

VILLAGE LIQUORS
& PLAZA INN
LOT 5 COMMERCIAL DEVELOPMENT
SITUATED ON SILO HILL PARKWAY
EMMITSBURG, MARYLAND

- GENERAL SITE NOTES:
1. THIS SITE IS ZONED B2- GENERAL COMMERCIAL.
 2. THIS SITE HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 3. THE WATER CLASS IS W-1 AND THE SEWER CLASS IS S-3.
 4. WATER AND SEWER SERVICES SHALL BE SUPPLIED BY THE TOWN OF EMMITSBURG.
 5. THE PURPOSE DEVELOPMENT IS FOR A LIQUOR STORE ON THE FIRST FLOOR AND A HOTEL ON THE 2nd AND 3rd FLOORS.
 6. A 8' DRAINAGE AND UTILITY EASEMENT IS RESERVED ON ALL LOT LINES.
 7. PUBLIC WATER AND SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER AND SEWER PLAN.
 8. THE CRITERIA FOR HOTELS AS PERMITTED BY THE EMMITSBURG ZONING ORDINANCE WILL GOVERN THIS APPLICATION.
 9. TOPOGRAPHY IS FROM FIELD SURVEY BY R. LEE ROYER & ASSOCIATES.
 10. BOUNDARY SURVEY BY R. LEE ROYER & ASSOCIATES.
 11. ALL SIGNS SHALL COMPLY WITH SECTION 17.38 OF THE TOWN OF EMMITSBURG ZONING ORDINANCE. A PERMIT IS REQUIRED FOR THEIR INSTALLATION.
 12. NO WETLANDS OF "SPECIAL CONCERN" WERE OBSERVED ON WETLAND MAPPING.
 13. THIS PROPERTY IS SHOWN ON FEMA MAP PANEL NO. 24021C0055D, DATED 9/19/2007. THE SITE IS DESIGNATED AS ZONE X. NO FEMA FLOODPLAIN LIMITS ARE SHOWN ON THIS SITE.
 14. THE DEVELOPER SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO THE BEGINNING OF WORK.
 15. THE DEVELOPER SHALL FIELD VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
 16. THE DEVELOPER SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF THE UTILITIES.
 17. THIS SITE IS SUBJECT TO THE FOREST CONSERVATION ORDINANCE OF THE TOWN OF EMMITSBURG.
 18. TRASH TO BE PICKED UP BY PRIVATE CONTRACTOR.
 19. HORIZONTAL DATUM IS BASED ON MARYLAND SOUTH NAD83.
 20. VERTICAL DATUM IS BASIN ON NAVD88. BENCHMARK IS A MANHOLE SOUTHWEST OF THE SITE IN SILO HILL PARKWAY WITH A RIM ELEVATION OF 415.7.
 21. BUILDING SURFACE IS STUCCO (EFIN).
 22. SIGN IS A POLE SIGN WHICH WILL MEET ALL TOWN REGULATIONS.

SITE DATA:

EXISTING ZONING: B2 - GENERAL COMMERCIAL DISTRICT

TAX MAP 300 PARCEL 1894

GROSS LAND AREA: 2.00 ACRES

NEW BUILDING COVERAGE: 0.16 AC or 8%

SETBACKS: 25' FRONT
25' REAR
10' SIDE

MAXIMUM BUILDING HEIGHT: 35 FEET, 34 FEET 8 INCHES SHOWN

PARKING REQUIREMENTS: 1 SPACE PER HOTEL ROOM=20 REQUIRED
1 SPACE PER 2 EMPLOYEES=2 REQUIRED
1 SPACE PER 250 SF OF RETAIL=19 REQUIRED
41 REQUIRED, 42 SHOWN
A PARKING INCREASE FROM 41 TO 42 SPACES WAS GRANTED BY THE PLANNING COMMISSION ON 09/27/2021

IMPERVIOUS AREA CREATED: 0.59 AC or 30%

GREEN SPACE RETAINED: 1.41 AC or 70%

CALL BEFORE YOU DIG!

THE "MISS UTILITY LAW" (MARYLAND UNDERGROUND FACILITIES DAMAGE PREVENTION LAW) REQUIRES THAT MISS UTILITY BE CALLED AT LEAST 3 WORKING DAYS IN ADVANCE OF THE PLANNED WORK TO ALLOW TIME FOR MARKING. THAT THE MARKS BE RESPECTED AND PROTECTED, AND THAT EXCAVATION BE COMPLETED CAREFULLY.

CALL 811
OR
1-800-257-7777
www.missutility.net/maryland

TICKET NO: 17837374

AT&T TRANSMISSION	(800) 252-1133
COMCAST-UTILITQUEST	(301) 210-0355
POTOMAC EDISON/USIC	(800) 778-9140
UGI CENTRAL PENN GAS	(610) 736-6659
TOWN OF EMMITSBURG	(301) 600-6300
VERIZON	(301) 210-0355

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS THE LANDS CONVEYED BY SAINI HOLDINGS, LLC TO PRADEEP SAINI AND GOPI SAINI BY DEED DATED AUGUST 27, 2020 AMONG THE LAND OF RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 14068 FOLIO 386 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108 AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108 AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAN OF ADDITION AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

7/20/21 R. LEE ROYER
DATE MD PROPERTY LINE SURVEYOR #163
LICENSE EXPIRES 5/5/2022

- SHEET INDEX
- SHEET 1- COVER SHEET
 - SHEET 2- EXISTING CONDITIONS PLAN
 - SHEET 3- SITE PLAN
 - SHEET 3A- LANDSCAPE PLAN
 - SHEET 3B- LANDSCAPE NOTES & DETAILS
 - SHEET 3C.1- LIGHTING PLAN
 - SHEET 3C.2- LIGHTING NOTES & DETAILS
 - SHEET 3D- NOTES & DETAILS

OWNERS' CERTIFICATION AND DEDICATION

WE, PRADEEP SAINI AND GOPI SAINI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF LAND DEVELOPMENT, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF ADDITION, EXCEPT AS HEREON INDICATED; AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108 AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108 AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAN OF ADDITION AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

7/21/2021
DATE OWNER

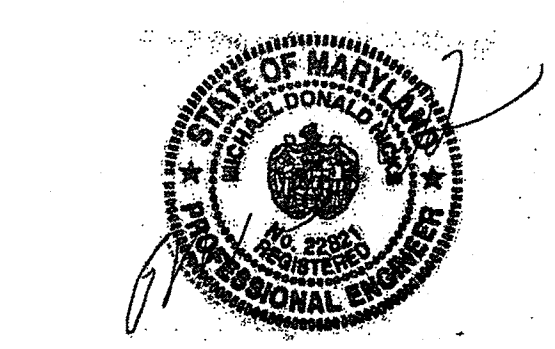
7/21/2021
DATE OWNER

APPROVED
EMMITSBURG MAYOR

DATE

APPROVED
EMMITSBURG PLANNING COMMISSION

DATE CHAIRMAN



SITE PLAN OF LOT 5
FOR
VILLAGE LIQUORS
& PLAZA INN
LOCATED ON SILO HILL PARKWAY
TOWN OF EMMITSBURG
ELECTION DISTRICT 5
FREDERICK COUNTY
MARYLAND

Record of Revisions

Date	Initials	Revision Made

OWNER/DEVELOPER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DRIVE
FREDERICK, MD 21704
(301) 676-5400

TAX MAP 300 GRID 6 PARCEL 1894

DEED REFERENCE: 14068/386

OWNER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DR
FREDERICK, MD 21704
(301) 676-5400

SITE DATA

ZONE B2

FRONT YARD: 25 FT
SIDE YARD: 10 FT
REAR YARD: 25 FT

R LEE ROYER & ASSOCIATES
SURVEYING

PENNSYLVANIA - MARYLAND

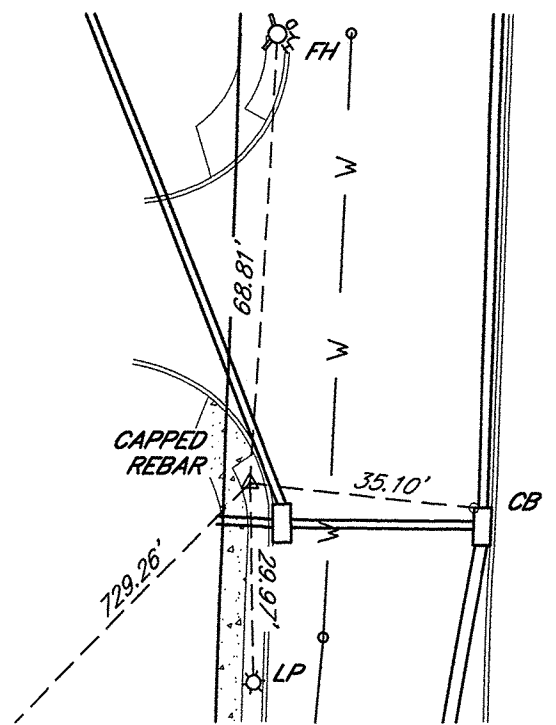
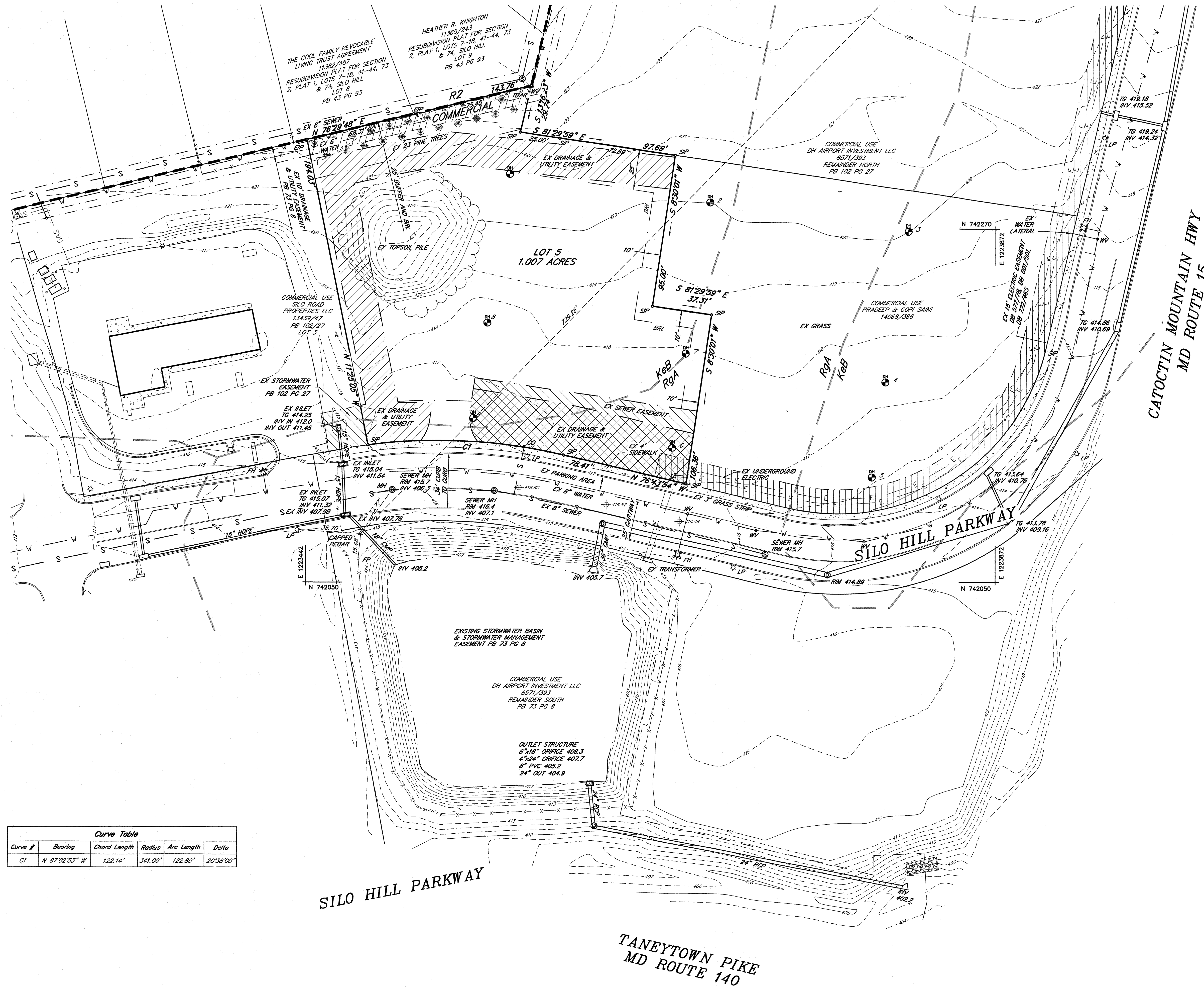
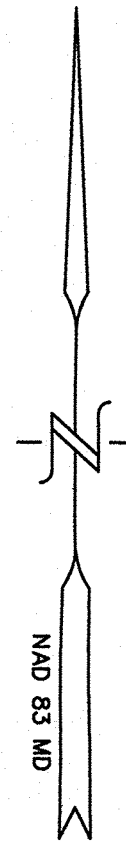
10764 BUCHANAN TRAIL EAST
WAYNESBURG, PA 17268
717-762-5619

SHEET 1

Area 1.007 Ac.
Scale

Date 12/1/21
Drawn DCS
Checked
File 7817

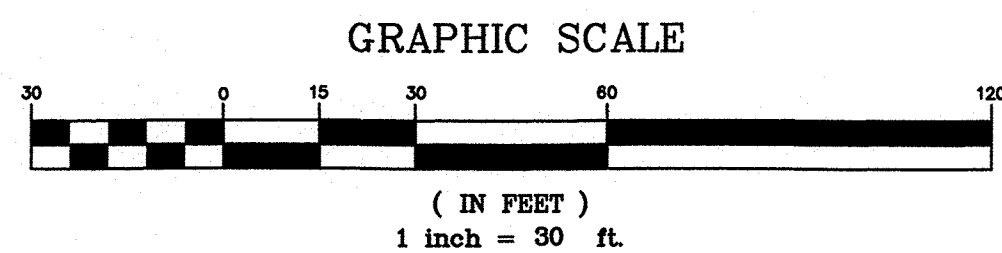
Professional Engineer Seal for Robert Lee Royer, No. 163, State of Maryland, Professional Engineer.



Curve Table				
Curve #	Bearing	Chord Length	Radius	Delta
C1	N 87°02'53" W	122.14'	341.00'	122.80'

SILO HILL PARKWAY

TANEYTOWN PIKE
MD ROUTE 140



LEGEND	
	EXISTING CONTOURS
	BUILDING RESTRICTION LINE
	WATER LINE
	SEWER LINE
	UG ELECTRIC/CABLE/TELE SERVICE
	EXISTING TREE COVER THAT DOES NOT MEET THE DEFINITION OF FOREST COVER (1"-2" LOCUST TREES)
	LIGHT POLE
	DEEP HOLE
	SOIL BOUNDARY & TYPE
	EASEMENTS

EXISTING CONDITIONS PLAN
FOR
**VILLAGE LIQUORS
& PLAZA INN**
LOCATED ON SILO HILL PARKWAY
TOWN OF EMMITSBURG
ELECTION DISTRICT 5
FREDERICK COUNTY
MARYLAND

Record of Revisions		
Date	Initials	Revision Made
10/6/21	DCS	TOWN PLANNING COMMENTS

OWNER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DR
FREDERICK, MD 21704
(301) 676-5400

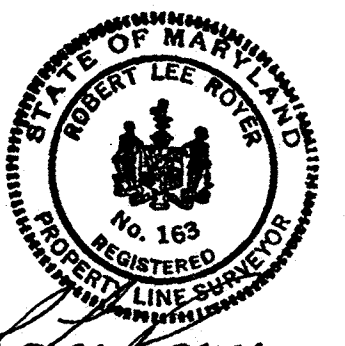
SITE DATA
ZONE B2
FRONT YARD: 25 FT
SIDE YARD: 10 FT
REAR YARD: 25 FT

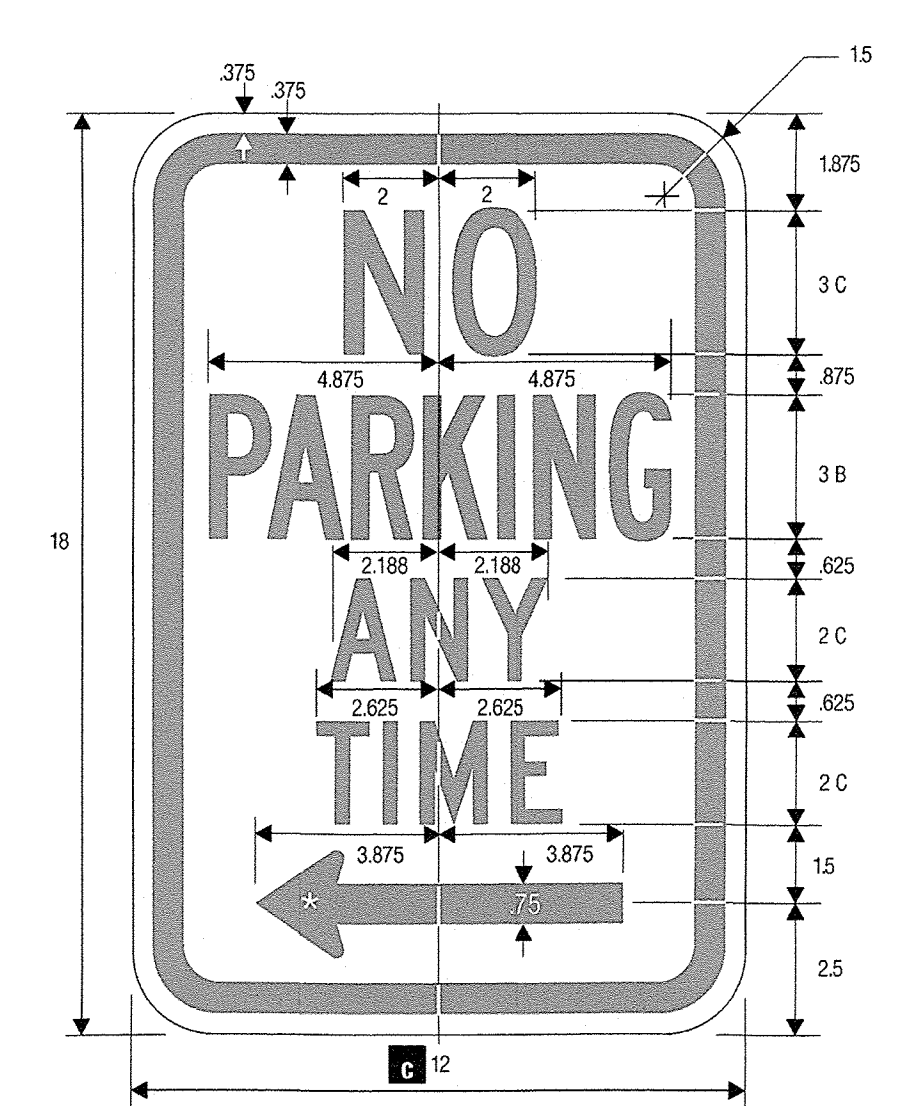
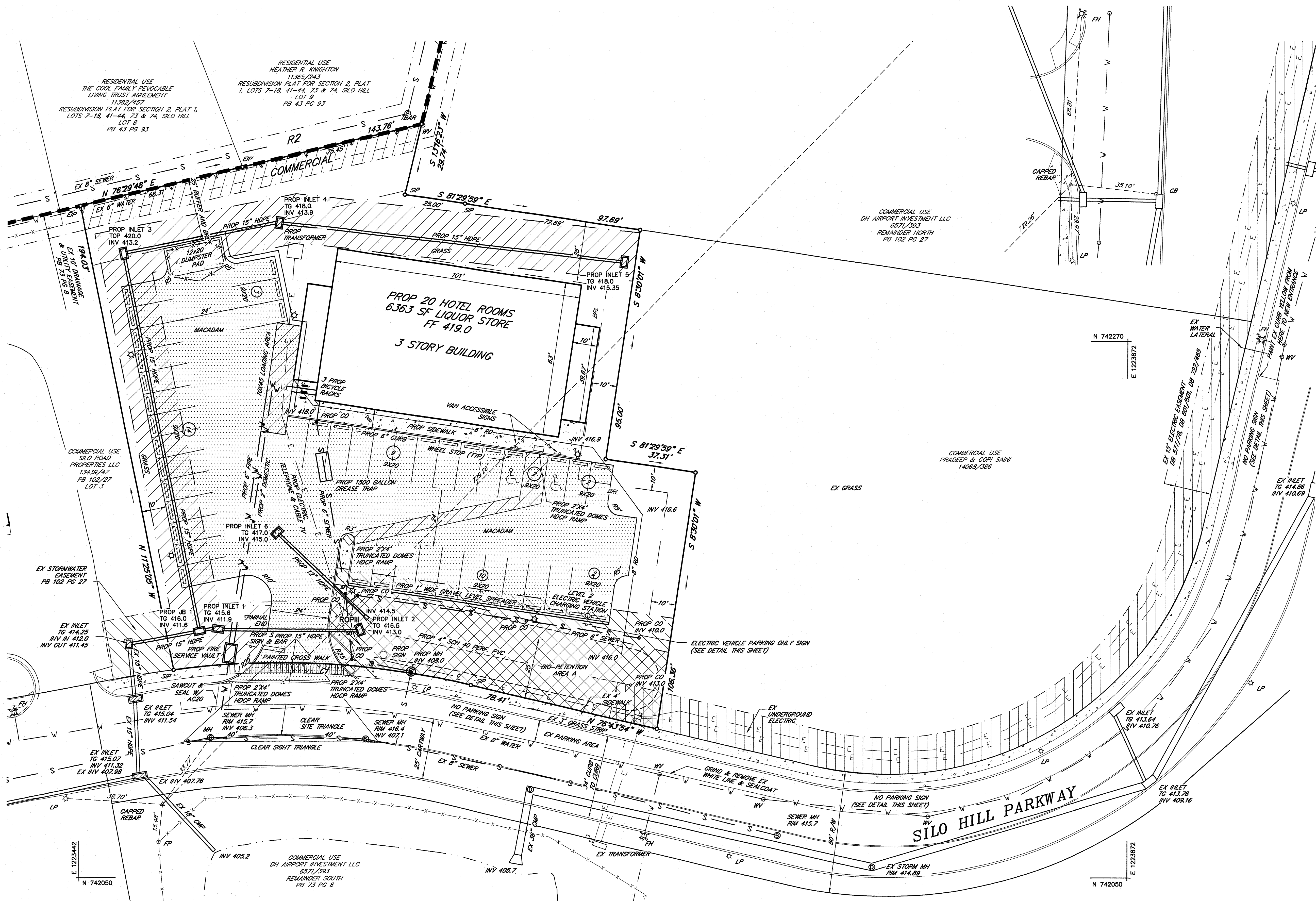


R LEE ROYER & ASSOCIATES
SURVEYING
PENNSYLVANIA - MARYLAND
10764 BUCHANAN TRAIL EAST
WAYNESBORO, PA 17268
1717-762-5619

SHEET 2

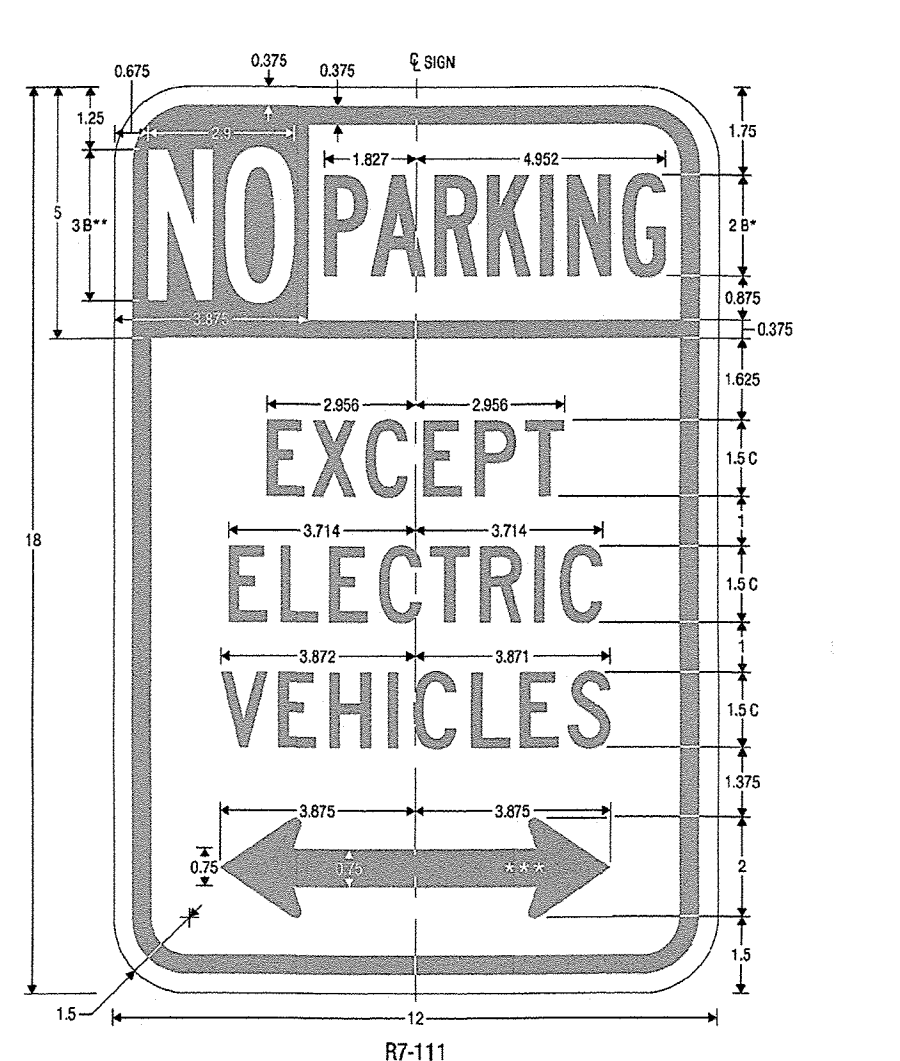
Area
1.007 Ac.
Scale
1" = 30'
Date
12/1/21
Drawn
DCS
Checked
PLB
File
7817





R7-1 NO PARKING
SMA SIGN SHALL NOT BE USED ALONG STATE OWNED, OPERATED AND MAINTAINED ROADWAYS.
COLORS: LEGEND - RED
BACKGROUND - WHITE (RETROREFLECTIVE)
SMA * FOR ARROWHEAD DIMENSIONS REFER TO STANDARD ARROW DETAILS IN APPENDIX-ARROWS SECTION FROM FHWA'S STANDARD HIGHWAY SIGNS BOOK-APPENDIX SECTION.

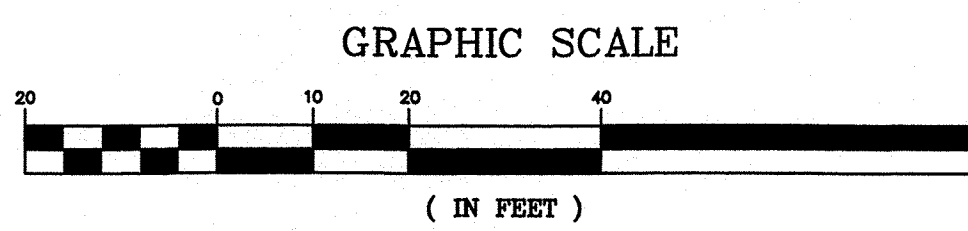
NO PARKING SIGN DETAIL
NO SCALE



R7-111
NO PARKING EXCEPT ELECTRIC VEHICLES
* Reduce character spacing 40%.
** Reduce character spacing 60%.
*** Type D Arrow.
UPPER LEFT SECTION
COLORS: LEGEND - RED (RETROREFLECTIVE)
BACKGROUND - WHITE (RETROREFLECTIVE)
UPPER RIGHT SECTION
COLORS: LEGEND - RED (RETROREFLECTIVE)
BACKGROUND - WHITE (RETROREFLECTIVE)
LOWER SECTION
COLORS: LEGEND - RED (RETROREFLECTIVE)
BACKGROUND - WHITE (RETROREFLECTIVE)
ELECTRIC VEHICLE ONLY PARKING SIGN DETAIL
NO SCALE

Curve Table				
Curve #	Bearing	Chord Length	Radius	Delta
C1	N 87°02'53" W	122.14'	341.00'	122.80'
				20°38'00"

LEGEND	
---	BUILDING RESTRICTION LINE
W	WATER LINE
S	SEWER LINE
E	UG ELECTRIC/CABLE/TELE SERVICE
☆	LIGHT POLE
▨	PROPOSED MACADAM
▤	EASEMENTS



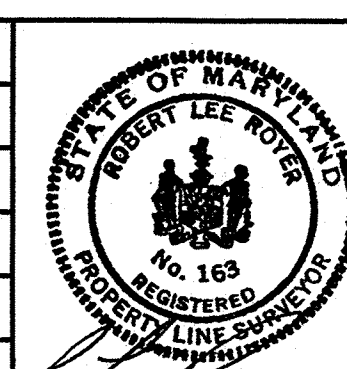
OWNER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DR
FREDERICK, MD 21704
(301) 676-5400
SITE DATA
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SIDE YARD: 10 FT
REAR YARD: 25 FT

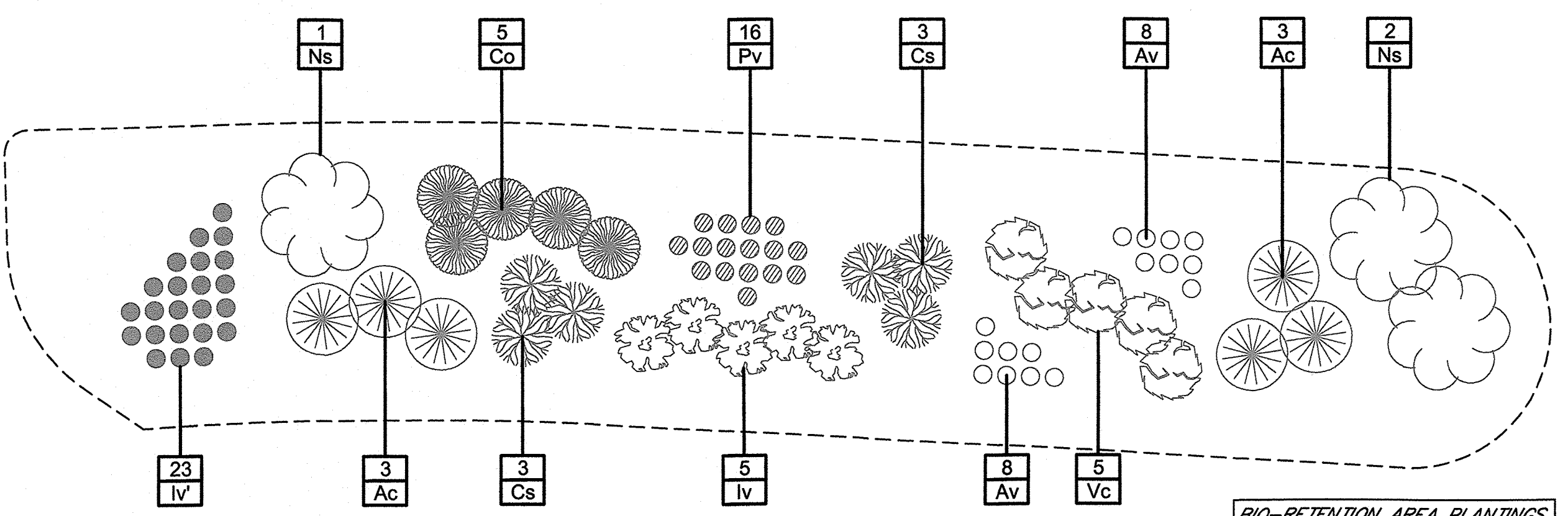
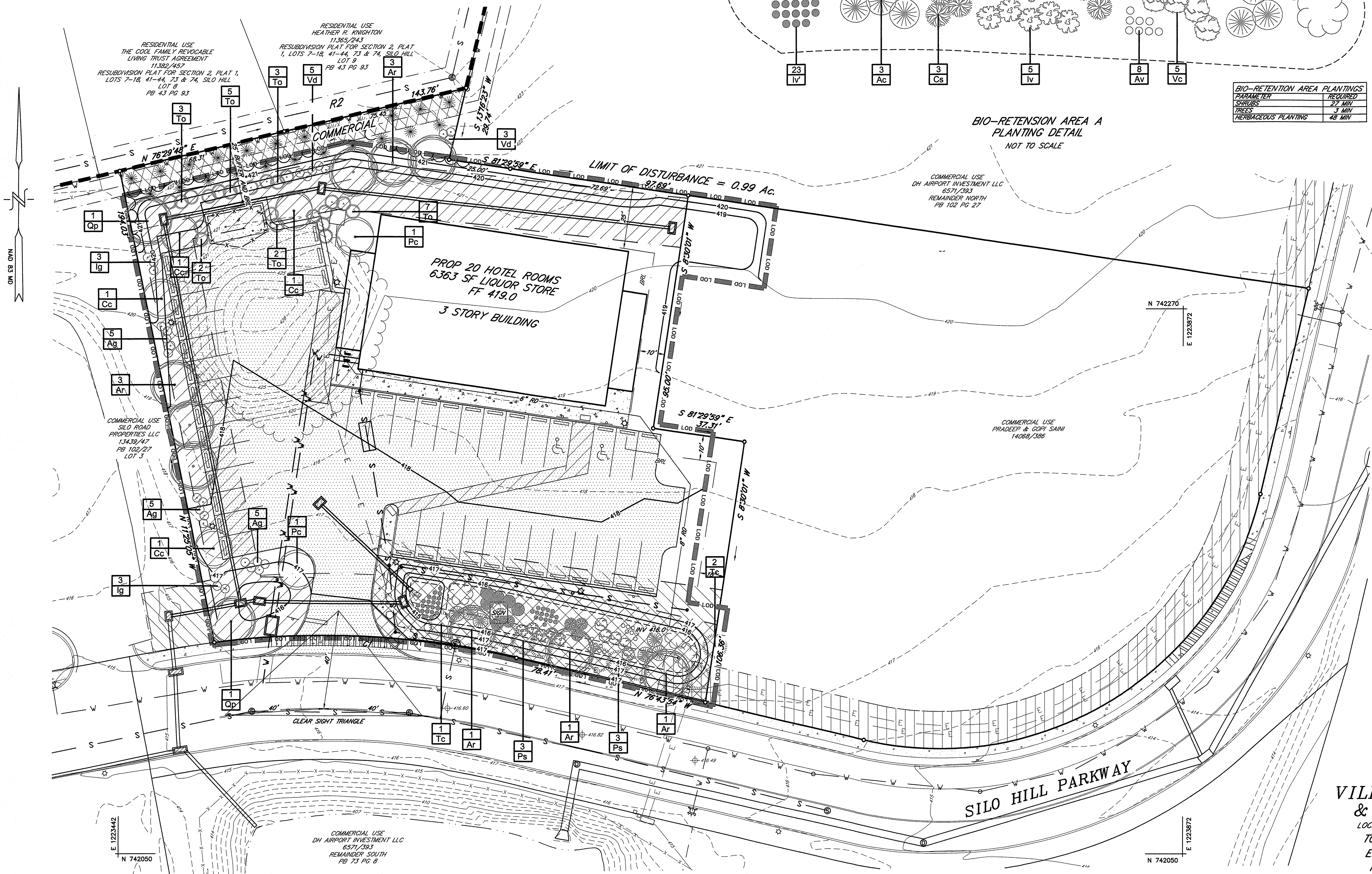


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PENNSYLVANIA - MARYLAND
10764 BUCHANAN TRAIL EAST
WAYNESBORO, PA 17268
717-762-5619
SHEET 3

Record of Revisions	
Date	Revision Made

Area 7.007 Ac.
Scale 1" = 20'
Date 12/1/21
Drawn DCS
Checked
File 7817





BIO-RETENTION AREA PLANTINGS	
PARAMETER	REQUIRED
SHRUBS	27 MIN
TREES	3 MIN
HERBACEOUS PLANTING	48 MIN

- NOTES:**
- DENOTES EXISTING PINE TREE (23)
 - 1. PER DISCUSSION WITH ZACH GULDEN ON 9/17/21, THE ONE (1) EVERGREEN TREE AND ONE (1) SHADE TREE REQUIRED FOR LOADING AREA SCREENING HAVE BEEN RELOCATED NORTH MAINTAINING MINIMUM PLANTING COUNTS.
 - 2. SEE SHEET 3B FOR PLANTING NOTES, DETAILS AND SCHEDULES.

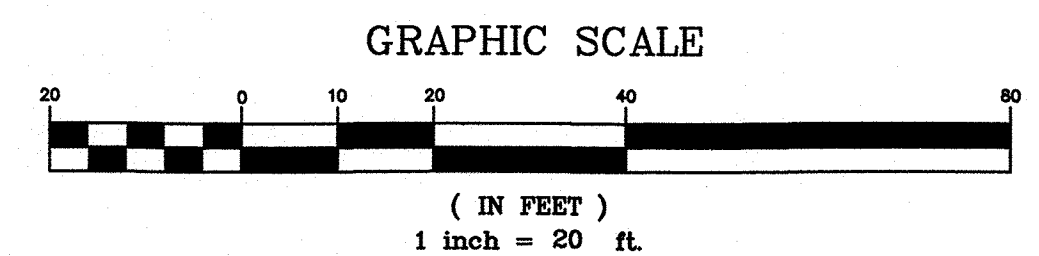
MAINTENANCE SCHEDULE	
ITEM	FREQUENCY
SOIL	
Inspect & repair erosion	once per month
Inspect, repair, rodent/pest damage	once per month
Remove disturbed areas	as required
STRUCTURE	
Inspect/monitor water level in underdrain system	once per month
Inspect outlet pipe and concrete inlet	twice yearly
PLANTINGS	
Water plants	once per day for the first 14 days & for as needed during drought conditions
Replace wire/stake on planted trees	as needed for the first year only
Remove invasive plants/weeds	as needed
Treatment of diseased vegetation	as required
Remove/replace dead vegetation	twice per year during planting season
Mow berm and grass area outside of impoundment area	minimum of once per month during growing season
Mow grass inside of bio-retention area impound area	once per year

LEGEND	
— LOD	— LIMIT OF DISTURBANCE (LOD)
—	— BUILDING RESTRICTION LINE
— W	— WATER LINE
— S	— SEWER LINE
— E	— UG ELECTRIC/CABLE/TELE SERVICE
☼	— LIGHT POLE
▨	— PROPOSED MACADAM
▨	— EASEMENTS

Record of Revisions		
Date	Initials	Revision Made

LANDSCAPE PLAN
FOR
**VILLAGE LIQUORS
& PLAZA INN**
LOCATED ON SILO HILL PARKWAY
TOWN OF EMMITSBURG
ELECTION DISTRICT 5
FREDERICK COUNTY
MARYLAND

Curve Table					
Curve #	Bearing	Chord Length	Radius	Arc Length	Delta
C1	N 87°02'53" W	122.14'	341.00'	122.80'	20°38'00"

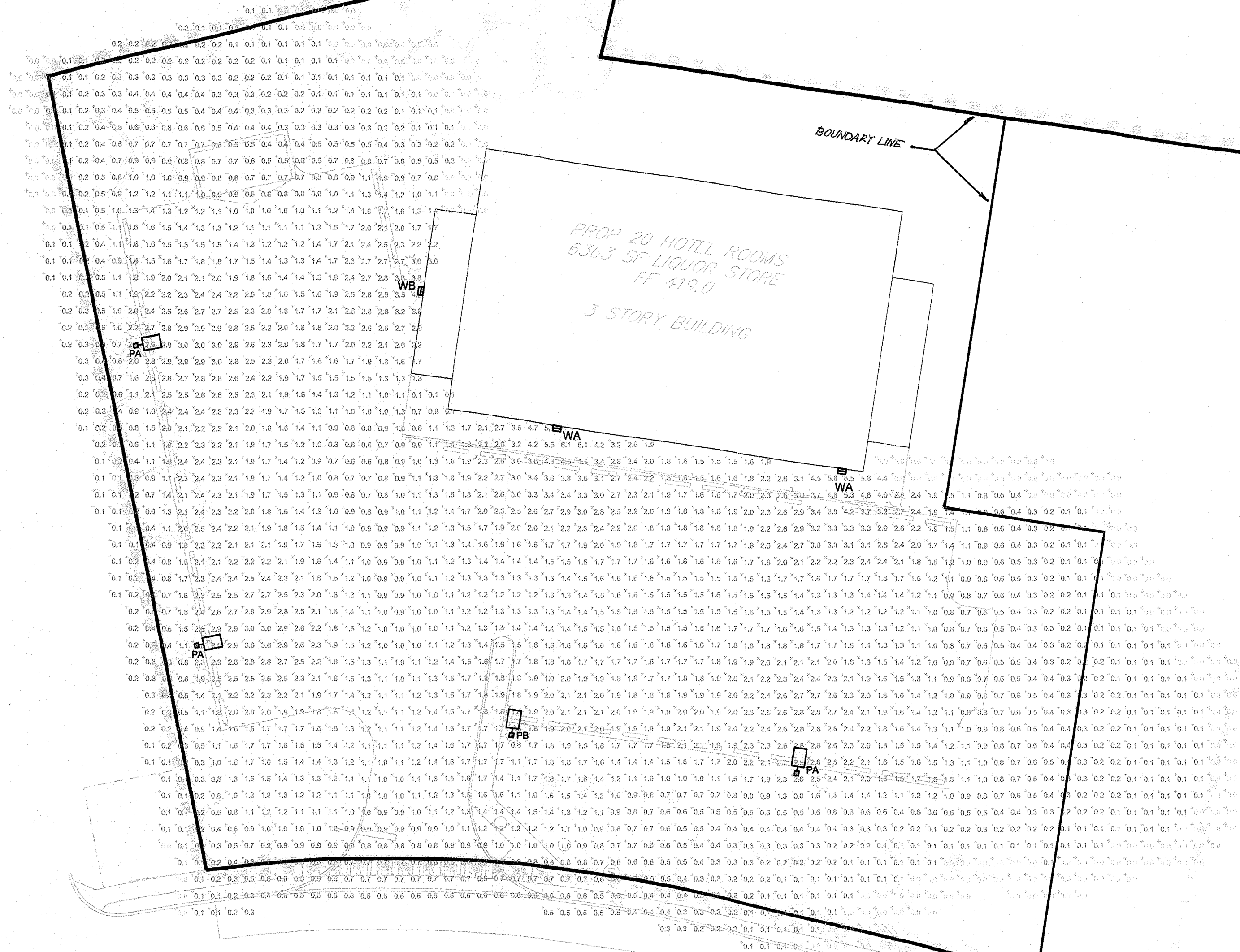


OWNER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DR
FREDERICK, MD 21704
(301) 576-5400

SITE DATA
ZONE B2
FRONT YARD: 25 FT
SIDE YARD: 10 FT
REAR YARD: 25 FT

Area
1,007 Ac.
Scale
1" = 20'
Date
12/1/21
Drawn
JTG
Checked
NAME
File
7817





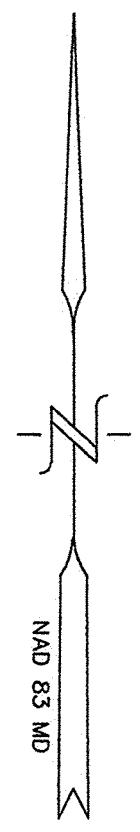
SITE PLAN - LIGHTING

SCALE: 1" = 20'

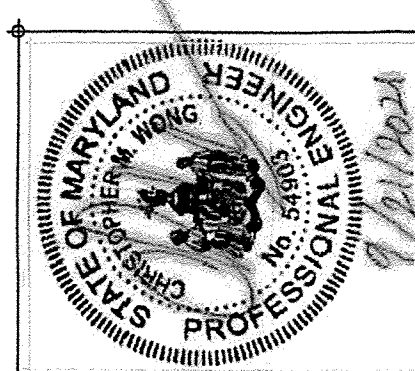
LIGHT FIXTURE SCHEDULE								
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	NUMBER OF LAMPS	LIGHT LOSS FACTOR	WATTAGE
	PA	3	LITHONIA	DSX1 LED P2 40K T2M MVOLT HS	POLE MOUNTED LED LIGHT FIXTURE	1	0.95	70
	PB	1	LITHONIA	DSX1 LED P2 40K TSM MVOLT	POLE MOUNTED LED LIGHT FIXTURE	1	0.95	70
	WA	2	LITHONIA	DSXW1 LED 20C 1000 40K T4M MVOLT	WALL MOUNTED LED LIGHT FIXTURE - MOUNTING HEIGHT 12'-0" A.F.G.	1	0.95	73
	WB	1	LITHONIA	DSXW1 LED 20C 700 40K TFTM MVOLT	WALL MOUNTED LED LIGHT FIXTURE - MOUNTING HEIGHT 12'-0" A.F.G.	1	0.95	46

STATISTICS						
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX./MIN.	AVG./MIN.
PARKING LOT	+	1.8 FC	4.3 FC	0.5 FC	8.6:1	3.6:1

Professional Certification: I hereby certify that these documents were prepared or approved by me and I am a duly licensed professional engineer under the laws of the state of Maryland. Lic# 54903 Exp. 9/10/2023



Revisions	
#	Date Description



PARAGON
Engineering Services
MECHANICAL / ELECTRICAL / PLUMBING
ONE TEAM ONE GOAL
(717) 854-7374 • info@PEServices.org

VILLAGE LIQUORS & PLAZA INN
101 SILO HILL ROAD
EMMITTSBURG, MD 21727

Drawn By:	CMW / JRW
Checked By:	JLS
Date:	9/21/2021
Scale:	AS NOTED
Project #:	1548-21-002
Sheet Number:	SHEET 3C.1

SITE PLAN - LIGHTING

