.25" HDPE
PROPOSED 0.125" HDPE
PROPOSED 0.0625" HDPE
PROPOSED 0.03125" HDPE
PROPOSED 0.015625" HDPE
PROPOSED 0.0078125" HDPE
PROPOSED 0.00390625" HDPE
PROPOSED 0.001953125" HDPE
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PROPOSED 0.0000000000000000000000264697" HDPE
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