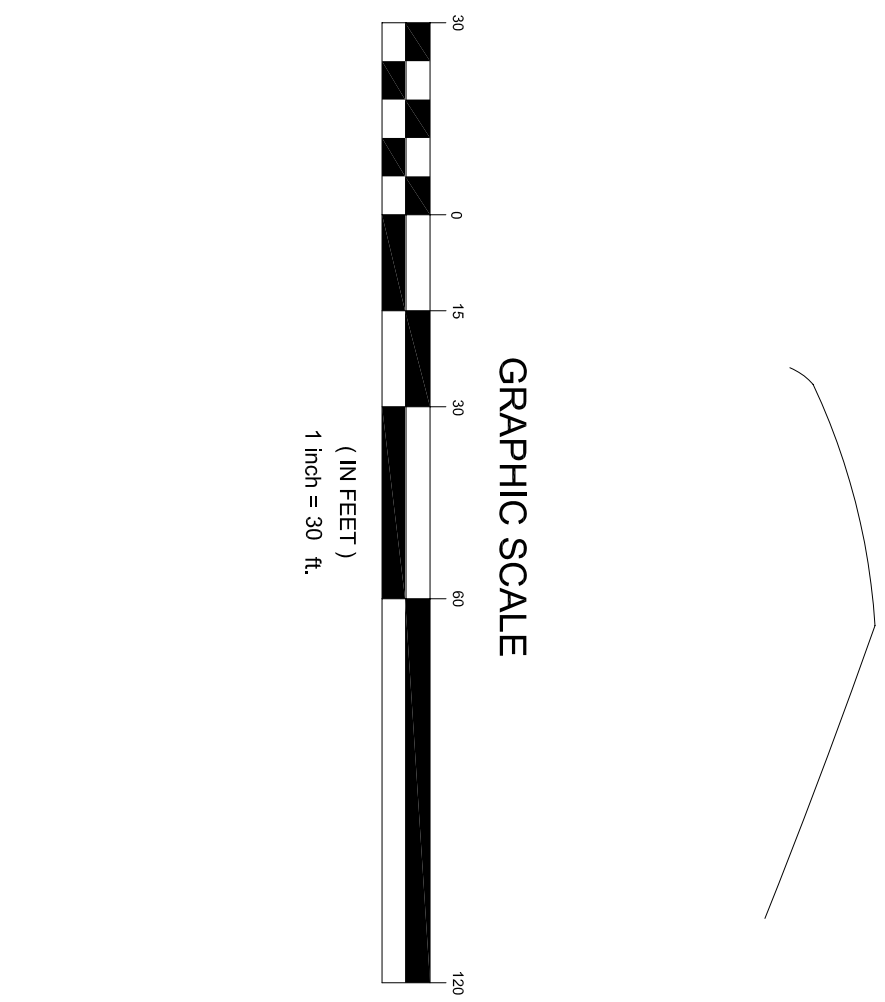


THE LANDLORD SHALL VERIFY THAT THIS PLAN AGREES WITH THE SITE PLAN THAT IS ATTACHED TO THE LEASE, INCLUDING, BUT NOT LIMITED TO, PROPERTY LINES, LOT LINES, EASEMENTS, AND ANY OTHER FEATURES SHOWN ON THE CURB CUTS, SIZE AND CONFIGURATION OF ALL BUILDINGS AND IMPROVEMENT SIZES, AND CONFIGURATION OF ALL PAVING.

IN THE EVENT A CONFLICT IS FOUND, THE SITE PLAN ATTACHED TO THE LEASE SHALL GOVERN CONSTRUCTION.

ALL REVISIONS MUST BE HANDLED THROUGH A LEASE MODIFICATION.



| APPROVALS | |
|--|------|
| SOMERSET COUNTY SOIL CONSERVATION DISTRICT | DATE |
| CITY OF CRISFIELD | DATE |

NOTES:

1. VERIFY ALL SETBACKS AND EASEMENTS WITH LOCAL CODES.
2. VERIFY ALL EASEMENTS AND EASEMENTS WITH LOCAL CODES.
3. NO ELEVATED STRUCTURES IN FRONT OF FOOD LION. ALL LANDSCAPE SHALL BE LOW LIVING UNLESS OTHERWISE REQUIRED BY CODE.
4. LANDLORD SHALL MAINTAIN ALL GRASSED AND LANDSCAPED AREA.
5. ALL PARALLEL EXISTING SHALL HAVE RASSED CONCRETE CURB AND GUTTER.
6. ALL PARALLEL EXISTING SHALL HAVE RASSED CONCRETE CURB AND GUTTER.
7. THE PHONE LINE TO FOOD LIONS TELEPHONE EMERGENCY, THE GENERAL, OR THE PHONE COMPANY SHALL PROVIDE, INSTALL AND BE RESPONSIBLE FOR THE PHONE LINE TO FOOD LIONS TELEPHONE EMERGENCY, THE GENERAL, OR THE PHONE COMPANY SHALL PROVIDE, INSTALL AND BE RESPONSIBLE FOR TELEPHONE PEDSTAL BEYOND CURB LINE.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 27738. EXPIRATION DATE: JULY 24, 2008.

BROCK E. PARKER, P.E., LE#27738

524 RIVERSIDE DRIVE
CRISFIELD, MD 21801
(410) 748-1023 fax: (410) 748-1012

LEGEND

- DENOTES ON-SITE LIGHTING
- DENOTES EXISTING WATER METER
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING STORM DRAIN INLET
- DENOTES EXISTING MONITORING WELL
- DENOTES EXISTING SEWER MANHOLE
- DENOTES EXISTING SEWER CLEANOUT
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING YARD HYDRANT
- DENOTES EXISTING CHAIN LINK FENCE
- DENOTES EXISTING STORM DRAIN
- DENOTES LEASE LIMITS LINE
- DENOTES EXISTING WOODS LINE
- SILT FENCE LOD
- C.B.C.A. LIMIT
- BUILDING SETBACK LINE
- DENOTES CONCRETE STABILIZED AREA

FOOD LION / STORE # 2688

MASTER SITE PLAN

MARYLAND RTE 413, HALLS HIGHWAY, & JACKSONVILLE RD

CITY OF CRISFIELD

TAK DISTRICT #7, SOMERSET COUNTY, MARYLAND

CITY OF CRISFIELD

TAK DISTRICT #7, SOMERSET COUNTY, MARYLAND

LOCATION

SCALE

DATE

DRAWN BY

PARCEL

TAXMAP

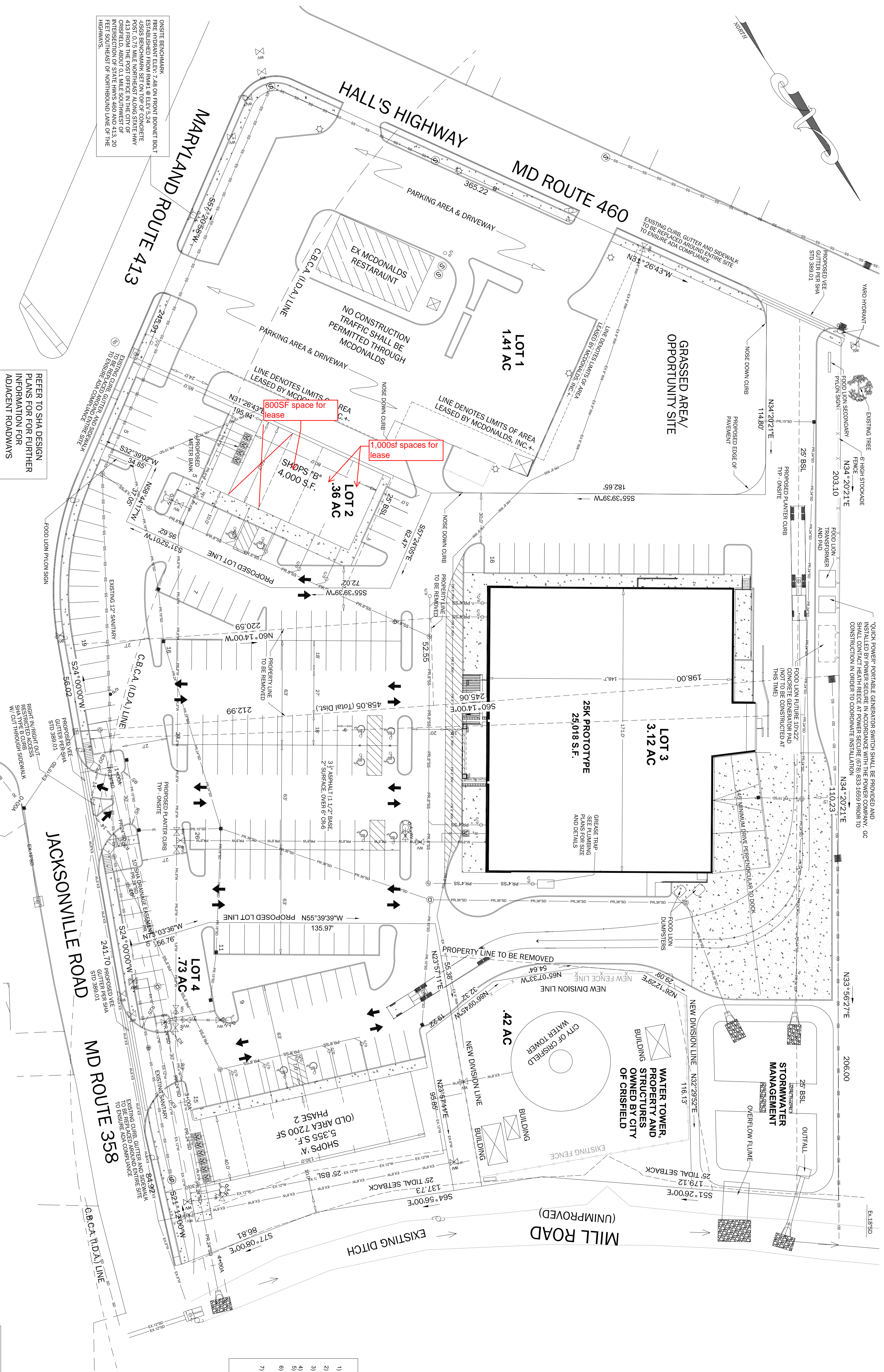
GRID

SHEET 1 OF 7

REVISIONS

| DATE | REVISIONS |
|----------|-----------|
| 04/22/08 | RJK |
| 09/08/08 | RJK |
| 10/16/08 | RJK |
| 02/25/09 | RJK |
| 06/11/09 | RJK |
| 07/07/09 | RJK |

DWG: S18500/sitebase



| Minimum Requirements | |
|--|-------------------------|
| Zone C-2 (General Commercial District) | |
| Minimum Area of Lot | = 10,000 sq.ft. |
| Minimum Lot Frontage | = 25' |
| Minimum Dimension at Setback | = 75' |
| Minimum Setbacks | = 25' Rear Sides N/A |

| PARKING TABULATION | |
|---|-------------|
| GROSS AREA OF FOOD LION - | |
| GROSS FLOOR AREA OF SHOPS N - | |
| TOTAL FLOOR AREA SHOWN HEREON - | 36,218 S.F. |
| PARKING REQUIREMENTS - | |
| 1 SPACE PER 200 SF GROSS FLOOR AREA | |
| 1 SPACE PER 1,000 SF GROSS FLOOR AREA | |
| 186 SPACES PROVIDED (SURPLUS OF 4 SPACES) | |

- CONSTRUCTION NOTES
- 1) Contractor to contact Miss Utility to verify location of all underground utilities before excavating.
 - 2) Starting work.
 - 3) All indicated areas to be seeded, fertilized and mulched to match existing.
 - 4) All proposed grades are top of curb unless otherwise noted.
 - 5) All site and utility work to conform to City of Crisfield Standards and Specifications.
 - 6) The responsibility of the developer to acquire structural modification(s) to the site work following permit issuance if, in their opinion, such modifications are necessary to correct deficiencies in the plan.

- GENERAL NOTES
- 1) The property shown hereon is currently owned by: L. Frank Jr. & Renee E. Floyd, PO Box 1328, Crisfield, MD 21801-1328.
 - 2) Deed reference: 576/593, 598/300, & 576/598.
 - 3) Plat reference: 26/64.
 - 4) Total area of property = 5.63 acres.
 - 5) Total area leased by McDonald's = .03 acres.
 - 6) Total project area = 4.70 acres.
 - 7) The property is shown on F.L.R.M. community panel #240062.0001.C (PAVE). 1 OF 11, DATED June 16, 1992, as being in flood zone A3, area of 100 year flood; base flood elevation and flood hazard determined, Base flood determined at elevation 5.
 - 8) The present zoning of this property is C-2 General Commercial.
 - 9) All future construction shall conform to the City of Crisfield Construction Codes in effect at the time of construction.
 - 10) This project shall be served by public water, sewer, and trash collection.
 - 11) The plan was drawn pursuant to a survey done by: Chris D. Cusick, Registered Land Surveyor, P.O. Box 786, Princess Anne, Maryland 21853, Phone: 410-726-3576.

