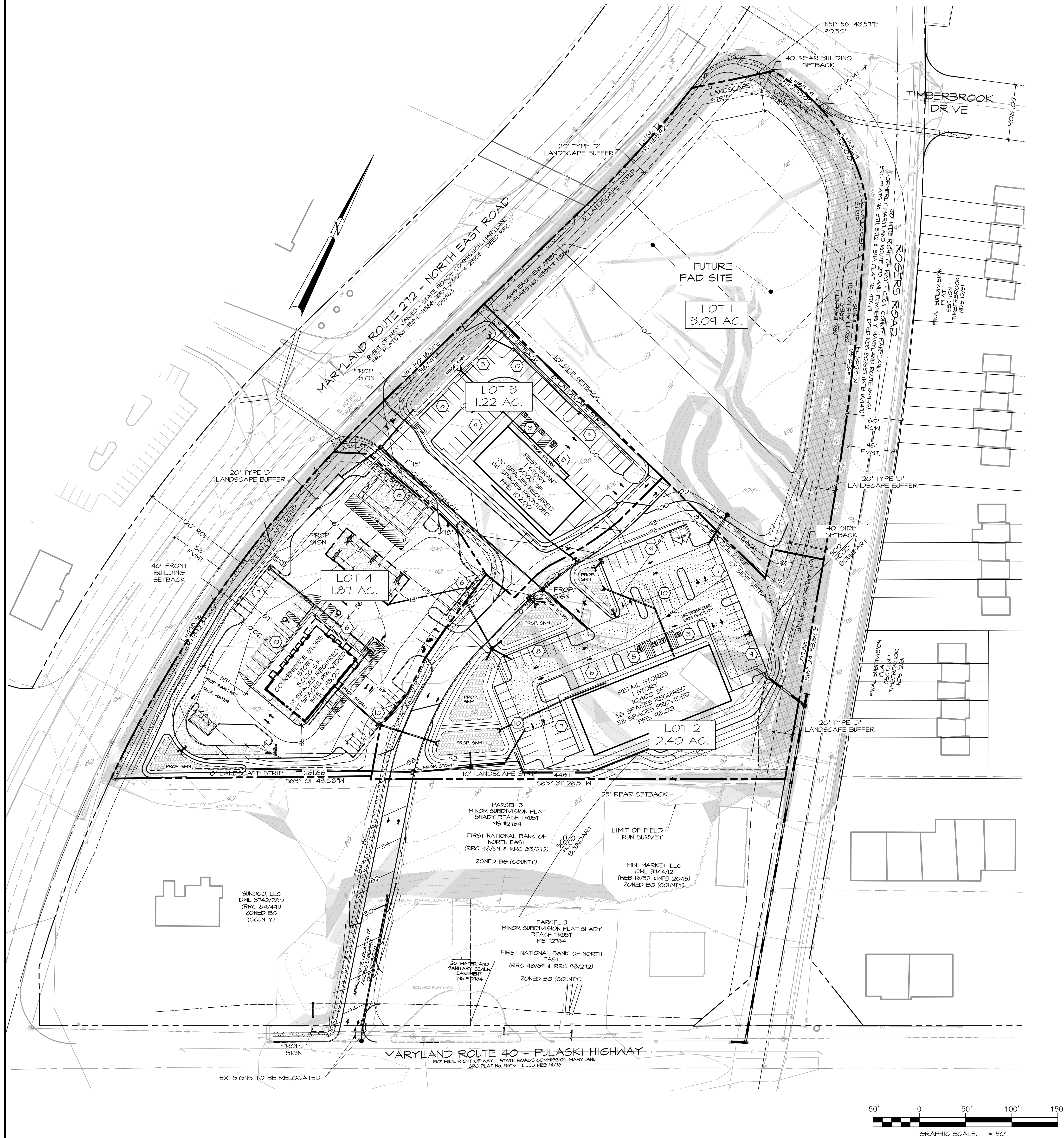
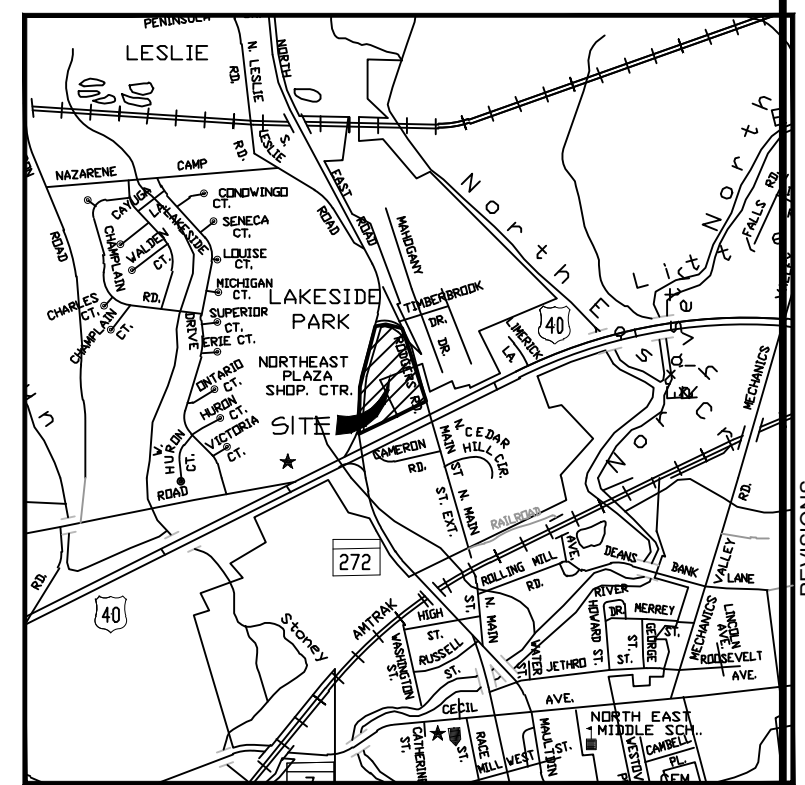


M:\PROJECTS\2181989.00 SVE NORTH EAST RETAIL\DESIGN\MEERINGS\CD\PLAN SET\CONCEPT SITE PLAN\CONCEPT SITE PLAN.DWG, 30x42 SITE CON PLAN, 10/23/2025 10:38 AM jmm



LEGEND

	15% to 25% SLOPES		500' HCOD BOUNDARY
	>25% SLOPES		PROPERTY LINE
	EX. BUILDING		RIGHT-OF-WAY LINE
	PROP. BUILDING		BUILDING SETBACK
	500' HCOD BOUNDARY		EX. CONTOURS
	EX. UTILITY POLE		PROP. CONTOURS
	EX. LIGHT POLE		EX. EASEMENT
	PROP. LIGHT POLE		PROP. EDGE OF FOREST
	EX. SIGN		EX. EDGE OF VEGETATION
	PROP. SIGN		EX. CHAIN LINK FENCE
	PARKING ROW QUANTITY		EX. WOOD FENCE
	HANDICAP PARKING		EX. EDGE OF PAVING
	EX. FIRE HYDRANT		EX. OVERHEAD LINES
	PROP. FIRE HYDRANT		EX. SANITARY LINES
	EX. MANHOLE		EX. WATER LINES
	PROP. MANHOLE		EX. STORM DRAIN LINES
	EX. WATER VALVE		EX. WETLANDS
	PROP. WATER VALVE		25' WETLANDS BUFFER
	TRAVERSE POINTS		75' NRD BUFFER
	ZONING BOUNDARY		PROP. SANITARY LINES
	PROP. SPLIT RAIL FENCE		PROP. WATER LINES
	PROP. CONCRETE PAVING		PROP. STORM DRAIN LINES
	PROP. ASPHALT PAVING		EXISTING GAS
	EX. EDGE OF PAVING/CURB		SOIL BOUNDARY
	FOREST CONSERVATION AREA		PROP. MILL & OVERLAY



VICINITY MAP
1"=2000'

REGULATORY APPROVALS AND PERMITS REQUESTED:

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

SPECIAL REQUESTS:

1. FOREST CONSERVATION FEE-IN-LIEU

FOREST AREAS

STAND	ACRES	SQUARE FEET
A	6.600	287,496

SITE DEVELOPMENT DATA

1. OWNER: SVE, 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
GRID: 25H
PARCEL: 15
DEED REF.: 412
1628/10
EXISTING TOTAL ACREAGE: 8.54 AC
= PARCEL 1 - 1.67 ACRES
= PARCEL 2 - 4.78 ACRES
= PARCEL 3 - 2.13 ACRES
PROPOSED TOTAL ACREAGE: 8.54 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'
FACEL: 10'
REAR: 25'
NOTE: NO OUTDOOR STORAGE OR PARKING IS PERMITTED IN THE BUFFER OR ANY REQUIRED BUFFERYARD.
8. PARKING SPACES
PARKING REQUIRED: (SECTION 6-8)
= 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 = 14 SPACES
= 14 SPACES
TOTAL PARKING PROPOSED: 275 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 - 41 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.
13. SIGNS
13.1. SIGNS SHALL NOT EXCEED THE MAXIMUM BUILDING HEIGHT PERMITTED IN THE DISTRICT.
13.2. NO SIGN SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTY OR PLACED ON OR HUNG OVER A PUBLIC SIDEWALK.
13.3. GROUND SIGN NOT EXCEEDING FORTY-EIGHT (48) SQUARE FEET IN AREA. GROUND SIGNS MAY BE DOUBLE FACED AND ILLUMINATED. GROUND SIGNS SHALL NOT EXCEED TWENTY-FIVE (25) FEET IN HEIGHT.

OWNER/DEVELOPER

SVE, LLC
PO BOX 1424
ELKTON, MD 21922
CONTACT: STAVROS KALAITZOGLU
PHONE: 302-753-6605
EMAIL: STAVKALAS@YAHOO.COM

CONCEPT SITE PLAN

NORTH EAST
RETAIL CENTER

DATE:

04/23/2025

SCALE:

AS SHOWN

DESIGNED BY:

JWC

DRAWN BY:

JWC

CHECKED BY:

TMM

DRAWING NO.

CP-1

SHEET 1 OF 1

PWA JOB NUMBER:

2181069.00

REVISIONS

DATE

REV#

DESCRIPTION