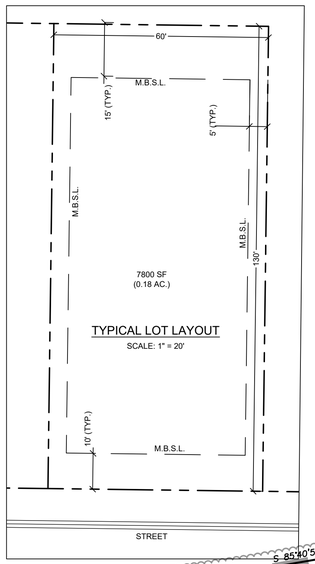

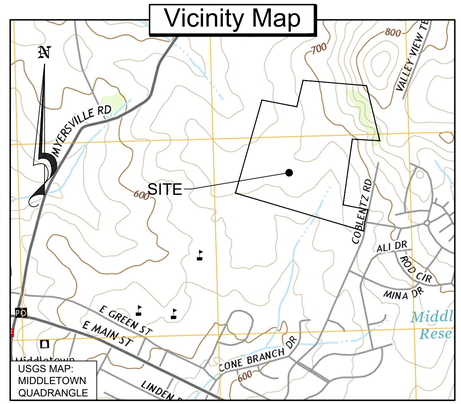

SCALE: 1" = 1200'

SITE DATA

Tax map	0055-0023-0054
Election district	03
Liber/Folio	2956/1159
Zoning	R-20 (Residential)
Use	Active Adult (Special Exception Required)
Min. Lot Size	3,200 SF
Min. Average Lot Size	5,500 SF (<25% of total lots less than 4,000 SF)
Min. Lot Width	60 ft
Max. Density	2 units/acre
Setback:	
Front	10 ft (35 ft if fronting major town street (collector/arterial))
Side	5 ft (35 ft if fronting major town street (collector/arterial))
Rear	15 ft (35 ft if fronting major town street (collector/arterial))
Area Summary:	
Parcel	93.94 ac. ±
Right-of-way	10.63 ac. ±
Lots	30.78 ac. ± (148 lots) (9,059 S.F. average lot size)
Density	4.81 units/acre
Open Space	9.35 ac. ±
Remaining Lands	43.18 ac. ±
Watershed:	
Name	Catoctin Creek
Number	02140305
FEMA Panel #	24021C0260D (effective 09-19-2007)
Sensitive Area	This site has several sensitive areas including: streams, stream buffers, wetlands, wetlands buffers, forest, and steep slopes

LINE	BEARING	DISTANCE
L1	S 09°28'35" W	51.48'
L2	S 11°18'27" W	60.00'
L3	N 78°41'33" E	60.00'
L4	S 78°41'33" E	60.00'
L5	N 78°42'25" W	5.00'
L6	S 11°17'35" W	74.85'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

NOT APPROVED-UNDER AGENCY REVIEW

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland License No. 49808 License Expiration Date: 08-24-2020

FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
28 SOUTH CHURCH STREET, HAGERSTOWN, MARYLAND 21740 (301) 739-8311
3955 TECHNI CENTER DRIVE, SUITE 1, PACE, PENNSYLVANIA 16225 (717) 781-8111
555 SOUTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013 (717) 287-1907
5201 SPRING ROAD, SUITE 3, SHERMANSDALE, PENNSYLVANIA 17090 (717) 781-8111
(301) 797-3800 (301) 416-7478 www.fsa-md.com

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MARK:	DESCRIPTION:	DATE:
	Revised per owner request	11-05-2019

FOXFIELD SECTION 6

Situate along the west side of Coblentz Road
and north of Middletown Park
Town of Middletown, Maryland
Frederick County, Maryland

Client:
Memar Corporation
5703 Industry Lane, Suite 101, Frederick, MD 21704
301-694-4800

PROJECT NO:	7090
CAD DWG FILE:	02-Existing Conditions.dwg
DWN BY	TMF
DATE	08-19-2019
CHK BY	
DATE	
TAX MAP	0055-0023-0054
ELECTION DIST.	03
SCALE	1" = 100'

SHEET TITLE

PRELIMINARY PLAT OVERVIEW

C-101

SHEET 1 OF 1

P:\Shared Folders\Projects\7090\Dwg\Preliminary Plat\03-05-Preliminary Plat.dwg, 12/3/2019 9:20:15 AM, AutoCAD PDF (General Documentation).pc3