

GENERAL NOTES

- EXISTING SURFACE UTILITIES HAVE BEEN FIELD LOCATED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND ELEVATION OF THE EXISTING SUB-SURFACE UTILITIES BEFORE ANY CONSTRUCTION BEGINS. HE SHALL PROTECT SERVICE CONNECTIONS AND MAINTAIN THEIR UNINTERRUPTED SERVICE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING (LATEST EDITION AND ALL SUPPLEMENTS):
 - TOWN OF PERRYVILLE, CECIL COUNTY, MARYLAND STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.
 - STATE OCCUPATIONAL SAFETY LAWS.
 - CONSTRUCTION PLANS AND SPECIFICATIONS.
 - MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- CONTRACTOR TO NOTIFY THE FOLLOWING AGENCIES PRIOR TO ANY ONSITE LAND DISTURBANCE:
 - MIS UTILITY AT 800-257-1111 BEFORE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING UTILITIES.
 - ROYAL FARMS (MR. JACK WHISTED) AT 410-889-0200
 - TOWN OF PERRYVILLE AND CECIL COUNTY DPM SEDIMENT CONTROL INSPECTION DIVISION AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.
- A COPY OF ALL DELIVERY TICKETS, MATERIALS SPECIFICATIONS, LABORATORY TESTING/CERTIFICATIONS, ETC. CONCERNING THE ADEQUACY OF ALL MATERIAL USED ON THIS PROJECT SHALL BE GIVEN TO THE OWNER'S REPRESENTATIVE.
- ALL DISTURBED AREAS ON LAND SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER COMPLETION.
- EARTHWORK:

IT IS INTENDED THAT SOME ONSITE EXCAVATED MATERIAL WILL BE USED IN ALL FILL AND BACKFILL OPERATIONS ON THIS PROJECT.

REMOVE VEGETATION, TOPSOIL, DEBRIS, UNSATISFACTORY SOIL MATERIALS OBSTRUCTIONS, AND DELETERIOUS MATERIALS BEFORE PLACING FILLS. STOCKPILE SATISFACTORY EXCAVATED SOIL MATERIALS WITHOUT INTERMIXING AT LOCATION ON SITE AS SHOWN IN CONTRACT DOCUMENTS. REMOVE SURPLUS WASTE MATERIAL, TOPSOIL, UNSUITABLE SOIL, TRASH, DEBRIS, AND LEGALLY DISPOSE OFF OWNER'S PROPERTY AT A SITE WITH AN ACTIVE GRADING PERMIT.

ANY STOCKPILE ON PROPERTY AND SURPLUS SATISFACTORY MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A SITE WITH AN ACTIVE GRADING PERMIT.

PLACEMENT AND COMPACTION OF ALL FILLS, BACKFILLS AND SPOIL AREAS SHALL BE COMPLETED TO LINES AND GRADES AS SHOWN IN CONTRACT DOCUMENTS AND/OR DIRECTED BY INSPECTOR ACCORDING TO ALL STANDARDS AND SPECIFICATIONS AS NOTED ABOVE.

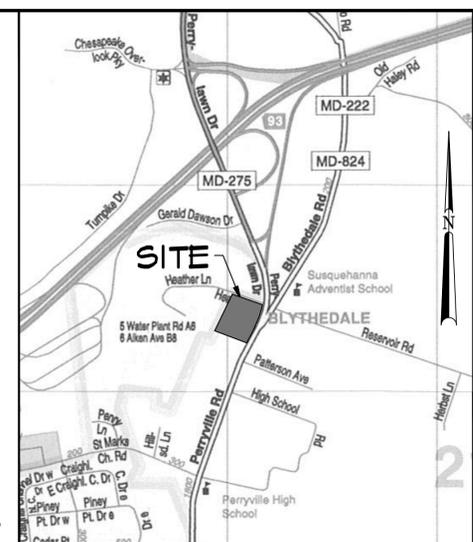
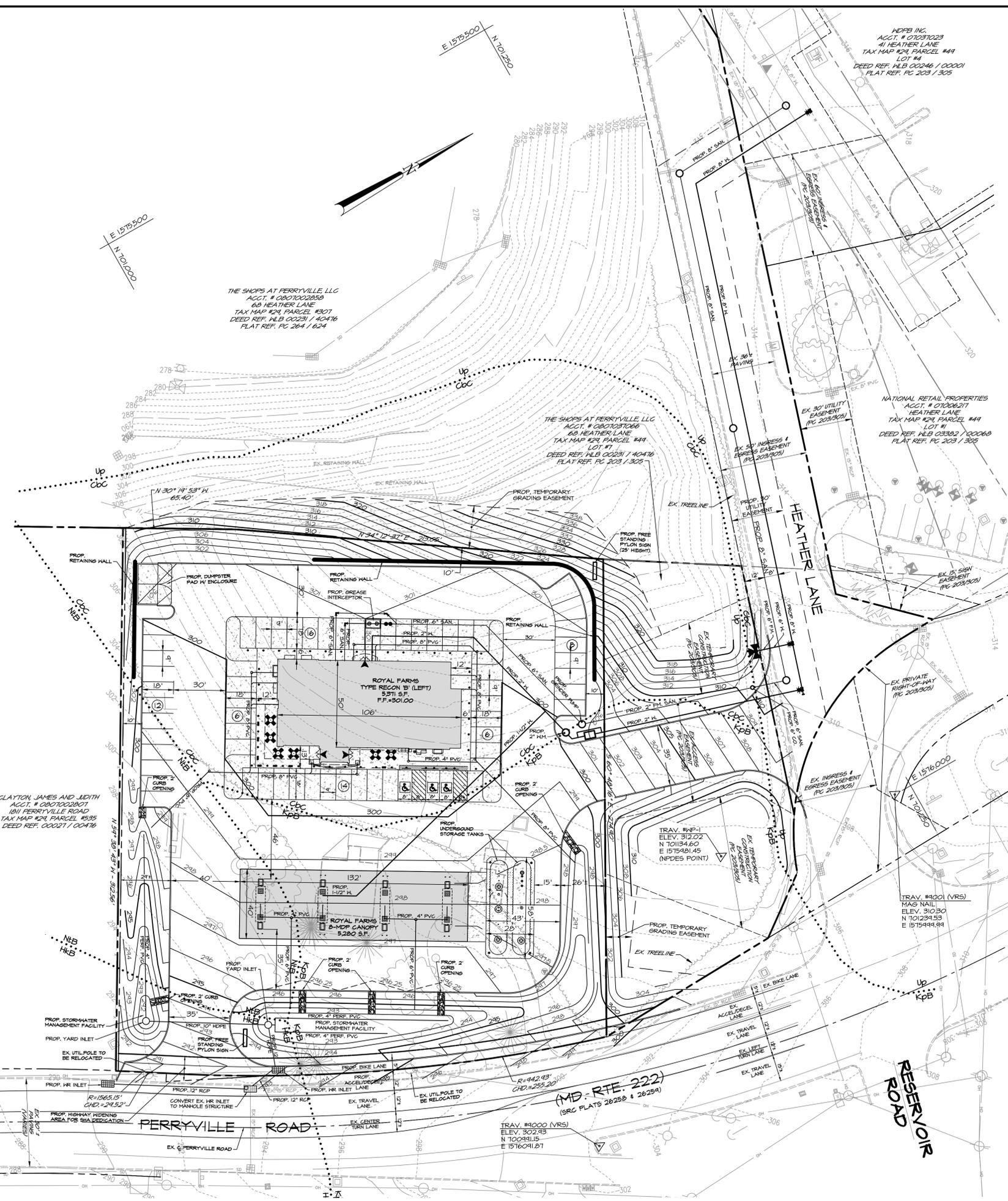
- IF THERE IS ANY DISCREPANCY OF INFORMATION FOUND ON THESE PLANS EITHER EXISTING OR PROPOSED, OR DEVIATION FROM THE PLAN SPECIFICATIONS, THE CONTRACTOR IS RESPONSIBLE TO HALT CONSTRUCTION AND CONTACT THE ENGINEER AS SOON AS THE DISCREPANCY OR DEVIATION IS NOTED. FAILURE TO DO SO COULD RESULT IN THE CONTRACTOR BEARING THE BURDEN, FINANCIALLY OR OTHERWISE, WHICH RESULT FROM REMOVAL, RECONSTRUCTION, OR REPLACEMENT OF ALL NECESSARY ITEMS DUE TO THE DISCREPANCY.
- THESE PLANS ARE INTENDED TO COVER THE COMPLETE SITE CONSTRUCTION PHASE OF THIS PROJECT. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION ANY WORK WHICH COULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PERFORM SUCH WORK WITHOUT PAYMENT.
- TOPOGRAPHY IS BASED ON FIELD-RUN SURVEYS BY FREDERICK WARD ASSOCIATES IN MARCH 21, 2013 BASED ON HOR. DATUM NAD 1983/2011, AND VERT. DATUM NAVD83.

BENCHMARKS:
 TRAV. #1000 (VRS) MAG. NAIL SET
 N: 100.9115
 E: 1516.04187
 ELEV: 302.43

 TRAV. #4001 (PIN & CAP)
 N: 101.23453
 E: 1515.94494
 ELEV: 310.30

 TRAV. #P-1
 N: 101.34.60
 E: 1515.981.45
 ELEV: 312.02

- CONTRACTOR SHALL MAINTAIN VEHICULAR ACCESS ALONG PERRYVILLE ROAD (MD. RTE. 222) AND HEATHER LANE AT ALL TIMES.
- NO PORTION OF THESE PROPERTIES LIE WITHIN THE 100 YR. FLOODPLAIN.
- NO PORTION OF THESE PROPERTIES LIE WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
- EXISTING DWELLING AND ACCESSORY STRUCTURES SHALL BE RAZED.
- EXISTING WELL SHALL BE CAPPED AND ABANDONED IN ACCORDANCE WITH CECIL COUNTY HEALTH DEPARTMENT.
- EXISTING SEPTIC TANK TO BE DRAINED AND SYSTEM SHALL BE REMOVED IN ACCORDANCE WITH THE CECIL COUNTY HEALTH DEPARTMENT.



SITE DATA

- TAX PARCEL NO.: TAX MAP 24, GRID 16, PARCEL 51
- OWNER: FEAZELL PROPERTY MANAGEMENT II, LLC
1825 PERRYVILLE ROAD
PERRYVILLE, MARYLAND 21903
(410) 484-0085
- DEVELOPER: TWO FARMS INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
MR. JEFF BAINBRIDGE
(410) 889-0200
- ENGINEER: FREDERICK WARD ASSOCIATES, INC.
5 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014-0121
(410) 838-1100
- STREET ADDRESS: 1825 PERRYVILLE ROAD
PERRYVILLE, MARYLAND 21903
- DEED REFERENCE: 0238/00105
PLAT REFERENCE: PG 203/305
- PROPERTY AREA: 84,930 SF / 1.95 Ac.±
- EXISTING ZONING: C-2 (HIGHWAY COMMERCIAL)
- EXISTING USE: RESIDENTIAL DWELLING
- PROPOSED USE: GAS STATION / CONVENIENCE STORE
- BUILDING SETBACKS: FRONT: 20'
SIDE: 10'
REAR: 25'
- PARKING REQUIREMENTS:
REQUIRED = 1 PS. / 250 SF. (5,371 SF. CONVENIENCE SPACES) = 22 PS.
PROVIDED = 62 SPACES (INCLUDES 3 HANDICAP SPACES)

REVISIONS	
REV#	DATE

5 South Main Street
Bel Air, Maryland 21014-0127
410-889-1933 - fax
410-889-1933 - cell

FWA
FREDERICK WARD ASSOCIATES
 ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
 www.frederickward.com

CONCEPTUAL SITE PLAN

OWNER / DEVELOPER

FEAZELL PROPERTY MANAGEMENT II, INC.
 1002 KLENDER COURT
 BEL AIR, MARYLAND 21014
 ATTN: MR. STEVE FEAZELL
 PHONE: (410) 515-5300

TWO FARMS INC.
 3611 ROLAND AVENUE
 BALTIMORE, MARYLAND 21211
 ATTN: MR. JEFF BAINBRIDGE
 PHONE: (410) 889-0200

CONCEPTUAL SITE PLAN

1825 PERRYVILLE ROAD
ROYAL FARMS STORE #267
 TOWN OF PERRYVILLE - CECIL COUNTY, MARYLAND 21903

7th ELECTION DISTRICT CECIL COUNTY, MD.

DATE:	DRAWING NO.:
AS SHOWN	C-01

DRAWN BY:	SHEET
DWB	1 OF 1

CHECKED BY:	FWA JOB NUMBER:
GPP	2151106.01

M:\PROJECTS\2151106.01 ROYAL FARMS STORE #267 PERRYVILLE\DESIGN\ENGINEERING\CADD\PLAN SHEETS\SITE PLAN DWG. FWA BRD-RT-24336_3282018 8:16 AM.dwg