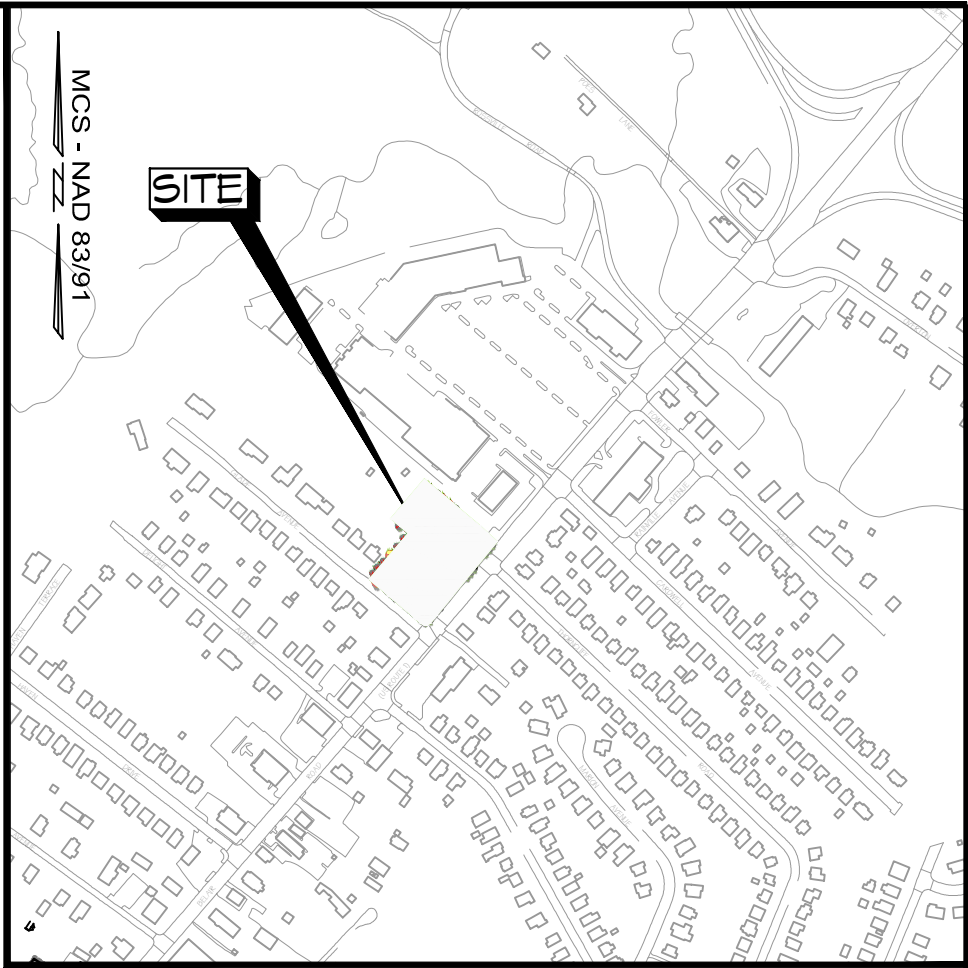




PLAN VIEW
SCALE: 1" = 30'



LOCATION MAP
SCALE: 1" = 500'

- SITE NOTES:
- PROJECT NAME: ROYAL FARMS STORE - 7560 BELAIR ROAD
 - DEVELOPER:
ROYAL FARMS
3611 ROLAND AVE
BALTIMORE, MD 21211-2408
 - PLAN PREPARED BY:
G.W. STEPHENS, JR. & ASSOCIATES
4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017
(410) 297-2340
 - GROSS SITE ACREAGE: 1.94 AC +/- (0.20 AC +/- R/W IN BELAIR RD. & GLADE AVE.)
NET SITE ACREAGE: 1.74 AC +/-
 - EXISTING ZONING - BL
 - ZONING MAP: 08162
 - GIS TILE: 08162
 - ELECTION DISTRICT - 14
 - COUNCILMANIC DISTRICT - 6
 - TAX MAP NUMBER : 81 PARCEL: 57
 - TAX ACCOUNT NUMBERS: 11402022910.
 - DEED REFERENCES- 5467 /0780.
 - EXISTING USE - COMMERCIAL
 - PROPOSED USE - COMMERCIAL - FUEL SERVICE STATION, USE IN COMBINATION CONVENIENCE STORE, CARRYOUT RESTAURANT, AND ROLLOVER CAR WASH.
 - CENSUS TRACT - 440200
 - WATERSHED - BACK RIVER
 - BUILDING HEIGHT : MAX BLDG. HEIGHT PERMITTED - PER HEIGHT 'TENT' OF BC2R SEC. 231.1.
PROPOSED - 27' +/-
 - ADC MAP NO: 37, GRID G-5
 - PLAT REFERENCE - 010 / 102
 - THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE, AS SHOWN ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
 - THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
 - ZONING HISTORY - NA
 - THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
 - THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
 - FLOOR AREA RATIO (FAR)
ALLOWED - 3.0
EXISTING FAR :
GROSS ADJ. FLOOR AREA -S.F. / GROSS SITE AREA - 253,519 S.F. = FAR
PROPOSED FAR:
GROSS ADJ. FLOOR AREA - 6,549 S.F. / GROSS SITE AREA - 88,688 S.F. = 0.08 FAR
 - LIMIT OF DISTURBED AREA (LOD) = TDB
 - BOUNDARY SHOWN: PLOTTED FROM BALTIMORE COUNTY G.I.S.
 - AREA REQUIRED FOR COMBINATION USE
14 SERVING SPACES X 1500 S.F. = 21,000 S.F.
ADDITIONAL SITE AREA REQUIRED - 4 X 3,000 (SALES AREA SQ. FT.) = 12,000 S.F.
- 6 X 2,166 (CARRYOUT RESTAURANT) = 12,996 S.F.
TOTAL SITE AREA REQUIRED = 45,996 S.F.
TOTAL SITE AREA PROVIDED = 75,969 S.F.
 - PARKING SPACES
REQUIRED - FUEL SERVICE WITH COMBINATION USE
SALES AREA & CARRYOUT RESTAURANT
5,166 @ 5 P.S./1000 S.F. = 20.83
MAXIMUM SHIFT = 5
AIR/VAC = 1
ATM = 1
ROLLOVER CAR WASH = 2
TOTAL REQUIRED = 30 P.S. (INCLUDES 2 HC REQ.)
TOTAL PROVIDED = 40

CONCEPT SKETCH NO. 1 FOR ROYAL FARMS STORE #257			
COUNCILMANIC DISTRICT NO. 6 ELECTION DISTRICT NO. 14		7560 BELAIR ROAD TAX MAP: 81 PARCEL: 57	DEED REF.: 5467 / 0780 BALTIMORE COUNTY, MARYLAND
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 http://www.gwstephens.com		DEVELOPER CLOVERLAND FARMS DAIRY, INC. 3611 ROLAND AVE BALTIMORE, MD 21211-2408 PHONE: 410-889-0200	
DRAWN BY: BCP	CHECKED BY: GWS	DATE: 12/14/2015	SCALE: 1" = 30' PN# 11748