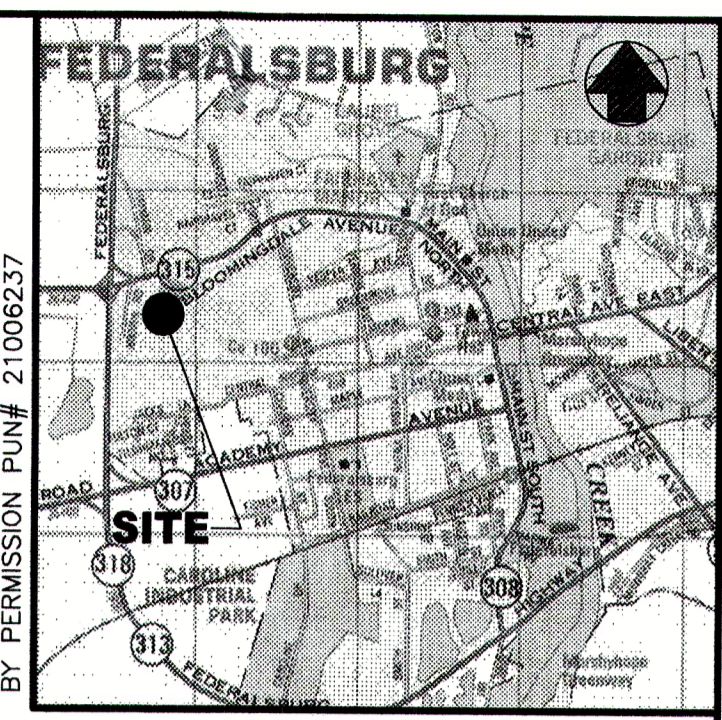




LEGEND

- EX. PROPERTY BOUNDARY
- LIMITS OF TOPO BY M.R.A.
- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD CL
- SOILS BOUNDARY
- EXISTING FENCELINE
- PROP. PROPERTYLINE
- PROP. EASEMENT



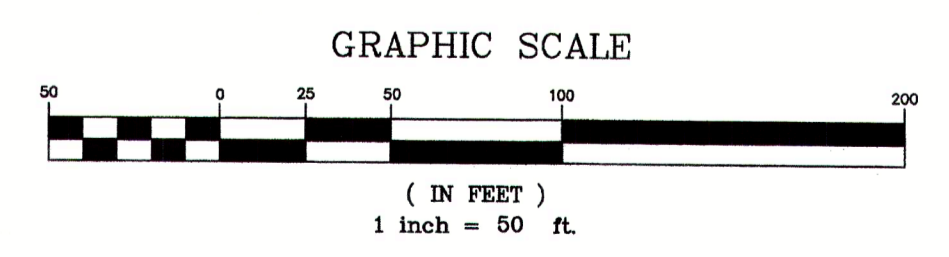
VICINITY MAP
SCALE: 1"=2,000'

SITE DATA:

1. PREMISE ADDRESS: 324 BLOOMINGDALE AVE. FEDERALSBURG, MARYLAND 21632
2. OWNER: BLOOMINGDALE PARTNERS LLC
P.O. BOX 516
809 BEL AIR ROAD
BEL AIR, MARYLAND 21014-4211
3. CONTRACT PURCHASER/ DEVELOPER: CAPITAL DEVELOPMENT PARTNERS, LLC
3101 DEVIN STREET
COLUMBIA, SOUTH CAROLINA 29205
CONTACT: MARK JAMES
4. TAX MAP, PARCEL: MAP 61, PARCEL 1010 & 1011
5. DEED REFERENCE: 145/240
6. PLAT NO.: 13/824 & 15/464
7. EXISTING ZONING: C1 CENTRAL COMMERCIAL
8. PROPERTY AREA: TOTAL: 6.271 AC. (PER RECORD PLAT)
DOLLAR GENERAL STORE (PARCEL "A"), 1.50± AC.
RESIDUE PARCEL "B", 4.77± AC.
PARCEL 1012: 0.30± AC.
9. NET TRACT AREA TO BE DEVELOPED: 1.50± AC.
10. LAND TO BE RESERVED FOR FUTURE DEVELOPMENT: N/A
PROPOSED USE: RETAIL
11. DENSITY: xxx
12. TOTAL NATURAL RESOURCE DISTRICT (NRD) ON SITE: N/A
13. PARKING: REQUIRED: 30 SPACES
PROPOSED: 35 SPACES
14. WATER: TOWN OF FEDERALSBURG
SEWER: TOWN OF FEDERALSBURG
15. EXISTING FOREST: DOLLAR GENERAL: 0.07± AC. EXISTING
0.20± AC. AFFORESTATION
RESIDUE PARCEL: 0.65± AC. EXISTING
PROPOSED FOREST CLEARING: 0.00± AC.
16. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
17. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
18. THE EXISTING FEATURES AND TOPOGRAPHY ARE PROVIDED BY MORRIS & RITCHE, AS6560C., DATED 4/05/12.
19. THERE IS NO 100-YEAR FLOODPLAIN AS EVIDENCED BY THE FEMA, FIRM MAP NUMBER 2400190001B, EFFECTIVE DATE SEPTEMBER 7, 1980.
20. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
21. THE FOREST STAND DELINEATION (FSD XX-XXX) HAS APPROVED BY APPROVED BY THE DEPARTMENT OF PLANNING & ZONING.
22. WATER & SANITARY SEWER SERVICE SHALL BE PROVIDED BY CAROLINE COUNTY. PUBLIC WATER METERS ARE PROPOSED, AFTER WHICH ALL WATER LINES SHALL BE OWNED AND MAINTAINED BY CAROLINE COUNTY.
23. STORM DRAIN & STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN. ON-SITE SANITARY SEWER SHALL BE PUBLIC. ALL PUBLIC SANITARY SEWER LINES NOT LOCATED IN A PUBLIC RIGHT-OF-WAY SHALL BE LOCATED IN A DRAINAGE & UTILITY EASEMENT.
24. NO NONTIDAL WETLAND IMPACT PERMITS WILL BE REQUIRED.
25. THE LOCATION AND TYPE OF AMENITIES ARE SUBJECT TO FINAL DETERMINATION AND DESIGN.

SOILS DATA:

SYMBOL	HSZ	DESCRIPTION
1eB	B	INSLEIDE LOAMY SAND, 2-5% SLOPES
GrA	D	GORSIGA MUCKY LOAM, 0-2% SLOPES



PROFESSIONAL CERTIFICATION
I, (KENNETH MARTIN USAB) 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. 21972, EXPIRATION DATE: 05-12-2014.

G:\17556-Dollar General Federalburg\PLANNING\17556-Prelim Plan.dwg, 11/26/2012 7:50:44 AM, C:\Buckowski, 11/26/2012 7:50:44 AM, Copyright 2012 Morris & Ritchie Associates, Inc.

MRA
MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
21133 STERLING SQUARE SUITE 7 GEORGETOWN, DE 19947
302-855-5734
302-855-0157 FAX

DEVELOPER:
CAPITAL DEVELOPMENT PARTNERS, LLC
3101 DEVIN STREET
COLUMBIA, SOUTH CAROLINA 29205
PHONE: 803-654-7014
FAX: 803-634-7059

DOLLAR GENERAL STORE
SKETCH / PRELIMINARY PLAN
TOWN OF FEDERALSBURG

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NO.	REVISION	DATE
1	ISSUED	10/26/12

JOB NO. 17556 DRAWN BY CLB SHEET TITLE PRELIMINARY PLAN SHEET NUMBER PP-1