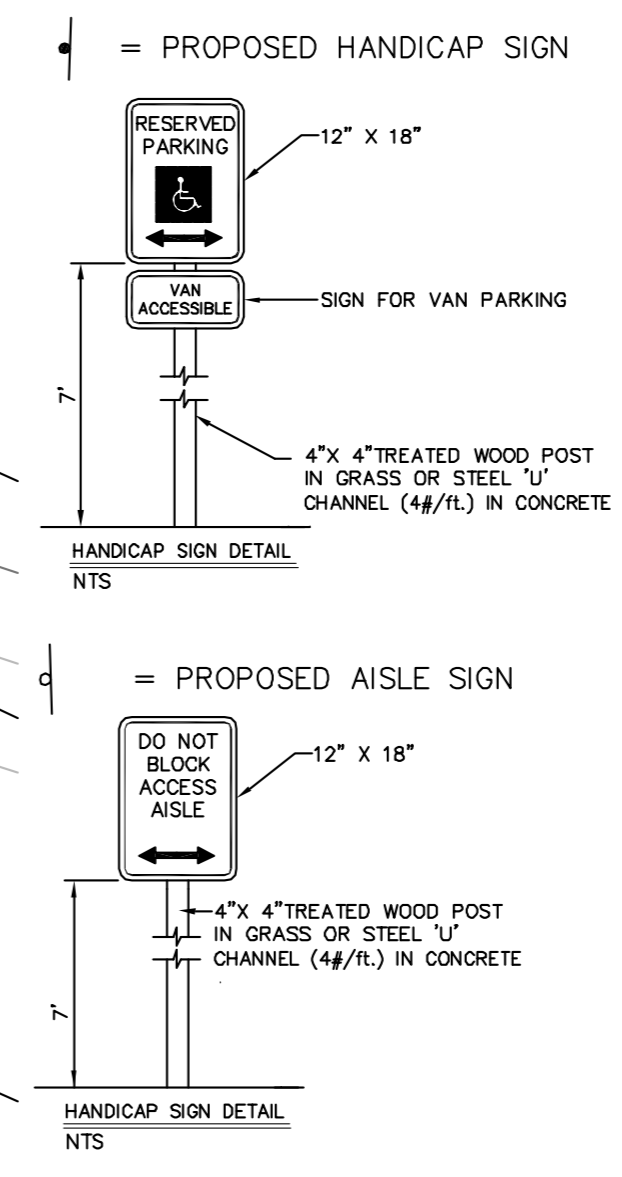


- SYMBOLS:**
- = I-PIN FOUND
 - = WATER VALVE
 - x—x— = FENCE
 - x—x—x— = UTILITY POLE & WIRES
 - C.B. = CATCH BASIN
 - = REBAR SET
 - ⊕ = MAG NAIL SET

TAX MAP 300 P-1889 SCALE: 1" = 150'+/-

- General Notes:**
1. This Site Plan is for an existing building to be used as a Creamery. Existing building - 3546 sq.ft.
 2. Zoning - GENERAL COMMERCIAL (B2)
 3. Parking
Parking Required, 1 space per 300 sq.ft. = 12 Spaces

Total Required - 12
Total Shown - 12
Parking reduction granted by the Planning Commission on 11/30/2020
 4. Setbacks per 17.20.060
Front - 25'
Side - 10'
Rear - 25'
 5. Datum
Horizontal: Deed 13967/293
Vertical: interpolated from Frederick County GIS NAVD 88
Contour Interval 1' & 2' off site
 6. Landscaping Notes : Landscaping , buffer yards, and screening will be installed and maintained in accordance with town code 16.16.110 and 17.08.220, as amended.
 7. Lighting notes:
Lighting shall be installed in accordance with town code 17.08.140.1 and 17.08.230.
 8. Signage shall be accordance with town code chapter 17.38. (no free standing sign proposed)
 9. Premises identification shall be compliant with town code 15.08.010 and shall be incorporated in any site signs.
 10. Building height , Front = 16' Peak, 9.5' Eave
Middle = 24' Peak, 20' Eave
Rear = 18' Peak, 13' Eave
 11. New impervious area = 1649.5 sq.ft.,
-Impervious area to be removed = 461.5
Additional impervious area = 1188.0 Sq. Ft.



APPROVED: _____
DATE: _____ PLANNING COMMISSION CHAIRPERSON
DATE: _____ MAYOR

SURVEY & PLAT BY
R.F. GAUSS & ASSOC., INC.
PROFESSIONAL LAND SURVEYORS
103 E. MAIN ST., P.O. BOX 128
EMMITSBURG, MARYLAND 21727
301-447-2222 FAX 301-447-3158

OWNER/DEVELOPER
MARCASA HOLDINGS LLC
332 E. BALTIMORE STREET
TANEYTOWN, MD. 21787

SOIL TYPES : PnB- PENN. RgA- READINGTON
NO FEMA FLOODPLAIN
FREDERICK CO. WATER & SEWER CLASSIFICATION: W-1, S-1

DATE: 23 JULY, 2021 SCALE: 1" = 10'
PLAT NO. 300 P-1889

SITE PLAN
MARCASA HOLDINGS LLC PROPERTY
SITUATED AT #502 E. MAIN STREET
TOWN OF EMMITSBURG
EMMITSBURG ELECTION DISTRICT # 5
FREDERICK COUNTY, MARYLAND