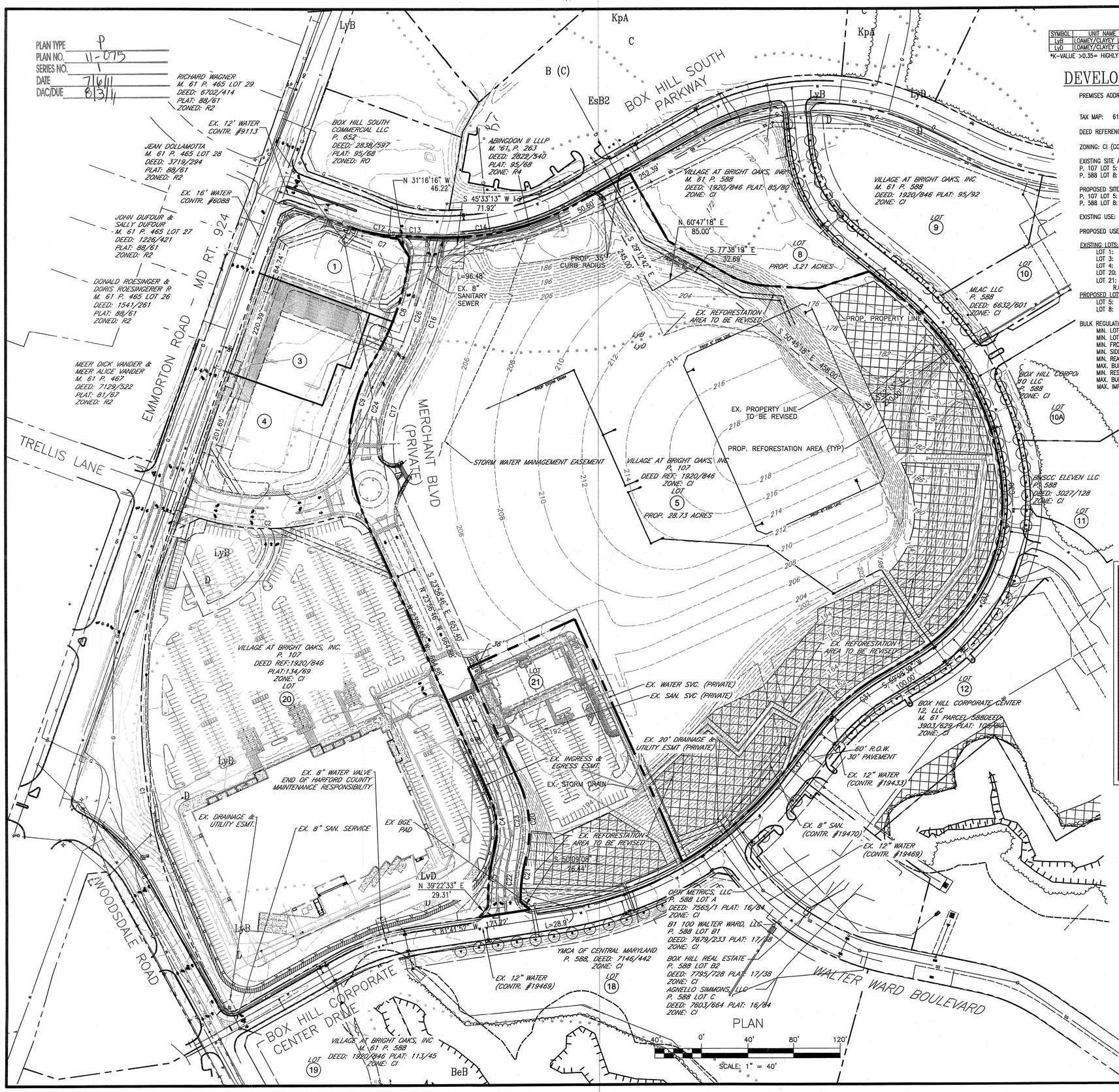
PLAN TYPE P
PLAN NO. 11-075
SERIES NO. 1
DATE 7/6/11
DAC/DUE 8/3/11



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

DEED REFERENCES: 1920/846 PLATS: 134/70, 85/80

ZONING: CI (COMMERCIAL INDUSTRIAL DISTRICT)

EXISTING SITE AREA:
P. 107 LOT 5: 27.24 AC±
P. 588 LOT B: 4.70 AC±

PROPOSED SITE AREA:
P. 107 LOT 5: 28.73 AC±
P. 588 LOT B: 3.21 AC±

EXISTING USE: UNDEVELOPED

PROPOSED USE: RETAIL TRADE/SERVICE

EXISTING LOTS:

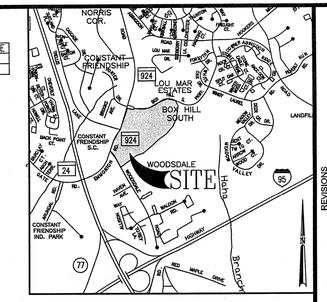
LOT 1:	0.99 AC	PROP. BANK
LOT 3:	1.15 AC	PROP. RESTAURANT
LOT 4:	2.37 AC	PROP. RESTAURANT
LOT 20:	13.44 AC	GROCERY STORE
LOT 21:	3.54 AC	PROP. RETAIL/OFFICE
R.O.W.:	0.06 AC	RIGHT OF WAY DEDICATION

PROPOSED LOTS:

LOT 5:	28.73 AC	PROP. RETAIL
LOT 8:	3.21 AC	FUTURE DEVELOPMENT

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
MAX. BUILDING COVERAGE:	50%
MAX. IMPERVIOUS SURFACE:	85%



VICINITY MAP

1"=2000'

GENERAL NOTES

1. SURROUNDING BOUNDARY AND TOPOGRAPHY INFORMATION BASED ON HARFORD COUNTY G.I.S. DATED 2000.

2. SITE BOUNDARY BASED ON FWA SURVEY DATED 12/07 AND PLATS 134/69 & 134/70 DATED 5–19–2010 AND 137/17 DATED 4–22–2011 & 85/80 DATED 8–16–1995. SITE 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. TIDAL OR NON–TIDAL WETLANDS ARE NOT PRESENT .

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

7. STORM WATER MANAGEMENT WILL BE ADDRESSED AS PER 2000 DESIGN MANUAL REGULATIONS.

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

9. A LANDSCAPE/LIGHTING PLAN IS PROVIDED FOR THE SITE IN A SEPARATE SUBMISSION.

10. SIGN PERMIT WILL BE APPLIED FOR SEPARATELY.

N

CURVE DATA TABLE

No.	RADIUS	TANGENT	LENGTH	Δ DELTA	CHORD LENGTH	CHORD BEARING
C1	1233.24'	467.50'	893.71'	41°31'17"	874.28'	N 08°07'15" W
C2	477.00'	149.24'	289.28'	34°44'49"	284.86'	N 89°46'10" W
C3	72.93'	64.81'	106.00'	83°11'48"	96.93'	N 65°32'40" W
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'	96.57'	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

THIS REVISED PRELIMINARY PLAN REVISES THE LOT LINE BETWEEN LOTS 5 & 8.

LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- EXISTING STRUCTURES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STRUCTURES
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED REFORESTATION AREA

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REV#	DATE	DESCRIPTION

REVISIONS

P.O. Box 727, 5 South Main Street
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410-838-7900 410-893-1243 fax
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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

Boulevard at Box Hill

1st Election District — Harford County, Maryland

SUBMITTED
JUL 0 6 2011
Frederick Ward Associates, Inc.

DATE: 7/06/11	DRAWING NO: PP
SCALE: 1" = 100'	
DESIGNED BY: KLS/JCL/TDT	SHEET 1 OF 1
DRAWN BY: MRT	FWA JOB NUMBER: 2091018.01

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M:\PROJECTS\2091018.01 WARD BOULEVARD PHASE II\PLANNING\CAD\DAC JC PENNY\PP01 - SERIES IV PRELIMINARY PLAN.DWG, LAYOUT1, 7/6/2011 3:36 PM,mrt