



- SITE NOTES:**
- PROJECT NAME: ROYAL FARMS STORE #194 - CARWASH ADDITION
 - DEVELOPER: CLOVERLAND FARMS DAIRY / TWO FARMS, INC. 3611 ROLAND AVENUE BALTIMORE CITY, MD 21211-2408
 - OWNER: TWO FARMS, INC. 3611 ROLAND AVENUE BALTIMORE CITY, MD 21211
 - PLAN PREPARED BY: G.W. STEPHENS, JR. & ASSOCIATES 4692 MILLENNIUM DRIVE, SUITE 100 BELCAMP, MD 21017 (410)297-2340
 - GROSS SITE ACREAGE: 0.46 AC ± = 19,853 SF
 - EXISTING ZONING: RB (RESIDENTIAL/BUSINESS)
 - ZONING MAP: CITY OF HAYVE DE GRACE
 - TAX MAP NUMBER: 0601; PARCEL: 0280; BLOCK: 113
 - ELECTION DISTRICT: 14
 - COUNCILMANIC DISTRICT: 6
 - TAX ACCOUNT NUMBER: 06-035817
 - DEED REFERENCES: JIR 12046 / 0374
 - EXISTING / PRIOR USE: AUTO CONVENIENCE MARKET (2,760 SF)
 - PROPOSED USE: RETAIL SERVICE - ROLL-OVER CARWASH FOR EXISTING ROYAL FARMS STORE
 - PROPOSED BUILDING: 1,248 SF = 900 SF RETAIL SERVICE + 348 SF EQUIPMENT ROOM
 - WATERSHED: SUSQUEHANNA RIVER
 - DESIGN STANDARDS: LOT TYPE "N"
 - MINIMUM LOT AREA: 1,200 SF, LOT AREA: 19,863 SF ±
 - MAXIMUM LOT COVERAGE: NONE
 - MINIMUM LOT WIDTH: NONE
 - FRONT YARD: NONE
 - SIDE YARD: NONE
 - REAR YARD: NONE
 - BUILDING HEIGHT PERMITTED: 60' MAX.
 - STACKING SPACES REQUIRED - RETAIL SERVICE (SELF-SERVE CARWASH)
 - TOTAL REQUIRED = NOT SPECIFIED
 - TOTAL PROVIDED = 4
 - PARKING SPACES REQUIRED - RETAIL SERVICE (SELF-SERVE CARWASH)
 - TOTAL REQUIRED = 5 P.S. [900 SF x 1 P.S./200 SF OF FLOOR AREA = 4.5]
 - TOTAL PROVIDED = 12 P.S. [INCLUDES 9 STD. P.S. + 5 VACUUM ISLAND SPACES]
 - LOADING SPACES: NONE
 - BCBA - THIS SITE IS OUTSIDE OF THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
 - PROPOSED EMPLOYEES: NONE; MAINTENANCE PERSONNEL ONLY, AS NEEDED.
 - THE SITE IS LESS THAN 40,000 SQUARE FEET IN SIZE; THEREFORE, CHAPTER 81: FOREST CONSERVATION IS NOT APPLICABLE, CODE SECTION 81-3.A(1).
 - FIELD REVIEW OF THE SITE BY ECO-SCIENCE PROFESSIONALS, INC. CONDUCTED ON DECEMBER 4, 2018 FOUND NO WETLANDS ON THE SITE.
 - A SEPARATE SIGN PLAN AND PERMIT APPLICATION WILL BE SUBMITTED BY SIGNAGE CONTRACTOR PRIOR TO INSTALLATION.
 - A SEPARATE SWM PLAN WILL BE SUBMITTED.
 - WATER USE: AVG. 55 CUSTOMERS PER DAY x 48 GALLONS PER WASH = 2,640 GPD
 - PERCENT IMPERVIOUS AREA:
 - EXIST. SITE: 10,900 SF (0.25 AC±) IMP. / 19,853 SF (0.46 AC±) SITE = 54.9%
 - PROP. SITE: 8,900 SF (0.20 AC±) IMP. / 19,853 SF (0.46 AC±) SITE = 44.8%
 - PROPOSED PERCENT BUILDING COVERAGE: 1,248 SF / 19,853 SF = 6.3%
 - FLOOD PLAN AREA: 2,850 SF
 - BENCHMARKS: RCW1: TR/GWS P&C SET N: 688,587.38 E: 1,565,550.02 ELEV: 43.02
 - RCW2: TR/GWS P&C SET N: 688,847.84 E: 1,565,527.35 ELEV: 47.72
 - RCW3: TR/GWS P&C SET N: 688,833.65 E: 1,565,900.53 ELEV: 26.90
 - RCW4: TR/GWS P&C SET N: 688,659.48 E: 1,565,772.67 ELEV: 31.60



VICINITY MAP

SCALE 1" = 1,000'

LEGEND

EXISTING	PROPOSED	
---	N/A	RIGHT-OF-WAY
---	N/A	PARCEL
---	N/A	LOT
---	N/A	EASEMENT
---	N/A	FLOOD PLAIN
---	N/A	STREAM
---	N/A	SOILS
---	---	LIMIT OF DISTURBANCE
---	---	INDEX CONTOUR
---	---	INTERMEDIATE CONTOUR
---	---	CURB AND GUTTER
---	---	CABLE T.V.
---	---	ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	GAS
---	---	SANITARY SEWER
---	---	TELECOMM.
---	---	WATER
---	---	STORM DRAIN
---	---	TRELINE
---	---	CONCRETE PAVING
---	---	SLOPES 15%-25%
---	---	SLOPES OVER 25%

DATE	REVISION	BY

OWNER: TWO FARMS, INC. 3611 ROLAND AVENUE BALTIMORE CITY, MD 21211 PHONE: 410-889-0200	DEVELOPER: CLOVERLAND FARMS DAIRY / TWO FARMS, INC. 3611 ROLAND AVENUE BALTIMORE CITY, MD 21211-2408
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DRAWING: CONSTRUCTION SET SITE PLAN

PROJECT: ROYAL FARMS STORE #194 - CARWASH ADDITION
911 ONTARIO STREET

ELECTION DISTRICT: 14 HARFORD COUNTY, MD

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION
WATERS EDGE CORPORATE CAMPUS
4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MD 21017
Ph: (410) 297-2340 Fax: (410) 297-2345

DESIGNED BY: TSK / JRO
DRAWN BY: TSK
CHECKED BY: CWC
PROJECT NO. 11891
DATE: 10/22/2019
SCALE: 1" = 20'
SHEET NUMBER:

811 MISS UTILITY LAW

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF MARYLAND SENATE BILL 811, KNOWN AS THE MISS UTILITY LAW, WHICH WENT INTO EFFECT ON 10-1-10, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-287-7777, NO LESS THAN 2 DAYS, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

