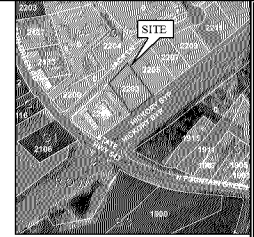


HICKORY BYPASS - U.S. ROUTE 1



HARFORD COUNTY GIS ZONING MAP
NOT TO SCALE

HARFORD COUNTY ZONING SCHEDULE

ZONE D - COMMERCIAL INDUSTRIAL DISTRICT
 RETAIL TRADES SERVICES & RESTAURANTS
 RESTAURANT TAKE-OUT IS A PERMITTED USE

ITEM	REQUIRED	PROPOSED	OBSCURABLE
LOT REQUIREMENTS			
MIN LOT AREA (SQ)	10,000	48,500 (61,177-92)	TABLE 60-1
MIN LOT WIDTH AT BLDG. LINE (FT)	80	75	TABLE 60-1
MIN. FRONT YARD SETBACK	35	12.8	TABLE 60-1
MIN. SIDE YARD (FT)	19	50	TABLE 60-1
MIN. REAR YARD (FT)	35	N/A	TABLE 60-1
MIN. MIN. SIDEWALK (FT)	2	N/A	TABLE 60-1
MAX. HEIGHT (FT)	36	35	TABLE 60-1
MAX. SIGNING COVERAGE (%)	40	55	TABLE 60-1
MAX. SIGNING COVERAGE (SQ)	40	40	TABLE 60-1
BUFFER/LANDSCAPING	5	10	TABLE 60-1
FRONT AND SIDE OF WAY (FT)	5	10	TABLE 60-1
FRONT LOT LINE (FT)	5	10	TABLE 60-1
PARKING REQUIREMENTS			
PARKING			
MIN. STANDARD SPACE SIZE (FT)	9 x 18	9 x 18	TABLE 60-1
PARKING CALCULATION (FOR RESTAURANT)	1 PER SEAT	0.6 SEATS	TABLE 60-1
TOTAL NUMBER OF SPACES	22	50	

NOTE: EASEMENTS AND PROPERTY BOUNDARIES SHOWN ARE BASED ON A LOW-RESOLUTION SCAN OF A PLAN ENTITLED "FINAL PLAT, CROSSROADS AT HICKORY" PREPARED BY FWA, DATED JUNE 23, 2008. AN ALTA SURVEY IS REQUIRED TO DETERMINE THE ACCURACY OF THE OUTLINES AND EASEMENTS.

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REVISIONS

NO.	DESCRIPTION	DATE

FOR APPROVAL
PURPOSES ONLY

CONCEPTUAL SITE PLAN
 2208 JACK LANE
 LOT 2 MAP 001, GRID 001B,
 PARCEL 0000
 BEL AIR, HARFORD COUNTY
 MARYLAND
 FOR
 WYSTER STAR CORP
 14 BALLEGOMING ROAD
 CONSHOHOCKEN, PA 19428

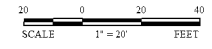
DESIGNED BY: JND
 DATE: 10-1-12
 DRAWN BY: JND
 DATE: 02-01-13
 CHECKED BY: JND
 SCALE: 1"=20'
 PROJECT: CP-02

DRAFT

JOHN M. PETTI, P.E., P.L.L.C.
 State of Maryland - License # CE-17006
 State of Pennsylvania - License # CE2085-E
 State of Delaware - License # 13082
 State of Maryland - License # 44220

PROJECT TITLE
CP-02

1 of 1



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