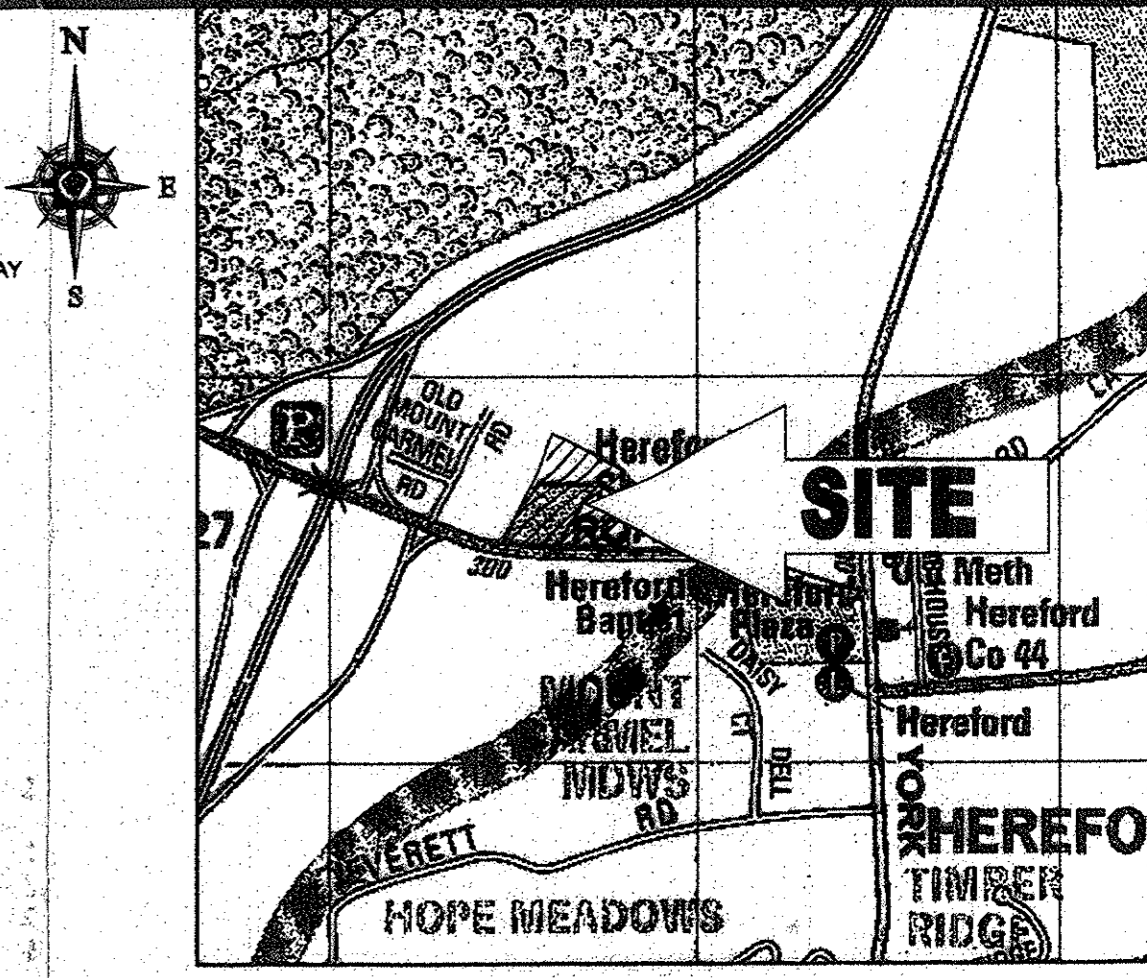


**LEGEND**

[Symbol]	ASPHALT PAVING
[Symbol]	CONCRETE SIDEWALK
[Symbol]	CONCRETE PAVING
[Symbol]	AREA TO BE DEDICATED AS RIGHT-OF-WAY (9,209 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



**BOHLER ENGINEERING**

CORPORATE OFFICE:  
WARREN, NJ

OFFICES:  
BETHESDA, MD  
BOSTON, MA  
CHICAGO, IL  
DENVER, CO  
FORT LAUDERDALE, FL  
HARTFORD, CT  
HOUSTON, TX  
LOS ANGELES, CA  
MEMPHIS, TN  
NEW YORK, NY  
PHILADELPHIA, PA  
PORTLAND, ME  
SAN ANTONIO, TX  
WASHINGTON, DC

PROJECT MANAGERS:  
SURVEYORS:  
LANDSCAPE ARCHITECTS:  
ENVIRONMENTAL CONSULTANTS:  
CIVIL & CONSULTING ENGINEERS

**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.: 072028075 (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	200.65'
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-STORE = 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 2R).
- 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: RMS  
CHECKED BY: MUG  
DATE: 02/17/14  
SCALE: 1" = 40'  
CAD ID: DRCD

**PLAN TO ACCOMPANY DRC REQUEST**

**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**

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

**MJ GESELL**  
PROFESSIONAL ENGINEER

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

**COMMERCIAL PERMIT HISTORY**

118 MOUNT CARMEL ROAD:  
NO COMMERCIAL PERMIT HISTORY

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

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

SHEET TITLE:  
**DRC PLAN**

SHEET NUMBER:  
**1**  
OF 2

**BENCHMARKS**

GIS # 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

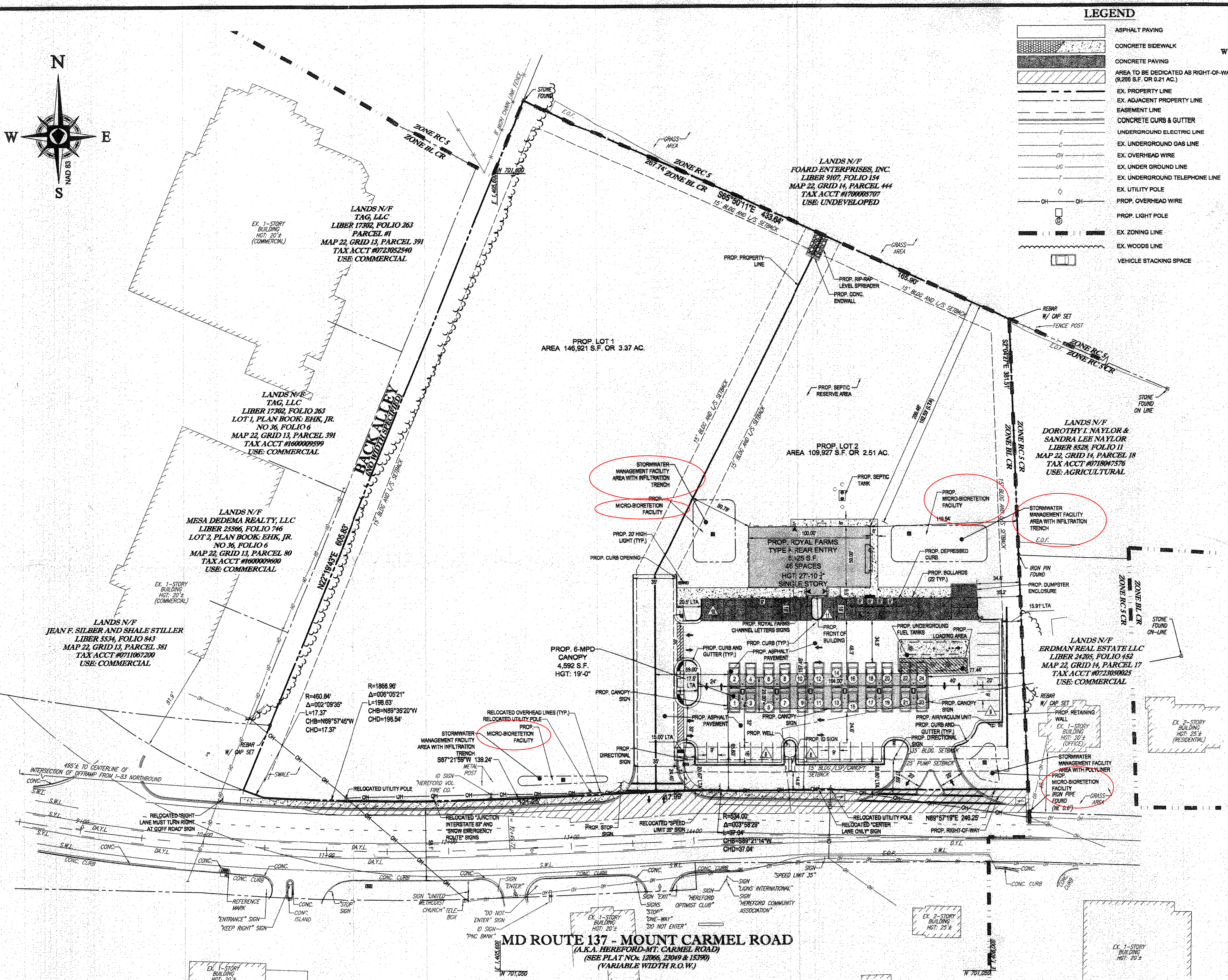
**OWNER / CONTRACT SELLER**

RIVERWATCH, LLC  
C/O BURTON MANAGEMENT, LLC  
3731 ABBINGDON 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



**MD ROUTE 137 - MOUNT CARMEL ROAD**  
(A.K.A. HEREFORD-MT. CARMEL ROAD)  
(SEE PLAT NO. 12066, 23049 & 15390)  
(VARIABLE WIDTH R.O.W.)

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE ORDINANCES AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS AND CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES.