

**LEGEND**

- PROPOSED STORM DRAIN AND INLET
- SOIL TYPE
- EXISTING CONTOURS
- 106 --- PROPOSED CONTOURS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED GARBAGE DUMPSTER
- DENOTES NON-TIDAL WETLANDS
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EXISTING SETBACK LINE
- PROPOSED SEPTIC LINE
- PROPOSED SEPTIC TANK/PUMP CHAMBER
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING DRAINAGE UTILITY EASEMENT
- H.A. HANDICAPPED PARKING SPACE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FOREST RETENTION AREA
- DENOTES AFFORESTATION
- PROPOSED/EXISTING WELLS
- PROPOSED CONCRETE WALK

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 24°53'16" E	67.89'
L2	N 10°52'38" E	41.48'
L3	N 11°56'16" W	47.52'
L4	N 88°54'51" E	58.06'

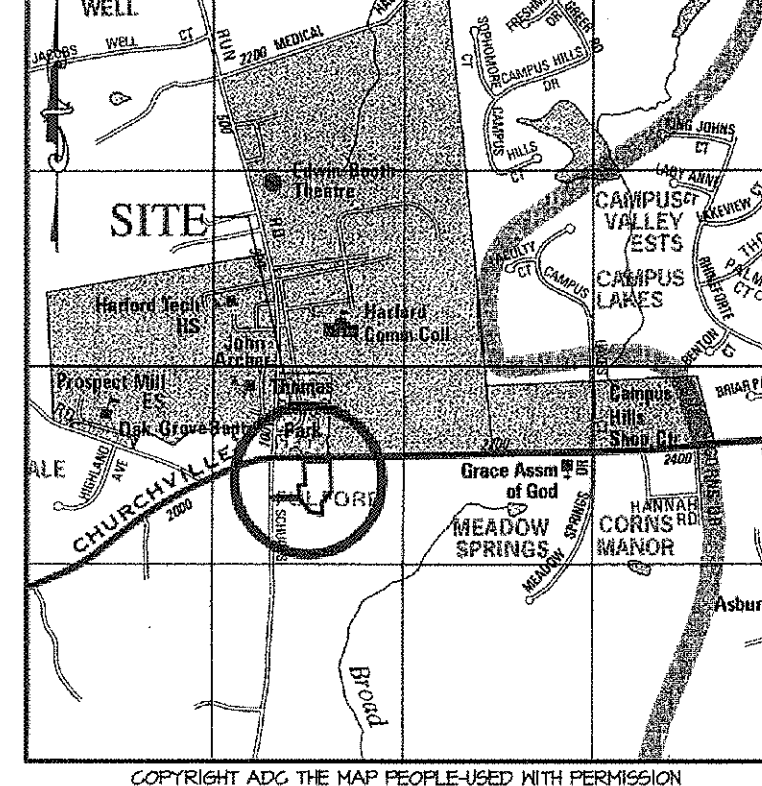
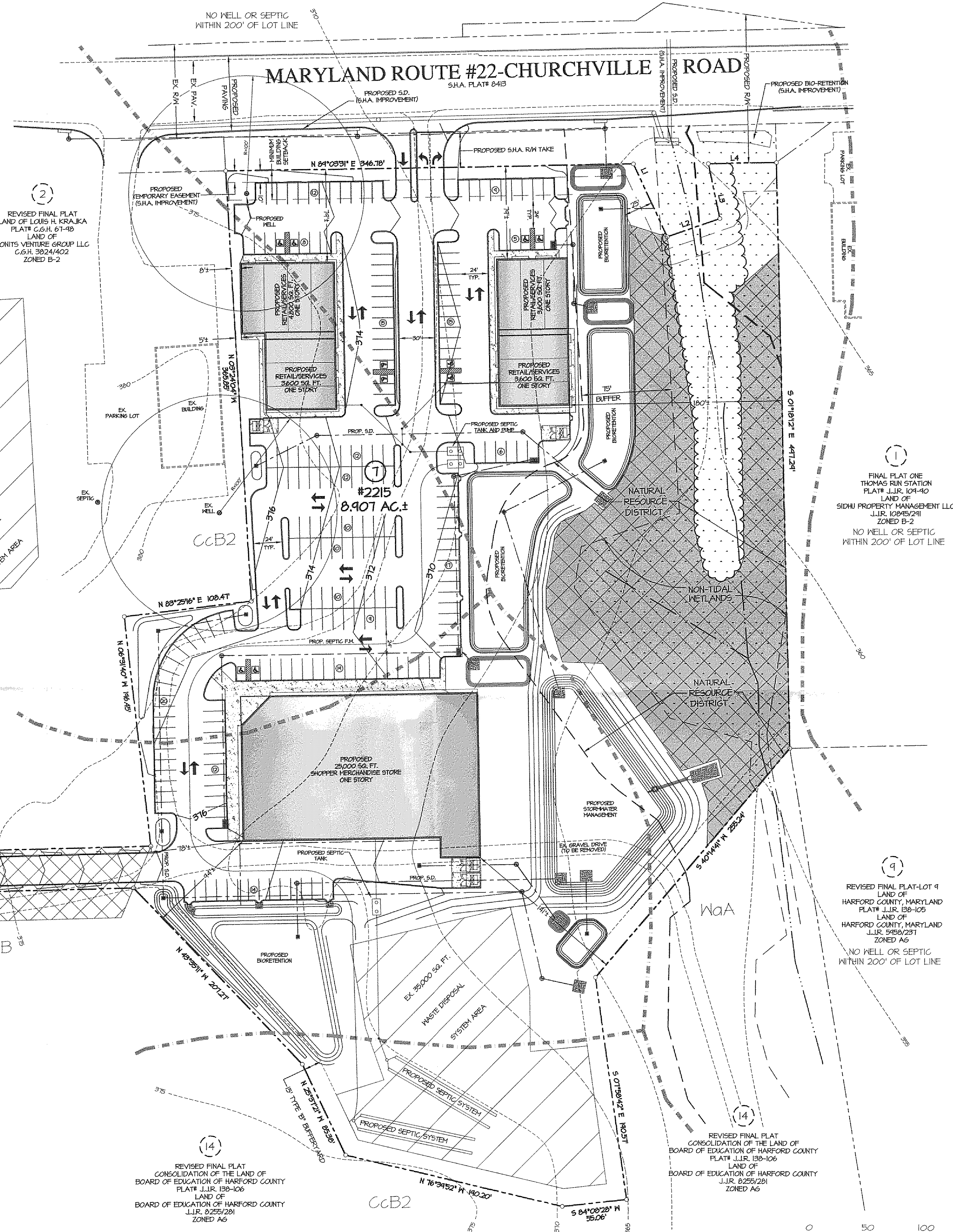
NORTH PER PLAT# J.L.R. 125-62

8.230 ACRE PARCEL OF LAND SURVEYED FOR IVA T. GILP PLAT# H.D.C. 47-10 LAND OF BEL AIR CONGREGATION OF JEHOVAH'S WITNESSES INC. J.L.R. 10048/463 ZONED A6 NO WELL OR SEPTIC WITHIN 200' OF LOT LINE

ADJOINER LIST					
TAX MAP / PARCEL	OWNER	DEED REF.	PLAT REF.	ZONED	ADDITIONAL INFORMATION
TM#42-P#226	CONTIS VENTURE GROUP LLC	J.L.R. 3824/402	G.S.H. 67-48	B-2	LOT 2 LAND OF LOUIS H. KRAJKA
TM#42-P#43	BOARD OF EDUCATION OF HARFORD COUNTY	J.L.R. 8255/281	J.L.R. 138/106	A6	LOT 14 BOARD OF EDUCATION
TM#42-P#454	HARFORD COUNTY, MARYLAND	J.L.R. 5150/231	J.L.R. 138/105	A6	REVISED LOT 9 HARFORD COUNTY, MARYLAND
TM#42-P#56	SIDHU PROPERTY MANAGEMENT LLC	J.L.R. 10045/241	J.L.R. 115/12	B-2	LOT 1 THOMAS RUN STATION
TM#42-P#231	BEL AIR CONGREGATION OF JEHOVAH'S WITNESSES, INC.	J.L.R. 10048/463	H.D.C. 47-10	A6	SURVEY PLAT IVA T. GILP

**REVISIONS**

NO.	DATE	DESCRIPTION



**SITE DATA**

- DEVELOPER/OWNER: SCHUCKS CORNER LLC, P.O. BOX 63, CHURCHVILLE, MARYLAND 21028-0063
- PROPERTY ADDRESS: 2215 CHURCHVILLE ROAD, BEL AIR, MARYLAND 21015
- PLAN PREPARED BY: BAY STATE LAND SERVICES, INC., P.O. BOX 853, BEL AIR, MARYLAND 21014-0853, (PH) 410-874-4747, (FAX) 410-420-3944, ATTN: DUDLEY CAMPBELL, duc@baystatelandservices.com
- TAX MAP/PARCEL/LOT: TAX MAP 10042, PARCEL #0454
- DEED REFERENCE: J.L.R. 5813/687
- PLAT REFERENCE: J.L.R. 125-62
- ELECTION DISTRICT: THIRD ELECTION DISTRICT
- EXISTING ZONING: B-2
- SITE AREA: GROSS ACREAGE OF SITE: 4.306 AC.± (409,364 SQ. FT.)  
PROPOSED S.H.A. R.M. TAKE: 0.394 AC.± (17,280 SQ. FT.)  
NET TRACT AREA: 8.901 AC.± (387,184 SQ. FT.)  
TOTAL ENCLOSED AREA: 8.901 AC.± (387,184 SQ. FT.)
- TOTAL AREA OF EXISTING FOREST: 0.00 AC.±
- TOTAL AREA OF NON-TIDAL WETLANDS: 1.228 AC.± (53,442 SQ. FT.)
- TOTAL AREA OF NATURAL RESOURCE DISTRICT (NRD): 2.428 AC.± (105,764 SQ. FT.)
- BUILDING/LOT REGULATIONS: B-2 ZONING  
MIN. LOT AREA: N/A  
MIN. LOT WIDTH: 50'  
MIN. FRONT YARD: 25'  
MIN. SIDE YARD: 5'  
MIN. REAR YARD: 35'  
MAX. HEIGHT: 3 STORIES
- EXISTING USE: VACANT (W/ EXISTING GRAVEL DRIVE)
- PROPOSED USE: RETAIL STORES AND SHOPPERS MERCHANDISE STORE
- PARKING: REQUIRED: RETAIL STORES: 1 PARKING SPACE PER 200 SQ. FT. GROSS FLOOR AREA  
15,600 SQ. FT. GROSS FLOOR AREA = 78 PARKING SPACES  
SHOPPER MERCHANDISE STORE: 1 PARKING SPACE PER 200 SQ. FT. GROSS FLOOR AREA  
25,000 SQ. FT. GROSS FLOOR AREA = 125 PARKING SPACES  
TOTAL PARKING REQUIRED: 203 TOTAL PARKING SPACES REQUIRED (10 HANDICAPPED SPACES INCLUDED)  
PROVIDED: 215 TOTAL PARKING SPACES PROVIDED (10 HANDICAPPED SPACES INCLUDED)
- BUILDING COVERAGE: EXISTING: 0.00 AC.±  
MAXIMUM ALLOWED: 39% OF TOTAL PARCEL AREA  
0.35 X 8.901 AC.± = 3.12 AC.± (135,910 SQ. FT.)  
PROPOSED: 1.053 AC.± (45,870 SQ. FT.) OR 12% OF NET PARCEL AREA.
- IMPERVIOUS AREA: EXISTING: 0.375 AC.± (16,395 SQ. FT.)  
PROPOSED: 3.123 AC.± (132,714 SQ. FT.) OR 42% OF NET PARCEL AREA
- TOTAL PROPOSED EMPLOYEES: 36
- THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION AND FIELD WORK BY BAY STATE LAND SERVICES, INC.
- THERE IS NO 100 YEAR F.E.M.A. FLOODPLAIN LOCATED ON THIS SITE PER F.I.R.M.# 24025C0232 D EFFECTIVE DATE JANUARY 7, 2000.
- THERE IS NON-TIDAL WETLANDS, AS DEPICTED ON THIS PLAN, ON THIS SITE.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
- THERE ARE NO KNOWN HISTORIC SITES ON THE SUBJECT PROPERTY.
- THERE IS NATURAL RESOURCE DISTRICT, AS DEPICTED ON THIS PLAN, ON THIS SITE.
- THE PROPOSED WATER AND SEWER TO THE SITE SHALL BE PUBLIC AND LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR SHALL BE CONTAINED IN A DRAINAGE AND UTILITY EASEMENT. ALL ON-SITE WATER AND SEWER TO BE PRIVATE.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
- STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN.
- THIS PLAN IS SUBJECT TO REVISIONS.



DEVELOPMENT ADVISORY COMMITTEE PLAN

LOT 7 LAND OF

# SCHUCKS CORNER LLC

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

**OWNER:**  
LOT 7  
SCHUCKS CORNER LLC  
P.O. BOX 63  
CHURCHVILLE, MARYLAND 21028-0063  
J.L.R. 5813/687

**ENGINEER'S SEAL**

DATE: 11-13-15  
SCALE: 1"=50'  
CHECKED BY: CDC  
DRAWN BY: JEC

**BAY STATE LAND SERVICES**  
Engineers \* Surveyors \* Planners \* Architects \* Geotechnical Testing  
P.O. Box 853, Bel Air, Maryland 21014  
2012 Rock Spring Road, Forest Hill, Maryland 21050  
Phone: (410) 874-4747 Fax: (410) 420-3949  
www.baystatelandservices.com

DRAWING NO.  
**PP01**  
SHEET 1 OF 1  
BLS JOB NO.  
04055