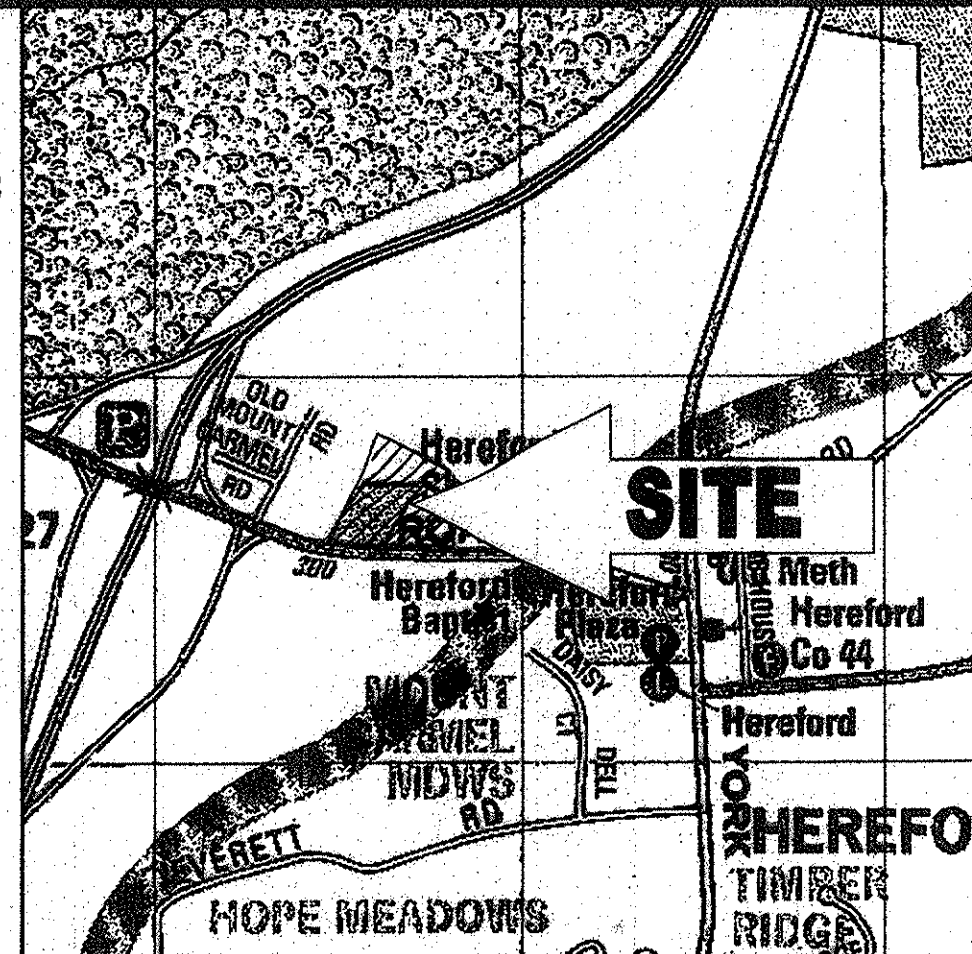


LEGEND

[Symbol]	ASPHALT PAVING
[Symbol]	CONCRETE SIDEWALK
[Symbol]	CONCRETE PAVING
[Symbol]	AREA TO BE DEDICATED AS RIGHT-OF-WAY (9,200 S.F. OR 0.21 AC.)
[Symbol]	EX. PROPERTY LINE
[Symbol]	EX. ADJACENT PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	CONCRETE CURB & GUTTER
[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	EX. UNDERGROUND GAS LINE
[Symbol]	EX. OVERHEAD WIRE
[Symbol]	EX. UNDER GROUND LINE
[Symbol]	EX. UNDERGROUND TELEPHONE LINE
[Symbol]	EX. UTILITY POLE
[Symbol]	PROP. OVERHEAD WIRE
[Symbol]	PROP. LIGHT POLE
[Symbol]	EX. ZONING LINE
[Symbol]	EX. WOODS LINE
[Symbol]	VEHICLE STACKING SPACE



VICINITY MAP
COPYRIGHT ADD THE MAP PEOPLE
PERMIT USE NO. 20502153-5
SCALE: 1"=100'

GENERAL NOTES

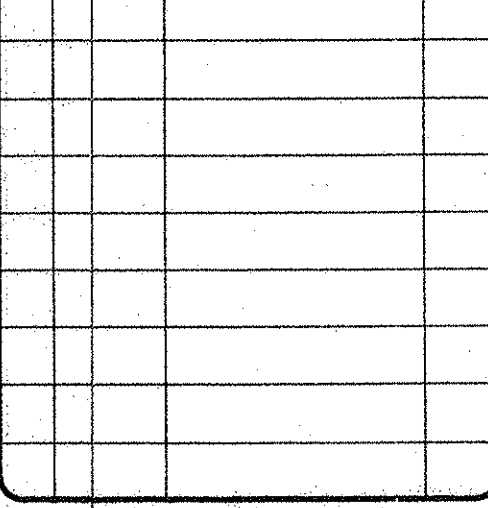
- PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 118 MOUNT CARMEL ROAD
 - B. SITE AREA: 148,921 S.F. ±, 3.37 AC. ± (LOT 1)
 - 109,271 S.F. ±, 2.51 AC. ± (LOT 2)
 - 10,009 S.F. ±, 0.23 AC. ± (DEDICATION)
 - C. ELECTION DISTRICT: 7
 - D. COUNCILMANIC DISTRICT: 3
 - E. ADC MAP: 4234
 - F. CEANUS TRACT: 407000
 - G. TAX MAP: 22
 - H. PARCEL: 344 & 379
 - I. TAX ACCOUNT NO.: 0720280075 (PARCEL 344)
 - 0716000620 (PARCEL 379)
- ZONING: BL-CR
- ZONING MAP REFERENCE: 022A2
- FLOOR AREA RATIO: PERMITTED = 0.20
PROVIDED = 0.05 (5,125 S.F. / 109,271 S.F.)
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: CONVENIENCE STORE AND CARRY OUT RESTAURANT WITH GASOLINE
- SETBACKS: (TO PROPERTY LINE)

REQUIRED	PROVIDED
FRONT (BL-CR)	157.45'
FRONT (AVERAGE)	65.8' (MAX.)
SIDE	50.79'
REAR	200.45'
CANOPY	65.80'
FUEL PUMPS	77.74'
- LANDSCAPE TRANSITION AREA (LTA)

REQUIRED	PROVIDED
ALONG MT. CARMEL ROAD	10'
ALONG REAR YARD (R.C.S. ZONE)	15'
ALONG SIDE YARD (BL-CR ZONE)	6'
ALONG SIDE YARD (R.C.S. ZONE)	15.91'
- HEIGHT REQUIREMENTS: NOT TO EXCEED 30'
- PROPOSED BUILDING HEIGHT: C-STORY = 27'-10 1/4"
CANOPY = 21'
- THIS SITE WILL BE SERVICED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITH ONE MILE OF THE SITE (SECTION 405.3 BC 27).
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.

REVISIONS

REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD101007
DRAWN BY: NUG
CHECKED BY: MUG
DATE: 02/17/14
SCALE: 1" = 40'
CAD ID: DRCD

PLAN TO ACCOMPANY DRC REQUEST

FOR
ROYAL FARMS
STORE #185

LOCATION OF SITE
118 MOUNT CARMEL ROAD
PARKTON, MD 21120
BALTIMORE COUNTY
ELECTION DISTRICT: 7
COUNCILMANIC DISTRICT: 3
GIS TILE NUMBER: 022A2

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

RECEIVED
FEB 18 2014
DEPT. OF PERMITS, PLANNING AND INSPECTIONS

COMMERCIAL PERMIT HISTORY
118 MOUNT CARMEL ROAD:
NO COMMERCIAL PERMIT HISTORY

ZONING HISTORY
CASE NO. R-1987-049: REZONING REQUEST FROM R.C.S. TO BR WAS WITHDRAWN BY PETITIONER ON SEPTEMBER 18, 1987.
CASE NO. 2014-0181-SP: V.A. REQUEST FOR SPECIAL HEARING FILED PURSUANT TO 28B-C.O. 2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.), FOR APPROVAL OF ILLUMINATED SIGNAGE, BE AND IS HEREBY GRANTED SPECIAL EXCEPTION FILED PURSUANT TO B.C.Z.R. 405.2.2, 405.4 E.1, AND 405.2.10 TO ALLOW A FUEL SERVICE STATION ON AN INDIVIDUAL SITE AND A CONVENIENCE STORE HAVING A SALES AREA LARGER THAN 1,500 SQUARE FEET AND A CARRY-OUT RESTAURANT AS USES IN COMBINATION, BE AND IS HEREBY GRANTED, REQUEST OR VARIANCE TO PERMIT A WALL-MOUNTED ENTERPRISE SIGN OF 33.08 SQUARE FEET IN LIEU OF THE PERMITTED 8 SQUARE FEET, BE AND IS HEREBY GRANTED, REQUEST FOR VARIANCE TO PERMIT A FRONT YARD SETBACK OF 65.74 FEET IN LIEU OF THE MAXIMUM ALLOWED 58 FEET, IF NECESSITATED BY THE SH WIDENING OF MT. CARMEL ROAD, BE AND IS HEREBY GRANTED ON JANUARY 29, 2014.

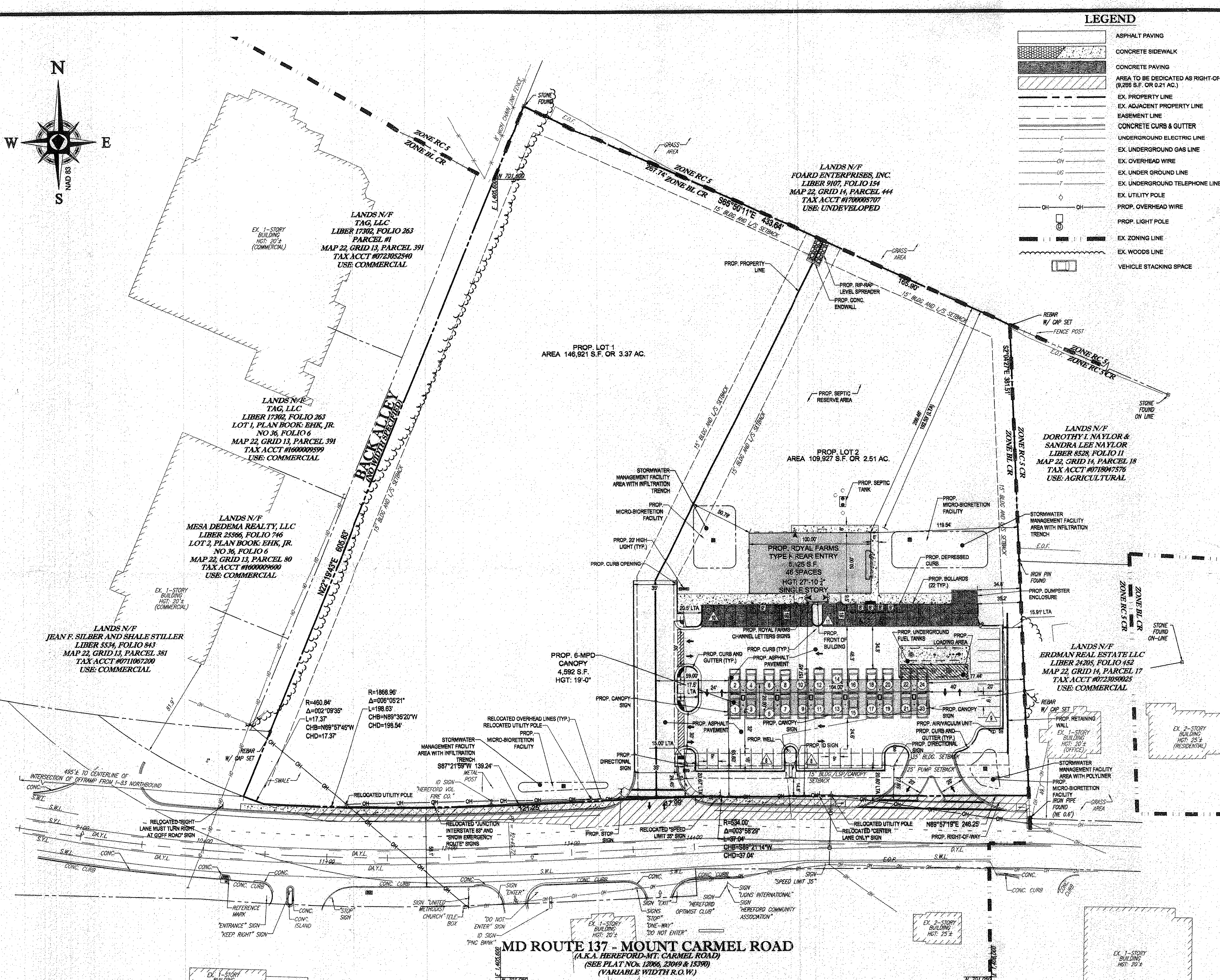
PROFESSIONAL ENGINEER
MICHAEL J. GESELL
LICENSE NO. 4687, EXPIRATION DATE: 09/15

RECEIVED
FEB 18 2014
DEPT. OF PERMITS, PLANNING AND INSPECTIONS

COMMERCIAL PERMIT HISTORY
118 MOUNT CARMEL ROAD:
NO COMMERCIAL PERMIT HISTORY

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PROFESSIONAL ENGINEER
MICHAEL J. GESELL
LICENSE NO. 4687, EXPIRATION DATE: 09/15



BENCHMARKS
GNS # 122 N 701,859.92
ELEV. 517.43 E. 1404,030.59
DESCRIPTION: MONUMENT LOCATED NORTHWEST CORNER OF MOUNT CARMEL ROAD AND I-83 SOUTHBOUND ON-RAMP.

PARKING TABULATION CHART
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)

USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A
CONVENIENCE STORE AND CARRY OUT RESTAURANT W/ GASOLINE	5,125	5/1,000 S.F.	26
MAXIMUM # EMPLOYEES ON SHIFT			4
ATM			1
VACUUM		1/VACUUM	1
GRAND TOTAL BUILDING S.F.	5,125		
TOTAL PARKING REQUIRED			32
TOTAL PARKING PROVIDED (INCLUDE TWO HANDICAP SPACE)			48

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4687, EXPIRATION DATE: 09/15

OWNER / CONTRACT SELLER
RIVERWATCH, LLC
C/O BURTON MANAGEMENT, LLC
3731 ABBINGTON BEACH ROAD
ABINGDON, MD 21009

DEVELOPER / CONTRACT PURCHASER
TWO FARMS, INC.
3811 ROLAND AVENUE 21211
ATTN: MR. JEFF BANBRIDGE
PHONE: (410) 494-1631

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83(1991) VERTICAL NAVD 88

THESE PLANS ARE FOR DRC PLAN AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION
MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4687, EXPIRATION DATE: 09/15

1
OF 2