

1. 6:00 P.M. Dunkin Donuts Restaurant

<b>Meeting Date/Time:</b>	<b>Tuesday, October 13, 2020 at 6:00 pm</b>
<b>Meeting Location:</b>	<p><i>Join Zoom Meeting</i></p> <p><a href="https://us02web.zoom.us/j/86345378529?pwd=SFM3OFVVEWFJBEJYS1Y5AHAZRMFCUT09">HTTPS://US02WEB.ZOOM.US/J/86345378529? PWD=SFM3OFVVEWFJBEJYS1Y5AHAZRMFCUT09</a></p> <p><i>Meeting ID: 863 4537 8529</i></p> <p><i>Passcode: 419990</i></p> <p><b>Join Zoom Meeting Via Telephone: +1-646-876-9923</b></p> <p><i>Find your local number:</i></p> <p><a href="https://us02web.zoom.us/j/86345378529?pwd=SFM3OFVVEWFJBEJYS1Y5AHAZRMFCUT09">HTTPS://US02WEB.ZOOM.US/U/KEZX1XEXOG</a></p> <p><i>Meeting ID: 863 4537 8529</i></p> <p><i>Passcode: 419990</i></p>
<b>Location of Proposed Development:</b>	3712 Norrisville Road, Jarrettsville, MD
<b>Description of Proposed Development:</b>	The proposed redevelopment of a Former Bank into a Dunkin Donuts Restaurant
<b>Applicant:</b>	Bay State Lane Services
<b>Contact:</b>	Dudley Campbell at Bay State Lane Servies at (410) 879-4747 or <a href="mailto:dudley@baystatelandservices.com">dudley@baystatelandservices.com</a> .

Documents:

[NORRISVILLE ROAD 3712 10-13-20.PDF](#)



Order ID: 6762836

\* Agency Commission not included

**GROSS PRICE \* :** \$135.26

**PACKAGE NAME:** CNG The Record Single

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**Product(s):** The Record, classified.MDDC.com\_CNG  
**AdSize(s):** 2 Column (8TAB)  
**Run Date(s):** Friday, September 18, 2020, Friday, September 25, 2020  
**Color Spec.** B/W

**Preview**

**NOTICE OF COMMUNITY INPUT MEETING**

The proposed redevelopment of A FORMER BANK INTO A DUNKIN DONUTS RESTURAUNT located at 3712 Norrisville Road in Jarrettsville, Maryland.  
THE ABOVE SITE PLAN WILL BE THE SUBJECT OF A COMMUNITY INPUT MEETING  
To be held Virtual via Zoom  
To be presented by representatives of Bay State Land Services.

Join Zoom Meeting Online at:  
<https://us02web.zoom.us/j/86345378529?pwd=SFM3OFVveWFJbEJYS1Y5aHAZRmFCUT09>

Meeting ID: 863 4537 8529

Password: 419990

Join Zoom Meeting Via Telephone: +1-646-876-9923

Find your local number: <https://us02web.zoom.us/j/kezX1XEXOg>

Meeting ID: 863 4537 8529

Password: 419990

ON: October 13, 2020 beginning at 6:00 PM

During the Virtual Community Input Meeting the Community will have opportunity to ask questions and make comments via chat, phone, and live feed. For more information or to provide questions/comments prior to the Community Input Meeting, contact or email questions/comments to Dudley Campbell at Bay State Land Services at 410-8794747 or [dudley@baystatelandservices.com](mailto:dudley@baystatelandservices.com). Or visit the Harford County Department of Planning and Zoning website at <http://www.harfordcountymd.gov/planning-zoning/index.html> or call the Harford County Department of Planning and Zoning at 410-638-7900

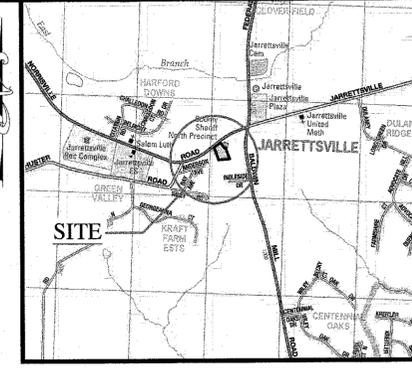
The Developer/Owner shall provide the site plan to the Harford County Department of Planning and Zoning prior to the Community Input Meeting so that the same can be accessed via the Harford County Department of Planning and Zoning Website.

09/18, 09/25/20 6762836

**HEALTH DEPARTMENT NOTE**

PRIOR TO THE HEALTH DEPARTMENT'S APPROVAL OF ANY FUTURE BUILDING PERMITS FOR THIS PROPERTY, THE FOLLOWING REQUIREMENTS MUST BE MET:

1. THE EXISTING OSDS, INCLUDING THE TANK, DISTRIBUTION BOX, AND DRAINFIELD TRENCHES, MUST BE PUMPED, INSPECTED, AND CERTIFIED BY A CONTRACTOR WHO HAS COMPLETED THE APPROVED COURSE THROUGH THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) FOR THE PROPER EVALUATION OF ONSITE SEWAGE DISPOSAL SYSTEMS. THE CONTRACTOR MUST SUBMIT A REPORT OF HIS/HER FINDINGS TO THIS OFFICE FOR REVIEW AND ANY DEFICIENCIES NOTED MUST BE REPAIRED TO THE SATISFACTION OF THE HEALTH DEPARTMENT.
2. IF THE EXISTING OSDS PASSES CERTIFICATION, THE SEPTIC TANK MUST THEN BE UPGRADED. OUR RECORDS INDICATE THAT THE EXISTING DRAINFIELD TRENCHES ARE ADEQUATELY SIZED AND CAPABLE OF HANDLING THE POTENTIAL 600 GALLONS PER DAY (GPD) OF WASTEWATER GENERATED BY THE PROPOSED USE. HOWEVER THE EXISTING SEPTIC TANK ONLY HAS A CAPACITY OF 1000 GALLONS. ACCORDING TO HARFORD COUNTY CODE, THE MINIMUM SIZE TANK ALLOWED FOR A COMMERCIAL PROPERTY IS A 1250 GALLON TWO (2) COMPARTMENT SEPTIC TANK. THE EXISTING TANK CAN EITHER BE PROPERLY ABANDONED, AND A NEW 1250 GALLON TWO COMPARTMENT SEPTIC TANK INSTALLED IN ITS PLACE, OR A SECOND TANK CAN BE ADDED IN SERIES TO THE EXISTING TANK TO EQUAL A COMBINED CAPACITY OF AT LEAST 1250 GALLONS.
3. PRETREATMENT MUST BE INSTALLED IN THE OSDS IN ORDER TO TREAT THE WASTEWATER FOR BIOLOGICAL OXYGEN DEMAND (BOD) AND TOTAL SUSPENDED SOLIDS (TSS). BASED ON THE PROPOSED USE INDICATED, THE WASTEWATER GENERATED WILL HAVE ELEVATED LEVELS OF BOD AND TSS ABOVE THE MAXIMUM ALLOWABLE THRESHOLD OF 300 MG/L RESPECTIVELY. PRETREATMENT WILL BE REQUIRED IN ORDER TO MAINTAIN THESE LEVELS BELOW THE ABOVE REFERENCED THRESHOLDS.
4. A SEPTIC REPAIR AREA (SRA) CAPABLE OF ENCOMPASSING AT LEAST ONE (1) FUTURE REPAIR SYSTEM, MUST BE SHOWN ON A SITE PLAN SUBMITTED TO THE HARFORD COUNTY HEALTH DEPARTMENT. THIS PLAN MUST BE REVIEWED AND APPROVED BY THE HEALTH DEPARTMENT.
5. THE EXISTING WELL (TAG# HA-13-5024) MUST BE CERTIFIED BY A MARYLAND LICENSED WELL DRILLER. THE INSPECTION MUST INCLUDE A REVIEW OF THE FOLLOWING: THE TOTAL DEPTH OF THE WELL, THE DEPTH AND CONDITION OF THE WELL CASING, THE YIELD OF THE WELL DETERMINED AS DESCRIBED IN COMAR 26.04.04.26.6, AND A DETERMINATION OF WHETHER OR NOT THE WELL HAS BEEN PROPERLY GROUTED. A FORMAL REPORT OUTLINING THE RESULTS OF THIS INSPECTION MUST BE SUBMITTED BY THE WELL DRILLER TO THIS OFFICE FOR REVIEW. IF THE INSPECTION REVEALS THAT THE WELL IS ACCEPTABLE IN ALL AREAS EVALUATED, THE EXISTING WELL MUST BE TESTED FOR BACTERIA AND NITRATES. ALL SAMPLES MUST BE COLLECTED BY A STATE OF MARYLAND CERTIFIED WATER SAMPLER, ANALYZED BY A MARYLAND CERTIFIED LABORATORY, AND ALL RESULTS FORWARDED TO THE HEALTH DEPARTMENT FOR REVIEW.



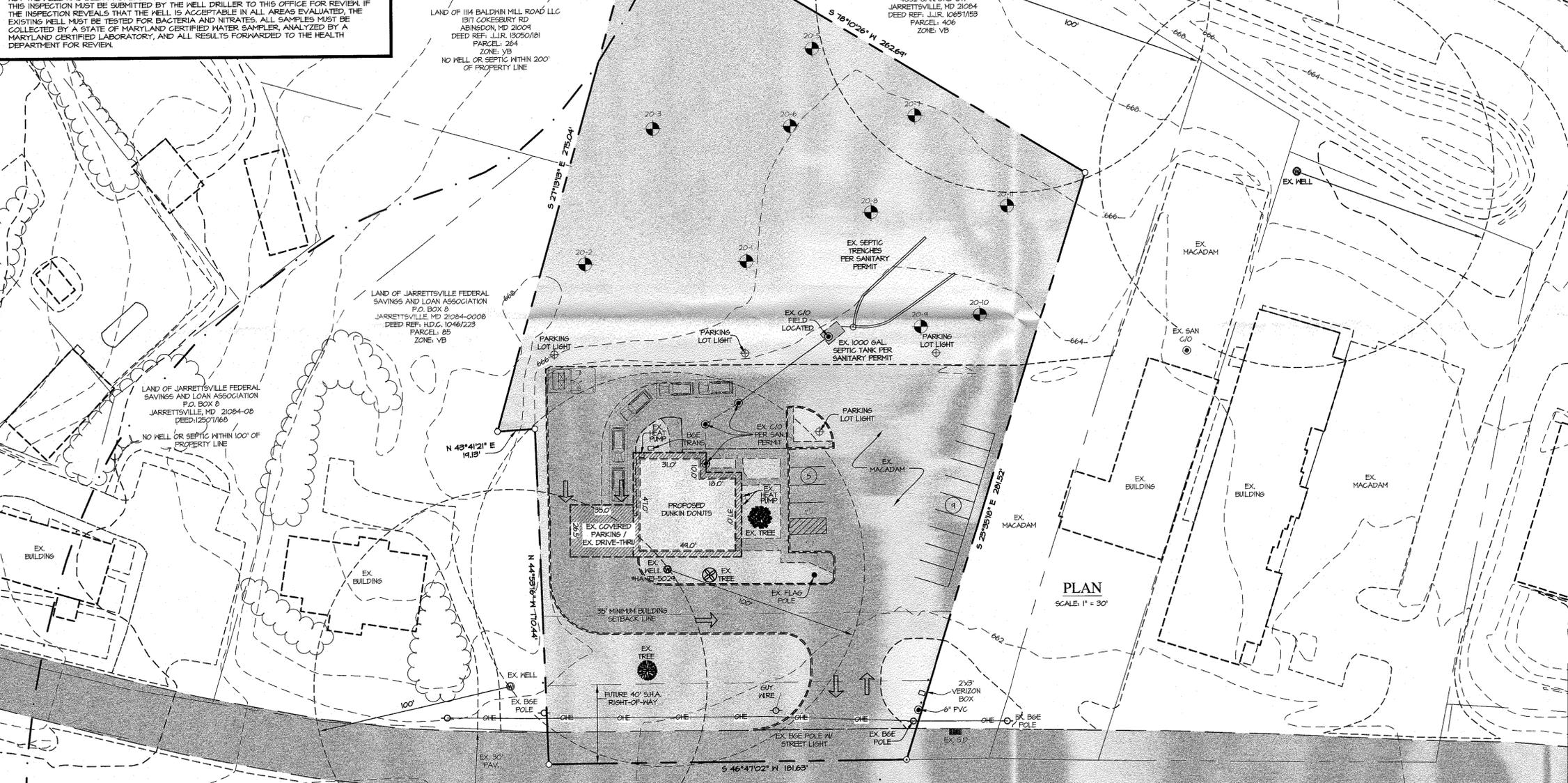
COPYRIGHT ADC THE MAP PEOPLE-PERMITTED USE NUMBER 2100199  
**LOCATION MAP**  
1" = 2000'

**SITE DATA**

1. OWNER: 3712 NORRISVILLE ROAD LLC  
3707 NORRISVILLE ROAD  
JARRETTSVILLE, MD 21084
2. TAX MAP: 32 PARCEL: 278
3. DEED REFERENCE: J.L.R. 19550/203
4. SITE AREA: 1.44 AC.±
5. ZONING: VB (VILLAGE BUSINESS)
6. TOTAL EXISTING IMPERVIOUS SURFACE: 35,104 SF. (0.82 AC) 42% SITE COVERAGE. (85% MAXIMUM) (NO PROPOSED ADDITIONAL IMPERVIOUS SURFACE. NO AREAS OF PROPOSED DISTURBANCE.)
7. TOTAL EXISTING BUILDING COVERAGE: 2,821 SF. (0.06 AC) 3% SITE COVERAGE. (40% MAXIMUM) (NO PROPOSED ADDITIONAL BUILDING COVERAGE.)
8. SITE REQUIREMENTS: VB ZONING SETBACKS: FRONT= 35' SIDE= 20' REAR= 40' MAX BUILDING HEIGHT: 3-STORIES
9. EXISTING USE OF PROPERTY: FORMER BANK WITH DRIVE-THRU.
10. PROPOSED USE OF PROPERTY: DUNKIN DONUTS WITH DRIVE-THRU (PRE-PACKAGED FOOD PREP, FREEZER TO OVEN)
11. HOURS OF OPERATION: OPEN 1 DAY: 5AM - 9PM NUMBER OF EMPLOYEES: 6 EMPLOYEES MAXIMUM NUMBER OF IN-HOUSE SEATING: 12 SEATS TOTAL
12. PARKING REQUIREMENTS: 1 PER 200 SF. OF GROSS FLOOR AREA THAT EXCLUDES FOOD PREP AREA. GROSS FLOOR AREA: 2,129 SF. (23 SF. FOOD PREP AREA) 1000 / 200 SF. = 6 PARKING SPACES REQUIRED EXISTING PARKING PROVIDED: 14 SPACES (2 HANDICAPPED PARKING SPACES)
13. EXISTING LANDSCAPING IS PRESENT AROUND THE FOUNDATION OF THE EXISTING BUILDING.
14. ALL EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION.
15. THERE IS NO 100 YEAR FEMA FLOODPLAIN LOCATED ON THIS SITE PER FIRM #2402500126 E DATED 4/1/2016 AND ADJOINING SURVEYS.
16. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
17. THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
18. NO ON SITE STEEP SLOPES QUALIFY AS N.R.D. DUE TO LIMITED LAND AREA AS PER 261-62.B1 OF THE HARFORD COUNTY DEVELOPMENT REGULATIONS.
19. PERCOLATION TEST PERFORMED ON MARCH 20, 2020.

**LEGEND**

--- SITE BOUNDARY LINE	⊕ PASSING PERC TEST
--- ADJOINER BOUNDARY LINE	⊙ EXISTING CLEAN-OUT
---666--- EXISTING CONTOURS	--- EXISTING ROADWAY
--- EXISTING SETBACK LINE	▨ EXISTING SIDEWALK
--- DENOTES EX. TREE LINE.	▨ EXISTING BUILDING
--- DENOTES SOIL LINE.	▨ EXISTING GREEN-SPACE
⊙ PARKING SPACE TOTALS	▨ EXISTING PAVING
♿ HANDICAPPED PARKING SPACE	▨ EXISTING ROOF OVERHANG



**PLAN**  
SCALE: 1" = 30'

**SOILS LEGEND**

SYMBOL	SOILS TYPE	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	HYDROLOGIC CLASSIFICATION
GcB2	GLENELG	3-8%	NO	YES	YES	B
McB2	MANOR	3-8%	NO	NO	NO	B

**OWNER**  
3712 NORRISVILLE ROAD LLC  
3707 NORRISVILLE ROAD,  
JARRETTSVILLE, MD 21084

**BAY STATE LAND SERVICES**  
Civil & Structural Engineers  
Land Planners & Land Surveyors  
Environmental Engineers  
Geo-Technical, Materials Testing and Inspections

2012 Rock Spring Road  
Suite D  
Forest Hill, Maryland 21050  
Phone: 410-879-4747  
Fax: 410-420-3949  
www.baystatelandservices.com

DEVELOPMENT ADVISORY COMMITTEE PLAN

**#3712 NORRISVILLE ROAD**

FOURTH ELECTION DISTRICT

HARFORD COUNTY, MARYLAND

NO.		DATE	REVISIONS	DESCRIPTION	DATE	DRAWING NO.
		08/12/20				DAC01

SCALE: 1" = 30'

DRAWN BY: TRL

CHECKED BY: CDC

SHEET 1 OF 1

BLS JOB NO. 19075