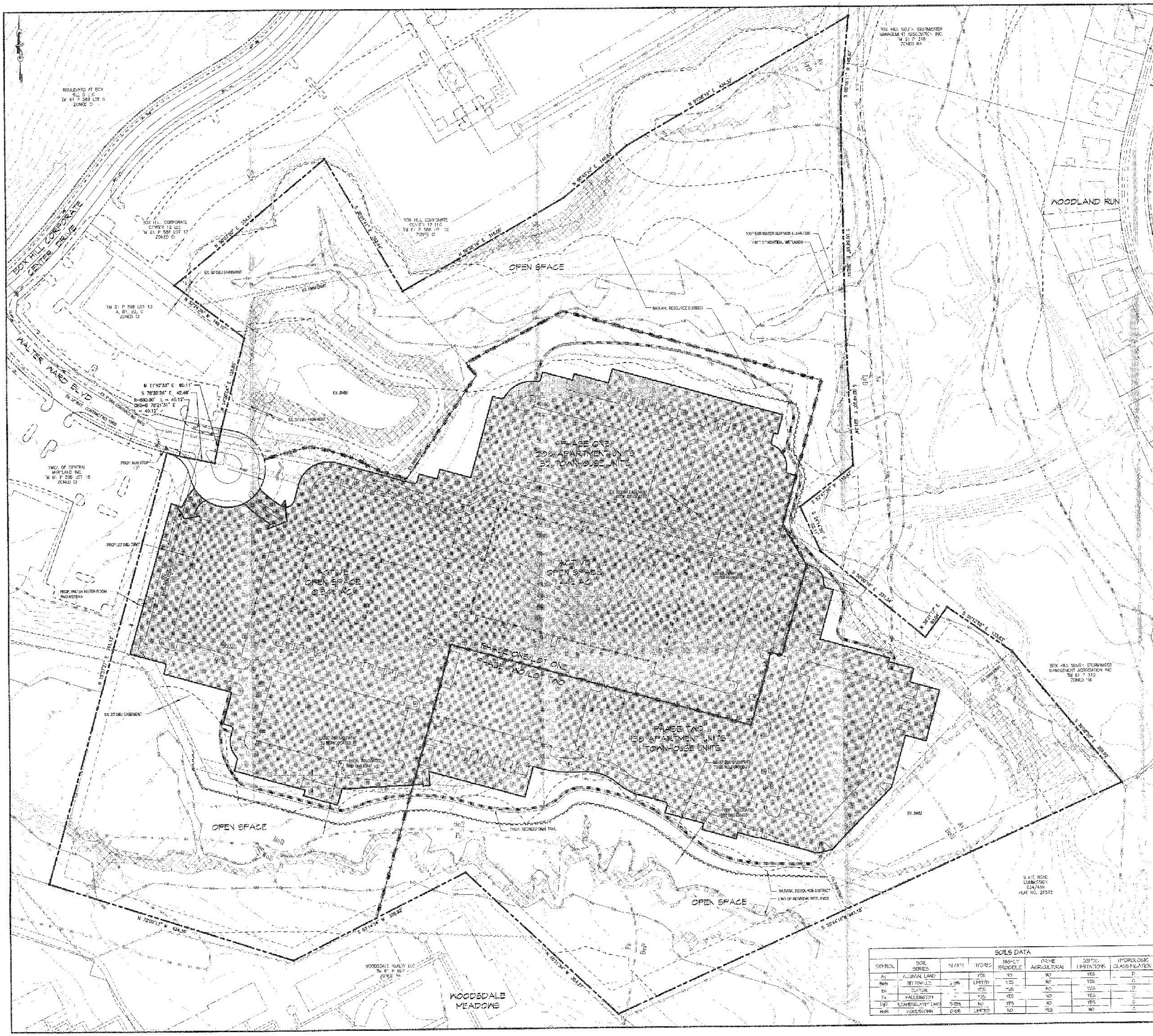

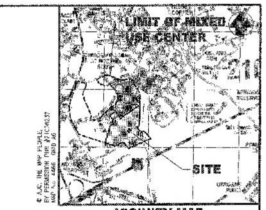

VICINITY MAP

SCALE: 1"=2000'

SITE DATA:

1. PROPERTY ADDRESS: WALTER WARD BOULEVARD, ABINGDON, MD 21009
2. OWNER: VILLAGE AT BRIGHT OAKS LIMITED PARTNERSHIP
   2700 PHILADELPHIA ROAD
   EDGEWOOD, MARYLAND 21040-1120
3. DEVELOPER: BAVAR PROPERTIES GROUP, LLC ATTN: ROBERT BAVAR
   1360 GREENSPRING DRIVE, SUITE 400
   TIMONIUM, MD 21093

   WARD PROPERTIES ATTN: ROBERT WARD
   2700 PHILADELPHIA ROAD
   EDGEWOOD, MD 21040-1120
4. PROPERTY INFORMATION:
   TAX MAP 61 PARCEL 1479
   DEED REF. 1930/846
   EXISTING ZONING: CI (COMMERCIAL INDUSTRIAL)
5. SITE AREA: 38.934± AC (PER SURVEY)
6. PROPOSED PUBLIC R/W: 0.279± AC.
   PHASE ONE RESIDENTIAL: 17.77± AC.
   PHASE TWO RESIDENTIAL: 20.89± AC.
7. THE BOUNDARY IS BASED ON FINAL PLATS, DEEDS, AND FIELD SURVEY
8. THE NONTIDAL WETLAND SHOWN ARE TAKEN FROM THE SERIES TWO FOREST CONSERVATION PLAN FOR BOX HILL SOUTH CORPORATE CENTER PREPARED BY FREDERICK WARD ASSOCIATES, INC., NOVEMBER 2011, AND A WETLAND EVALUATION PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC., SEPTEMBER 2012.
9. BUILDING/LOT REGULATIONS (R4 COS):
   MIN. LOT AREA: 12,000 S.F.
   MIN. LOT WIDTH: 120'
   MIN. FRONT YARD: 30'
   MIN. SIDE YARD: 20'
   MIN. REAR YARD: 30'
   MAX. HEIGHT: 5 STORIES
10. PROPOSED USE: 389 UNITS, MIXED USE CENTER
    PHASE ONE: 240 UNITS
    12 FRONT LOADED TOWNHOMES
    20 REAR LOADED TOWNHOMES
    208 APARTMENTS (64 1BR + 144 2BR)
    PHASE TWO: 149 UNITS
    11 FRONT LOADED TOWNHOMES
    136 APARTMENTS (56 1 BR + 80 2BR)
11. DENSITY:
    ALLOWED: 10 DU/GA x 38.934± AC. = 389 UNITS
    PROPOSED: 389 UNITS = 10 DU/GA
12. TOTAL OPEN SPACE:
    REQUIRED: 20% = 7.78± AC.
    PROPOSED: 63% (24.5± AC.)
    ACTIVE OPEN SPACE:
    REQUIRED: 50% OF TOTAL REQ. = 3.89± AC.
    PROVIDED: 1.75± AC. + 0.59± AC. (2,393 L.F. TRAIL) = 2.34 AC.
    THE REMAINING REQUIREMENT WILL BE MET BY FEE IN LIEU.
13. THE 100-YEAR WATER SURFACE ELEVATION AS SHOWN IS AT ELEVATION 98.11 PER THE STORMWATER MANAGEMENT POND CONSTRUCTION PLANS FOR BOX HILL SOUTH PREPARED BY FREDERICK WARD ASSOCIATES, AS-BUILT DATE NOVEMBER 2007 (NO.070613). THERE IS NO FEMA FLOODPLAIN PER FIRM MAP PANEL NO. 24025C0258D EFFECTIVE DATE JANUARY 7, 2000.
14. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
15. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
16. WATER & SANITARY SEWER SERVICE SHALL BE PUBLIC. ALL UTILITIES NOT LOCATED WITHIN A PUBLIC RIGHT OF WAY SHALL BE CONTAINED WITHIN A DRAINAGE & UTILITY EASEMENT EXCLUDING ON LOT HOUSE CONNECTIONS. THE SIZES OF UTILITY LINES SHALL BE DETERMINED DURING FINAL ENGINEERING.
17. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
18. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED FOR THE OWNERSHIP AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, ALL OPEN SPACE AREAS, AND FOREST CONSERVATION AREAS.

LEGEND

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING WOODY VEGETATION
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- EXISTING STREAM / DRAINAGE CHANNEL
- APPROX. LOCATION OF NONTIDAL WETLANDS
- APPROXIMATE LOCATION OF N.R.D.
- 100-YEAR WATER SURFACE ELEVATION
- SOILS LINE AND DESIGNATION
- PHASE LINE
- EXISTING STORM DRAIN
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER
- PROPOSED PUBLIC WATER LINE
- PROPOSED PUBLIC SANITARY SEWER
- DENOTES ACTIVE OPEN SPACE AREAS
- DENOTES RECREATIONAL TRAIL
- DENOTES AREA OF STEEP SLOPES 15% - 25%
- DENOTES AREA OF STEEP SLOPES 25% OR GREATER

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
Av	ALLUVIAL LAND		YES	NO	NO	YES	D
BeB	BELTSVILLE	2-5%	LIMITED	YES	NO	YES	C
En	ELKTON	-	YES	YES	NO	YES	D
Fs	FALLSINGTON	-	YES	YES	NO	YES	D
LrD	LOAMEY/CLAYEY LAND	5-15%	NO	YES	NO	YES	C
WoB	WOODSTOWN	0-5%	LIMITED	NO	YES	NO	C

MORRIS & RITCHIE ASSOCIATES, INC.
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(410) 515-9000
FAX: (410) 515-9002
MRAGTA.COM

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CONCEPT PLAN

FOR

ENCLAVE AT BOX HILL

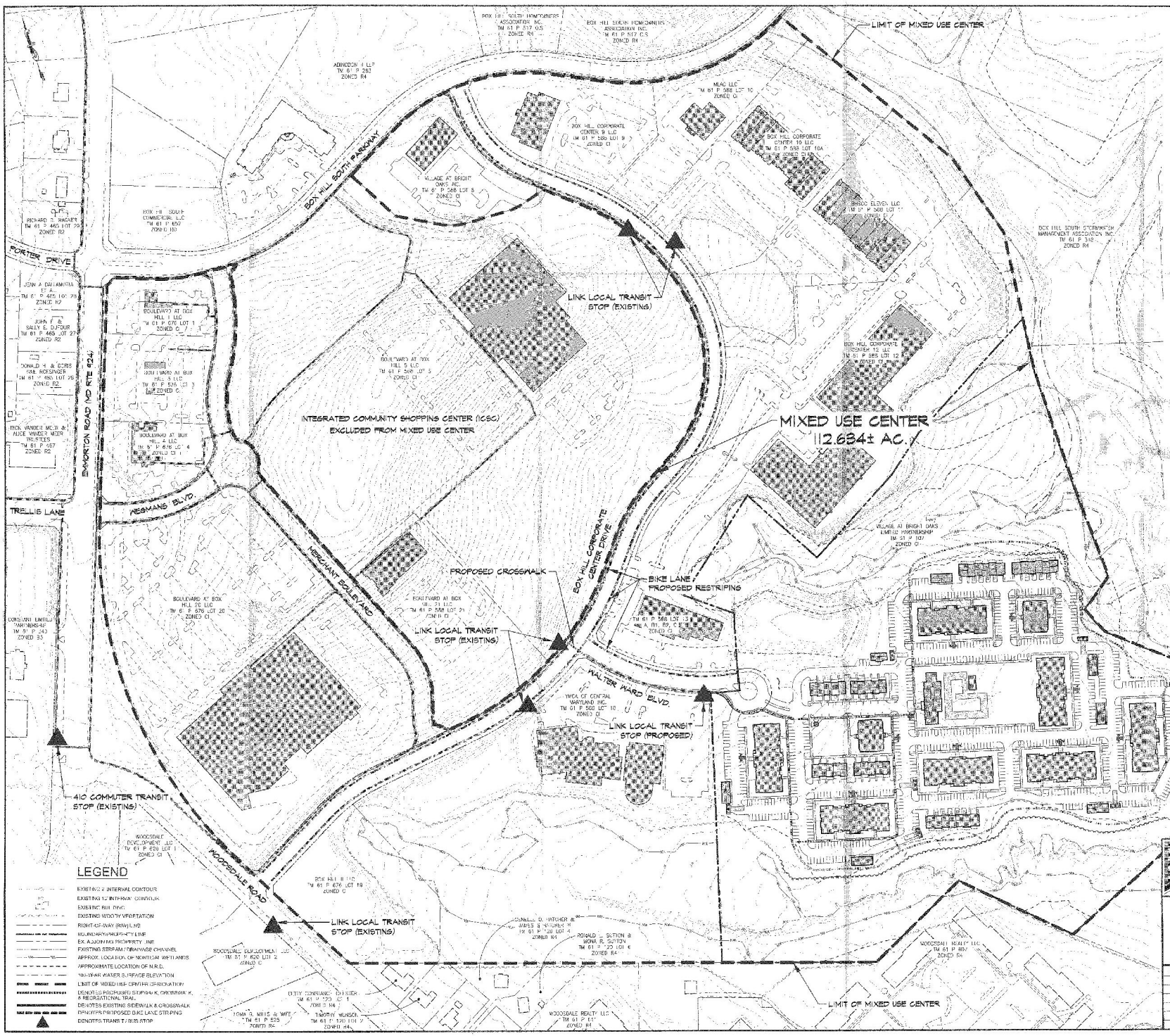
MULTI-FAMILY RESIDENTIAL
MIXED USE CENTER

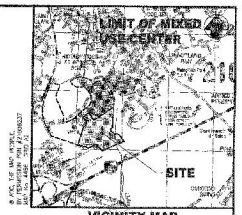
Harford County Dept. of Planning

FIRST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS

JOB NO.:	17517
SCALE:	1" = 60'
DATE:	10.21.2012
DRAWN BY:	MVM
DESIGN BY:	MVM/PTM
REVIEW BY:	JEM/PTM
SHEET:	1 OF 2

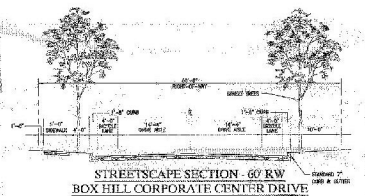




VICINITY MAP
SCALE: 1" = 2000'

EXISTING & PROPOSED LAND USE TABULATION

Tax Map Parcel	Lot No.	Acreage	Existing Floor Area	Gross Floor Area	Use	Housing Proposal
				Residential (Min - Max)		Proposed
F 22		38.254 Ac.	462,604 S.F.			
F 86	6	2.86 Ac.	30,000 S.F.		Office	Proposed
F 86	7	3.80 Ac.	34,673 S.F.		Office	Existing
F 86	10	2.30 Ac.	24,840 S.F.		Office	Existing
F 86		9.96 Ac.	89,513 S.F.			
F 87	1	6.94 Ac.	39,655 S.F.		Office	Existing
F 87	11	13.14 Ac.	57,623 S.F.		Office	Existing
F 87	13	7 Ac.	7,731 S.F.		Office	Existing
F 87	15	11.09 Ac.	33,000 S.F.		Office (Assisted Living)	Existing
F 87	19	3.02 Ac.	17,000 S.F.		Office (Senior Center)	Proposed
		38.25 Ac.	196,021 S.F.			
F 87	1	0.96 Ac.	4,000 S.F.		Retail (Min - Max)	Existing
F 87	1	1.14 Ac.	3,328 S.F.		Retail (Min - Max)	Existing
F 87	4	1.67 Ac.	8,000 S.F.		Retail (Min - Max)	Existing
F 87	20	3.14 Ac.	16,000 S.F.		Retail (Min - Max)	Existing
		6.91 Ac.	31,328 S.F.			
TOTAL		53.12 Ac.	316,861 S.F.			



STREETSCAPE SECTION - 60' RW
BOX HILL CORPORATE CENTER DRIVE
NOT TO SCALE

LEGEND

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- EXISTING RIP RAP
- EXISTING WOODY VEGETATION
- RIGHT-OF-WAY (RAW) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- EXISTING STREAM / DRAINAGE CHANNEL
- APPROX. LOCATION OF NONTIDAL WETLANDS
- APPROXIMATE LOCATION OF N.R.D.
- 100-YEAR WATER SURFACE ELEVATION
- LIMIT OF MIXED USE CENTER DESIGNATION
- DENOTES PROPOSED SIDEWALK, CROSSWALK, & RECREATIONAL TRAIL
- DENOTES EXISTING SIDEWALK & CROSSWALK
- DENOTES PROPOSED BIKE LANE STRIPING
- DENOTES TRANSIT / BUS STOP

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MIXED USE CENTER PLAN &
PEDESTRIAN AND VEHICULAR CIRCULATION PLAN
FOR

ENCLAVE AT BOX HILL

MULTI-FAMILY RESIDENTIAL
MIXED USE CENTER

HARFORD COUNTY, MARYLAND

DATE	REVISIONS

JOB NO.	17619
SCALE:	1" = 100'
DATE:	10.24.2012
DRAWN BY:	MAK
DESIGN BY:	MAK/PTM
ADMIN BY:	JBM/PTM
SHEET:	3 OF 3