

LOCATION MAP 1"=2000'
TAX MAP 300 PARCEL 1894

VILLAGE LIQUORS & PLAZA INN

LOT 4 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 6' 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.
 23. SOILS: KeB - Klinesville very channery loam, 3 to 8 percent slopes
RgA - Readington silt loam, 0 to 3 percent slopes

SITE DATA:

EXISTING ZONING: B2 - GENERAL BUSINESS 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, 20 SHOWN
1 SPACE PER 2 EMPLOYEES=2 REQUIRED, 2 SHOWN
1 SPACE PER 250 SF OF RETAIL=19 REQUIRED, 19 SHOWN
41 REQUIRED, 42 SHOWN

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

- SHEET INDEX
- SHEET 1- COVER SHEET
SHEET 2- GRADING & STORMWATER PLAN
SHEET 3- SOIL EROSION PLAN
SHEET 4- PROFILES
SHEET 5- NOTES & DETAILS

| |
|--|
| APPROVED EMMITSBURG MAYOR |
| DATE |
| APPROVED EMMITSBURG PLANNING COMMISSION |
| DATE CHAIRMAN |



IMPROVEMENT PLAT OF LOT 4
FOR
VILLAGE LIQUORS
& PLAZA INN
LOCATED ON SILO HILL PARKWAY
TOWN OF EMMITSBURG
ELECTION DISTRICT 5
FREDERICK COUNTY
MARYLAND

OWNER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DR
FREDERICK, MD 21704
(301) 678-5400

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
717-762-5619

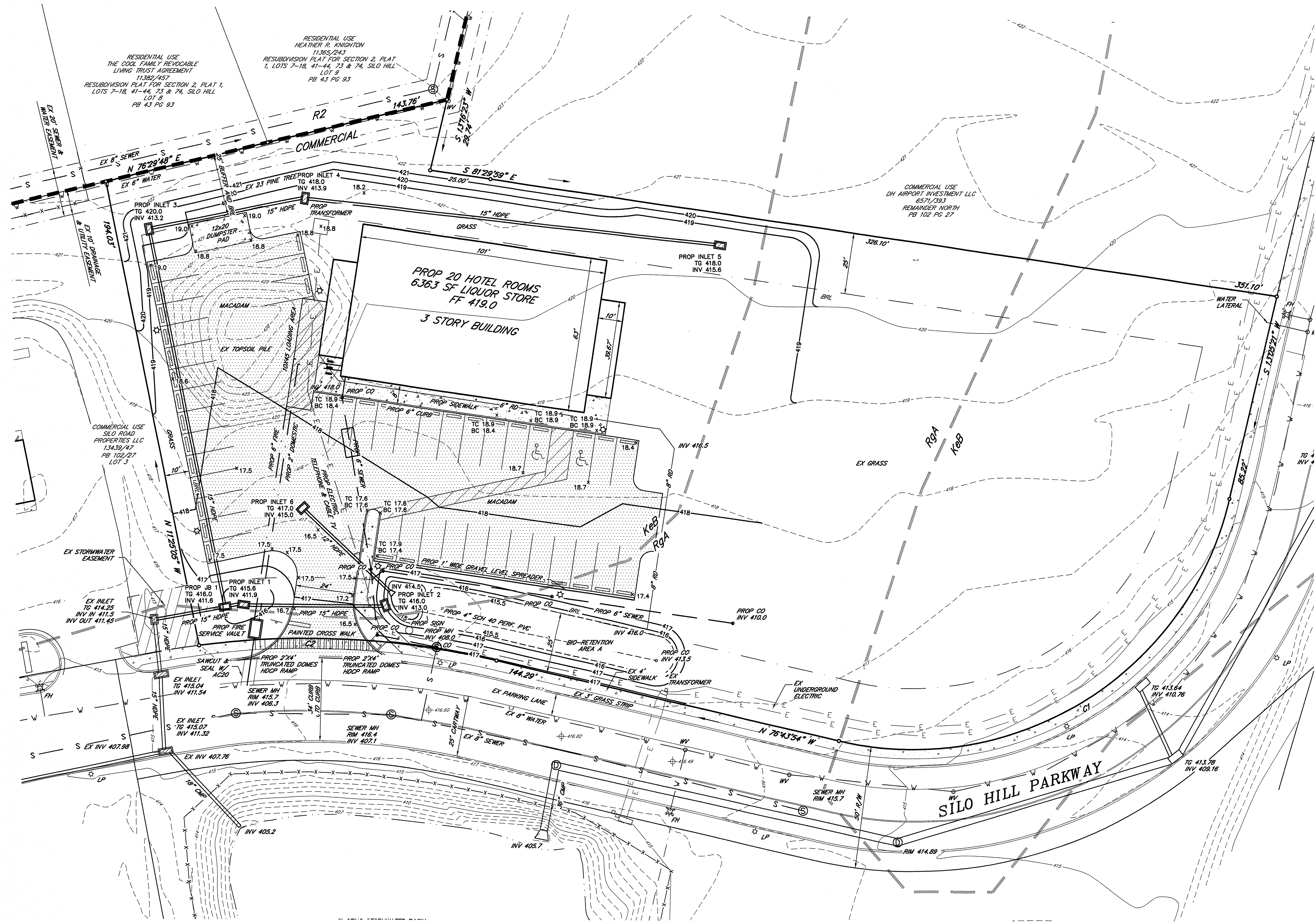
SHEET 1

| Record of Revisions | | |
|---------------------|----------|---------------|
| Date | Initials | Revision Made |
| | | |
| | | |
| | | |

OWNER/DEVELOPER:
PRADEEP & GOPI SAINI
3516 TIMBER GREEN DRIVE
FREDERICK, MD 21704
(301) 678-5400
TAX MAP 300 GRID 6 PARCEL 1894
DEED REFERENCE: 14068/326

| |
|-----------------|
| Area 2.00 AC |
| Scale |
| Date 8/31/21 |
| Drawn DCS |
| Checked |
| File 7817 |

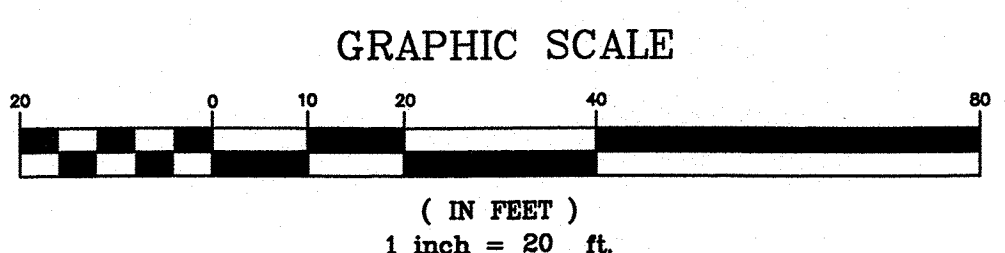
STATE OF MARYLAND
ROBERT LEE ROYER
No. 163
REGISTERED
PROFESSIONAL ENGINEER



| LEGEND | |
|--------|--------------------------------|
| | EXISTING CONTOURS |
| | PROPOSED CONTOURS |
| | BUILDING RESTRICTION LINE |
| | WATER LINE |
| | SEWER LINE |
| | UG ELECTRIC/CABLE/TELE SERVICE |
| | LIGHT POLE |
| | SOIL TYPE BOUNDARY LINE |
| | PROPOSED MACADAM |
| | EASEMENTS |

| Record of Revisions | | |
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| | | |
| | | |
| | | |

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



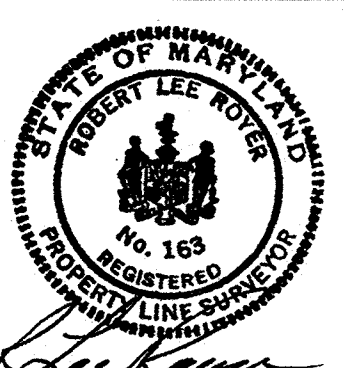
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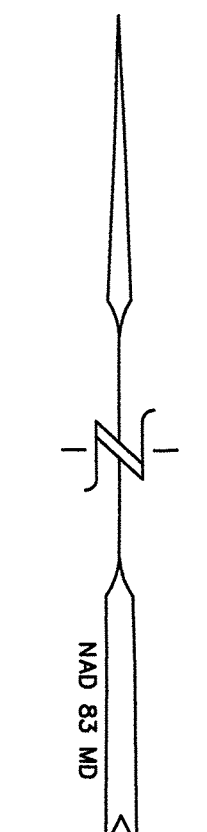
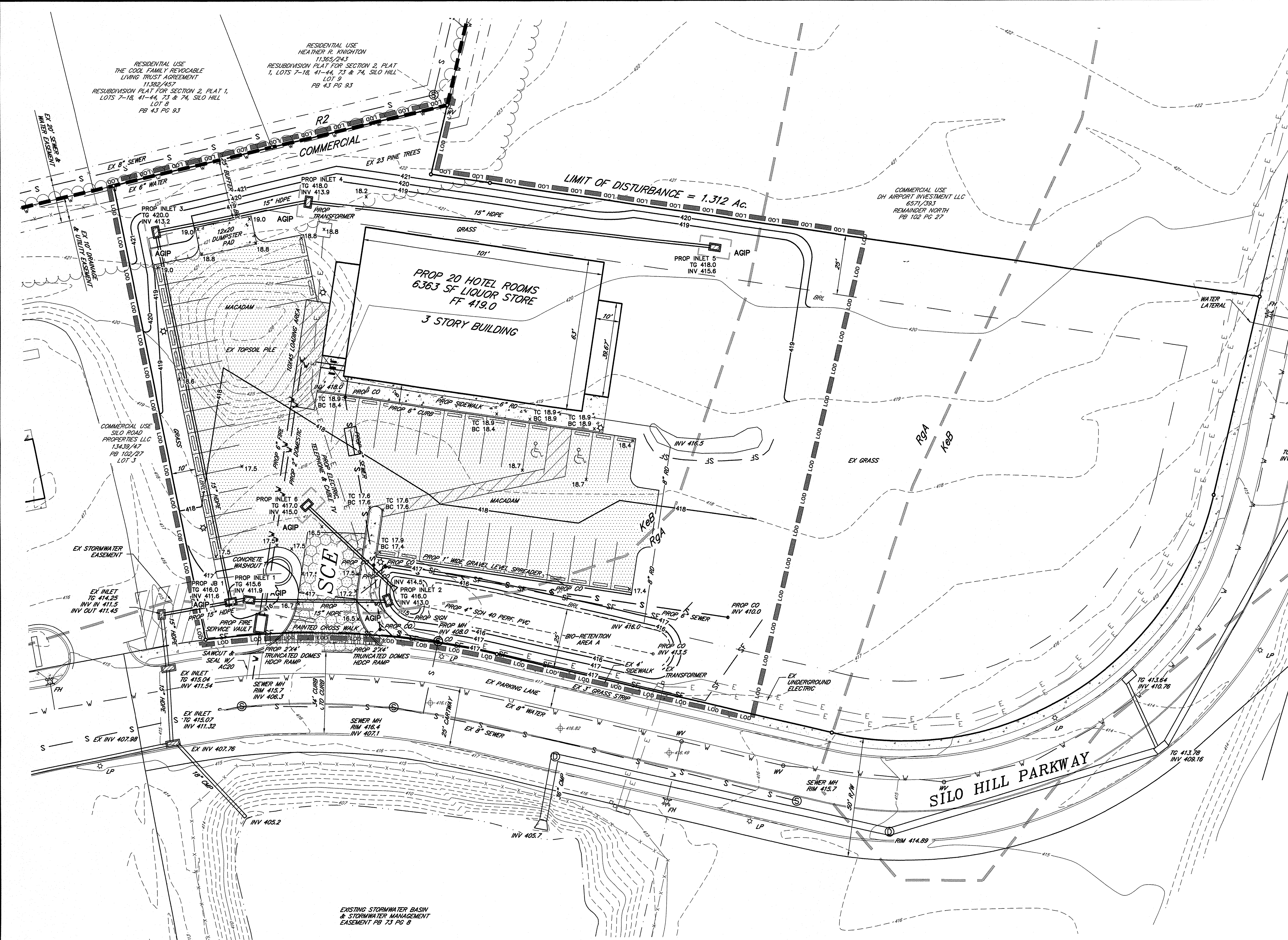
SITE DATA
ZONE B2
FRONT YARD: 25 FT
SIDE YARD: 10 FT
REAR YARD: 25 FT



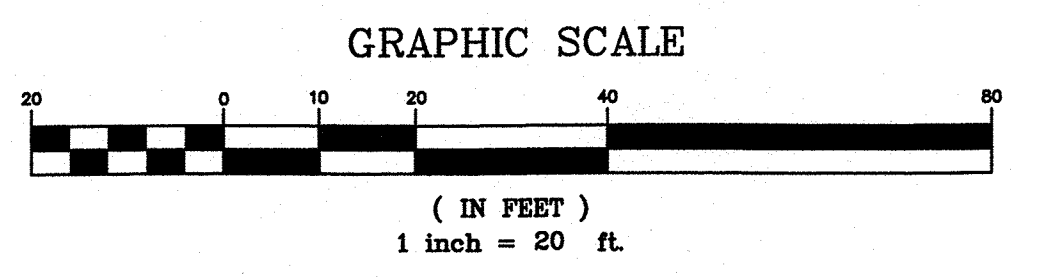
R LEE ROYER & ASSOCIATES
SURVEYING
PENNSYLVANIA - MARYLAND
10764 BUCHANAN TRAIL EAST
WAYNESBORO, PA 17268
717-762-5819

Area
2.000 Ac.
Scale
1" = 20'
Date
8/31/21
Drawn
DCS
Checked
File
7817





| LEGEND | |
|--------|----------------------------------|
| LOD | LIMIT OF DISTURBANCE (LOD) |
| 700 | EXISTING CONTOURS |
| 700 | PROPOSED CONTOURS |
| --- | BUILDING RESTRICTION LINE |
| W | WATER LINE |
| S | SEWER LINE |
| E | UG ELECTRIC/CABLE/TELE SERVICE |
| * | LIGHT POLE |
| RGA | SOIL TYPE BOUNDARY LINE |
| MA | PROPOSED MACADAM |
| ES | EASEMENTS |
| SCE | STABILIZED CONSTRUCTION ENTRANCE |
| JS | TOPSOIL STOCKPILE |
| --- | SILT FENCE |
| AGIP | INLET PROTECTION |



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

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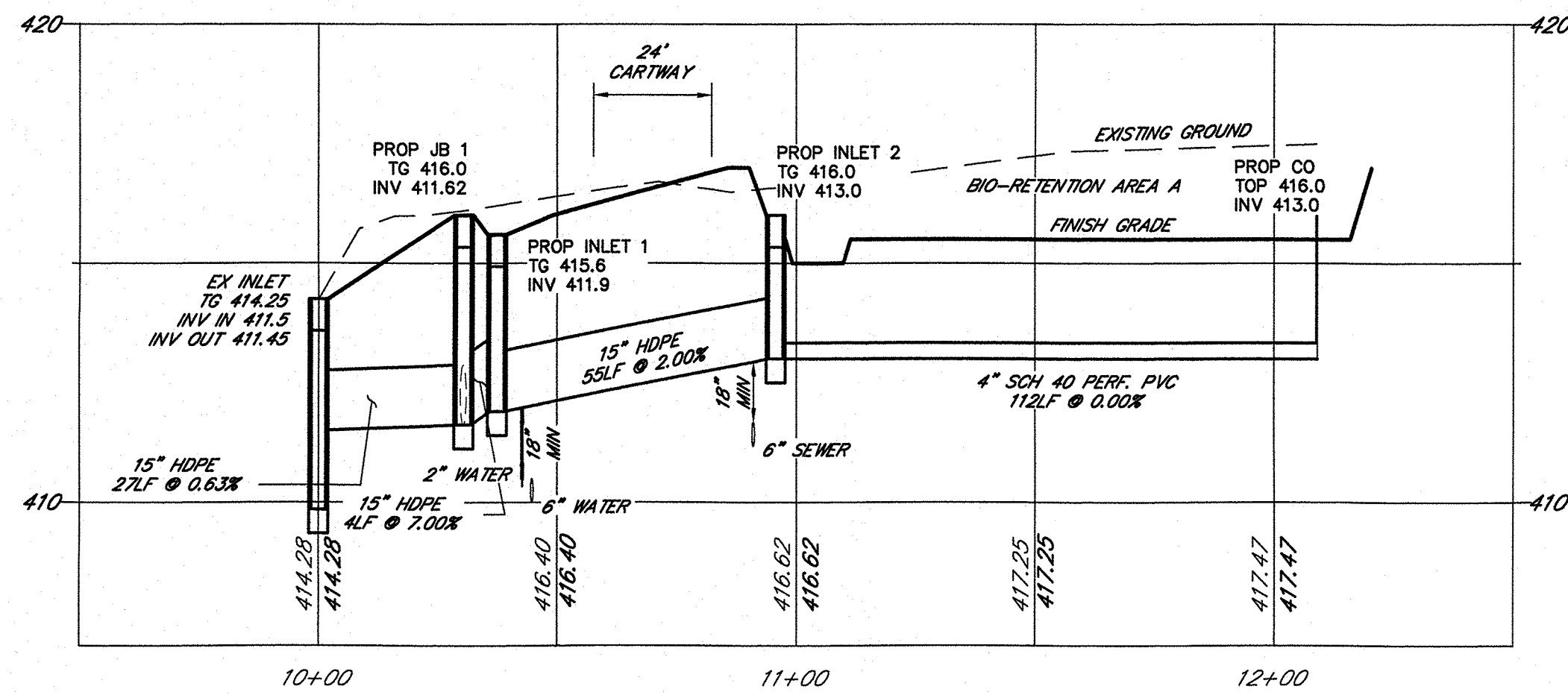
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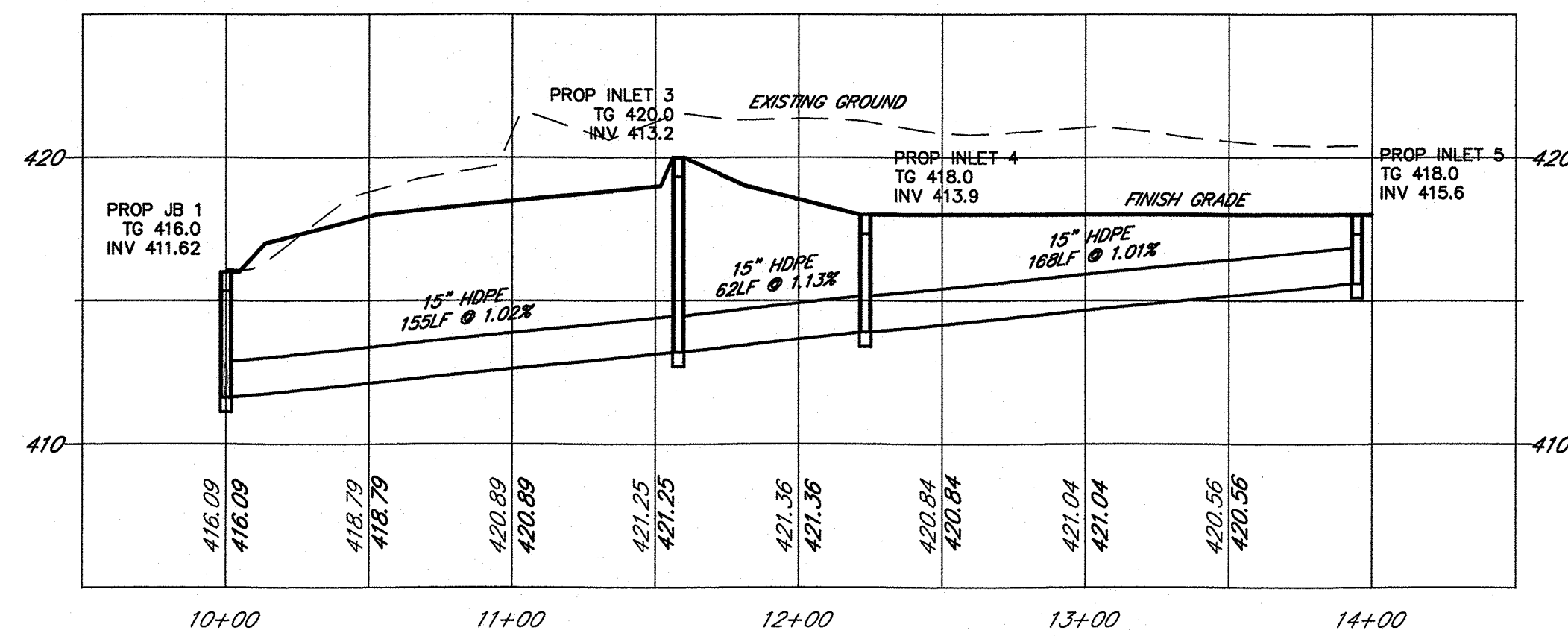
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WAYNESBORO, PA 17358
717-763-5619

SHEET 3

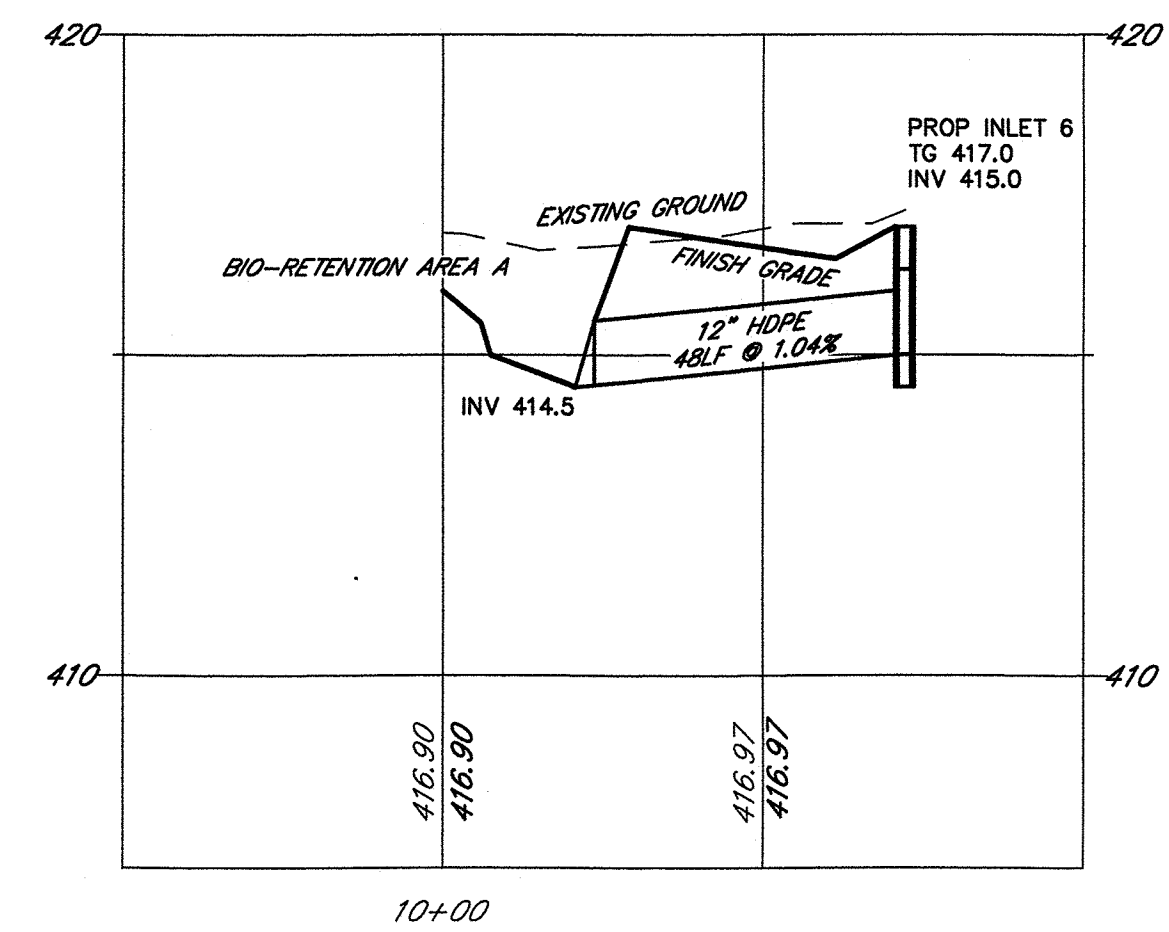
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| Area 2.000 Ac. | Scale 1" = 20' |
| Date 8/31/21 | Drawn DCS |
| Checked | File 7817 |



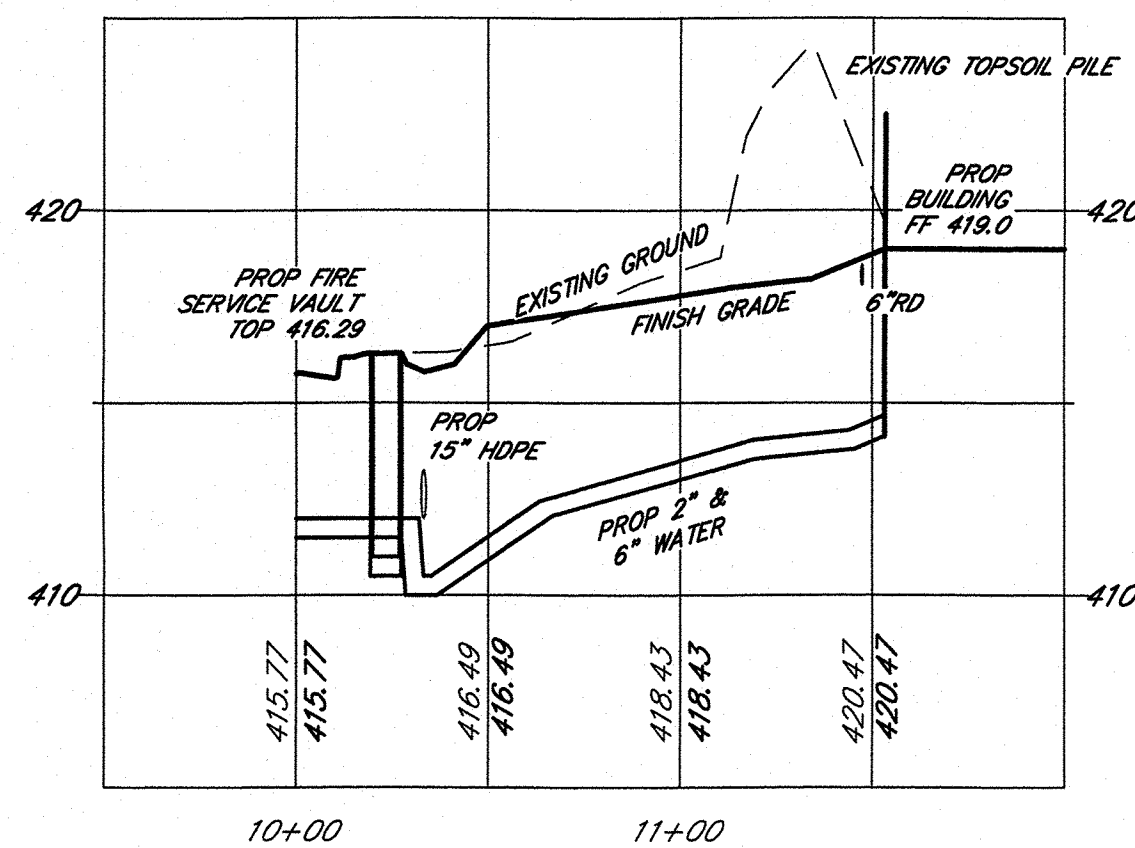
STORM DRAIN PROFILE
EX INLET TO PROP BIO-RETENTION AREA A CO
H: 1"=30' V: 1"=3'



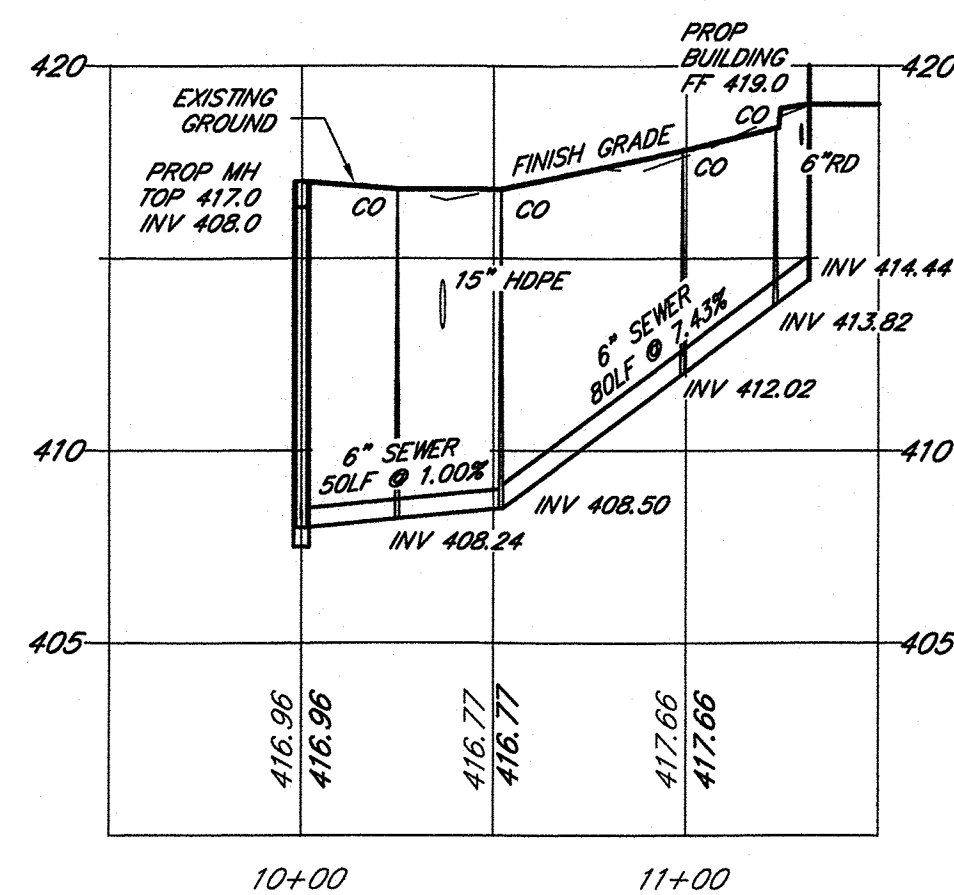
STORM DRAIN PROFILE
PROP JB 1 TO PROP INLET 5
H: 1"=50' V: 1"=5'



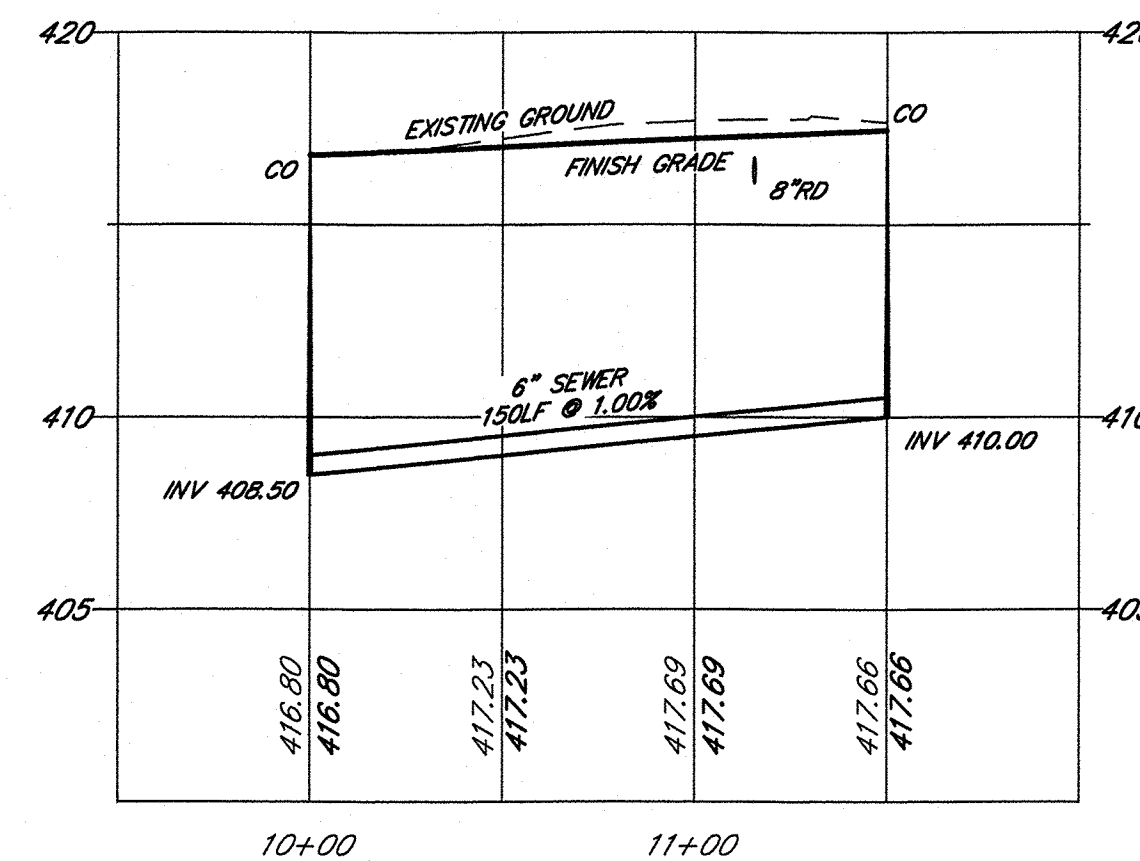
STORM DRAIN PROFILE
BIO-RETENTION AREA A TO PROP INLET 6
H: 1"=30' V: 1"=3'



WATER PROFILE
EX MAIN TO BUILDING
H: 1"=50' V: 1"=5'



SEWER PROFILE
PROP MH TO BUILDING
H: 1"=50' V: 1"=5'



SEWER PROFILE
PROP CO TO TERMINAL CO
H: 1"=50' V: 1"=5'

PROFILES
FOR
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& PLAZA INN**
LOCATED ON SILO HILL PARKWAY
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