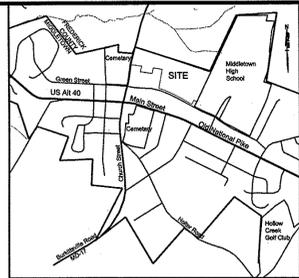
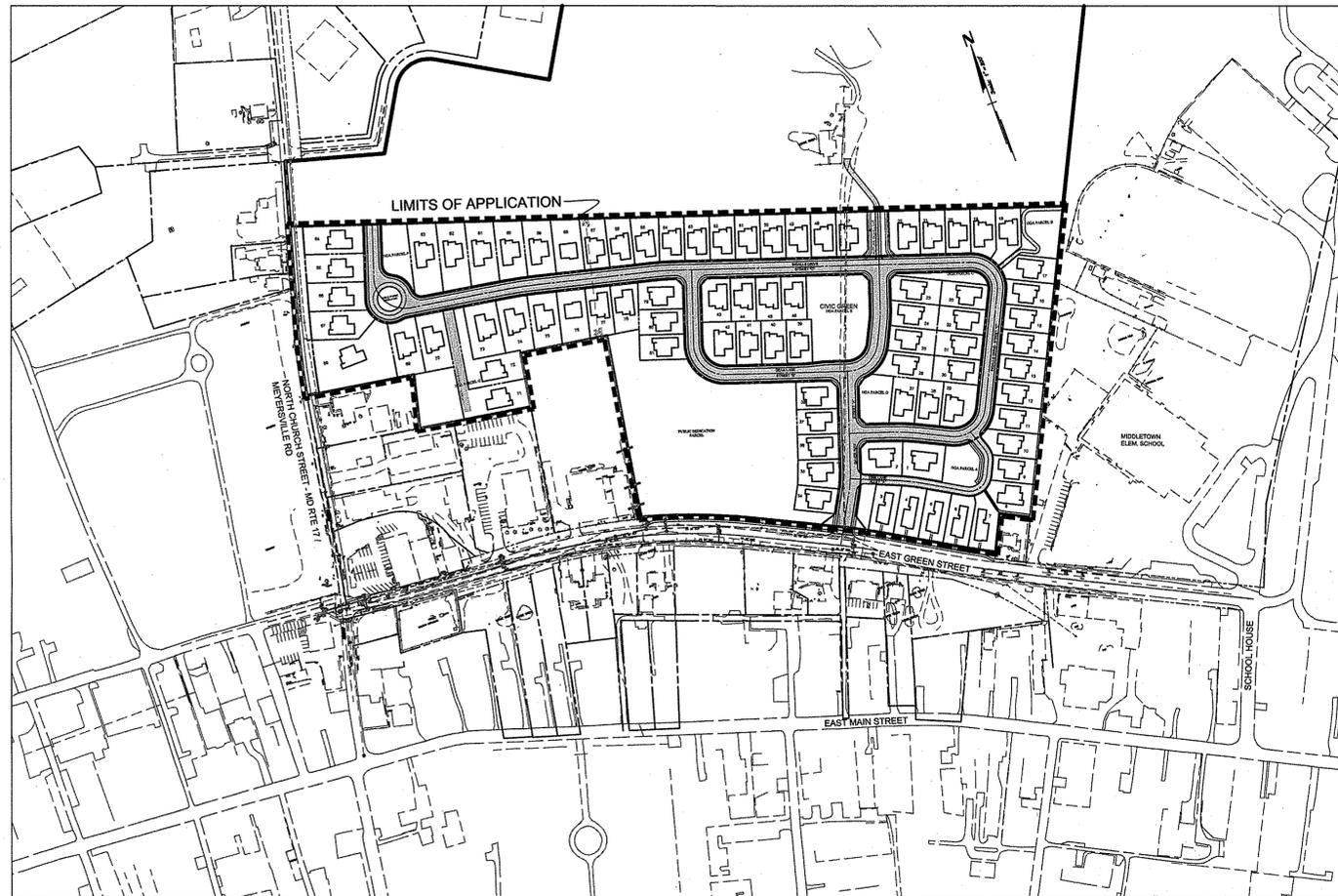


COBLENTZ PROPERTY PRELIMINARY PLAN

ELECTION DISTRICT No. 3
TOWN OF MIDDLETOWN
FREDERICK COUNTY, MARYLAND



TAX MAP 35 PARCEL #53
TAX ID: DISTRICT3 160661
SCALE: 1"=200'



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STREET NAMES	
STREET "A"	SANNER WAY
STREET "B"	BEACHLEY COURT
STREET "C"	TAYLOR DRIVE
STREET "D"	TURNER WAY
ALLEY "A"	ERVIN LANE
ALTERNATES	
INGALLS LANE	
ARNETT LANE	
DEAN LANE	
* ALTERNATE STREET NAMES COULD UTILIZE: DRIVE, LANE, COURT, PLACE, VIEH, WAY.	

DEVELOPMENT PROGRAM		
Total Site Area		+/- 24.8 Ac.
--Proposed - R-3 High Density Residential		+/- 6.4 Ac.
--Proposed - NTR Overlay		+/- 18.4 Ac.
--Proposed Public Dedication "Library Site"		+/- 3.5 Ac.
--Proposed Public Right-of-Way Dedication (includes Street D R/W)		+/- 3.9 Ac.
--Proposed SHA-Dedication MD Route 17		+/- 0.28 Ac.
--Proposed HOA/SWM Parcel Total Area		+/- 2.3 Ac.
Parcel "A"		+/- 0.52 ac.
Parcel "B"		+/- 0.28 ac.
Parcel "C"		+/- 0.10 ac.
Parcel "D"		+/- 0.20 ac.
Parcel "E"		+/- 0.70 ac.
Parcel "F"		+/- 0.21 ac.
Parcel "G"		+/- 0.31 ac.

Required Recreation Areas to be Dedicated: Chapter 16.28.100		
All residential developments (as defined in Sect. 16.28.030(t)) require at least 10% percent of the entire tract of land to be developed must be reserved for recreational use.	10%, or 2.8 Ac.	17% 4.2 Ac. Parcel's E & Library Site Dedication

Density:		
--Proposed Single Family Dwelling Units		
- R-3 - permitted 8 dwelling units per acre	198 max.	19 DU
- NTR		62 DU
Total Single Family Dwelling Units		81 DU

R-3 HIGH DENSITY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS 17.16.030	REQUIRED/ PERMITTED	PROPOSED
Building Height: Chapter 17.16.050	2 1/2 stories, or 35 ft.	2 1/2 stories, or 35 ft.

Off Street Parking & Loading: Chapter 17.16.060		
A. Residential off-street parking and loading: Chapter 17.32		
Single Family Residential - Minimum of One Parking Space for Each 1/2 Dwelling Uing (i.e. two spaces per dwelling unit) Parking spaces to be minimum 9 ft wide and twenty feet long exclusive of passageways and driveways appurtenant to the space and giving access to it. - 19 sfd		
	38	38

Required Lot Area, Lot Width and Yards: Chapter 17.16.070		
Minimum Lot Area per Family or Rental Unit (sq. ft) - Single Family	6,000 sf.	6,000 sf.
Minimum Lot Width per Structure (feet)	60 ft.	60 ft.
One Front Yard (feet) - Does not include street right-of-way. Corner lots shall provide two front yards; the front yard setbacks for single-family dwellings, and multi-family dwellings shall be equal to the height of the dwelling but in no case shall the front yard setback be less than thirty-five (35) feet measured from the curb line.	35 ft.	35 ft.
Each Side Yard (feet) - measured from closest point of structure to side lot line	12 ft.	12 ft.
One Rear Yard (feet)	40 ft.	40 ft.

NEO-TRADITIONAL OVERLAY DISTRICT DEVELOPMENT STANDARDS 17.17.0150		
A. Density (see this chart above)		
B. Lot Area and Yard Requirements		
Minimum Lot Area per Family or Rental Unit (sq. ft) - Single Family	6,000 sf.	6,000 sf.
1. One Front Yard (feet) - from a public street	15 ft.	15 ft.
2. Side Yard (feet) - measured from closest point of structure to side lot line	8 ft.	8 ft.
3. Rear Yard (feet) - (except that a detached garage accessory structure via a rear alley system shall have a rear yard setback of eighteen feet; or except that a detached garage accessory structure accessed via a front-loaded driveway shall have a minimum rear yard setback of four feet)	20 ft.	20 ft. Detached Alley 10 ft
C. Accessory Structures - Side yard	3 ft.	3 ft.
D. Height Limitation	2 1/2 stories, or 35 ft.	2 1/2 stories, or 35 ft.

Off Street Parking & Loading: Chapter 17.16.060		
A. Residential off-street parking and loading: Chapter 17.32		
Single Family Residential - Minimum of One Parking Space for Each 1/2 Dwelling Uing (i.e. two spaces per dwelling unit) Parking spaces to be minimum 9 ft wide and twenty feet long exclusive of passageways and driveways appurtenant to the space and giving access to it. - 62 sfd		
	124	124

Design Modification Request		
Overlength Cul-de-sac	REQUIRED/ PERMITTED 800 ft. max.	PROPOSED > 800 ft.
Local Street		
Pavement Width	32 ft. min.	26 ft. min.
Right of Way Width	50 ft. min.	42 ft. min.
Centerline Radii	150 ft. min.	63 ft. min.
Intersection Spacing		
@ Street A - from Street B to Street C	250 ft. min.	150 ft. min.
Grass Panel Planting width - between s/w and back of curb.	6 ft.	4.33 ft. min.
Alley		
To Allow Mountable Curb & Gutter		

NOTE: Waiver of the Subdivision Standards Identified in the above table were approved by the Planning Commission of Middletown on March 20, 2013

- GENERAL NOTES**
- The subject property consists of approximately 24.8 acres as recorded in the Land Records of Frederick County, Maryland in Liber 6225 at folio 756. The subject site is split zoned, consisting of approximately 6.4 acres within the R-3 High Density Residential District, and approximately 18.4 acres within the Neo-Traditional Overlay District.
 - The subject property is located on Frederick County Tax Map 55, part of Parcel 53, Tax account No. 160661, Coblentz LLC.
 - Boundary information as shown on this plan was taken from a boundary survey conducted by Rodgers Consulting, Inc., in June 2011.
 - Soils delineation is from the 2001 Frederick County soils survey, Pg. 30.
 - Topography is shown at a 2' contour interval. On site topography is taken from aerial photogrammetry provided by Virginia Resource Mapping, Inc., date of photography: March 2, 2011, and is supplemented by field topography by Rodgers Consulting, Inc. Off site topography is from Frederick County, Maryland GIS mapping.
 - Survey datum shown hereon is the Maryland Coordinate System (NAD83/91, SPCS zone 1900 - MD, US Survey Feet), established by Real-Time Kinematic GPS methods. Controlling stations are Frederick County Control Surveys GPS control points "PARK I" and "PARK II Azimuth". Vertical datum is NAVD83, US Survey Feet, established by Real-Time Kinematic GPS methods. Controlling stations are Frederick County Control Surveys GPS control points "PARK I" and "PARK II Azimuth". The average combined scale/elevation factor for the site is 0.99997636 and average project elevation is 590'.
PARK II N 648021.150 E 1162373.446 EL. 626.455
PARK II AZ N 647939.686 E 1162956.111 EL. 619.441
 - There is no 100 year floodplain on or within 100' of the subject property.
 - There were no wetlands, streams, or associated buffers observed on or within 100' of the subject property.
 - This Site Plan is subject to APFO and FRO requirements.
 - There were no rare, threatened, or endangered species observed on the property, per an environmental review received from Maryland DNR on May 6, 2010.
 - The current water and sewer classification for the property is W-1, S-1. Sanitary flows from this property will be treated at the Middletown Wastewater Treatment Facility.
 - All proposed Water & Sewer (W/S) to be located within dedicated public ROW. Any public W/S located outside of public ROW, shall be located within easements granted to the Town of Middletown.
 - Open space parcels shall be owned & maintained by the homeowner's association (see summary on this sheet for area calculations).
 - The developer is responsible to place all public street signs and/or roadway/parking space striping.
 - The Zoning requirements for off-street parking refer to Chapter 17.16.060 of the Middletown, Maryland Code, which is applicable for this site.
 - All sidewalks are 5' wide unless otherwise specified. All public and private streets with sidewalks should be provided with ADA accessible handicap ramps per SHA standard 655.11.
 - All sidewalks outside of public R/W shall be located within public access easements.
 - The alignments of the proposed utilities (water, sewer, & storm drain) are preliminary and subject to change at Site & Improvement Plan.
 - On site traffic control (signing, marking, etc.) to be provided at Improvement Plan, and shall meet MUTCD criteria.
 - All residential lots shall have water & sanitary connections, and shall be in accordance with the current version of the Middletown Water & Sewer Systems Design Manual.
 - Public Street tree plantings to be in accordance with Middletown, Maryland Code of Ordinances Chapter 12.08.
 - All road intersection curb filets are 25' unless otherwise noted on plan. All public roads shall have a six foot utility easement adjacent to the R/W.
 - All proposed street & site lighting shall be in accordance with the current version of the Middletown, Maryland, Street Lighting Design Manual.
 - All Stormwater Management (SWM) shall be in compliance with the 2000 Maryland SWM Design Guidelines, and supplemental 2007 Maryland SWM Act.
 - All SWM "pond" facilities shall have vehicular accessibility from a public road to the sediment forebay area for ease of access for maintenance.
 - SWM control for rear yards that do not drain to a SWM Pond shall provide Quality Control, consist of one or a combination of rooftop disconnects, dry wells, dry swales, organic filters or other acceptable BMPs. This will be provided during the final Improvement Plan (IP) submissions.
 - All SWM pond buffers shall be contiguous with other existing buffers in accordance with Pond Buffers & Setbacks on page 3.12 of MD 2000 SWM design manual.
 - Public roadway lane lengths and widths, pavement markings, curb islands, delineators, median breaks etc., and associated alignments required for various traffic control or channelization will be determined during the development of the Improvement Plans. A MOT Plan, in accordance with MUTCD & SHA Access Permit requirements may be provided with Improvement Plans as appropriate.
 - Final storm drain design provided by future Improvement Plans shall be in compliance with the current version of the Middletown, Maryland Storm Drain Design Manual.
 - For all storm drain located outside the public ROW an easement shall be provided unless otherwise noted.
 - Per the March 20, 2013 Preliminary Plan Approval Conditions at Improvement Plan, the applicant shall submit for review and approval on traffic volume analysis to determine if acceleration and deceleration lanes at the green street entrance are warranted as a result of the traffic generated by this development.
 - Emergency Response Information: 1st Responders are Middletown, 2nd Responders are Braddock Heights

APPROVED
MIDDLETOWN
PLANNING COMMISSION

5/29/2013
DATE

Christopher J. Veasey For Mark Conroy
MOVING AUTHORITY

I HEREBY CERTIFY THAT THE BOUNDARY OF THE PROPOSED SUBDIVISION INCLUDED IN THIS APPLICATION IS CORRECT AND THAT IT IS IN ACCORDANCE WITH A BOUNDARY SURVEY CONDUCTED BY RODGERS CONSULTING, INC., IN JUNE 2011.

DATE: TIMOTHY PAUL QUINN
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NUMBER 20002
LICENSE EXPIRATION DATE 09-20-2014

Signature Submittal 05/17/13

2nd Submittal 01/07/13

1st Submittal 11/15/12

REVISION	DATE	REVISION	DATE	BY	DATE
		BASE DATA DESIGNED		CADD	
		DRAWN			
		REVIEWED			
		RELEASE FOR			
		BY		DATE	

Owner/Developer:
HAILEY DEVELOPMENT, L.L.C.
3905 NATIONAL DRIVE, SUITE 105
BURTONSVILLE, MD 20866
PHONE: 1-301-476-7716
CONTACT: RICH THOMETZ

COVER SHEET

19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301.948.4700 (Main)
Ph: 301.253.6609 (Frederick)
F: 301.948.6256
www.rodgers.com

Knowledge • Creativity • Enduring Values

Coblentz Property

L.6225 F.756
Election District No. 3
Town of Middletown, Frederick County, Maryland

SCALE: AS SHOWN
JOB No. 0747N
DATE: Nov. 2012
INDEX No. CS-1
SHEET No. 1 OF 9

NOT FOR CONSTRUCTION