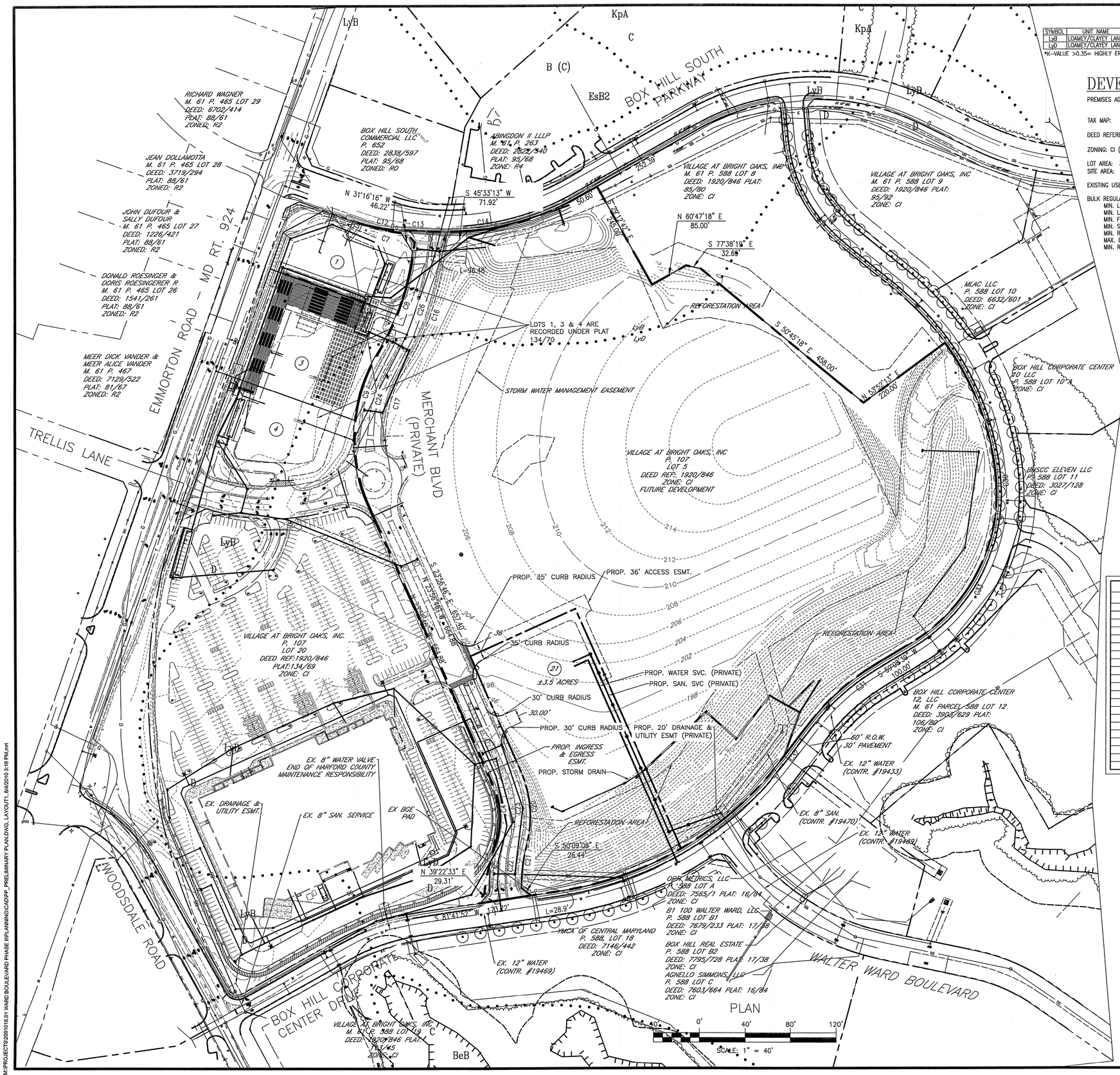


SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	DEPTH TO WATER TABLE (FT)	K-VALUE
LyB	LOAMEY/CLAYEY LAND	–	>5	0.43
LyD	LOAMEY/CLAYEY LAND	–	>5	0.43

*K-VALUE >0.35= HIGHLY ERODIBLE

DEVELOPMENT SUMMARY

PREMISES ADDRESS: 3411 EMMORTON ROAD ABINGDON, MARYLAND 21009

TAX MAP: 61 PARCEL: 107 LOT 5

DEED REFERENCES: 1920/846 PLATS:

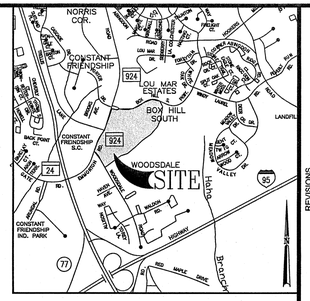
ZONING: CI (COMMERCIAL INDUSTRIAL DISTRICT)

LOT AREA: 30.8 AC ±
SITE AREA: 3.5 AC ± (154,106 SF ±)

EXISTING USE: UNDEVELOPED

BULK REGULATIONS: CI–ZONING

MIN. LOT SIZE:	10,000 SF
MIN. LOT WIDTH:	50 FT
MIN. FRONT YARD SETBACK:	25 FT
MIN. SIDE YARD SETBACK:	10 FT
MIN. REAR YARD SETBACK:	35 FT
MAX. BUILDING HEIGHT:	36 FT
MIN. RESIDENTIAL SETBACK:	25 FT



VICINITY MAP

1"=2000'

GENERAL NOTES

1. SITE AND SURROUNDING BOUNDARY INFORMATION BASED ON FWA SURVEY DATED 12/07 AND PLATS 134/69 & 134/70 DATED 5-19-2010.

2. TOPOGRAPHY INFORMATION BASED ON AERIAL TOPOGRAPHY BY VIRGINIA RESOURCE MAPPING DATED MARCH 9TH, 2009.

3. SOIL BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HARFORD COUNTY, USDA 1975.

4. THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FEMA MAP NO. 24025C0258D.

5. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

6. STORM WATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE 2000 MDE DESIGN MANUAL.

7. FINAL LOCATIONS FOR FIRE HYDRANT, VALVES, WATER AND SEWER LINES SHALL BE DETERMINED ON THE CONSTRUCTION DRAWINGS.

8. SIGN PERMIT WILL BE APPLIED FOR SEPARATELY.

9. A LANDSCAPE AND LIGHTING PLAN HAS BEEN SUBMITTED TO THE COUNTY FOR REVIEW

CURVE DATA TABLE

No.	RADIUS	TANGENT	LENGTH	△ DELTA	CHORD LENGTH	CHORD BEARING
C4	172.00'	60.06'	115.57'	38°29'48"	113.40'	N 04°41'52" W
C5	432.00'	61.36'	121.90'	16°10'04"	121.50'	N 06°28'00" E
C7	511.50'	51.69'	103.04'	11°32'30"	102.86'	S 76°10'03" E
C8	575.47'	119.85'	236.31'	23°31'42"	234.66'	S 19°27'05" W
C9	352.48'	184.12'	339.35'	55°09'42"	326.40'	S 03°38'05" W
C12	312.00'	53.14'	105.27'	19°19'56"	104.77'	S 80°02'25" E
C13	556.00'	22.72'	45.42'	04°40'49"	45.41'	S 87°21'59" E
C14	580.00'	178.35'	346.06'	34°11'08"	340.95'	N 77°52'52" E
C16	645.47'	135.76'	267.62'	23°45'22"	265.71'	S 19°20'15" W
C17	282.48'	98.57'	189.68'	38°28'19"	186.13'	S 11°58'46" W
C20	242.00'	84.50'	162.60'	38°29'48"	159.56'	S 04°41'52" E
C21	362.00'	47.25'	93.97'	14°52'24"	93.71'	S 07°06'49" W
C22	400.00'	80.56'	158.99'	22°46'24"	157.94'	N 03°09'50" E
C23	204.00'	71.23'	137.07'	38°29'48"	134.50'	N 04°41'52" W
C24	320.48'	167.41	308.55	55°09'42"	296.77'	N 03°38'05" E
C26	607.47'	167.56'	326.98'	30°50'27"	323.05'	N 15°47'42" E
C28	61.00'	65.69'	100.33'	94°14'20"	89.40'	S 16°17'48" E
C30	590.00'	157.81'	308.40'	29°56'56"	304.90'	S 21°09'19" E
C31	478.16'	91.09'	180.03'	21°34'18"	178.97'	S 48°21'30" W
C32	750.00'	303.97'	577.60'	44°07'31"	563.43'	S 59°38'06" W
C33	380.00'	243.60'	433.25'	65°19'30"	410.16'	S 26°28'54" W

RECEIVED
2010 JUN -4 P 4:15
PLAN REVIEW & ZONING

PLAN TYPE	P
PLAN NO.	10-097
SERIES NO.	1
DATE	8/4/10
DAC/DUE	9/1/10

LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- EXISTING STRUCTURES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STRUCTURES
- SS — EXISTING SEWER
- W — EXISTING WATER
- SD — EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- G — EXISTING GAS LINE
- PROPOSED SEWER
- PROPOSED WATER

REV#	DATE	DESCRIPTION

REVISIONS

P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014-0727
410-838-7800 410-893-1243 fax

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
www.frederickward.com

OWNER/DEVELOPER
Village at Bright Oaks, LP
2700 Philadelphia Road
Edgewood, Maryland 21040
Attn: Jim Martin
Phone: 410-679-5000

Revised Preliminary Plan
Lot 21
Boulevard at Box Hill

1st Election District — Harford County, Maryland

SUBMITTED
AUG 0 4 2010
Frederick Ward Associates, Inc.

DATE: 8/4/10	DRAWING NO: PP
SCALE: 1" = 100'	
DESIGNED BY: KLS	SHEET 1 OF 1
DRAWN BY: MRT	FWA JOB NUMBER: 2091018.01

M:\PROJECTS\2091018.01 Ward Boulevard Phase II\Planning\CAD\PP_Preliminary Plan.dwg, Layout1, 8/4/2010 3:18:51 PM, mrt

M:\Projects\2091018.01 Ward Boulevard Phase II\PLANNING\CAD\PP_PRELIMINARY PLAN.DWG, LAYOUT1, 8/4/2010 3:16 PM,mrt