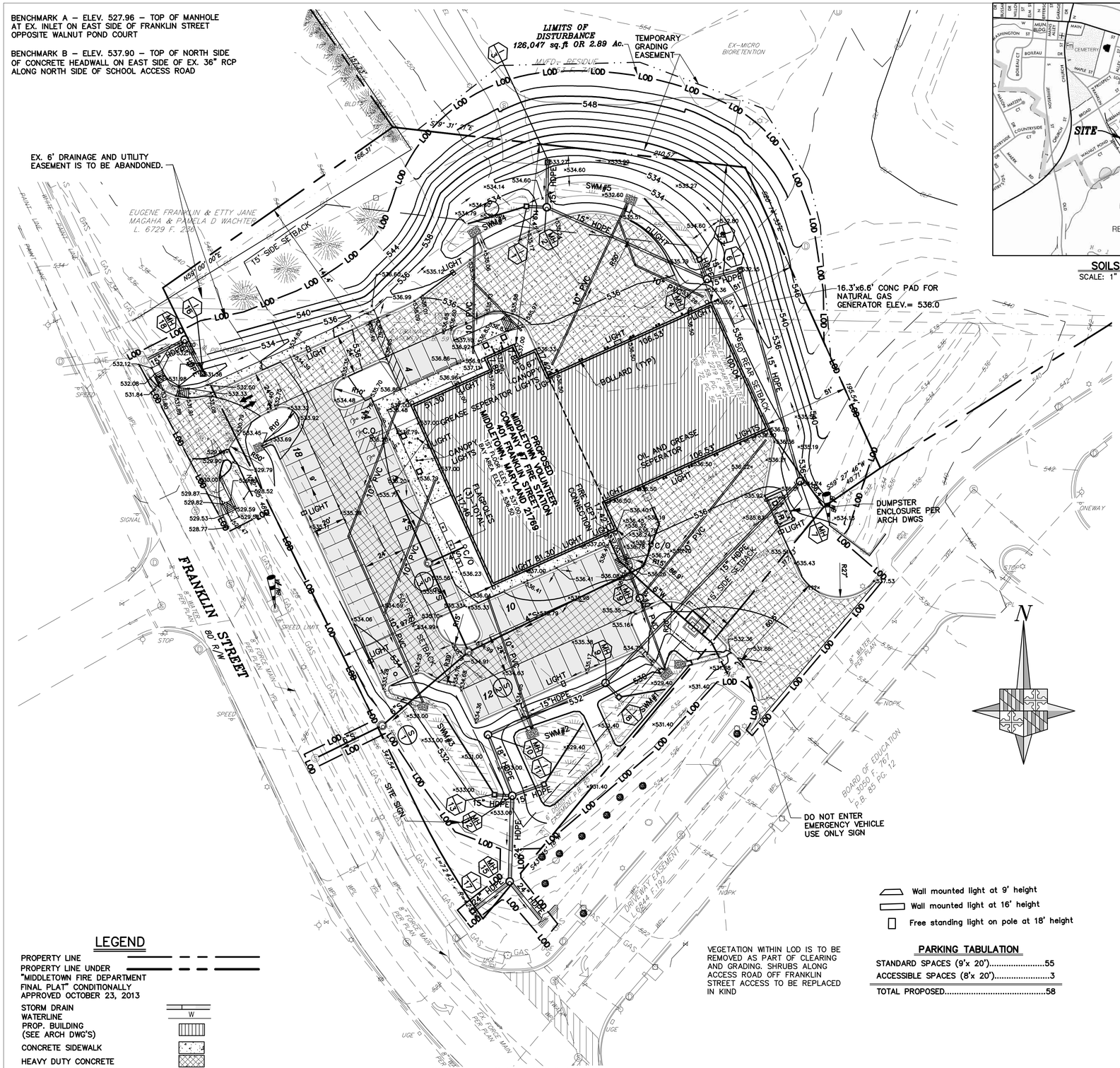
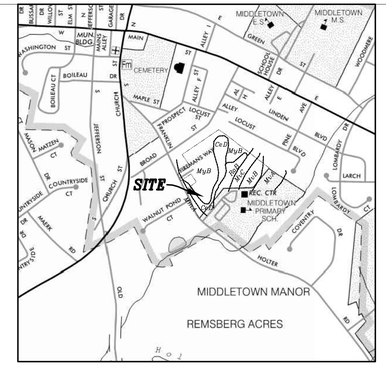
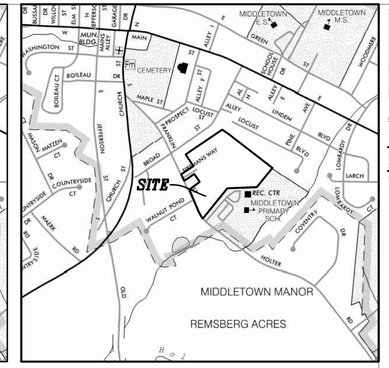
BENCHMARK A – ELEV. 527.96 – TOP OF MANHOLE AT EX. INLET ON EAST SIDE OF FRANKLIN STREET OPPOSITE WALNUT POND COURT

BENCHMARK B – ELEV. 537.90 – TOP OF NORTH SIDE OF CONCRETE HEADWALL ON EAST SIDE OF EX. 36" RCP ALONG NORTH SIDE OF SCHOOL ACCESS ROAD





SOILS MAP
SCALE: 1" = 1,000'±



VICINITY MAP
SCALE: 1" = 1,000'±
MARYLAND GENERAL HIGHWAY
STATE GRID MAP
MIDDLETOWN MAP NO. C–9A
PUBLISHED: 2012
TAX MAP 501, PARCEL 1124, TAX ID 03–146545

SITE PLAN NOTES

1. ZONING: THIS SITE IS ZONED OPEN SPACE (OS)
2. AREA: THIS SITE IS 17.03 ACRES
   AREA OF OS ZONE IS APPROX. 9.27 ACRES
   AREA OF R1 ZONE IS APPROX. 7.73 ACRES
   AREA DEDICATED FOR SITE UNDER "MIDDLETOWN FIRE DEPARTMENT FINAL PLAT" CONDITIONALLY APPROVED OCTOBER 23, 2013: 2.62 ACRES
3. PROPOSED USE: FIRE STATION
4. PROPERTY INFORMATION: TAX MAP 501, PARCEL 1124
5. OWNER (UNDER CONDITIONALLY APPROVED "MIDDLETOWN FIRE DEPARTMENT FINAL PLAT" CONDITIONALLY APPROVED OCTOBER 23, 2013):
   FREDERICK COUNTY
   DEPT. OF FACILITIES & PROJECT SERVICES
   355 MONTEVUE LANE, SUITE 200
   FREDERICK, MD 21701
   ATTENTION: TRACY DIGGS
   301–600–3513
6. AREA SUMMARY:
   TOTAL SITE AREA: 17.03 ACRES
   DISTURBED AREA: 2.89 ACRES / 126,047 SQ. FT.
   IMPERVIOUS DISTURBED AREA: 1.12 ACRES / 48,931 SQ. FT.
7. BUILDING SETBACKS:
   FRONT = 50' SIDE = 15' REAR = 50'
8. HOURS OF OPERATION: CONTINUOUS
9. WETLANDS/FLOODPLAIN:
   THERE ARE NO WETLANDS LOCATED ON THIS SITE. THE SITE IS LOCATED OUTSIDE THE 100–YR FLOODPLAIN PER FEMA PANEL #24021C0260D – 24021C0270D
10. STORMWATER MANAGEMENT:
    STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH MD ESD 2009 DESIGN CRITERIA, BY UTILIZING MICRO–BIORETENTION.
    STORMWATER MANAGEMENT CONCEPT APPROVED BY FREDERICK COUNTY DEVELOPMENT REVIEW ENGINEERING ON SEPTEMBER 3, 2013.
11. TRASH:
    TRASH WILL BE PICKED UP BY A PRIVATE COMPANY.
12. FORESTATION:
    FRO WAS PLANTED IN ACCORDANCE WITH PLAN APPROVED ON FEBRUARY 22, 2005 IN CONNECTION WITH PRIMARY SCHOOL DEVELOPMENT.
13. HANDICAP ACCESSIBILITY:
    THIS SITE SHALL BE IN CONFORMANCE WITH THE STATE OF MARYLAND ACCESSIBILITY CODE.
14. TOPOGRAPHY: PROVIDED BY MERIDIAN SURVEYS APRIL, 2013
15. ALL STORM DRAIN WITHIN THE TOWN RIGHT OF WAY WILL BE OWNED AND MAINTAINED BY THE TOWN. STORM DRAIN STRUCTURES OUTSIDE THE ROW WILL BE PRIVATE AND MAINTAINED BY THE OWNER.
16. WATER AND SEWER CLASSIFICATION IS 1.
17. THE EXISTING PAVILION ON THE PROPERTY WILL BE DEMOLISHED PRIOR TO CONSTRUCTION ACTIVITIES.
18. BUILDING GROSS SQUARE FOOTAGE: 18,477 SQ. FT.
    MEZZANINE SQUARE FOOTAGE: 1,887 SQ. FT.
    BUILDING HEIGHT: 28–6"
19. LIGHTING: SEE SHEET E – 1.0A FOR PHOTOMETRIC PLAN AND FIXTURE INFORMATION.
20. BOUNDARY IS BASED ON PLAT PREPARED BY: B & R DESIGN GROUP.
21. BOARD OF APPEALS CASE # MT–B–16–3 WAS APPROVED ON OCT. 20, 2016 ALLOWING FOR A VARIANCE FROM SECT. 17.28.040(B) TO THE REAR YARD SETBACK OF 20'–3" AND TO THE RIGHT SIDE YARD SETBACK OF 10'–9" DUE TO THE BUILDING HEIGHT OF 28'–6".
22. FOR LIGHT FIXTURES INSTALLED ADJACENT TO FRANKLIN STREET AND THE RESIDENTIAL PROPERTY, HOUSE SIDE SHIELDS ARE TO BE PROVIDED.
23. ANY TREES OR SHRUBS NEEDING REMOVAL WITHIN THE LOD SHALL BE SAVED AND REPLANTED OR REPLACED.

Wall mounted light at 9' height
Wall mounted light at 16' height
Free standing light on pole at 18' height

VEGETATION WITHIN LOD IS TO BE REMOVED AS PART OF CLEARING AND GRADING. SHRUBS ALONG ACCESS ROAD OFF FRANKLIN STREET ACCESS TO BE REPLACED IN KIND

PARKING TABULATION

STANDARD SPACES (9'x 20').....55
ACCESSIBLE SPACES (8'x 20').....3
TOTAL PROPOSED.....58

LEGEND

PROPERTY LINE
PROPERTY LINE UNDER "MIDDLETOWN FIRE DEPARTMENT FINAL PLAT" CONDITIONALLY APPROVED OCTOBER 23, 2013
STORM DRAIN
WATERLINE
PROP. BUILDING (SEE ARCH DWG'S)
CONCRETE SIDEWALK
HEAVY DUTY CONCRETE
REGULAR DUTY ASPHALT
HEAVY DUTY ASPHALT
LIMIT OF DISTURBANCE
EX. CHAIN LINK FENCE
EX. SHRUB
EX. TREE

CAUTION: IF THIS DRAWING IS A REDUCTION, GRAPHIC SCALE MUST BE USED (ORIGINAL SIZE = 24"x 36")

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

APPROVED:
TOWN OF MIDDLETOWN PLANNING COMMISSION
APPROVING AUTHORITY DATE

FREDERICK COUNTY DEVELOPMENT REVIEW ENGINEERING

APPROVED: _____
DEVELOPMENT REVIEW CHIEF DATE

APPROVED: _____
STORMWATER MANAGEMENT DATE

REVIEWED IN ACCORDANCE WITH LOCAL COUNTY REQUIREMENTS. FREDERICK COUNTY ASSUMES NO LIABILITY FOR DESIGN AND/OR CONSTRUCTION. APPROVAL IS VALID FOR TWO (2) YEARS AFTER THE LAST DATE SHOWN ABOVE. THE PROJECT MUST BE UNDER CONSTRUCTION BEFORE THE APPROVAL EXPIRATION TO BE CONSIDERED ACTIVE. OTHERWISE, RESUBMITTAL OF PLANS, INCLUDING APPLICABLE FEES, MUST BE MADE TO DEVELOPMENT REVIEW FOR APPROVAL. FEES FOR RESUBMITTAL CANNOT BE WAIVED.

REV.#	DATE	REVISION DESCRIPTION * FILL IN THESE BLOCKS FOR REVISION ONLY *	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

OWNER/APPLICANT
FREDERICK COUNTY
DEPT. OF ENGINEERING & CONSTRUCTION MANAGEMENT
355 MONTEVUE LANE, SUITE 200
FREDERICK, MARYLAND 21702
ATTENTION: TRACY DIGGS
301–600–3513

Bignell Watkins Hasser
ARCHITECTS P. C.
ONE PARK PLACE SUITE 250
ANNAPOLIS, MARYLAND 21401
Maryland: (301) 261–8228
MD Fax: (410) 224–4443
Baltimore: (410) 841–6595
Annapolis: (410) 224–2727
8500 LEESBURG PIKE, SUITE 503
VIENNA, VIRGINIA 22182
Virginia: (703) 288–3320
VA Fax: (703) 288–4211
Website www.bigwaha.com

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ADTEK
CIVIL, STRUCTURAL, SPECIALTY ENGINEERING & LANDSCAPE ARCHITECTURE
Patrick East Business Center
97 Monocacy Boulevard, Unit H
Frederick, Maryland 21701
Phone: 301.662.4408 Fax: 301.662.7484
www.adtekengineers.com
Attn: Jason Fritz, P.E.

Revision Schedule

#	Date	Revision
1	10–13–16	REV. SITE AREA IN NOTE 2A, REV. BLDG. HEIGHT IN NOTE 2B, REV. SHEET E IN NOTE 2D, ADD BOUNDARY NOTE #20, REV. NOTE 21, ADDED FRONTAGE TX., REV SITE SEARCHED PER PLAT, ADD DUMPSTER & FRANKLIN ST. ALONG PROPERTY LINE, REV. DUMPSTER SHIELD TO 18', REVISE DISTANCE TO MEET FROM FRANKLIN ST. PROPERTY LINE.
2	11–8–16	ADDED 'GREASE TRAP' TYPE INTERCEPTOR, SHOW AN ENTRY CIRC SCHOOL ACCESS ROAD, ADDED SIGHTSPEED SURVEYS, REV. GRADING & SOILS PERCOLATION TEST, ADDED NOTE 22 NOTE 1 REVISED TO 'A' BUILDING, ADD 'C' DRAIN LINE FROM 'C' POND TO EXISTING INLET, ADD 'D' DRAIN LINE TO EXISTING INLET, ADD 'E' DRAIN LINE, REVISED BOUNDARY SHOWN, FLAGSHIRT FLATOUT SHOWN OF 'REVISION' PARCEL AREA, BUILDING DIMENSIONS SHOWN, CLEANOUTS SHOWN AT BLDG. REMOVAL, ROOMS OF APPROVED APPROVAL NOTE ADDED AS SITE PLAN NOTE 2, FIX 'W' NOTE, EASEMENT NOTED TO BE ABANDONED, ADDED SITE PLAN NOTE #23 ON ALL TREES OR HOUSE SIDE SHIELDS ARE TO PROVIDED ADDRESSING TO FRANKLIN STREET AND THE RESIDENTIAL PROPERTY,
3	12–6–16	ADDED BUILDING, REVISED TOWN MEAN BUILDING, MOVED DUMPSTER ENCLOSURE, ADJUSTED FRONT BRL, ADDED NOTE #23, ADDED EXISTING CONDITIONS

Client:
FREDERICK COUNTY, MD.

Location:
FRANKLIN STREET
MIDDLETOWN, MD.

Project:
MIDDLETOWN VOLUNTEER COMPANY #7

SITE PLAN

Drawn by: FA
Checked by: SB
Project No: 133701
Date: 11/06/16

FREDERICK COUNTY, MD.
THIRD ELECTION DISTRICT

C-3A