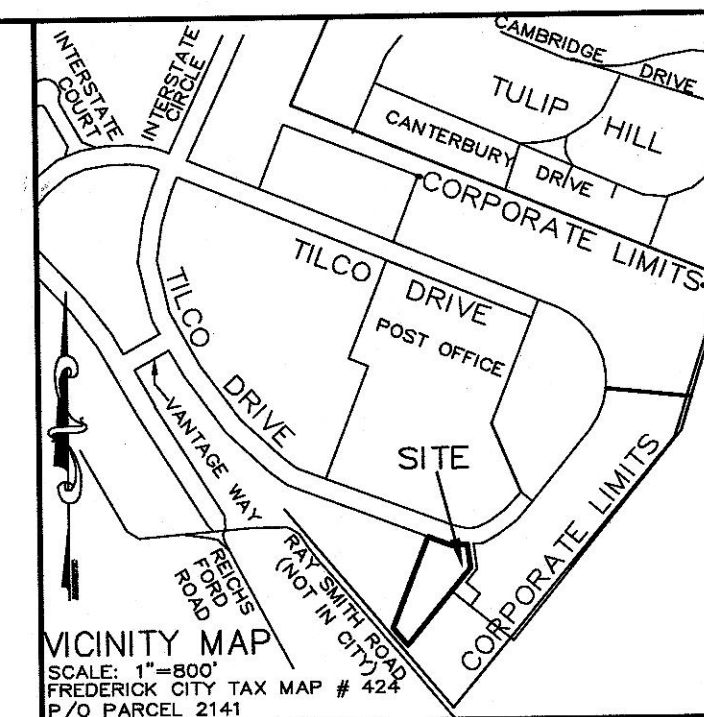
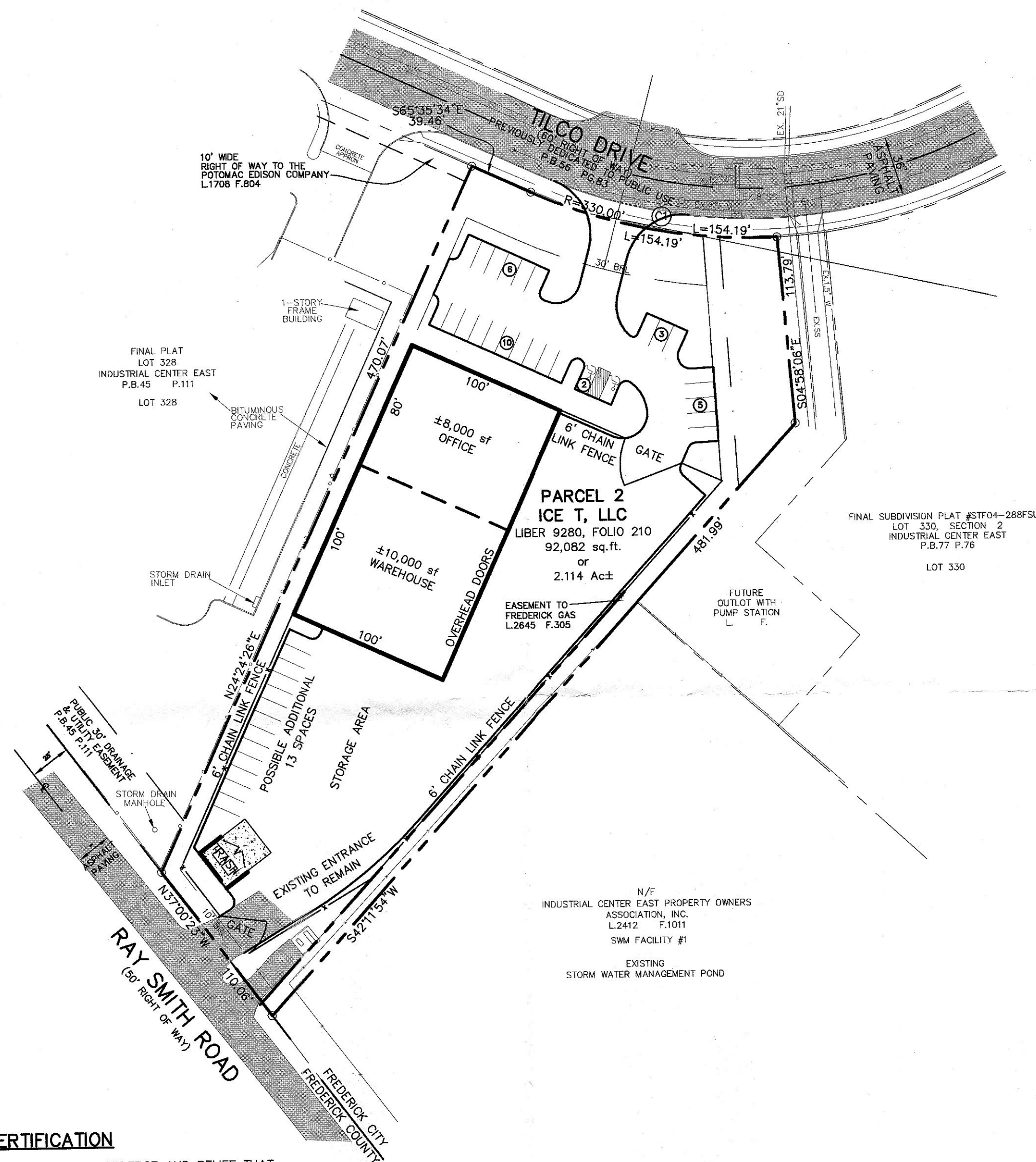


CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	330.00'	154.19'	26°46'13"	78.53'	S78°58'40"E	152.79'



ABBREVIATIONS

SD - STORM DRAIN
MH - MANHOLE
L/P - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
SS - SANITARY SEWER
C/O - CLEANOUT

SKETCH PLAN NOTES

- The site is located on Tilco Drive, Lot 329 Industrial Center East as shown on the approved preliminary plan. It is described in Liber 9820 Folio 210. It is the intention to subdivide the lot from the storm facility #1 described in Liber 2412 Folio 1011.
- The site is zoned M-1 and is comprised of 2.11 ac.
- The site is proposed to be developed as office/warehouse building totaling 18,000 sf. The lot is currently vacant.
- Building Setbacks:
- Front: 30'
- Interior: 10'
- Rear: 10'
- ISR: .9
- Required Parking:
Office: 8000 sf
Maximum: 1 per 200 sf or 40 spaces;
Minimum: 1 per 1000 sf or 8 spaces
Warehouse: 10000 sf
Maximum: 1 per 350 sf or 29 spaces
Minimum: 1 per 1000 sf or 18 spaces
TOTAL PARKING REQUIRED: 26 - 69 spaces
TOTAL PARKING PROVIDED: 26 spaces + Possible additional spaces available to the rear of the building for employees.
- Site is served by public water and sewer.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT DELINEATES THE RESULTS OF A BOUNDARY SURVEY AS ESTABLISHED BY FIELD SURVEYS ACTUALLY MADE ON THE GROUND, AND THAT IT IS A BOUNDARY SURVEY OF PART OF THE LANDS CONVEYED UNTO ICE T, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 21, 2012 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 9280 AT FOLIO 210 AND THAT CORNER MARKERS NOT REFERENCED AS FOUND HEREON ARE T-BAR WITH CAP #24 OR OTHER REFERENCE MARKER TO BE SET.

DATE

DAVID THOMAS BEARD
PROPERTY LINE SURVEYOR
MD. REG. NO. 576, EXPIRES 03/23/19
FOR HARRIS, SMARIGA, & ASSOC., INC.
MD. REG. NO. 24

Date Printed

APR 08 2019

OWNER:

ICE T, LLC
P.O. BOX 180
FREDERICK MD, 21705-0180

DATE	REVISIONS

SKETCH PLAN
Lot 329 Industrial Center East
LANDS OF
ICE T, LLC
LIBER 9280, FOLIO 210
~~1800~~
SITUATED ON TILCO DRIVE
CITY OF FREDERICK
FREDERICK ELECTION DISTRICT No. 2
FREDERICK COUNTY, MARYLAND
SCALE 1"=60' DECEMBER, 2018

Harris, Smariga & Associates, Inc.
Planners/Engineers/Surveyors

125 South Carroll Street, Suite 100, Frederick, MD 21701
301-662-4488/Fax 301-662-4906

