

BZA SITE PLAN NOTES:

1. The subject of this Board of Appeals Site Plan is a 2 acre ± portion of the existing parcel recorded as "Lot 2, Valley Center Subdivision" in Plat Book 29 at Page 39. The total parcel contains 7.536 Acres and is zoned General Commercial (GC) within the Town of Middletown. A Site Plan for the remaining 5.5 Acres parcel was previously conditionally approved on October 21, 2019 by the Town of Middletown Planning Commission for Office & Retail uses. That Site Plan set aside a 2 acre± portion of the overall parcel for "Future Development", with the intention of seeking an approval for a Self-Storage use. The Self-Storage use is a Special Exception use as set forth in Section 17.20.20 (C)(13) of the Town of Middletown Zoning Ordinance.

This proposed Special Exception use is the subject of this Board of Appeals Site Plan.

2. General Commercial Design Standards:

Building Restriction Lines:	BRL	Min. Required	Provided
Front	40'	40'	40'
Side	20'	85'	85'
Rear	40'	40'	40'

Minimum Required Lot Width - None; Provided Lot Width - 300' (overall parcel)

Minimum Required Lot Area - None; Provided Lot Area - 2.0 Acres ± (overall parcel = 7.5 Ac.±)

Maximum Allowed Building Height - 3 Stories or 35'
Proposed Bldg. Height - 1 story

3. Parking & Loading Requirements: (Self-Storage Special Exception Use ONLY)

The Town of Middletown Zoning Ordinance does not specify a required number of parking or loading spaces for a Self-Storage use.

However, this plan provides seven (7) parking spaces, including 1 handicap space, located at the Self-Storage Office for self-storage customers. No separate loading spaces are proposed due to the nature of the self-storage use providing essentially for loading/unloading within the aisles adjacent to the self-storage buildings.

4. All building dimensioning is rounded.

5. The north & west property lines surrounding the Self-Storage Special Exception area propose a 6' high opaque privacy fence, and will include evergreen landscape screening as shown on plan. The south property line between the existing Town Center Plaza and the proposed self-storage use will also be fenced in some manner.

6. The Frederick County Water & Sewer Classifications are W-1/S-1, respectively.

7. The project will be served by Town of Middletown public water & sewer.

8. Stormwater Management for this self storage area will be provided by a proposed Environmental Site Design facilities at the location shown on the plan.

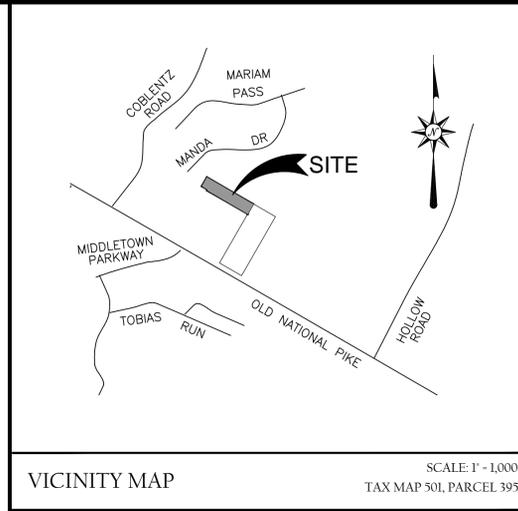
9. A 6' wide drainage and utility easement is reserved along all lot lines.

BASE NOTES:

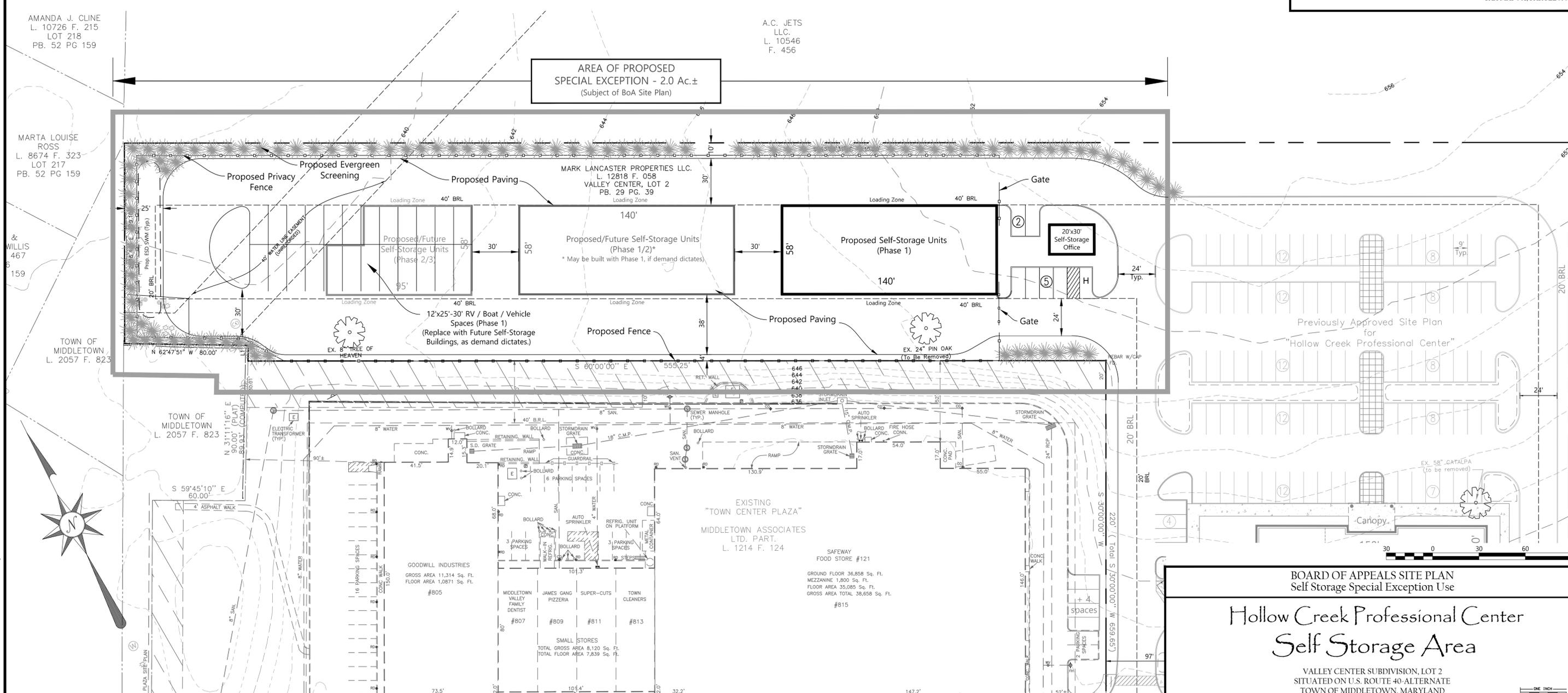
- The boundary information shown hereon is taken from Plat of Subdivision entitled "Valley Center Subdivision" as recorded in Plat Book 29 at Page 39.
- Topo was taken from existing available records and supplemented with County GIS data.
- The survey was prepared without the benefit of a title report.
- There are no wetlands or Floodplain on the subject property.
- Soils on this site, per the Soil Survey of Frederick County, Maryland are as follows:
MvA - Myersville Silt Loam, 0-3% slopes
MvB - Myersville Silt Loam, 3-8% slopes
MyB - Myersville-Catoctin-Urban Land, 3-8% slopes
SdC - Spoonsville-Catoctin Complex, 8-15% slopes
SsA - Spoonsville Silt Loam, 0-3% slopes
- A Forest Stand Delineation entitled "Forest Stand Delineation, Lot 2, Valley Center Subdivision" dated 3/26/18 was approved by the Town of Middletown on 4/18/18 determining that no forest existed on this site. Subsequently, a Site Plan for the 5.5 acre± portion of the "Hollow Creek Professional Center" was conditionally approved by the Middletown Planning Commission on October 21, 2019, and a Preliminary Forest Conservation Plan for the entire 7.5 Acres parcel was approved by the Middletown Planning Commission on November 18, 2019.
- 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.

Applicant / Owner:

Lancaster Properties, LLC
3120 Old National Pike
Middletown, MD 21769
(301) 371-9101



VICINITY MAP SCALE: 1" = 1,000'
TAX MAP 501, PARCEL 395



BOARD OF APPEALS SITE PLAN
Self Storage Special Exception Use

Hollow Creek Professional Center Self Storage Area

VALLEY CENTER SUBDIVISION, LOT 2
SITUATED ON U.S. ROUTE 40-ALTERNATE
TOWN OF MIDDLETOWN, MARYLAND

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

NO.	REVISIONS	BY	DATE
1	REVISED PER PC WORKSHOP COMMENTS	DAL	12/13/19

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1	REVISED PER PC WORKSHOP COMMENTS	DAL	12/13/19

LAND DESIGN BY: LPC
PRELIMINARY ENGINEERING FEATURES BY: DMW/LPC
DRAFTED BY: LPC/DMW
AUTOCAD VERSION 2014

LINGG
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SCALE: 1" = 30'
INITIAL DWG DATE: November, 2019
SHEET: 1 OF 1
LPC PROJECT NO. 0042-08

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