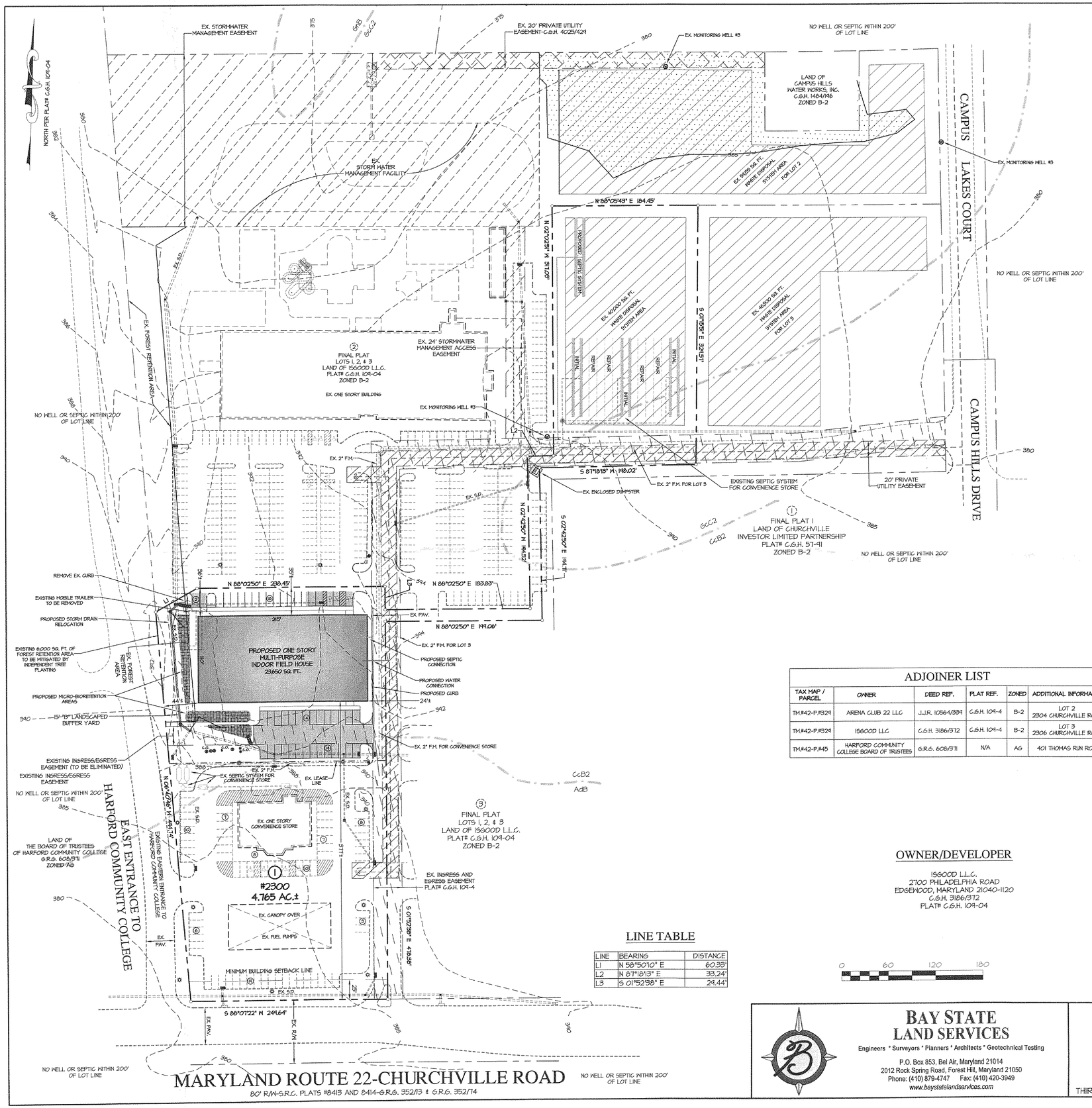
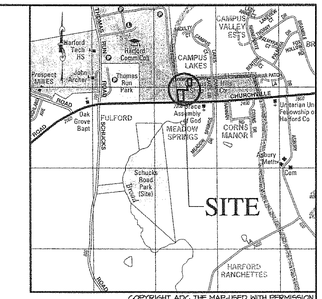


SITE DATA

1. OWNER/DEVELOPER:
   ISGOOD L.L.C.
   2700 PHILADELPHIA ROAD
   EDGEWOOD, MARYLAND 21040-1120
2. TAX MAP#: 42; PARCEL#: 324;
3. CURRENT ZONING: B-2;
4. SITE AREA: TOTAL ENCLOSED AREA: 4.765 AC.±;
5. DEED REFERENCE: C.G.H. 3186/372;
6. PLAT REFERENCE: C.G.H. 109-04
7. (2) :INDICATES LOT NUMBER
8. SITE REQUIREMENTS:
   SETBACKS: FRONT=25', SIDE=10' TOTAL OF 25', REAR=35'
   MAX. BUILDING HEIGHT: 3 STORIES
9. EXISTING USE OF PROPERTY: CONVENIENCE STORE W/ GAS PUMPS;
10. PROPOSED USE OF PROPERTY: CONVENIENCE STORE W/ GAS PUMPS AND INDOOR FIELD HOUSE;
11. PARKING REQUIRED: CONVENIENCE STORE W/ GAS PUMPS: 39 SPACES INCLUDING 2 HANDICAPPED
    INDOOR FIELD HOUSE: 22 SPACES
12. PARKING PROVIDED: CONVENIENCE STORE W/ GAS PUMPS: 69 TOTAL SPACES INCLUDING 3 HANDICAPPED;
    INDOOR FIELD HOUSE: 48 TOTAL SPACES INCLUDING 2 HANDICAPPED;
13. HOURS OF OPERATION: 3:00 P.M. TO 10:00 P.M.-MONDAY THROUGH FRIDAY;
    8:00 A.M. TO 6:00 P.M.-SATURDAY AND SUNDAY;
14. NUMBER OF OCCUPANTS: 22 PER HOUR-20 STUDENTS AND TWO INSTRUCTORS;
15. EXISTING DUMPSTER AT NORTHEAST SIDE OF PROPERTY TO BE UTILIZED;
16. FLOODPLAINS OR PROTECTED WATERS OF THE UNITED STATES: NONE;
17. IMPERVIOUS AREA: EXISTING: 86,501 SQ. FT.-(41.6%).
    PROPOSED: 42,103
    TOTAL PROPOSED: 128,604 SQ. FT.-(62.0%).
18. BUILDING COVERAGE: EXISTING: 13,247 SQ. FT.-(6.4%)
    PROPOSED: 23,650 SQ. FT.
    TOTAL PROPOSED: 36,947 SQ. FT.-(17.8%)
19. A STORM WATER MANAGEMENT CONCEPT PLAN HAS BEEN SUBMITTED FOR THIS PROJECT.
20. STORM WATER MANAGEMENT TO BE PROVIDED ON SITE AT AN EXISTING REGIONAL DETENTION FACILITY.
21. SUBJECT TO BOARD OF APPEALS CASE #5127.
22. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
23. THIS PLAN IS SUBJECT TO REVISIONS.



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LOCATION MAP

SCALE: 1" = 2000'

NOTES

DENOTES THE 40,000 SQUARE FOOT MINIMUM WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED WITHIN 30' OF THE DESIGNATED AREA AND ANY AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL SYSTEM AREA BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES(TOOL SHEDS, ETC.).

THIS SITE COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

PRIVATE WELLS/WASTE DISPOSAL SYSTEM AREAS SHALL BECOME NULL AND VOID WHEN PUBLIC SERVICES BECOME AVAILABLE.

THE SIGNING OF THIS PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.

THE MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH PROVISIONS OF THE CODE

THE LOT SHOWN HEREON LAYS ENTIRELY WITHIN UNSHADED ZONE X AS SHOWN ON F.I.R.M. #24025C0167 D DATED 1-7-00. UNSHADED ZONE X IS AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

SITE PLAN NO. S-14-008
APPROVED AS PER LETTER DATED
SUBJECT TO CONDITIONS SET IN THE LETTER
DIRECTOR, PLANNING AND ZONING

ADJOINER LIST

TAX MAP / PARCEL	OWNER	DEED REF.	PLAT REF.	ZONED	ADDITIONAL INFORMATION
TM.#42-P.#324	ARENA CLUB 22 LLC	J.J.R. 10564/334	C.G.H. 109-4	B-2	LOT 2 2304 CHURCHVILLE ROAD
TM.#42-P.#324	ISGOOD LLC	C.G.H. 3186/372	C.G.H. 109-4	B-2	LOT 3 2306 CHURCHVILLE ROAD
TM.#42-P.#45	HARFORD COMMUNITY COLLEGE BOARD OF TRUSTEES	G.R.G. 608/371	N/A	AG	401 THOMAS RUN ROAD

OWNER/DEVELOPER

ISGOOD L.L.C.
2700 PHILADELPHIA ROAD
EDGEWOOD, MARYLAND 21040-1120
C.G.H. 3186/372
PLAT# C.G.H. 109-04

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°50'10" E	60.33'
L2	N 87°18'13" E	33.24'
L3	S 01°52'38" E	29.44'

LEGEND

- :EXISITNG STORM DRAIN AND INLET
- :PROPOSED STORM DRAIN AND INLET
- :SOIL TYPE
- :EXISTING CONTOURS
- :EXISTING GARBAGE DUMPSTER
- :PROPOSED WATER LINE
- :EXISTING DRAINAGE & UTILITY EASEMENT
- :BOUNDARY LINE
- :ADJOINER BOUNDARY LINE
- :RIGHT-OF-WAY LINE
- :EXISTING SETBACK LINE
- :PROPOSED SEWER/SEPTIC LINE
- :PROPOSED WATER LINE
- :EXISTING SEWER/SEPTIC LINE
- :EXISTING WATER LINE
- :HANDICAPPED PARKING SPACE
- :EXISTING FOREST RETENTION
- :PROPOSED PAVING
- :PROPOSED MICRO-BIORETENTION AREA
- :EXISTING INGRESS/EGRESS EASEMENT
- :EXISTING 20' PRIVATE UTILITY EASEMENT
- :EXISTING STORM WATER MANAGEMENT AND STORM WATER MANAGEMENT ACCESS EASEMENT
- :PROPOSED CONCRETE WALK
- :EXISTING LIGHT POLE

0 60 120 180

PLAN TYPE: S
PLAN NO.: 14-062
SERIES NO.: 1
DATE: 5/21/14
DAC/DUE: 6/18/14

PRELIMINARY

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) 879-4747 Fax: (410) 420-3949
www.baystatelandservices.com

SITE PLAN

STARZ SPORTS

ACADEMY AND TRAINING CENTER

(PART OF LOT 1, LAND OF ISGOOD L.L.C.-PLAT# C.G.H. 109-04)

THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

RECEIVED

DATE 4-4-14	DRAWING NO. PP01
SCALE 1"=60'	
DESIGNED BY CDC/ME	SHEET 1 OF 1
DRAWN BY JSC	BSLS JOB NO. 05085