LANDS N/F
DAVID F. MARLL &
MICHELE S. MARLL
TM 65 PAR 196
L. 1299 F. 457
#1109 CLAYTON RD.
ZONE: B3

LANDS N/F
DAVID F. MARLL &
MICHELE S. MARLL
TM 65 PAR 134
L. 1299 F. 457
#1111 CLAYTON RD.
ZONE: B3

1113 CLAYTON ROAD LLC
TM 65 PAR 203
L. 4142 F. 709
#1113 CLAYTON RD.
ZONE: B3

LANDS N/F
WDVB ENTERPRISES, INC.
TM 65 PAR 869
L. LJR 5344 F.893
#1108 CLAYTON RD.
ZONE: B3

LANDS N/F
STEPHEN E. QUICK &
SUSAN C. QUICK
TM 65 PAR 1
L. 2538 F. 1072
ROUTE 152
ZONE: B3

LANDS N/F
DAVID F. MARLL &
MICHELE S. MARLL
TM 65 PAR 199
L. LJR 6221 F.236
#1071 S. MOUNTAIN RD.
ZONE: B3

LANDS N/F
DAVID F. MARLL JR.
& MICHELLE S. MARLL
TM 65 PAR 200
L. GRH 1419 F.1023
#1105 CLAYTON RD.
ZONE: B3

LOT LINES TO
BE REMOVED

LANDS N/F
1103 CLAYTON
RD, LLC.
TM 65 PAR 26
L. LJR 7013 F.645
#1103 CLAYTON RD.
ZONE: B3

LANDS N/F
1105 S. MOUNTAIN RD, LLC.
TM 65 PAR 198
L. LJR 10331 F.309
#1105 S. MOUNTAIN RD.
ZONE: B3

LANDS N/F
STATE ROADS COMMISSION
L. HDC 883 F.557
(PLOTTED PER
SHA PLAT NO. 60018)
ZONE: B3

LANDS/N/F
MATT, LLC.
TM 65 PAR 207
L. CHG 2717 F.536
#1200 PULASKI HIGHWAY
ZONE: B3

EXISTING
SHA EASEMENT
AREA

EXISTING
INGRESS/EGRESS
EASEMENT
(TO BE EXTINGUISHED)

EXISTING
POLE TO
REMAIN

EX. SWM
FACILITY

EX. WATER
EASEMENT

DOUBLE YELLOW LINE

CLAYTON ROAD

MOUNTAIN ROAD (MD ROUTE 152)

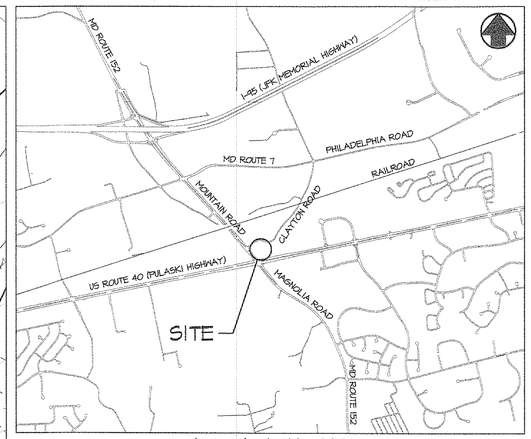
US ROUTE 40 (PULASKI HWY)

MARYLAND GRID MERIDIAN
(NAD 83/91)

0 30 60 90
GRAPHIC SCALE
1" = 30'

LEGEND

- SITE BOUNDARY
- ADJACENT BOUNDARY
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- EXISTING ROAD
- EXISTING BUILDING
- EXISTING SOIL BOUNDARY
- EXISTING TREELINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING OVERHEAD WIRES



LOCATION MAP

SCALE: 1" = 2,000'

GENERAL NOTES:

1. OWNERS: 1103 S. MOUNTAIN ROAD LLC (SELLER)
2622 WINTERS RUN ROAD
JOPPA, MD 21085

MARLL, DAVID AND MICHELE (SELLER)
1109 CLAYTON ROAD
JOPPA, MD 21085

1105 S. MOUNTAIN ROAD LLC (SELLER)
1109 CLAYTON ROAD
JOPPA, MD 21085

STATE ROADS COMMISSION (SELLER)
301 W. PRESTON STREET
BALTIMORE, MD 21085

CONTRACT PURCHASER: TWO FARMS INC. (A.K.A. ROYAL FARMS)

2. SITE LOCATION: 1105 MOUNTAIN ROAD, JOPPA, MD 21085
3. TAX MAP AND PARCELS: MAP 65, PARCELS 198-200, PARCEL 26, AND STATE ROADS COMMISSION AREA
4. DEED REFERENCES: 10331 / 309 AND 6221 / 236 AND 12061 / 1 AND 7013 / 645 AND 883 / 557
5. TOTAL PARCEL AREA: 3.50 ACRES ± OR 152,243 S.F. ±
6. ZONING: B3 (GENERAL BUSINESS DISTRICT)

SOIL CHART

SOIL SERIES	SOIL NAME	HYDRIC SOILS	HIGHLY ERODIBLE	PRIME AG.	SLOPES >15%
JpB	JOPPA GRAVELLY SANDY LOAM	N	N	N	2-5%
KpB	KEYPORT SILT LOAM	Y	N	N	2-5%
LyD	LOAMY AND CLAYEY LAND	N	Y	N	5-15%
WoaB	WOODSTOWN LOAM	Y	N	Y	2-5%

PLAN TYPE: P
PLAN NO.: 463-2017
VERSION: 1
DATE: 10/4/17
DAC/DUE: 11/1/17

OCT 4 2017

CNA
engineers, surveyors & landscape architects
Civil Engineers • Land Surveyors • Landscape Architects
Planners • Geotechnical Engineers • Environmental Engineers
215 Bynum Road
Forest Hill, Maryland 21050
Phone (410) 879-7200 • Fax (410) 838-1811
E-mail: cnamail@cna-engineers.com

STATE OF MARYLAND
CHRISTOPHER ROBERT CASE
No. 21578
REGISTERED
PROFESSIONAL ENGINEER

PRELIMINARY PLAN
FOR
ROYAL FARMS STORE
1105 SOUTH MOUNTAIN ROAD
JOPPA, MD 21085

1ST ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

Date	Revisions

Date: 10/04/17	Scale: 1"=30'
Drawn By: SPM	Job No: 16126
Design By: BC	Sheet: 1 of 1
Review By: MRK	

S:\CNA\Design Data\Projects\16000\16126-Royal_Farms_Store_2943\Preliminary Plan\16126_Royal Farms - #2943_Clayton_PRELIMINARY-Plan.dwg