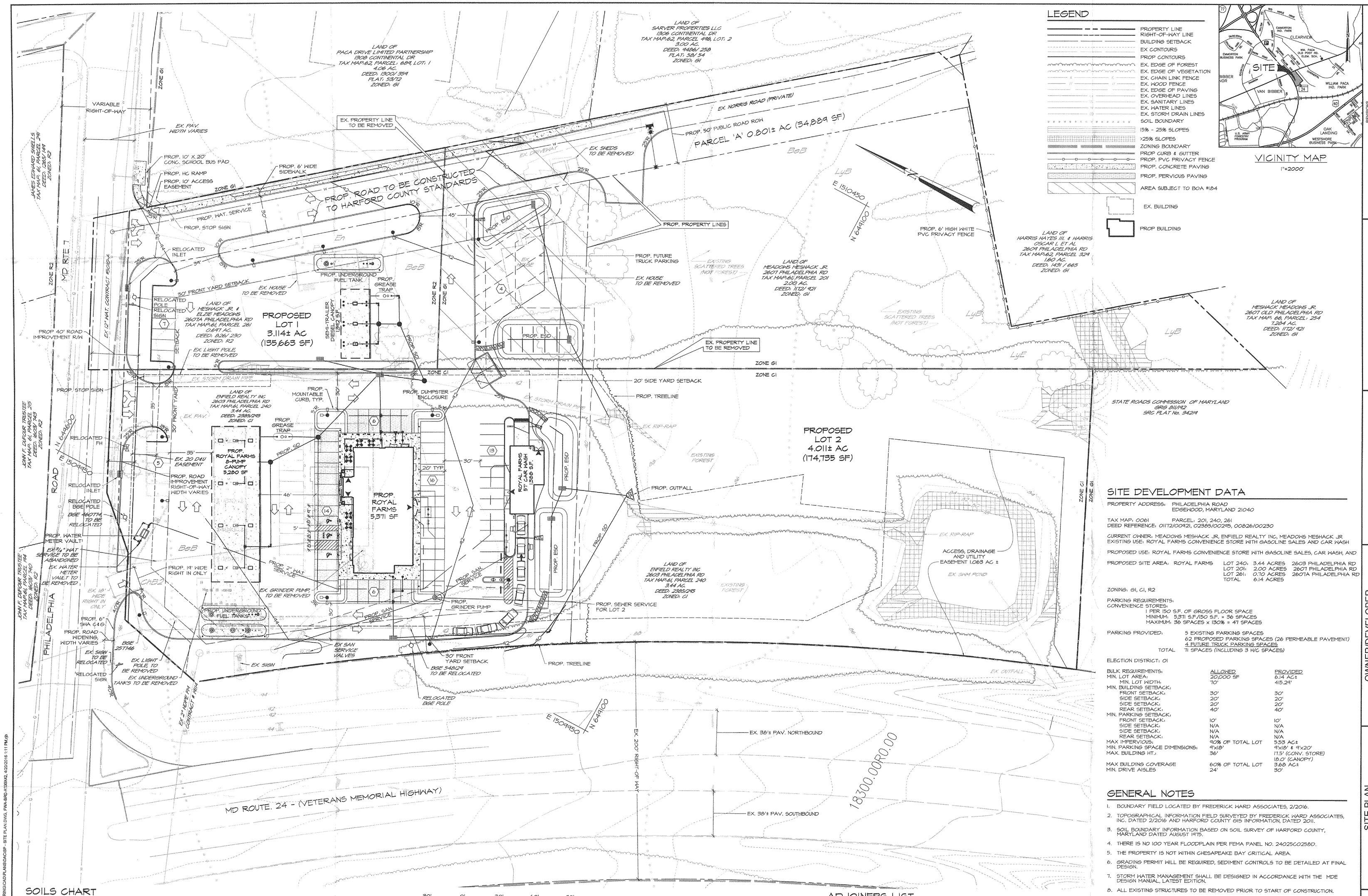

SOILS CHART

SYMBOL	UNIT NAME	ERODIBILITY	HYDRIC	K-VALUE	HYDRIC GROUP
BeB	BELTSVILLE SILT LOAM 2% - 5% SLOPES	-	X/I	0.43	C
ChB2	CHILLUM SILT LOAM 2% - 5% SLOPES	-	-	0.43	C
En	ELKTON SILT LOAM	-	X	0.43	C/D
LyB	LOAMY & CLAYEY LAND 0% TO 5% SLOPES	-	-	0.17	C
LyE	LOAMY & CLAYEY LAND 15% TO 30% SLOPES	ERODIBLE	-	0.17	C

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

ADJOINERS LIST

PARCEL	LOT	OWNER NAME	DEED	PLAT	ZONE
194	-	JOHN F DUFOUR TRUSTEE	1603/140	-	R2
215	-	JOHN F DUFOUR TRUSTEE	1603/143	-	R2
291	-	JAMES EDWARD SHIELLS	1265/144	-	R2
689	1	PACA DRIVE LIMITED PARTNERSHIP	1300/354	53/12	GI
416	2	SARVER PROPERTIES, LLC	9486/258	58/54	GI
329	-	HAYES III & OSCAR HARRIS	1439/665	-	GI
254	-	MESHACK MEADOWS JR.	1172/921	-	GI
-	-	STATE ROADS COMMISSION OF MARYLAND	SRC 811/192	34219	-

SITE DEVELOPMENT DATA

PROPERTY ADDRESS: PHILADELPHIA ROAD
EDGEWOOD, MARYLAND 21040

TAX MAP: 0061 PARCEL: 201, 240, 261
DEED REFERENCE: 01172/00421, 02385/00245, 00826/00230

CURRENT OWNER: MEADOWS MESHACK JR, ENFIELD REALTY INC, MEADOWS MESHACK JR
EXISTING USE: ROYAL FARMS CONVENIENCE STORE WITH GASOLINE SALES AND CAR WASH

PROPOSED USE: ROYAL FARMS CONVENIENCE STORE WITH GASOLINE SALES, CAR WASH, AND

PROPOSED SITE AREA: ROYAL FARMS
LOT 240: 3.44 ACRES 2603 PHILADELPHIA RD
LOT 201: 2.00 ACRES 2607 PHILADELPHIA RD
LOT 261: 0.70 ACRES 2607A PHILADELPHIA RD
TOTAL 6.14 ACRES

ZONING: GI, CI, R2

PARKING REQUIREMENTS:
CONVENIENCE STORES:
1 PER 150 S.F. OF GROSS FLOOR SPACE
MINIMUM: 5371 S.F./150 S.F. = 36 SPACES
MAXIMUM: 36 SPACES x 130% = 47 SPACES

PARKING PROVIDED: 5 EXISTING PARKING SPACES
62 PROPOSED PARKING SPACES (26 PERMEABLE PAVEMENT)
4 FUTURE TRUCK PARKING SPACES
TOTAL 71 SPACES (INCLUDING 3 HC SPACES)

ELECTION DISTRICT: 01

BULK REQUIREMENTS:	ALLOWED	PROVIDED
MIN. LOT AREA:	20,000 SF	6.14 AC±
MIN. LOT WIDTH:	70'	415.24'
MIN. BUILDING SETBACK:		
FRONT SETBACK:	30'	30'
SIDE SETBACK:	20'	20'
SIDE SETBACK:	20'	20'
REAR SETBACK:	40'	40'
MIN. PARKING SETBACK:		
FRONT SETBACK:	10'	10'
SIDE SETBACK:	N/A	N/A
SIDE SETBACK:	N/A	N/A
REAR SETBACK:	N/A	N/A
MAX IMPERVIOUS:	90% OF TOTAL LOT	5.53 AC±
MIN. PARKING SPACE DIMENSIONS:	9'x18'	9'x18' & 9'x20'
MAX. BUILDING HT.:	36'	17.5' (CONV. STORE) 18.0' (CANOPY)
MAX BUILDING COVERAGE	60% OF TOTAL LOT	3.68 AC±
MIN. DRIVE AISLES	24'	30'

GENERAL NOTES

1. BOUNDARY FIELD LOCATED BY FREDERICK WARD ASSOCIATES, 2/2016.
2. TOPOGRAPHICAL INFORMATION FIELD SURVEYED BY FREDERICK WARD ASSOCIATES, INC. DATED 2/2016 AND HARFORD COUNTY GIS INFORMATION, DATED 2011.
3. SOIL BOUNDARY INFORMATION BASED ON SOIL SURVEY OF HARFORD COUNTY, MARYLAND DATED AUGUST 1975.
4. THERE IS NO 100 YEAR FLOODPLAIN PER FEMA PANEL NO. 24025C0258D.
5. THE PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
6. GRADING PERMIT WILL BE REQUIRED, SEDIMENT CONTROLS TO BE DETAILED AT FINAL DESIGN.
7. STORM WATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE MDE DESIGN MANUAL, LATEST EDITION.
8. ALL EXISTING STRUCTURES TO BE REMOVED PRIOR TO START OF CONSTRUCTION.
9. FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, AND PUMP STATIONS, ETC SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
10. EXISTING UTILITY CONNECTIONS FOR THE EXISTING STRUCTURES WILL BE ABANDONED IN ACCORDANCE WITH HARFORD COUNTY DPW - DIVISION OF WATER AND SEWER SPECIFICATIONS.
11. A PORTION OF THIS PROJECT (0.641 AC) IS SUBJECT TO THE CONDITIONS STATED IN BOARD OF APPEALS CASE #184.

REV#	DATE	DESCRIPTION
		REVISIONS

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
410/879-2090
frederickward.com
PO Box 772, 5 South Main Street Bel Air Maryland 21014

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

SITE PLAN
ROYAL FARMS STORE #77
1ST ELECTION DISTRICT HARFORD COUNTY, MD

DATE:	04/20/2016
SCALE:	1" = 30'
DESIGNED BY:	VV
DRAWN BY:	VV
CHECKED BY:	LES
DRAWING NO:	SP
SHEET	1 OF 1
FWA JOB NUMBER:	2151081.00

RECEIVED
Harford County Department of Planning & Zoning

PLAN TYPE S
PLAN NO. 361-2016
SERIES NO.
DATE 4/20/16
DAC/DUE 7/20/16

M:\PROJECTS\2151081.00 ROYAL FARMS STORE 77\DESIGN\ENGINEERING\CAD\PLANS\DAD\SP - SITE PLAN.DWG, FWA-BRG: #13XX42, 4/20/2016 1:11 PM,jb