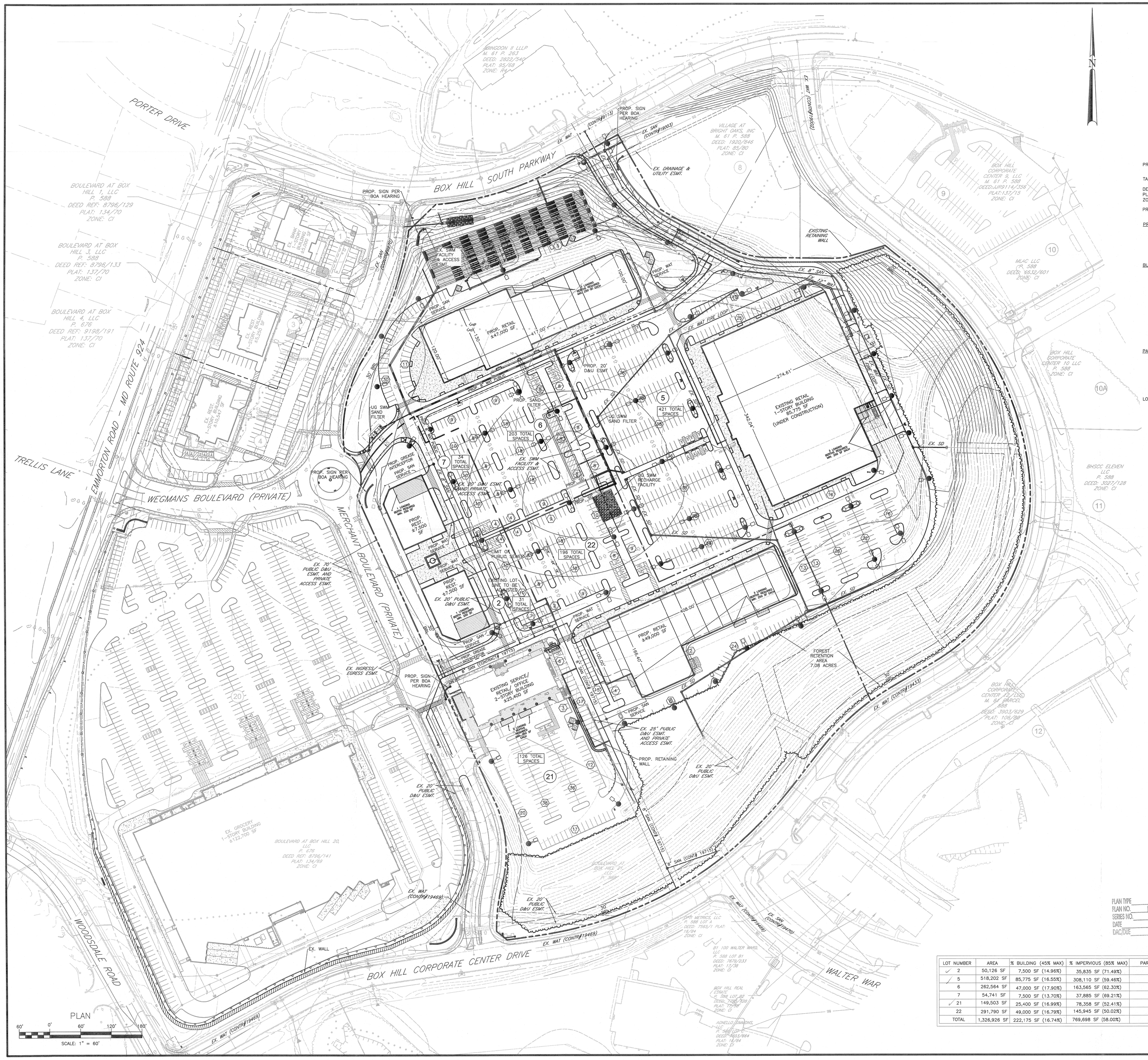

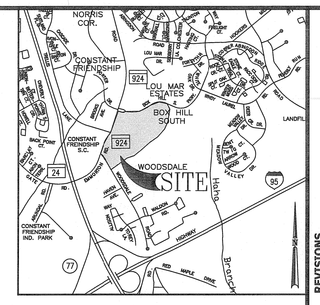

VICINITY MAP

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: 138/26 & 139/03
ZONING: CI (COMMERCIAL INDUSTRIAL DISTRICT)

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

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)

BULK REGULATIONS:	ICSC
MIN. LOT SIZE:	N/A
MIN. LOT WIDTH:	300 FT OF ROAD FRONTAGE -50' FROM RESIDENTIAL DISTRICT
MIN. FRONT YARD SETBACK:	30 FT TO PARCEL BOUNDARY-50' FROM RESIDENTIAL DISTRICT
MIN. SIDE YARD SETBACK:	30 FT TO PARCEL BOUNDARY-50' FROM RESIDENTIAL DISTRICT
MIN. REAR YARD SETBACK:	30 FT TO PARCEL BOUNDARY-50' FROM RESIDENTIAL DISTRICT
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 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

LOADING SPACES:
REQUIRED: IN EXCESS OF 20,000 SF 1 LOADING BERTH PER 20,000 SF BUILDING AREA

NOTE: NUMBER OF PARKING SPACES TAKES INTO CONSIDERATION THAT 5% OF THE GROSS FLOOR AREA OF USE WILL BE USED AS INCIDENTAL STORAGE.

NUMBER OF EMPLOYEES: 100

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 AND 137/17 DATED 4-22-11 AND 139/03 DATED 5-01-12 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. SIGN PERMIT WILL BE APPLIED FOR SEPARATELY.

10. THE PROPERTY LINE FOR LOT 2 RECORDED IN PLAT 139/03 DATED MAY 1, 2012 WILL BE ADJUSTED AND RECORDED WITH THIS SUBDIVISION.

11. THIS PROJECT IS BEING DEVELOPED UNDER THE SPECIAL DEVELOPMENT PROVISIONS OF THE HARFORD COUNTY ZONING REGULATIONS AS AN INTEGRAL COMMUNITY SHOPPING CENTER (ICSC) AND WAS GRANTED APPROVAL FROM THE BOARD OF APPEALS ON MARCH 23, 2012 CONSOLIDATED CASE NO'S 5760 TO 5763 WHICH INCLUDES VARIOUS SIGN VARIANCES ALL CONDITIONS OF THAT CASE ARE HEREBY PART OF THIS PLAN.

12. SANITARY CLEAN-OUT'S OR SAMPLING MANHOLES AND CURB STOPS FOR WATER SERVICE SHALL BE PROVIDED AT THE EDGE OF PUBLIC D&U EASEMENTS FOR SERVICE TO EACH BUILDING.

13. PARKING SPACES SHALL MEASURE 9'x18' EXCEPT FOR HANDICAPED SPACE THAT SHALL MEASURE 8'x18' WITH 5'x18' OR 8'x18' ACCESS ISLE BETWEEN SPACES. ALL HC SPACES SHALL BE SIZED ACCORDINGLY.

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	DEPTH TO WATER TABLE	K-VALUE
LyB	LOAMY AND CLAYEY LAND, 0-5% SLOPES	-	>3'	0.43
LyD	LOAMY AND CLAYEY LAND, 5-15% SLOPES	-	>3'	0.43

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

LEGEND

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

PLAN TYPE S
PLAN NO. 12-054
SERIES NO.
DATE 5/9/12
DAC/DUE 6/6/12

LOT DATA

LOT NUMBER	AREA	% BUILDING (45% MAX)	% IMPERVIOUS (85% MAX)	PARKING REQUIREMENTS	PARKING PROVIDED	LOADING REQUIRED	LOADING PROVIDED
✓ 2	50,126 SF	7,500 SF (14.96%)	35,835 SF (71.49%)	30 SPACES	31 SPACES	NO LOADING BERTHS REQ.	1 LOADING BERTH
✓ 5	518,202 SF	85,775 SF (16.55%)	308,110 SF (59.46%)	344 SPACES	420 SPACES	5 LOADING BERTHS	3 LOADING BERTHS
6	262,564 SF	47,000 SF (17.90%)	163,565 SF (62.30%)	188 SPACES	203 SPACES	3 LOADING BERTHS	3 LOADING BERTHS
7	54,741 SF	7,500 SF (13.70%)	37,885 SF (69.21%)	30 SPACES	34 SPACES	NO LOADING BERTHS REQ.	1 LOADING BERTH
✓ 21	149,503 SF	25,400 SF (16.99%)	78,358 SF (52.41%)	102 SPACES	126 SPACES	2 LOADING BERTHS	2 LOADING BERTH
22	291,790 SF	49,000 SF (16.79%)	145,945 SF (50.02%)	196 SPACES	194 SPACES	3 LOADING BERTHS	3 LOADING BERTHS
TOTAL	1,326,926 SF	222,175 SF (16.74%)	769,698 SF (58.00%)	890 SPACES	1009 SPACES	13 LOADING BERTHS	13 LOADING BERTHS

REV#	DATE	DESCRIPTION

FREDERICK WARD ASSOCIATES
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Bel Air Maryland 21014-0727
410-838-7900 410-893-1243 fax
www.fredrickward.com

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

SITE PLAN
INTEGRATED COMMUNITY SHOPPING CENTER
FOR
BOULEVARD AT BOX HILL
PHASE 2

1ST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

DATE: 05/09/12	DRAWING NO: SP1
SCALE: 1"= 60'	
DESIGNED BY: GP	SHEET 1 OF 1
DRAWN BY: JRW	FWA JOB NUMBER 2091018.50

M:\PROJECTS\2091018.50 VILLAGE AT BRIGHT OAKS - LOT 5 BLVD @ BOX HILL (CSC\ENGINEERS\CAD\DAC PLANS\P1_ICSC SITE PLAN.DWG, LAYOUT1, 5/9/2012 2:37 PM,jrs