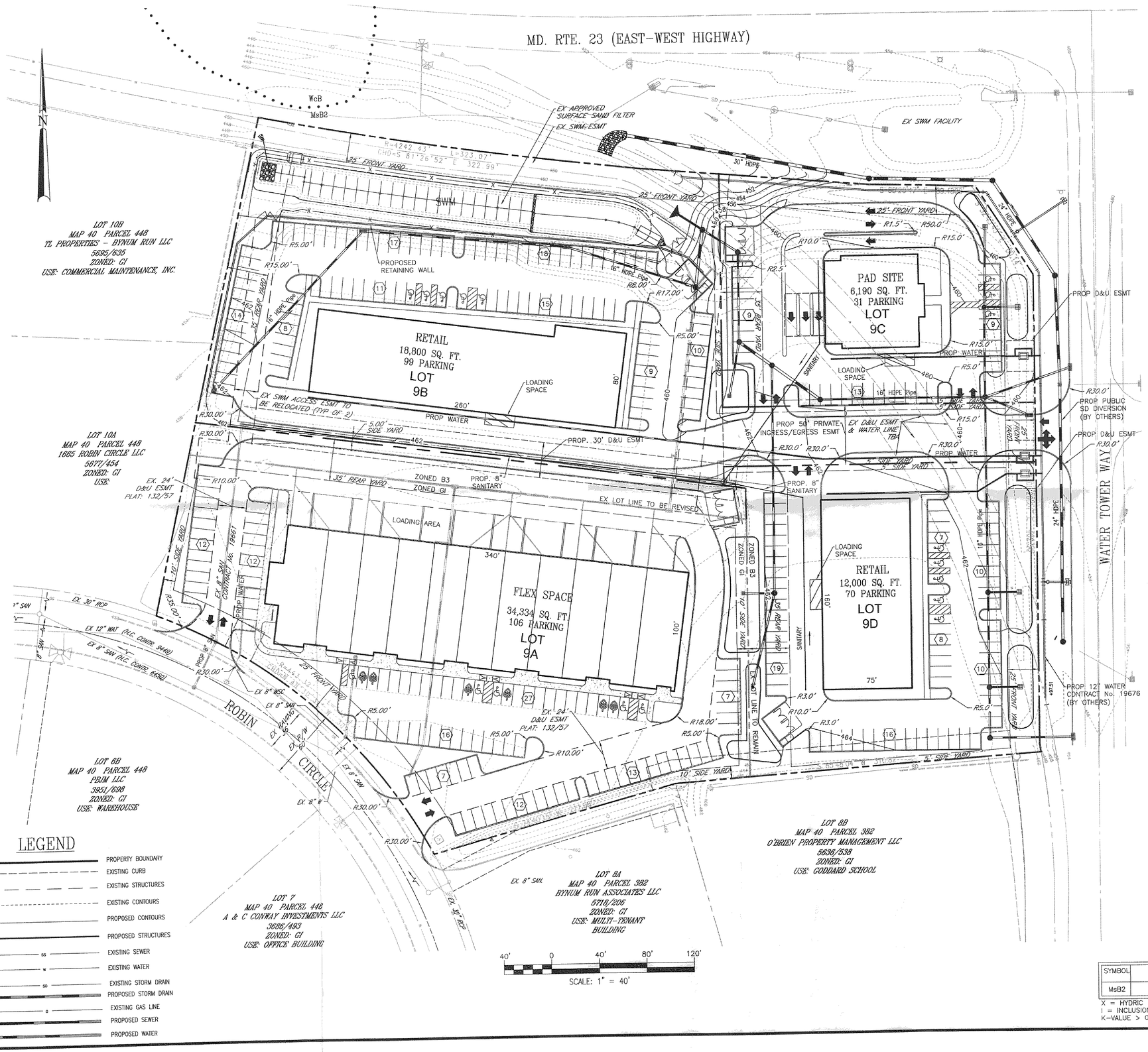

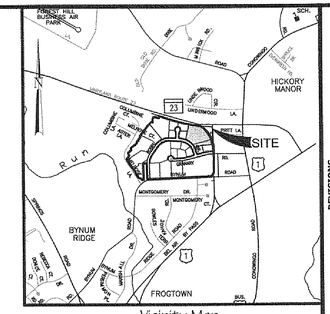

Vicinity Map
1"=2000'

SITE DATA AND NOTES

1. OWNER/DEVELOPER:
   CHAPCO PROPERTIES LLC
   4000 HUDSON ST
   BALTIMORE, MD 21224-5213
2. PROPERTY ADDRESS:
   1657 ROBIN CIRCLE
   FOREST HILL, MD 21050
3. ZONING: GI (GENERAL INDUSTRIAL) LOT 9A; B3 (GENERAL BUSINESS) LOTS 9B, 9C & 9D
4. TAX MAP: 40 GRID: 1F
   PARCEL: 382 DEED: 5907/368 PLAT: JUR 132/57
5. TOTAL ACREAGE: 8.2266 AC±
6. EXISTING USE: VACANT
   PROPOSED USE: FLEX SPACE W/ USES ALLOWED (LOT 9A)
   RETAIL USES (LOTS 9B, 9C, & 9D)
7. BUILDING RESTRICTIONS:

	GI (LOT 9A)	B3 (LOTS 9B, 9C & 9D)
MIN. LOT WIDTH:	50 FEET	50 FEET
FRONT YARD:	25 FEET	25 FEET
SIDE YARD:	10 FEET	5 FEET
REAR YARD:	35 FEET	35 FEET
BLDG HEIGHT:	35 FEET	3 STORIES

8. THIS SITE IS NOT SUBJECT TO THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA PANEL NO. 24025C0261 D, DATED JANUARY 7, 2000.
9. TOPOGRAPHIC SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC., JANUARY 2007.
10. BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. NOVEMBER 2004.
11. THIS SITE IS TO BE SERVED BY HARFORD COUNTY PUBLIC WATER SUPPLY AND COMMUNITY SEWERAGE.
12. STORMWATER MANAGEMENT: QUANTITY CONTROL TO BE PROVIDED IN EXISTING REGIONAL FACILITY. QUALITY CONTROL TO BE PROVIDED ON SITE.
13. FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC SHALL BE DETERMINED DURING FINAL CONSTRUCTION DESIGN.
14. THERE IS NO ON-SITE WETLAND OR WETLAND BUFFER.
15. THIS PROPERTY IS GRAND FATHERED FROM FOREST CONSERVATION.
16. SITE ACCESS:
    2-30 FOOT WIDE ENTRANCES ON ROBIN CIRCLE
    1-30 FOOT WIDE ENTRANCE OR TOW A WAY
17. FINAL LOCATIONS FOR WATER SERVICE CONNECTION, SEWER SERVICE, STORM DRAINS AND OTHER UTILITIES SHALL BE DETERMINED AT TIME OF CONSTRUCTION DRAWING APPROVALS.
18. EXISTING SITE APPROVALS/PERMITS
    - SWM PERMIT No.: 08-91197-001 PLAN No.:
    - GRADING PERMIT No.: PLAN No.:
    - WATER CONTRACT No.:
    - SWM CONTRACT PLAN.:
    - NPDES PERMIT: 091P0179
    - BUILDING PERMIT: 2010132B0130

LOT CALCULATIONS

LOT #	LOT AREA	BLDG COVERAGE ALLOWED	BLDG COVERAGE PROPOSED	IMPERVIOUS ALLOWED	IMPERVIOUS PROPOSED
9A	2.91ac	60%	34,334sf 27%	90%	101,990sf 80%
9B	2.81ac	35%	18,800sf 15.36%	85%	66,908sf 54.66%
9C	1.08ac	35%	6,109sf 13.16%	85%	32,292sf 69%
9D	1.43ac	35%	12,000sf 19.26%	85%	39,026sf 63%

PARKING CALCULATIONS

LOT #	PARKING REQUIRED	PARKING PROPOSED (1 SP/200SF)
9A	VARIES BASED ON USE	106 SPACES
9B	94 SPACES	99 SPACES
9C	31 SPACES	31 SPACES
9D	60 SPACES	70 SPACES

SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	WATER TABLE DEPTH	K-VALUE	HYDROLOGIC GROUP
MsB2	MONTALTO SILT LOAM, 3-8% SLOPES	–	>6'	0.32	B

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

LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- EXISTING STRUCTURES
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STRUCTURES
- SS — EXISTING SEWER
- W — EXISTING WATER
- SD — EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- G — EXISTING GAS LINE
- PROPOSED SEWER
- PROPOSED WATER

REVISIONS

REV#	DATE	DESCRIPTION

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014-0727
410-838-7800 410-893-1243 fax
www.frederickward.com

OWNER/DEVELOPER
CHAPCO PROPERTIES, LLC
4000 HUDSON ST
BALTIMORE, MD 21224-5213
ATTN: MR. RICHARD CHAPOLINI
410-522-7117

PRELIMINARY PLAN

THE SHOPS AT BYNUM RUN

(BYNUM RUN BUSINESS CENTER
LOTS 9A & 9B)
3rd ELECTION DISTRICT HARFORD COUNTY, MD

PLAN TYPE: PP
PLAN NO.:
SERIES NO.:
DATE: 6/20/2012
DRAWN BY: JRW
DESIGNED BY: LES
CHECKED BY: LES
SCALE: 1" = 40'
DATE: 6/20/2012
DRAWING NO: PP
SHEET 1 OF 1
FWA JOB NUMBER: 2121055.00

M:\PROJECTS\2121055.00 CHAPCO PROP BYNUM RUN BUS CTR LOT9B\ENGINEERS\CAD\PP01-PRELIMINARY PLAN.DWG, 40 SCALE, 6/20/2012 11:09 AM\jrs