

LEGEND

- PROPERTY LINE
- 100 YEAR FLOODPLAIN
- 50' FLOODPLAIN BUFFER
- WETLANDS
- SOIL LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN

PROPERTY LINE TABLE

L1	N 28°04'00" W 15.00'
L2	N 28°04'00" W 34.00'
L3	N 61°56'00" E 110.39'
L4	S 28°04'00" E 11.81'
L5	N 61°56'00" E 18.00'
L6	N 28°04'00" W 11.80'
L7	N 61°56'00" E 83.00'
L8	S 28°04'00" E 22.80'
L9	N 61°56'00" E 20.00'
L10	N 28°04'00" W 22.80'

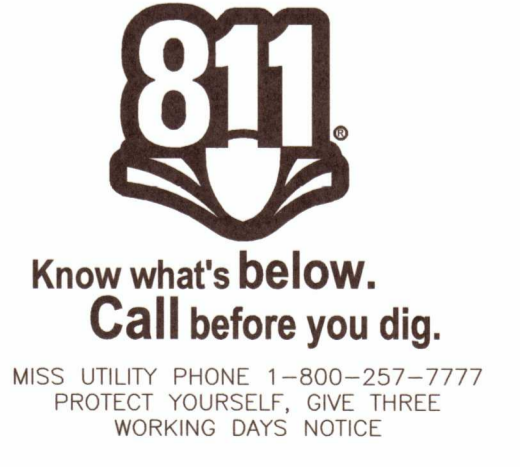
- GENERAL NOTES**
- OWNER: M&G REALTY, INC. (EQUITABLE OWNER)
2295 SUSQUEHANNA TRAIL, SUITE C
YORK, PA 17404
 - DEVELOPER: RUTTER'S STORE
2295 SUSQUEHANNA TRAIL, SUITE C
YORK, PA 17404
ATTN: DAMON HALL, PE
(717) 815-2822
 - ENGINEER: LANDMARK SCIENCE & ENGINEERING
210 RESEARCH BOULEVARD, SUITE 140
ABERDEEN, MD 21001
ATTN: JOHN B. GONZALEZ, PE, CPSWQ
(717) 939-2144
 - ZONING: B-3: HIGHWAY COMMERCIAL DISTRICT
 - BUILDING SETBACKS:
A. FRONT YARD: 5'
B. REAR YARD: 25', SUBJECT TO LANDSCAPE, OUTDOOR LIGHTING AND BUFFER YARD REQUIREMENTS PER SECTION 235-30 OF THE DEVELOPMENT CODE.
C. BUFFER YARD: THERE IS A 25' BUFFER YARD REQUIREMENT BETWEEN THE PROPERTY AND THE ADJOINING HARFORD COUNTY RESIDENTIAL-ZONED PARCELS TO THE SOUTHWEST OF THE PROPERTY.
 - SITE AREA: 20.863 AC, +/- (908,792 SF, +/-). NOTE- THIS IS THE SUM OF ALL THREE PARCELS.
 - EXISTING USE: VACANT LOT, WITH MINOR STRUCTURES NEAR ROUTE 159.
 - PROPOSED USE: CONVENIENCE STORE WITH FUEL SERVICE
 - PROPOSED IMPERVIOUS AREA: 4.32 ACRES (20.706% LOT COVERAGE)
 - TAX MAP: 58 PARCELS: 130, 561, AND 562
 - DEED REFERENCES:
A. PARCEL 130: 3212/277
B. PARCEL 561: 3212/280
C. PARCEL 562: 3212/274
 - TAX ACCOUNTS:
A. PARCEL 130: 039265
B. PARCEL 561: 039249
C. PARCEL 562: 039257
 - ELECTION DISTRICT: 2-15
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE IS A 100-YEAR FLOODPLAIN ON THE SITE (FIRM 24025C0070E).
 - CRANBERRY RUN FLOWS THROUGH THE WESTERN PORTION OF THE SITE IN A SOUTHERLY DIRECTION TOWARD THE BUSH RIVER. THERE IS A NATURAL RESOURCE DISTRICT BUFFER ASSOCIATED WITH CRANBERRY RUN AND THE 100-YEAR FLOODPLAIN.
 - NON-TIDAL WETLANDS WERE DELINEATED BY LANDMARK SCIENCE & ENGINEERING ON DECEMBER 7, 2020.
 - FOREST CONSERVATION- THE PROPOSED SITE DEVELOPMENT PLAN REQUIRES NO CLEARING OF THE 3.9 ACRES OF EXISTING ON-SITE FORESTED AREAS WHICH IS GREATER THAN THE AFFORESTATION AND CONSERVATION THRESHOLDS OF 2.5 ACRES, BASED ON A NET TRACT AREA OF 16.7 ACRES AND 15% THRESHOLD RATES BASED ON ZONING. A FOREST STAND DELINEATION HAS BEEN SUBMITTED TO THE CITY OF ABERDEEN FOR REVIEW.
 - STORMWATER MANAGEMENT- IT IS PROPOSED TO ADDRESS STORMWATER MANAGEMENT UTILIZING ENVIRONMENTAL SITE DESIGN PRACTICES SUCH AS MICRO-BIORETENTION FACILITIES. INVESTIGATION INTO THE NEED TO PROVIDE OVERBANK FLOOD PROTECTION FOR THE 2- AND 10-YEAR STORM FREQUENCIES WILL BE PERFORMED AS THE STORMWATER MANAGEMENT PLAN IS DEVELOPED. THE FINAL STORMWATER MANAGEMENT DESIGN WILL BE PROVIDED ON THE CONSTRUCTION PLANS.
 - THE SITE DOES NOT LIE WITHIN A WELLHEAD PROTECTION AREA.

- ZONING HISTORY:
A. BOARD OF APPEALS CASE NO. 747: A VARIANCE TO "SECTION 235-7 DEFINITION FOR CONVENIENCE RETAIL ESTABLISHMENT" WAS REQUESTED BY M&G REALTY, INC. TO ALLOW FOR A 10,257 SQUARE FOOT CONVENIENCE STORE WITH ALTO FUELING STATIONS AND DIESEL FUELING STATIONS IN LIEU OF A 5,000 SQUARE FOOT CONVENIENCE STORE. THE BOARD OF APPEALS GRANTED THE VARIANCE, AND THE OPINION IS DATED 9/18/2020.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER. FINAL LOCATIONS FOR FIRE HYDRANTS, VALVES, WATER LINES, SANITARY SEWER LINES AND CLEANOUTS WILL BE DETERMINED ON THE CONSTRUCTION DRAWINGS.
A. WATER- HARFORD COUNTY
B. SEWER- CITY OF ABERDEEN
C. PROJECTED DAILY WATER CONSUMPTION:
1) (10,257 SF)(0.18 GAL/SF) = 1,846.26 GPD, SAY 1,900 GPD
2) PER WATER CONSUMPTION RECORDS TAKEN FROM A SIMILAR SIZE RUTTER'S STORE, THE AVERAGE DAILY WATER CONSUMPTION WAS 1,700 GPD. THE PROJECTED USAGE OF 1,900 GPD IS REASONABLE.
3) THERE WILL BE NO SHOWERS PROPOSED FOR THIS BUILDING.
- PARKING:
A. REQUIRED PARKING: 1 SPACE/300 SF GFA PLUS 2 STACKING SPACES PER SIDE OF EACH FUEL PUMP ISLAND.
= (1 SPACE/300 SF GFA)(10,257 SF GFA) = 35 SPACES, INCLUDING 2 HANDICAP SPACES, PLUS (2 STACKING SPACES/EACH SIDE OF FUEL PUMP ISLAND)(6 FUEL ISLANDS) = 24 STACKING SPACES
B. PROVIDED PARKING: 47 SPACES, INCLUDING 3 HANDICAP SPACES, PLUS 24 STACKING SPACES AT THE FUEL ISLANDS.
C. PARKING SPACE FOR 63 TRUCKS AT THE REAR OF THE SITE, AND NEAR DIESEL FUEL PUMPS.
- BUILDING HEIGHT:
A. MAXIMUM HEIGHT ALLOWED: 60'
B. PROPOSED HEIGHTS:
1) BUILDING: 25', +/-
2) CANOPY: 20', +/-
- BUILDING AREA: 10,257 SF (SEE ZONING HISTORY NOTE NO. 18 ABOVE).
- SITE ACCESS OFF ROUTE 40 WILL BE A RIGHT-IN/RIGHT-OUT ACCESS. SITE ACCESS OFF ROUTE 159 TO THE MARYLAND STATE HIGHWAY ADMINISTRATION FOR REVIEW.
- A SITE LANDSCAPING PLAN AND A SITE LIGHTING PLAN WILL BE SUBMITTED FOR REVIEW WITH THE CONSTRUCTION DRAWINGS.
- NO MORE THAN TWO MONUMENT AND/OR FREESTANDING SITE SIGNS WILL BE CONSTRUCTED ON THE SITE. THE AREAS FOR THE SIGNS WILL BE DETERMINED ON THE CONSTRUCTION DRAWINGS.

SOIL DATA TABLE

SYMBOL	MAP UNIT NAME	DRAINAGE CLASS	HYDRIC	SLOPES	K VALUE	ERODIBLE
DcB	Delanco silt loam	Moderate (2)	N (1)	3-8%	0.37	Potentially erodible
EsB2	Elsinboro loam	Well-drained (2)	N	2-5%	0.49	
ESc2	Elsinboro loam	Well-drained	N	5-10%	0.49	Erodible
HcA	Hatboro-Codorus complex	Poor	Y	0-3%	0.49	
Ot	Othello silt loam	Poor	Y	0-2%	0.43	

1. Considered non-hydric but may contain hydric soil inclusions in depressions, low areas and drainage ways
2. Prime agricultural soil for Harford County



FIELD VERIFICATION CERTIFICATION

I HEREBY CERTIFY THAT I COMPLETED A FIELD VERIFICATION TO THE INFORMATION SHOWN ON THE PLANS ON 08/13/2021 AND THAT THE INFORMATION SHOWN ON THE PLANS IS IN AGREEMENT WITH THE ACTUAL FIELD CONDITIONS.

JOHN B. GONZALEZ
PRINTED NAME
SIGNATURE
DATE: 9/17/21

DEVELOPERS/LANDOWNERS CERTIFICATION - PARCELS 130, 560 & 561

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWING(S) AND ON THE APPROVED SEDIMENT CONTROL DRAWING(S) SHALL BE ACCOMPLISHED PURSUANT TO THESE PLANS. I/WE ALSO UNDERSTAND THAT IT IS MY/OUR RESPONSIBILITY TO HAVE THE CONSTRUCTION SUPERVISED AND CERTIFIED, INCLUDING THE SUBMITTAL OF "AS-BUILT" PLANS, BY A REGISTERED PROFESSIONAL ENGINEER WITHIN 30 DAYS OF COMPLETION.

Jim Rutter Pres. 9/17/21
SIGNATURE DATE

PRELIMINARY SITE PLAN FOR RUTTER'S STORE #103
CITY OF ABERDEEN - HARFORD COUNTY - MARYLAND

DEVELOPER: RUTTER'S STORES
2295 SUSQUEHANNA TRAIL, SUITE C
YORK, PA 17404
(717) 815-2822

OWNER: M&G REALTY, INC. (EQUITABLE OWNER)
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ENGINEER: LANDMARK SCIENCE & ENGINEERING
210 RESEARCH BOULEVARD, SUITE 140
ABERDEEN, MD 21001
(717) 939-2144

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.: 200450. EXPIRATION DATE: 10/14/2021.

DATE: 9/17/21

REVISIONS:

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Landmark Science & Engineering

CELEBRATING 30 YEARS 1981-2021

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DRAWN BY: KPP SCALE: 1" = 50'
DESIGN BY: KPP DATE: 9/10/21
CHECK BY: XXX SHEET: 10F 1
GRAPHIC SCALE: 0 25' 50' 100'

COMMISSION: C2927-1
SP-01

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
CITY COUNCIL
PLANNING COMMISSION
DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE MAYOR DATE CHAIRMAN DATE CITY ENGINEER DATE DIRECTOR DATE

P:\C2927-1 RUTTER'S STORE SITE PLANS\PLANS\CONSTR SITE PLAN\PRELIMINARY PLAN-01.DWG