



DATUM: PLATBOOK 3 PAGE 51

- SYMBOLS:
- ▲ = CONC. MON. FD.
 - ⊕ = UTILITY POLE & WRES
 - ⊙ = EXISTING DECIDUOUS
 - = EXISTING EVERGREEN
 - ✱ = PROPOSED LEYLAND CYPRESS
 - E-E-E = BURIED ELECTRIC

General Notes:

1. This Site Plan is for an existing building to be used as an office. Existing building - 2250 sq.ft.
2. Zoning "B1" Neighborhood Business
3. Parking
Parking Required, 1 space per 300 sq.ft. = 8 Spaces
Total Required - 8
Total Shown - 12, to provide parking for employees.
4. Setbacks per 17.20.060
Front - 25'
Side - 10' or 35' where it adjoins a residential lot.
Rear - 25' or 35' where it adjoins a residential lot.
5. Datum
Horizontal: P.B. 3/51
Vertical: Frederick County GIS NAVD 88
Contour Interval 2'
6. Landscaping Notes ; Landscaping shall be installed and maintained to screen parking areas so as not to be visible from the roads within the adjacent residential district in accordance with Town Code 17.20.090B
7. Lighting notes: 8 Eave mounted can lights (nhic -17qt) pointed down so that no direct light shines on neighbors property shown as ✱
8. Monument Sign (Proposed)
(1) 25.5 sq.ft. Max. Height 6'
Building Mounted Sign (Proposed)
(1) Dimensional Letters 110"x34"
9. Premises identification shall be compliant with Frederick County ordinance 05-01-362 and shall be incorporated in any site signs.

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

SITE PLAN
INSURANCE BROKERS OF MARYLAND
SITUATED AT #600 E. MAIN STREET
TOWN OF EMMITSBURG
EMMITSBURG ELECTION DISTRICT # 5
FREDERICK COUNTY, MARYLAND

APPROVED:
DATE _____ CHAIRPERSON _____
DATE _____ MAYOR _____

OWNER/DEVELOPER
POSHH PROPERTIES, LLC
600 E. MAIN ST.
EMMITSBURG, MD. 21727

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

DATE: 17 JANUARY, 2020 SCALE: 1" = 20'
PLAT NO. 300 P-1883