DEVELOPMENT SUMMARY

PREMISES ADDRESS: 3922–3926 PULASKI HIGHWAY
ABINGDON, MARYLAND 21009

–TAX MAP: 62 PARCEL: 434 LOTS: 1–3 PLAT: 129–91
–DEED REFERENCES: 7047/89, 7554/281

–ZONING: B–3 (CHESAPEAKE SCIENCE & SECURITY CORRIDOR)

–EXISTING USE: UNDEVELOPED/RESIDENTIAL

–PROPOSED USE: SHOPPING CENTER
LOT 1: 0.78 AC
LOT 2: 0.52 AC
LOT 3: 0.87 AC / TOTAL: 2.17 AC

–BULK REGULATIONS
MIN LOT AREA: N/A
MIN RESIDENTIAL SETBACK: 25 FT
MIN LOT WIDTH: 50 FT
MIN FRONT YARD: 25 FT
MIN SIDE YARD: 5 FT
MIN REAR YARD: 35 FT (17.5' PERMITTED BY SECTION 267–64 D WITH SPECIAL WAIVER)
MAX HEIGHT: 6 STORIES (CHESAPEAKE SCIENCE & SECURITY CORRIDOR)

–PARKING REQUIRED:
1 SPACE PER 250 SF

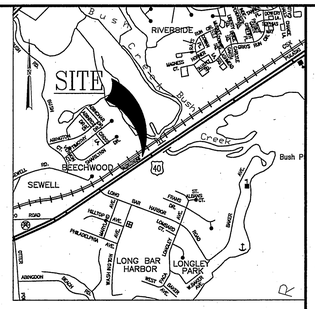
LOT 1: 7100 SF = 29 SPACES REQ	29 SPACES PROVIDED	
LOT 2: 7100 SF = 29 SPACES REQ	29 SPACES PROVIDED	
LOT 3: 7100 SF = 29 SPACES REQ	29 SPACES PROVIDED (INCLUDES 6 HC)	

–MAXIMUM BUILDING COVERAGE: 35%
PROPOSED BUILDING COVERAGE: 0.49 AC (22%)

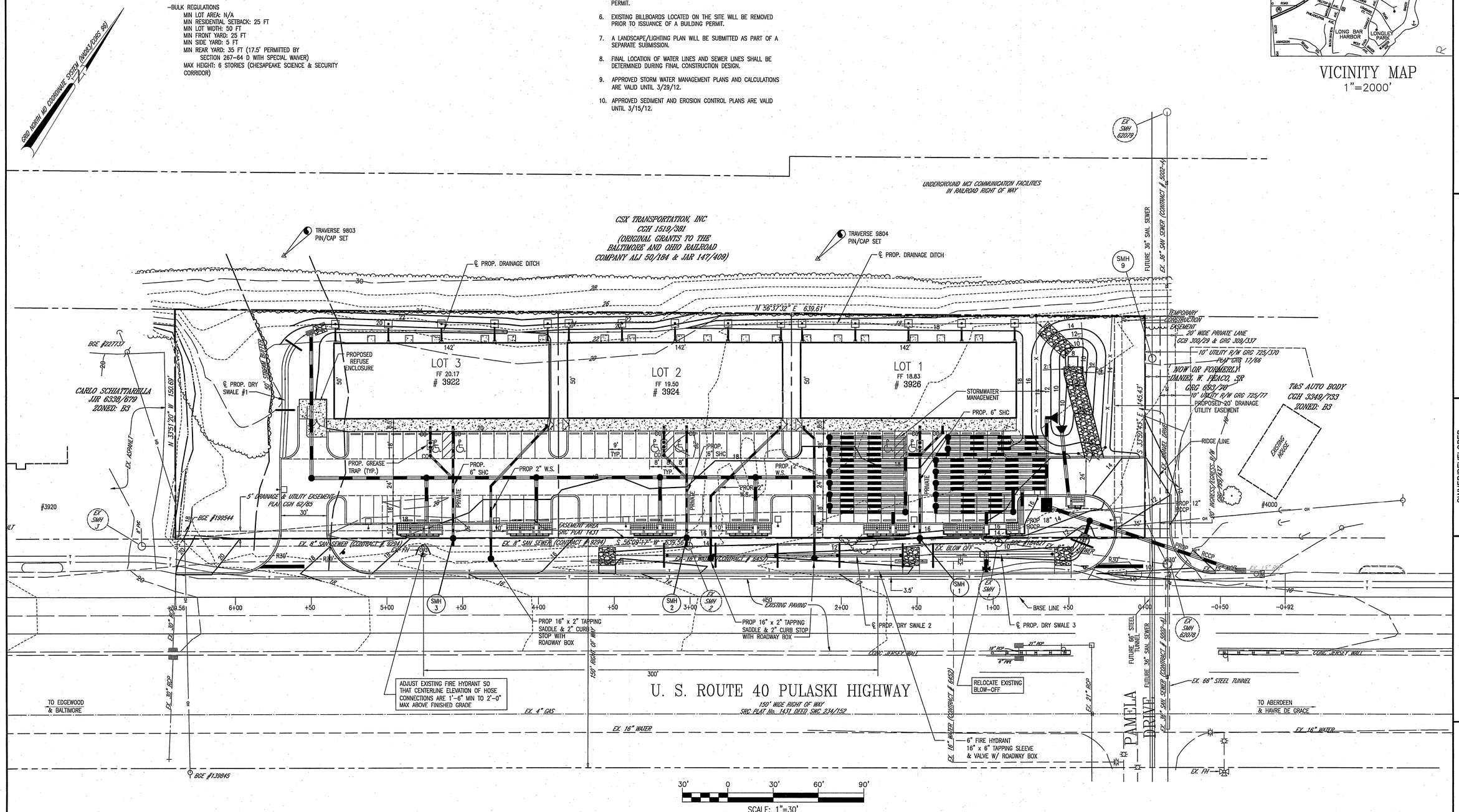
–MAXIMUM IMPERVIOUS SURFACE: 85%
PROPOSED IMPERVIOUS SURFACE: 1.29 AC (59%)

NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEYS PERFORMED BY FWA.
2. THERE IS NO 100–YEAR FLOODPLAIN ON THE PROPERTY ACCORDING TO FEMA MAP 24025C0259D JANUARY 7, 2000.
3. THE SUBJECT PROPERTIES ARE WITHIN THE INTENSELY DEVELOPED AREA OF THE CHESAPEAKE BAY CRITICAL AREA. (BUFFER EXEMPT)
4. WATER AND SEWER SERVICES TO PARCEL 337 SHALL BE PROPERLY ABANDONED PRIOR TO ISSUANCE OF A DEMOLITION PERMIT.
5. AN ACCESS PERMIT WILL BE APPLIED FOR PRIOR TO BUILDING PERMIT.
6. EXISTING BILLBOARDS LOCATED ON THE SITE WILL BE REMOVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. A LANDSCAPE/LIGHTING PLAN WILL BE SUBMITTED AS PART OF A SEPARATE SUBMISSION.
8. FINAL LOCATION OF WATER LINES AND SEWER LINES SHALL BE DETERMINED DURING FINAL CONSTRUCTION DESIGN.
9. APPROVED STORM WATER MANAGEMENT PLANS AND CALCULATIONS ARE VALID UNTIL 3/29/12.
10. APPROVED SEDIMENT AND EROSION CONTROL PLANS ARE VALID UNTIL 3/15/12.



VICINITY MAP
1"=2000'



PLAN TYPE S
PLAN NO. 10-122
SERIES NO. 1
DATE 9/9/10
DAC/DUE 10/26/10

P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014 - 0727
410-838-7900
410-893-1243 fax
www.frederickward.com

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS

REV#	DATE	DESCRIPTION

REVISIONS

OWNER/DEVELOPER
2922 PULASKI HIGHWAY, LLC
C/O ALEX PAIS
2210 PULASKI HIGHWAY
EDGEWOOD, MARYLAND 21040-1602
TELEPHONE NO.: 410-676-9700

SITE PLAN
BUSH RIVER VILLAGE
3922 - 3926 PULASKI HIGHWAY
(COMMERCIAL SERVICE APPLICATION #7935)

FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

ENGINEER'S SEAL
SUBMITTED
SEP 09 2010
Frederick Ward Associates, Inc.

DATE 09/08/10	DRAWING NO. SP01
SCALE 1" = 30'	
DESIGNED BY EJS	SHEET 1 OF 1
DRAWN BY BMF	FWA JOB NUMBER 2061140.00