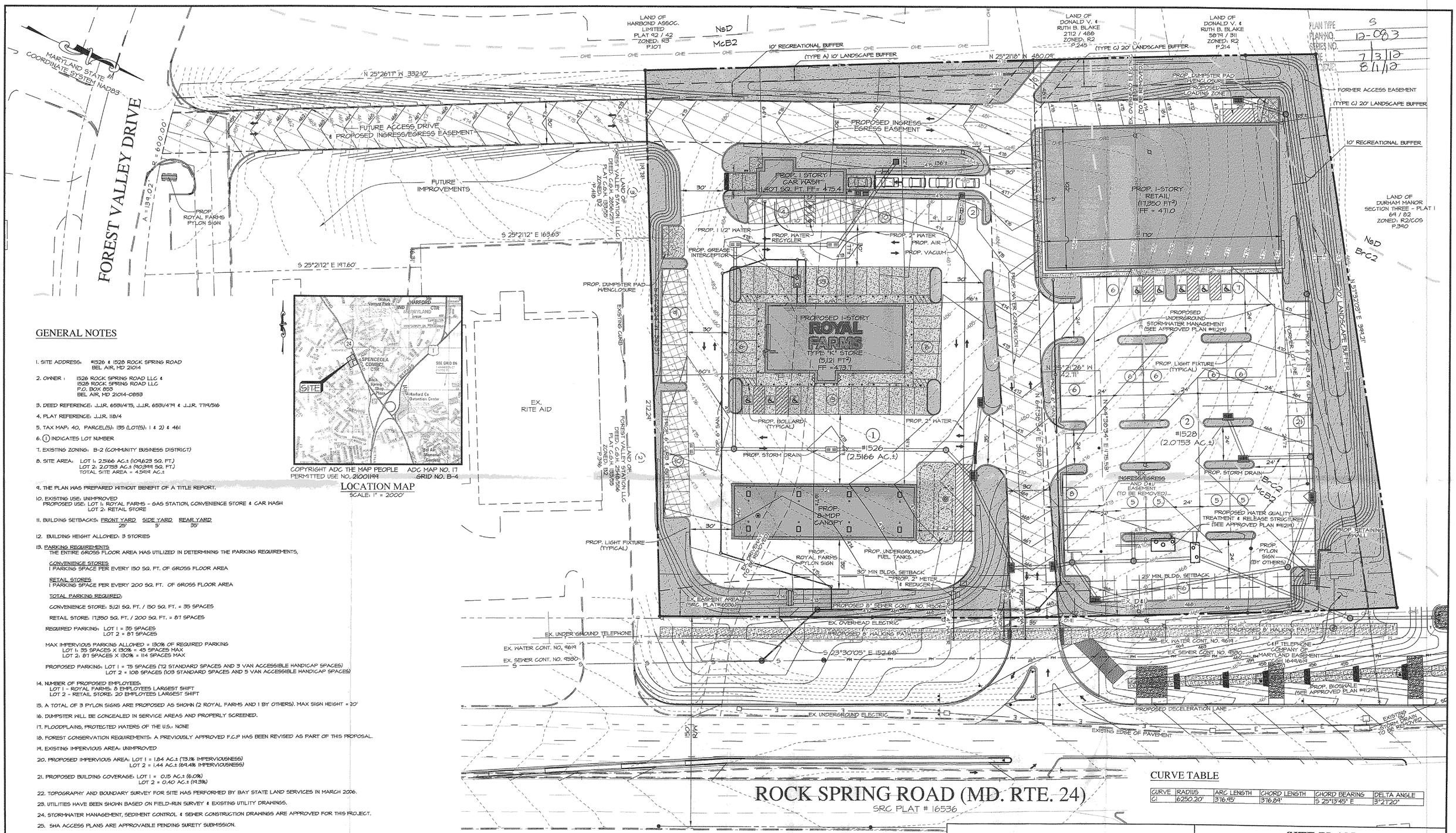

GENERAL NOTES

1. SITE ADDRESS: #1526 & 1528 ROCK SPRING ROAD BEL AIR, MD 21014
2. OWNER: 1526 ROCK SPRING ROAD LLC & 1528 ROCK SPRING ROAD LLC P.O. BOX 853 BEL AIR, MD 21014-0853
3. DEED REFERENCE: J.J.R. 6531/475, J.J.R. 6531/479 & J.J.R. 7719/516
4. PLAT REFERENCE: J.J.R. 118/4
5. TAX MAP: 40, PARCEL(S): 135 (LOT(S): 1 & 2) & 461
6. (1) INDICATES LOT NUMBER
7. EXISTING ZONING: B-2 (COMMUNITY BUSINESS DISTRICT)
8. SITE AREA: LOT 1: 2.5166 AC.± (109,623 SQ. FT.) LOT 2: 2.0753 AC.± (90,399 SQ. FT.) TOTAL SITE AREA = 4.5919 AC.±
9. THE PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
10. EXISTING USE: UNIMPROVED PROPOSED USE: LOT 1: ROYAL FARMS - GAS STATION, CONVENIENCE STORE & CAR WASH LOT 2: RETAIL STORE
11. BUILDING SETBACKS: FRONT YARD 25' SIDE YARD 5' REAR YARD 35'
12. BUILDING HEIGHT ALLOWED: 3 STORIES
13. PARKING REQUIREMENTS THE ENTIRE GROSS FLOOR AREA WAS UTILIZED IN DETERMINING THE PARKING REQUIREMENTS,

    CONVENIENCE STORES 1 PARKING SPACE PER EVERY 150 SQ. FT. OF GROSS FLOOR AREA

    RETAIL STORES 1 PARKING SPACE PER EVERY 200 SQ. FT. OF GROSS FLOOR AREA

    TOTAL PARKING REQUIRED:

    CONVENIENCE STORE: 5,121 SQ. FT. / 150 SQ. FT. = 35 SPACES

    RETAIL STORE: 17,350 SQ. FT. / 200 SQ. FT. = 87 SPACES

    REQUIRED PARKING: LOT 1 = 35 SPACES LOT 2 = 87 SPACES

    MAX IMPERVIOUS PARKING ALLOWED = 130% OF REQUIRED PARKING LOT 1: 35 SPACES X 130% = 45 SPACES MAX LOT 2: 87 SPACES X 130% = 114 SPACES MAX

    PROPOSED PARKING: LOT 1 = 75 SPACES (72 STANDARD SPACES AND 3 VAN ACCESSIBLE HANDICAP SPACES) LOT 2 = 108 SPACES (103 STANDARD SPACES AND 5 VAN ACCESSIBLE HANDICAP SPACES)
14. NUMBER OF PROPOSED EMPLOYEES: LOT 1 - ROYAL FARMS: 8 EMPLOYEES LARGEST SHIFT LOT 2 - RETAIL STORE: 20 EMPLOYEES LARGEST SHIFT
15. A TOTAL OF 3 PYLON SIGNS ARE PROPOSED AS SHOWN (2 ROYAL FARMS AND 1 BY OTHERS). MAX SIGN HEIGHT = 20'
16. DUMPSTER WILL BE CONCEALED IN SERVICE AREAS AND PROPERLY SCREENED.
17. FLOODPLAINS, PROTECTED WATERS OF THE U.S.: NONE
18. FOREST CONSERVATION REQUIREMENTS: A PREVIOUSLY APPROVED F.C.P HAS BEEN REVISED AS PART OF THIS PROPOSAL.
19. EXISTING IMPERVIOUS AREA: UNIMPROVED
20. PROPOSED IMPERVIOUS AREA: LOT 1 = 1.84 AC.± (73.1% IMPERVIOUSNESS) LOT 2 = 1.44 AC.± (69.4% IMPERVIOUSNESS)
21. PROPOSED BUILDING COVERAGE: LOT 1 = 0.15 AC.± (6.0%) LOT 2 = 0.40 AC.± (19.3%)
22. TOPOGRAPHY AND BOUNDARY SURVEY FOR SITE WAS PERFORMED BY BAY STATE LAND SERVICES IN MARCH 2006.
23. UTILITIES HAVE BEEN SHOWN BASED ON FIELD-RUN SURVEY & EXISTING UTILITY DRAWINGS.
24. STORMWATER MANAGEMENT, SEDIMENT CONTROL & SEWER CONSTRUCTION DRAWINGS ARE APPROVED FOR THIS PROJECT.
25. SHA ACCESS PLANS ARE APPROVABLE PENDING SURETY SUBMISSION.
26. APPROVED STORMWATER MANAGEMENT PLAN # 91219 APPROVED SEDIMENT AND EROSION CONTROL PLAN # 52114 APPROVED SEWER CONTRACT # 14506
27. THE EXISTING UNAUTHORIZED ACCESS FROM PARCEL(S) 214 & 245 TO DENISE DRIVE IS TO BE DISCONTINUED. THISPLAN PROPOSES A 30' INGRESS / EGRESS EASEMENT TO THE PARCEL(S) AND NECESSARY ACCESS WILL BE PROVIDED

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6250.20'	316.45'	316.84'	S 25°13'45" E	3°21'20"

SITE PLAN

SCALE 1" = 30'

DENOTES PROPOSED CONCRETE PAVING/SIDEWALK

DENOTES PROPOSED BUILDINGS

DENOTES 30 PROPOSED PERMEABLE PAVING / CONCRETE PARKING SPACES

DENOTES PROPOSED INGRESS/EGRESS EASEMENT AREA

DEVELOPER/CONTRACT PURCHASER:
ROYAL FARMS
3611 ROLAND AVENUE
BALTIMORE, MD 21211
CONTACT: JEFF BAINBRIDGE
#410-444-1681

NO.	DATE	DESCRIPTION	BY

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

SCALE: AS SHOWN	DATE: JUNE 2012
JOB NO.: 05093	DRAWN / DESIGN BY: RDT / JRO
SHEET: 1 of 1	CHECKED BY BSLS

SITE PLAN
ROYALFARMS
AT
Frogtown Commercial

THIRD ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

OWNER:
1526 ROCK SPRING ROAD, L.L.C. &
1528 ROCK SPRING ROAD, L.L.C.
P.O. BOX. 853 BEL AIR, MARYLAND 21014