PRELIMINARY NOT FOR CONSTRUCTION

Coblentz, LLC

Open Space/ Green

Zoning Line

Frederick County

Town of Middletown Limits

Pedestrian Connection to Middle School

McCLELLAN VIEW STREET "C"

GARLAND PLACE STREET "B"

± 0.7 acre Village Green Amenity

McCLELLAN VIEW - STREET "C"

STREET "A"

ESD: Open Space Micro-Bioretention

RENO LANE

ROSE LANE ALLEY "A"

Open Space

NORTH CHURCH STREET - MD RTE 17 / MEYERSVILLE RD

ESD: Micro-Bioretention (typ.)

± 3.5 acre Public Use/ Library Site

Middletown Elementary School

Zion Cemetery

Fountaindale Autocenter

New Day Ministries

Pedestrian Connection to Elementary School

EAST GREEN STREET

Tax Map: 55
Parcel: 53

SITE

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.

REVISION	DATE	REVISION	DATE
Revisions per staff comments	01-13		

APPLICANT: HAILEY DEVELOPMENT, L.L.C.

3905 NATIONAL DRIVE
SUITE 105
BURTONSVILLE, MD 20866
(301) 476-7716
CONTACT: RICH THOMETZ

'EXHIBIT B'
REVISED
MASTER PLAN

RODGERS CONSULTING
Knowledge • Creativity • Enduring Values

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

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

ROGERS 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
Exhibit 'B'
SHEET No. 1 OF 1

N:\MD-Frederick\Coblentz\autocad\Plot Plans\Master Plan Amended\Revised Master Plan.dwg arch d Jan 07, 2013, 12:14pm