



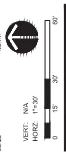
**NOT FOR CONSTRUCTION**

**BEULAH CHURCH COMMERCIAL**

BEULAH CHURCH ROAD DEVELOPERS, LLC

REVISION / ISSUANCE	
NO.	DESCRIPTION / DATE
1	ISSUANCE 09/16/19
2	REVISION 12/13/19
3	REVISION 12/26/19
4	REVISION 1/25/2020

DESIGNED BY: MCK  
 DRAWN BY: MCK  
 CHECKED BY: LCR



PROJECT NO.: 1904-050-01  
 DATE: 09/16/19  
 SHEET NO.: 1 OF 1

CONCEPTUAL SITE PLAN  
 RZ-1.3

CONTRACTOR SHALL DEVELOP THE SITE IN A MANNER GENERALLY CONSISTENT WITH THE CONCEPTUAL MASTER PLAN, WITH THE UNDERSTANDING THAT THE CONFIGURATIONS, PLACEMENTS, HEIGHT AND FOOTPRINTS OF THE BUILDINGS, DRIVEWAYS, SIDEWALKS AND OTHER FEATURES SHOWN ON THIS PLAN ARE CONCEPTUAL AND NOT TO BE CONSIDERED AS THE ULTIMATE DESIGN IS CONSISTENT WITH THE SPIRIT AND INTENT OF THE CONCEPTUAL MASTER PLAN.

THE CONFIGURATIONS, PLACEMENTS, NUMBER AND SIZES OF THE BUILDINGS, DRIVEWAYS, SIDEWALKS, AND OTHER FEATURES SHOWN ON THIS MASTER PLAN AND ANY BUILDING DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND NOT TO BE CONSIDERED AS THE ULTIMATE DESIGN. THE ULTIMATE DESIGN SHALL BE DETERMINED BY THE ARCHITECT AND SHALL BE IN ACCORDANCE WITH THE UNINCOUNTY DEVELOPMENT ORDINANCE, AS APPLICABLE, AND THE MAXIMUM BUILDING DEVELOPE, LINE AND INTENSITY LIMITATIONS ESTABLISHED ON THE TECHNICAL DATA SHEET ARE NOT TO BE EXCEEDED. THE PARAMETERS ESTABLISHED UNDER THE DEVELOPMENT PROGRAM SHALL BE USED TO DETERMINE THE ULTIMATE DESIGN OF THE DEVELOPMENT PROGRAM.

THE INTENT OF THE CONCEPTUAL MASTER PLAN IS TO ESTABLISH A MAXIMUM SQUARE FOOTAGE THAT CAN BE ADEQUATELY PARKED PER THE REGULATIONS OF THE UNINCOUNTY DEVELOPMENT ORDINANCE. THE ULTIMATE DESIGN SHALL BE DETERMINED BY THE ARCHITECT AND SHALL BE IN ACCORDANCE WITH THE UNINCOUNTY DEVELOPMENT ORDINANCE. THE MAXIMUM SQUARE FOOTAGE AS THE PROGRAM IS REFERRED TO THE END OF THE CONCEPTUAL MASTER PLAN.



1904-050-01  
 BAKER KENNETH OR  
 BASAM AND JOE FADEL  
 D.B. 09.12.19, PC. 0224  
 ZONING: R-40

1904-050-01B  
 BEULAH CHURCH ROAD  
 DEVELOPERS, LLC  
 D.B. 7.13.19, PC. 887  
 ZONING: R-40

0804-050-27  
 BEL AIR SUB LLC  
 ZONING: R-40

0804-050-07  
 BEL AIR ACQUISITION  
 SUB LLC  
 ZONING: R-40