REVIEWED IN ACCORDANCE WITH LOCAL COUNTY REQUIREMENTS. FREDERICK COUNTY ASSUMES NO LIABILITY FOR DESIGN AND/OR CONSTRUCTION. APPROVAL IS VALID FOR TWO (2) YEARS AFTER THE LAST DATE SHOWN ABOVE. THE PROJECT MUST BE UNDER CONSTRUCTION BEFORE THE APPROVAL EXPIRATION TO BE CONSIDERED ACTIVE. OTHERWISE, RESUBMITTAL OF PLANS, INCLUDING APPLICABLE FEES, MUST BE MADE TO DEVELOPMENT REVIEW FOR REAPPROVAL. FEES FOR RESUBMITTAL CANNOT BE WAIVED.

APPROVAL BLOCK

FEDERAL STONE
IMPROVEMENT PLAN

SYMBOL LEGEND

EXISTING FEATURES

- PROPERTY BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING SANITARY SEWER (EX. SS (086-S))
- EXISTING RAW WATERLINE
- EXISTING FINISHED WATERLINE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING TREE LINE
- EXISTING INDEX CONTOUR (600)
- EXISTING CONTOUR (604)
- WATERS OF THE U.S. (WoUS)
- WETLANDS (WE)
- 25' WETLANDS BUFFER
- WATERBODY BUFFER
- 100 YR FLOODPLAIN
- 25' FLOODPLAIN BRL
- SOILS TYPE DELINEATION
- WET SOILS LINE
- 100' WET SOILS BUFFER LINE
- FLOODING SOILS LINE
- SOILS TYPE LABEL (HdA)
- SPECIMEN TREE AND CRITICAL ROOT ZONE
- WELL

PROPOSED FEATURES

- ROADWAY, SIDEWALK, AND CROSS WALK
- MILL AND OVERLAY
- PROPOSED INDEX CONTOUR (600)
- PROPOSED CONTOUR (604)
- PROPOSED FENCE
- STORM DRAIN PIPE
- STORM DRAIN END SECTION
- YARD INLET
- CURB INLET
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY SEWER (8" SS)
- SINGLE SHC
- WATERLINE & VALVE
- SINGLE WSC
- FIRE HYDRANT (F.H.)
- FIRE HYDRANT ROAD MARKER
- EASEMENT
- ROAD CENTERLINE (11+00)
- PROPOSED LOT LINE
- OPEN SPACE HATCHED AREA
- LIMITS OF DISTURBANCE
- TREE SAVE AREA
- FORESTATION AREA
- TREE PROTECTION FENCING
- FOREST RETENTION SIGNAGE
- FOREST CLEARING LINE AT TREE SAVE AREAS
- SLOPES 15% - 25%
- SLOPES >25%
- SWM AREAS
- GRADING RIP RAP

NOTE: ALL RAW WATERLINES, AND FINISHED WATERLINES THAT ARE ADJACENT TO RAW WATERLINES, WILL BE DESIGNED AND CONSTRUCTED AS PART OF A SEPARATE PROJECT. THEY WILL BE ESTABLISHED AS EXISTING FEATURES FOR THE PURPOSES OF MILL CREEK FINAL IMPROVEMENT PLANS.

GENERAL NOTES:

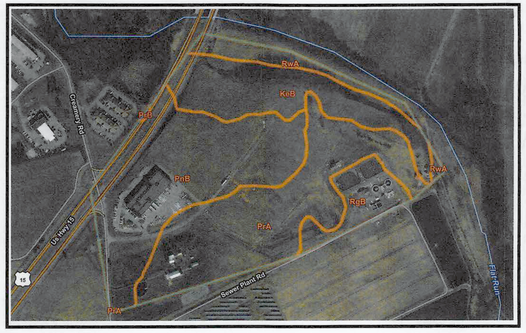
1. ZONING:
   THE SITE IS (IP) INDUSTRIAL PARK
2. TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY FOX AND ASSOC. TO FEDERAL STONE. CATOCTIN MOUNTAIN SURVEYS INC. PERFORMED A SPOT VERIFICATION SURVEY ACROSS THE AREA OF WORK.
3. THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY (NWI) MAPPER DOES NOT IDENTIFY ANY WETLAND HABITATS WITHIN THE AOI AT THE SITE.
4. THERE ARE NO HYDRIC SOIL TYPES AT THE SITE. SITE SOILS ARE PnB – PENN SILT LOAM, AND PrA – PENN-REAVILLE SILT LOAM. SEE MAP THIS SHEET AT RIGHT FOR LOCATIONS.
5. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY PIEDMONT DESIGN GROUP, LLC TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCK, OR OTHER NATURAL OR MAN-MADE FEATURES. IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR VISIT THE SITE, PRIOR TO BIDDING, TO BECOME COMPLETELY FAMILIAR WITH THE SITE'S EXISTING TOPOGRAPHY.
6. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE COUNTY AND/OR STATE AUTHORITIES AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT(S) OF WAY.
7. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-257-7777) FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTY OWNERS AT ALL TIMES. THE CONTRACTOR, WITH OWNER APPROVAL, WILL COORDINATE WITH PROPERTY OWNERS IF ACCESS MUST BE INTERRUPTED FOR SHORT TIME PERIODS.
10. PIEDMONT DESIGN GROUP, LLC AND CIVILLER, LLC SHALL NOT BE RESPONSIBLE FOR ACTUAL CONSTRUCTION WORK, INSPECTION, TESTING OR OTHER CONSTRUCTION RELATED EFFORTS OF THIS PROJET UNLESS CONTRACTED BY THE OWNER, THE CONTRACTOR OR OTHER RESPONSIBLE PARTY.
11. ANY NECESSARY ADJUSTMENTS TO EXISTING MANHOLES, VALVE BOXES, ETC. ARE TO BE DONE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING FENCES, DRIVEWAYS, SIGNS, DRAINAGE PIPES, MAILBOXES, SHRUBS, TREES, ETC. DAMAGED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION OR BETTER.
12. ANY DAMAGE TO ADJACENT ROADS, UTILITIES, FENCE LINES, ETC. DURING CONSTRUCTION SHALL BE REPLACED IN KIND OR REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
13. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPERTY CORNERS AND BENCHMARKS FOR THE DURATION OF THIS CONTRACT. ANY MONUMENTS DISTURBED SHALL BE HIS RESPONSIBILITY TO REPLACE, BY A LICENSED SURVEYOR.
14. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THE PLAN, THE FIGURED DIMENSIONS SHALL GOVERN.
15. THE NATURE OF THE MATERIALS OF THE EXTERIOR BUILDING WILL BE METAL SIDING.
16. BUILDING SETBACKS:
    FRONT YARD 25'
    SIDE YARD 15'
    REAR YARD 25'
17. BUILDING HEIGHT REQUIREMENTS:
    REQUIRED 45' MAXIMUM
    PROPOSED BUILDING HEIGHT 26.45'
18. IMPERVIOUS AREA OF COMBINED LOTS 7 & 8 = 124,582 SQ. FT.
19. A MODIFICATION TO ELIMINATE BICYCLE PARKING WAS GRANTED BY THE PLANNING COMMISSION ON 3/28/2022.
20. A MODIFICATION TO ALLOW OPEN SECTION ROADS WITHOUT SIDEWALK, CURB & GUTTER WAS GRANTED BY THE PLANNING COMMISSION ON 3/28/2022.
21. SIGNAGE: ALL SIGNAGE MUST BE APPROVED BY THE TOWN. THE TOTAL AREA OF ALL WALL, AWNING/CANOPY, AND PROJECTING SIGNS SHALL BE LIMITED TO 1.5 S.F. PER LINEAR FOOT OF BUILDING FRONTAGE FACING A PUBLIC STREET, SUBJECT TO A MAXIMUM SIZE LIMITATION BASED ON SIGN TYPE.

    PROPOSED FRONTAGE = 200 FT.
    TOTAL ALLOWABLE WALL, AWNING/CANOPY, AND PROJECTING SIGNS =
    200 X 1.5 = 300 S.F.

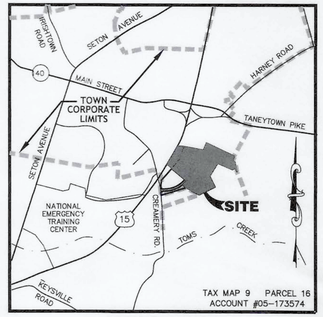
    WALL SIGNS:
    MAX 1 PER STREET FRONTAGE.
    MAX AREA: 32 S.F.
    MAX HEIGHT: EAVE LINE
    PROPOSED WALL SIGN AREA = 32 S.F.

    FREESTANDING SIGN:
    MAX 1 PER STREET FRONTAGE.
    MAX AREA S.F. (INDIVIDUAL): 50 S.F.
    MAX HEIGHT: 10'
    APPROXIMATE SITE SIGN AREA = 5 FT X 4 FT = 20 SQ. FT
22. THE TRASH DUMPSTER WILL BE COMPLETELY ENCLOSED WITH A SIGHT-TIGHT FENCE ENCLOSURE EQUIPPED WITH A SELF-LATCHING DOOR OR GATE IN ACCORDANCE WITH TOWN CODE 17.08.240.
23. PARKING:
    PARKING REQUIRED: 1 SPACE PER 1,000 S.F. = 42 SPACES
    PARKING REDUCTION TO 38 GRANTED BY THE PLANNING COMMISSION ON 3/28/2022
    TOTAL SHOWN =43

    LOADING ZONE REQUIRED: TOWN CODE 17.08.150, 4 SPACES PER 40,001=100,00 SQ.FT.
    TOTAL SHOWN = 4
24. THERE IS NO 100-YR FLOOD PLAIN WITHIN THE PROJECT AREA PER FEMA FIRM MAPS 24021C0054E AND 24021C0058E, DATED SEPTEMBER 28, 2018. NO WETLANDS ARE PRESENT ONSITE PER THE NATIONAL WETLANDS INVENTORY, DATE OF INQUIRY MAY 9, 2023.



SOILS MAP
SCALE: 1" = 500'
(BASED ON USDA NATIONAL COOPERATIVE SOIL SURVEY)



VICINITY MAP
SCALE: 1" = 2000'

ESD Summary Table		
Site Area	8.14 Ac.	
Limit of Disturbance	8.84 Ac.	
Proposed Impervious Area	2.89 Ac.	
	Required	Addressed
Pe	2.00"	2.33"
	Existing	Proposed
RCN	55	85
Tc	5 min.	
	Required	Provided
ESDv	20,495 cf	23,844 cf

SHEET INDEX

SHEET #	SHEET NAME
1	COVER SHEET
2	GENERAL NOTES
3	GENERAL NOTES 2
4	EROSION AND SEDIMENT CONTROL PLAN
5	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
6	GRADE ESTABLISHMENT & PAVING
7	SITE PLAN
8	ESD PLAN & PROFILE 1
9	ESD PLAN & PROFILE 2
10	ESD PLAN & PROFILE 3
11	STORM DRAIN PROFILES 1
12	STORM DRAIN PROFILES 2
13	STORM DRAIN PROFILES 3
14	STORM DRAIN & WATER CONNECTION PROFILES
15	SAN SEWER P & P
15AA	SAN SEWER FM P & P 2
15A	MANUFACTURING EFFLUENT P & P
16	LIGHTING PLAN
17	LANDSCAPING PLAN
18	DETAILS 1
19	DETAILS 2
20	DETAILS 3
21	DETAILS 4
22	MICRO-BIO DETAILS
23	MICRO-BIO DETAILS (2)
24	LIGHTING DETAILS 1
25	LIGHTING DETAILS 2
26	LANDSCAPING DETAILS

DESIGN CERTIFICATION

"I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07 AND 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND SEDIMENT CONTROL." (LATEST CERSION AND REVISIONS.)

ROBERT F. BARRICK, PE — 35126 — MAY 22, 2023
PE LICENSE REG. NO. — DATE

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED AS SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 387,696 SQ.FT. AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 14,910 CUBIC YARDS** OF EXCAVATION AND APPROXIMATELY 15,595 CUBIC YARDS** OF FILL.

ROBERT F. BARRICK, PE — 35126 — MAY 22, 2023
PE LICENSE REG. NO. — DATE

** THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.

FREDERICK SOIL CONSERVATION DISTRICT

APPROVED BY DISTRICT MANAGER — 6/13/2023 — DATE

FREDERICK SOIL CONSERVATION DISTRICT NOTES:
1. SCD APPROVAL FOR SEDIMENT AND EROSION CONTROL IS CONTINGENT UPON ISSUANCE OF ALL APPLICABLE REGULATORY PERMITS ~~AND FOR SMALL POND DESIGN.~~ N/A

PROJECT SUMMARY

THE PROJECT IS CURRENTLY AGRICULTURAL/OPEN SPACE. THE PROPOSED USE IS A MANUFACTURING FACILITY AND ASSOCIATED PARKING AND LOADING AREAS.

ENGINEERS 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. 35126, EXPIRATION DATE: JULY 12, 2023.

MAY 22, 2023
ROBERT F. BARRICK, PE — DATE
FOR PIEDMONT DESIGN GROUP, LLC
PLAN MEETS CODE FOR NRCS 378 PONDS.

OWNER'S DEVELOPER'S CERTIFICATION:

I /WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINING THE PROJECT.

BRANDON RETTMEYER VICE PRESIDENT
OWNER/DEVELOPER (NAME & TITLE PRINTED)

SIGNATURE — 301-271-7121 TELEPHONE

CDD-Dev. Review

File #: EMMITSBURG
A/P #: 274995
Due Date:

OWNER
FEDERAL STONE INDUSTRIES, INC.
142 WATER STREET
THURMONT, MARYLAND 21788
P – 301–271–7121

APPROVED BY:
TOWN OF EMMITSBURG
TOWN MAYOR — 6/5/23 DATE
PLANNING COMMISSION CHAIRMAN — 6/1/23 DATE

DATE	REVISION DESCRIPTION

IMPROVEMENT PLAN

EMMITSBURG INDUSTRIAL PARK II
A RESUBDIVISION OF A PORTION OF "REMAINDER" SHOWN ON PB 107 PG 69
LOTS 7 & 8
SITUATED EAST OF THE U.S. ROUTE 15 ON CREAMERY COURT INTERSECTION
TOWN OF EMMITSBURG, ELECTION DISTRICT NO. 5
FREDERICK COUNTY, MARYLAND

SEAL — STATE OF MARYLAND — ROBERT F. BARRICK — 35126 — PROFESSIONAL ENGINEER

PIEDMONT DESIGN GROUP
5283 CORPORATE DRIVE
SUITE 300 FREDERICK, MD 21703
301-695-6614

SCALE	AS SHOWN	
DESIGNED BY: PDL	CHECKED BY: RFB	APPROVED BY: RFB
SHEET	1 OF 26	
DATE	MAY 22, 2023	

PLANS AND DETAILS ARE EXCLUSIVE PROPERTY OF PIEDMONT DESIGN GROUP, UNAUTHORIZED USE OF THESE PLANS IS STRICTLY PROHIBITED.
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Plotted: May 22, 2023 at 3:31pm
X:\DriveHQShare\PDGAdmin\Federal Stone\ENGINEERING\WORK\SHEETS\IMPROVEMENT PLAN\Federal Stone IP\Cover.dwg