

THE FOLLOWING NOTICE IS PLACED TO PROVIDE AN OPPORTUNITY FOR THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED SITE PLAN AND TO ALLOW CITIZENS TO ASK QUESTIONS AND TO MAKE COMMENTS AND SUGGESTIONS:

NOTICE OF COMMUNITY INPUT MEETING

Site Plan - Located at 500 Joppa Farm Road and 501 Riviera Drive. Proposal: Redevelopment for a new Royal Farms store with gas pumps and site improvements for Harford Bank.

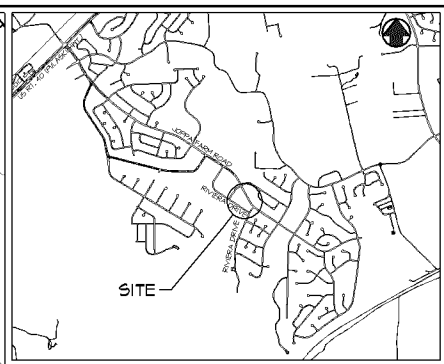
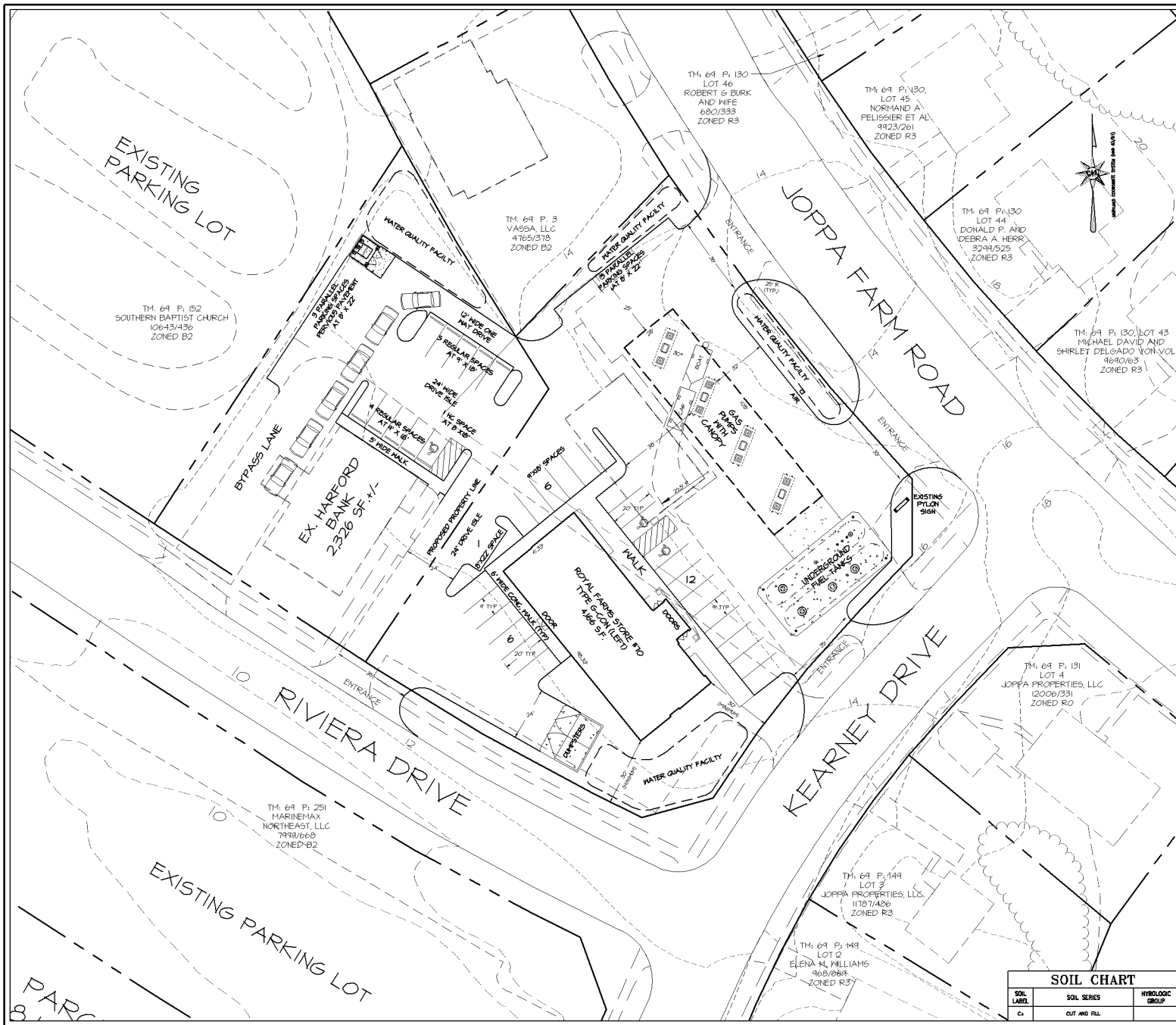
The above site plan will be the subject of a Community input meeting to be held at:

**Joppa Library
Meeting Room
655 Towne Center Drive
Joppa, MD 21085**

**On Thursday, January 26, 2017,
from 6 p.m. to 8 p.m.**

For more information, contact: Bob Capalongo at CNA Inc. at 410-879-7200 or bob.capalongo@cna-engineers.com.

If you require disability-related accommodations, please contact Bob Capalongo at CNA Inc. at 410-879-7200 or bob.capalongo@cna-engineers.com at least five (5) business days prior to the meeting.



LOCATION MAP
SCALE: 1" = 2,000'

- GENERAL NOTES:**
- OWNERS: TWO FARMS INC. AND HARFORD BANK
 - SITE LOCATION: 500 JOPPA FARM ROAD AND 501 RIVIERA DRIVE JOPPA, MD 21085
 - TAX MAP AND PARCELS: MAP 69, PARCELS 11 AND 22
 - DEED REFERENCES: 230 / 345 AND 434 DEEDS
 - TOTAL PARCEL AREA: 135 ACRES +/-
- CURRENT PROPERTY AREA FOR TWO FARMS, INC. 0.55 ACRES +/-
- PROPOSED PROPERTY AREA FOR TWO FARMS, INC. UNDER THIS PLAN 0.14 ACRES +/- OR 38,700 SF +/-
- CURRENT PROPERTY AREA FOR HARFORD BANK 0.82 ACRES +/-
- PROPOSED PROPERTY AREA FOR HARFORD BANK UNDER THIS PLAN 0.46 ACRES +/- OR 102,046 SF +/-
 - ZONING: B2 (COMMUNITY BUSINESS DISTRICT)
 - EXISTING USES: CONVENIENCE STORE AND BANK WITH DRIVE THRU WINDOW
 - PROPOSED USES: CONVENIENCE STORE WITH GAS FILLING STATIONS AND BANK WITH DRIVE THRU WINDOW
 - BUILDING SETBACKS AND HEIGHT ALLOWANCE: (B2, MOTOR VEHICLE USE)
- FRONT: 30' MINIMUM
- GAS PUMP CANOPY: 20' MINIMUM FROM ROAD RIGHT-OF-WAY
- SIDE: 20' MINIMUM
- REAR: 40' MINIMUM DOES NOT APPLY ON THIS SITE SINCE THERE ARE PUBLIC ROADS ON 3 SIDELS
- MAXIMUM HEIGHT ALLOWED: 3 STORES
 - BUILDING SETBACKS AND HEIGHT ALLOWANCE: (B2, SERVICE USE)
- FRONT: 20' MINIMUM
- SIDE: 10' MINIMUM
- REAR: 30'
- MAXIMUM HEIGHT ALLOWED: 3 STORES
 - BUILDING COVERAGE CALCULATION
- MAXIMUM BUILDING COVERAGE ALLOWED: 30%
- BUILDING COVERAGE PROPOSED:
LOT 1:
LOT 2:
 - IMPERVIOUS SURFACE CALCULATION
- MAXIMUM IMPERVIOUS SURFACE ALLOWED: 80%
- IMPERVIOUS SURFACE PROPOSED:
LOT 1:
LOT 2:
 - PARKING REQUIRED: BANK: 2326 SF AT 1 / 500 SF. = 5 SPACES REQUIRED.
CONVENIENCE STORE: 4,866 SF AT 1 / 150 SF. = 33 SPACES REQUIRED.
 - PARKING PROPOSED: BANK: 15 SPACES, 10 MACADAM AND 5 PAVED (INCLUDES 1 ACCESSIBLE SPACE)
CONVENIENCE STORE: 30 SPACES INCLUDES 3 ACCESSIBLE SPACES
 - A REVIEW OF FEWA FLOODPLAIN MAP 24025020D, EFFECTIVE JANUARY 7, 2000, INDICATES THAT THERE IS NO 100-YEAR FLOODPLAIN ON SITE.
 - THIS SITE IS LOCATED WITHIN THE INTENSELY DEVELOPED AREA (IDA) CRITICAL AREAS DISTRICT.
 - THERE ARE NO KNOWN HISTORIC STRUCTURES NOR RARE, THREATENED OR ENDANGERED SPECIES ON THIS SITE.
 - ALL KNOWN RIGHTS-OF-WAY AND EASEMENTS ARE SHOWN HEREON.
 - PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS TAKEN FROM HARFORD COUNTY GIS INFORMATION AND IS PRELIMINARY.
 - NO PERMANENT OR INTERMITTENT STREAMS EXIST ON SITE.
 - THERE ARE NO KNOWN BOARD OF APPEALS CASES ASSOCIATED WITH THE SUBJECT PROPERTY.

SOIL CHART

SOIL LABEL	SOIL SERIES	HYDROLOGIC GROUP
Cx	CUT AND FILL	

CNA
engineers, surveyors & landscape architects

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SKETCH PLAN 'E'
FOR
HARTFORD BANK AND
ROYAL FARMS STORE #70
500 JOPPA FARM ROAD
JOPPA, MD 21085

Date	Revisions	Date:	Scale:
		06/16/16	1" = 20'

Drawn By:	BC	Job No:	15071
Design By:	BC	Sheet:	1 of 1
Review By:	SH		

1ST ELECTION DISTRICT HARFORD COUNTY, MARYLAND