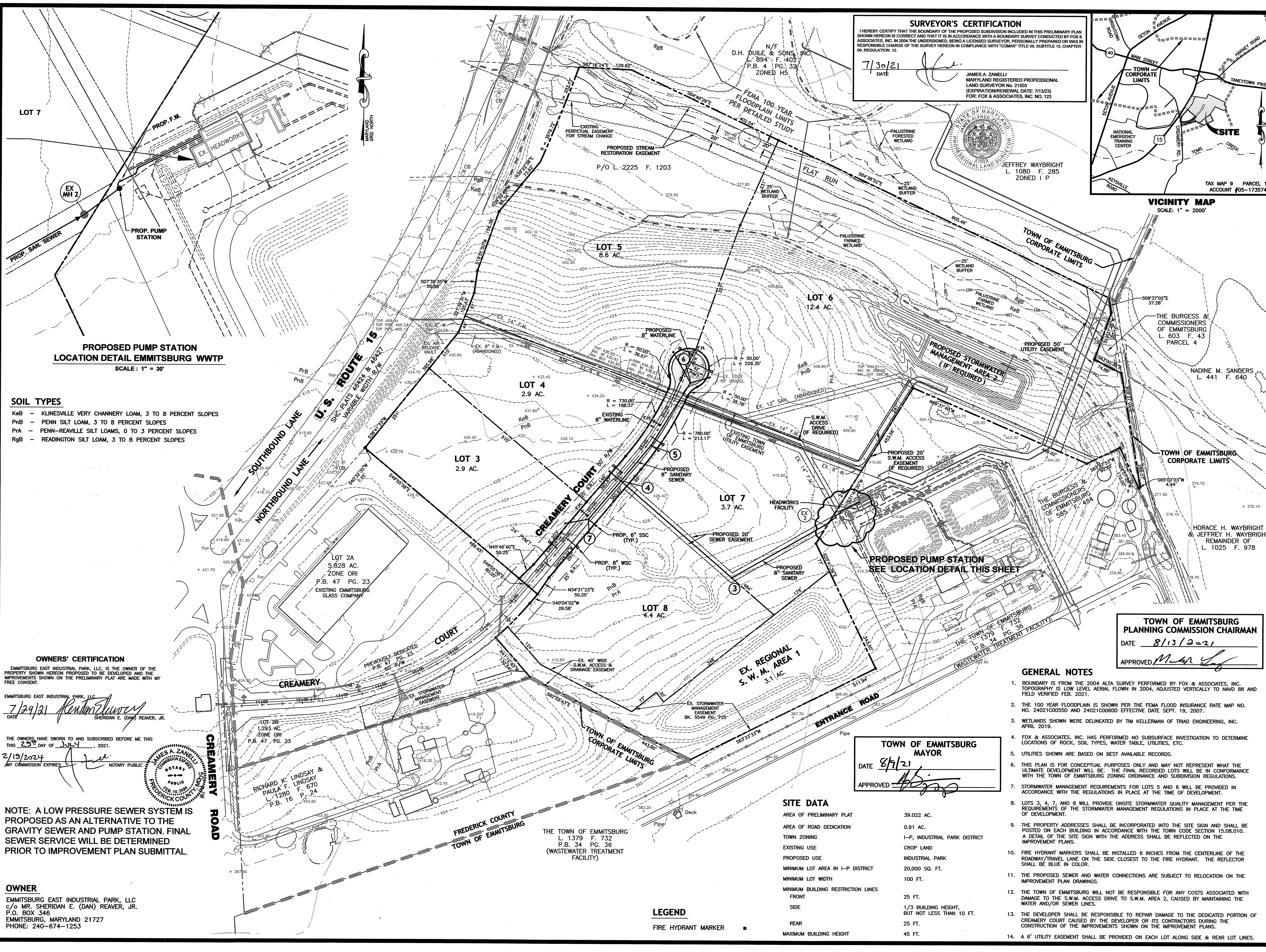
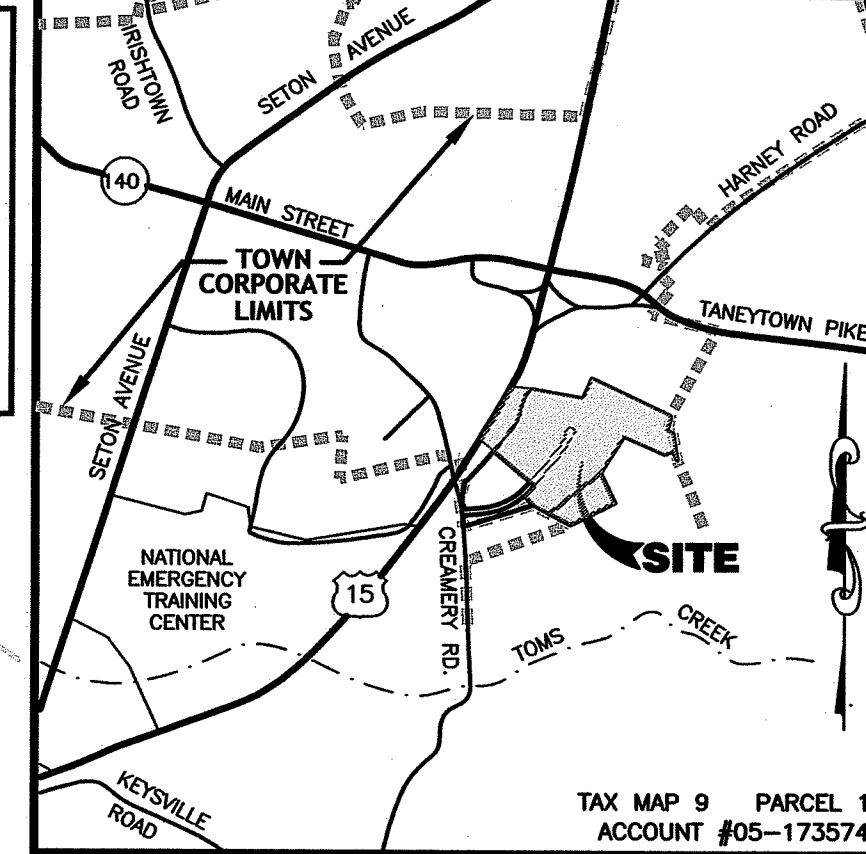




SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE BOUNDARY OF THE PROPOSED SUBDIVISION INCLUDED IN THIS PRELIMINARY PLAN SHOWN HEREON IS CORRECT AND THAT IT IS IN ACCORDANCE WITH A BOUNDARY SURVEY CONDUCTED BY FOX & ASSOCIATES, INC. IN 2004. THE UNDERSIGNED, BEING A LICENSED SURVEYOR, PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE SURVEY HEREON IN COMPLIANCE WITH "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 09, REGULATION 12.
DATE 7/30/21
JAMES A. ZANELLI
MARYLAND REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 21503
(EXPIRATION/RENEWAL DATE: 7/13/23)
FOR: FOX & ASSOCIATES, INC. NO. 123

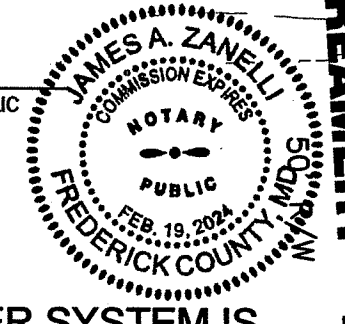


VICINITY MAP
SCALE: 1" = 2000'

SOIL TYPES
KeB - KLINEVILLE VERY CHANNERY LOAM, 3 TO 8 PERCENT SLOPES
PnB - PENN SILT LOAM, 3 TO 8 PERCENT SLOPES
PnA - PENN-REAVILLE SILT LOAMS, 0 TO 3 PERCENT SLOPES
RgB - READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES

OWNERS' CERTIFICATION
EMMITSBURG EAST INDUSTRIAL PARK, LLC, IS THE OWNER OF THE PROPERTY SHOWN HEREON PROPOSED TO BE DEVELOPED AND THE IMPROVEMENTS SHOWN ON THE PRELIMINARY PLAT ARE MADE WITH MY FREE CONSENT.
DATE 7/29/21 Sheridan E. (Dan) Reaver, Jr.
SHERIDAN E. (DAN) REAVER, JR.

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS THIS 25th DAY OF JULY, 2021.
DATE 2/19/2024
ANY COMMISSION EXPIRES 2/19/2024
NOTARY PUBLIC



NOTE: A LOW PRESSURE SEWER SYSTEM IS PROPOSED AS AN ALTERNATIVE TO THE GRAVITY SEWER AND PUMP STATION. FINAL SEWER SERVICE WILL BE DETERMINED PRIOR TO IMPROVEMENT PLAN SUBMITTAL.

OWNER
EMMITSBURG EAST INDUSTRIAL PARK, LLC
c/o MR. SHERIDAN E. (DAN) REAVER, JR.
P.O. BOX 346
EMMITSBURG, MARYLAND 21727
PHONE: 240-674-1253

THE TOWN OF EMMITSBURG
L. 1379 F. 732
P.B. 34 PG. 36
(WASTEWATER TREATMENT FACILITY)

LEGEND
FIRE HYDRANT MARKER

AREA OF PRELIMINARY PLAT	39.022 AC.
AREA OF ROAD DEDICATION	0.91 AC.
TOWN ZONING	I-P, INDUSTRIAL PARK DISTRICT
EXISTING USE	CROP LAND
PROPOSED USE	INDUSTRIAL PARK
MINIMUM LOT AREA IN I-P DISTRICT	20,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM BUILDING RESTRICTION LINES	
FRONT	25 FT.
SIDE	1/3 BUILDING HEIGHT, BUT NOT LESS THAN 10 FT.
REAR	25 FT.
MAXIMUM BUILDING HEIGHT	45 FT.

TOWN OF EMMITSBURG MAYOR
DATE 8/1/21
APPROVED [Signature]

TOWN OF EMMITSBURG PLANNING COMMISSION CHAIRMAN
DATE 8/13/2021
APPROVED [Signature]

- GENERAL NOTES**
- BOUNDARY IS FROM THE 2004 ALTA SURVEY PERFORMED BY FOX & ASSOCIATES, INC. TOPOGRAPHY IS LOW LEVEL AERIAL FLOW IN 2004, ADJUSTED VERTICALLY TO NAVD 88 AND FIELD VERIFIED FEB. 2021.
 - THE 100 YEAR FLOODPLAIN IS SHOWN PER THE FEMA FLOOD INSURANCE RATE MAP NO. NO. 24021C0055D AND 24021C0060D EFFECTIVE DATE SEPT. 19, 2007.
 - WETLANDS SHOWN WERE DELINEATED BY TIM KELLERMAN OF TRIAD ENGINEERING, INC. APRIL 2019.
 - FOX & ASSOCIATES, INC. HAS PERFORMED NO SUBSURFACE INVESTIGATION TO DETERMINE LOCATIONS OF ROCK, SOIL TYPES, WATER TABLE, UTILITIES, ETC.
 - UTILITIES SHOWN ARE BASED ON BEST AVAILABLE RECORDS.
 - THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND MAY NOT REPRESENT WHAT THE ULTIMATE DEVELOPMENT WILL BE. THE FINAL RECORDED LOTS WILL BE IN CONFORMANCE WITH THE TOWN OF EMMITSBURG ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
 - STORMWATER MANAGEMENT REQUIREMENTS FOR LOTS 5 AND 6 WILL BE PROVIDED IN ACCORDANCE WITH THE REGULATIONS IN PLACE AT THE TIME OF DEVELOPMENT.
 - LOTS 3, 4, 7, AND 8 WILL PROVIDE ONSITE STORMWATER QUALITY MANAGEMENT PER THE REQUIREMENTS OF THE STORMWATER MANAGEMENT REGULATIONS IN PLACE AT THE TIME OF DEVELOPMENT.
 - THE PROPERTY ADDRESSES SHALL BE INCORPORATED INTO THE SITE SIGN AND SHALL BE POSTED ON EACH BUILDING IN ACCORDANCE WITH THE TOWN CODE SECTION 15.08.010. A DETAIL OF THE SITE SIGN WITH THE ADDRESS SHALL BE REFLECTED ON THE IMPROVEMENT PLANS.
 - FIRE HYDRANT MARKERS SHALL BE INSTALLED 6 INCHES FROM THE CENTERLINE OF THE ROADWAY/TRAVEL LANE ON THE SIDE CLOSEST TO THE FIRE HYDRANT. THE REFLECTOR SHALL BE BLUE IN COLOR.
 - THE PROPOSED SEWER AND WATER CONNECTIONS ARE SUBJECT TO RELOCATION ON THE IMPROVEMENT PLAN DRAWINGS.
 - THE TOWN OF EMMITSBURG WILL NOT BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH DAMAGE TO THE S.W.M. ACCESS DRIVE TO S.W.M. AREA 2, CAUSED BY MAINTAINING THE WATER AND/OR SEWER LINES.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO REPAIR DAMAGE TO THE DEDICATED PORTION OF CREAMERY COURT CAUSED BY THE DEVELOPER OR ITS CONTRACTORS DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THE IMPROVEMENT PLANS.
 - A 6' UTILITY EASEMENT SHALL BE PROVIDED ON EACH LOT ALONG SIDE & REAR LOT LINES.

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
891 MT. AETNA ROAD
HAGERSTOWN, MD 21740
PHONE: (301) 733-8603
or (301) 416-7250
FAX: (301) 733-1863
WWW.FOXANDASSOCIATESINC.COM EMAIL: FOX@FOXANDASSOCIATESINC.COM

PRELIMINARY PLAT
EMMITSBURG EAST INDUSTRIAL PARK II
(A SUBDIVISION OF FARM LOT 1, P.B. 51 PG. 125)
SITUATED EAST OF THE U.S. ROUTE 15 AND CREAMERY COURT INTERSECTION
TOWN OF EMMITSBURG, ELECTION DISTRICT NO. 5
FREDERICK COUNTY, MARYLAND

6/18/21
2/9/21
5/29/18
3/28/08
6/8/07
5/15/07

DATE

ADDRESSED TOWN COMMENTS FROM 5/13/21 NEWBORN
LOT LINES AND SEWER LAYOUT ON PLAT REVISIONS TO
UPDATED SWM NOTES #7 & #8 PER FREDERICK CO.
NOTE #9 & ADDED NEW TREATMENT PLANT LAYOUT
ADD GENERAL NOTE 13.
REVISED GENERAL NOTE 12 AND THE PROPOSED
SEWER LINE PER TOWN COMMENTS RECEIVED 6/1/07.
REVISED PER STAFF REVIEW COMMENTS DATED 5/9/07

SCALE: 1" = 100'
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. 20-31808 EXP. DATE: 2-19-2024
DRAWING NO. D-3161A
DATE: FEBRUARY 2021
DRAWN BY: RND
CHECKED BY: MFB

SHEET 1 OF 2

STREET AND UTILITY PROFILES
EMMITTSBURG EAST INDUSTRIAL PARK II
 (A SUBDIVISION OF FARM LOT 1, P.B. 51 PG. 125)
 SITUATED EAST OF THE U.S. ROUTE 15 AND CREAMERY COURT INTERSECTION
 TOWN OF EMMITTSBURG, ELECTION DISTRICT No. 5
 FREDERICK COUNTY, MARYLAND

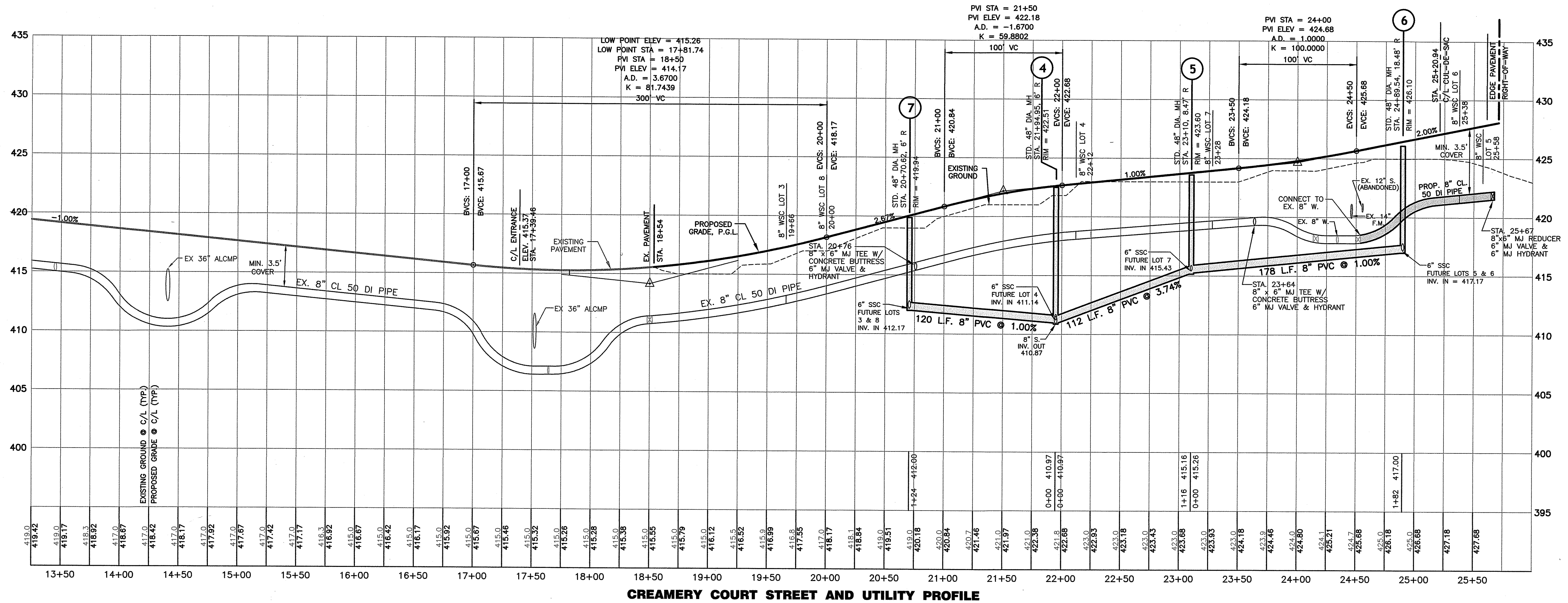
SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION

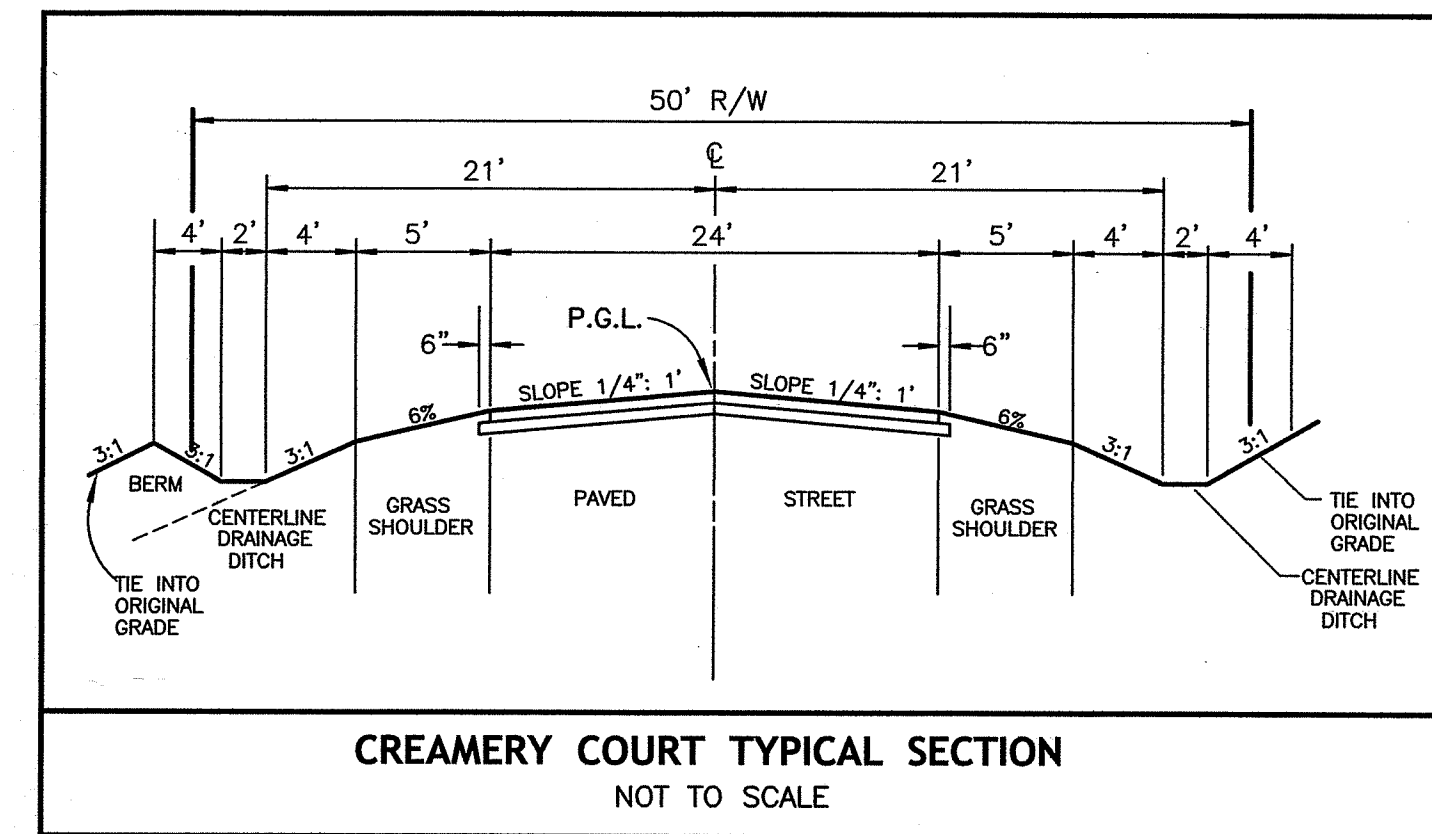
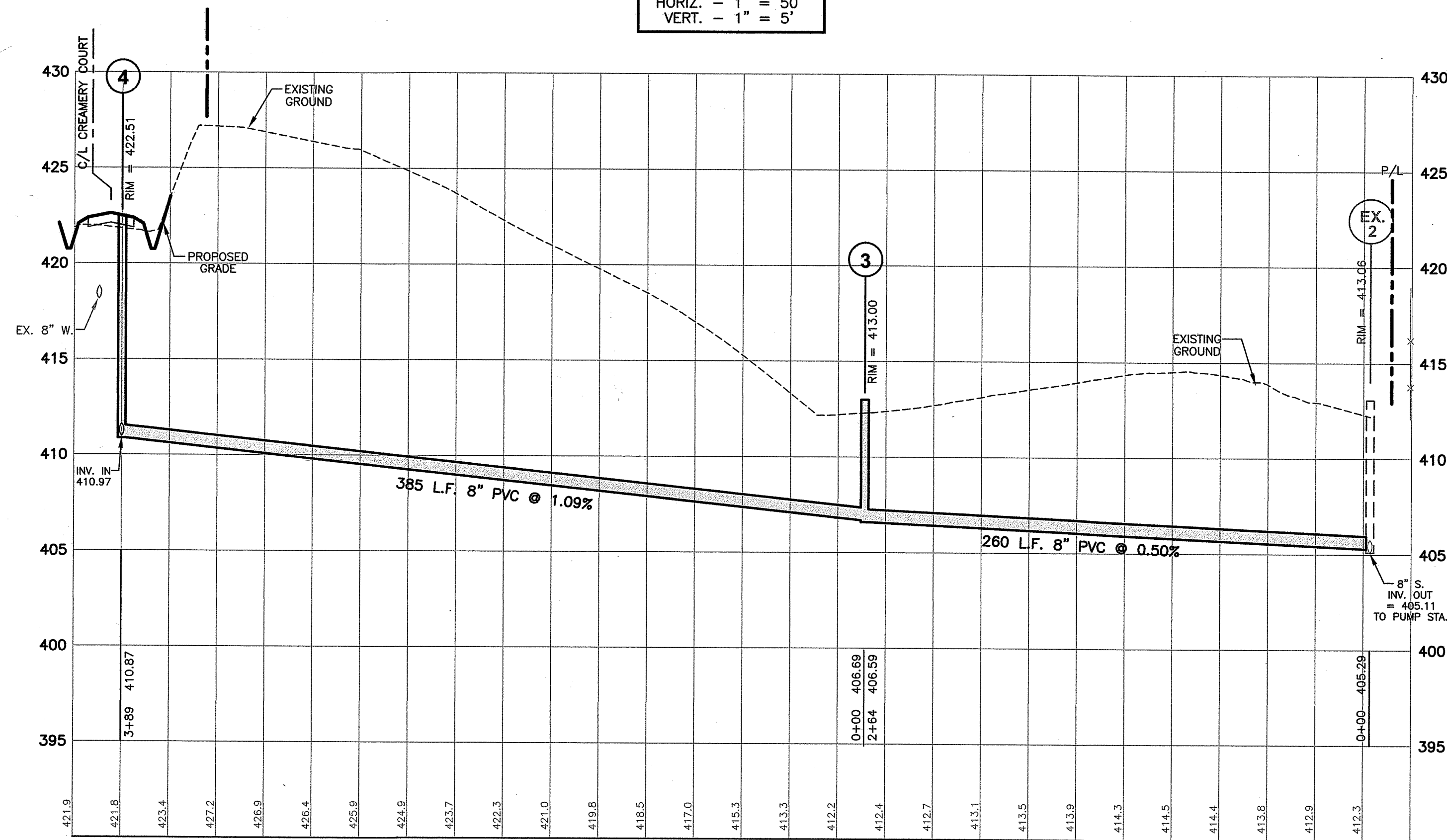
I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME, AND THAT
 I AM A DULY LICENSED PROFESSIONAL ENGINEER
 UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No. EXP. DATE:
 PROJECT NO. 20-31808
 DRAWING NO. D-3181A
 DATE: FEBRUARY 2021
 DRAWN BY: RND
 CHECKED BY: MFB

SHEET 2 OF 2



PROFILE SCALES
 HORIZ. 1" = 100'
 VERT. 1" = 5'



OWNER

EMMITTSBURG EAST INDUSTRIAL PARK, LLC
 c/o MR. SHERIDAN E. (DAN) REAVER, JR.
 P.O. BOX 346
 EMMITTSBURG, MARYLAND 21727
 PHONE: 240-674-1253