PRELIMINARY NOT FOR CONSTRUCTION

Coblentz, LLC

Open Space/ Green

Zoning Line

Frederick County

Town of Middletown Limits

Pedestrian Connection to Middle School

4

3

2

1

R-3

NTR

McCLELLAN VIEW STREET "C"

GARLAND PLACE STREET "B"

± 0.7 acre Village Green Amenity

ESD: Micro-Bioretention (typ.)

ESD: Open Space Micro-Bioretention

STREET "A"

RENO LANE

ROSE LANE ALLEY "A"

McCLELLAN VIEW - STREET "C"

Middletown Elementary School

Open Space

± 3.5 acre Public Use/ Library Site Dedication

NORTH CHURCH STREET - MD RTE 17 / MEYERSVILLE RD

Zion Cemetery

Fountaindale Autocenter

New Day Ministries

EAST GREEN STREET

Pedestrian Connection to Elementary School

Tax Map: 55
Parcel: 53

SITE

Middletown Park

Vicinity Map: 1" = 2000'

Notes

- Gross site area is ±24.8 acres based on a Boundary Survey conducted by Rodgers Consulting, Inc dated April, 2011.
- Site is currently used for agricultural purposes.
- Site is in the Town of Middletown and is currently split-zoned R3 & NTR per the 3/10/2010 Zoning Map effective March 28, 2010.
- There are no slopes greater than 15% on site.
- Topography as shown on the plan are 2' interval, aerial flown by Mckenzie-Snyder dated 2011.
- There are no water courses, floodplain areas, or wooded areas on site.
- Final phasing to be determined at time of Preliminary Plan

REVISION	DATE	REVISION	DATE
Revisions per staff comments	01-13		

APPLICANT: HAILEY DEVELOPMENT, L.L.C.

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SUITE 105
BURTONSVILLE, MD 20866
(301) 476-7716
CONTACT: RICH THOMETZ

PHASING PLAN

RODGERS CONSULTING
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Fx: 301.948.6256
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:

RELEASE FOR

BY_____ DATE ____

Coblentz Property

L.6225 F.756
3rd ELECTION DISTRICT
TOWN OF MIDDLETOWN, FREDERICK COUNTY, MARYLAND

SCALE: 1"=60'
JOB No. 747N
DATE: Nov. 2012
SHEET No. 1 OF 1

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