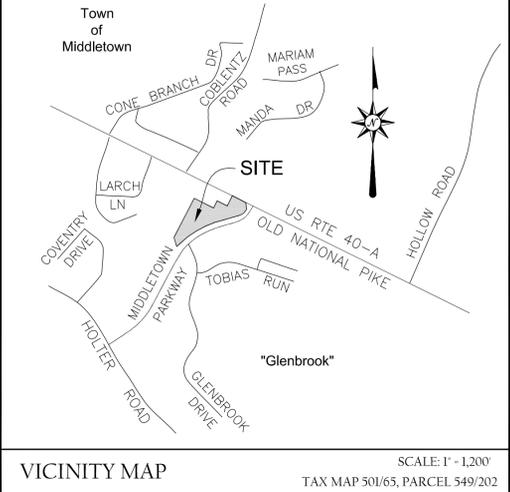


SHEET INDEX:

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Lighting Plan.....	4
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Loading Space Exhibit.....	C
Lighting IsoLine Contour Exhibit.....	D



GENERAL NOTES:

- The subject of this Site Plan is two existing parcels known as "Roderick Farm Lot, Farm Lot 1", recorded in Plat Book 45 at Page 133 and "Remainder, Section One, Airway Acres" recorded in Plat Book 66 at Page 52.
- The Project Site (consisting of the two parcels described above) is zoned General Commercial (GC) located within the Town of Middletown, contains approximately 7.0 acres and is proposed to be developed as a Commercial site meeting the definition of Shopping Center as set forth in the Town of Middletown Zoning Ordinance. Proposed within this Shopping Center is commercial space containing 35,357 s.f. ± in 4 buildings and 229 Parking Spaces (111541). All proposed buildings shown (1-4) will contain uses permitted within the Town of Middletown General Commercial Zone.
- Shopping Center Use is a Special Exception Use and was approved by the Town Board of Appeals on May 8, 2013.

General Commercial - Shopping Center Design Standards:

Minimum Required Lot Frontage - 300'	Provided Lot Frontage - 1,550'±
Minimum Required Lot Area - 5 acres	Provided Lot - 7 Acres ±
Maximum Allowed Building Height - 35'	Proposed Bldg. Ht. - 35' or less

GC Building Restriction Lines:

	Req.	Min. Required	Provided
Front	40'	>40'	(Minimum is exceeded for building)
Side	20'	>20'	(Minimum is exceeded for building)
Rear	40'	>40'	(Minimum is exceeded for building)

Shopping Center Setbacks / Buffer Requirements:

Per 17.48.230 of the Middletown Zoning Ordinance, all buildings in Shopping Center are required to be set back 50' from each property line and 100' from a street line.

A buffer yard of 100' is required for all paved areas adjacent to an R District.

Modifications Required / Requested with this plan:

Buildings:
Proposed Buildings 2, 3, & 4 meet the required 50' setback from the property line.
Proposed Building 1 is setback 26' from the property line to the north and requires a 24' modification to that setback.

Building #	Required Setback from Street R/W	Proposed Setback from nearest Street R/W	Modification Requested	Distance from Building to Existing Edge of Paving
1	50'	26'	24'	132'
2	100'	89'	12'	170'
3	100'	57'	43'	241'
4	100'	49'	51'	133'

Parking:

The project site abuts R district property along 6 of its property lines (SW, NW, & NE lines). The following chart sets forth proposed buffer yard distances and modifications requested for each, beginning with the southern most corner of the site and moving clockwise around the site.

Near Building #	Req. Buffer from R District	Prop. Buffer from R District	Modification Requested
3 & 4	100'	20'	80'
1	100'	40'	60'
2	100'	20'	80'
1	100'	59'	41'
1	100'	22'	78'
1	100'	13'	87'
1	100'	43'	57'

Note: As a compensating feature, a 6' high white vinyl privacy fence as well as ample landscape screening is proposed along these lot lines (refer to landscape plan, sheet 4, for further detail).

Along Middletown Parkway frontage, required paving setback is 40'. Proposed minimum setback is 12.5'. Modification of 27.5' is requested.

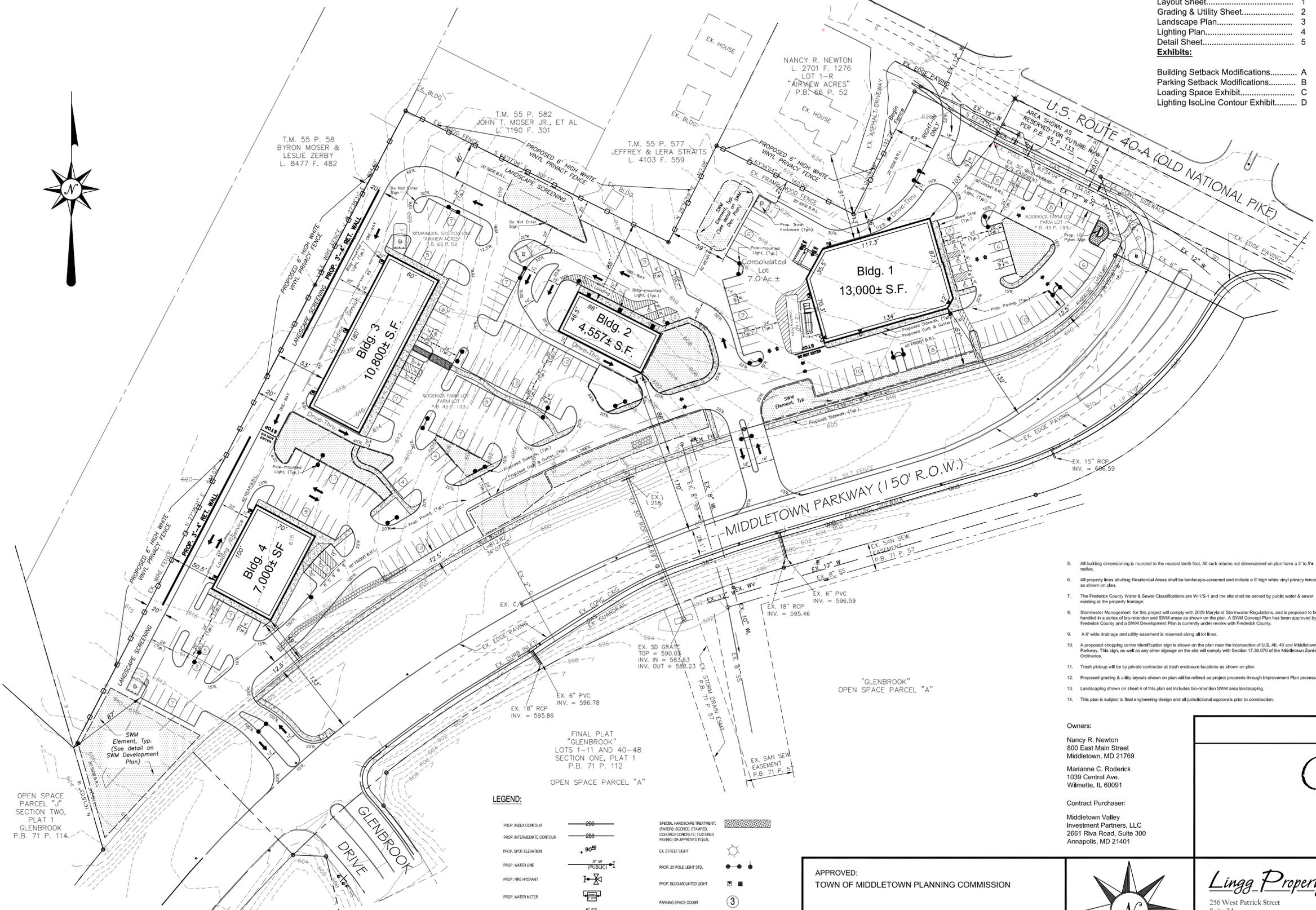
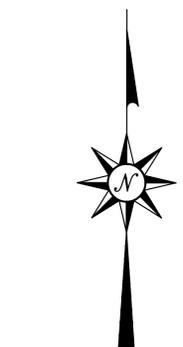
The above modifications are requested by separate letter accompanying this submission in accordance with Section 17.20.070 of the Town of Middletown Zoning Ordinance.

4. Parking & Loading Requirements:

Parking:
Shopping Center Parking required per 17.48.230 (d) of the Middletown Zoning Ordinance is 5.5 parking spaces per 1,000 s.f. of commercial building space.

35,357 s.f. / 1,000 = 35.357 x 5.5 = 195 parking spaces required.
229 parking spaces provided.

Loading:
Per 17.32.070, three (3) loading spaces are required (25,001-40,000 s.f.) Four (4) loading areas are provided with this plan.



- BASE NOTES:**
- The boundary information shown hereon is based on a boundary survey by DMW, Inc. on or about July, 2012. Topographic and existing features information in the area being developed is based on a Field Run Survey performed by DMW, Inc. on July, 2012, and supplemented with existing available records.
 - Deed References: Roderick Farm Lot, Farm Lot 1, Tax Map 65, Parcel 214, P.B. 45 P. 133 & Remainder, Section One, Fairway Acres, Tax Map 501, Parcel 549, P.B. 66 P. 52.
 - There are no wetlands within the area being developed.
 - Subject area is located in zone "X" as per Flood Insurance Rate Map, Panel No. 240-21C0260D and Panel No. 240-21C0270D both dated Sept. 19, 2007. There is no 100 yr flood plain on the subject property.
 - Soils on this site, per the Soil Survey of Frederick County, Maryland are as follows:
CaC- Catocin-Spoosville complex, 8-15% slopes
MnB- M. Zion gravelly silt loam, 3-8% slopes
MvB- Myersville silt loam, 3-8% slopes
MvC- Myersville silt loam, 8-15% slopes
MyB- Myersville-Catocin-Urban complex, 3-8% slopes
 - No forest exists on the site. No trees with d.b.h.'s of 30" or greater exist on the site.
 - Information concerning existing underground utility locations, in some instances, may have been obtained from available information provided by third parties. The contractor must determine the exact location and elevation of all existing known and unknown utilities and utility crossings by digging test pits by hand well in advance on the start of excavation. The contractor must contact "miss utility" at 1-800-257-7777 at least 48 hours prior to the start of excavation. If clearances are less than shown on this plan or twelve (12) inches, whichever is less, contact the project engineer of record and the utility company before proceeding with any construction. Clearances less than noted may require revisions to this plan.

LEGEND:

PROP. INDEX CONTOUR	---	SPECIAL HARDSCAPE TREATMENT: PAVERS SCORED, STAMPED, COLORED CONCRETE TEXTURED, PAVING OR APPROVED EQUAL	
PROP. INTERMEDIATE CONTOUR	---	EX. STREET LIGHT	☀
PROP. SPOT ELEVATION	90.00	PROP. 20' POLE LIGHT STD.	●
PROP. WATER LINE	—W—	PROP. BLDG. MOUNTED LIGHT	■
PROP. FIRE HYDRANT	—H—	PARKING SPACE COUNT	③
PROP. WATER METER	—M—	HANDICAP PARKING SPACE	Ⓜ
PROP. SANITARY SEWER	—S—	HANDICAP RAMP	▬
PROP. STORM DRAIN	—SD—	HANDICAP ACCESSIBLE ROUTE	
PROP. CURB & GUTTER	—CG—		
PROP. CONCRETE SIDEWALK	—CS—		

PLAN REVISIONS:

NO.	REVISIONS	BY	DATE
1	REVISED PER 08/14/13 PC COMMENTS.	DAL	8/16/13
2	REVISED PER ADD'L PC COMMENTS TO ADD SHRUB PLANTINGS AT PARKWAY/ALT-40 INK.	DAL	11/01/13

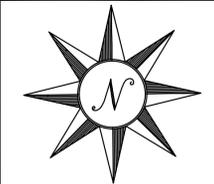
APPROVED:
TOWN OF MIDDLETOWN PLANNING COMMISSION

DATE _____ CHAIRPERSON _____

CERTIFICATION:

I HEREBY CERTIFY THAT I AM A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF MARYLAND AND AM THEREFORE QUALIFIED TO PREPARE THIS SITE PLAN. I FURTHER CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH OUR INTERPRETATIONS OF THE REQUIREMENTS OF THE JURISDICTIONAL CODES USING INDUSTRY ACCEPTED STANDARDS OF CARE, AND IS A TRUE REPRESENTATION OF THE INFORMATION CONTAINED HEREON AS QUALIFIED AND DESCRIBED IN THE BASE NOTES AND GENERAL NOTATIONS SHOWN ON THIS PLAN.

Nov. 01, 2013
DATE _____
DAVID A. LINGG
REGISTERED LANDSCAPE ARCHITECT
MD REGISTRATION NO. 2040



SEAL:

SITE PLAN - Layout Sheet

Cross Stone Commons

(Newton Property)

SITUATED ON MIDDLETOWN PARKWAY AND U.S. ALT. 40
TOWN OF MIDDLETOWN
FREDERICK COUNTY, MARYLAND

Lingg Property Consulting

256 West Patrick Street
Suite 2A
Frederick, Maryland 21701
T: (301) 644-2121
F: (301) 698-3221
LinggPC@xccu.net

Land Use Consulting
Land Planning & Design
Project Management
Site Planning
Subdivision Planning
Planning & Zoning Entitlement Consulting
Development Rights & Approval Strategies Consulting

SCALE: 1" = 50'

INITIAL DWG DATE: June 2013

SHEET 1 OF 5

LPC PROJECT NO. 0042-01
DMW PROJECT NO. 12706

DMW
DAFT MCCUNE WALKER INC.

8 EAST SECOND STREET - SUITE 301, FREDERICK, MD 21701
P: 301.696.9040 · F: 301.696.9041 · WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

LAND DESIGN BY: LPC/DMW
PRELIMINARY ENGINEERING FEATURES BY: DMW
DRAFTED BY: DMW/LPC
AUTOCAD VERSION 2005
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