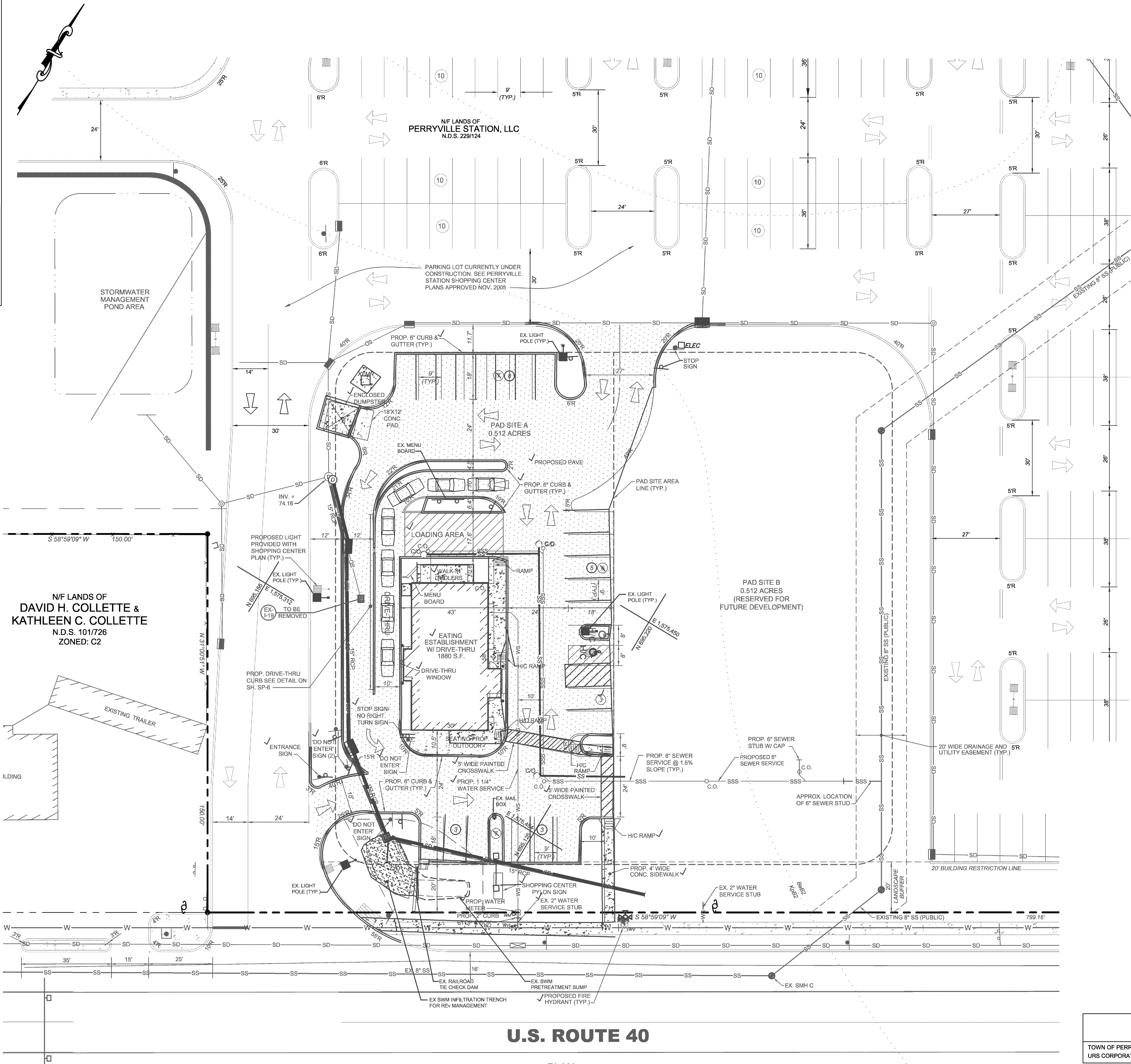
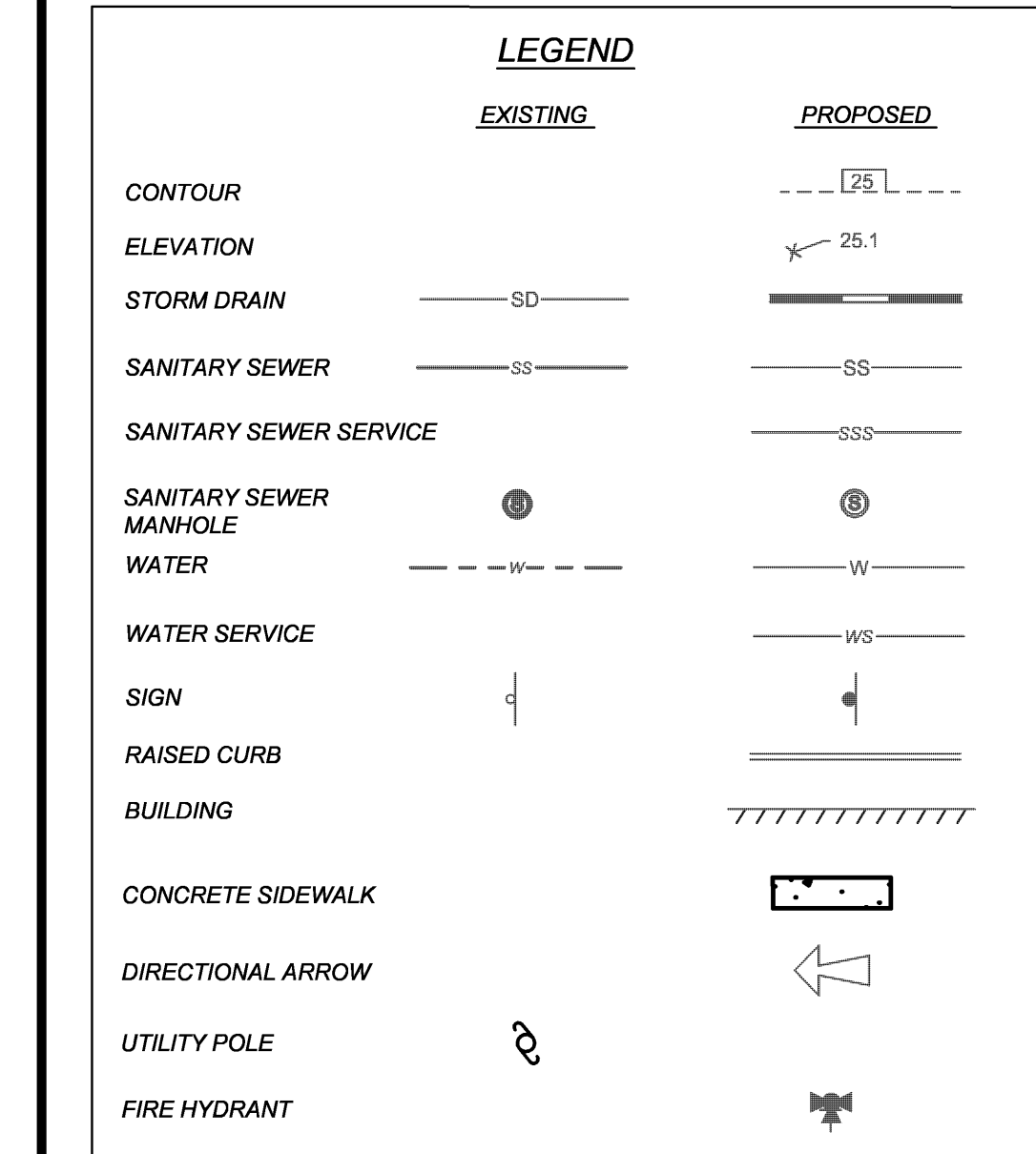


October 28, 2005 - 10:25am User: mloyd C:\3020272\Drawings\3020272\Asbuilt Final.dwg

- Site Plan Notes**
1. Tax Map 800, Parcel 542
 2. Total Lot Area = 16.68 acres ±
(Pad site area = 1.02 acres ±)
 3. Zone: C-2 Highway Commercial
 4. Current Use: Undeveloped pad site of approved shopping center
Proposed Use: Pad site 'A' 1,880 s.f. eating establishment with drive-thru
 5. Required Building Setbacks:
Front = 20' Rear = 12' Side = 10'
 6. Maximum Building Height = 40'
 7. Building Square Footage (shopping center):
Food Store = 38,281 s.f.
Retail A = 4,800 s.f.
Retail B = 13,000 s.f.
Pad Site A = 1,880 s.f.
Total = 57,971 s.f.
 8. Impervious Lot Coverage (Shopping Center): Proposed 7.90 ac. = 47.4%
 9. Parking Required For Pad Site
Eating establishment: 1 space per 4 seats (48 seats),
plus 1 space per 2 employees (6) = 15 spaces
 10. Parking Provided = 29 spaces (includes 4 HOV-2 spaces (includes 1 HIC))
 11. Deed Reference: N.D.S. 228/124
 12. Topography shown on this plan was field surveyed by McCrone, Inc. in March 2004.
Vertical Datum is USGS.
 13. Water service by Town of Perryville. Sanitary Sewer service by Town of Perryville.
 14. Proposed water usage and sewage flow for pad site:
Eating establishment = 800 gpd
 15. Owner/Developer: Perryville Station, LLC
P.O. Box 10
Cabin John, MD 20818
 16. All site access to conform to the "American with Disabilities Act" (ADA)
 17. Regulatory Approvals Required:
a. Perryville Planning Commission - Preliminary Site Plan approved Feb. 21, 2006
and Final Site Plan approved May 15, 2006.
b. Perryville Board of Appeals- special exception approved Feb. 27, 2006.
c. Cecil Soil Conservation District - E&S Plan
d. Cecil County DPW - Stormwater Management
 18. This property appears to be located in zone "C" (area of minimal flood hazard) as shown on
a Flood Insurance Study for the Town of Perryville, Community Panel No. 24024A,
Map H-01-02, dated March 1977.
 19. Site lighting shall conform to the zoning ordinance guidelines in Article XIV, section 251
& 252.
 20. Soil boundaries were taken from the Soil Survey of Cecil County dated December 1973.
 21. Minimum drive-thru stacking required is seven vehicles (five vehicles from the menu
board).
 22. Design Waivers Requested:
a. Waiver from full compliance with new landscape requirements - approved w/
Preliminary Site Plan Feb. 21, 2006.
b. This site is within the Highway Corridor Overlay District.
c. Building Permit Application for the subject site shall be substantially consistent with
sheets A-1.1, A-10, and A-11 attached hereto.
d. The future development of Pad Site "B" will be required by the Perryville Planning Commission
to provide a Site Plan showing a coherent parking lot layout and landscaping plan between
the eastern portion of Pad Site "A" and the proposed Pad Site "B".



U.S. ROUTE 40

PLAN



SCALE: 1"=20'

TOWN OF PERRYVILLE, ENGINEER
URS CORPORATION

DATE

TOWN OF PERRYVILLE, TOWN ADMINISTRATOR

DATE

ASBUILT PLAN - OCT. 2009

FINAL SITE PLAN

PERRYVILLE STATION

TOWN OF PERRYVILLE

SEVENTH ELECTION DISTRICT, CECIL COUNTY, MARYLAND
FOR PERRYVILLE STATION, LLC.

SHEET NO.:

SP-2

FILE NO.:

1214-B

DATE: APRIL 2005

JOB NUMBER: D3020272

SCALE: 1"=20'

DRAWN BY: M. LLOYD

DESIGNED BY:

APPROVED BY:

FOLDER REFERENCE: 2638

McCRONE

- Engineering
 - Environmental Sciences
 - Construction Services
 - Land Planning & Surveying
- ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY
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ELKTON, MARYLAND 21921
(410) 398-1550 • FAX (410) 398-5845
www.mccrone-inc.com © Copyright Last Date Indicated Hereon

REVISIONS

DESCRIPTION

REV. #

DATE

Professional Certification. I 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. 18293, Expiration Date: 6/8/11.

SEAL
DATE