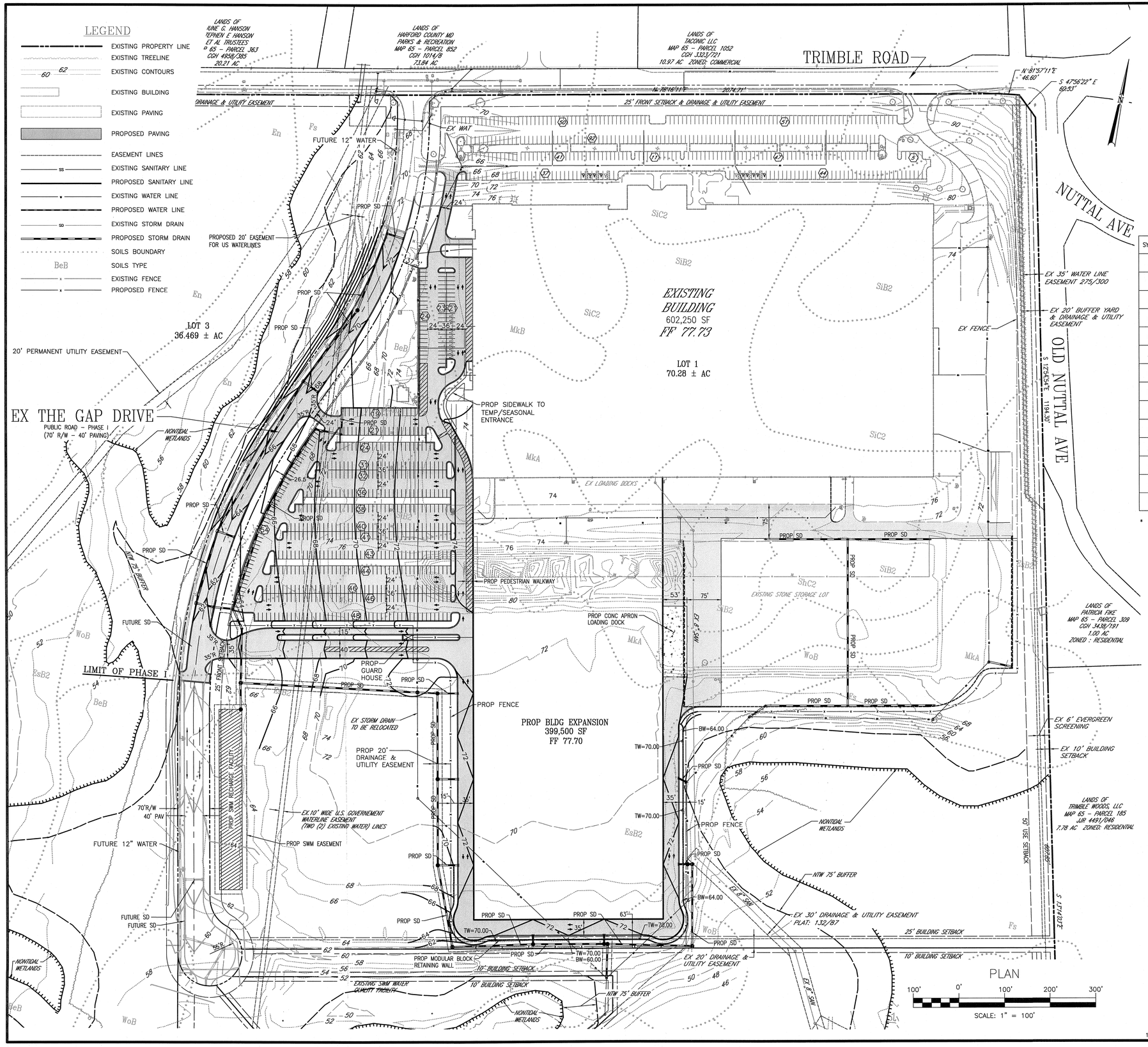

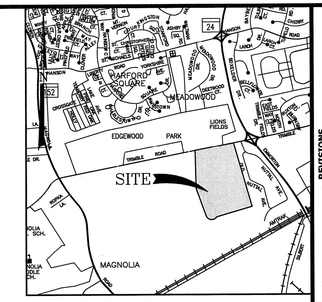

VICINITY MAP

1"=2000'

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC*	DEPTH OF HIGH WATER	K-VALUE	HYDROLIC GROUP	WET TEST
BeA	BELTSVILLE SILT LOAM 0-2% SLOPES	I	1.5'-2.5'	0.43	C	YES
BeB	BELTSVILLE SILT LOAM 2-5% SLOPES	I	1.5'-2.5'	0.43	C	YES
En	ELKTON SILT LOAM	X	0' - 1'	0.43	D	YES
EsB2	ELSINBORO LOAM 2-5% SLOPES	–	5'	0.37	B	–
Fs	FALLSINGTON LOAM	X	0' - 1'	0.32	D	YES
JpC	JOPPA GRAVELLY SANDY LOAM, 5-10% SLOPES	–	> 6'	0.28	A	–
KpB	KEYPORT SILT LOAM 2-5% SLOPES	I	1.5'- 4'	0.43	C	YES
MkA	MATAPEAKE SILT LOAM 0-2% SLOPES	–	> 6'	0.49	B	–
MkB	MATAPEAKE SILT LOAM 2-5% SLOPES	–	> 6'	0.49	B	–
MtB	MATTAPEX SILT LOAM 2-5% SLOPES	I	1.5'- 3'	0.43	C	YES
ShC2	SASSAFRAS SANDY LOAM 5-10% SLOPES	–	> 6'	0.24	B	–
SiB2	SASSAFRAS LOAM 2-5% SLOPES	–	> 6'	0.28	B	–
SiC2	SASSAFRAS SILT LOAM 5-10 SLOPES	–	> 6'	0.28	B	–
WoB	WOODSTOWN LOAM 0-5% SLOPES	I	1.5'-3.5'	0.32	C	YES

* X = HYDRIC
I = HYDRIC INCLUSIONS

K-VALUES > 0.35 = HIGHLY ERODIBLE

SITE DATA

1. ADDRESS: 1701 TRIMBLE ROAD, EDGEWOOD, MARYLAND 20140
2. OWNER/DEVELOPER:
   PROLOGIS – EXCHANGE MD (1) LLC
   C/O PROLOGIS
   3475 PIEDMONT ROAD, SUITE 650
   ATLANTA, GA 30305
   CONTACT: GREG BRADLEY
   PHONE: 1-404-760-7229
3. CONTRACT PURCHASER:
   KOHL'S DEPARTMENT STORES, INC.
   N56 W17000 RIDGEWOOD DRIVE
   MENOMONEE FALLS, WI 53051
4. TOTAL NUMBER OF LOTS (THIS SHEET): 1
5. DEED REFERENCE: 6373/107 PLATS: 70/25 & 132/87
6. TAX MAP: 69 GRID: 1E PARCEL: 58
7. PRESENT ZONING: GI – GENERAL INDUSTRIAL
8. SITE AREA: 70.28 AC±
9. EXISTING USE & PROPOSED USE: WAREHOUSING
   NUMBER OF EMPLOYEES: 400 PER SHIFT
10. BULK REGULATIONS: GI – ZONING (WAREHOUSING, WHOLESALING & PROCESSING)
    MIN LOT SIZE: N/A
    MIN LOT WIDTH: 50 FT
    MIN FRONT YARD SETBACK: 25 FT
    MIN SIDE YARD SETBACK: 10 FT
    MIN REAR YARD SETBACK: 25 FT
    MAX BUILDING HIEGHT: 40 FT
    MIN RESIDENTIAL SETBACK: 50 FT
11. PARKING REQUIRED:
    INDUSTRIAL: ON-SITE PARKING AS NECESSARY TO ACCOMODATE TRAFFIC GENERATED BY THE USE AND THE LARGEST EMPLOYEE SHIFT.
12. PARKING PROVIDED:
    EX PARKING SPACES (9X18) = 367
    HC SPACES (9X13) = 11
    PROP PARKING SPACES (9X18) = 566
    HC SPACES (9X13) = 11 W/ 2 VAN ACCESSIBLE
    TOTAL PARKING SPACES = 933, 22 HC W/ 2 VAN ACCESSIBLE
    LOADING SPACES REQUIRED = 45
    EX LOADING SPACES = 38
    PROP LOADING SPACES = 10
    TOTAL LOADING SPACES = 48
13. MAX BUILDING COVERAGE ALLOWED: 3,061,397 SF @ 60% = 1,836,838 SF
14. PROPOSED BUILDING COVERAGE: 1,001,750 (33%)±
15. MAX IMPERVIOUS SURFACE: 3,061,397 SF @ 85% = 2,602,187 SF
16. PROPOSED IMPERVIOUS SURFACE: 377,049 SF (13%)±

SUBMITTED
FEB 02 2011
Frederick Ward Associates, Inc.

PLAN TYPE S
PLAN NO. 11-010
SERIES NO. 1
DATE 2/2/11
DAC/DUE 2/16/11

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO COMBINE PREVIOUSLY RECORDED LOTS 1 & 4 ON PLAT CGH 132/87 TO CREATE NEW LOT 1 = 70.28 AC±.
2. TOPOGRAPHY INFORMATION BASED ON FIELD RUN SURVEY BY FREDERICK WARD ASSOCIATES, DATED 1995.
3. SOIL BOUNDARY AND INFORMATION FROM SOIL SURVEY OF HARFORD COUNTY, USDA 1975.
4. THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FEMA MAP NOS. 24025C0262 D & 20425C0264 D.
5. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE CRITICAL AREA.
6. STORM WATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE 2000 MDE DESIGN MANUAL.
7. FINAL LOCATIONS FOR HYDRANTS, VALVES, WATER AND SEWER LINES SHALL BE DETERMINED ON THE CONSTRUCTION DRAWINGS.
8. A LANDSCAPE AND LIGHTING PLAN HAS BEEN SUBMITTED TO THE COUNTY FOR REVIEW.
9. PUBLIC WATER AND SEWER HAS PREVIOUSLY BEEN PROVIDED TO THE SITE. AN UPDATED COMMERCIAL WATER AND SEWER APPLICATION WILL BE REQUIRED.
10. PROPOSED BUILDING WILL NOT REQUIRE NEW WATER AND SEWER CONNECTIONS.

DEVELOPER / CONTRACT PURCHASER
KOHL'S DEPARTMENT STORES, INC.
N56 W17000 RIDGEWOOD DRIVE
MENOMONEE FALLS, WI 53051
CONTACT: ERIC BORKENHAGEN
PHONE: 262-703-6014

OWNER
PROLOGIS - EXCHANGE MD (1) LLC
PROLOGIS
3475 PIEDMONT RD. N.E.
ATLANTA, GA 30305
ATTN: GREG BRADLEY
PHONE: 404-760-7229

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

SITE PLAN
PROLOGIS PARK EDGEWOOD - LOT 1
FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

RECEIVED
2011 FEB 2 P 3:31

DATE: 2/01/11	DRAWING NO: PP-01
SCALE: 1" = 100'	
DESIGNED BY: JAW	SHEET 1 OF 1
DRAWN BY: MPB	FWA JOB NUMBER 2061065.01

M:\PROJECTS\2061065.01 RICHARD L BOWEN & ASSOC'S KOHL'S WAREHOUSE EDGEWOOD\ENGINEERS\CAD\PDF\PRELIM-PLAN-NOHLES.DWG LAN\01/11, 2/2/2011 1:56:51 PM,mpb