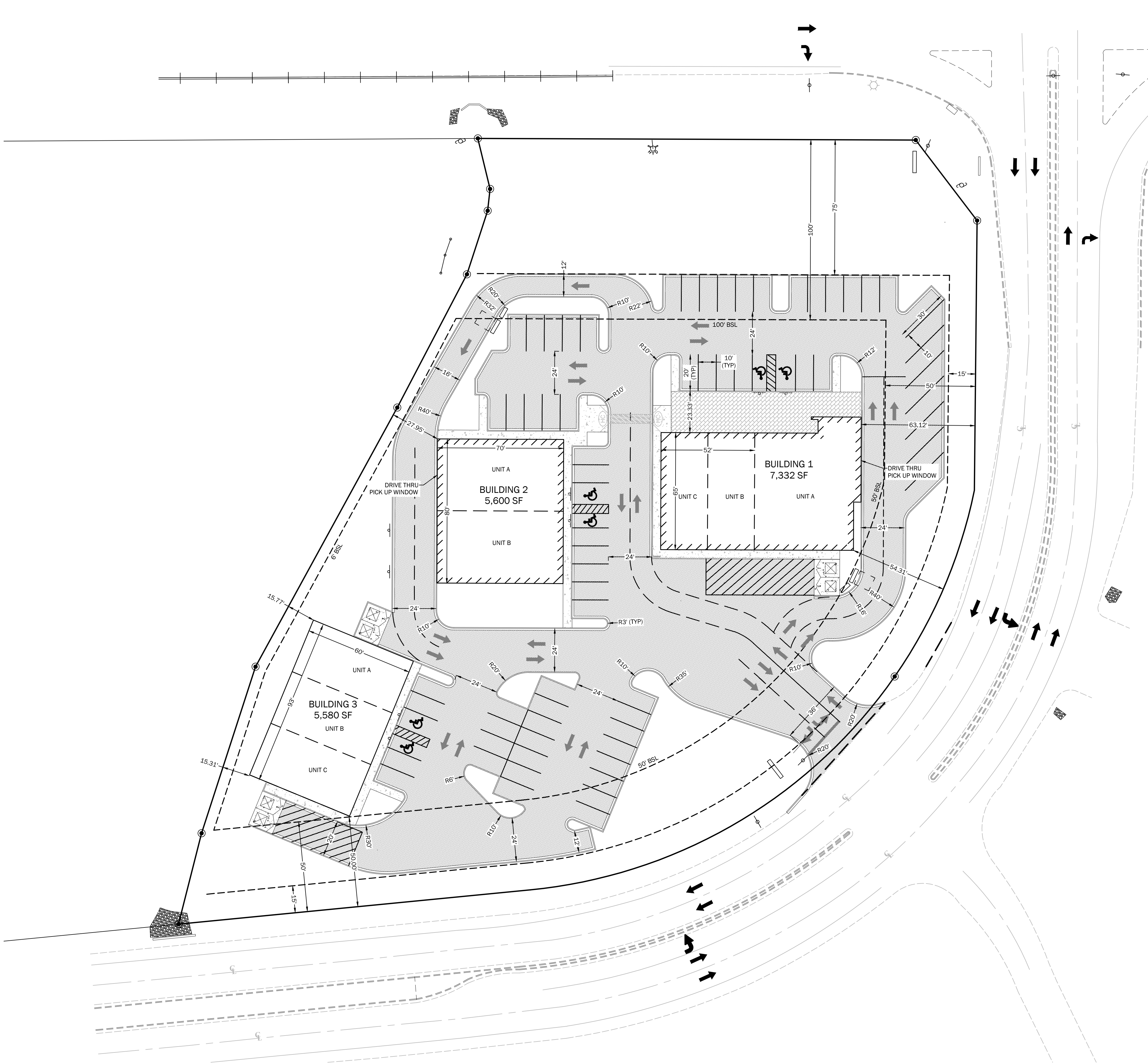
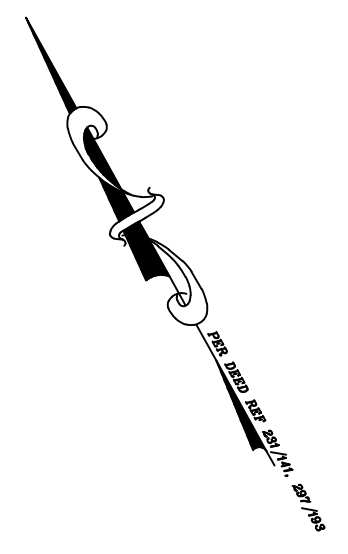
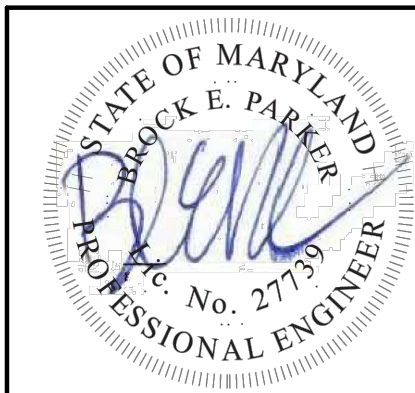




MINIMUM ZONING REQUIREMENTS	
ZONE:	= C-3 HIGHWAY COMMERCIAL
MINIMUM LOT AREA	= 6,000 SF
MINIMUM LOT WIDTH	= 60 FT
MINIMUM SETBACKS:	
FRONT:	ARTERIAL HIGHWAY (US ROUTE 50 OCEAN GATEWAY): 100 FT
	SAMUEL BOWEN BLVD: 50 FT
	25 FT
SIDE:	6 FT
REAR:	20 FT
BUILDING HEIGHT:	45 FT MAX

ESTIMATED WATER & SEWER USE	
CODE REQUIREMENTS:	
RESTAURANT:	
6,752 SF x 1.00	= 6,752 GPD
RETAIL STORES:	
0.05 GPD PER SF x 11,760 SF	= 588 GPD
TOTAL GPD	= 7,340 GPD
1 EDU = 300 GPD	
7,340 GPD / 300 GPD	= 24.47 EDU'S
TOTAL FOR PROJECT	= 25 EDU'S
DEVELOPER'S REQUEST:	
CURRENT EDU'S ALLOCATED TO PROPERTY	= 3
ADDITIONAL NEW EDU'S REQUESTED BY DEVELOPER	= 12
TOTAL EDU'S TO BE ALLOCATED TO PROJECT	= 15
NOTE: DEVELOPER INTENDS TO PROVIDE HISTORICAL WATER USAGES FOR PROPOSED TENANTS TO JUSTIFY DECREASED EDU ALLOCATION.	

PARKING TABULATION	
CODE REQUIREMENTS:	
SHOPPING CENTER HAVING 10 OR MORE ESTABLISHMENTS:	
MIN - 1 SPACE PER 350 SQ.FT. OF GROSS FLOOR AREA	
MAX - 1 SPACE PER 250 SQ.FT. OF GROSS FLOOR AREA	
SPACES REQUIRED:	
TOTAL REQUIRED:	
18,512 SF / 350 SF PER SPACE	= 53 SPACES MIN
18,512 SF / 250 SF PER SPACE	= 74 SPACES MAX
TOTAL PROVIDED:	
STANDARD 10' X 20' STALLS	= 65 SPACES
ADA PARKING	= 8 SPACES
TOTAL PARKING PROVIDED	= 73 SPACES



SHEET 1

0

30

45

60

GRAPHIC SCALE

1 inch = 30 feet

REVISIONS		DATE	BY	TITLE
NO.	DESCRIPTION			

RUNAWAY PLAZA DESIGN C

SAMUEL BOWEN BLVD

ROAD NAME: SAMUEL BOWEN BLVD

FOR: J.J. FARLAND

THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

SCALE: 1" = 30'

DATE: 01/27/23

DRAWN BY: RBA

CHKD BY: 26

APP'D BY: 3

NO. 52296-C-DESIGN C-01-BD-2023.DWG

PARKER & ASSOCIATES

CIVIL ENGINEERING

PARKER & ASSOCIATES

LANDSCAPE ARCHITECTURE

PARKER & ASSOCIATES

SITE PLANNING

Jan 30, 2023 8:54am