

**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 69, PARCELS 41 AND 221
- DEED REFERENCES: 2150 / 760 AND 436 / 655
- TOTAL PARCEL AREA: 1.35 ACRES +/-  
 - CURRENT PROPERTY AREA FOR ROYAL FARMS: 0.53 ACRES +/-  
 - PROPOSED PROPERTY AREA FOR ROYAL FARMS UNDER THIS PLAN: 0.90 ACRES +/- OR 39,222 S.F. +/-  
 - CURRENT PROPERTY AREA FOR HARFORD BANK: 0.82 ACRES +/-  
 - PROPOSED PROPERTY AREA FOR HARFORD BANK UNDER THIS PLAN: 0.45 ACRES +/- OR 19,706 S.F. +/-
- ZONING: B2 (COMMUNITY BUSINESS DISTRICT)

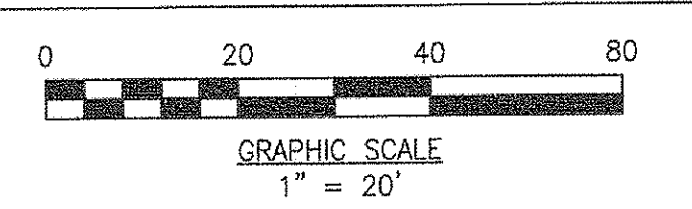
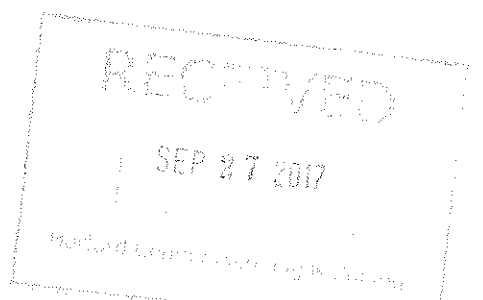
**SOIL CHART**

SOIL SERIES	SOIL NAME	HYDRIC SOILS	HIGHLY ERODIBLE	PRIME AG.	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'	530.00'	3°53'41"	S 41°46'27" W	36.02'
C2	70.78'	530.00'	7°34'06"	S 36°00'04" W	70.73'
C3	119.52'	910.00'	6°42'19"	N 60°11'11" W	113.46'
C4	99.43'	1140.00'	5°01'21"	S 30°47'53" E	99.40'
C5	175.07'	1040.00'	9°58'48"	S 58°28'13" E	174.87'

PLANTTYPE: P  
 PLAN NO: 42-2017  
 VERSION: 2  
 DATE: 9/27/17  
 DDCODE: 11/1/17



**LEGEND**

- SITE BOUNDARY
- ADJACENT BOUNDARY
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- EXISTING CURB
- EXISTING BUILDING
- EXISTING SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORMDRAIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND CABLE

TM: 69 P: 251  
 MARINEMAX  
 NORTHEAST, LLC  
 7979/668  
 ZONED B2

TM: 69 P: 149  
 LOT 3  
 JOPPA PROPERTIES, LLC  
 11787/486  
 ZONED R3

TM: 69 P: 149  
 LOT 2  
 ELENA M. WILLIAMS  
 968/669  
 ZONED R3

TM: 69 P: 131  
 LOT 4  
 JOPPA PROPERTIES, LLC  
 12006/331  
 ZONED R0

**CNA**  
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 Planners • Geotechnical Engineers • Environmental Engineers  
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**PRELIMINARY 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:
		09/26/17	1"=20'
		Drawn By: SPM	Job No: 15057
		Design By: EC	Sheet: 1 of 1
		Review By: SM	