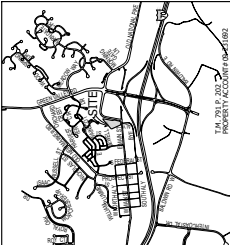


SOIL CHART

SO1	SHALLOW SOILS WITH SOME TO MANY SANDS
SO2	SHALLOW SOILS WITH SOME TO MANY SANDS AND SOME SILT
SO3	SHALLOW SOILS WITH SOME TO MANY SANDS AND SOME SILT AND CLAY
SO4	SHALLOW SOILS WITH SOME TO MANY SANDS AND SOME SILT AND CLAY AND SOME ORGANIC MATTER
SO5	SHALLOW SOILS WITH SOME TO MANY SANDS AND SOME SILT AND CLAY AND SOME ORGANIC MATTER AND SOME BEDROCK
SO6	SHALLOW SOILS WITH SOME TO MANY SANDS AND SOME SILT AND CLAY AND SOME ORGANIC MATTER AND SOME BEDROCK AND SOME WATER TABLE
SO7	SHALLOW SOILS WITH SOME TO MANY SANDS AND SOME SILT AND CLAY AND SOME ORGANIC MATTER AND SOME BEDROCK AND SOME WATER TABLE AND SOME ROCKS
SO8	SHALLOW SOILS WITH SOME TO MANY SANDS AND SOME SILT AND CLAY AND SOME ORGANIC MATTER AND SOME BEDROCK AND SOME WATER TABLE AND SOME ROCKS AND SOME BEDROCK
SO9	SHALLOW SOILS WITH SOME TO MANY SANDS AND SOME SILT AND CLAY AND SOME ORGANIC MATTER AND SOME BEDROCK AND SOME WATER TABLE AND SOME ROCKS AND SOME BEDROCK AND SOME BEDROCK
SO10	SHALLOW SOILS WITH SOME TO MANY SANDS AND SOME SILT AND CLAY AND SOME ORGANIC MATTER AND SOME BEDROCK AND SOME WATER TABLE AND SOME ROCKS AND SOME BEDROCK AND SOME BEDROCK AND SOME BEDROCK



PURPOSE STATEMENT
THE PURPOSE OF THIS PLAN IS TO PROPOSE A COMMERCIAL USE BUILDING.

GENERAL NOTES
1. THE PROPERTY BEING HEREIN IS OWNED BY:
P.L. 13002 F. 78 DATED 06/23/2019

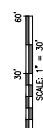
- EXISTING ZONING: RESIDENTIAL (R-1)
- LAND USE CLASSIFICATION: RESIDENTIAL (R-1)
- PROPOSED USE: MIXED COMMERCIAL (MC-ZONE)
- EMPLOYEES = FULL TIME 8 HRS PER TIME
- TOTAL AREA OF PROPERTY: 2.92 AC.
- TOTAL UNDEVELOPED IMPERVIOUS AREA OF PROPERTY: 1.03 AC. / 71,233 SF.
- SEE PLAN.

REQUIRED	PROVIDED
TOTAL AREA	NONE
FRONT Y.F.S.L.	20'
REAR Y.F.S.L.	20'
LEFT FRONTAGE	NONE
RIGHT FRONTAGE	NONE

REQUIRED	PROVIDED
BUILDING HEIGHT	12.0'
BUILDING STOREYS	ONE STORY

12. TOPOGRAPHY IS SHOWN FROM FREDERICK COUNTY GIS DATA. MC CONTAINER INTERNAL AREA AT 7 FEET. VERTICAL LAYOUT IS NAD83.

13. SITE IS SHOWN BY PUBLIC RECORDS AND OWNER.



DATE	REVISIONS

CONCEPT PLAN
PARCEL 202
11616 OLD NATIONAL PIKE
L. 13002 F. 78
ELECT. RECORDS NO. 0
FREDERICK COUNTY, MARYLAND
SCALE: 1" = 30' JUNE 2024

VANMAR ASSOCIATES, INC.
Engineers, Surveyors, Planners
3159 FLYING HILLS AVENUE
FREDERICK, MD 21704
(301) 837-2500 (301) 837-0071
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SHEET 1 OF 1

OWNER / DEVELOPER
3159 FLYING HILLS AVENUE
FREDERICK, MD 21704
301.837.2500