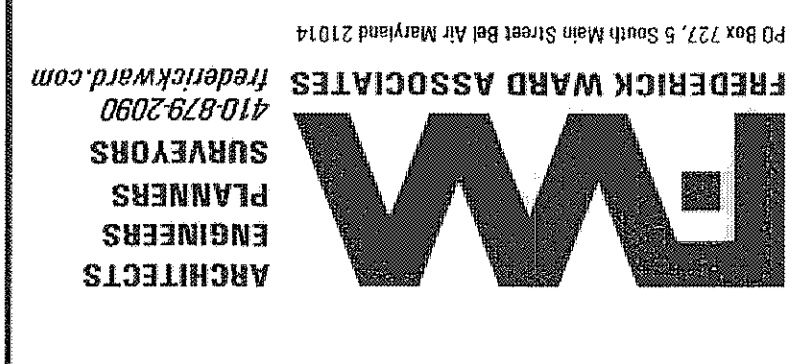


ROYAL FARMS STORE #77
PRELIMINARY PLAN

OWNER/DEVELOPER
ROYAL FARMS STORES
3611 ROUND AVENUE
BALTIMORE, MD 21211
ATTN: MR. JACK WHISTED
PHONE: (410) 800-8634



- GENERAL NOTES**
- BOUNDARY FIELD LOCATED BY FREDERICK WARD ASSOCIATES, 2/2016.
 - TOPOGRAPHICAL INFORMATION FIELD SURVEYED BY FREDERICK WARD ASSOCIATES, INC. DATED 2/2016 AND HARFORD COUNTY GIS INFORMATION DATED 2011.
 - SOIL BOUNDARY INFORMATION BASED ON SOIL SURVEY OF HARFORD COUNTY, HARFORD DATED AUGUST 1976.
 - THERE IS NO 100 YEAR FLOODPLAIN PER FEMA PANEL NO. 2402950299D.
 - THE PROPERTY IS NOT WITHIN GLEBE/BAY CRITICAL AREA.
 - GRADING PERMIT WILL BE REQUIRED; SEDIMENT CONTROLS TO BE DETAILED AT FINAL DESIGN.
 - STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE NCE DESIGN MANUAL, LATEST EDITION.
 - ALL EXISTING STRUCTURES TO BE REMOVED PRIOR TO START OF CONSTRUCTION.
 - FINAL UTILITY LOCATIONS SHALL BE DETERMINED DURING CONSTRUCTION PHASES, AND PUMP BASINS/UTILITY CONNECTIONS FOR THE EXISTING STRUCTURES WILL BE ABANDONED IN ACCORDANCE WITH HARFORD COUNTY DPW - DIVISION OF WATER AND SEWER SPECIFICATIONS.
 - A PORTION OF THIS PROJECT (PART A2) IS SUBJECT TO THE CONDITIONS STATED IN A BOARD OF APPEALS CASE #14.

SITE DEVELOPMENT DATA

PROPERTY ADDRESS: PHILADELPHIA ROAD
EDGEMOOD, MARYLAND 21040
TAX MAP: 0061 PARCELS: 201, 240, 261
DEED REFERENCE: C1740201, C28590025, C09260030
CURRENT OWNER: MEADOWS MESHACK JR, ENFIELD REALTY INC, MEADOWS MESHACK JR
EXISTING USE: ROYAL FARMS CONVENIENCE STORE WITH GOSSELINE SIGNES AND CAR WASH
PROPOSED USE: 2 LOTS PLUS 1 ACCESS PARCEL
PURPOSE OF THIS PLAN IS TO CONSOLIDATE LANDS OF ENFIELD AND MEADOWS INTO ONE PARCEL, THEN RESUBDIVIDE PARCEL INTO 2 LOTS IN AN ACCESS EASEMENT.
PROPOSED SITE AREA: ROYAL FARMS
LOT 240: 9.44 ACRES 2608 PHILADELPHIA RD BALTIMORE, MD 21211
LOT 261: 0.20 ACRES 3608 PHILADELPHIA RD BALTIMORE, MD 21211
TOTAL: 6.14 ACRES
ZONING: G1, R2
ELECTION DISTRICT: 01
BULK REQUIREMENTS:
MIN. LOT WIDTH: 100.000 SF
MIN. BUILDING SETBACK: 30'
MIN. SIDE SETBACK: 20'
MIN. FRONT SETBACK: 20'
MIN. REAR SETBACK: 10'
MIN. PARKING SETBACK: 10'
MIN. SIDE SETBACK: 10'
MIN. FRONT SETBACK: 10'
MIN. REAR SETBACK: 10'
MIN. PARKING SPACE DIMENSIONS: 9'0" x 36'
MAX. BUILDING HEIGHT: 36'
MAX. BUILDING COVERAGE: 60% OF TOTAL LOT
MIN. DRIVE AISLES: 24'

- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - PROP. CONTOUR
 - EX. EDGE OF VEGETATION
 - EX. CHAIN LINK FENCE
 - EX. MOOD FENCE
 - EX. DRIVEWAY
 - EX. OVERHEAD LINES
 - EX. SANITARY LINES
 - EX. WATER LINES
 - EX. POWER LINES
 - ZONING BOUNDARY LINES
 - AREA SUBJECT TO BOA #184
 - EX. BUILDING

VICINITY MAP
1" = 2000'

