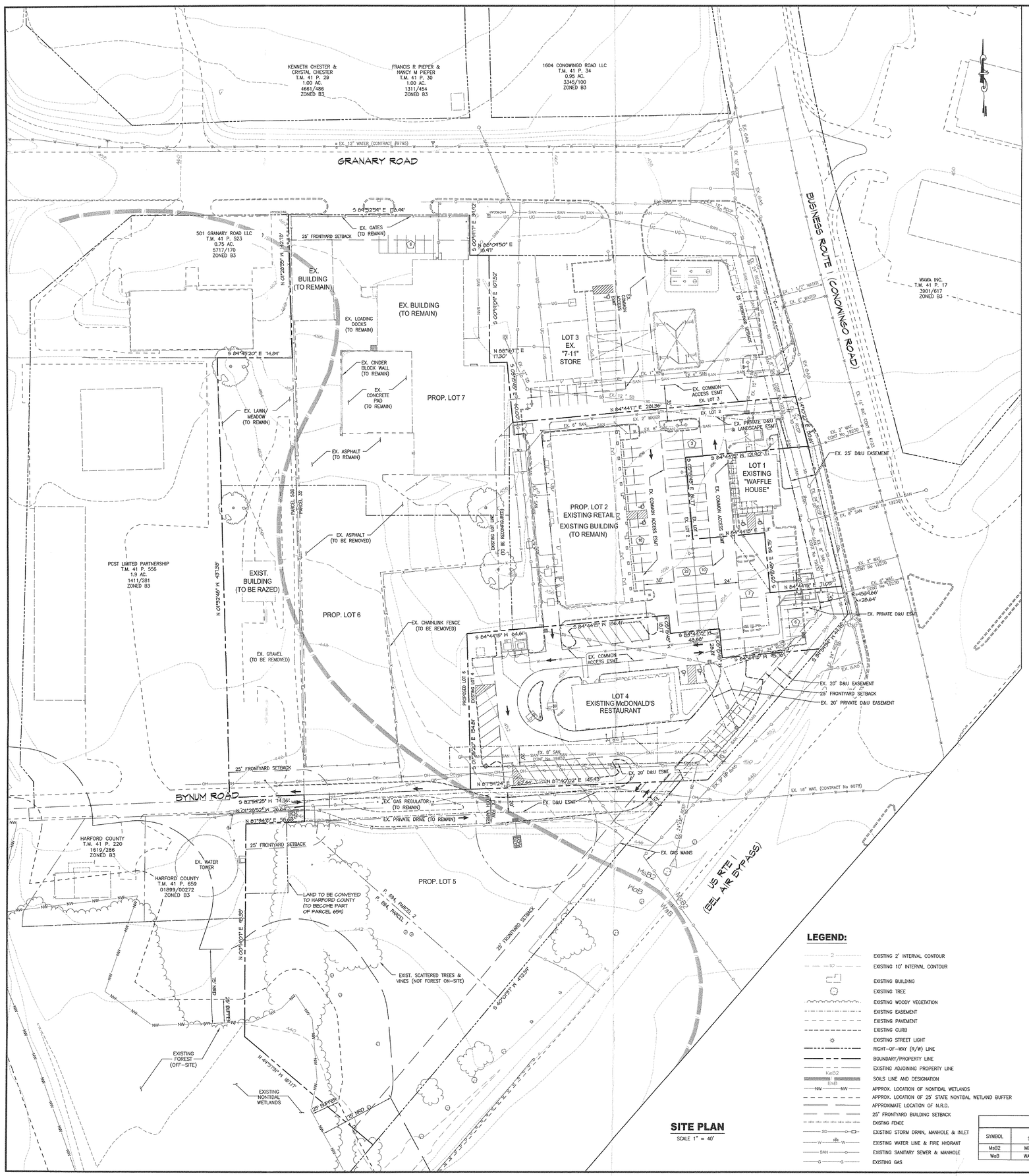
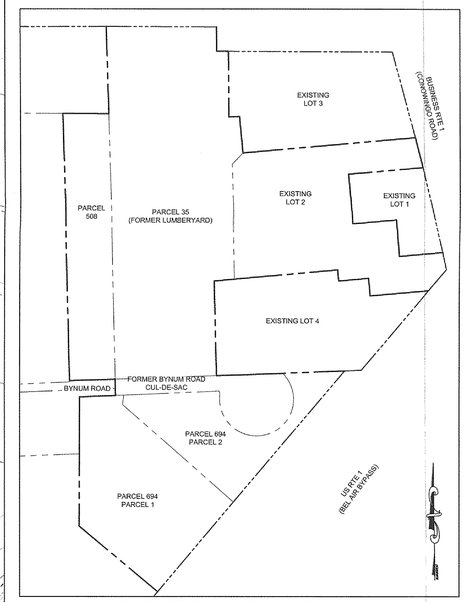


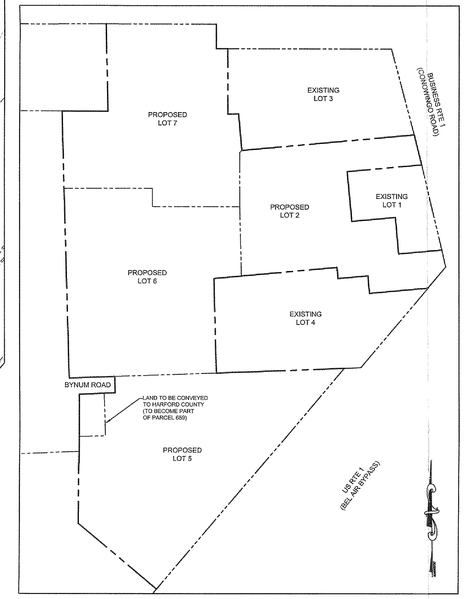

## SITE PLAN

SCALE 1" = 40'




## EXISTING LOT CONFIGURATION

SCALE 1" = 100'




## PROPOSED LOT CONFIGURATION

SCALE 1" = 100'

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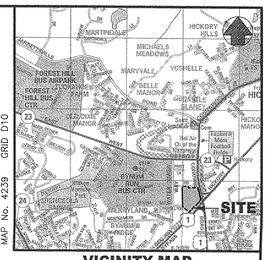
MAP No. 4239 GRID D10




## VICINITY MAP

SCALE: 1"=2000'

## SITE DATA:

1. DEVELOPER: CALHIC COM I LIMITED PARTNERSHIP
   P.O. BOX 1607
   BEL AIR, MARYLAND 21014-7607
2. SITE ADDRESS: 505 GRANARY ROAD
   FOREST HILL, MARYLAND 21050
3. PROPERTY INFORMATION:

| OWNER | TAX MAP/ PARCEL # | DEED REFERENCE | PLAT REFERENCE | ACREAGE | ZONING |
|---|---|---|---|---|---|
| CALHIC COM I LIMITED PARTNERSHIP | T.M. 41 P. 35 | 9271/99 | – | 2.50 AC. | B3 |
| CALHIC COM I LIMITED PARTNERSHIP | T.M. 41 P. 36 LOT 2 | 7866/170 | 139-26 | 1.32 AC. | B3 |
| CALHIC COM I LIMITED PARTNERSHIP | T.M. 41 P. 694 PAR 1 | 9508/399 | SHA 56748 | 1.09 AC. | B3 |
| CALHIC COM I LIMITED PARTNERSHIP | T.M. 41 P. 694 PAR 2 | 9271/99 | SHA 56748 | 0.62 AC. | B3 |
| CALHIC COM I LIMITED PARTNERSHIP | T.M. 41 P. 508 | 9377/226 | – | 0.75 AC. | B3 |
| CALHIC COM I LIMITED PARTNERSHIP | FORMER BYNUM ROAD CUL-DE-SAC | 9661/277 | SHA 58563 | 0.34 AC. | B3 |

4. SITE AREA: 6.62± AC. [DEVELOPMENT TRACT AREA: 6.62± AC.]
5. PROPOSED USE: SHOPPING CENTER (LOTS 2 AND 5), RESTAURANT (LOT 6), AND CONSTRUCTION SERVICES (LOT 7)

| | LOT 2 | LOT 5 | LOT 6 | LOT 7 |
|---|---|---|---|---|
| LOT AREA: | 1.28± AC. | 1.97± AC. | 1.70± AC. | 1.56± AC. |
| BUILDING AREA: | | | | |
| ALLOWED 35%: | 0.45± AC. | 0.69± AC. | 0.60± AC. | 0.55± AC. |
| PROPOSED: | 0.45± AC. MAX. | 0.69± AC. MAX. | 0.60± AC. MAX. | 0.00± AC. |
| IMPERVIOUS AREA: | | | | |
| ALLOWED 85%: | 1.08± AC. | 1.67± AC. | 1.44± AC. | 1.32± AC. |
| PROPOSED: | 1.08± AC. MAX. | 1.67± AC. MAX. | 1.44± AC. MAX. | 1.32± AC. MAX. |
| PARKING: | | | | |
| REQUIRED: | 1 P.S./250 S.F. OF GROSS LEASABLE AREA | | | AS NEEDED TO ACCOMODATE LARGEST EMPLOYEE SHIFT |
| PROPOSED: | 1 P.S./250 S.F. MIN. | | | |

6. REQUIRED SETBACKS: MIN. SETBACK FROM ADJACENT RESIDENTIAL LOT: 25'
   MIN. LOT WIDTH AT BUILDING LINE 50'
   FRONT YARD: 25'
   SIDE YARD: 5'
   REAR YARD: 35'
7. THE EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION & FIELD SURVEY CONDUCTED BY MORRIS & RITCHIE ASSOCIATES, INC.
8. THE PROPERTY BOUNDARY IS BASED ON THE PLAT FOR HICKORY COMMERCIAL. (PLAT REF. 139-26)
9. WETLANDS PRESENT ON-SITE WERE DELINEATED BY GEO-TECHNOLOGY ASSOCIATES, INC.
10. THERE ARE NO STEEP SLOPES, AREAS OF SLOPES IN EXCESS OF 25% EXCEEDING 40,000 S.F., ON-SITE.
11. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
12. THE SITE SHALL BE SERVICED BY PUBLIC WATER AND SEWER.
13. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
14. THERE IS NO 100-YEAR FEMA FLOODPLAIN ON-SITE AS EVIDENCED BY FEMA FIRM MAP PANEL NUMBER 24025C0153 D, EFFECTIVE DATE JANUARY 7, 2000.
15. THIS PLAN IS SUBJECT TO THE CONDITIONS SET FORTH BY THE BOARD OF APPEALS CASE NO. 5792.

## LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- EXISTING EASEMENT
- EXISTING PAVEMENT
- EXISTING CURB
- EXISTING STREET LIGHT
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- SOILS LINE AND DESIGNATION
- APPROX. LOCATION OF NONTIDAL WETLANDS
- APPROX. LOCATION OF 25' STATE NONTIDAL WETLAND BUFFER
- APPROXIMATE LOCATION OF N.R.D.
- 25' FRONTYARD BUILDING SETBACK
- EXISTING FENCE
- EXISTING STORM DRAIN, MANHOLE & INLET
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING GAS

## SOILS DATA

| SYMBOL | SOIL SERIES | SLOPE | HYDRIC | HIGHLY ERODIBLE | PRIME AGRICULTURAL | SEPTIC LIMITATIONS | HYDROLOGIC CLASSIFICATION |
|---|---|---|---|---|---|---|---|
| MsB2 | MONTALTO | 3-8% | NO | NO | YES | YES | C |
| WaB | WATCHUNG | 3-8% | YES | YES | NO | YES | D |

15936.0015
2/4/15 379.50
379.50

RECEIVED
Harford County, Dept. of Planning

PLAN TYPE: P
PLAN NO: 15-010
SERIES NO:
DATE: 2/4/15
PMC/DUE: 3/4/15


**MORRIS & RITCHIE ASSOCIATES, INC.**
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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ABINGDON, MD 21009
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MRAGTA.COM

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STATE OF MARYLAND
JAMES MICHAEL KEMPER
No. 21414

PRELIMINARY PLAN
FOR

# HICKORY COMMERCIAL II

THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

| DATE | REVISIONS | | |
|---|---|---|---|
| | | JOB NO.: | 16264 |
| | | SCALE: | AS SHOWN |
| | | DATE: | 02/04/2015 |
| | | DRAWN BY: | DCR |
| | | DESIGN BY: | AGD/JMK |
| | | REVIEW BY: | JMK |
| | | SHEET: | 1 OF 1 |