DEVELOPMENT SUMMARY

PREMISES ADDRESS: CHESAPEAKE ROAD
ABERDEEN, MD 21001

TAX MAP: 59 PARCEL: 5
TAX MAP: 204 PARCEL 2170

DEED REFERENCE: 3246/ST
1910/002

ZONING: B3

AREA: 55.3779 AC± (CLOSE PROPERTY)

TOTAL AREA: 61.0875 AC± (INCLUDED THE SWAP LAND FROM CITY OF ABERDEEN)

EXISTING USE: AGRICULTURAL

PROPOSED USE: SERVICE/RETAIL

BULK REGULATIONS
(B3 ZONING, OFFICE PARK PERFORMANCE STANDARDS
& JULY 5TH ANNEXATION AGREEMENT)

MIN LOT AREA: N/A
MIN LOT WIDTH: N/A
MIN FRONT YARD: 40 FT
MIN SIDE YARD: 30
MIN REAR YARD: 30 FT
MAX BLDG HEIGHT: 60 FT
MIN RESIDENTIAL USE SETBACK: 50 FT(SFC): 35 FT(MULTI)
RESIDENTIAL BUFFER: 25 FT

MAX BLDG COVERAGE: 55.38 AC @ 45% = 24.92 AC
PROPOSED BLDG COVERAGE: 9.62 AC = 10.50%

OPEN SPACE REQUIRED: 55.38 AC @ 15% = 8.3 AC
PROPOSED OPEN SPACE: 12.46 AC @ 22.5%

PARKING:
REQUIRED: OFFICE BUILDING @ 1 SPACE PER 300 SF
RETAIL @ 1 SPACE PER 250 SF

LOT SUMMARY

#	USE	SQUARE FOOTAGE	ACREAGE	PARKING (REQ)
A	OFFICE	75,000 SF	5.05 AC	250 SP.
B	RETAIL	30,000 SF	3.36 AC	120 SP.
C	OFFICE	90,000 SF	5.13 AC	300 SP.
D	OFFICE	90,000 SF	5.47 AC	300 SP.
E	OFFICE	110,000 SF	5.95 AC	334 SP.
F	OFFICE	100,000 SF	6.05 AC	334 SP.
G	OFFICE	90,000 SF	6.55 AC	300 SP.
H	OFFICE	110,000 SF	6.62 AC	367 SP.
I	OFFICE	110,000 SF	7.38 AC	367 SP.
TOW			3.00 AC	
TOTAL:		765,000 SF	55.38 AC	2,512 SP.

NOTES:

1. TOPOGRAPHY INFORMATION FROM HARFORD COUNTY GIS. DATED: 2000.
2. BOUNDARY IS BASED ON SURVEY BY FWA SURVEYING. DATED 05, 2006.
3. WETLANDS AND WATER OF US WERE LOCATED BY FREDERICK WARD ASSOCIATES USING GPS ON 4/25/2007.
4. THERE IS NO 100 YEAR FLOODPLAIN ON THE PROPERTY BASED ON FEMA MAP NUMBER 24025C 0194D. DATED JANUARY 7, 2008.
5. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. WATER AND SEWER SERVICE TO BE ACQUIRED FROM THE CITY OF ABERDEEN. SERVICE TO THE PROJECT TO BE EXTENDED FROM OFF-SITE SOURCES.
7. CITY OWNED PROPERTY (TM. 204, P.2170) TO BE REZONED FROM M1 TO B3 CONCURRENTLY WITH THE PRELIMINARY PLAN APPLICATION.

VICINITY MAP
1"=2000'

Northgate Business Park

DEVELOPER
COPT DEVELOPMENT & CONSTRUCTION
6711 COLUMBIA GATEWAY DR.
SUITE 300
COLUMBIA, MD 21046

100' 0 100' 200' 300'
SCALE: 1"= 100'

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