

SYMBOL	UNIT NAME	DRAINAGE CLASS	HYDRIC	K-VALUE	HYDRIC GROUP
BeB	BELTSVILLE SILT LOAM, 2-5% SLOPES	MODERATELY WELL DRAINED	YES	0.31	C
CbC	CHILLUM SILT LOAM, 5-10% SLOPES	WELL DRAINED	NO	-	C
Up	URBAN LAND	-	NO	-	-
UzC	UDORTMENTS, 0-10% SLOPES	WELL DRAINED	NO	0.32	A
VoB	URBAN LAND-BUTLERTOWN COMPLEX, 0-5% SLOPES	-	NO	-	D

NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH(IN)	CONDITION
1	<i>Quercus falcata</i>	Southern Red Oak	42	GOOD
2	<i>Quercus falcata</i>	Southern Red Oak	32.0	GOOD
3	<i>Quercus falcata</i>	Southern Red Oak	32.0	GOOD
4	<i>Quercus falcata</i>	Southern Red Oak	33.5	GOOD

STAND	ACRES	SQUARE FEET
A	6.600	287,496

PROPERTY LINE
RIGHT-OF-WAY LINE
BUILDING SETBACK
EX CONTOURS
PROP CONTOURS
EX EASEMENT
EX EASEMENT OF FOREST
EX EDGE OF VEGETATION
EX CHAIN LINK FENCE
EX WOOD FENCE
EX EDGE OF PAVING
EX OVERHEAD LINES
EX SANITARY LINES
EX WATER LINES
EX STORM DRAIN LINES
EX WETLANDS
25' WETLANDS BUFFER
15' NRD BUFFER
15% TO 25% SLOPES
25% SLOPES
PROP. SANITARY LINES
PROP. WATER LINES
PROP. STORM DRAIN LINES
EXISTING GAS
SOIL BOUNDARY
500' H2O2 BOUNDARY

OWNER: 5YE, LLC
102 RIVERSIDE DRIVE
ELKTON, MD 21921

2. PLAN PREPARED BY: FREDERICK WARD ASSOCIATES, INC.
5 SOUTH MAIN STREET
BEL AIR, MD 21014

3. SITE LOCATION:

PROPERTY ADDRESS: NORTH EAST ROAD
NORTH EAST, MD 21901

TAX #: 05-031230
TAX MAP: 25H
GRID: 15
PARCEL: 412
DEED REF.: 1628/110

EXISTING TOTAL ACREAGE: 0.59 AC
= PARCEL 1 - 1.67 ACRES
= PARCEL 2 - 4.74 ACRES
= PARCEL 3 - 2.13 ACRES

PROPOSED TOTAL ACREAGE: 0.59 AC
= LOT 1 - 3.09 ACRES
= LOT 2 - 2.23 ACRES
= LOT 3 - 2.23 ACRES
= LOT 4 - 1.04 ACRES

4. ZONING: HC - HIGHWAY COMMERCIAL &
HCOD - HIGHWAY CORRIDOR OVERLAY DISTRICT

5. USE:
EXISTING: COMMERCIAL / VACANT

6. PERMITTED USES: (SECTION 5-4, "HC" HIGHWAY COMMERCIAL DISTRICT REGULATIONS)
PERMITTED COMMERCIAL SERVICE IN HC ZONE:
= LOT 1 - USE TO BE FILED UNDER SEPARATE APPLICATION
= LOT 2 - RETAIL STORES
= LOT 3 - RESTAURANT
= LOT 4 - AUTOMOBILE FILLING STATIONS

7. REQUIRED SETBACKS: (SECTION 5-4-3)

MAX. HEIGHT:	3 STORIES OR 45'
MIN. LOT AREA:	20,000 S.F.
MIN. LOT WIDTH:	100'
MIN. LOT DEPTH:	100'
FRONT:	40'
PARCEL:	10'
REAR:	25'

NOTE: NO OUTDOOR STORAGE OR PARKING IS PERMITTED IN THE BUFFER OR ANY REQUIRED BUFFERYARD.

8. PARKING SPACES
PARKING REQUIRED: (SECTION 6-b)

= LOT 2 - RETAIL: 1 PER 200 S.F. OF FLOOR AREA + 1 PER 3 EMPLOYEES
10,400 S.F. / 200 S.F. = 52 SPACES + (18 EMPLOYEES / 3 = 6 SPACES)
= 58 SPACES

= LOT 3 - RESTAURANT: 1 PER 100 S.F. OF FLOOR AREA + 1 PER 3 EMPLOYEES
6,000 S.F. / 100 S.F. = 60 SPACES + (18 EMPLOYEES / 3 = 6 SPACES)
= 66 SPACES

= LOT 4 - AUTOMOBILE SERVICE: 1 PER 300 S.F. + 2 SPACES
5,000 S.F. / 300 S.F. + 2 SPACES = 19 SPACES
= 19 SPACES

TOTAL PARKING PROPOSED: 215 SPACES
= LOT 2 - 58 SPACES
3 ADA SPACES
1 ADA VAN SPACE
= LOT 3 - 66 SPACES
3 ADA SPACES
1 ADA VAN SPACE
= LOT 4 - 52 SPACES
3 ADA SPACES
1 ADA VAN SPACE

9. THE PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.

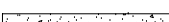
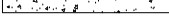
10. THERE IS NO 100 YR FLOODPLAIN ON SITE PER FEMA FLOOD MAP 24015C0152E, DATED 5/4/2015.

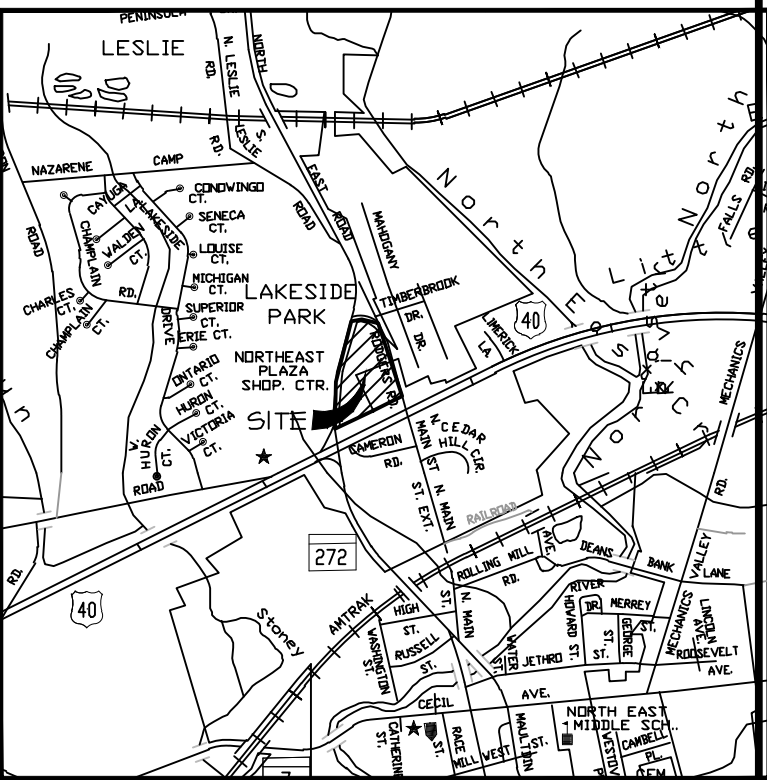
11. BUFFERYARDS REQUIRED: 20' TYPE 'D' BUFFERYARD

12. THIS SITE IS SERVICED BY TOWN OF NORTH EAST PUBLIC WATER AND CECIL COUNTY PUBLIC SEWER.

1. CONCEPT/PRELIMINARY/FINAL PLAT
2. TOWN OF NORTH EAST WATER AND CECIL COUNTY
SEWER ALLOCATION
3. NPDES NOI
4. EROSION AND SEDIMENT CONTROL PLANS &
GRADING PERMIT
5. STORMWATER MANAGEMENT PLAN & PERMIT
6. FINAL FOREST CONSERVATION PLAN
7. MDSHA ACCESS PERMIT
8. PUBLIC WORKS AGREEMENT
9. CONCEPT/PRELIMINARY/FINAL SITE PLAN
10. SHARED DUMPSTER AGREEMENT LOTS 2 & 3
11. CECIL COUNTY ROADWAY PERMIT
12. TRAFFIC IMPACT STUDY (TIS) APPROVAL
13. LANDSCAPE PLAN APPROVAL
14. SHARED DUMPSTER AGREEMENT LOTS 2 & 3

I. FOREST CONSERVATION FEE-IN-LIEU

	PROP. MILL & OVERLAY
	ZONING BOUNDARY
	PROP SPLIT RAIL FENCE
	PROP CONCRETE PAVING
	PROP ASPHALT PAVING
	EX EDGE OF PAVING/CURB
	EX. BUILDING
	PROP BUILDING
	EX UTILITY POLE
	PROP UTILITY POLE
	EX LIGHT POLE
	PROP LIGHT POLE
	EX SIGN
	PROP SIGN
	PARKING ROW QUANTITY
	HANDICAP PARKING
	EX FIRE HYDRANT
	PROP FIRE HYDRANT
	EX MANHOLE
	PROP MANHOLE
	EX WATER VALVE
	PROP WATER VALVE
	TRAVERSE POINTS



VICINITY MAP
1"=2000'

[illegible]

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**



PHONE: 302-753-6605
EMAIL: STAVKALAS@YAHOO.COM

CONCEPT MINOR SUBDIVISION PLAT

NORTH EAST
RETAIL CENTER

DATE:	DRAWING NO:
04/23/2025	SP-1
SCALE:	
AS SHOWN	
DESIGNED BY:	
JWC	
DRAWN BY:	
JWC	SHEET 1 OF 1
CHECKED BY:	FWA JOB NUMBER:
TMM	2181069.00