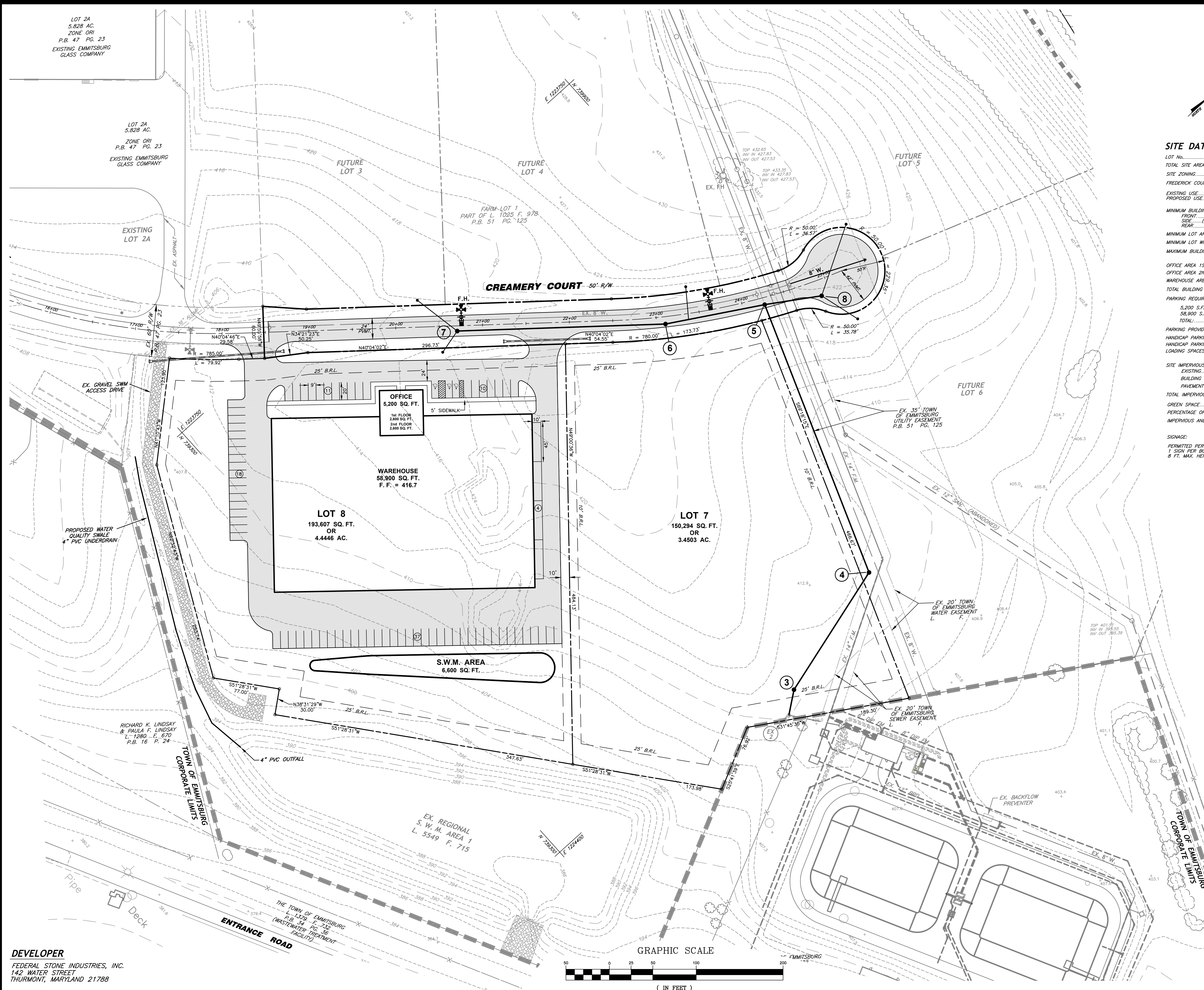


SITE DATA

LOT No.	8
TOTAL SITE AREA	4.4 AC.
SITE ZONING	I-1, INDUSTRIAL PARK DISTRICT
FREDERICK COUNTY PLANNING REGION	THURMONT
EXISTING USE	VACANT GRASS LOT
PROPOSED USE	OFFICE/WAREHOUSE LIGHT MANUFACTURING
MINIMUM BUILDING RESTRICTION LINES (B.R.L.)	
FRONT	25'
SIDE (1/3 BUILDING HEIGHT BUT NOT LESS THAN 10')	10'
REAR	25'
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.
MAXIMUM BUILDING HEIGHT PERMITTED	45 FT.
OFFICE AREA	
OFFICE AREA 1ST FLOOR	2,600 SQ. FT.
OFFICE AREA 2ND FLOOR	2,600 SQ. FT.
WAREHOUSE AREA	58,900 SQ. FT.
TOTAL BUILDING FIRST FLOOR AREA	61,500 SQ. FT.
PARKING REQUIRED:	
5,200 S.F. OFFICE @ 1/200 S.F.	17
58,900 S.F. WAREHOUSE @ 1/1,000 S.F.	59
TOTAL	76
PARKING PROVIDED:	
HANDICAP PARKING REQUIRED	3
HANDICAP PARKING PROVIDED	3
LOADING SPACES REQUIRED (10' x 45')	4
SITE IMPERVIOUS AREA:	
EXISTING	NONE
BUILDING COVERAGE	61,500 SQ. FT.
PAVEMENT	55,423 SQ. FT.
TOTAL IMPERVIOUS AREA	116,923 AC.
GREEN SPACE	76,684 AC.
PERCENTAGE OF GREEN SPACE	39.6%
IMPERVIOUS AND GREEN SPACE TOTAL	193,607 SQ. FT. OR 4.4446 AC.
SIGNAGE:	
PERMITTED PER SECTION 15.16	
1 SIGN PER BUILDING, 50 SQ. FT. MAX. AREA	
8 FT. MAX. HEIGHT	



DEVELOPER
FEDERAL STONE INDUSTRIES, INC.
142 WATER STREET
THURMONT, MARYLAND 21788

CONCEPT PLAN
FEDERAL STONE
LOT 8 - EMMITSBURG EAST INDUSTRIAL PARK II
SITUATED ON THE SOUTHEAST SIDE OF CREAMERY COURT
TOWN OF EMMITSBURG - ELECTION DISTRICT No. 6
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 50'
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. _____ EXP. DATE _____
PROJECT NO. 20-31607
DRAWING NO. D-_____
DATE: JULY 2020
DRAWN BY: RMD
CHECKED BY: MFB
SHEET 1 OF 1

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