



LAND - COMMERCIAL - RESIDENTIAL
BROKERAGE - CONSULTING - INVESTMENT - DEVELOPMENT

HITCHING POST PLAZA

5078 SOLOMONS ISLAND ROAD, LOTHIAN, ANNE ARUNDEL COUNTY, MARYLAND 20711



Property Highlights

- 20,000 square foot retail/office neighborhood center
- Highly visible with approximately 20,000 vehicles per day, located across from planned Dunkin Donuts
- High barriers to development and limited commercially zoned land in Southern Anne Arundel County
- Underserved commercial market located on highly traveled commuter route
- End cap has drive-thru potential
 - Perfect for bank or coffee shop!
- Pre-Construction Leasing Special - \$24/PSF NNN

For additional information, please contact:

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View from Route 2 North



View from Route 2 South



Hitching Post Plaza

Location: Solomons Island Road (Route 2) just north of the Lothian traffic circle at its intersection with Marlboro Road (Rt. 408) and Bayard Road (Rt. 422). Located approximately 10 minutes South of Edgewater, MD.

Status: Permit Ready - Construction Planned for 2016

Zoning: Anne Arundel County C1 Local Commercial
 Potential uses include bank, coffee/donut shop, convenience store, dry cleaner, salon, restaurant, office space, neighborhood retail/specialty shops, etc.

Parking: 95 spaces proposed

Utilities: Private well and septic

Demographics (2014):

	3 Mile	5 Mile	7 Mile
Population	5,270	19,728	43,245
Avg. HH Income	\$135,990	\$122,586	\$121,606

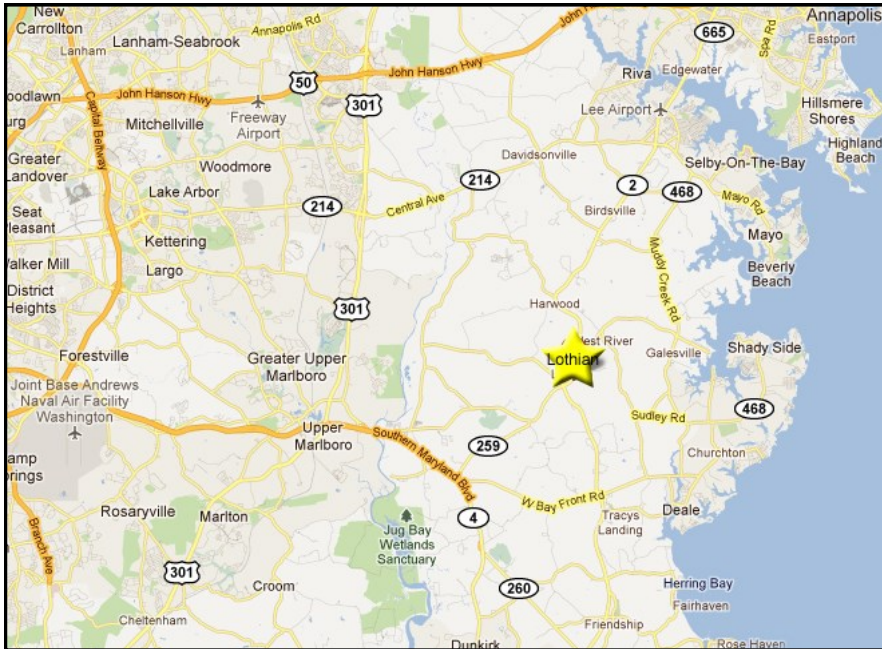
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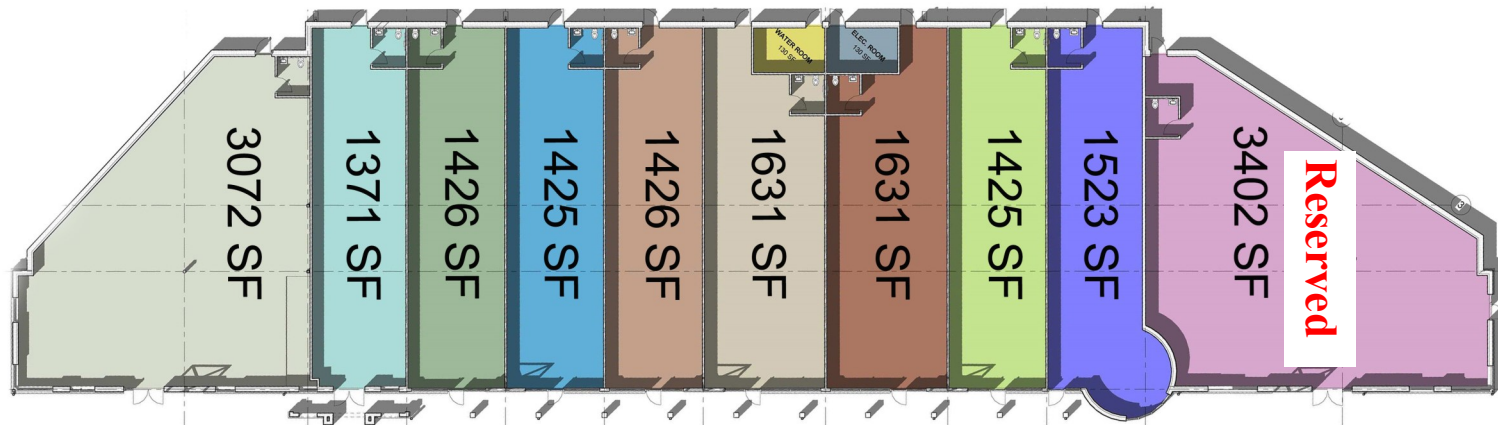
NOW LEASING - NEW RETAIL AND OFFICE SPACE AVAILABLE



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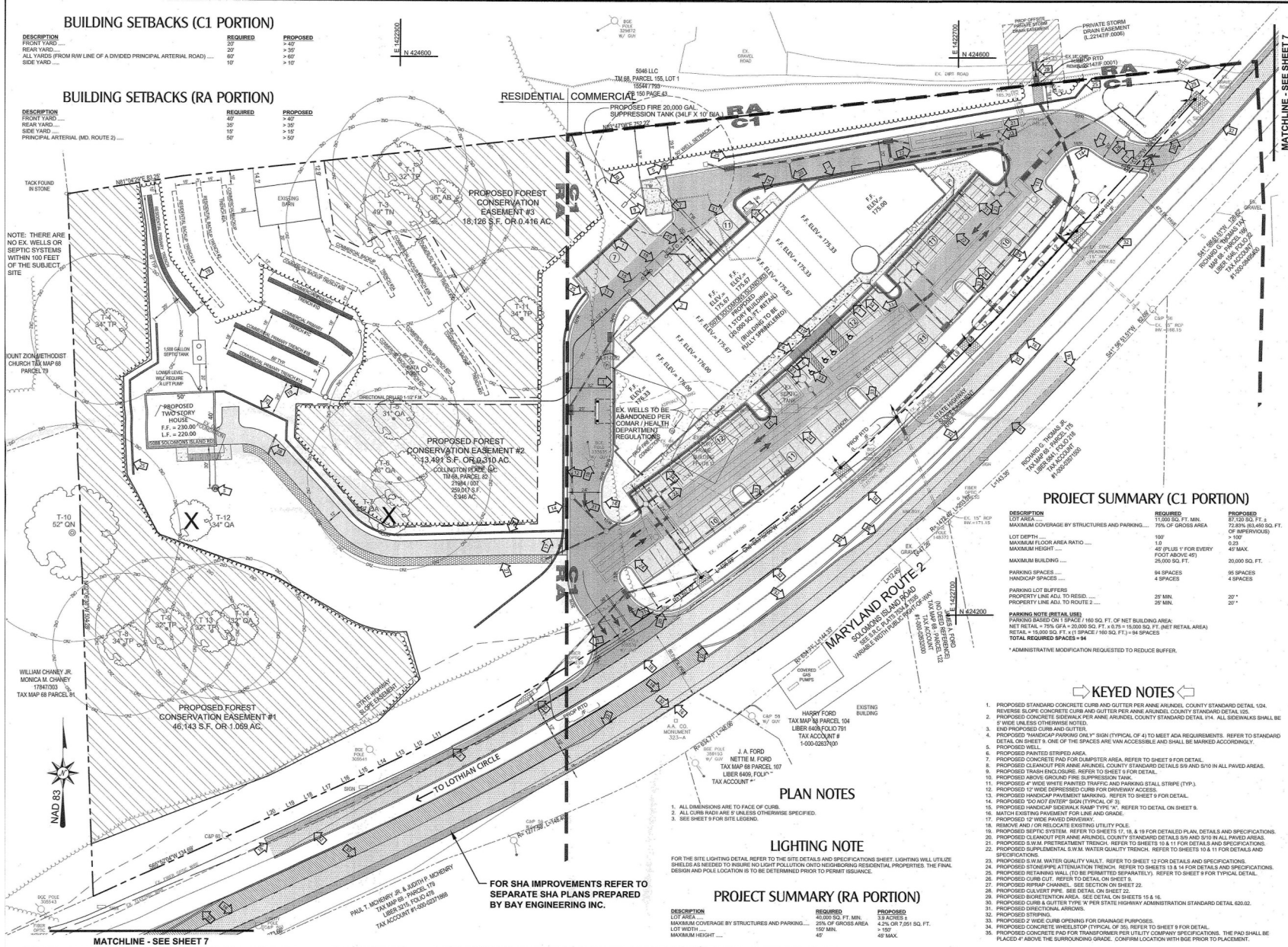


Proposed Floor Plan
(Net Square Footage)



NOW LEASING - NEW RETAIL AND OFFICE SPACE AVAILABLE

Site Plan



BUILDING SETBACKS (C1 PORTION)

DESCRIPTION	REQUIRED	PROPOSED
FRONT YARD	25'	> 42'
REAR YARD	20'	> 30'
ALL YARDS FROM RW LINE OF A DIVIDED PRINCIPAL ARTERIAL ROAD	60'	> 60'
SIDE YARD	10'	> 10'

BUILDING SETBACKS (RA PORTION)

DESCRIPTION	REQUIRED	PROPOSED
FRONT YARD	25'	> 42'
REAR YARD	20'	> 30'
PRINCIPAL ARTERIAL (MD. ROUTE 2)	60'	> 60'

NOTE: THERE ARE NO EX. WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE SUBJECT SITE.

PROJECT SUMMARY (C1 PORTION)

DESCRIPTION	REQUIRED	PROPOSED
MAXIMUM COVERAGE BY STRUCTURES AND PARKING	11,000 SQ. FT. MIN. 75% OF GROSS AREA	87,000 SQ. FT. 72.8% (30,400 SQ. FT. OF IMPERVIOUS)
LOT DEPTH	100'	40' PLUS 1' FOR EVERY FOOT ABOVE 40'
MAXIMUM FLOOR AREA RATIO	40'	62.5'
MAXIMUM HEIGHT	40' PLUS 1' FOR EVERY FOOT ABOVE 40'	49' MAX.
MAXIMUM BUILDINGS	20,000 SQ. FT.	20,000 SQ. FT.
PARKING SPACES	84 SPACES	86 SPACES
HANDICAP SPACES	4 SPACES	4 SPACES
PARKING LOT BUFFERS	25 MIN.	20'
PROPERTY LINE ADJ. TO ROADS	25 MIN.	20'

PARKING NOTE (RETAIL USE)
 PARKING BASED ON 1 SPACE / 180 SQ. FT. OF NET BUILDING AREA.
 NET RETAIL = 75% GFA = 20,000 SQ. FT. (7.5% = 15,000 SQ. FT. NET RETAIL AREA)
 RETAIL = 15,000 SQ. FT. / 111 SPACES = 135 SQ. FT. / 111 SPACES
 TOTAL REQUIRED SPACES = 84
 *ADMINISTRATIVE MODIFICATION REQUESTED TO REDUCE BUFFER.

KEYED NOTES

- PROPOSED STANDARD CONCRETE CURB AND GUTTER PER ANNE ARUNDEL COUNTY STANDARD DETAIL 104.
- REVERSE SLOPE CONCRETE CURB AND GUTTER PER ANNE ARUNDEL COUNTY STANDARD DETAIL 105.
- PROPOSED CONCRETE SIDEWALK PER ANNE ARUNDEL COUNTY STANDARD DETAIL 114. ALL SIDEWALKS SHALL BE 8' WIDE UNLESS OTHERWISE NOTED.
- 8" SLOPE CONCRETE CURB AND GUTTER.
- PROPOSED "HANDICAP PARKING ONLY" SIGN (TYPICAL OF 4) TO MEET ADA REQUIREMENTS. REFER TO STANDARD DETAIL ON SHEET 14. ONE OF THE SPACES ARE VAN ACCESSIBLE AND SHALL BE MARKED ACCORDINGLY.
- PROPOSED WELL.
- PROPOSED PAINTED STRIPED AREA.
- PROPOSED CONCRETE PAD FOR DUMPSTER AREA. REFER TO SHEET 9 FOR DETAIL.
- PROPOSED CLEANOUT PER ANNE ARUNDEL COUNTY STANDARD DETAILS 819 AND 810 IN ALL PAVED AREAS.
- PROPOSED TRASH ENCLOSURE. REFER TO SHEET 9 FOR DETAIL.
- PROPOSED 4" WIDE GROUND LINE SUPERSTRICTION TRENCH.
- PROPOSED 4" WIDE WHITE PAINTED TRAFFIC AND PARKING STALL STRIPS (TYP.).
- PROPOSED 12" WIDE DEPRESSION CURB FOR DRIVEWAY ACCESS.
- PROPOSED HANDICAP PAVEMENT MARKINGS. REFER TO SHEET 9 FOR DETAIL.
- PROPOSED "NO LEFT TURN" SIGN (TYPICAL OF 3).
- PROPOSED HANDICAP SIDEWALK RAMP TYPE "A". REFER TO DETAIL ON SHEET 9.
- MATCH EXISTING PAVEMENT FOR LINE AND GRADE.
- PROPOSED 12" WIDE PAVED DRIVEWAY.
- REMOVE AND OR RELOCATE EXISTING UTILITY POLE.
- PROPOSED SEPTIC SYSTEM. REFER TO SHEETS 17, 18, & 19 FOR DETAILED PLAN, DETAILS AND SPECIFICATIONS.
- PROPOSED CLEANOUT PER ANNE ARUNDEL COUNTY STANDARD DETAILS 819 AND 810 IN ALL PAVED AREAS.
- PROPOSED 6" I.W.M. PRETREATMENT TRENCH. REFER TO SHEETS 10 & 11 FOR DETAILS AND SPECIFICATIONS.
- PROPOSED SUPPLEMENTAL 8" I.W.M. WATER QUALITY TRENCH. REFER TO SHEETS 10 & 11 FOR DETAILS AND SPECIFICATIONS.
- PROPOSED 6" I.W.M. WATER QUALITY VAULT. REFER TO SHEET 12 FOR DETAILS AND SPECIFICATIONS.
- PROPOSED STORMPIPE ATTENUATION TRENCH. REFER TO SHEETS 13 & 14 FOR DETAILS AND SPECIFICATIONS.
- PROPOSED FENCING WALL TO BE REMITTED SEPARATELY. REFER TO SHEET 9 FOR TYPICAL DETAIL.
- PROPOSED CURB CUT. REFER TO DETAIL ON SHEET 9.
- PROPOSED RIPRAP CHANNEL. SEE SECTION ON SHEET 22.
- PROPOSED CULVERT PIPE. SEE DETAIL ON SHEET 22.
- PROPOSED ROBERTSON AREA. SEE DETAIL ON SHEETS 15 & 16.
- PROPOSED CURB & GUTTER TYPE "A" PER STATE HIGHWAY ADMINISTRATION STANDARD DETAIL 800.02.
- PROPOSED DIRECTIONAL ARROWS.
- PROPOSED STRIPING.
- PROPOSED 2" WIDE CURB OPENING FOR DRAINAGE PURPOSES.
- PROPOSED CONCRETE WHEELSTOP (TYPICAL OF 36). REFER TO SHEET 9 FOR DETAIL.
- PROPOSED CONCRETE PAD FOR TRANSPORTED UTILITY COMPANY SPECIFICATIONS. THE PAD SHALL BE PLACED 2' ABOVE THE SURROUNDING GRADE. CONFIRM LOCATION WITH BGE PRIOR TO PLACEMENT.

PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB.
- ALL CURB RADIUS ARE 8' UNLESS OTHERWISE SPECIFIED.
- SEE SHEET 9 FOR SITE LEGEND.

LIGHTING NOTE

FOR THE SITE LIGHTING DETAIL REFER TO THE SITE DETAILS AND SPECIFICATIONS SHEET. LIGHTING WILL UTILIZE SHIELDS AS NEEDED TO PREVENT LIGHT POLLUTION INTO NEIGHBORING RESIDENTIAL PROPERTIES. THE FINAL DESIGN AND POLE LOCATION IS TO BE DETERMINED PRIOR TO PERMIT ISSUANCE.

PROJECT SUMMARY (RA PORTION)

DESCRIPTION	REQUIRED	PROPOSED
LOT AREA	40,000 SQ. FT. MIN.	33 ACRES ±
MAXIMUM COVERAGE BY STRUCTURES AND PARKING	25% OF GROSS AREA	4.2% OR 7,261 SQ. FT.
LOT WIDTH	150'	> 100'
MAXIMUM HEIGHT	40'	49' MAX.

FOR SHA IMPROVEMENTS REFER TO SEPARATE SHA PLANS PREPARED BY BAY ENGINEERING INC.

Revisions	
Rev #	Description

Bay Engineering Inc.
 100 Annapolis Corporate Drive, Suite 170
 Annapolis, Maryland 21401
 410.887.8000
 www.bayengineering.com

FORD, JAMES PROPERTY
 5075 & 5085 SOLVINGERS ISLAND ROAD (ROUTE 2)
 FIRST DISTRICT JAMES ANNE ARUNDEL COUNTY RA & C1 ZONING

DATE: OCTOBER, 2010
JOB NUMBER: 07-2507
SCALE: 1" = 30'
DRAWN BY: TSS
APPROVED BY: TSS
FOLDER REFERENCE: COLLEEN GROUP ROUTE 2 LOTMAN

SITE & UTILITY PLAN
 FOR THE
SITE DEVELOPMENT, GRADING, & BUILDING PERMIT PLANS
 SHEET NO. 3 OF 35