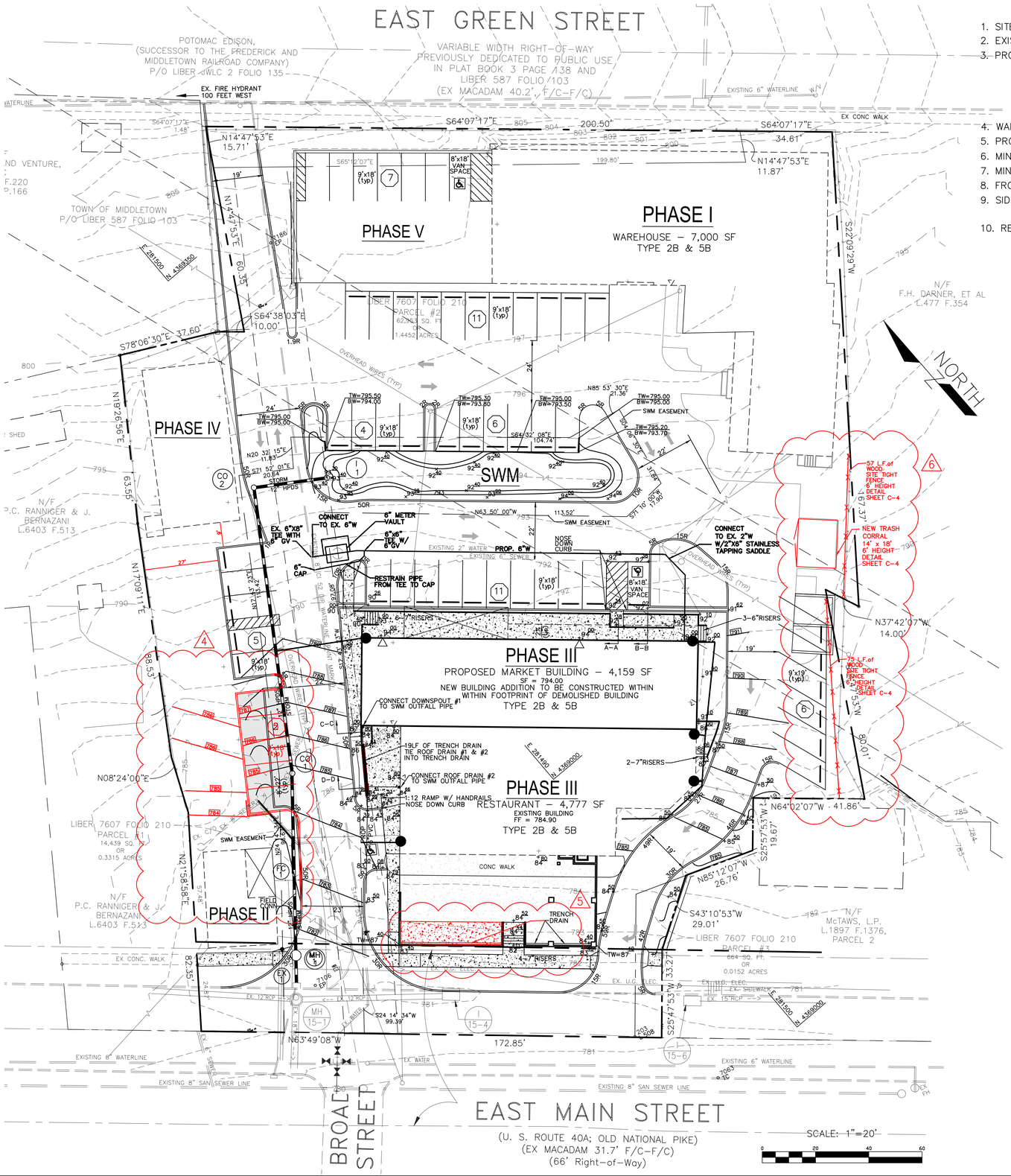
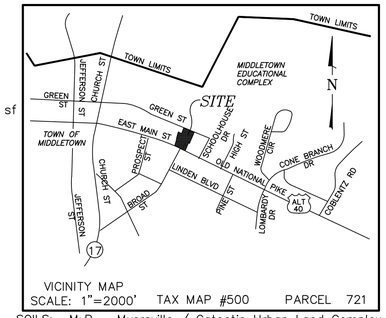


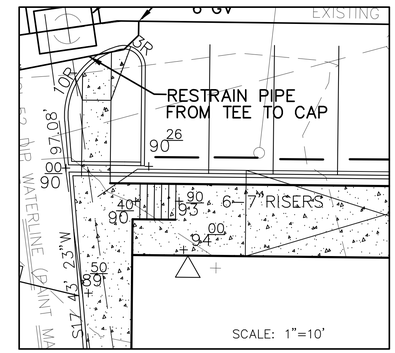
SITE ANALYSIS

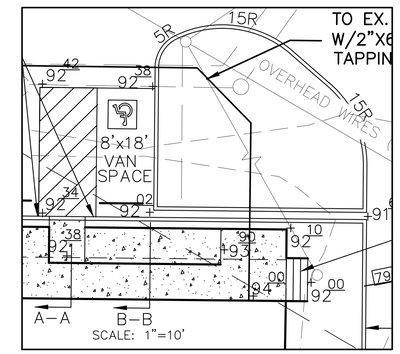
1. SITE AREA: 1.839 Acres or 80,107 sf
2. EXISTING USE: Warehouse = 7,000 sf & Hardware Store 4,194 sf
3. PROPOSED USE: Phase I – Warehouse = 7,000 sf
   Phase II – Residential House = 1,200 sf
   Phase III – Restaurant/Market Cust. area = 4,194 sf
   Phase IV – Vacant
   Phase V – Vacant
4. WAREHOUSE EMPLOYEES: 8
5. PROPERTY ZONING: (TC) Town Commercial
6. MINIMUM LOT AREA: None
7. MINIMUM LOT WIDTH: None
8. FRONT YARD DEPTH: Determined by Planning Commission
9. SIDE YARD: 5 Feet (Adjacent to Residential side yard to equal to proposed building height)
10. REAR YARD: 25 Feet (Adjacent to Residential side yard to equal to proposed building height)

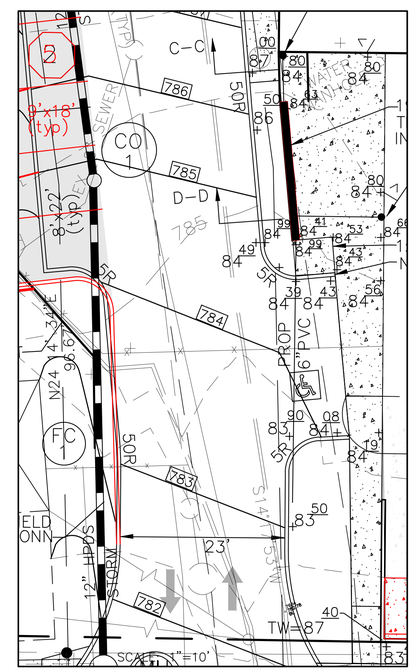


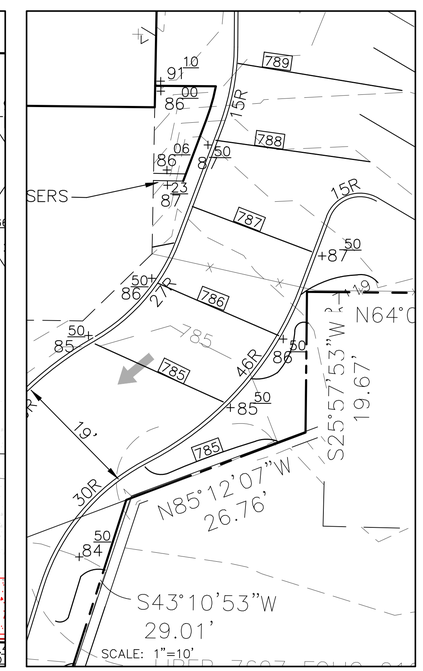
VICINITY MAP
SCALE: 1"=2000' TAX MAP #500 PARCEL 721

SOILS: MyB – Myersville / Catoctin Urban Land Complex (B/C) 3% to 8% Slopes









NOTES:
CONTRACTOR IS RESPONSIBLE FOR ADJUSTING FRAME AND COVERS AND VALVE BOXES, AS NEEDED WHERE GRADE ELEVATIONS WILL CHANGE.

OWNER/APPLICANT
MILLER COMMERCIAL PROPERTIES LLC.
8600 MYERSVILLE ROAD
MIDDLETOWN, MD. 21769
Attn: ANN MILLER
(P) (703) 902-9537

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.
Licence No.: 22538
Expiration Date.: 11-24-19

TOWN OF MIDDLETOWN PLANNING COMMISSION
APPROVED: Arthur R. Unangst 1-2-2018
PLANNING COMMISSION CHAIR DATE
For Mark Carney, PC chairman

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL
6	8/29/19	New fence on east property line Changed dim. and location of trash corral
5	8/29/19	Remove planter box, extend patio concrete and add bench detail
4	5/31/19	Added 5 handicap spaces (in lieu of the ex. 2 parallel spaces
3	6/28/17	Addressed Plan. Comm. Comments
2	6/15/17	Addressed Plan. Comm. Comments
1	5/25/17	Addressed Plan. Comm. Comments

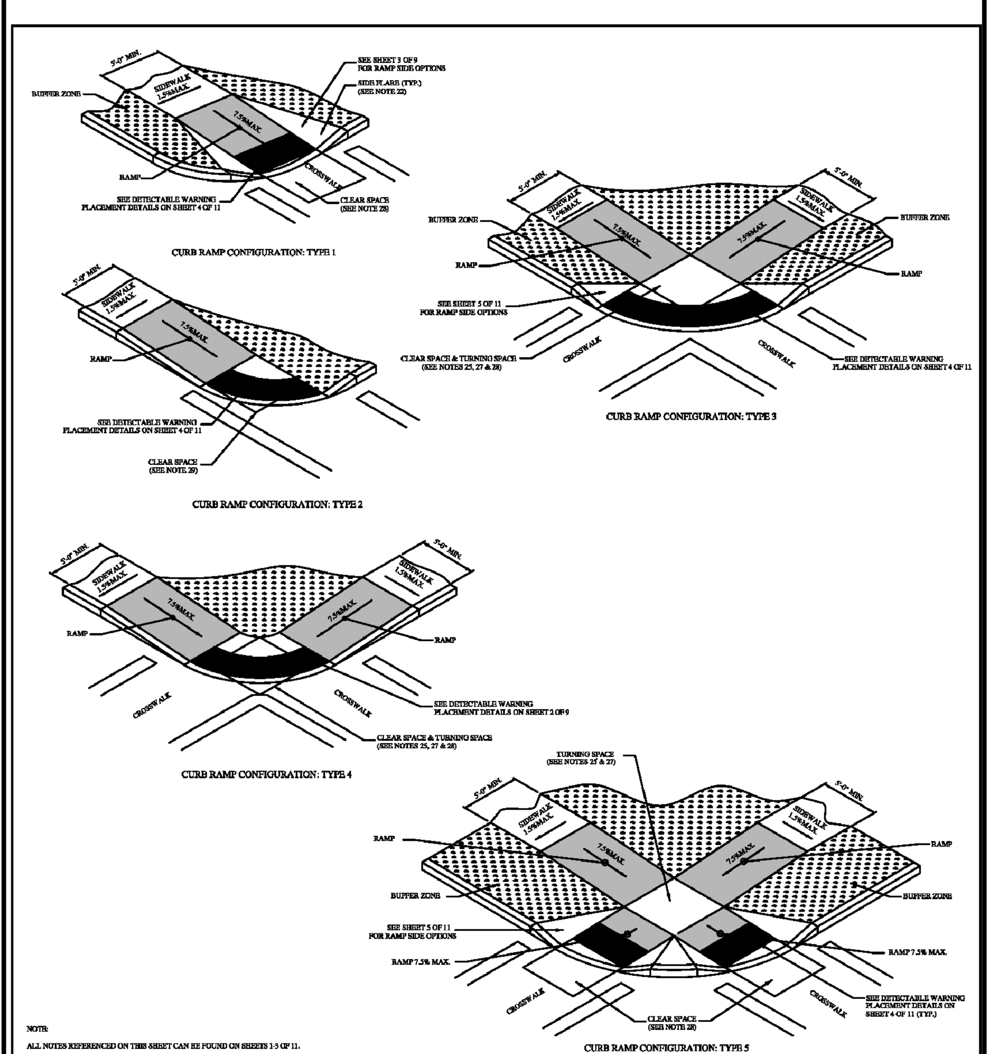
ARCHITECT
SETH HARRY & ASSOCIATES, INC.
605 MORGAN STATION ROAD
WOODBINE, MARYLAND 21797
TEL 410 489 4725 FAX 410 489 7554
www.sethharry.com
& PROGRESSIVE AE

CIVIL ENGINEER
CMS ASSOCIATES LLC
4925 Ellis Lane
Ellicott City, Maryland 21043
Tel. (410) 988-2436
Contact: Geoffrey L. Ciniero, PE
www.cms-engineering.net

MILLER COMMERCIAL PROPERTY
SITE PLAN
121 & 203 EAST MAIN STREET
TAX ID: 03-136094 & 03-136108
TOWN OF MIDDLETOWN
MIDDLETOWN ELECTION DISTRICT 3
FREDERICK COUNTY, MARYLAND

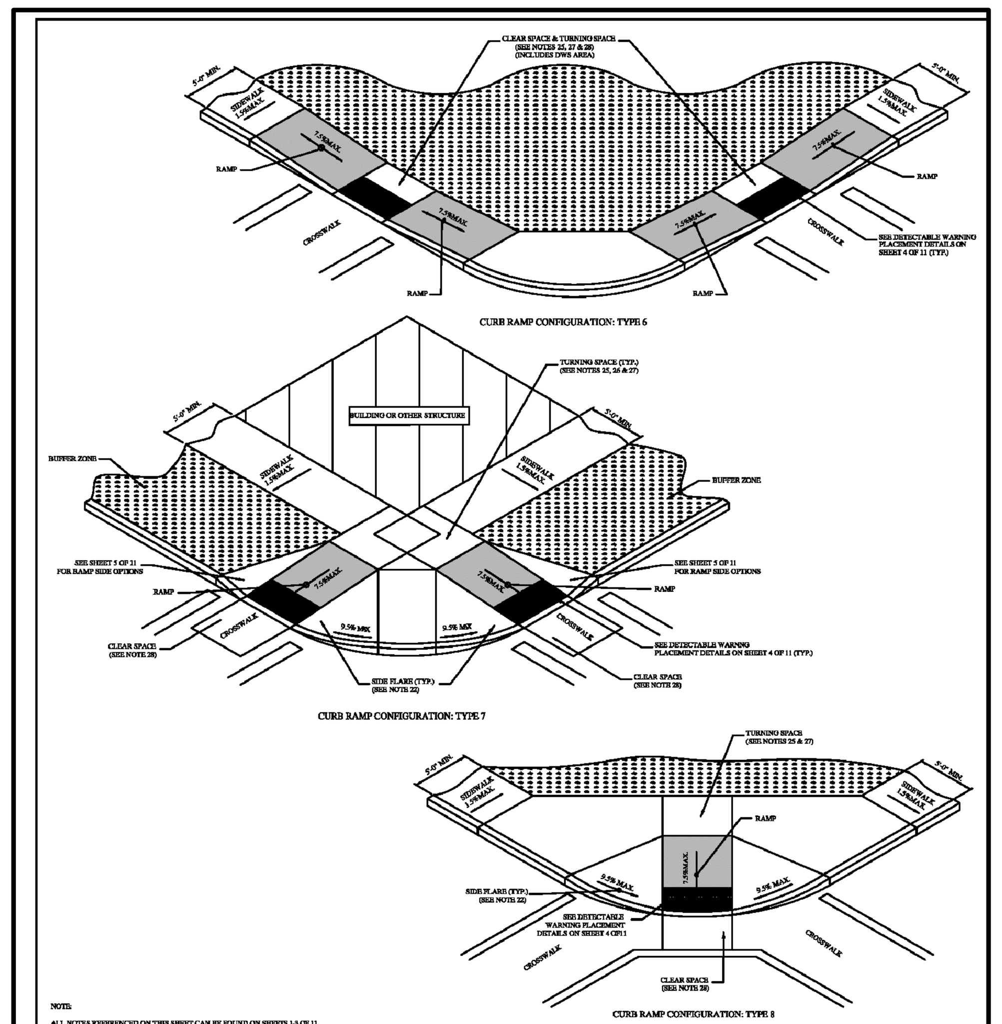
STATE OF MARYLAND GEOFFREY L. CINIERO 22538 PROFESSIONAL ENGINEER
12/19/19

PLAN NO.:	C–1
SCALE:	AS NOTED
DATE:	03/19/2014
SHEET	1 OF 1
FILE NO:	13–005



NOTE:
ALL NOTES REFERENCED ON THIS SHEET CAN BE FOUND ON SHEETS 1-3 OF 11.

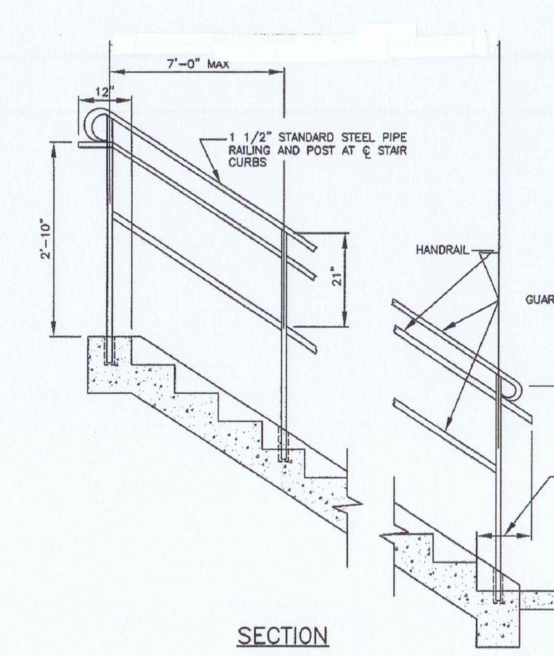
TOWN OF MIDDLETOWN	STANDARD DETAIL	REVISIONS:	
APPROVED: 01/06/16 DATE	SIDEWALK AND CURB RAMP (SHEET 6 OF 11)		R-1



NOTE:
ALL NOTES REFERENCED ON THIS SHEET CAN BE FOUND ON SHEETS 1-3 OF 11.

TOWN OF MIDDLETOWN	STANDARD DETAIL	REVISIONS:	
APPROVED: 01/06/16 DATE	SIDEWALK AND CURB RAMP (SHEET 7 OF 11)		R-1

NOTES:
1. UNLESS OTHERWISE NOTED, PAINTED RAILINGS SHALL BE FURNISHED.
2. RAILING AND POSTS TO BE PAINTED SHALL CONFORM TO ASTM A120 STANDARD WEIGHT.
3. RAILING AND POSTS TO BE GALVANIZED SHALL CONFORM TO ASTM A441 SEE SPECIFICATIONS.
4. UNLESS OTHERWISE NOTED, RAILINGS SHALL BE FURNISHED FOR BOTH SIDES OF STAIRS AND ON ALL STAIRS HAVING 4 RISERS AND OVER.
5. RAILING SHALL BE ALL WELDED WITH ITS JOINTS GROUND SMOOTH AND FREE OF BURRS.
6. RAILING POSTS SHALL BE SET IN METAL SLEEVES, 6" DEEP AND FILLED WITH HOT POURED LEAD OR HOT POURED SULFUR OR AN EQUIVALENT EPOXY COMPOUND.
7. GALVANIZED RAILINGS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
8. PAINTED RAILINGS SHALL BE PAINTED IN ACCORDANCE WITH SECTION 912 OF THE SPECIFICATIONS.
9. THIS HANDRAIL IS TO BE USED ONLY AS A PROTECTION FOR PEDESTRIANS AND SHOULD NOT BE PLACED IN ANY LOCATION WHERE IT MIGHT BE SUBJECT TO VEHICULAR IMPACT. FOR VEHICULAR PROTECTION, STANDARD GUARD RAIL SHOULD BE USED.



SECTION

Revised / Revised 5/7/2007 Approved	Howard County, Maryland Department of Public Works. Approved: Chief, Bureau of Engineering	Concrete Stairs Pipe Railing	Detail G-7.02

NOTES:
1. CONCRETE: MIX NO.2
2. CHAMFERS: 3/4"x3/4"
3. EXPOSED SURFACES: CLASS 1 SURFACE FINISH.
4. REINFORCING STEEL: A-15 WITH A-305 DEFORMATIONS.
5. ALL REINFORCING BARS SHALL BE NO.4 BARS EXCEPT NOSING BARS.
6. A, B, AND C BARS SHALL BE USED IN THE INSTALLATIONS OF SIX OR MORE STEPS.
7. NOSING BARS SHALL BE NO.2 BARS AND PLACED IN ALL STEPS REGARDLESS OF STAIR LENGTH. MINIMUM COVER 2 INCHES.
8. UNLESS OTHERWISE NOTED, ALL TREADS SHALL BE FINISHED WITH A LIGHTLY BROOMED SURFACE. PROVIDE MAXIMUM 2% WASH AT EXTERIOR LOCATIONS.
9. FOR RAILING DETAILS, SEE G-7.02
10. THE STAIRS SHALL BE PAID FOR ON THE UNIT PRICE BID PER CUBIC YARD FOR "MIX NO.2 CONCRETE FOR MISCELLANEOUS STRUCTURES".

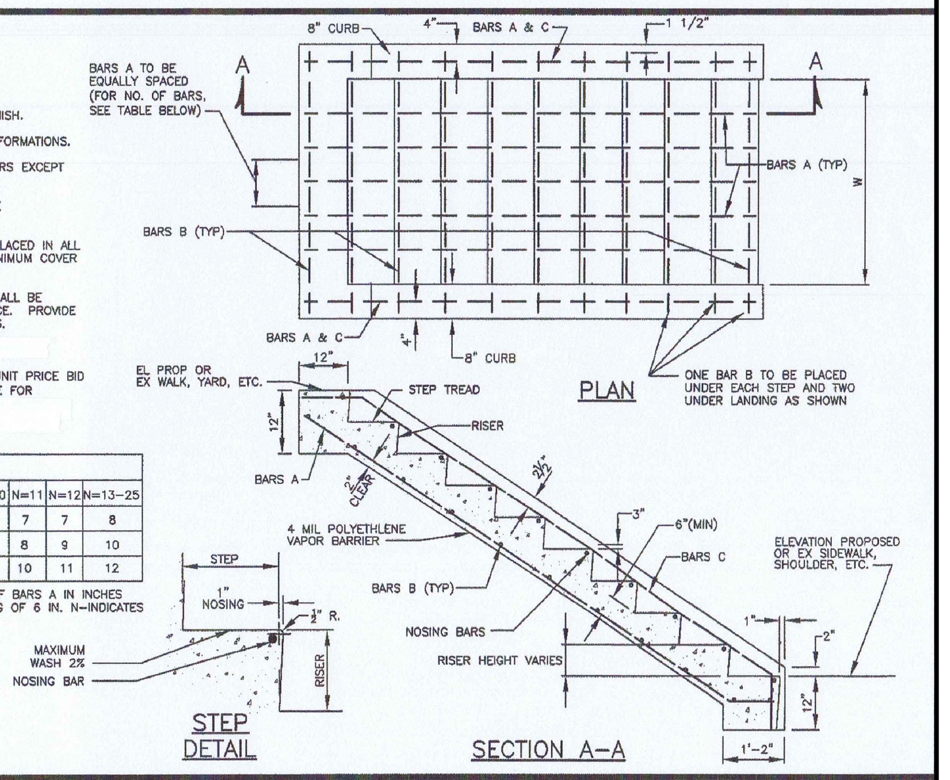
NUMBER OF BARS A

	N=1-5	N=6	N=7	N=8	N=9	N=10	N=11	N=12	N=13-25
W=3'		4	5	5	6	6	7	7	8
W=4'		5	6	7	7	8	8	9	10
W=5'		6	7	8	9	9	10	11	12

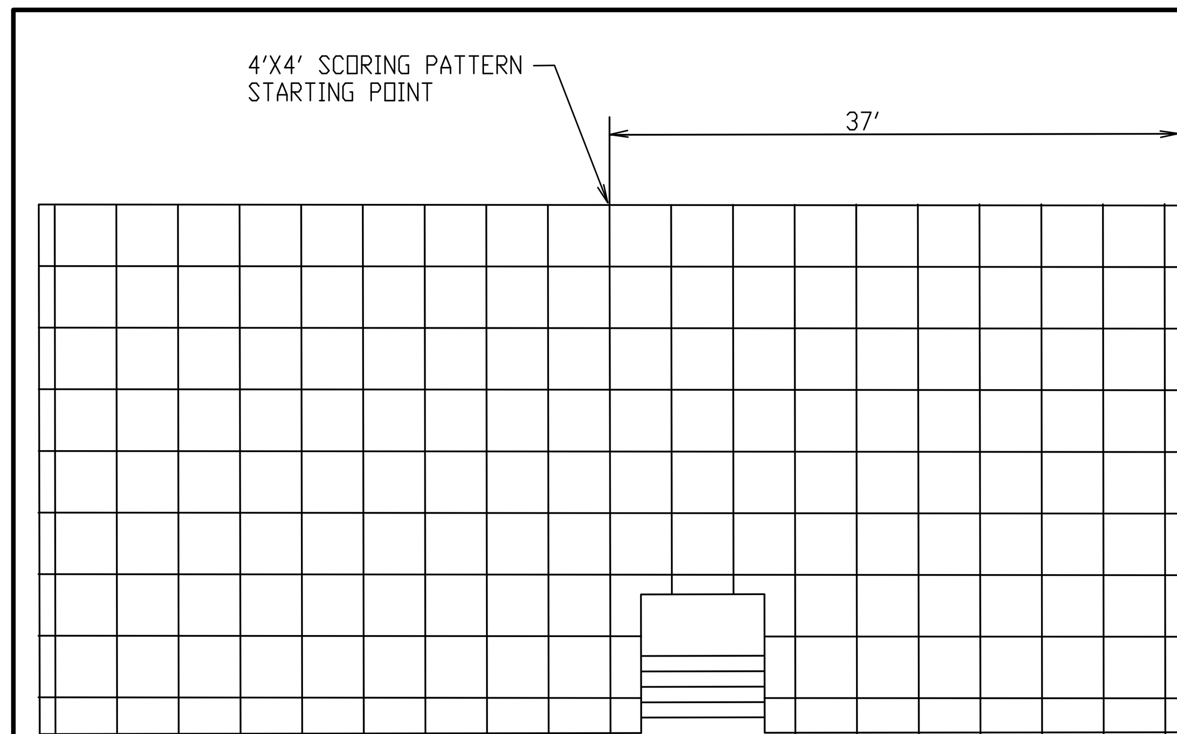
FOR OTHER WIDTHS, THE APPROX. SPACING OF BARS A IN INCHES WILL BE EQUAL TO 80/N WITH A MIN SPACING OF 6 IN. N-INDICATES NUMBER OF STEPS EXCLUSIVE OF LANDING.

STAIRWAYS

SLOPE	RISER	STEP
1:1.57	7" MAX	11"
2:1	6"	12"
4:1	4" MIN	16"

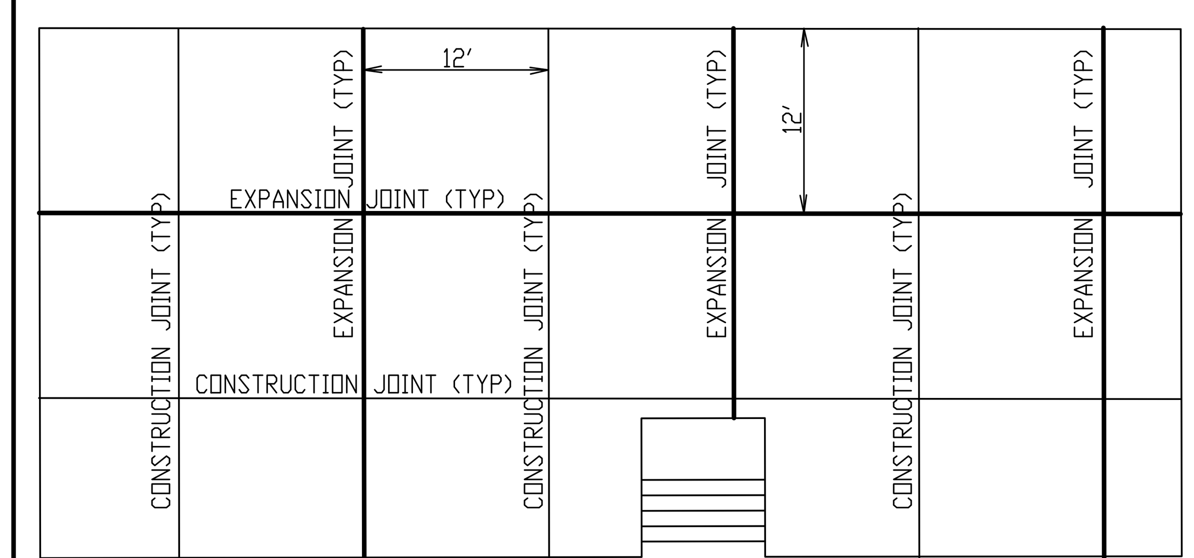


Revised / Revised 5/7/2007 Approved	Howard County, Maryland Department of Public Works. Approved: Chief, Bureau of Engineering	Concrete Stairs	Detail G-7.01

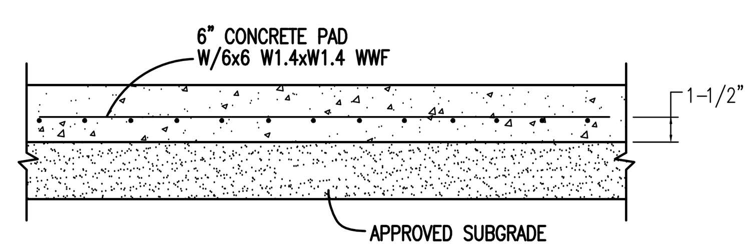


NOTE: CONCRETE TO BE A 4" 3,500 PSI SLAB WITH REINFORCING OF #3 REBAR AT 18" O.C. EACH WAY. WITH 15" FROM OUTSIDE EDGES.

PATIO DETAIL (NTS)

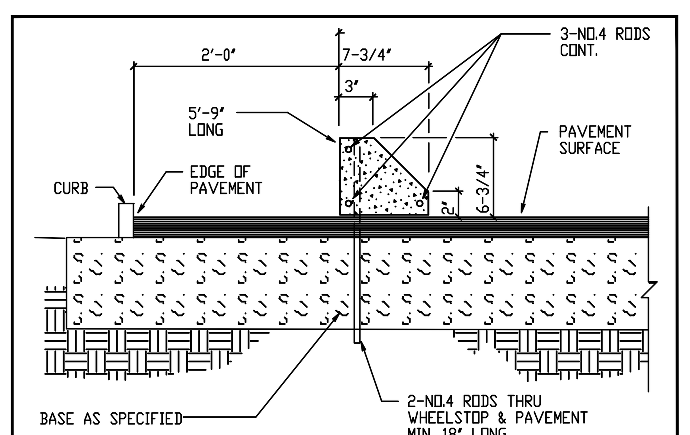


PATIO DETAIL (NTS)



NOTE: TRANSFORMER PAD SHALL BE SIZED BY AND CONSTRUCTION SHALL BE COORDINATED WITH THE LOCAL POWER COMPANY.

	TRANSFORMER PAD SECTION DETAIL	NOT TO SCALE



PRECAST CONCRETE WHEELSTOP	NOT TO SCALE

GENERAL NOTES:

1. THESE SHEETS ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE REQUIREMENTS OF THE 2011 PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY (PROWAG).
2. DIMENSIONS SHOWN IN THE DETAILS AS MINIMUMS AND MAXIMUMS ARE THE LIMITS FOR DESIGN AND FIELD LAYOUT. FACILITIES SHALL NOT BE CONSTRUCTED WITH VALUES OUTSIDE THE LIMITS FOR WORK ACCEPTANCE, SEE TABLE "DESIGN ELEMENT TOLERANCES" ON SHEET 3 OF 11.
3. NOT ALL FACILITIES CAN BE CONSTRUCTED TO MEET THE DESIGN STANDARDS. FACILITIES THAT CANNOT BE CONSTRUCTED TO MEET THE STANDARDS TO THE GREATEST EXTENT PRACTICABLE.
4. TO CHECK FIELD LAYOUT AND TO VERIFY WORK ACCEPTANCE, ALL SLOPES AND GRADES WILL BE MEASURED WITH A 4 FOOT LONG DIGITAL LEVEL USING AT LEAST TWO READINGS. WHERE THE READINGS VARY, THE MEASUREMENTS WILL BE AVERAGED. GRADE (RUNNING SLOPE) WILL BE MEASURED ALONG THE CENTERLINE AND OFFSET 12" TO 18" FROM THE CENTERLINE. CROSS SLOPES WILL BE MEASURED PERPENDICULAR TO CENTERLINE AT 5' TO 10' INTERVALS.
5. GRADES (RUNNING SLOPES) ARE MEASURED IN THE DIRECTION OF PEDESTRIAN TRAVEL. CROSS SLOPES ARE MEASURED PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
6. JOINTS BETWEEN SIDEWALK, CURB RAMPS, TURNING SPACES AND ROADWAYS SHALL BE FLUSH AND FREE FROM ABRUPT VERTICAL CHANGES GREATER AND 1/4". VERTICAL SURFACE DISCONTINUITIES BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
7. SIDEWALKS ARE CONNECTED TO ROADWAYS BY EITHER BLENDED TRANSITIONS OR CURB RAMPS. BLENDED TRANSITIONS ARE CONNECTIONS BETWEEN THE SIDEWALK LEVEL AND THE ROADWAY LEVEL THAT HAVE A MAXIMUM GRADE (RUNNING SLOPE) OF 5% AND TRANSITIONS GREATER THAN 5% ARE CONSIDERED CURB RAMPS.
8. CURB RAMPS AND BLENDED TRANSITIONS MAY REQUIRE THE INSTALLATION OF DETECTABLE WARNINGS, SEE ADDITIONAL "DETECTABLE WARNING NOTES" ON THIS SHEET, AND DETAILS ON SHEET 4 OF 11 FOR DIMENSIONS, ORIENTATION AND INSTALLATION.
9. VERTICAL ALIGNMENT SHALL BE GENERALLY PLANAR. GRADE BREAKS WITHIN THE PEDESTRIAN ACCESS ROUTE SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL AND SHALL NOT BE ROUNDED.
10. MATERIAL DEPTHS SHOWN ON THESE SHEETS ARE TYPICAL MINIMUM VALUES AND MAY BE DIFFERENT IN THE CONTRACT DOCUMENTS.
11. SIDEWALK GRADE (RUNNING SLOPE) SHALL NOT BE DESIGNED TO EXCEED 4.5%, EXCEPT WHEN MATCHING INTO EXISTING SIDEWALK OR WHEN THE HIGHWAY GRADE IS STEEPER. WHEN HIGHWAY GRADE IS GREATER THAN 5%, THE SIDEWALK GRADE SHALL NOT EXCEED THE HIGHWAY GRADE.
12. THE CROSS SLOPE OF PEDESTRIAN ACCESS ROUTES SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE. THE FOLLOWING EXCEPTIONS ARE ALLOWED:
   - 12.A. WHERE PEDESTRIAN STREET CROSSINGS ARE PROVIDED AT INTERSECTIONS WITHOUT YIELD OR STOP CONTROL OR WHERE THERE IS ANY TRAFFIC SIGNAL WITHOUT A FLASHING RED, THE CROSS SLOPE OF A PEDESTRIAN ACCESS ROUTE CONTAINED WITHIN A STREET CROSSING SHALL BE 4.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 5" MAXIMUM FOR WORK ACCEPTANCE.
   - 12.B. WHERE MIDBLOCK PEDESTRIAN STREET CROSSINGS ARE PROVIDED, THE CROSS SLOPE OF A PEDESTRIAN ACCESS ROUTE CONTAINED WITHIN A MIDBLOCK STREET CROSSING SHALL BE PERMITTED EQUAL TO THE STREET OR HIGHWAY GRADE.
13. THE MINIMUM CLEAR WIDTH FOR PEDESTRIAN ACCESS ROUTES IS 5'-0", EXCLUSIVE OF THE CURB. WHEN WALKWAY WIDTHS ARE LESS THAN 5'-0", 5'-0"X5'-0" PASSING SPACES (SHOWN IN DETAIL A OR B ON SHEET 3 OF 11), OR A FEATURE OF EQUAL OR GREATER DIMENSIONS (E.G., DRIVEWAYS) THAT MEET THE SLOPE CRITERIA, SHALL BE PROVIDED AT A MAXIMUM INTERVAL OF 200'. EXISTING DRIVEWAYS AND STREET CROSSING MAY ALSO SERVE AS PASSING SPACES.
14. THE BUFFER ZONE IS A PHYSICAL DISTANCE SEPARATING THE PEDESTRIAN ACCESS ROUTE FROM THE VEHICLE TRAVELED WAY. THE BUFFER ZONE MAY BE PLANTED OR PAVED. WHERE THE BUFFER ZONE WIDTH, EXCLUSIVE OF CURB, IS LESS THAN 3'-0" THE SURFACE SHOULD BE PAVED OR CONSTRUCTED WITH HARDSCAPE MATERIALS.

TOWN OF MIDDLETOWN	STANDARD DETAIL	REVISIONS:	
APPROVED: 01/06/16 DATE	SIDEWALK AND CURB RAMP (SHEET 1 OF 11)		R-1

15. THE MAXIMUM RECOMMENDED CROSS SLOPE OF A TURF BUFFER ZONE OR SLOPE TRANSITION BEHIND SIDEWALK IS 25%. BUFFER ZONES WITH A CROSS SLOPE GREATER THAN 25% SHOULD BE PAVED, PLANTED OR CONSTRUCTED WITH HARDSCAPE MATERIALS.
16. WHEN CROSSING DRIVEWAYS, THE WORK SHALL BE IN CONFORMANCE WITH THE RESIDENTIAL AND MINOR COMMERCIAL DRIVEWAY DETAILS.
17. WHERE EXISTING ROADWAYS ARE SAWCUT TO INSTALL CURBING AND/OR SIDEWALK, THE ROADWAY SHOULD BE SAWCUT AT LEAST 2'-0" FORM THE PROPOSED CURB LINE TO ALLOW FOR ADEQUATE COMPACTION OF ASPHALT. IF SAWCUT IS LESS THAN 2'-0" FROM PROPOSED CURB LINE, THEN THE ROADWAY SHALL BE REBUILT USING 4000 PSI CONCRETE. SEE DETAILS ON SHEET 11 OF 11.

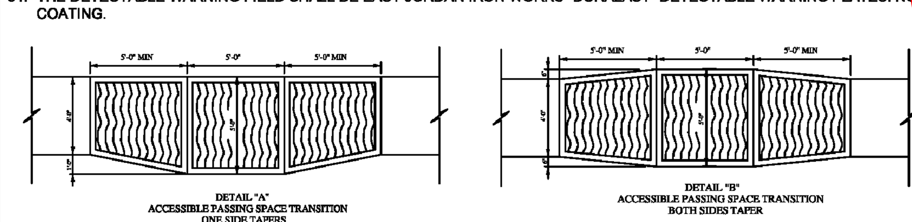
CURB RAMP NOTES:

18. THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 4'-0".
19. THE GRADE (RUNNING SLOPE) OF A CURB RAMP SHALL BE A MINIMUM OF 5% THE GRADE FOR DESIGN AND LAYOUT SHALL BE A MAXIMUM OF 7.5%. THE GRADE FOR ADA ACCESSIBILITY AND WORK ACCEPTANCE SHALL BE A MAXIMUM OF 8.3%.
20. WHERE EXISTING CONDITIONS DO NOT ALLOW THE CONSTRUCTION OF A CURB RAMP WITH A GRADE (RUNNING SLOPE) OF 8.3% OR LESS, THE RAMP LENGTH SHALL NOT BE REQUIRED TO EXCEED 15'-1" FOR DESIGN AND FIELD LAYOUT. THE RAMP LENGTH SHALL NOT BE REQUIRED TO EXCEED 15'-0" FOR WORK ACCEPTANCE.
21. THE CROSS SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE AND STILL PROVIDE POSITIVE DRAINAGE. THE CROSS SLOPE OF A CURB RAMP SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE, SEE NOTE 12 FOR EXCEPTIONS. WHERE THE EXISTING ROADWAY GRADE EXCEEDS 2%, THE CURB RAMP MAY BE WARPED ACCORDING TO THE DETAIL ON SHEET 10 OF 11 TO TIE INTO THE DROP CURB.
22. RAMP SIDE OPTIONS ARE DETAILED ON SHEET 5 OF 11 FOR USE WITHIN THE BUFFER ZONE. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP. FLARED SIDES SHALL BE INSTALLED WITH A MAXIMUM SLOPE OF 9.5% FOR DESIGN AND LAYOUT, AND 10% MAXIMUM FOR WORK ACCEPTANCE. THE SLOPE OF FLARED SIDES IS MEASURED PARALLEL TO THE CURB LINE.
23. THE BACKSIDE OF A PARALLEL RAMP SHOULD BE GRADED TO A MAXIMUM SLOPE OF 25% TO MATCH EXISTING TERRAIN, UNLESS OTHERWISE SHOWN IN THE CONTRACT DOCUMENTS. WHERE GRADING IS NOT FEASIBLE DUE TO LIMITED ROW OR PHYSICAL CONSTRAINTS, A BACK CURB MAY BE INSTALLED. SEE DETAILS ON SHEET 5 OF 11 AND SHEET 11 OF 11.
24. PREFERENCE IS TO INSTALL TWO CURB RAMPS AT A STREET CORNER THAT SERVES BOTH CROSSINGS. WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT TWO CURB RAMPS FROM BEING INSTALLED AT A STREET CORNER THAT SERVES BOTH CROSSINGS, A SINGLE DIAGONAL CURB RAMP WILL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
25. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.
26. WHERE THERE ARE NO VERTICAL CONSTRAINTS AT THE BACK OF THE SIDEWALK, (E.G., VERTICAL CURB, BUILDINGS, FENCES) THE TURNING SPACE DIMENSIONS SHALL BE 4'-0" X 4'-0" MINIMUM, WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4'-0"X5'-0" MINIMUM. THE 5'-0" DIMENSION SHALL BE PROVIDED PERPENDICULAR TO THE CONSTRAINT.
27. TURNING SPACES SHALL NOT BE DESIGNED WITH CROSS SLOPE GREATER THAN 1.5% IN ANY DIRECTION, WHILE PROVIDING POSITIVE DRAINAGE. THE MAXIMUM CROSS SLOPE FOR WORK ACCEPTANCE IS 2.0%. A NONSTANDARD FEATURE JUSTIFICATION IS REQUIRED WHERE TURNING SPACES EXCEED 2.0% IN ANY DIRECTION.
28. BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4'-0"X4'-0" MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN CROSSWALK, AND OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. THE CLEAR SPACE MAY OVERLAP TURNING SPACES, DETECTABLE WARNING SURFACES, AND DROP CURBS.

TOWN OF MIDDLETOWN	STANDARD DETAIL	REVISIONS:	
APPROVED: 01/06/16 DATE	SIDEWALK AND CURB RAMP (SHEET 2 OF 11)		R-1

DETECTABLE WARNING NOTES:

29. DETECTABLE WARNING SURFACES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS ON PEDESTRIAN ACCESS ROUTES:
   - 29.A. CURB RAMPS AND BLENDED TRANSITIONS AT PEDESTRIAN STREET CROSSINGS.
   - 29.B. PEDESTRIAN REFUGE ISLANDS (WHERE THE LENGTH OF THE PEDESTRIAN ACCESS ROUTE ACROSS THE REFUGE ISLAND IS GREATER THAN OR EQUAL TO 6 FEET).
   - 29.C. PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY.
30. DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PEDESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OF UNCONTROLLED DRIVEWAY APRONS.
31. SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. IF REQUIRED, HTE BORDER SHALL NOT EXCEED 2". WHERE THE BACK OF CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHALL BE MEASURED FROM THE INSIDE EDGE OF THE CURB RADIUS.
32. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT IS FOR ILLUSTRATION ONLY. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUDING ANY FLARED SIDES. THE WIDTH OF THE DETECTABLE WARNING FIELD INCLUDES A CONCRETE BORDER, IF PROVIDED.
33. ON SLOPES OF 5% OR GREATER, THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK ON THE RAMP RUN. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME, DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON SHEET 4. ON SLOPES LESS THAN 5%, DOME ORIENTATION IS LESS CRITICAL AND MAY DIFFER FROM PERPENDICULAR OR RADIAL ALIGNMENT TO THE GRADE BREAK.
34. THE DETECTABLE WARNING FIELD SHALL BE EAST JORDAN IRON WORKS "DURALAST" DETECTABLE WARNING PLATES. NO COATING.



DESIGN ELEMENT TOLERANCES

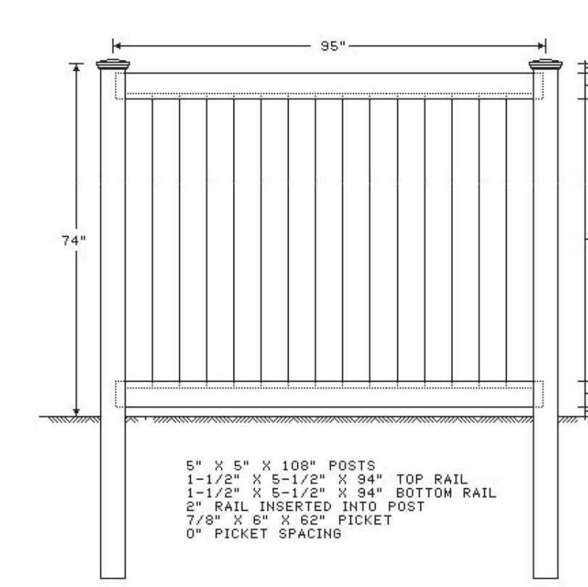
ELEMENT	DESIGN AND FIELD LAYOUT LIMIT	LIMIT FOR WORK ACCEPTANCE
SIDEWALK CROSS SLOPE - SEE NOTE 12	1.5%MAX.	2.0%MAX.
SIDEWALK GRADE (RUNNING SLOPE) - SEE NOTE 11	4.5%MAX.	5.0%MAX.
CURB RAMP GRADE (RUNNING SLOPE) - SEE NOTE 20	7.5%MAX.	8.2%MAX.
BLENDED TRANSITION GRADE (RUNNING SLOPE) - SEE NOTE 7	4.5%MAX.	5.0%MAX.

ALL VALUES SHOWN ON THE STANDARD SHEETS REFER TO DESIGN AND FIELD LAYOUT LIMITS.

TOWN OF MIDDLETOWN	STANDARD DETAIL	REVISIONS:	
APPROVED: 01/06/16 DATE	SIDEWALK AND CURB RAMP (SHEET 3 OF 11)		R-1

6' PRIVACY T&G

Property line fence detail to be wood
Trash enclosure material to be PVC (Color Gray)



PROPERTY LINE FENCE AND TRASH ENCLOSURE DETAIL

FREDERICK FENCE CO., INC.
1505 TILCO DRIVE
FREDERICK, MD 21704
(301) 663-4000

FREDERICK VINYL FABRICATION

FVF 6' PRIVACY T&G 6' X 8' | DRAWN BY: CSP 02/22/10 | REVISED: CSP 02/22/10 | SCALE: | FILE: 6' PRIVA | PAGE: 1 of 1

4

OWNER/APPLICANT
MILLER COMMERCIAL PROPERTIES LLC.
8600 MYERSVILLE ROAD
MIDDLETOWN, MD. 21769
Attn: ANN MILLER
(P) (703) 902-9537

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.
Licence No.: 22538
Expiration Date.: 11-24-19

TOWN OF MIDDLETOWN PLANNING COMMISSION
APPROVED: Cynthia K. Unangst 1-2-2018
PLANNING COMMISSION CHAIR DATE
For Mark Carney, PC chairman

ARCHITECT
SETH HARRY & ASSOCIATES, INC.
605 MORGAN STATION ROAD
WOODBINE MARYLAND 21797
TEL 410 489 4725 FAX 410 489 7554
www.sethharry.com
& PROGRESSIVE AE

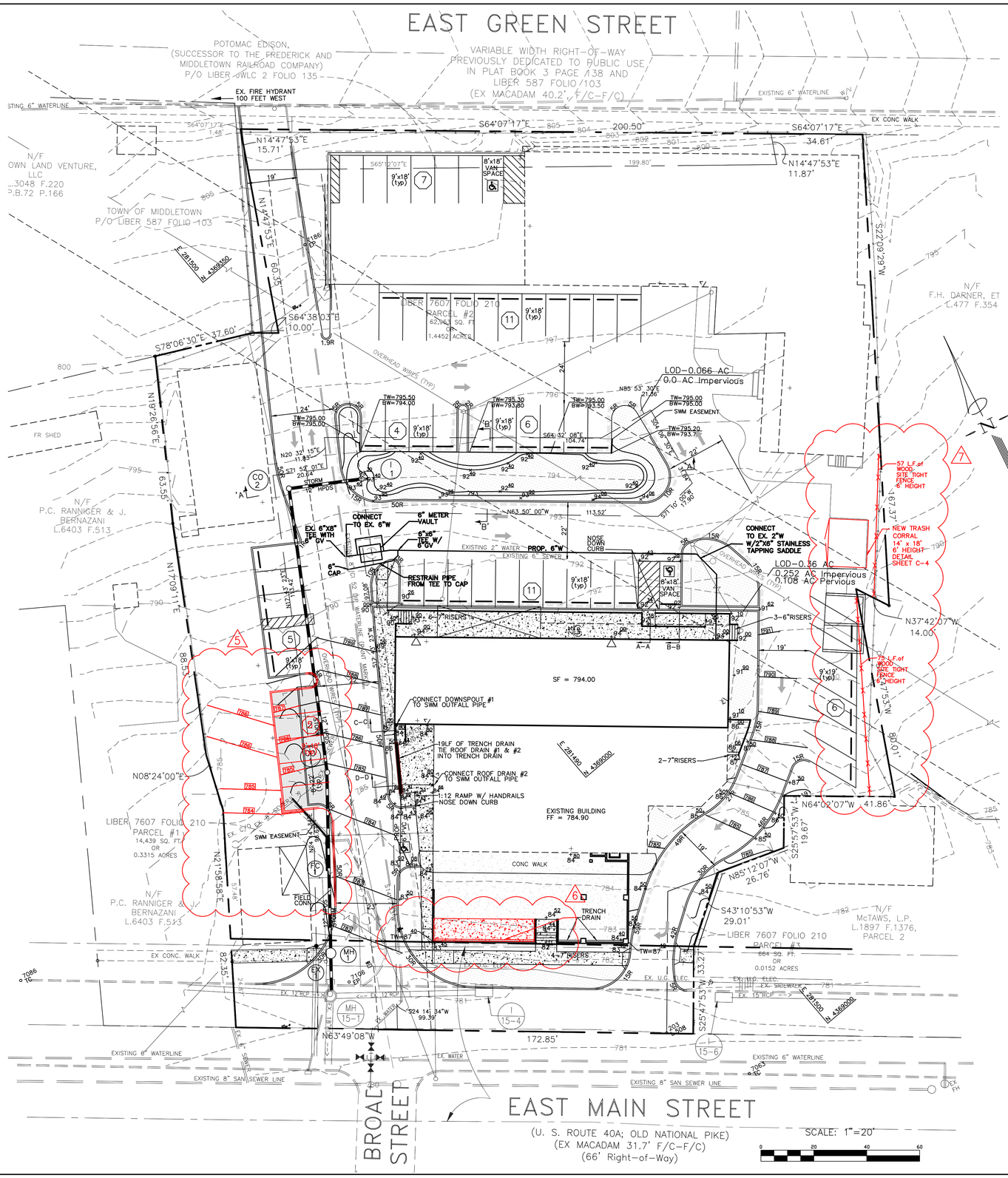
CIVIL ENGINEER
CMS
CMS ASSOCIATES LLC
4925 Ellis Lane
Ellicott City, Maryland 21043
Tel. (410) 988-2436
Contact: Geoffrey L. Ciniero, PE
www.cms-engineering.net

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL
1	5/25/17	Addressed Plan. Comm. Comments
2	6/15/17	Addressed Plan. Comm. Comments
3	6/28/17	Addressed Plan. Comm. Comments
4	8/29/19	Added Fence and Trash Enclosure Detail

MILLER COMMERCIAL PROPERTY
SITE & UTILITY DETAILS
121 & 203 EAST MAIN STREET
TAX ID: 03-136094 & 03-136108
TOWN OF MIDDLETOWN
MIDDLETOWN ELECTION DISTRICT 3
FREDERICK COUNTY, MARYLAND

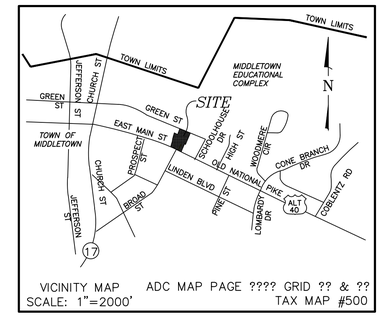
STATE OF MARYLAND GEOFFREY L. CINIERO 22538 PROFESSIONAL ENGINEER 12/19/17

PLAN NO.: C-4
SCALE:
DATE: 03/19/2014
SHEET 1 OF 1
FILE NO: 13-005



LEGEND

- EXISTING CONTOUR
- EXISTING CURB
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATIONS
- PROPOSED CURB
- PROPOSED CONCRETE
- PROPOSED PATIO
- PROPOSED LANDSCAPE / GRASS AREA
- REDEVELOPMENT LIMIT OF DISTURBANCE



VICINITY MAP
SCALE: 1"=2000'
ADC MAP PAGE ???? GRID ?? & ??
TAX MAP #500

SOILS: MyB – Myersville/Catoctin Urban Land Complex (B/C) 3% to 8% Slopes

BIORETENTION FACILITY CONSTRUCTION SPECIFICATIONS

1. THE STONE DIAPHRAM AND STONE LAYER IS TO BE #57 STONE
2. THE SAND LAYER SHALL BE PER ASTM C33 FINE AGGREGATE CONCRETE SAND.
3. THE PLANTING MEDIA SHALL CONSIST OF 1/3 PERLITE OR SOILITE, 1/3 COMPOST AND 1/3 TOPSOIL. THE PERLITE SHALL BE COURSE GRADE HORTICULTURE PERLITE. THE COMPOST SHALL BE HIGH GRADE COMPOST FREE OF STONES, AND PARTIALLY COMPOSTED WOODY MATERIAL. THE SOIL SHALL MEET THE FOLLOWING MINIMUM CRITERIA: CONTAIN NO MORE THAN 10% CLAY, 30-55% SILT AND 35-60% SAND. THE SOIL SHALL BE FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN 2 INCHES. THE FIRST LAYER OF PLANTING MEDIA SHALL BE LIGHTLY TILLED TO MIX IT INTO THE SAND LAYER, SO NOT TO CREATE A DEFINITIVE BOUNDARY. THE PLANTING MATERIAL SHALL BE FLOODED AFTER PLACEMENT. ANY SETTLEMENT THAT OCCURS SHALL BE FILLED BACK TO THE DESIGN ELEVATION.
4. THE MULCH LAYER SHALL CONSIST OF PLAYGROUND MULCH. THE MULCH SHOULD BE APPLIED UNIFORMLY TO A DEPTH OF 3 INCHES. YEARLY REPLENISHING MAY BE NECESSARY. PINE BARK IS NOT ACCEPTABLE.

PREVENTATIVE MAINTENANCE

PREVENTATIVE MAINTENANCE WILL BE ENSURED THROUGH INSPECTION OF THE BIORETENTION FACILITY BED AND STONE DIAPHRAM. THE OWNER SHALL INSPECT THE FACILITY TWICE A YEAR DURING THE FIRST FIVE YEARS OF OPERATION AND AT LEAST ONCE EVERY TWO YEARS THEREAFTER.
PREVENTATIVE MAINTENANCE REPORTS SHALL BE MAINTAINED ONSITE.
IF AFTER AN INSPECTION OF THE CONDITION OF THE FACILITY, IT IS EVIDENT THAT THE FACILITY PRESENTS AN IMMEDIATE DANGER TO THE PUBLIC SAFETY OR HEALTH BECAUSE OF AN UNSAFE CONDITION OR IMPROPER MAINTENANCE, THE OWNER SHALL TAKE ACTION SUCH AS MAY BE NECESSARY TO PROTECT THE PUBLIC AND AND MAKE THE FACILITY SAFE.

FREDERICK COUNTY, MARYLAND
DEVELOPMENT REVIEW ENGINEERING

APPROVED: David A. Carable — DEVELOPMENT REVIEW CHIEF — DATE 12/27/17
APPROVED: — STORMWATER MANAGEMENT — DATE 12/27/17

Reviewed in accordance with local County requirements. Frederick County assumes no liability for design and/or construction. Approval is valid for two (2) years after the last date shown above. The project must be under construction before the approval expiration to be considered active. Otherwise, resubmittal of plans, including applicable fees, must be made to Development Review for reapproval. Fees for resubmittal cannot be waived.

REV. #	DATE	REVISION DESCRIPTION * FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL		DEV. REVIEW: DATE AND INITIAL	

FOR SWM REVIEW ONLY

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.
Licence No.: 22538
Expiration Date.: 11-24-19

STATE OF MARYLAND — GEOFFREY L. CINIERO — No. 22538 — PROFESSIONAL ENGINEER
12/21/17

INTERNAL USE ONLY

Development Review
FILE # MIDDLETOWN
A/P # 14195
DUE DATE:

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL
7	8/29/19	New fence on east property line. Changed dim. and location of trash enclosure.
6	8/29/19	Revised inlet protection box, extend polio concrete and add trench drain
5	5/31/19	Added Phase 4 Micro-Brewery added 3 parking spaces
4	4/30/18	Revised W, S, SD & Front Grading
3	6/28/17	Addressed Plan. Comm. Comments
2	6/15/17	Addressed Plan. Comm. Comments
1	5/25/17	Addressed Plan. Comm. Comments

LANDSCAPE ARCHITECT
TOWNSCAPE DESIGN
TOWN PLANNERS AND LANDSCAPE ARCHITECTS
Post Office Box #24
Jefferson, Maryland 21755
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F. 410. 531. 2619
www.townscapedesign.com

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605 MORGAN STATION ROAD
WOODSBORO, MARYLAND 21797
TEL 410 489 4725
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CMS ASSOCIATES LLC
4925 Ellis Lane
Ellicott City, Maryland 21043
Tel. (410) 988-2436
Contact: Geoffrey L. Ciniero, PE
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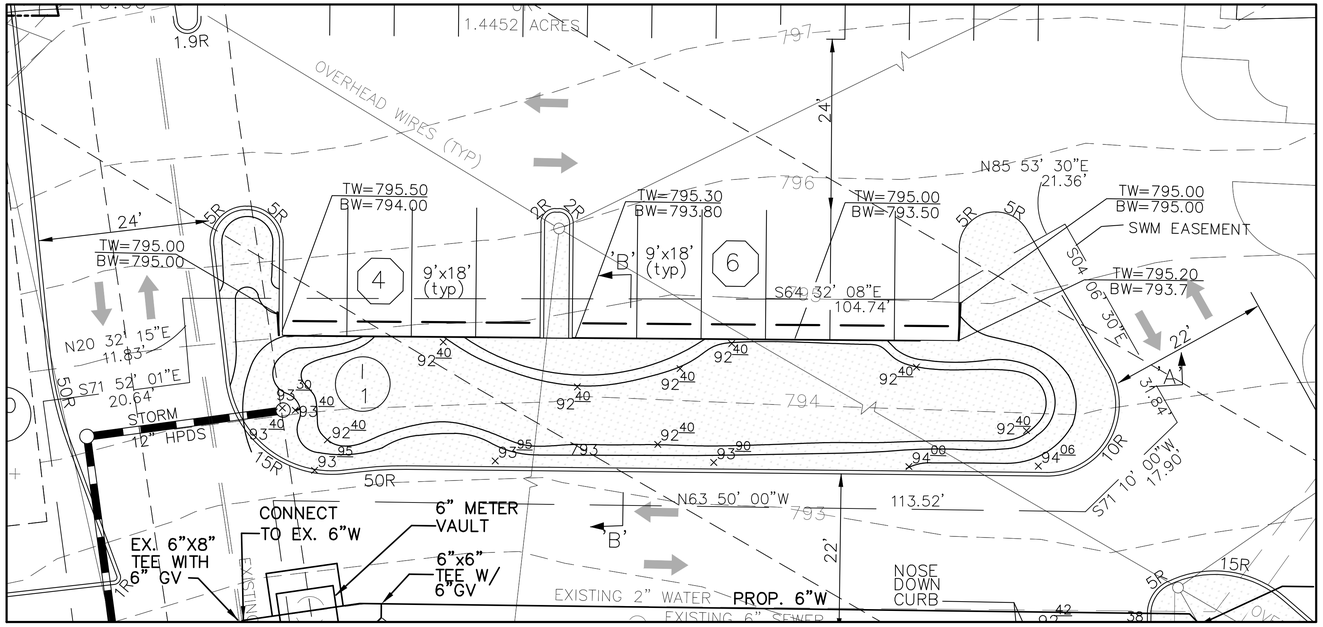
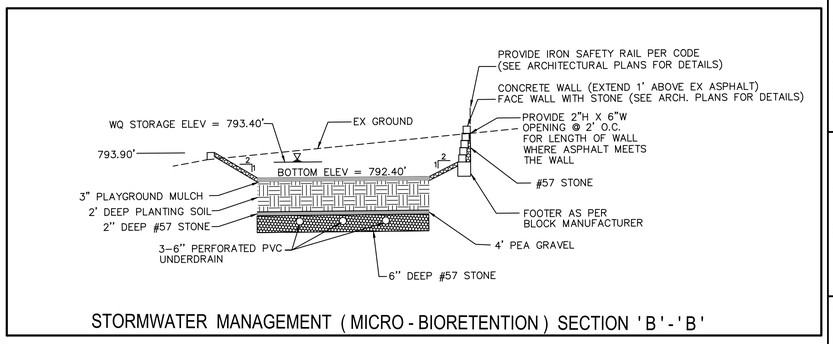
MILLER COMMERCIAL PROPERTY STORMWATER MANAGEMENT PLAN

121 & 203 EAST MAIN STREET
TAX ID: 03-136094 & 03-136108
TOWN OF MIDDLETOWN
MIDDLETOWN ELECTION DISTRICT 3
FREDERICK COUNTY, MARYLAND

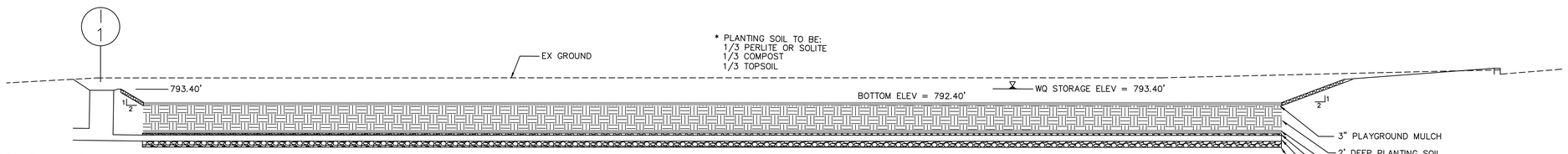
PLAN NO.:	C-5
SCALE:	AS NOTED
DATE:	03/19/2014
SHEET	1 OF 4
FILE NO:	13-005





STORMWATER MANAGEMENT (MICRO - BIORETENTION) SECTION 'B'-'B'

SCALE: 1"=5'

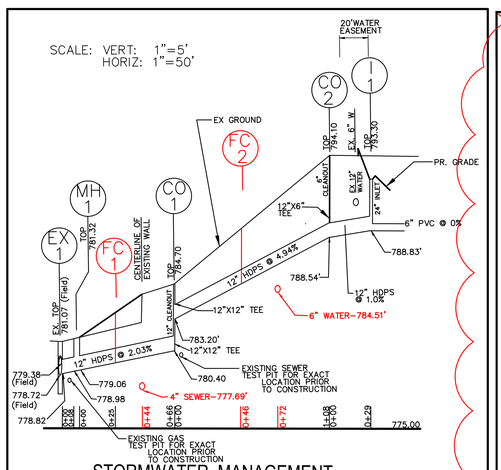


HYDRAULIC DATA - FLOW ENTERING STRUCTURE MH-1

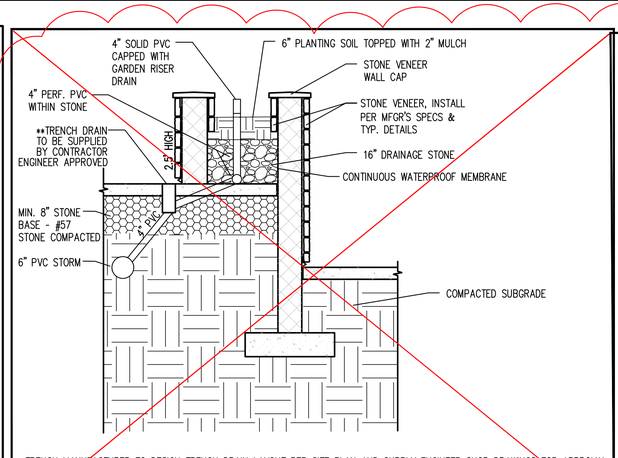
Q_{10} = 2.22 cfs
V_{10} = 6.1 fps
Q_{25} = 2.55 cfs
V_{25} = 6.4 fps

SCALE: 1"=5'

STORMWATER MANAGEMENT (MICRO - BIORETENTION) SECTION 'A'-'A'

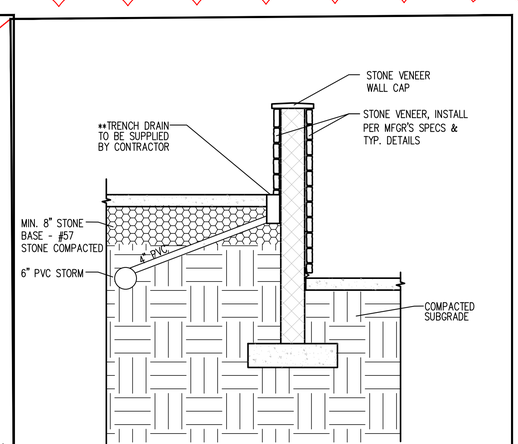


STORMWATER MANAGEMENT
(MICRO - BIORETENTION) OUTFALL



**TRENCH MANUFACTURER TO DESIGN TRENCH DRAIN LAYOUT PER SITE PLAN AND SUPPLY ENGINEER SHOP DRAWINGS FOR APPROVAL

PATIO PLANTER BOX SECTION DETAIL (NTS)



TRENCH DRAIN SECTION DETAIL (NTS)

5

FREDERICK COUNTY, MARYLAND
DEVELOPMENT REVIEW ENGINEERING

APPROVED: David A. Crawford 12/27/17
DEVELOPMENT REVIEW CHIEF — DATE

APPROVED: 12/27/17
STORMWATER MANAGEMENT — DATE

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REV. #	DATE	REVISION DESCRIPTION * FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

FOR SWM REVIEW ONLY

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.
Licence No.: 22538
Expiration Date.: 11-24-19

STATE OF MARYLAND — GEOFFREY L. CINIERO — No. 22538 — PROFESSIONAL ENGINEER
12/21/17

REV.	DATE	REVISIONS PRIOR TO APPROVAL
5	8/29/19	Remove planter box, extend patio concrete and add trench drain
4	4/30/18	Added X-ings to SWM Profile
3	6/28/17	Addressed Plan. Comm. Comments
2	6/15/17	Addressed Plan. Comm. Comments
1	5/25/17	Addressed Plan. Comm. Comments

LANDSCAPE ARCHITECT
TOWNSCAPE DESIGN
TOWN PLANNERS AND LANDSCAPE ARCHITECTS
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Ellicott City, Maryland 21043
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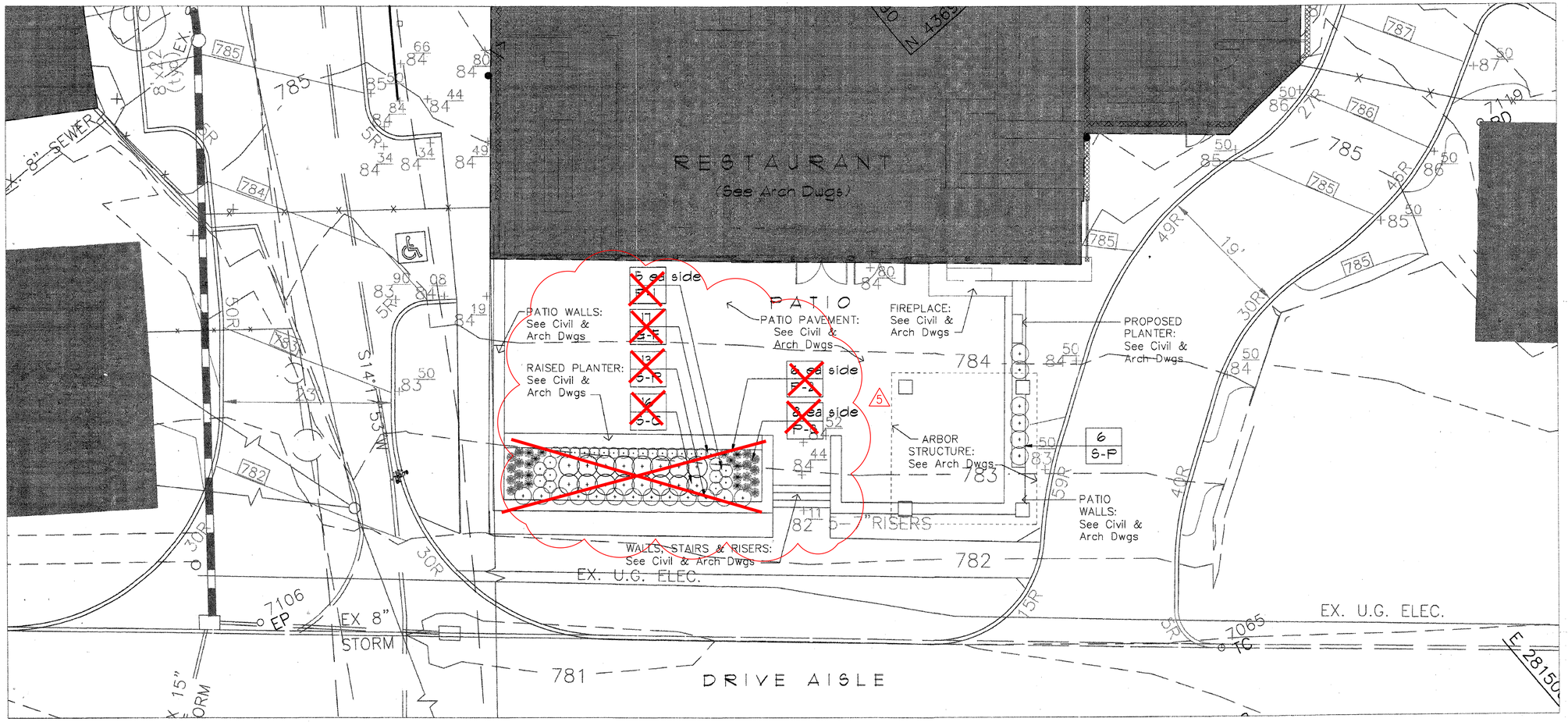
Contact: Geoffrey L. Ciniero, PE
www.cms-engineering.net

MILLER COMMERCIAL PROPERTY
STORMWATER MANAGEMENT PLAN

121 & 203 EAST MAIN STREET
TAX ID: 03-136094 & 03-136108
TOWN OF MIDDLETOWN
MIDDLETOWN ELECTION DISTRICT 3
FREDERICK COUNTY, MARYLAND

PLAN NO.: C-6
SCALE: 1"=30'
DATE: 03/19/2014
SHEET 2 OF 4
FILE NO: 13-005



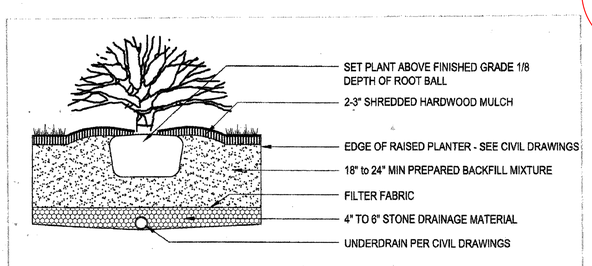
RESTAURANT PATIO PLANTING PLAN

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY AND IS NOT TO BE USED FOR OTHER PURPOSES.

SCALE: 1/8" = 1'-0" NORTH

GENERAL NOTES

1. SEE SHEETS C-5 AND C-6 FOR THE LAYOUT AND GENERAL CONSTRUCTION OF THE BIO-RETENTION FACILITY.
2. SEE SHEETS C-5 AND C-6 FOR DETAILS, GENERAL NOTES AND MAINTENANCE NOTES.
3. SEE SHEET C-11 FOR GENERAL AND SPECIFIC PLANTING NOTES AND SCHEDULES.



1 TYP. PLANTER PLANTING DETAIL
N.T.S.

PLANTING SCHEDULE & LIST

Key	Qty	Botanical Name	Common Name	Spacing	Size
SHRUBS: FULL SUN - PIEDMONT					
MEDIUM to SMALL SHRUBS					
S-C	16	*Ilex glabra 'Shamrock'*	Shamrock Inkberry	3'-4' o.c.	36" cont
S-P	13 + 6	*Jasminum nutiflorum, or*	Winter Jasmine	24" o.c.	24" cont
S-P alt		*Cotoneaster horizontalis*	Rockspray Cotoneaster	24" o.c.	24" cont
GROUNDCOVER: FULL SUN - PIEDMONT					
G-F	17	*Liriope spicata*	Creeping Lilyturf	12" o.c.	1 gal
PERENNIALS: FULL SUN - PIEDMONT					
P-1	10	*Armeria maritime*	Sea Thrift	12" o.c.	1 qt
P-2	12	*Sedum 'Frosty Morn'*	'Frosty Morn' Sedum	12" o.c.	1 qt
P-3	16	*Sedum 'Fulda Glow'*	'Fulda Glow' Sedum	12" o.c.	1 qt

5

FREDERICK COUNTY, MARYLAND
DEVELOPMENT REVIEW ENGINEERING

APPROVED: David A. Carlile — DEVELOPMENT REVIEW CHIEF — DATE 12/27/17

APPROVED: — STORMWATER MANAGEMENT — DATE 12/27/17

Reviewed in accordance with local County requirements. Frederick County assumes no liability for design and/or construction. Approval is valid for two (2) years after the last date shown above. The project must be under construction before the approval expiration to be considered active. Otherwise, resubmittal of plans, including applicable fees, must be made to Development Review for reapproval. Fees for resubmittal cannot be waived.

REV. #	DATE	REVISION DESCRIPTION * FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL		DEV. REVIEW: DATE AND INITIAL	

FOR SWM REVIEW ONLY

FOR SWM REVIEW ONLY

REV.	DATE	REVISIONS PRIOR TO APPROVAL
5	8/29/19	Remove planter box, extend patio concrete and add trench drain
4	6/28/17	Addressed Plan. Comm. Comments
3	12/30/13	ARCH LAYOUT REVISIONS
2	12/19/13	LAYOUT REVISIONS & PERMIT SET
1	06/18/13	FINAL LAYOUT

LANDSCAPE ARCHITECT
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TOWN PLANNERS AND LANDSCAPE ARCHITECTS
Post Office Box 424
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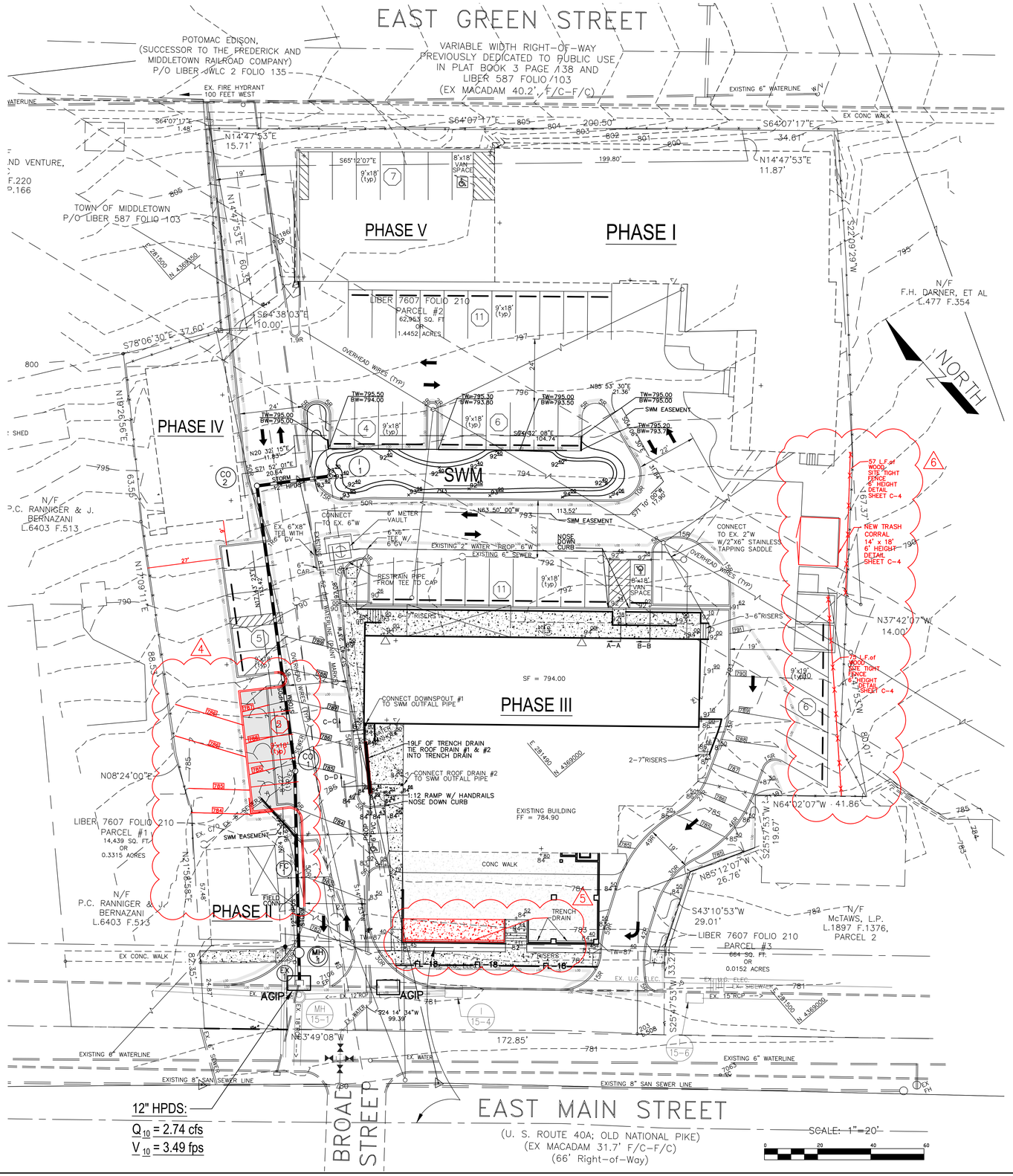
MILLER COMMERCIAL PROPERTY
STORMWATER MANAGEMENT PLAN

121 & 203 EAST MAIN STREET
TAX ID: 03-136094 & 03-136108
TOWN OF MIDDLETOWN
MIDDLETOWN ELECTION DISTRICT 3
FREDERICK COUNTY, MARYLAND

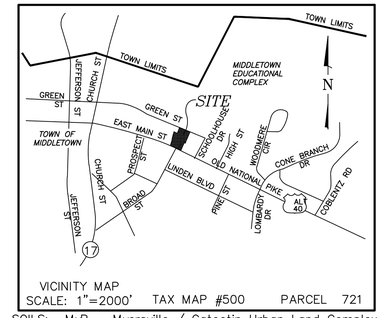
STATE OF MARYLAND — DAVID SCOTT LAKE — LANDSCAPE ARCHITECT

PLAN NO.:	C-7B
SCALE:	1" = 30'
DATE:	12/30/2013
SHEET	3 OF 4
FILE NO:	13-005



LEGEND

- EXISTING CONTOUR
- EXISTING CURB
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATIONS
- PROPOSED CURB
- PROPOSED CONCRETE
- PROPOSED PATIO
- PROPOSED LANDSCAPE / GRASS AREA
- LIMIT OF DISTURBANCE



VICINITY MAP
SCALE: 1"=2000' TAX MAP #500 PARCEL 721

SOILS: MyB – Myersville / Catoctin Urban Land Complex (B/C) 3% to 8% Slopes

SEQUENCE OF CONSTRUCTION

1. THE PERMITTEE MUST SETUP A PRE-ONSTRUCTION MEETING WITH THE ENVIRONMENTAL COMPLIANCE SECTION AT(301-600-3507) AND MISS UTILITY AT (800-257-7777) AT LEAST 48 HOURS BEFORE COMMENCING LAND DISTURBING ACTIVITY.
2. INSTALL ALL SEDIMENT & EROSION CONTROLS SHOWN ON THIS PLAN. — 1 DAY
3. APPROVAL OF SEDIMENT CONTROLS BY SEDIMENT CONTROL INSPECTOR PRIOR TO PROCEEDING WITH CLEARING, GRADING OR CONSTRUCTION. — 1 WEEK
4. BEGIN CLEARING & GRADING CONSTRUCTION AS WELL AS BUILDING RENOVATION. — 12 WEEKS
5. COMPLETE FINE GRADING, UTILITIES, PAVING, LANDSCAPING, OR STABILIZATION. — 1 WEEK
6. INSTALL STORMWATER FACILITY AND STABILIZATION ASSOCIATED. — 2 WEEKS
7. APPROVAL BY SEDIMENT CONTROL INSPECTOR OF FINAL STABILIZATION PRIOR TO REMOVAL OF SEDIMENT CONTROLS. FLUSH STORM DRAIN SYSTEM AND BRING ONLINE INFILTRATION FACILITIES. — 2 WEEKS
8. WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE REMAINDER OF THE SITE. — 3 DAY

SEDIMENT CONTROL/STORMWATER MANAGEMENT REQUIRED INSPECTIONS

YOU MUST NOTIFY THE SEDIMENT CONTROL AND STORMWATER MANAGEMENT OFFICE 24 HOURS PRIOR TO THE REQUIRED INSPECTION.....
(CHECK SEQUENCE OF CONSTRUCTION FOR PHONE NUMBER). FAILURE TO NOTIFY THIS OFFICE WILL RESULT IN A STOP WORK ORDER OR OTHER PENALTIES AS OUTLINED IN FREDERICK COUNTY CODES.

********NOTICE********

THIS LIST IS FOR SEQUENCE OF CONSTRUCTION ONLY. THIS OFFICE ASSUMES NO RESPONSIBILITY OR LIABILITY FOR IMPROPER INSTALLATION OF ANY ITEM ON THIS CHECKLIST. THIS OFFICE RECOMMENDS THAT A PROFESSIONAL ENGINEER BE PRESENT FOR EACH OF THE REQUIRED INSPECTIONS.

TYPE OF INSPECTION	MISC. COMMENTS/INITIALS
1) PRECONSTRUCTION MEETING	
2) COMPLETION OF SEDIMENT CONTROL MEASURES	
3) PRIOR TO MODIFICATION OR REMOVAL OF SED. CNTRL.	

OWNER/APPLICANT
MILLER COMMERCIAL PROPERTIES LLC.
8600 MYERSVILLE ROAD
MIDDLETOWN, MD. 21769
Attn: ANN MILLER
(P) (703) 902-9537

CATOCTIN SOIL CONSERVATION DISTRICT

APPROVED BY: Dennis Bowling DISTRICT MANAGER
DATE: 12/21/17 DH

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.
Licence No.: 22538
Expiration Date.: 11-24-19

TOWN OF MIDDLETOWN PLANNING COMMISSION
APPROVED: Cynthia K. Unangst 1-2-2018
PLANNING COMMISSION CHAIR DATE
For Mark Carney, PC chairman

ARCHITECT
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Tel. (410) 988-2436
Contact: Geoffrey L. Ciniero, PE
www.cms-engineering.net

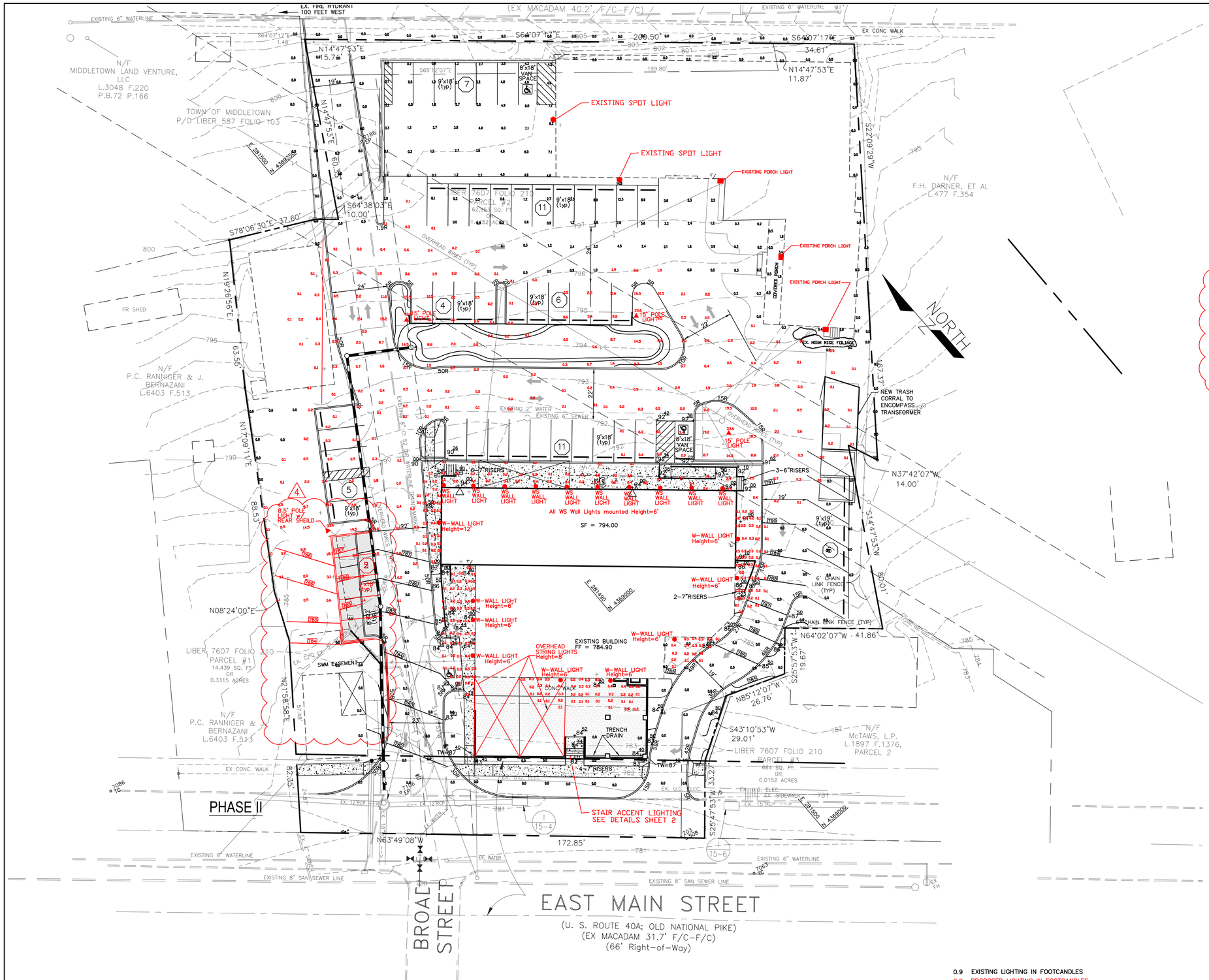
REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL
6	8/29/19	New fence on east property line (Tangent Lum. and location of trash corral)
5	8/29/19	Remove planter box, extend patio (Tangent Lum. and Microsoft survey)
4	5/31/19	Added Phase 4, Microsoft survey added 3 parking spaces
3	6/28/17	Addressed Plan. Comm. Comments
2	6/15/17	Addressed Plan. Comm. Comments
1	5/25/17	Addressed Plan. Comm. Comments

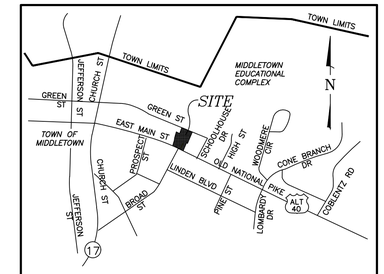
MILLER COMMERCIAL PROPERTY
SEDIMENT & EROSION CONTROL PLAN

121 & 203 EAST MAIN STREET
TAX ID: 03-136094 & 03-136108
TOWN OF MIDDLETOWN
MIDDLETOWN ELECTION DISTRICT 3
FREDERICK COUNTY, MARYLAND

STATE OF MARYLAND — GEOFFREY L. CINIERO — No. 22538 — PROFESSIONAL ENGINEER
12/21/17

PLAN NO.:	C-9
SCALE:	AS NOTED
DATE:	03/19/2014
SHEET	2 OF 3
FILE NO:	13-005





VICINITY MAP
SCALE: 1"=2000' TAX MAP #500 PARCEL 721

SOILS: MyB – Myersville / Catoctin Urban Land Complex (B/C) 3% to 8% Slopes

5

Revisions include:

1. Changing of type & pole height of parking lot poles in area of stormwater facility from 8' to 15'.
2. Changed type of parking lot pole lightS
3. Addition of 15' pole light in island at northeastern corner of building.
4. Wall lights changed from "goose neck" type to a low profile wall light
5. Addition of wall lights around side and front doorways
6. Addition of string lights over the patio

0.9 EXISTING LIGHTING IN FOOTCANDLES
0.9 PROPOSED LIGHTING IN FOOTCANDLES

SCALE: 1"=20'

0 20 40 60

OWNER/APPLICANT
MILLER COMMERCIAL PROPERTIES LLC.
8600 MYERSVILLE ROAD
MIDDLETOWN, MD. 21769
Attn: ANN MILLER
(P) (703) 902-9537

TOWN OF MIDDLETOWN PLANNING COMMISSION
APPROVED: Cynthia R. Unangst 1-3-2018
PLANNING COMMISSION CHAIR DATE
For Mark Grimes, PC Chairman

ARCHITECT
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www.cms-engineering.net

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL
5	8/29/19	Building & Site Lighting revisions
4	5/31/19	Added Phase 4 Micro-Brewery added 3 parking spaces
3	6/28/17	Addressed Plan. Comm. Comments
2	6/15/17	Addressed Plan. Comm. Comments
1	5/25/17	Addressed Plan. Comm. Comments

MILLER COMMERCIAL PROPERTY
LIGHTING PLAN
121 & 203 EAST MAIN STREET
TAX ID: 03-136094 & 03-136108
TOWN OF MIDDLETOWN
MIDDLETOWN ELECTION DISTRICT 3
FREDERICK COUNTY, MARYLAND

PLAN NO.: LT-1
SCALE: AS NOTED
DATE: 07/25/2017
SHEET 1 OF 2
FILE NO: 13-005

Juno Lighting

[A] - LMS 30K CTO 120 RPC BL

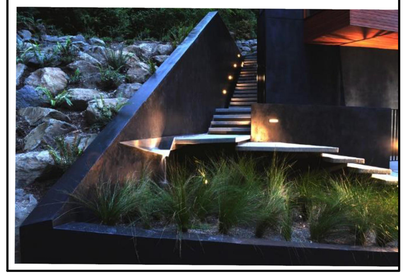
Configuration	Single	Light Loss Factor	1	Lamp Quantity	2
Mounting Height		Orientation	0	Lumens Per Lamp	18
Support Length	1	Tilt	0	Wattage	2.6

STAIR ACCENT LIGHTING – Total of 2 lights mounted at the front stairs at a height of 3 feet

STAIR ACCENT LIGHTING SPREAD GRAPHICS ARE NOT AVAILABLE FROM MANUFACTURER

Step lighting

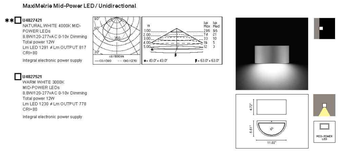
STEP LIGHTING EXAMPLE PICTURE



4

MAXI MELRIE

MaxiMelria Mid-Power LED / Unidirectional



Job Name: Fixture Type: Last Modified 04.24.2019

Rated IP65

designplan

79 Trenton Ave
Frenchtown, NJ 08825
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Fax: 908-996-7042

sales@designplan.com
www.designplan.com

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Total of 9 lights mounted at a height of 6 to 12 feet (as noted on the plan view)

W–WALL LIGHT

URBAN – model: WS-W11

LED Outdoor Sconce Luminiare

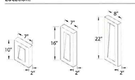
MODERN FORMS

Fixture Type:

Catalog Number: WS-W1122-BZ

Project:

Location:



PRODUCT DESCRIPTION

Like urban renewal, the Urban sconce gives new life to the conventional step baffle. Form follows function in this simplified indirect wall sconce. Clean styling and robust LED performance are combined in this modern dark sky luminaire.

FEATURES

- ETL & cETL listed for wet locations, IP65
- Interior light and down light
- Low profile design
- Replaceable LED module
- 277V option available special order
- 50,000 hour potential life
- **Color Temp: 3000K**
- **CRI: 85**

SPECIFICATIONS

Construction: Aluminum.

Power: No driver or transformer required.

Light Source: High output LED.

Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer.

Mounting: Mounts directly to junction box.

Finish: Black (BK), Bronze (BZ), Graphite (GH), White (WT).

Standards: ETL & cETL listed. ADA compliant. Dark Sky friendly. IP65, Wet location.

ORDER NUMBER

Model	Height	Watt	# of LEDs	LED Lumens	Photometric Lumens	Finish
WS-W11	10	10"	12W	2	720	570	BK Black
	16	16"	16W	4	960	490	BZ Bronze
	22	22"	20W	5	1200	610	GH Graphite
							WT White

WS-W11 Z.Z - BZ

Example: **WS-W1116-GH**

For 277V special order, add an "5" before the finish: **WS-W1116F-GH**

REPLACEMENT GLASS

Part#	Fixture
RPL-GLA-1122-02	WS-W1122
RPL-GLA-1122-01	
RPL-GLA-1116-02	WS-W1116
RPL-GLA-1116-01	
RPL-GLA-1110-02	WS-W1110
RPL-GLA-1110-01	

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Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
7350 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement programs. AUG 2018

Total of 10 lights mounted at a height of 6 feet

WS–WALL LIGHT

Total of 7 light strings at a height of 8 feet

FEIT ELECTRIC STRING LIGHTS

40 WATTS = 3,600 LUMENS PER SET (1 Watt & 90 Lumens per light)

EXISTING FLOOD LIGHTS SHOWN. FOOTCANDLES DETERMINED BY FIELD SURVEY WITH LIGHT METER

EXISTING PORCH LIGHTS SHOWN. FOOTCANDLES DETERMINED BY FIELD SURVEY WITH LIGHT METER

4

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	9	A	SINGLE	N.A.	0.900	MSI210LW10L30KEX CP104 PA17 MWI BZ

4

POLE LIGHTS – Total of 4 pole lights (one pole height = 8.5 feet and three poles height = 15 feet)

8.5' Pole Light to have a shield on the western side of the fixture

HALO150

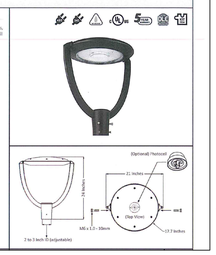
150 Watt Post-Top Area Light, 19,200 Lumens

PRODUCT SPECIFICATIONS

Description: This post-top area light is ideal for college campuses, shopping centers, and residential areas. With 150 watts and 19,200 lumens this post top area light will increase safety and security in any outdoor location.

Features

- Fits over 3 inch tenon
- Instant start without flickering or humming
- Energy saving LEDs with no UV lights in the beam
- Provides soft, uniform illumination
- Long life, low maintenance
- Easy to install and operate
- Input Voltage: 120-277V
- Lumens: 19,200
- Amps: 1.25-130V / 0.56-277V
- DLC Listed: Yes, Premium
- Dimensions: 24" Height by 21" Diameter
- Color Temp: 5000K
- Power: 150 Watts
- Dimmable: No
- UL Rated: Yes
- Color: Black
- CRI: >80
- Lumens per Watt: 128
- Rated Hours: 50,000 Hours
- Warranty: 5 Year
- Type: Post-Top Area Light



OWNER/APPLICANT

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Attn: ANN MILLER
(P) (703) 902-9537

TOWN OF MIDDLETOWN PLANNING COMMISSION

APPROVED: Arthur R. Unangst 1-3-2018
PLANNING COMMISSION CHAIR DATE
For Mark Carney, PC Chairman

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Ellicott City, Maryland 21043
Tel. (410) 988-2436
Contact: Geoffrey L. Ciniero, PE
www.cms-engineering.net

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL
4	8/29/19	Building & Site Lighting revisions
3	6/28/17	Addressed Plan. Comm. Comments
2	6/15/17	Addressed Plan. Comm. Comments
1	5/25/17	Addressed Plan. Comm. Comments

MILLER COMMERCIAL PROPERTY
LIGHTING DETAILS

121 & 203 EAST MAIN STREET
TAX ID: 03-136094 & 03-136108
TOWN OF MIDDLETOWN
MIDDLETOWN ELECTION DISTRICT 3
FREDERICK COUNTY, MARYLAND

PLAN NO.: LT-2
SCALE:
DATE: 09/11/2017
SHEET 2 OF 2
FILE NO: 13-005