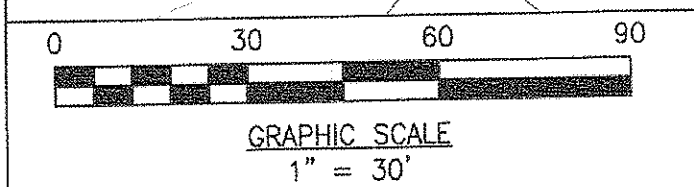


**LOCATION MAP**  
SCALE: 1" = 2,000'

**GENERAL NOTES:**

- OWNERS:
  - 1105 S. MOUNTAIN ROAD LLC (SELLER)  
2622 WINTERS RUN ROAD  
JOPPA, MD 21085
  - MARLL, DAVID AND MICHELE (SELLER)  
1104 CLAYTON ROAD  
JOPPA, MD 21085
  - 1105 S. MOUNTAIN ROAD LLC (SELLER)  
1104 CLAYTON ROAD  
JOPPA, MD 21085
  - STATE ROADS COMMISSION (SELLER)  
301 N. PRESTON STREET  
BALTIMORE, MD 21205
- CONTRACT PURCHASER: TWO FARMS INC. (A.K.A. ROYAL FARMS)
- SITE LOCATION: 1105 MOUNTAIN ROAD, JOPPA, MD 21085
- TAX MAP AND PARCELS: MAP 65, PARCELS 148-200, PARCEL 26, AND STATE ROADS COMMISSION AREA
- DEED REFERENCES: 10381 / 304 AND 6221 / 236 AND 12061 / 1 AND 7018 / 645 AND 688 / 551
- TOTAL PARCEL AREA: 3.50 ACRES ± OR 152,243 S.F. ±
- ZONING: B3 (GENERAL BUSINESS DISTRICT)
- EXISTING USES: VACANT AND WOODED
- PROPOSED USES: ROYAL FARMS STORE AND GAS FILLING STATIONS
- BUILDING SETBACKS AND HEIGHT ALLOWANCE: (B3)
  - MINIMUM LOT AREA: 20,000 S.F.
  - MINIMUM LOT WIDTH: 70'
  - FRONT: 50' MINIMUM
  - SIDE: 20' MINIMUM
  - REAR: 40' MINIMUM
  - MAXIMUM HEIGHT ALLOWED: 3 STORIES
- BUILDING COVERAGE CALCULATION:
  - MAXIMUM BUILDING COVERAGE ALLOWED: 30%
  - BUILDING COVERAGE PROPOSED: 5371 S.F. (3.5%)
- IMPERVIOUS SURFACE CALCULATION:
  - MAXIMUM IMPERVIOUS SURFACE ALLOWED: 95%
  - IMPERVIOUS SURFACE PROPOSED: 78,405 S.F. (51%)
- PARKING REQUIRED: 5,871 S.F. AT 1 / 150 S.F. = 36 SPACES REQUIRED.
  - MAXIMUM PARKING ALLOWED = 150% OF REQUIRED PARKING
  - 36 SPACES X 150% = 41 SPACES MAX
- PARKING PROPOSED: 14 SPACES (41 ON CONCRETE AND 39 ON PERVIOUS CONCRETE; INCLUDES 5 ACCESSIBLE SPACES)
- A REVIEW OF FEMA FLOODPLAIN MAP 240250C0262E, EFFECTIVE APRIL 14, 2016, INDICATES THAT THERE IS NO 100 YEAR FLOODPLAIN ONSITE.
- THIS SITE IS NOT LOCATED WITHIN THE 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 1/31/17.
- NO PERENNIAL OR INTERMITTENT STREAMS EXIST ONSITE.
- THERE ARE NO KNOWN BOARD OF APPEALS CASES ASSOCIATED WITH THE SUBJECT PROPERTY.

PLANTTYPE	S
PLANNNO.	405-2017
VERSION	10/4/17
DATE	11/1/17
DADCUE	



**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
	PROPOSED 2' CONTOURS
	PROPOSED CURB

**CNA**  
engineers, surveyors & landscape architects

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Planners • Geotechnical Engineers • Environmental Engineers  
215 Bynum Road  
Forest Hill, Maryland 21050  
Phone (410) 879-7200 • Fax (410) 838-1811  
E-mail: cna@mail@cna-engineers.com

**DAC SITE PLAN**  
FOR  
**ROYAL FARMS STORE #294**  
1105 SOUTH MOUNTAIN ROAD  
JOPPA, MD 21085

1ST ELECTION DISTRICT      HARBOR COUNTY, MARYLAND

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