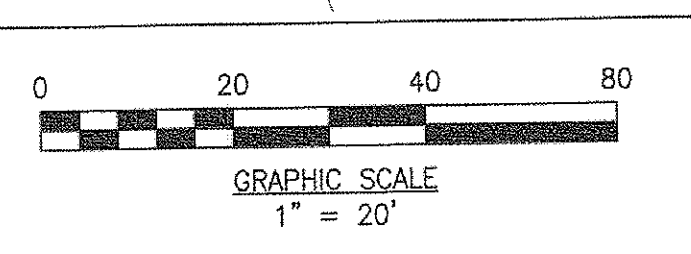


LOCATION MAP
SCALE: 1" = 2,000'

GENERAL NOTES:

- OWNERS: TWO FARMS INC. (A.K.A. ROYAL FARMS) AND ABERDEEN NATIONAL BANK (A.K.A. HARFORD BANK)
- SITE LOCATION: 500 JOPPA FARM ROAD AND 501 RIVIERA DRIVE JOPPA, MD 21085
- TAX MAP AND PARCELS: MAP 64, PARCELS 41 AND 221
- DEED REFERENCES: 2136 / 768 AND 436 / 655
- TOTAL PARCEL AREA: 1.95 ACRES +/-
- CURRENT PROPERTY AREA FOR TWO FARMS, INC. 0.58 ACRES +/-
- PROPOSED PROPERTY AREA FOR TWO FARMS, INC. UNDER THIS PLAN 0.40 ACRES +/- OR 94,222 S.F. +/-
- CURRENT PROPERTY AREA FOR HARFORD BANK. 0.82 ACRES +/-
- PROPOSED PROPERTY AREA FOR HARFORD BANK UNDER THIS PLAN 0.45 ACRES +/- OR 19,106 S.F. +/-
- 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: 25' 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 SIDES).
- MAXIMUM HEIGHT ALLOWED: 3 STORIES
- BUILDING SETBACKS AND HEIGHT ALLOWANCE: (B2, SERVICE USE)
- FRONT: 25' MINIMUM
- SIDE: 5' MINIMUM
- REAR: 35'
- MAXIMUM HEIGHT ALLOWED: 3 STORIES
- BUILDING COVERAGE CALCULATION:
- MAXIMUM BUILDING COVERAGE ALLOWED: 30%
- BUILDING COVERAGE PROPOSED:
LOT 1: EXISTING BANK: 2,326 S.F. (11.8%)
LOT 2: CONVENIENCE STORE: 4,166 S.F. (10.6%)
- IMPERVIOUS SURFACE CALCULATION:
- MAXIMUM IMPERVIOUS SURFACE ALLOWED: 85%
- IMPERVIOUS SURFACE PROPOSED:
LOT 1: EXISTING BANK: 14,551 S.F. (19.6%)
LOT 2: CONVENIENCE STORE: 33,241 S.F. (84.8%)
- PARKING REQUIRED: BANK: 2326 S.F. AT 1 / 300 S.F. = 8 SPACES REQUIRED.
CONVENIENCE STORE: 4166 S.F. AT 1 / 150 S.F. = 28 SPACES REQUIRED.
- PARKING PROPOSED: BANK: 11 SPACES (INCLUDES 1 ACCESSIBLE SPACE)
CONVENIENCE STORE: 28 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
- A REVIEW OF FEMA FLOODPLAIN MAP 24025C0261D, EFFECTIVE JANUARY 1, 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 ON THE SUBJECT PROPERTIES IS FROM A SURVEY PREPARED BY CNA, LLC DATED 1/23/17.
- NO PERENNIAL OR INTERMITTENT STREAMS EXIST ON SITE.
- THERE ARE NO KNOWN BOARD OF APPEALS CASES ASSOCIATED WITH THE SUBJECT PROPERTY.

PLAN TYPE	S
PLAN NO.	93-2017
VERSION	2
DATE	9/27/17
DATE	11/17



LEGEND

- SITE BOUNDARY
- ADJACENT BOUNDARY
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- EXISTING ROAD
- EXISTING BUILDING
- EXISTING SOIL BOUNDARY
- EXISTING TREELINE
- PROPOSED 2' CONTOURS
- EXISTING WATER
- EXISTING SEWER
- STORMWATER MANAGEMENT AREA

TM: 69 P. 251
MARINEMAX
NORTHEAST, LLC

SOIL CHART

SOIL SERIES	SOIL NAME	HYDRIC SOILS	HIGHLY ERODIBLE	PRIME AS.	SLOPES >15%	HYDROLOGIC GROUP
Cx	CUT AND FILL	N	N	N	N	C

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD BEARING
C1	36.03'	330.00'	3°53'41"	S 41°46'21" W	36.02'
C2	10.78'	330.00'	7°34'06"	S 36°00'04" W	10.73'
C3	113.52'	970.00'	6°42'14"	N 60°11'11" W	113.46'
C4	44.43'	1140.00'	5°01'21"	S 30°47'53" E	44.40'
C5	175.07'	1040.00'	4°38'43"	S 38°28'13" E	174.87'

CNA
engineers, surveyors & landscape architects

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Planners • Geotechnical Engineers • Environmental Engineers
215 Bynum Road
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E-mail: cna@mail.cna-engineers.com

DAC SITE PLAN
FOR
ROYAL FARMS STORE AND HARFORD BANK
500 JOPPA FARM ROAD AND 501 RIVIERA DRIVE
JOPPA, MD 21085

1ST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

Date	Revisions	Date	Scale:
		04/25/17	1"=20'
		05/07/2017	

Drawn By: SFM	Job No: 15051
Design By: BC	Sheet: 1 of 1
Review By: SN	