

- ### GENERAL NOTES
- The property is Lot 1 of Section 1 of Plat entitled "Chesterbrook Manor Subdivision" as recorded on March 31, 2000 in Plat Book 67, Page 198. The property is currently owned by Chesterbrook Land, LLC and is designated on Tax Map 0501 as Parcel 1060. The deed reference for the property is Liber 08474 at Folio 003909 and the Tax ID # is 03-162338. The property area is 1.74 acres.
 - The Phase 1 existing apartment buildings were previously approved by the Middletown Planning Commission. The Site Plans were prepared by Rothernhofer Engineers and dated September 17, 1969 and February 6, 1974.
 - The topographic information shown is based upon county GIS supplemented with field-run topo by Joseph F. Brown III and associates in August 2014. The coordinate datum is based upon NAD 83 and the vertical datum is based upon NAVD 88.
 - The current zoning of the property is R-3 (Residential).
 - The water and sewer classification for the property is S-1 and W-1.
 - The DIRM map 24021C0260D (adopted September 19, 2007) taken from the FEMA website indicates that the entire site is in "Zone X", which is areas outside the 0.2% Annual Chance Floodplain.
 - There are no wetlands on the property as determined by field inspection and MD MERLIN website.
 - Soils types within the project site are:
 M8: Myersville-Catocin-Urban land complex, 3%-8% slopes, K factor - 0.32, HSG - "B"
 M8b: Myersville silt loam, 3%-8% slopes, K factor - 0.32, HSG - "B"
 MmM: Mt. Zion gravelly silt loam, 0%-3% slopes, K factor - 0.20, HSG - "C"
 MmC: Mt. Zion gravelly silt loam, 8%-15% slopes, K factor - 0.20, HSG - "C"
 There are no steep slopes (25% or greater) on the property.

- ### SITE PLAN NOTES
- Proposed Use: The purpose of this plan is for the approval and construction of 18 multi-family units and associated parking.
 - Design Requirements: Multifamily R-3
 Front Yard = 35'
 Side Yard = 12'
 Rear Yard = 40'
 Building Height = 35' or 2.5' stories
 Required Lot Area (per Middletown Code of Ordinances § 17.16.070)
 Multifamily dwelling - 4,000 per unit
 4,000 x 18 units = 72,000 sf, total site area 75,794 sf
 - Open Space requirements: none, no more than four dwelling units in one structure (Middletown Code of Ordinances § 17.16.075)
 - Parking Space Requirements: (Per the Middletown Code of Ordinances § 17.32.060) Provide three (3) spaces for each unit.
 Required: 54 spaces
 Provided: 23 on-street spaces, 18 garage spaces, 18 driveway spaces, = 59 spaces
 - Stormwater Management (SWM) shall be provided in accordance with the 2009 Maryland Stormwater Design Manual and according to the 2007 SWM Act. Environmental Site Design (ESD) will be provided within Permeable Pavement (A-2), Bio-swales (M-8) and Micro-bioretenion (M-6) facilities. Using a reduction in RCN from the provided ESDs and a pond, the 10-year and 100-year are controlled to match existing conditions. The pond storage volume and embankment height are low enough to make it except from MD-378 criteria. All onsite pavement shown is pervious concrete. The SWM Concept was approved on October 1, 2014 (APP 14839).
 - Forest Resource Ordinance (FRO) mitigation is being addressed per a plan by J.F. Brown III and Associates, Inc. and which is currently being reviewed by the Town of Middletown.
 - Site Area Summary:

Existing Condition	
Total Site Area:	75,794 SF or 1.74 Ac. (100%)
Total Ex. Impervious Area:	0 SF
Remaining Green Space:	75,794 SF
Proposed Condition:	
Proposed Buildings:	14,400 SF
Proposed Onsite Paving:	14,280 SF
Proposed Sidewalk/Hardscape:	3,160 SF
Prop. Driveways/Walkways:	4,880 SF
Total Proposed Impervious Area:	36,720 SF or 0.84 Ac. (48%)
Remaining Green Space:	39,074 SF or 0.90 Ac. (52%)

- There is also 7,009 sf of proposed pavement and sidewalk in the right-of-way, with the improvements along Broad Street and Franklin Street.
- Any existing sidewalk along the frontage along Franklin Street in disrepair, as determined by the Town of Middletown, will be replaced as part of this project.
- Private garbage and recycling hauling will be arranged by the home owners association.
- Lighting shall be provided by 16'-tall pole mounted lights in the locations as shown on Sheet 2. The recommended light fixture is the Cooper Streetworks Model Number #UTLD-903-LED-E-U-T3A (or equivalent).
- Improvements to the Franklin Street and Broad Street Intersection to be built by the Town of Middletown with a Developer Contribution. Contribution to be determined and agreed upon by Developer and the Town.

**TOWN OF MIDDLETOWN
PLANNING COMMISSION**

APPROVED _____ DATE _____

J.F. Brown III & Assoc., Inc.
 Commercial & Residential Land Surveying
 4253 Old National Pike
 Middletown, Maryland 21769
 Phone: (301) 663-1776

AGENCY FILE REFERENCES:
 PROPERTY TAX ID#s: 03-162338
 SITE PLAN No: 14838
 SWM CONCEPT No: 14839

CALL "MISS UTILITY" AT 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

NO.	DATE	REVISION	DESCRIPTION
2	12/16/14	LAYOUT CHANGES PER CLIENT	MLS
1	11/05/14	REV PER MIDDLETOWN & COUNTY COMM.	MLS

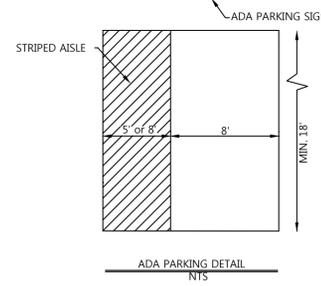
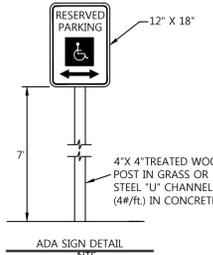
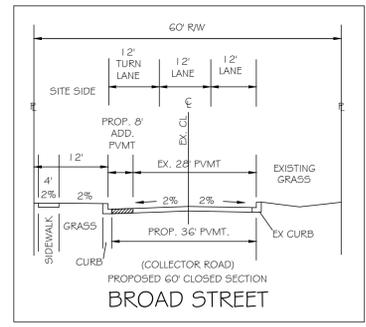
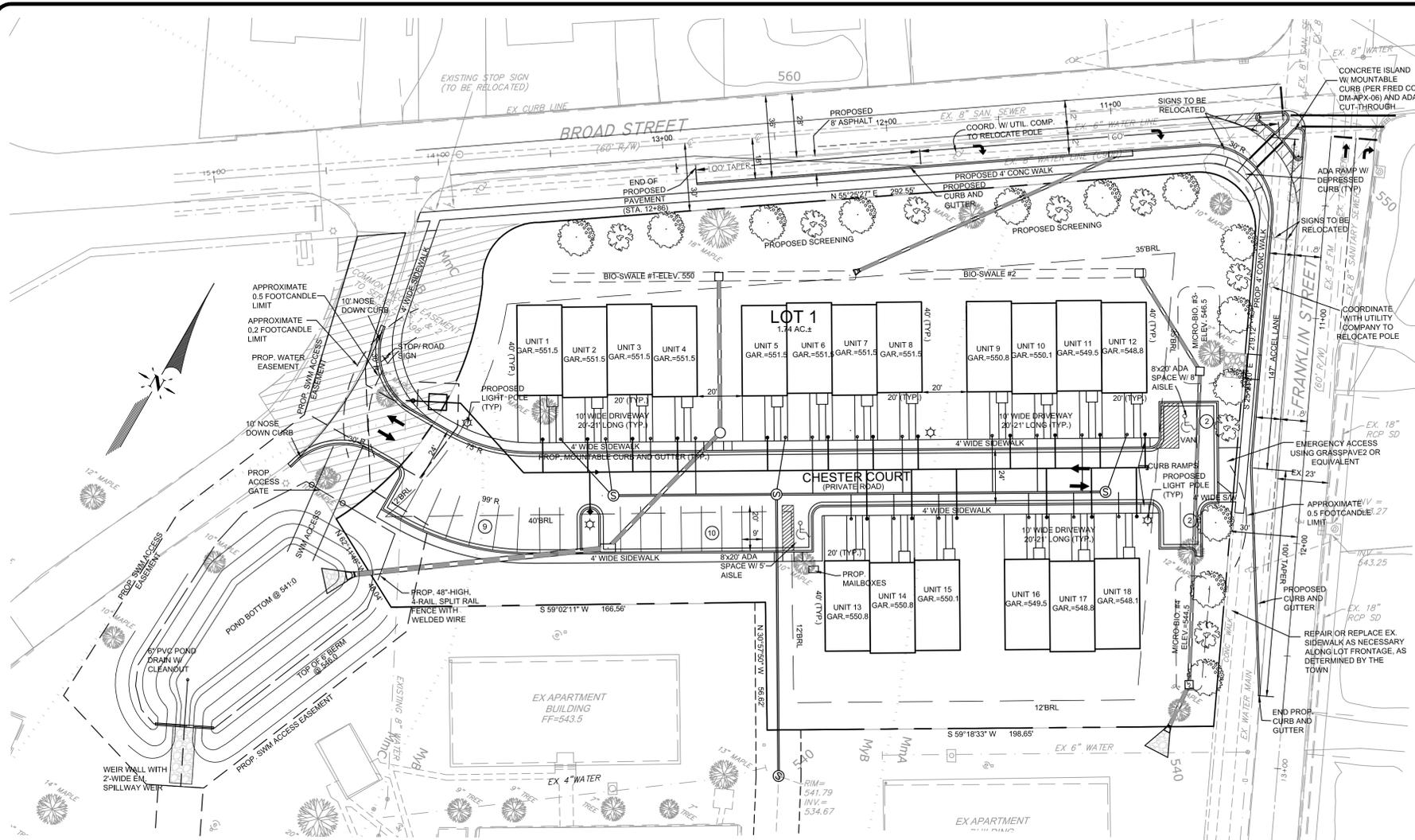
CHESTERBROOK - PHASE 2
 Situated at Broad Street and Franklin Street
 MIDDLETOWN ELECTION DISTRICT No. 3
 TOWN OF MIDDLETOWN
 FREDERICK COUNTY, MARYLAND
 SITE PLAN - LAYOUT

Terra Solutions Engineering, LLC
 Commercial & Residential Land Planning and Engineering
 5216 Chalmers Court, Suite 105
 Frederick, MD 21704
 Phone: 301-378-8482 Email: terrasolutionsengineering@gmail.com

Owner/Developer
CHESTERBROOK LAND, LLC
 5310 Spectrum Drive
 Frederick, MD 21703

NOT FOR CONSTRUCTION

PROJECT No.: 0083
 DATE: DECEMBER 2014
 SCALE: 1" = 30'
 SHEET No. 1 of 2



ADA PARKING SPACE DETAIL
N.T.S.

ADA PARKING SPACE NOTES

- For spaces accommodating a van, the striped aisle shall be 8' wide and the sign shall have a supplemental "van" sign added below the parking sign.
- The maximum slope in any direction across the parking space or striped aisle shall be 2%.

SPECIFICATION FEATURES

Construction
Hinged (stainless steel hinge pins) die-cast aluminum housing and cover with cupola. 3G vibration tested to ensure strength of construction and longevity in application.

Optics
Choice of several patented, high-efficiency AccuLED Optics™ elements manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. The AccuLED Optics system create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (4'-275K) CCT and nominal 70 CRI.

Electrical
LED drivers are potted and equipped with heat sinks for optimal performance and prolonged life. Standard drivers feature electronic universal voltage (120V-277V/50-60Hz), greater than 0.90 power factor, and operating temperature range from -30°C to +40°C. Includes surge protection for transient line surges up to 10kV. Standard three-position tunable-type terminal block. System is rated for 90% lumen maintenance at 60,000 hours (compliant with IESNA TM-21).

Mounting
Self-aligning pole-top fitter for 3" O.D. pole tops or vertical tenons. Square headed 1-1/4" polymer coated mounting bolts with a lock nut.

Finish
Cast components finished in a Super durable black TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

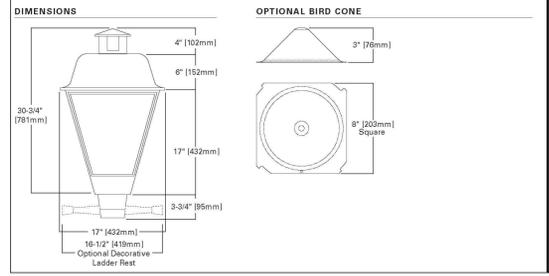
Warranty
Five-year warranty.



UTLD
TRADITIONAIRE
LED DOWNLIGHT

Solid State LED

DECORATIVE POST TOP LUMINAIRE



FIRE & RESCUE 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-foot 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.
- Fire Lane (FL) signs shall be indicated on the plans and accepted by the County Fire Marshal prior to final construction plan approval.
- 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/led
- An emergency access point has been shown from the parking lot to Franklin Street. The access will be geo-grid reinforced turf.
- The units are considered rental townhouses, therefore they will require sprinkler protection per NFPA #13D.
- 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 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.
- All private fire hydrants shall be painted a different color than public hydrants.

LANDSCAPING SCHEDULE						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	ROOT	MATURE HEIGHT
	CERCIS CANADENSIS	REDBUD	6' to 8' HT.	13	B & B	25'
	CORNUS FLORIDA	FLOWERING DOGWOOD	6' to 8' HT.	8	B & B	25'

LANDSCAPING SHALL BE MAINTAINED IN A LIVING CONDITION

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Middletown, Maryland 21769
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CHESTERBROOK - PHASE 2
Sited at Broad Street and Franklin Street
MIDDLETOWN ELECTION DISTRICT No. 3
TOWN OF MIDDLETOWN
FREDERICK COUNTY, MARYLAND

SITE PLAN - LANDSCAPING AND LIGHTING

Terra Solutions Engineering, LLC
Commercial & Residential Land Planning and Engineering
5216 Chairmans Court, Suite 105
Frederick, MD 21703
Phone: 301-378-9842 Email: terra@terraengineering.com

Owner/Developer
CHESTERBROOK LAND, LLC
5310 Spectrum Drive
Frederick, MD 21703

NOT FOR CONSTRUCTION

Seal & Signature _____

PROJECT No.: 0083
DATE: DECEMBER 2014
SCALE: 1" = 30'
SHEET No. 2 of 2