

GENERAL NOTES

- Zoning: The site is zoned B-2 General Business District.
- Area: The Proposed Lot Area is 39,728 S.F. or 0.912 Acres.
- Existing Use: Car Wash
Proposed Use: Fast Food Restaurant.
- Area Summary:
Existing Building 2,634 S.F.
Proposed Building 1,860 S.F. (764 S.F. of Existing Building to be removed)
- Parking Requirements:
1 Space for each 2 persons capacity, 26 customers and 6 employees, plus 5 stacking parking spaces for drive-thru service.
Parking Spaces Required: 16 + 5 = 21 Spaces
Bike Rack Requirements: 1 rack for every 20 auto spaces, minimum 1 rack.
- Parking Provided:
10 Spaces @ 9' X 20' @ 45°
2 HC Spaces @ 9' X 20' @ 45° with van accessible aisle
1 Compact Space @ 9' X 18' @ 45°
2 Spaces @ 9' X 20' @ 90°
7 Drive-Thru Stacking
Total Non Drive-Thru Spaces Provided: 15
(A modification to provide only 15 parking spaces is requested).
Bike Rack Provided: 1
- Building Setbacks:
Front Yard: 25'
Side Yard: 10'
Rear Yard: 25'
- Building Height Requirements: 35' Maximum
Proposed Building Height: 25'
- Disturbed Area: 2,993 S.F. or 0.069 Acres
- Stormwater Management for this development is provided in the existing stormwater management facility for the Silo Hill Section Three Development.
In addition, 2,215 S.F. (0.051 Acres) of existing impervious area will be removed and replaced with grass. The disturbed area is than 5,000 SF; therefore, no additional SWM is required.
- All lighting will be directional and oriented on site. All light fixtures will be shoe-box type. Pole heights, for pole mounted fixtures, will not exceed 15'.
- In-kind landscaping shall be installed and/or replaced where absent and screening via six-foot tall solid fence shall be installed along the entire rear lot line to the Town's satisfaction.
- 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 = 59.33 ft.
Total allowable Wall, Awning/Canopy, and Projecting Signs = 59.33 x 1.5 = 89 S.F.

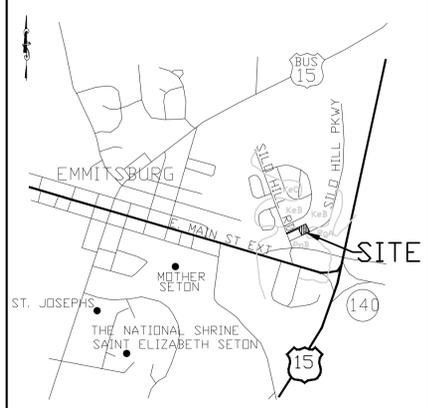
Wall Signs:
Max 1 per street frontage.
Max Area: 32 S.F.
Max Height: Eave Line
Proposed Wall Sign Area = 22.67 S.F.

Projecting Sign:
Max 1 per street frontage.
Max area = 20 S.F.
Proposed Projecting Sign Area = 7.62 S.F.

Awning/Canopy Signs:
Max Height: Eave Line

Window Signs:
Max area = 25% of Window Area

Freestanding Signs:
Max 1 per street frontage. Additional sign allowed for drive-thru.
Max Area 5 S.F. (individual): 50
Max Height: 10'
Approximate Existing Site Sign Area = 8 ft x 4 ft = 32 S.F.
The existing road sign will be re-faced with the "DUNKIN" brand using the same square footage as the existing sign. Approx. 32 S.F.
- All improvements and construction on this site will be per the standards and specifications of the Town of Emmitsburg.
- Estimated Water Use: 295 Gal/Day (Based on similar store)
Past Year Water Use (Car Wash): 1,066 Gal/Day (from water bills)
- A modification to allow a 13 ft by-pass drive aisle instead of a 15 ft drive aisle on the west side of the building is requested.
- New ADA compliant handicap ramps and associated crosswalk will be constructed at the intersection of Silo Hill Road and Silo Hill Parkway.
- Horizontal Datum is North American Datum (NAD 83)
Vertical Datum is North American Datum (NAVD 88)
Topography is field run by B & R Design Group dated June, 2019.
Boundary is field verified by B & R Design Group dated June, 2019.
- Written notice of intent to start work must be provided to the Town no later than ten business days prior to the proposed start date.
- An interior point of use grease interceptor will be installed inside the building to meet the wastewater pre-treatment requirements.
- The proposed building is classified as ISO 1 Type VB construction as is not required to be sprinklered.



VICINITY MAP
Tax Map 300 Part of Parcel 1894 SCALE: 1"=1000'

SOILS: PnB- PENN SILT LOAM, 3 TO 8 PERCENT SLOPES.
RgA- READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES.

SILO HILL SECTION 3
LOT 4
P.B. 102 PG 27

SILO HILL SECTION 3
LOT 1B
P.B. 61 PG 19

NEW ADA COMPLIANT HANDICAP RAMP AND ASSOCIATED CROSSWALK WILL BE CONSTRUCTED AT THE INTERSECTION OF SILO HILL ROAD AND SILO HILL PARKWAY.

TO EXISTING SWM FACILITY FOR SILO HILL SECTION THREE

OWNER
AIRPORT INVESTMENT, LLC
15 ABERDEEN SHOPPING PLAZA
ABERDEEN, MD 21001
410-575-7062

CONTRACT PURCHASER
SILO ROAD PROPERTIES LLC
1080 BERBERI RD,
WESTMINSTER, MD 21157
ATT: SHITAL PATEL
443-536-9663



REVISIONS:
2019-11-15 Per Town Planning Commission Approval Conditions

SITE PLAN

SILO HILL- LOT 3

TAX ID: 05-598829
SITUATED ON SILO HILL PARKWAY
EMMITSBURG, MD
EMMITSBURG ELECTION DISTRICT NO. 1
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 20'
DRAWN BY: REC
CHECKED BY: REC
DATE: AUG., 2019
SHEET: 1 OF: 1
PROJECT: 19-904
SP-1