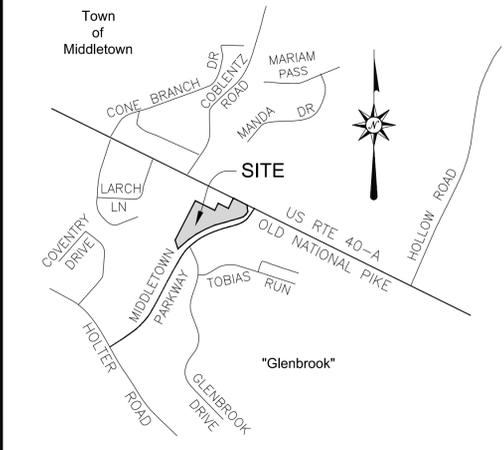


SHEET INDEX:

Layout Sheet.....	1
Grading & Utility Sheet.....	2
Landscape Plan.....	3
Lighting Plan.....	4
Detail Sheet.....	5
Exhibits:	
Building Setback Modifications.....	A
Parking Setback Modifications.....	B
Loading Space Exhibit.....	C
Lighting IsoLine Contour Exhibit.....	D



VICINITY MAP SCALE: 1" = 1,200'
TAX MAP 50/65, PARCEL 549/202

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, Airview 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 the Shopping Center is commercial space containing 36,084 ± s.f. in 4 buildings and 226 Parking Spaces (176 ±) 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:

	<u>BL</u>	<u>Min. Required</u>	<u>Provided</u>
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 20' from the property line to the north and requires a 24' modification to that setback.
	Proposed Building 4 is setback 47.8' from the property line to the NW and requires a 2.2' modification to that setback.

	Required Setback from Street RW	Proposed Setback from nearest Street RW	Modification Requested	Distance from Building to Existing Edge of Paving
1	100'	61'	39'	132'
2	100'	88'	12'	170'
3	100'	157'	0'	241'
4	100'	42'	51'	133'

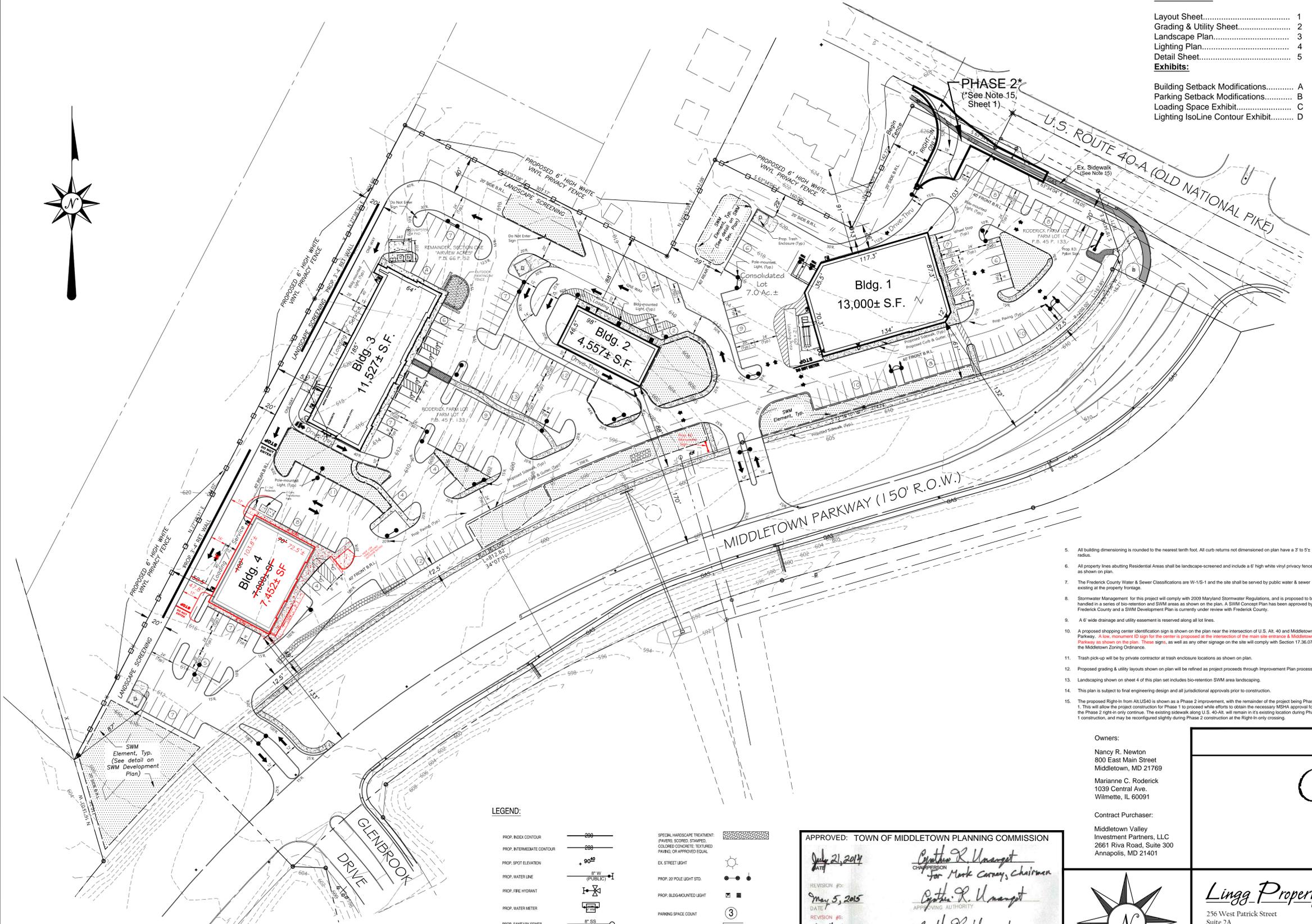
The project site abuts R District property along 6' of its property lines (SW, NW, & NE lines).
The following chart sets forth proposed buffer set distances and modifications requested for each, beginning with the southern most of the site and moving clockwise around the site.

	Near Building #	Req. buffer from R District	Prop. buffer from R District	Modification Requested
4	3 & 4	100'	87'	13'
3	100'	20'	80'	80'
2	100'	40'	60'	60'
1	100'	20'	80'	41'
1	100'	22'	78'	87'
1	100'	43'	57'	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.
36,084 s.f. ± / 1,000 = 36.084 x 5.5 = 199 parking spaces required.
226 226-320 parking spaces provided.
Loading: Per 17.32.70, three (3) loading spaces are required (25,001-40,000 s.f.) Four (4) loading areas are provided on this plan.



LEGEND:

PROP. INDEX CONTOUR	200	SPECIAL HARDSCAPE TREATMENT: (PAVERS SCORED, STAMPER, COLORED CONCRETE, TEXTURED PAVING, OR APPROVED EQUAL)	
PROP. INTERMEDIATE CONTOUR	250	EX STREET LIGHT	
PROP. SPOT ELEVATION	90.00	PROP. 20' POLE LIGHT STD.	
PROP. WATER LINE	8" W (PUBLIC)	PROP. BLDG MOUNTED LIGHT	
PROP. FIRE HYDRANT		PARKING SPACE COUNT	3
PROP. WATER METER		HANDICAP PARKING SPACE	
PROP. SANITARY SEWER	8" SS	HANDICAP PUMP	
PROP. STORM DRAIN	15" SD	HANDICAP ACCESSIBLE ROUTE	
PROP. CURB & GUTTER			
PROP. CONCRETE SIDEWALK			

- 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 Reference: Roderick Farm Lot, Farm Lot 1, Tax Map 65, Parcel 214, P.B. 45 P. 133 & Remainder, Section One, Fairview 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:
CoC- Catoclin-Spooleville complex, 8-16% 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-Catoclin-Urbain 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 contractors 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.

Owners:
Nancy R. Newton
800 East Main Street
Middletown, MD 21769

Marianne C. Roderick
1039 Central Ave.
Wilmette, IL 60091

Contract Purchaser:
Middletown Valley
Investment Partners, LLC
2661 Riva Road, Suite 300
Annapolis, MD 21401

APPROVED: TOWN OF MIDDLETOWN PLANNING COMMISSION

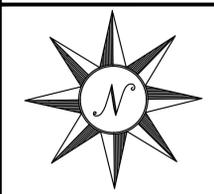
July 21, 2014
DATE
REVISION #1:
May 5, 2015
DATE
REVISION #2:
April 18, 2017
DATE
REVISION #3:
DATE

Cynthia R. Unangst
CHAIRPERSON
for Mark Conroy, Chairman

Cynthia R. Unangst
APPROVING AUTHORITY

Cynthia R. Unangst
APPROVING AUTHORITY

DATE: _____ APPROVING AUTHORITY: _____



SITE PLAN - Layout Sheet

Cross Stone Commons
(Newton Property)
SITUATED ON MIDDLETOWN PARKWAY AND U.S. ALT. 40
TOWN OF MIDDLETOWN
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 50'
INITIAL DWG DATE: June 2013
SHEET 1 OF 5
LPC PROJECT NO. 0042-01
DMW PROJECT NO. 12706

Lingg Property Consulting

256 West Patrick Street
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T: (301) 644-2121
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LinggPC@xccu.net

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

DMW
DAFT MCCUNE WALKER INC

8 EAST SECOND STREET - SUITE 201 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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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 INX.	DAL	11/01/13
3	REVISED PER CoA, REVISED ID SIGN CONFIGURATION	DAL	07/16/14
4	REVISED TO ADD PHASE 2 LINE FOR RIGHT-IN ONLY; ADD NOTE 15 TO SHEET 1.	DAL	09/29/14
5	REVISE BLDG.#3 FOOTPRINT, PARKING, AND UTILITY CONNECTIONS TO MATCH ARCHITECTURE.	DAL	04/15/15
6	REDLINE REV.: SHIFT H/C SPACES AT BLDG. #3; REVISE DUMPSTER; ADD CONC. TRANS. PADS.	DAL	04/10/17
7	REDLINE REV.: REVISE BUILDING #4 FOOTPRINT, SIDEWALK, & ADD FENCED OUTDOOR SEATING	DAL	02/09/18

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

NOT FOR CONSTRUCTION