



\$100

UP-2019-0265-SI

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

SIGN USE PERMIT

USE PERMIT RECEIPT
187523
The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C.
Initials: [Signature]

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 4401 NORTH POINT BLVD ZIP CODE 21222
BUSINESS NAME HOYUJI FIRMS #179 ZONING BR-AS
OWNER'S NAME TWO FIRMS INC PHONE NO. 410 889 0200 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153
APPLICANT/OWNER'S AGENT MACKUYA LEE RITCHIE ARCH PHONE NO. 410 484 7010
SIGN COMPANY NAME Absolute Signs PHONE NO. 410 761 6695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 15 120 10300240

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☐ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 1.916 feet x 19.75 feet = 37.85 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.- An Electronic Changeable Copy Sign may only have a maximum frequency of one instantaneous message change per 15 second cycle. 450.6.B.3 - Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install one (1) "HOYUJI FIRMS" sign on front of store

CORNER LOT? ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

[Signature] Signature

7-9-19 Date

Mackuya Lee Print/Type Name

☐ Require Planning Signature N/A Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

[Signature] Signature

AT Initials

7/20/19 Date



2x500-
= \$1,000

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

SIGN USE PERMIT

USE PERMIT RECEIPT
828
The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 12.7, B.C.C.
Initials: 828

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 4401 North Point BLVD ZIP CODE 21222
BUSINESS NAME MOYIL FIRMS #179 ZONING BR-A5
OWNER'S NAME TWO FIRMS INC PHONE NO. 410-889-6200 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153
APPLICANT/OWNER'S AGENT Mackaya Lee - Ritchie Arch. PHONE NO. _____
SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 151-1470-250

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☒ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 27 feet x 10 feet = 190 square feet Height: 27 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.- An Electronic Changeable Copy Sign may only have a maximum frequency of one instantaneous message change per 15 second cycle. 450.6.B.3 - Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install two (2) Pylon signs (Double faced)
ZONING VARIANCE # 2017-0309-XA

CORNER LOT? ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Mackaya Lee
Signature

7-9-19
Date

Mackaya Lee
Print/Type Name

☐ Require Planning Signature _____ Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 04/17/2019

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

A. Tom At 7/10/19
Signature Initials Date



\$300

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

SIGN USE PERMIT

USE PERMIT RECEIPT

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C.
Initials: gjk

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 4401 NORTH POINT BLVD ZIP CODE 21222
BUSINESS NAME MAJICA FIRMS #179 ZONING BR-135
OWNER'S NAME TWO FIRMS INC PHONE NO. 4108840200 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153
APPLICANT/OWNER'S AGENT Mackaya Lee - Ritchie Arch PHONE NO. 4104847010
SIGN COMPANY NAME Absolute Signs PHONE NO. 4107616695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 151/147/6250

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 1.91 feet x 19.75 feet = 37.85 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.- An Electronic Changeable Copy Sign may only have a maximum frequency of one instantaneous message change per 15 second cycle. 450.6.B.3 - Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
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9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install three (3) "MAJICA FIRMS" ON
fuel canopy

CORNER LOT? ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Mackaya Lee
Signature

7-9-19
Date

Mackaya Lee
Print/Type Name

☐ Require Planning Signature _____ Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 04/17/2019

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

A-18m
Signature

BT
Initials

7/10/19
Date



\$1005

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

SIGN USE PERMIT

USE PERMIT RECEIPT
#

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 12.7 B.C.C.
Initials: She

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 4401 NORTH POINT BLVD ZIP CODE 21222
BUSINESS NAME ROYAL FIRMS #179 ZONING BR-AS
OWNER'S NAME TWO FIRMS INC PHONE NO. 410-889-0200 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153
APPLICANT/OWNER'S AGENT Mackay Lee-Ritchie Arch PHONE NO. 410-484-7010
SIGN COMPANY NAME Absolute Signs PHONE NO. 410-761-6695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 151-147-0250

☐ Temporary- Including Real Estate/Construction/Event

Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 5 feet x 23.5 feet = 117.5 square feet

Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

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9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install one (1) "WORLD FAMOUS CHICKEN & FRESH KITCHEN" on front of store

CORNER LOT? ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Mackay Lee
Signature

7-9-19
Date

Mackay Lee
Print/Type Name

☐ Require Planning Signature _____ Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

A. T. Smith
Signature

AT
Initials

7/10/19
Date



\$205

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

SIGN USE PERMIT

USE PERMIT RECEIPT

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7 B.C.C.
Initials: JK

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 4401 NORTH POINT BLVD ZIP CODE 21222
BUSINESS NAME MOYU FIRMS #179 ZONING BR-AS
OWNER'S NAME TWO FIRMS INC PHONE NO. 4108890200 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153
APPLICANT/OWNER'S AGENT MADAYA LEE RICHCLIFFE ARCH PHONE NO. _____
SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410761 6695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 151 1197 0250

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☐ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)

Size: 2 feet x 4 feet = 8 square feet Height: 4 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

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8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install two (2) double faced Directional Signs

CORNER LOT? ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Madaya Lee JK 7-10-19 Madaya Lee
Signature Date Print/Type Name

☐ Require Planning Signature _____ Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

A-TSM AT 7/10/19
Signature Initials Date



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
7/12/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1520300240

Election District: 15

Owner Name(s): TWO FARMS INC
Address: 3611 ROLAND AVE
BALTIMORE, MD 21211
Premise Address: NORTH POINT BLVD

PDM #: 15-1011
Zoning District(s): BR AS
Elevation Range: 22ft - 24ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													Initial & Date
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 2017-0309; 2012-0057-SPHX	X		X	X	X	X			X	X	X		

RFS #179 - Proposed Signage

- 2 Sign to be located on convenience store



(x1) Total = 37.85 sqft

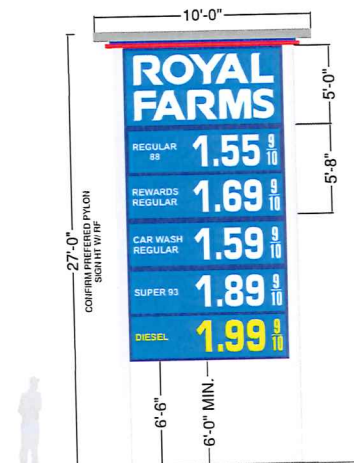
23'-6" (x1) Total = 11.75 sqft
WORLD FAMOUS CHICKEN & FRESH KITCHEN

- 3 Signs to be located on fuel canopy



(x3) Total = 37.85 sqft

- 2 Pylon Signs



(x2)

"Royal Farms" = 50 sqft

"Regular" = 28 sqft

"Rewards Regular" = 28 sqft

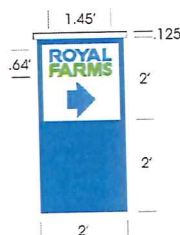
"Car Wash Regular" = 28 sqft

"Super 93" = 28 sqft

"Diesel" = 28 sqft

Total = 190 sqft

- 2 Directional Signs



(x2) Total = 4 sqft

"Royal Farms" =

$0.64' \times 1.45' = 0.928'$

$0.928' / 8' = 0.116 \times 100\% =$

11.6% of total sqft

Arrow =

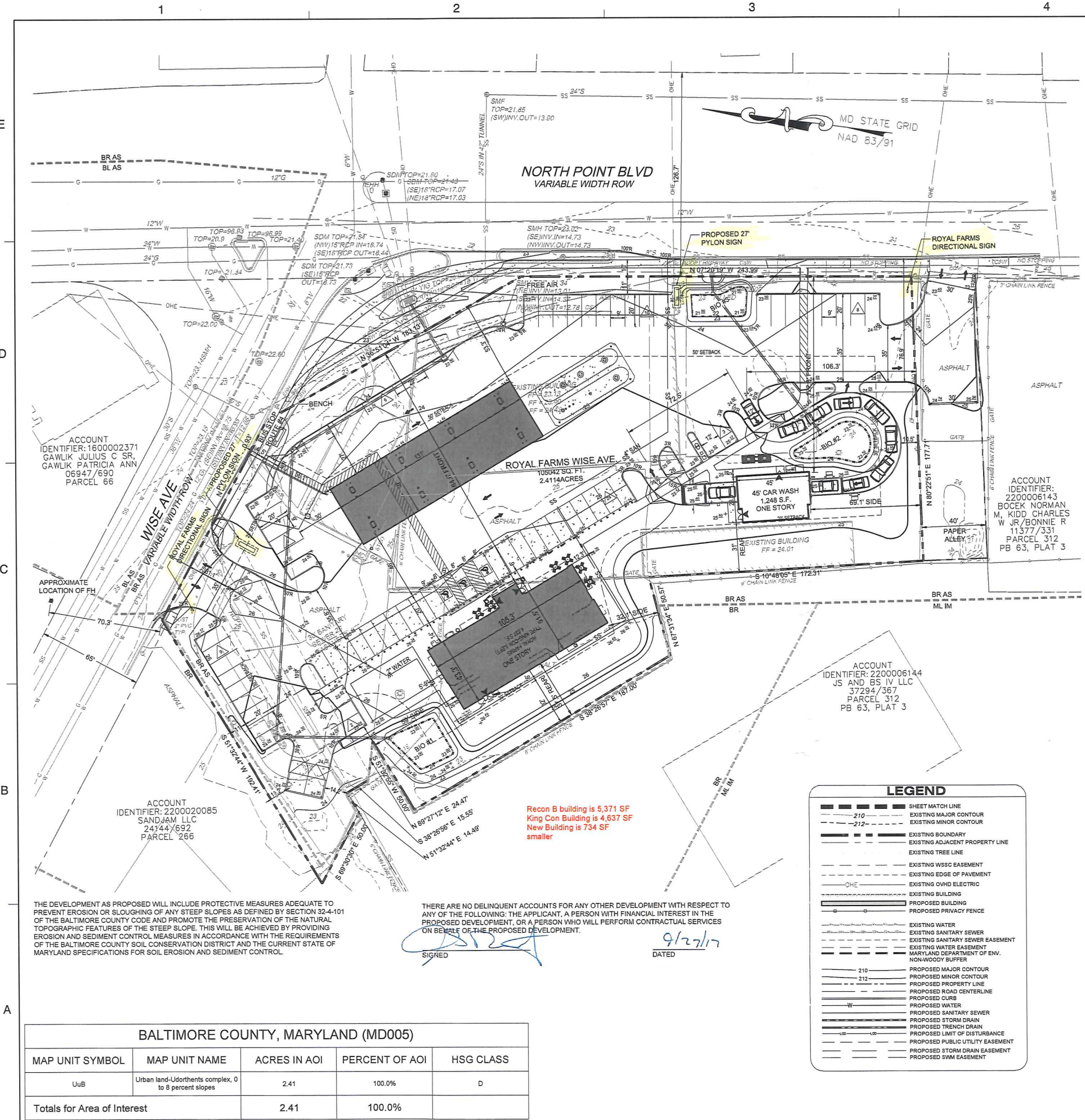
$1' \times 0.58' = 0.58'$

$0.58' / 8' = 0.072 \times 100\% =$

7.29 % of total sqft

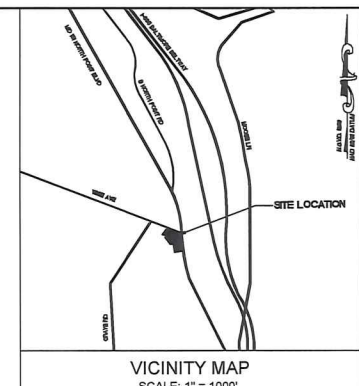
Total signage area =

18.89% of Total signage sqft



GENERAL NOTES

- PROPERTY OWNER/DEVELOPER: TWO FARMS INC. 3911 ROLAND AVE BALTIMORE, MD 21022
- PARCEL NUMBER: P11, P28, P29, P30, P31, P32, P33
- TAX ACCOUNT NUMBER: 1505730000, 1520300240, 1520300241, 1520300242, 1520600560, 1511470250, 2200004253
- ACREAGE: 0.56 AC
- GROSS AREA: 1105.042 SF / 1.41 AC
- PROPOSED ROW DEDICATION: 0 SF / 0 AC
- PROPOSED NET AREA: 1105.042 SF / 1.41 AC
- PLAN PREPARED BY: JENNIFER C LEONARD RLA, LEED AP, SR. PM DEWBERRY
- DEED REFERENCE: 37934-466
- TAX MAP: 104
- CENSUS TRACT NUMBER: 452400
- WATERSHED: BALTIMORE HARBOR
- ELECTION DISTRICT: 15
- COUNCILMANIC DISTRICT: 7
- THERE ARE NO KNOWN WELL OR SEPTIC AREAS ON SITE.
- COMMUNITY PLAN: GREATER DUNDALK - EDGEWATER COMMUNITY CONSERVATION PLAN.
- REVITALIZATION PLAN: EASTERN BALTIMORE COUNTY REVITALIZATION STRATEGY.
- THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100400, DATED MAY 5, 2014.
- SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02 OF THE BCZR.
- 200 SCALE TILE NUMBER: 10463
- ZONING HISTORY CASE NO: 2012-0057-SPHX FOR PARCEL P28 and P433
- SPECIAL EXCEPTION TO PERMIT USED MOTOR VEHICLE OUTDOOR SALES AND SPECIAL HEARING FOR A MODIFIED PARKING PLAN PURSUANT TO SECTION 402 OF THE BCZR. TO ALSO ALLOW THE EXISTING COMMERCIAL STRUCTURE AND GARAGES WITH THE EXISTING BUILDING SETBACKS. (OCTOBER 18, 2011) (GRANTED) (ABANDONED AUGUST 21, 2017)
- 2017-0209-XA
- SPECIAL EXCEPTION TO PERMIT A FUEL SERVICE STATION AND A ROLL-OVER CAR WAS, AS A USE IN COMBINATION AND PETITION FOR VARIANCE TO ALLOW A PRESTANDING ENTERPRISE SIGN WITH A HEIGHT OF 27 FT. (AUGUST 21, 2017) (GRANTED)
- ZONING - BRAS (BUSINESS, ROADSIDE - AUTOMOTIVE SERVICES DISTRICT)
- SETBACKS:
 - PER ZONE:
 - FRONT = 50 MIN. FROM PROPERTY LINE IF ON DUAL HIGHWAY OR 25' MIN. FROM FRONT PROPERTY LINE AND 50' MIN. FROM CENTERLINE OF ANY OTHER STREET
 - PURSUANT TO BCZR 303.2, AVERAGE FRONT YARD DEPTHS MUST BE CALCULATED AND COMPLIED WITH.
 - AVERAGE FRONT YARD DEPTH = (ADJACENT BUILDING + ZONING SETBACK) / 2
 - AVERAGE FRONT YARD DEPTH = (56.77 + 25) / 2 = 30.885'
 - REAR = 30' MIN.
 - PER SPECIAL REGULATION - FUEL SERVICE STATIONS
 - MAIN STRUCTURE = 35' MIN. FROM STREET RIGHT OF WAY
 - FUEL PUMP = 25' MIN. FROM STREET RIGHT OF WAY
 - CANOPY = 15' MIN. FROM STREET RIGHT OF WAY
- EXISTING LAND USE: AUTO SALES / SERVICE
- PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE / DIESEL FUELING STATION.
- PROPOSED BUILDING HEIGHT:
 - CONVENIENCE STORE = 32.33'
 - ROLL-OVER CAR WASH = 15.38'
 - GASOLINE/DIESEL CANOPY = 11'
- PROPOSED DEVELOPMENT TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
- PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
- OPEN SPACE: NOT REQUIRED.
- BUILDING FLOOR AREA:
 - CONVENIENCE STORE = 2,585 SF
 - CARRYOUT RESTAURANT USE (INCLUDING OUTDOOR SEATING) = 2,740 SF
 - SERVICE STATION USE = 705 SF
 - ROLL-OVER CAR WASH = 1,388 SF
- FLOOR AREA RATIO: 7,418 SF / 105,042 SF = 0.071 (2.0 PERMITTED)
- SITE AREA REQUIREMENTS FOR COMBINATION USES:
 - 16 FUELING STATIONS @ 1500 SF / EACH = 24,000 SF
 - ADDITIONAL SITE AREA FACTOR:
 - 1 ATM = 1000 SF = 1000 SF
 - 4 x 2,585 = 11,432 SF SITE AREA FOR CONVENIENCE STORE USE
 - 6 x 2,740 = 16,440 SF SITE AREA FOR RESTAURANT USE
 - 52,872 SF SITE AREA REQUIRED = 105,042 SF SITE AREA PROVIDED
- PARKING REQUIRED:
 - CONVENIENCE STORE USE = 13
 - 2,585 SF @ 5/1000
 - CARRYOUT RESTAURANT USE = 11
 - 2,065 SF @ 5/1000
 - OUTDOOR SEATING = 11
 - 675 SF @ 16/1000
 - SERVICE STATION USE (705 SF) = 6
 - MAXIMUM EMPLOYEES PER SHIFT = 1
 - ATM = 1
 - ROLL-OVER CAR WASH PER § 419.3:
 - 1 TUNNEL @ 2 TUNNEL (DRYING) = 2
 - 2 VACUUM CLEANER UNITS @ 1 UNIT = 2
 - 2 ADDITIONAL SPACES PER TUNNEL = 2
 - TOTAL REQUIRED = 68
 - TOTAL PROVIDED = 68
- PARKING SPACE DIMENSIONS:
 - TYPICAL SPACE = 9' x 20'
 - HANDICAP SPACE = 8' x 20' (with 5' access aisle strip between spaces)
 - VACUUM CLEANER SPACE = 12' x 20'
- DRG WAS APPROVED AT MEETING ON APRIL 25, 2017
- WISE AVENUE AND NORTH POINT BOULEVARD HAVE BEEN EXPANDED TO THEIR MAXIMUM RIGHT OF WAY PER SHA
- 9 REQUIRED
- 9 PROVIDED
- THE PROPOSED CAR WASH MEETS ALL SPECIAL USE REQUIREMENTS FOR CAR WASHES PER SECTION 419 AND 409.10.
- AVERAGE DAILY TRIPS = 54
- BUS STOP ON WISE AVENUE FOR BUS ROUTE #4
- THERE ARE NO BUILDINGS, PROPERTY OR SITES WITHIN OR CONTIGUOUS TO THE PROPOSED DEVELOPMENT INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY OF HISTORIC PROPERTIES, THE BALTIMORE COUNTY PRELIMINARY OR FINAL LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, THE MARYLAND ARCHAEOLOGICAL SURVEY OR IDENTIFICATION OF ANY BALTIMORE COUNTY HISTORIC DISTRICT OR NATIONAL REGISTER DISTRICT.
- THERE ARE NO AREAS OF DESIGNATED CRITICAL STATE CONCERN.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS ON SITE.



Dewberry
Consultants LLC
321 BALLENGER CENTER DR
SUITE 100
FREDERICK, MD 21703
301.663.3155
301.663.3679 (FAX)
www.dewberry.com

DEVELOPER/APPLICANT
ROYAL FARMS
ATTN: JEFF BAINBRIDGE
3611 ROLAND AVENUE
BALTIMORE, MD 21211
P: 410.889.0200 X 158

ROYAL FARMS - No.179
4401 NORTH POINT BOULEVARD
BALTIMORE COUNTY
MARYLAND
ELECTION DISTRICT 15
PARCELS: P11, P28, P29, P30, P31, P32, P33
TAX MAP: 104

SEAL
JENNIFER C. LEONARD
REGISTERED LANDSCAPE ARCHITECT
No. 3415
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY REGISTERED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3415
EXPIRATION DATE: JULY 24, 2019.

KEY PLAN

SCALE

No.	DATE	BY	Description

DRAWN BY: JDB
APPROVED BY: JCL
CHECKED BY: JCL
DATE: AUGUST 2017

TITLE

DEVELOPMENT
PLAN
SITE PLAN

PROJECT NO. 50088756

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

SIGNED: [Signature]
DATE: 9/27/17

Recon B building is 5,371 SF
King Con Building is 4,637 SF
New Building is 734 SF
smaller

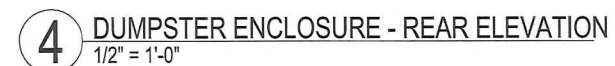
BALTIMORE COUNTY, MARYLAND (MD005)				
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	PERCENT OF AOI	HSG CLASS
UuB	Urban land-Udorthents complex, 0 to 8 percent slopes	2.41	100.0%	D
Totals for Area of Interest		2.41	100.0%	



1. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT TO MATCH ADJACENT MATERIALS.
2. SEE CIVIL PLANS FOR DETAILED GRADING INFORMATION.
3. SEE SHEET A6.1 FOR EXTERIOR FINISH SCHEDULE.

4401 North Point Boulevard
Baltimore County, MD 21219
Store #179

A2.0



ROYAL FARMS

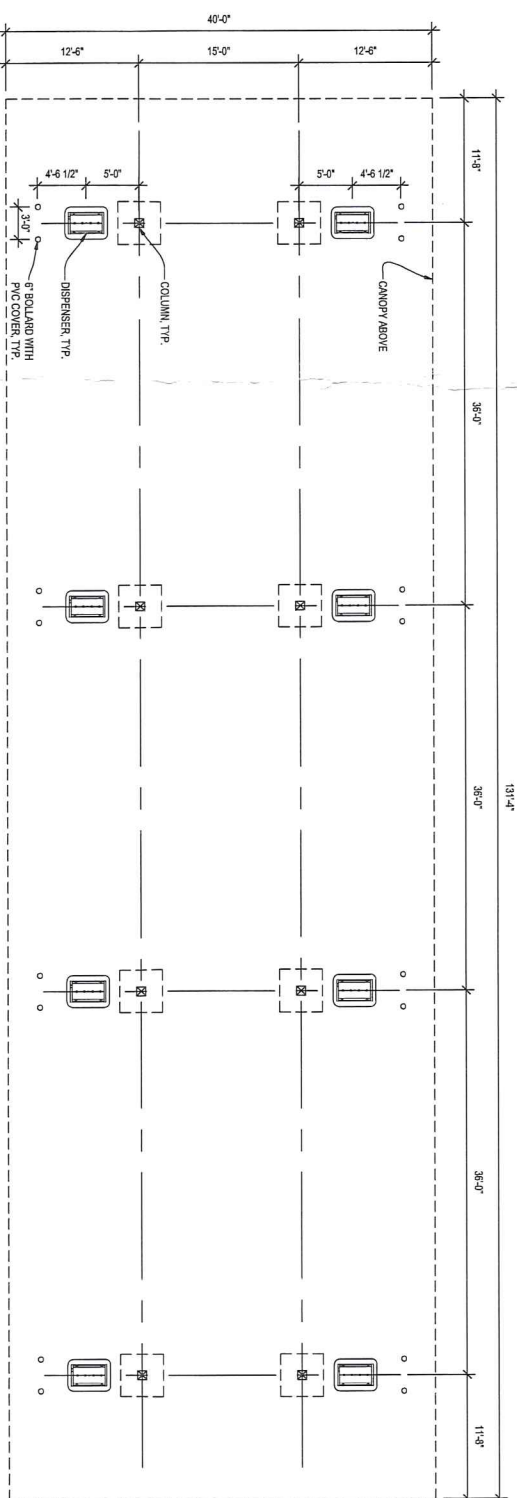
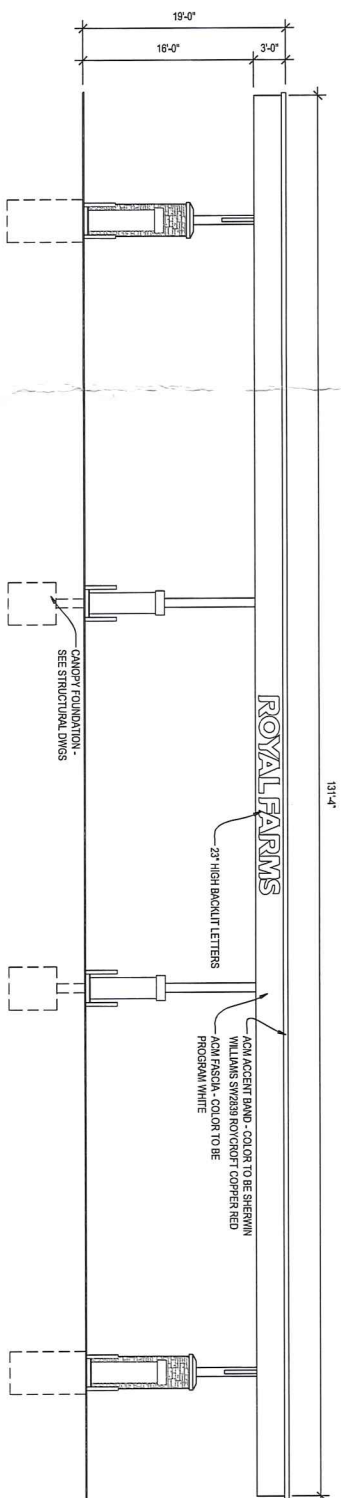
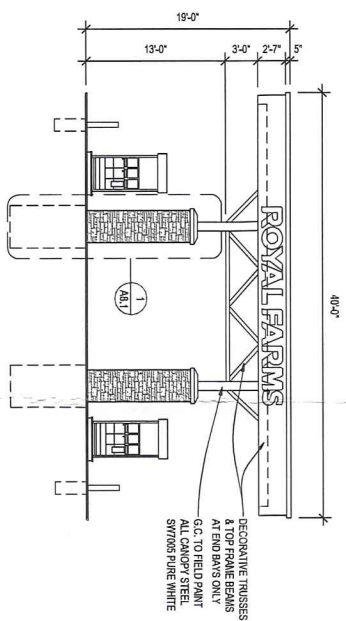
4401 North Point Boulevard
Baltimore County, MD 21219
Store #179

#: REVISION	REVISION DATE	REVISION CONTENT
1	12-14-18	PERMIT SET
2		CONSTRUCTION SET

SCALE	NOTED
DRAWN BY	RW

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A7.0

[illegible]

A.8.0