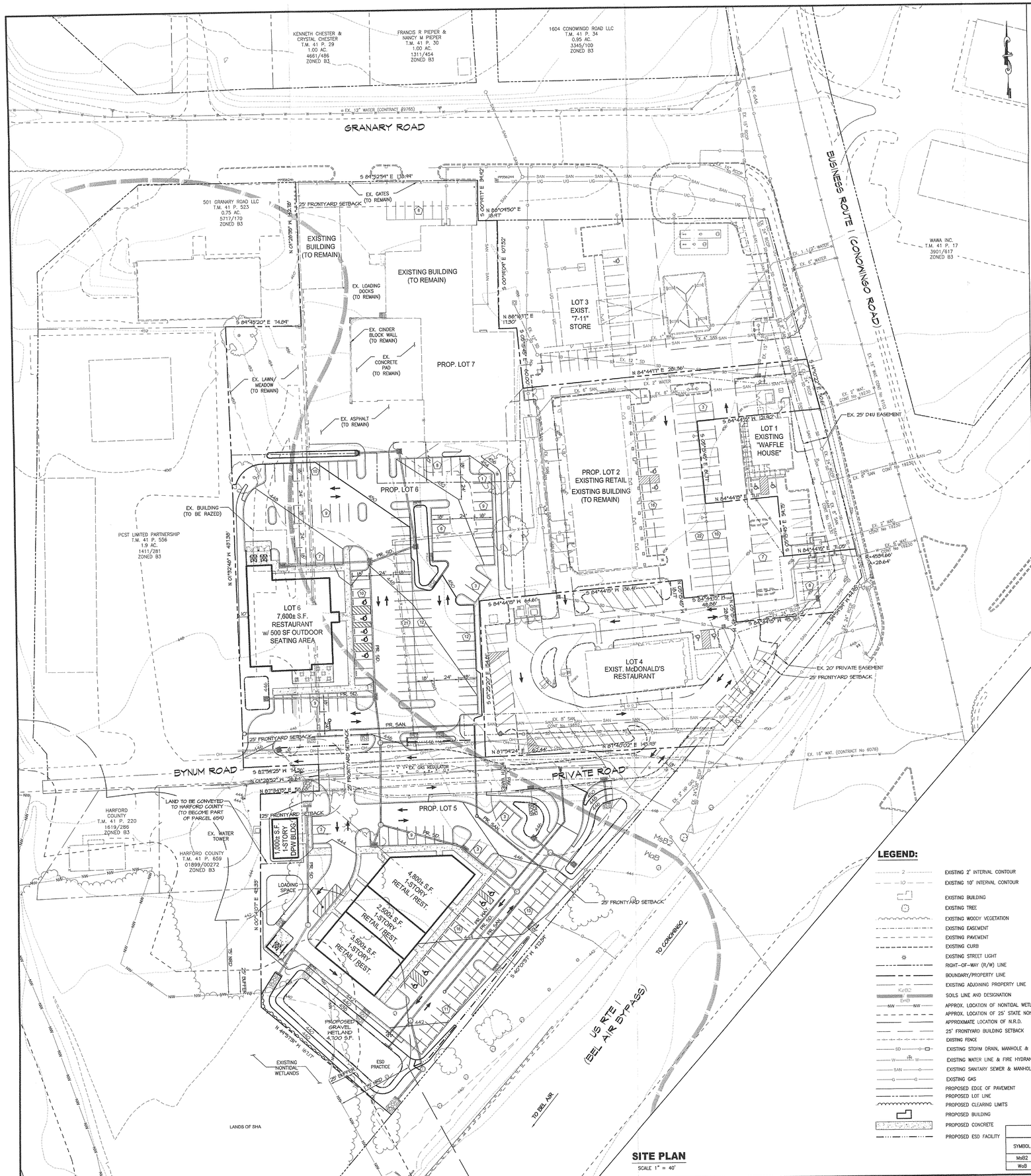
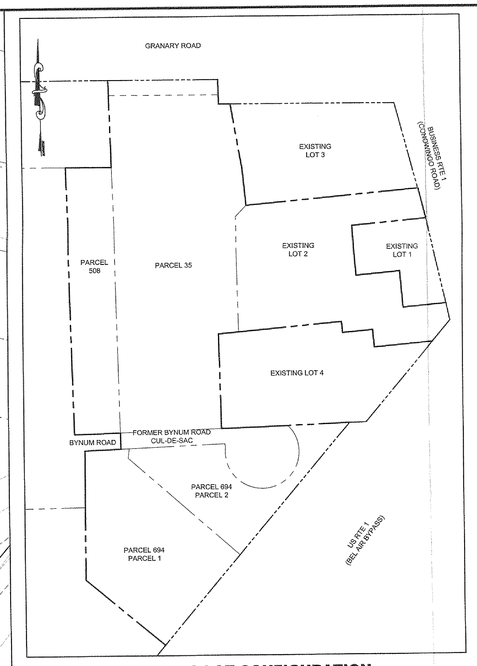


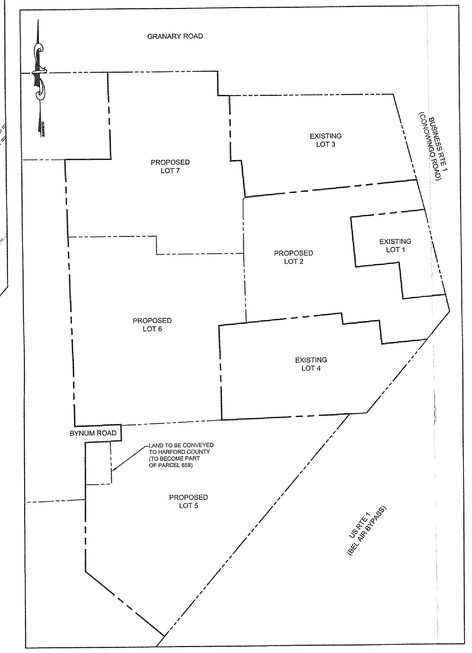

## SITE PLAN

SCALE 1" = 40'



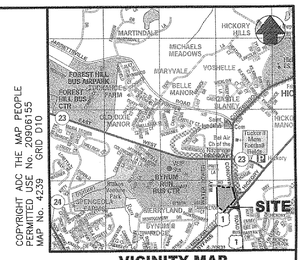

## EXISTING LOT CONFIGURATION

SCALE 1" = 100'




## PROPOSED LOT CONFIGURATION

SCALE 1" = 100'




COPYRIGHT ADC THE MAP PEOPLE PERMIT NO. 20506155 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 | 0.82 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: 8.62± 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: | 0.23± AC. (10,200 S.F.) | 0.27± AC. (10,800 S.F.) | 0.17± AC. (7,600± S.F.) | 0.40± AC. (4,352 S.F.) |
| IMPERVIOUS AREA: ALLOWED 85%: | 1.08± AC. | 1.67± AC. | 1.44± AC. | 1.32± AC. |
| PROPOSED: | 1.03± AC. | 1.59± AC. | 1.04± AC. | 0.78± AC. |
| PARKING: REQUIRED: | 41 PS | 44 PS | 101 PS | 15 PS |
| PROPOSED: | 64 PS | 58 PS | 105 PS | 15 PS |

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.

Date 2/4/15 150360015
MNL 25%2 Fee 531.00
Sign 30.00
Total: 586.92

PLAN TYPE S
PLAN NO.
SERIES NO. 15-011
DATE 1
DAC/DUE 2-4-15

RECEIVED
Harford County, Fire Marshal

## 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
- PROPOSED EDGE OF PAVEMENT
- PROPOSED LOT LINE
- PROPOSED CLEARING LIMITS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ESD FACILITY

## SOILS DATA

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


MRA

**MORRIS & RITCHIE ASSOCIATES, INC.**
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MD 21009
(410) 515-9000
FAX: (410) 515-9002
MRAGTA.COM

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STATE OF MARYLAND JAMES MICHAEL KEMPER No. 21414 PROFESSIONAL ENGINEER

SITE 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 |