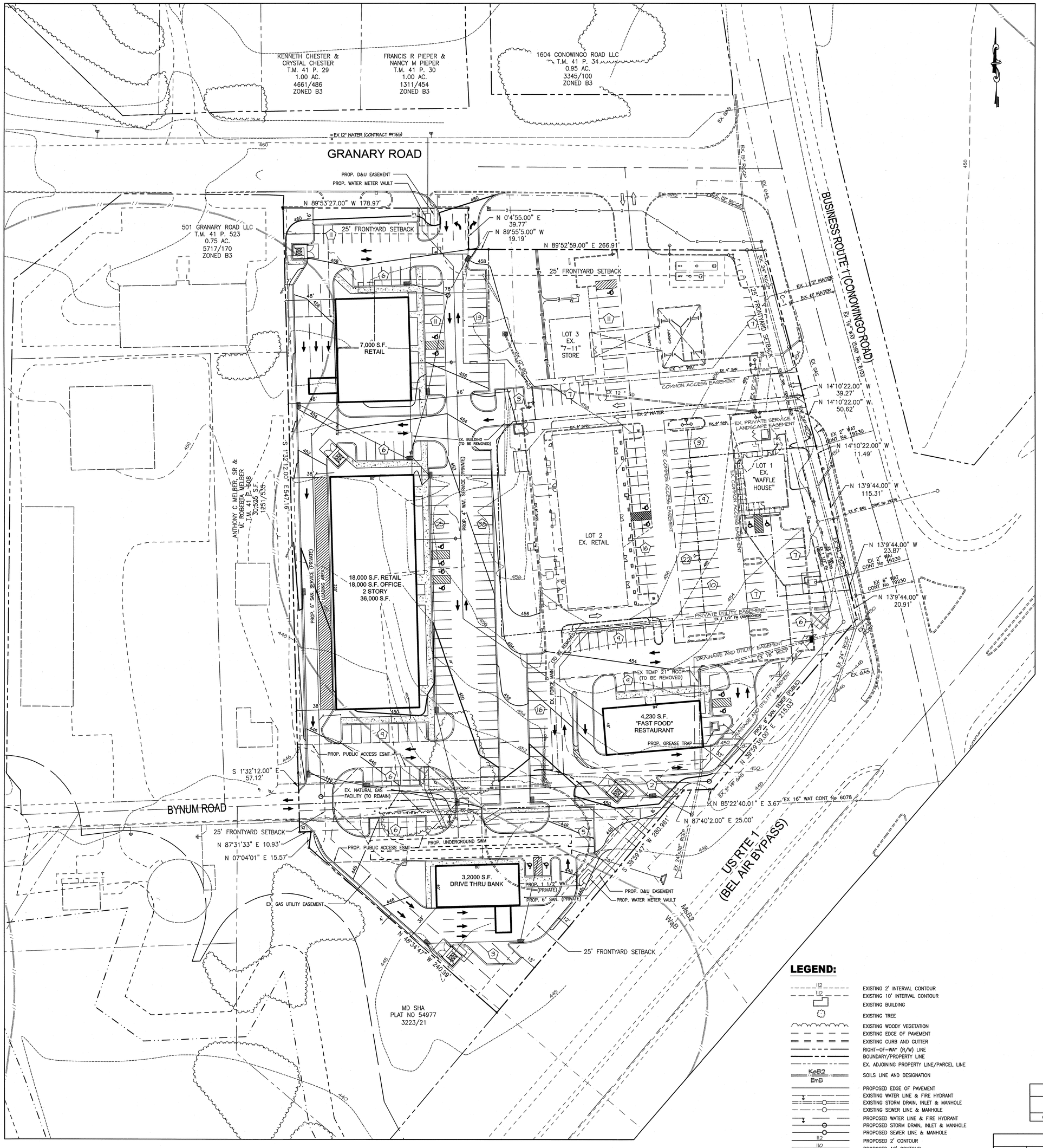
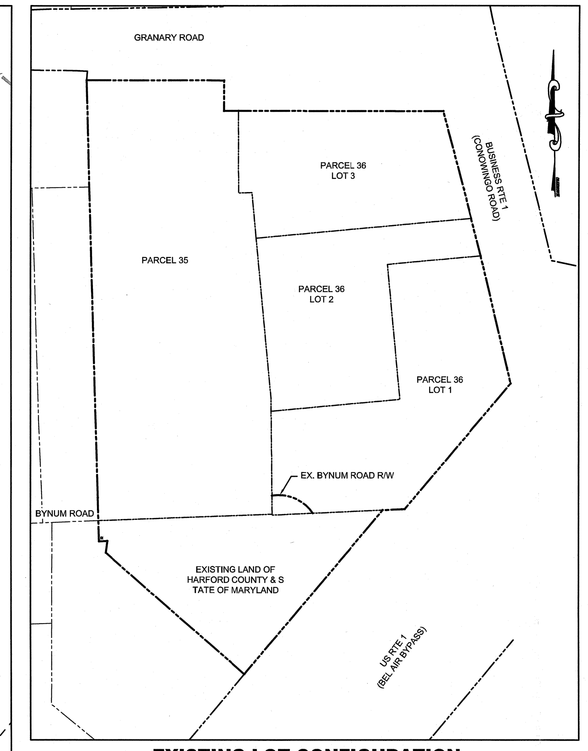


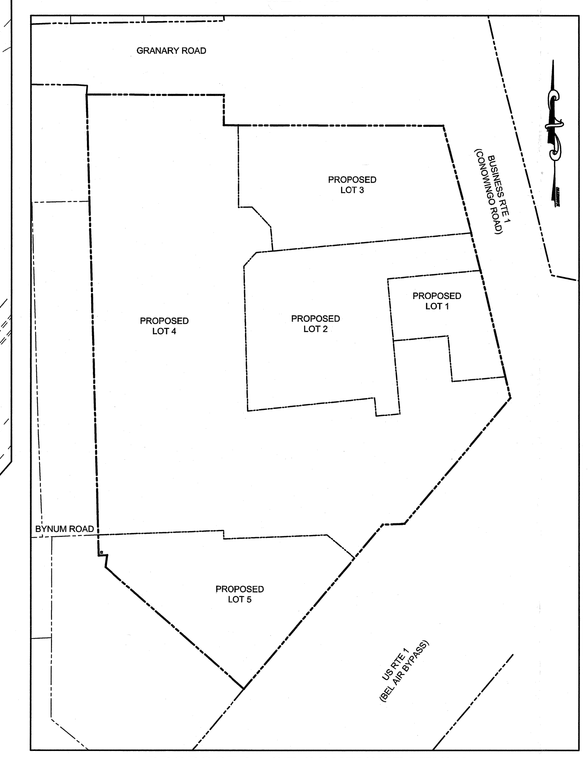
SITE PLAN

SCALE 1" = 40'



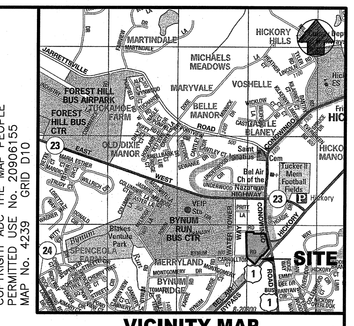
EXISTING LOT CONFIGURATION

SCALE 1" = 100'



PROPOSED LOT CONFIGURATION

SCALE 1" = 100'



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PERMITTED USE No. 20806155
MAP No. 4232 GRID D10

VICINITY MAP

SCALE: 1"=2000'

SITE DATA:

1. DEVELOPER: CAHIC 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
CALDICOT BYNUM LLC	T.M. 41 P. 35	7866/166, 7866/170	–	2.78 AC.	B3
CAHIC COM I LIMITED PARTNERSHIP	T.M. 41 P. 36 LOT 1	2775/292, 7866/170	108–14	1.30 AC.	B3
CAHIC COM I LIMITED PARTNERSHIP	T.M. 41 P. 36 LOT 2	2775/292, 7866/170	108–14	1.01 AC.	B3
CAHIC COM I LIMITED PARTNERSHIP	T.M. 41 P. 36 LOT 3	2775/292, 7866/170	97–85	0.98 AC.	B3
LAND OF HARFORD COUNTY & STATE OF MARYLAND	–	3357/0409 501–3	CGH 101–74 SRC 19259	1.00 AC.	–

4. SITE AREA: 7.07 AC.
5. PROPOSED USE: SHOPPING CENTER

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
LOT AREA:	0.33± AC.	1.04± AC.	0.97± AC.	3.85± AC.	0.88± AC.
BUILDING AREA:					
ALLOWED 35%:	0.12± AC.	0.36± AC.	0.34± AC.	1.35± AC.	0.31± AC.
PROPOSED:	0.05± AC. (1,956 S.F.)	0.23± AC. (10,200 S.F.)	0.05± AC. (2,280± S.F.)	1.08± AC. (47,230 S.F.)	0.08± AC. (3,590 S.F.)
IMPERVIOUS AREA:					
ALLOWED 85%:	0.28± AC.	0.88± AC.	0.82± AC.	3.30± AC.	0.75± AC.
PROPOSED:	0.20± AC.	0.85± AC.	0.68± AC.	3.03± AC.	0.58± AC.
PARKING:					
REQUIRED:	8 PS (1 HC)	41 PS (2 HC)	10 PS (1 HC)	189 PS (6 HC)	13 PS (1 PS)
PROPOSED:	19 PS (2 HC)	41 PS (2 HC)	25 PS (1 HC)	189 PS (8 HC)	16 PS (2 HC)

6. THE EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION & FIELD SURVEY CONDUCTED BY MORRIS & RITCHIE ASSOCIATES, INC.
7. THE PROPERTY BOUNDARY IS BASED ON AN ALTA SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC., THE PLAT FOR LOT 1 HICKORY COMMERCIAL PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC., AND A SHA PLAT.
8. THERE ARE NO WETLANDS PRESENT ON–SITE.
9. THERE ARE NO STEEP SLOPES, AREAS OF SLOPES IN EXCESS OF 25% EXCEEDING 40,000 S.F., ON–SITE.
10. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
11. THE SITE SHALL BE SERVICED BY PUBLIC WATER AND SEWER.
12. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATERLINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
13. THE EXISTING FIRE HYDRANTS, CURB STOPS, AND CLEANOUTS SHALL BE ADJUSTED TO MEET FINISHED GRADE.
14. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON–SITE.
15. THERE IS NO 100–YEAR FEMA FLOODPLAIN ON–SITE AS EVIDENCED BY FEMA FIRM MAP PANEL NUMBER 24025C0153 D, EFFECTIVE DATE JANUARY 7, 2000.
16. THE EXISTING BUILDING, PAVEMENT, FENCES, UTILITIES, ETC. ON PARCEL 35 SHALL BE REMOVED.
17. ALL PROPOSED SIGNAGE SHALL BE DETERMINED AT A LATER DATE.
18. THE NUMBER OF EMPLOYEES IS UNKNOWN AT THIS TIME.
19. THE STATE HIGHWAY ADMINISTRATION WILL BE TAKING JURISDICTION OF PARCEL 36 FOR STORMWATER PURPOSES AND WILL ASSUME RESPONSIBILITY FOR QUANTITY AND QUALITY MANAGEMENT, AS NECESSARY. STORMWATER MANAGEMENT FOR LOTS 4 & 5 IS PROPOSED UNDERGROUND.

LEGEND:

- EXISTING 2' INTERVAL CONTOUR
- EXISTING 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WOODY VEGETATION
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- RIGHT–OF–WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE/PARCEL LINE
- SOILS LINE AND DESIGNATION
- PROPOSED EDGE OF PAVEMENT
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING STORM DRAIN, INLET & MANHOLE
- EXISTING SEWER LINE & MANHOLE
- PROPOSED WATER LINE & FIRE HYDRANT
- PROPOSED STORM DRAIN, INLET & MANHOLE
- PROPOSED SEWER LINE & MANHOLE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR

CURVE TABLE

	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C–1	3°18'03"	2576.48	148.43	S 15°16'50" E	148.41	74.23

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

PLAN TYPE S
PLAN NO. 08-3016
SERIES NO. 3
DATE 3/24/10
DAC/DUE 4/21/10

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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ABINGDON, MD 21009
(410) 515-9000
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MRAGTA.COM
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SERIES 3
SITE PLAN
FOR

HICKORY COMMERCIAL

THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	16264
		SCALE:	AS SHOWN
		DATE:	MARCH 24, 2010
		DRAWN BY:	MVM
		DESIGN BY:	JMK
		REVIEW BY:	JMK
		SHEET:	1 OF 1

G:\16140\PLANNING\PRELIM\16264_SITE.DWG, 3/24/2010 2:13:13 PM, MMcfeeo,
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