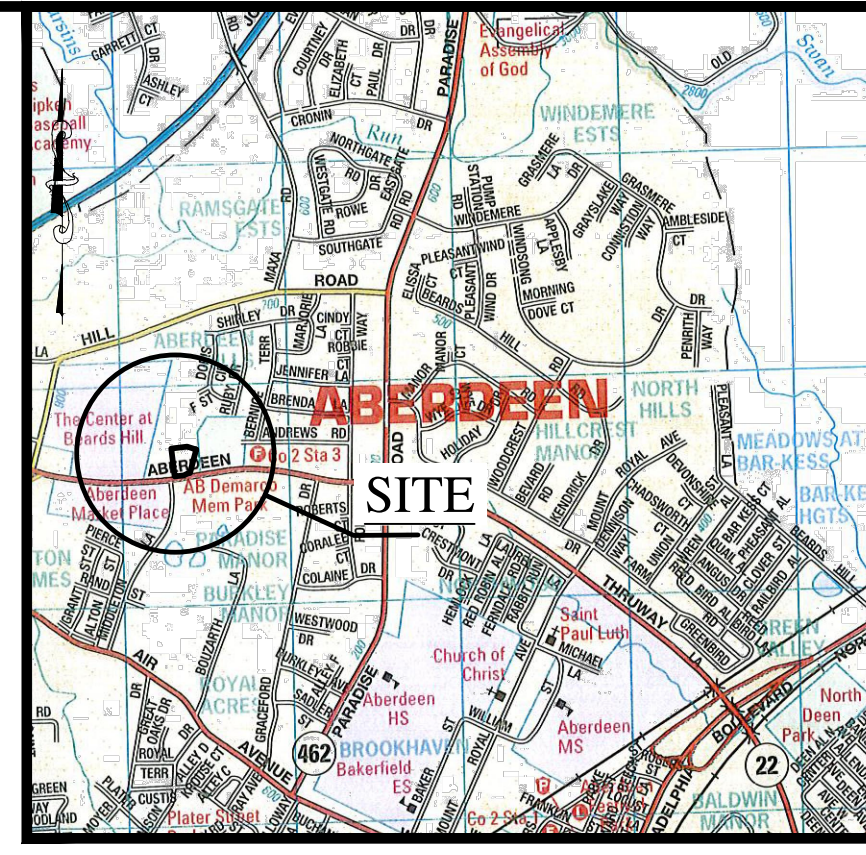




- ### SITE DATA
- OWNER / DEVELOPER: MIDDLETON HOLDINGS LLC, 14 BACK RIVER NECK ROAD, MIDDLE RIVER, MARYLAND 21221-3101
  - TAX MAP#: 202 ; PARCEL#: 600; LOT 2
  - PROPERTY ADDRESS: #1111 MIDDLETON ROAD, ABERDEEN MD 21001
  - CURRENT ZONING: B-3 (HIGHWAY COMMERCIAL DISTRICT);
  - SITE AREA: 1.362 AC. ± (54,324 S.F.)
  - DEED REFERENCE: J.J.R. 7541/211; PLAT REFERENCE: J.J.R. 206-35
  - SITE REQUIREMENTS: SETBACKS: FRONT-5', REAR-25'; MIN. LOT SIZE: N/A; MAX. BUILDING HEIGHT: 60'
  - EXISTING USE OF PROPERTY: VACANT
  - PROPOSED USE OF PROPERTY: RESTAURANT
  - PARKING REQUIRED & PROVIDED: BUILDING #1 RESTAURANT WITH DRIVE-THRU FACILITIES: 1 SPACE PER 3 PATRON SEATS, 1 SPACE PER EMPLOYEE AT LARGEST SHIFT, 48 SEATS / 3 = 16 SPACES, 6 EMPLOYEES AT LARGEST SHIFT, 22 TOTAL SPACES REQUIRED / 45 SPACES PROVIDED, 1 STACKING SPACES REQUIRED / 13 STACKING SPACES PROVIDED, 1 LOADING SPACE REQUIRED / 1 LOADING SPACE PROVIDED
  - SOIL TYPES: S<sub>0</sub> SAND AND GRAVEL PITS (SOIL MAP SHOWS SA AND WATER), HARFORD COUNTY SOIL MAP #37;
  - THE FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS. SEPARATE CONSTRUCTION DRAWINGS SHALL BE PREPARED FOR WATER AND SEWER, SEDIMENT AND EROSION CONTROL & STORMWATER MANAGEMENT AS NECESSARY;
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PUBLIC ROADS AND UTILITIES CAUSED BY ITS CONSTRUCTION TRAFFIC;
  - THE OWNER OF THE PROPERTY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, PRIVATE PARKING AREAS, SIDEWALKS, AND OPEN SPACE.
  - SIDEWALKS AS REQUIRED BY CITY OF ABERDEEN SHALL BE SHOWN ON FINAL CONSTRUCTION PLANS AND MUST BE ADA COMPLIANT.
  - PUBLIC DRAINAGE AND UTILITY EASEMENTS WILL BE CONVEYED TO THE CITY OF ABERDEEN AFTER THE RECORDING OF THE RECORD PLAT AND PRIOR TO EXECUTION OF PUBLIC WORKS AGREEMENT.
  - THIS SITE WILL COMPLY WITH THE CITY OF ABERDEEN SEDIMENT AND EROSION CONTROL ORDINANCE;
  - THIS SITE WILL COMPLY WITH CITY OF ABERDEEN STORMWATER MANAGEMENT ORDINANCE. A STORMWATER MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE PROPERTY OWNER AND THE CITY OF ABERDEEN. LOT 2 IS MANAGED FOR QUANTITY REQUIREMENTS IN THE EXISTING STORMWATER QUANTITY FACILITY. WATER QUALITY WILL BE PROVIDED ON-SITE.
  - FIRE FLOW TEST TO BE REQUESTED BY LETTER THROUGH CITY ENGINEER;
  - A LANDSCAPING PLAN (FOR 10% OF PARKING AREA) AND LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
  - THE APPROVAL AND SIGNING OF THIS PLAN BY THE CITY OF ABERDEEN IN NO WAY GUARANTEES THE AVAILABILITY OF WATER OR SEWER SERVICE TO THE PROPERTY AT THE TIME OF DEVELOPMENT.
  - THERE ARE NO KNOWN VISIBLE OR UNDERGROUND STORAGE TANKS ON THIS SITE.
  - ROAD IMPROVEMENTS IDENTIFIED BY THE TRAFFIC IMPACT ANALYSIS MAY BE REQUIRED PRIOR TO USE AND OCCUPANCY PERMIT.
  - THIS SITE MUST COMPLY WITH FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH THE CODE OF THE CITY OF ABERDEEN, CHAPTER 280.
  - AS-BUILT PLANS WILL NEED TO BE PROVIDED, INCLUDING ALL PUBLIC AND PRIVATE IMPROVEMENTS, STORM DRAINS, SEWER CLEANOUTS, WATER METERS, WATER LATERALS, GREASE TRAPS & STORMWATER MANAGEMENT PRIOR TO BOND RELEASE(S).
  - SITE TO BE SERVED BY PUBLIC UTILITIES SUCH AS GAS, ELECTRIC, PHONE, AND CABLE CONNECTS AS DEFINED BY TENANT AGREEMENT. DEPICTED UTILITY LINES ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - GREASE TRAP LOCATION PROVIDED (1000 GAL. MINIMUM).
  - THIS SITE IS LOCATED IN THE SECOND ELECTION DISTRICT.
  - LOT 1 AND LOT 3 ARE OWNED BY MIDDLETON HOLDINGS LLC, WHICH MAY GRANT ACCESS EASEMENTS TO THE MIDDLETON ROAD RIGHT OF WAY AS DEEMED NECESSARY.
  - PER THE REQUIRED UTILITY EASEMENTS FOR MIDDLETON ROAD, PLAT 133-62 STATES, "THE OWNER HEREBY GRANTS TO CITY OF ABERDEEN, MARYLAND AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER, SEWER AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENTS RIGHT OF WAY AS SHOWN ON THE PLAN."
  - THE EXISTING DE MARCO PARK ACCESS AND PARKING LOCATED ON LOT 3 ARE NOT IMPACTED BY THE IMPROVEMENTS OF LOT 2.



COPYRIGHT ADC, THE MAP PEOPLE-PERMITTED USE NUMBER 21001191  
**LOCATION MAP**  
 1" = 2000'

**WATER USAGE NOTE**  
 CONDITION OF APPROVAL: NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WHEREBY THAT LOT'S ANTICIPATED FLOW AT THE TIME OF BUILDING PERMIT APPLICATION WOULD CAUSE THE CITY'S SYSTEM (WATER AND/OR SEWER) TO EXCEED ITS RATED CAPACITY.  
 WATER USAGE (MAXIMUM DAILY FLOW)  
 RESTAURANT: 25 GAL. PER SEAT PER DAY X 48 SEATS = 1200 GPD TOTAL

**FLOOD NOTE**  
 THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE 'X' AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #24025C0193 E, DATED APRIL 19, 2016 OF HARFORD COUNTY, MARYLAND (UNINCORPORATED AREAS) ZONE X IS NOT A FLOODPLAIN.

APPROVED:	
CHAIRMAN, ABERDEEN PLANNING COMMISSION	DATE
APPROVED:	
CITY ENGINEER, CITY OF ABERDEEN	DATE
APPROVED:	
DIRECTOR OF PUBLIC WORKS, CITY OF ABERDEEN	DATE
APPROVED:	
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT	DATE
APPROVED:	
MAYOR, CITY OF ABERDEEN	

**SURVEYOR'S SEAL**

PROFESSIONAL SURVEYOR CERTIFICATION:  
 "I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND."  
 \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHARLES DUDLEY CAMPBELL  
 PROPERTY LINE SURVEYOR #500  
 LICENSE EXPIRATION: AUGUST 27, 2024

**BAY STATE LAND SERVICES**  
 Civil & Structural Engineers  
 Land Planners & Land Surveyors  
 Environmental Engineers  
 Geo-Technical, Materials Testing and Inspections

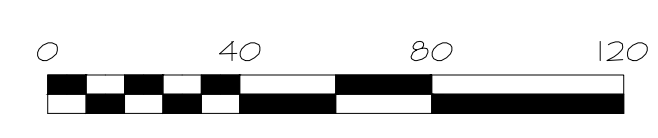
2012 Rock Spring Road  
 Suite D  
 Forest Hill, Maryland 21050  
 Phone: 410-879-4747  
 Fax: 410-420-3949  
 www.baystatelandservices.com

REVISED PRELIMINARY SITE PLAN  
 LOT 2  
**MIDDLETON HOLDINGS PROPERTY**  
 CITY OF ABERDEEN

SECOND ELECTION DISTRICT		HARFORD COUNTY, MARYLAND	
OWNER			
MIDDLETON HOLDINGS LLC TAX MAP, 202 PARCEL, 600 14 BACK RIVER NECK ROAD BALTIMORE, MD 21221-3101 DEED REF: J.J.R. 7541/211			
OWNER: _____ (TITLE) _____ DATE _____			
REVISIONS			
NO.	DATE	DESCRIPTION	DATE
1	04/14/22	REVISE SITE DATA NOTES PER PLANNING COMMISSION COMMENTS	04/14/2022
DRAWN BY: TRL			DRAWING NO. <b>PP01</b>
CHECKED BY: CDC			
SCALE: 1"=40'			SHEET 1 OF 1
DRAWN BY: TRL			B5L5 JOB NO.: 16044

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARINGS	CHORD LENGTH	DELTA ANGLE
C1	640.00'	176.80'	N 18°20'14" E	176.23'	15°44'40"
C2	970.00'	187.07'	N 14°20'44" E	186.78'	11°02'59"



**PLAN**  
 SCALE: 1"=40'