

**LEGEND**

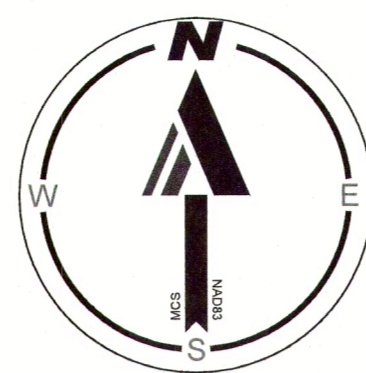
(M)	MEASURED	▲	BENCHMARK
(R)	RECORD	FF	FINISHED FLOOR ELEVATION
P.O.B.	POINT OF BEGINNING	GF	GARAGE FLOOR ELEVATION
○	UTILITY POLE	x 123.45	EXISTING SPOT ELEVATION
⊕	ELECTRIC METER	x G 122.95	EXIST. TOP OF CURB ELEVATION
⊕	TRANSFORMER	x G 123.45	EXIST. GUTTER ELEVATION
⊕	HVAC UNIT	x TW 123.45	EXIST. TOP OF WALL ELEVATION
⊕	SANITARY MANHOLE	x BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
⊕	STORM DRAIN MANHOLE	x EP 122.95	EXIST. EDGE OF PAVEMENT ELEVATION
⊕	GAS METER	---	EXISTING CONTOUR
+	SIGN	---	WOOD RAIL
+	MAIL BOX	---	FENCE
+	BOLLARD	---	TREE LINE
LSA	LANDSCAPED AREA	---	OVERHEAD WIRES
+	AREA LIGHT	---	LANDSCAPE STONE
+	CLEAN OUT	---	PROP. CORNER TO BE SET
→	PAINTED ARROW	---	LIMIT OF DISTURBANCE
⊕	TITLE REPORT EXCEPTION	---	LIMIT OF WORK

**WINDING ROAD**  
30' WIDE PUBLIC RIGHT-OF-WAY  
ASPHALT PAVED ROADWAY

OUT LOT A  
HOWARD PARK  
P.B. 4 PG. 56

LANDS N/F  
KENNETH STALEY ET AL  
LIBER 2015 FOLIO 751  
TM: 303 G: 0 P: 1144  
ZONE: TOWNS

LANDS N/F  
L. KENNETH STALEY JR. &  
STEPHANIE M. STALEY  
LIBER 12345 FOLIO 140  
TM: 49 G: 2 P: 192  
ZONE: B3



CFA  
CFA LEASE PARCEL

LOT 2R  
WILMAR, LLC  
P.B. 206 PG. 59

LANDS OF  
WILMAR, LLC  
LIBER 6554 FOLIO 53  
TM: 304 G: 2 P: 340  
AREA: 56,135 S.F. OR 1.288 AC. (R&M)  
ZONE: TOWNS

LOT 1  
WILMAR, LLC  
P.B. JUR 203 PG. 54

LANDS N/F  
WILMAR, LLC  
LIBER 6554 FOLIO 47  
TM: 30 G: 2 P: 340  
ZONE: TOWNS

APPROX. LOC. SLOPE AREA  
LIBER SWC 231 FOLIO 1  
SHA PLAT No. 1076

REMANDER 5' SANITARY  
SEWER EASEMENT  
LIBER GRG 805 FOLIO 81

N54°15'19"E 42.04'

S54°09'19"E 25.80'

X-CUT FOUND

REBAR W/  
CAP FOUND

GRATE INLET  
RIM=350.62  
INV=345.77  
INV=345.47

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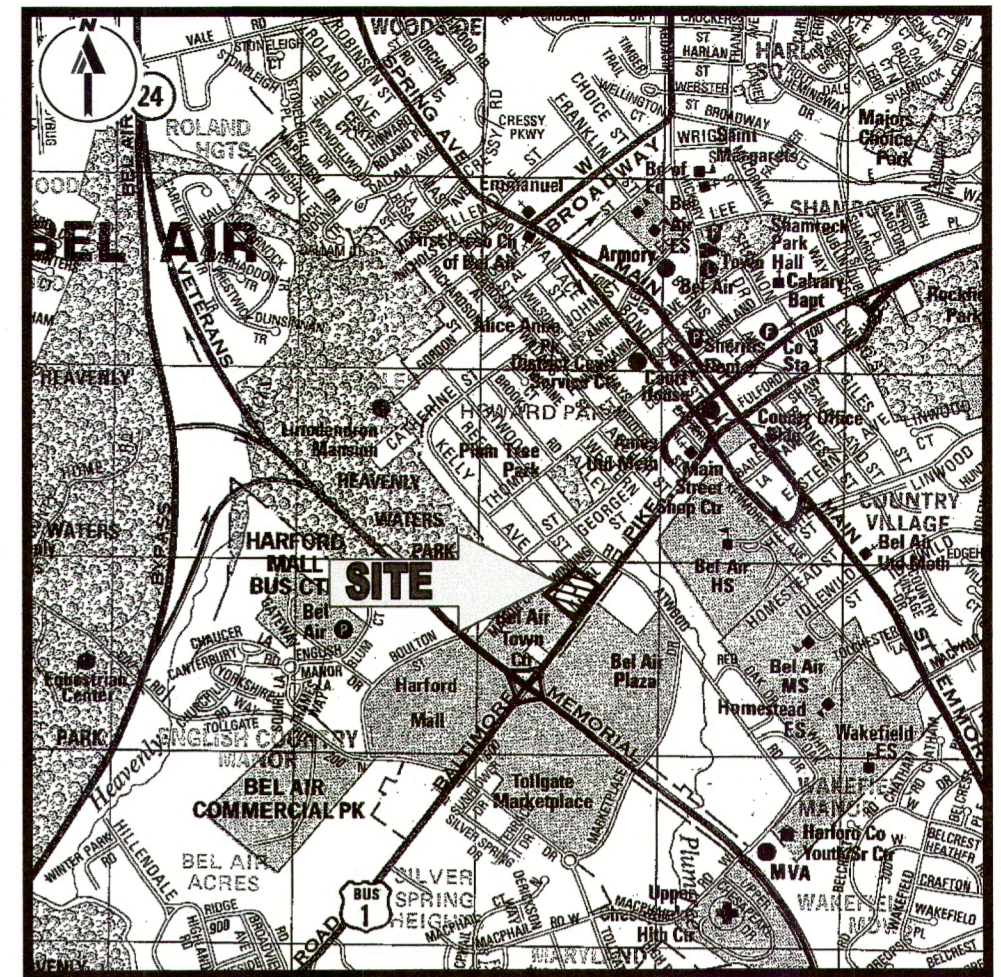
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**BENCHMARK NOTE:**

ELEVATIONS ARE BASED ON NAVD 88 DATUM  
PER GPS OBSERVATIONS AND TIED IN TO  
NGS MONUMENT "A 100" WITH A PUBLISHED  
ELEVATION OF 385.36 FEET.

B.M#1  
X-CUT SET  
NORTHING: 678,885.6390  
EASTING: 1,485,996.8620  
ELEVATION: 350.63'



**VICINITY MAP**

SCALE: 1"=2000'

**SURVEY NOTES:**

- THE SUBJECT PROPERTY IS LOT 2R, WILMAR, LLC AS RECORDED IN PLAT BOOK 206 PAGE 59 BEING THE LANDS OF WILMAR, LLC AS RECORDED IN LIBER 6554 FOLIO 53 ALL RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND AND SHOWN ON TAX MAP 304 AS PARCEL 340 PER THE DEPARTMENT OF ASSESSMENTS.
- AREA = 56,135 SQUARE FEET OR 1.288 ACRES (RECORD & MEASURED)
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON AUGUST 09, 2023 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON AUGUST 14, 2023 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
- ELEVATIONS ARE BASED ON NAVD 88 DATUM PER GPS OBSERVATIONS AND TIED IN TO NGS MONUMENT "A 100" WITH A PUBLISHED ELEVATION OF 385.36 FEET.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, HARFORD COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 163 OF 365", COMMUNITY-PANEL NUMBER 24025C0163E, WITH A MAP EFFECTIVE DATE OF APRIL 19, 2016.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE ARE NO GAPS, GORES, OVERLAPS, OR HIATUSES BETWEEN THE RIGHT-OF-WAY LINES OF SOUTH KELLY AVENUE, BALTIMORE PIKE - U.S. RTE. 1, AND THE SUBJECT PROPERTY.
- ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR THAT ARE LEGIBLE, WITHIN THE LIMITS OF THIS SURVEY, AND ARE PLOTTABLE, ARE SHOWN.
- THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
- PROPERTY HAS DIRECT ACCESS TO SOUTH KELLY AVENUE.
- THE UNDERSIGNED WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS SURVEY AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN "COMAR" SECTION 09.13.06.12.
- THE GRATE INLET STRUCTURE WAS AS BUILT BY BOHLER ON 05/03/19 AND AS OF THE LATEST FIELD VISIT ON 08/14/23 THE STRUCTURE WAS FULL OF LEAVES.

**REFERENCES AND CONTACTS**

**REFERENCES**

- BOUNDARY & TOPOGRAPHIC SURVEY:  
"ALTRANS LAND TITLE SURVEY:  
CHICK-FIL-A, INC.,  
408 BALTIMORE PIKE,  
THIRD ELECTION DISTRICT,  
TOWN OF BEL AIR,  
HARFORD COUNTY, MARYLAND"  
DATED: 08/24/2023  
MDA230128.00  
ELEVATIONS: NAVD 1988
- BGE PLAN:  
CNA  
ENTITLED: "BGE DESIGN SERVICES; S 402  
BALTIMORE PIKE; BEL AIR / 21014; REFEED  
CURRENT CUSTOMERS WITH UG FEED  
REMOVE OH POLE LINE; CHICK-FIL-A INC"  
WORK ORDER NO.: 14628929  
DATED: SEPTEMBER 13, 2017
- SIGN SURVEY:  
CLAYTON SIGNS, INC.  
ENTITLED: "SITE PLAN; CHICK-FIL-A AT BEL  
AIR, MD; BALTIMORE PIKE AND S. KELLY  
AVENUE; BEL AIR, MD 21014"  
DATED: FEBRUARY 19, 2014, LAST REVISED  
MAY 31, 2018
- BGE PLAN:  
CNA  
ENTITLED: "BGE DESIGN SERVICES; 408  
BALTIMORE PIKE; BEL AIR / 21014; INSTALL  
ELECTRIC AND GAS SERVICE TO  
COMMERCIAL LOCATION; WILMAR, LLC"  
WORK ORDER NO.: 14632164  
DATED: FEBRUARY 28, 2018

**UTILITY CONTACTS**

- WATER AND SEWER  
TOWN OF BEL AIR DEPARTMENT  
OF PUBLIC WORKS  
705 E. CHURCHVILLE ROAD  
BEL AIR, MD 21014  
CONTACT: STEPHEN KLINE  
PHONE: (410) 879-9907
- GAS AND ELECTRIC:  
BGE  
7317 PARKWAY DRIVE SOUTH  
HANOVER, MD 21076  
PHONE: (410) 234-5601
- CABLE:  
COMCAST CABLE OF HARFORD COUNTY  
30 NORTH PARKE STREET  
ABERDEEN, MD 21001  
PHONE: (410) 575-7020
- TELEPHONE  
VERIZON  
16 N HAYS STREET  
BEL AIR, MD 21014  
PHONE: (410) 838-6376
- WATER RESOURCES ENGINEERING  
BUREAU OF WATER RESOURCES ENGINEERING  
212 SOUTH BOND STREET  
BEL AIR, MD 21014  
CONTACT: BRUCE APPEL  
PHONE: (410) 538-3545
- DEPARTMENT OF PUBLIC WORKS  
DIVISION OF WATER AND SEWER  
TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS  
705 E. CHURCHVILLE ROAD  
BEL AIR, MD 21014  
CONTACT: STEPHEN KLINE  
PHONE: (410) 879-9907
- PLANNING AND ZONING  
TOWN OF BEL AIR DEPARTMENT OF  
PLANNING AND ZONING  
705 E. CHURCHVILLE ROAD  
BEL AIR, MD 21014  
CONTACT: KEVIN SMALL  
(410) 879-9500

**GOVERNING AGENCIES**

\*THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

**BALTIMORE PIKE - U.S. RTE. 1**  
68' WIDE PUBLIC RIGHT-OF-WAY  
ASPHALT PAVED ROADWAY  
SHA PLAT # 8274 & 4025  
POSTED SPEED LIMIT: 35 MPH

**OWNER**  
WILMAR, LLC  
13820 MANOR GLEN ROAD  
BALDWIN, MD 21013-9713  
CONTACT: WILLIAM R. WATERS  
PHONE: 410-992-6692

**DEVELOPER**  
CHICK-FIL-A, INC.  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349  
CONTACT: DOUG WOLFIE  
PHONE: 770-817-9939  
EMAIL: DOUG.WOLFIE@CFACORP.COM

**SOIL TYPES**

SYMBOL	DESCRIPTION	HYDRIC SOIL	HYDRAULIC SOIL GROUP	SLOPES	HIGHLY ERODIBLE
NeB2	NESHAMINY SILT LOAM	NO	B	3 - 8 %	YES, 0.37

**Final Site Plan  
Engineer Certification**

It is certified that this Final Site Plan is in compliance with all Town of Bel Air development regulations including Planning Commission and/or Zoning Administrator conditions attendant thereto.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_ Affix Seal \_\_\_\_\_

**Final Site Plan  
Owner Certification**

I certify that I have reviewed this Site Plan and I am aware of the Bel Air development regulations and I agree to attest the implementation in conformance with the approved Final Site Plan upon completion of installation.

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_ Title \_\_\_\_\_

**TOWN OF BEL AIR  
DEPARTMENT OF PLANNING**

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR DATE

**TOWN OF BEL AIR  
DEPARTMENT OF PUBLIC WORKS**

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR DATE

**STORMWATER MANAGEMENT WAIVER:**  
A WAIVER FOR STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROLS HAS BEEN REQUESTED



**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

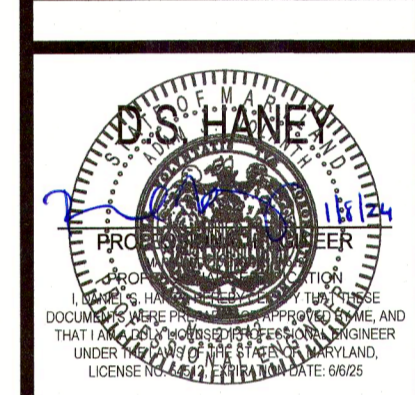
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**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LANDSCAPE ARCHITECTURE  
PROGRAM MANAGEMENT  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**BOHLER**  
801 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21284  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
MD@BohlerEng.com

STORE  
CFA - #03382  
PROJECT  
408 BALTIMORE PIKE  
BEL AIR, MD 21014  
TAX MAPS: 304 & 49, GRIDS: 2 & 2A  
PARCELS: 340 & 800, LOT: 2R  
ELECTION DISTRICT: 3  
ZONE: B3  
TOWN OF BEL AIR

SHEET TITLE  
**EXISTING  
CONDITIONS &  
DEMOLITION  
PLAN**  
DWG EDITION 02.4  
 PRELIMINARY  
 80% SUBMITTAL  
 FOR CONSTRUCTION

JOB NO. MDA230128.00  
STORE: #03382  
DATE: 12/8/23  
DRAWN BY: RMS/BN  
CHECKED BY: DSH  
CAD ID: SITE-0

SHEET  
**C-201**

