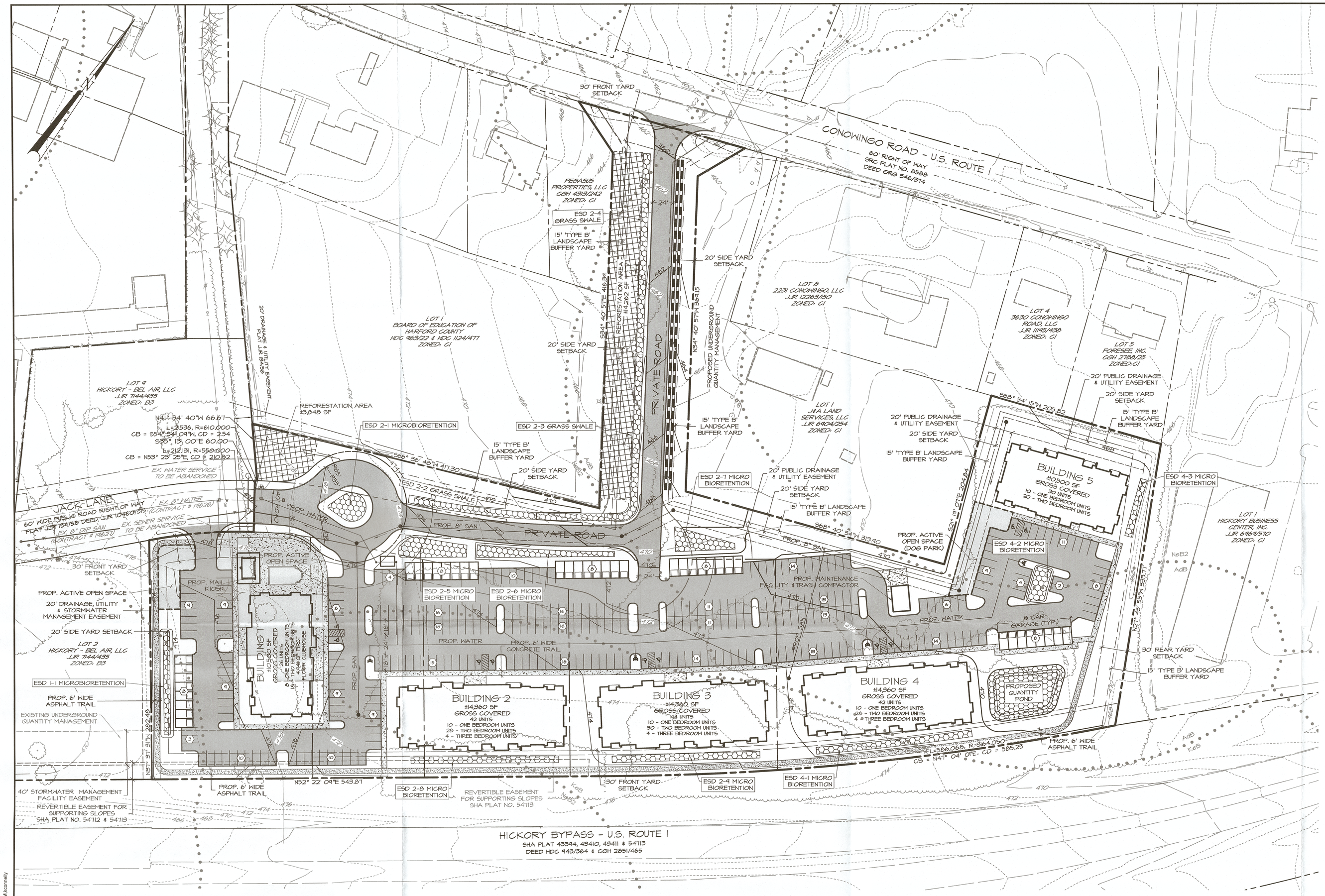

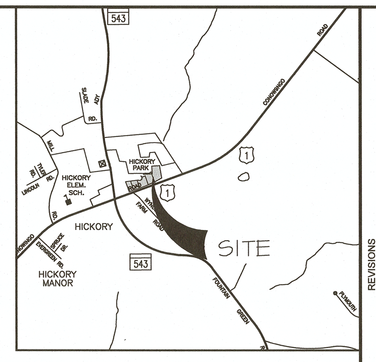

VICINITY MAP
1"=2000'

SITE DEVELOPMENT DATA

1. OWNER: HICKORY- BEL AIR, LLC
C/O BH4 OF TOWSON
110 WEST ROAD, SUITE 500
TOWSON, MD 21204

2. DEVELOPER: PEAK ACQUISITION, LLC AND ITS SUCCESSORS OR ASSIGNS
9640 DEERCO ROAD
TIMONIUM, MD 21093

3. PROPERTY ADDRESS: 2205, 2207, 2209, 2211, 2213 JACK LANE
BEL AIR, MD 21015

4. TAX#: 3411086, 3411044, 3411116, 3411124
TAX MAP: 41
GRID: 18
PARCEL: 9
LOTS: 3, 4, 5, 6, & 7
OPEN SPACE A & B
JACK LANE RIGHT-OF-WAY
DEED REF: 7144/435
PLAT NUMBER: 134/058
TOTAL ACREAGE: ± 9.81 AC (GROSS)
RIGHT-OF-WAY ACREAGE: ± 0.38 AC
LOT ACREAGE: ± 9.43 AC
CURRENT ZONE: B3 (GENERAL BUSINESS DISTRICT)

4. USE:
EXISTING: VACANT
PROPOSED: MID -RISE APARTMENTS DWELLINGS (GMA)

5. BULK REQUIREMENTS:
MIN. LOT AREA: 12,800 SQ. FT.
MIN. LOT AREA PER DWELLING UNIT: 1,600 SQ. FT.
MIN. LOT WIDTH: 120'
MIN. FRONT YARD SETBACK: 30'
MIN. SIDE YARD SETBACK: 20'
MIN. REAR YARD SETBACK: 30'

6. ALLOWABLE DENSITY: 20 DWELLING UNITS X 9.43 ACRES = 189 UNITS
PROPOSED DENSITY: 184 UNITS (19.5 UNITS PER ACRE)

7. MAX. BUILDING COVERAGE: 30% MAX. @ 9.43 AC = 2.83 AC
PROPOSED BUILDING COVERAGE: 18% (1.71 AC / 9.43 AC)

8. MAX. BUILDING HEIGHT: 5 STORIES
PROPOSED BUILDING HEIGHTS: 70' - 6" (5 STORIES)

9. MAX. IMPERVIOUS SURFACE: 85% MAX. @ 9.43 AC = 8.02 AC
PROPOSED IMPERVIOUS SURFACE: 61% (5.74 AC / 9.43 AC)

10. OPEN SPACE:
REQUIRED OPEN SPACE: 20% MIN. @ 9.43 AC = 1.88 AC
REQUIRED ACTIVE RECREATION: 10% MIN. @ 9.43 AC = 0.94 AC
PROPOSED OPEN SPACE: 3.64 AC (39%)
PROPOSED ACTIVE RECREATION: 0.95 AC (10%)

11. PARKING:
REQUIRED PARKING:

1.5 SPACE/ 1-BR UNIT	X	48 1-BR UNITS	=	72 PARKING SPACES
2 SPACE/ 2-BR UNIT	X	124 2-BR UNITS	=	248 PARKING SPACES
2 SPACE/ 3-BR UNIT	X	12 3-BR UNITS	=	24 PARKING SPACES
TOTAL PARKING SPACES REQUIRED			=	344 PARKING SPACES

PROPOSED PARKING: 368 PARKING SPACES
(INCLUDED 10 ACCESSIBLE PARKING SPACES & 40 GARAGE SPACES)

12. WATER SUPPLY: PUBLIC - WATER CONTRACT NO. 19626
SEWER SUPPLY: PUBLIC - SEWER CONTRACT NO. 19627

13. REFORESTATION:
TOTAL REFORESTATION REQUIRED: 18,110 SF = 0.42 AC
ON-SITE REFORESTATION PROVIDED: 18,110 SF = 0.42 AC

LEGEND

- PROPERTY LINE
- EX EASEMENT
- EX CONTOURS
- EX TREELINE
- EX EDGE OF PAVING
- EX OVERHEAD LINES
- EX SANITARY LINES
- EX WATER LINES
- EX STORM DRAIN LINES
- EX BUILDING
- PROP BUILDING
- PROP WATER
- PROP SAN SEWER
- PROP STORMDRAIN
- PROP DR. & UTILITY ESMT
- PROP EDGE OF PAVING
- PROP CURB & GUTTER
- PROP ACTIVE RECREATION AREA
- PROP ACTIVE RECREATION AREA ASPHALT TRAIL
- PROP ACTIVE RECREATION AREA CONCRETE TRAIL
- PROP ASPHALT
- PROP CEMENT CONCRETE
- PROP STORMWATER MGMT OR ESD FACILITY
- PROP REFORESTATION AREA
- PROP PARKING SPACE QUANTITY PER ROW

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
AdB	ALDINO SILT LOAM, 3-8% SLOPES	POTENTIALLY ERODIBLE	-	0.43	C
KeB	KELLY SILT LOAM, 3-8% SLOPES	POTENTIALLY ERODIBLE	-	0.37	D
MbC2	MANOR LOAM, 8-15% SLOPES	ERODIBLE	-	0.37	B
NeB2	NESHAMINY SILT LOAM, 3-8% SLOPES	POTENTIALLY ERODIBLE	-	0.37	B

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

GENERAL NOTES

1. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY AS DESCRIBED BY FEMA FIRM MAP PANEL NO. 24025C0154E, DATED 04/19/2016.
2. THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
3. THIS PROPERTY HAS NO WETLANDS LOCATED ON THIS SITE.
4. BOUNDARY INFORMATION FOR PARCELS 3, 4, 5, 6, 7 & OPEN SPACE A & B FROM FIELD RUN SURVEY PERFORMED BY FWA DATED 2017.
5. ADDITIONAL BOUNDARY INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015.
6. ADDITIONAL TOPOGRAPHIC INFORMATION BASED ON HARFORD COUNTY GIS, DATED 2015
7. SOIL BOUNDARIES DETERMINED FROM SOIL SURVEY OF HARFORD COUNTY, DATED 1973.
8. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

ALL EXISTING LOTS AND RIGHT OF WAY ARE TO BE CONSOLIDATED. A NEW PUBLIC RIGHT OF WAY AROUND THE PROPOSED CUL DE SAC IS TO BE ESTABLISHED.

REV#	DATE	DESCRIPTION

REVISIONS

FREDERICK WARD ASSOCIATES
ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410-879-2069
FrederickWard.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER

OWNER
HICKORY, BEL AIR, LLC C/O BMW OF TOWSON
110 WEST ROAD, SUITE 500
TOWSON, MD 21204
ATTN: MARK FOSTER
PHONE: 410-296-7900

DEVELOPER:
PEAK ACQUISITION, LLC AND ITS SUCCESSORS OR ASSIGNS
9640 DEERCO ROAD
TIMONIUM, MD 21093
ATTN: PAUL GIULIO
PHONE: 410-581-1300

CONCEPT PLAN

CROSSROADS AT HICKORY LOTS 3 - 7

3RD ELECTION DISTRICT HARFORD COUNTY, MD

DATE: 05/08/2019	DRAWING NO. CP
SCALE: 1" = 50'	
DESIGNED BY: GPP	
DRAWN BY: KFC	SHEET 1 OF 1
CHECKED BY: GPP	FWA JOB NUMBER: 2071053.04

RECEIVED
MAY 8 2019
Harford County Code Enforcement

PLAN TYPE: C
PLAN NO.: 196-2019
VERSION:
DATE: 5/8/19
DAC/DUE: 6/5/19

M:\PROJECTS\2071053.04 CROSSROADS AT HICKORY APT LOTS 4 TO 7\DESIGN\CAD\CP- CONCEPT PLAN.DWG, FWA-BRD-R1-36X42, 5/7/2019 3:36 PM, kconnelly