

GENERAL NOTES

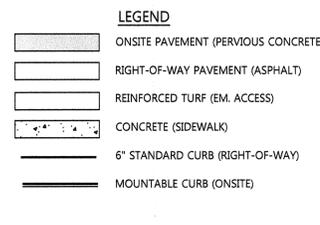
- The property is Lot 1 of Section 1 of Plat entitled "Chesterbrook Manor Subdivision" as recorded on March 31, 2000 in Plat Book 67, Page 198. The property is currently owned by Chesterbrook Land, LLC and is designated on Tax Map 0501 as Parcel 1060. The deed reference for the property is Liber 08474 at Folio 003909 and the Tax ID # is 03-162338. The property area is 1.74 acres.
- The Phase 1 existing apartment buildings were previously approved by the Middletown Planning Commission. The Site Plans were prepared by Rothernhofer Engineers and dated September 17, 1969 and February 6, 1974.
- The topographic information shown is based upon county GIS supplemented with field-run topo by Joseph F. Brown III and associates in August 2014. The coordinate datum is based upon NAD 83 and the vertical datum is based upon NAVD 83.
- The current zoning of the property is R-3 (Residential).
- The water and sewer classification for the property is: S-1 and W-1.
- The DFRM map 24021C0260D (adopted September 19, 2007) taken from the FEMA website indicates that the entire site is in "Zone X", which is areas outside the 0.2% Annual Chance Floodplain.
- There are no wetlands on the property as determined by field inspection and MD MERLIN website.
- Soils types within the project site are:
 MvB: Myersville-Catocin-Urban land complex, 3%-8% slopes, K factor - 0.32, HSG - "B"
 MvC: Myersville silt loam, 3%-8% slopes, K factor - 0.32, HSG - "B"
 MmA: Mt. Zion gravelly silt loam, 0%-3% slopes, K factor - 0.20, HSG - "C"
 MmC: Mt. Zion gravelly silt loam, 8%-15% slopes, K factor - 0.20, HSG - "C"
 There are no steep slopes (25% or greater) on the property.

SITE PLAN NOTES

- Proposed Use: The purpose of this plan is for the approval and construction of 18 multi-family units and associated parking.
- Design Requirements: Multifamily R-3
 Front Yard = 35'
 Side Yard = 12'
 Rear Yard = 40'
 Building Height = 35' or 2.5' stories
- Required Lot Area (per Middletown Code of Ordinances § 17.16.070)
 Multifamily dwelling - 4,000 per unit
 4,000 x 18 units = 72,000 sf, total site area 75,794 sf
- Open Space requirements: none, no more than four dwelling units in one structure (Middletown Code of Ordinances § 17.16.075)
- Parking Space Requirements: (Per the Middletown Code of Ordinances § 17.32.060) Provide three (3) spaces for each unit.
 Required: 54 spaces
 Provided: 23 on-street spaces, 18 garage spaces, = 59 spaces
- Stormwater Management (SWM) shall be provided in accordance with the 2000 Maryland Stormwater Design Manual, and according to the 2007 SWM Act. Environmental Site Design (ESD) will be provided within Permeable Pavement (A-2), Bio-swales (M-8) and Micro-bioretenation (M-6) facilities. Using a reduction in RCN from the provided ESDs and a pond, the 10-year and 100-year are controlled to match existing conditions. The pond storage volume and embankment height are low enough to make it exempt from MD-378 criteria. All onsite pavement shown is pervious concrete. The SWM Concept was approved on October 1, 2014 (A/PP 14839).
- Forest Resource Ordinance (FRO) mitigation is being addressed per a plan by J.F. Brown III and Associates, Inc. and which is currently being reviewed by the Town of Middletown.
- Site Area Summary:

Existing Condition	Area	Percentage
Total Site Area	75,794 SF or 1.74 Ac.	(100%)
Total Ex. Impervious Area:		
Remaining Green Space:	75,794 SF	
Proposed Condition:		
Proposed Buildings:	14,400 SF	
Proposed Onsite Paving:	3,160 SF	
Proposed Sidewalk/Hardscape:	4,880 SF	
Prop. Driveways/Walkways:	36,720 SF or 0.84 Ac. (48%)	
Total Proposed Impervious Area:	39,074 SF or 0.90 Ac. (52%)	
Remaining Green Space:		

- There is also 7,009 sf of proposed pavement and sidewalk in the right-of-way, with the improvements along Broad Street and Franklin Street.
- Any existing sidewalk along the frontage along Franklin Street in disrepair, as determined by the Town of Middletown, will be replaced as part of this project.
- Private garbage and recycling hauling will be arranged by the home owners association.
- Lighting shall be provided by 16'-tall pole mounted lights in the locations as shown on Sheet 2. The recommended light fixture is the Cooper Streetworks Model Number #UTLD-B03-LED-E-U-T3A (or equivalent).



TOWN OF MIDDLETOWN
PLANNING COMMISSION

Guthrie R. Unangst 2/18/15
APPROVED DATE
for PE Chairman Mark Carney

J.F. Brown III & Assoc., Inc.
Commercial & Residential Land Surveying
4253 Old National Pike
Middletown, Maryland 21769
Phone: (301) 663-1776

AGENCY FILE REFERENCES:
PROPERTY TAX ID#s: 03-162338
SITE PLAN No: 14838
SWM CONCEPT No: 14839

CALL "MISS UTILITY" AT 1-800-257-7777
FOR UTILITY LOCATIONS AT LEAST 48 HOURS
PRIOR TO BEGINNING CONSTRUCTION.

NO.	DATE	REVISION	DESCRIPTION
2	12/16/14	LAYOUT CHANGES PER CLIENT	MLS
1	11/15/14	REV. PER MIDDLETOWN & COUNTY COMM.	MLS

CHESTERBROOK - PHASE 2
Sited at Broad Street and Franklin Street
MIDDLETOWN ELECTION DISTRICT NO. 3
TOWN OF MIDDLETOWN
FREDERICK COUNTY, MARYLAND
SITE PLAN - LAYOUT

Terra Solutions Engineering, LLC
Commercial & Residential Land Planning and Engineering
5216 Chairmans Court, Suite 105
Frederick, MD 21703
Phone: 301-578-2842 Email: terrasonlineengineering@gmail.com

Owner/Developer
CHESTERBROOK LAND, LLC
5310 Spectrum Drive
Frederick, MD 21703

NOT FOR CONSTRUCTION

PROJECT No.: 0083
DATE: DECEMBER 2014
SCALE: 1" = 30'
SHEET No. 1 of 2