Route 17

ESD: Enhanced Landscaping In Mico-Bioretention

Porch units Facing Landscaped Island

Future Pedestrian/Vehicular Connection

ESD: Centralized BMP

Recessed Garage Units Facing Library Site

ESD: Rear Yard Bio-Swales & Rooftop Disconnects (Typical)

ESD: Open Space Micro-Bioretention

Pedestrian Connection

ESD: Side Yard Micro-Bioretention

Recessed Garage Units Facing Civic Green

ESD: Side Yard Micro-Bioretention

Middletown Elementary School

.7Acre Civic Green

ESD: Rear Yard Bio-Swales & Buffer Area

ESD: Centralized BMP

ESD: Side Yard Micro-Bioretention

Central BMP

Pedestrian Connection to Community Green

Potential Overflow Parking/ Open Space Park

15,000 sf Library

3.5 Acre Library Site Dedication

Alley Prohibits Practical ESD Measures Such as Rooftop Disconnect, Bio-swales, Grass Channels, Micro-Bioretention

Alley Units

Recessed Garage Units With Porches

ESD: Enhanced Landscaping in Micro-Bioretention

Green Street

Coblentz Property

Middletown, Frederick County, MD

ESD Concept Plan

This Concept Plan is an illustrative depiction and is subject to further change and refinement.

Architectural Treatments and Decorative Features

These examples are illustrative in nature and meant to convey the design intent of some of the proposed homes that are the subject of other proffered design guidelines. Final architecture to be determined at time of Preliminary Site Plan.

Roof gables facing the street
Prominently framed doors openings
Decorative columns
Porches
Decorative mouldings and trim

Typical Environmental Site Design Measures

Additional ESD measures may be required

Micro-Bioretention

- An excavated shallow surface depression planted with specially selected native vegetation to treat and capture runoff
- May contain underdrains
- Require setbacks from structures

Bio swales

- A channel planted with trees, grasses, or shrubs
- Designed to attenuate and infiltrate runoff from adjacent impervious surfaces
- Require setbacks from structures

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SCALE: 1" = 60'

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