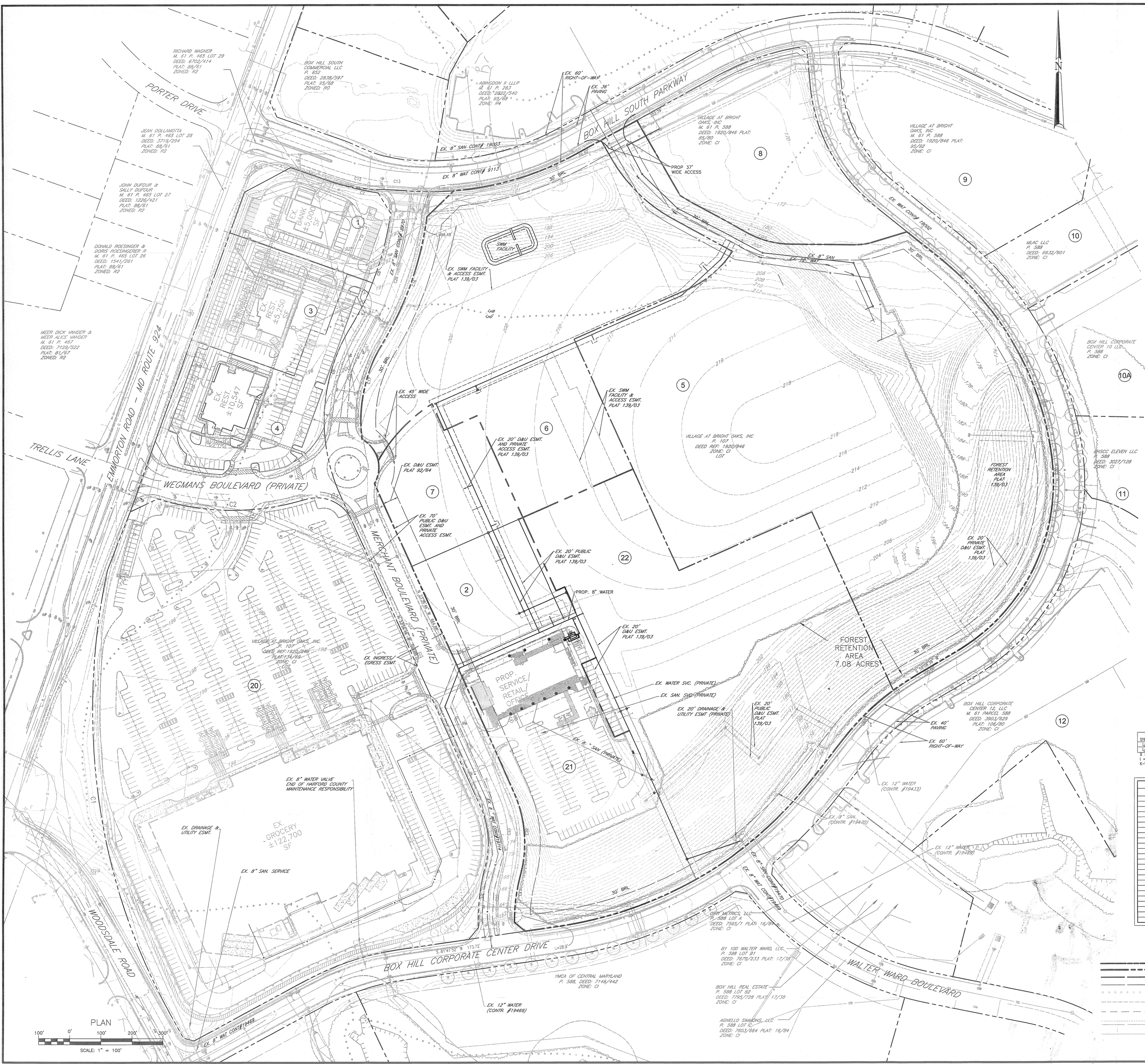

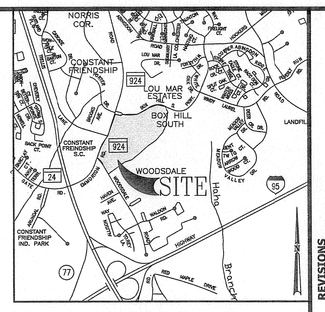

VICINITY MAP

1"=2000'

I.C.S.C. SUMMARY

PREMISES ADDRESS: 3411 EMMORTON ROAD
ABINGDON, MARYLAND 21009

TAX MAP: 61 PARCEL: 588 LOT: 2,5 & 21

DEED REFERENCES: 1920/846 & 9259/22
PLATS: 137/17 & 139/03

ZONING: CI (COMMERCIAL INDUSTRIAL DISTRICT)

PROPOSED USE: INTEGRATED COMMUNITY SHOPPING CENTER (±222,175 SF RETAIL)

PLAN TYPE P
PLAN NO. 13-053
SERIES NO.
DATE 5/9/12
DAC/DUE 6/6/13

PROPOSED I.C.S.C. AREA:

EXISTING LOT 2:	±	47,286 SF	(1.09 AC)
EXISTING LOT 5:	±	1,125,373 SF	(25.83 AC)
EXISTING LOT 21:	±	154,272 SF	(3.54 AC)
TOTAL AREA:	±	1,326,926 SF	(30.46 AC)

PROPOSED LOT 2:	±	50,126 SF	(1.15 AC)
PROPOSED LOT 5:	±	518,202 SF	(11.90 AC)
PROPOSED LOT 6:	±	262,564 SF	(6.03 AC)
PROPOSED LOT 7:	±	54,741 SF	(1.25 AC)
PROPOSED LOT 21:	±	149,503 SF	(3.43 AC)
PROPOSED LOT 22:	±	291,790 SF	(6.70 AC)
TOTAL AREA:	±	1,326,926 SF	(30.46 AC)

BULK REGULATIONS:	ICSC
MIN. LOT SIZE:	N/A
MIN. LOT WIDTH:	300 FT OF ROAD FRONTAGE
MIN. FRONT YARD SETBACK:	30 FT TO PARCEL BOUNDARY
MIN. SIDE YARD SETBACK:	30 FT TO PARCEL BOUNDARY
MIN. REAR YARD SETBACK:	30 FT TO PARCEL BOUNDARY
MIN. SETBACK PUBLIC RD R.O.W.:	40 FT
MAX. BUILDING HEIGHT:	36 FT
MIN. RESIDENTIAL SETBACK:	50 FT
MAX. BUILDING COVERAGE:	45%
MAX. IMPERVIOUS SURFACE:	85%
MIN PARK AREA SETBACK FROM BLDG:	10 FT
MIN BLDG SF:	75,000 SF
MIN SIGN SETBACK (FRONT)	20 FT
MIN SIGN SETBACK (SIDE)	20 FT
MIN. SIGN SETBACK (REAR)	20 FT

PARKING:

ICSC
SHOPPING CENTER: 1 SPACE PER 250 SF
MIN PARKING REQUIRED: 889 @ 222,175 SF
MAX PARKING ALLOWED: 1,156 SPACES @ 130% REQUIRED SPACES

PROPOSED:
1,009 SPACES @ 4.55 SPACES PER 1,000 SF

IMPERVIOUS SURFACE:
±769,698 SF @ 58%

BUILDING COVERAGE:
±222,175 SF @ 16.74%

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.

11. PROJECT SUBJECT TO A BOARD OF APPEALS CASE NUMBERS 5760 THRU 5763

12. THIS SUBDIVISION SUPERCEDES PREVIOUS SITE PLAN APPROVALS FOR LOTS 2,5 & 21 IN SO FAR AS FOR PROJECT TO BE DEVELOPED AS A SPECIAL DEVELOPMENT INTEGRATED COMMUNITY SHOPPING CENTER AS APPROVED BY THE BOARD OF APPEALS ON MARCH 23, 2012 CASE NUMBER 5760 THRU 5763.

13. NEW PLATS WILL BE RECORDED IN THE LAND RECORDS OF HARFORD COUNTY THAT WILL SUPERCEDE PLAT NO'S 137/17 & 139/03.

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	DEPTH TO WATER TABLE	K-VALUE
LuB	LOAMY AND CLAYEY LAND, 0-5% SLOPES	–	>5'	0.43
LuD	LOAMY AND CLAYEY LAND, 5-15% SLOPES	–	>5'	0.43

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

CURVE DATA TABLE						
No.	RADIUS	TANGENT	LENGTH	△ 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 08°28'00" E
C7	511.50'	51.69'	103.04'	11°32'00"	102.86'	S 76°10'03" E
C8	575.47'	119.85'	236.31'	23°31'42"	234.68'	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'	346.08'	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°28'49"	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 46°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 28°28'54" W

LEGEND

RIGHT-OF-WAY LINE
PROPERTY LINE
FUTURE PARCEL BOUNDARY
SETBACK
SOILS BOUNDARY
EXISTING CURB
EXISTING STRUCTURES
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED STRUCTURES
EXISTING STORM DRAIN
EXISTING SANITARY
EXISTING WATER
EXISTING TREE LINE
PROPOSED TREE LINE
EXISTING WETLANDS
WETLAND BUFFER
HYDRANT
TRAFFIC SIGN
EXISTING LIGHT
EX. CONCRETE PAVING
PROP. CONCRETE PAVING

REV#	DATE	DESCRIPTION

REVISIONS

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014-0727
410-838-7900 410-893-1243 fax
www.frederickward.com

OWNER/DEVELOPER
BOULEVARD AT BOX HILL 5, LLC
BOULEVARD AT BOX HILL 21, LLC
2700 PHILADELPHIA ROAD
EDGEWOOD, MARYLAND 21040
ATTN: JIM MARTIN
PHONE: 410-679-5000

PRELIMINARY PLAN
INTEGRATED COMMUNITY SHOPPING CENTER
FOR

BOULEVARD AT BOX HILL
PHASE 2

1ST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE: 5/9/2012	DRAWING NO: PP1
SCALE: 1"= 60'	
DESIGNED BY: GP	SHEET 1 OF 1
DRAWN BY: JRW	FWA JOB NUMBER: 2091018.50