



GENERAL NOTES
 Property is currently owned by W L Water, Inc. and is designated on Tax Map 046A as Parcel 0515. The deed reference for the property is Liber 00884 at Folio 00670. The premise address is 10 Main Street. The tax account No. is 16 - 356433.

- Coordinate datum for the project is MSP NAD 83-2011 and the vertical datum is NAVD 88 based upon a field-run topographic survey by Unger Surveying and Construction in June 2022. The contour interval is 2 feet.
- Total area of property = 1,181,996 S.F. or 27.1349 Ac. Sketch Plan area = 82,414 S.F. or 1.8920 Ac.
- The property is currently zoned: VC (Village Center) and lies within the Town of Myersville.
- The site is not located within any 100-year regulated floodplains, being located wholly in Flood Zone "X" (areas of 0.2% annual chance of flood) as shown on FEMA FIRM Map No. 24021C0115D (Effective Date: September 19, 2007).
- Soils data obtained from Natural Resources Conservation Service (NRCS) web site. The following soil types lie within the property boundary of the subject site:
 Cde - Catoctin-Highfield complex, 25% to 45% slopes; HSG 'B', K Factor = 0.24
 Cdc - Catoctin-Spoilsville complex, 8% to 15% slopes; HSG 'B', K Factor = 0.24
 Ced - Catoctin-Spoilsville complex, 15% to 25% slopes; HSG 'B', K Factor = 0.24
 FxA - Foxville and Harboro, 0% to 3% slopes; HSG 'B/D', K Factor = 0.17 **FLOODING SOIL**
 MvB - Myersville silt loam, 3% to 8% slopes; HSG 'B', K Factor = 0.32
 MvC - Myersville silt loam, 8% to 15% slopes; HSG 'B', K Factor = 0.32
- Water & Sewer classification for this property is Water- W-4 and Sewer- S-1. Please see note below.
- There are no wetlands, waterways, or conservation areas in the area of work, based upon the MD Merlin On-line Mapper. There is a stream just offsite to the west with flooding soils on the property.

SKETCH PLAN NOTES

- The purpose of this Sketch Plan is to obtain approval from the Town of Myersville to move forward to the Improvement Plan. This plan proposes a Dollar General Store. The site will be connected to Town water and Town sewer in the process. A town Subdivision Plat and Forest Conservation Plan will be required as part of recording the Dollar General lot and Town public road dedication. A State Highway Administration Dedication Plat will be required as well to dedicate frontage along MD-17.
- The property will pursue reclassification with Frederick County and the state of Maryland for W-3 and to maintain S-1 until the connection can occur. Five taps are available with the Town, which will cover the needs of the Dollar General. Future lots will require a water appropriations permit and wells with adequate yield to proceed.

LIFE & SAFETY NOTES

- Fire Department access roads shall be accessible during all types of weather and at all times.
- Fire Department roads must be capable of supporting fire apparatus at all times and be a minimum of 20-feet wide.
- Fire Department access shall be provided and maintained to all structures undergoing construction, alteration, or demolition.
- The access roadways shall provide a minimum turning radii of 40 to 45 feet.
- The Fire Department connection shall be located in a location approved by the County Fire Marshal's Office.
- Fire Lane (FL) signs shall be indicated on the plans and accepted by the County Fire Marshal prior to final construction plan approval. All perimeter drive aisles less than 27-feet wide shall be marked as Fire Lanes with no parking. Curbs along Fire Lanes shall be painted traffic yellow.
- Fire lane signs shall be located a maximum of 75-feet O.C. as approved by the County Fire Marshal.
- The property address shall be incorporated into the site monument sign and shall be posted on each building in accordance with the Frederick County Premise Identification Ordinance #05-01-362. A copy of the Ordinance is available from the County Fire Marshal's Office by contacting 301-694-1479 or at www.co.frederick.md.us/fed
- The building shall have an access box (Knob Box) for Fire Department use installed at the main entrance in accordance with the provisions of NFP#1, the Fire Code Section 8.2.2 Additional Knob Boxes shall be provided at the approved locations at the rear of the building as well.
- Plowable fire hydrant markers shall be installed to identify the locations of hydrants. Markers shall be installed six inches from the edge of the painted centerline or from the approximate center of streets without a painted centerline on the side nearest the hydrant. Fire hydrants on street corners shall have markers installed in each roadway. The marker shall be a Stimsonite marker, model 101, or approved equivalent. The marker shall be blue in color.

N/F
 MATTHEW & KATHLEEN AGUIRRE
 B 2310 P 124

DOLLAR GENERAL - MYERSVILLE, MD Situated at 10 Main Street Frederick County, Maryland Myersville Election District No. 16		NO.		DATE		REVISION		BY	
Terra Solutions Engineering, LLC Commercial & Residential Land Planning and Engineering 5216 Charmans Court, Suite 105 Frederick, MD 21704-9842 Phone: 301-379-9842 Email: terrasolutionsengineering@gmail.com		Contract Purchaser Developer Outdoor Contractors, Inc. 14586 Indian Springs Road Hancock, MD 21750		SKETCH PLAN					
Seal & Signature									
PROJECT No.:		296							
DATE:		AUGUST 2022							
SCALE:		1" = 50'							
SHEET No.		1 of 2							