



GENERAL NOTES

- The property is Lot 2 of Section 1 of Final Plat entitled "S-R Division" as recorded on March 9, 2000 in Plat Book 67, Page 165. The property is currently owned by Middle Creek Holdings I, LLC and is designated on Tax Map 06581 as Parcel 0625. The deed reference for the property is Liber 16141 at Folio 00427 and the Tax ID # is 03-162311. The platted property area is 12,871 sf (0.296 acres). The address is 406 West Green Street.
- The topographic information shown is based upon field-run topo by Benchmark Engineering and checked by AB Consulting in January 2023. The coordinate datum is based upon NAD 83 and the vertical datum is based upon NAVD 88.
- The current zoning of the property is TC (Town Commercial).
- The water and sewer classification for the property is: S-1 and W-1 and both will be connected to Town services.
- The DFIRM 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 the MD MERLIN website.
- Soils types within the project site are:
 CeD: Catoclin-Spoosville complex, 15%-25% slopes, K factor - 0.24, HSG - "B"
 MyC: Myersville-Catoclin Urban land complex, 8%-15% slopes, K factor - 0.32, HSG - "B"
 SeB: Spoosville silt loam, 3%-8% slopes, K factor - 0.43, HSG - "B"
 There are no steep slopes (25% or greater) on the property.
 A 6' utility and drainage easement exists inside all property lines.

SITE PLAN NOTES

- Proposed Use: The purpose of this plan is for the approval and construction of a 3-unit apartment building.
- Design Requirements: Town Commercial (TC) per Middletown Code of Ordinances § 17.20.060 and 17.16.070
 Per 17.20.060, Residential uses in the TC district shall meet lot area requirements of the R-3 District Multifamily within the R-3 District

	required	provided
Min. Lot Width	none	35.8' / 19**
Front Yard	35' / 18**	14' / 110'
Side Yard	12'	n/a
Rear Yard	40'	32'
Building Height	36' or 2.5' stories	32'

 * a variance was approved for a front yard 18' setback (rather than 35') from Summers Drive by the Town Board of Appeals on November 30, 2022.
- Required Lot Area
 Multifamily dwelling - 4,000 per unit
 4,000 x 3 units = 12,000 sf, total site area. The lot is 12,871 sf and exceeds 12,000 sf.
- Open Space requirements: none, no more than five 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 two (2) spaces for each unit. (2 per dwelling unit + 0.5 per bedroom over 2 bedrooms, however each apartment is limited to 2 bedrooms)
 Required: 6 spaces
 Provided: 6 off-street spaces
 Existing street parking spaces can accommodate occasional visitors.
- 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 a Rain Garden (M-7). Using a reduction in RCN from the provided ESDs, the 10-year runoff is controlled to match existing conditions. Disturbance is around 11,700 sf. The SWM Concept (PW274976) was approved by Frederick County on December 13, 2022.
- The site is exempt from Forest Conservation Requirement since under 40,000 sf.
- Site Area Summary:

Existing Condition	
Total Site Area:	12,871 SF or 0.296 Ac. (100%)
Total Ex. Impervious Area:	0 SF
Remaining Green Space:	12,871 SF

Proposed Condition:	
Proposed Buildings:	1,440 SF
Proposed Onsite Paving:	1,194 SF
Proposed Sidewalk/Hardscape:	533 SF
Proposed Misc. Concrete (stoops):	165 SF

Total Proposed Impervious Area:	3,352 SF or 0.07 Ac. (26%)
Remaining Green Space:	9,519 SF or 0.22 Ac. (74%)
- Garbage and recycling will be put out curbside.
- Street and utility improvements were constructed under the plan entitled "West Green Street Improvements", approved in May 2013 and constructed in 2016 and 2017.
- The Developer will need to provide a meter in accordance with Town Standard details and at the prevailing rate purchased through the Town. There is currently 1 tap paid for this property which is an equivalent 3/4" meter. The Developer may need to purchase additional taps based on meter size or fixture count for the proposed development.
- The Contractor shall obtain a permit through Frederick County for the onsite plumbing.
- Any damage to the existing curb on Green St or the roadway surface on Summers Drive caused by the construction will be repaired by the Developer.
- The site will have building mounted lighting only. The lights shall not exceed 15 feet in height and will not exceed 0.5 ft candles at the property line, per Zoning Ordinance 1-19-6.500(B)(3) and D. Lights shall reduce energy consumption, light trespass and glare and provide the lowest lighting levels necessary to provide safety and security. Light bollards will light portions of the parking, as well.

BENCHMARK INFORMATION

	NORTHING	EASTING	ELEV.	DESCRIPTION
BM1	N 648,169.4700'	E 1,156,801.6128'	544.16'	WATER VALVE CAP IN WEST GREEN ST.
BM2	N 648,161.8855'	E 1,156,854.5664'	546.23'	WATER VALVE CAP IN WEST GREEN
BM3	N 648,139.7660'	E 1,156,844.4854'	545.32'	WATER METER VAULT LID (MARKED STORM)
BM4	N 648,095.6997'	E 1,156,789.3451'	537.60'	WATER METER VAULT LID

File#: _____
 A/P #: _____
 Due Date: _____

TOWN OF MIDDLETOWN
 PLANNING COMMISSION

APPROVED _____ DATE _____

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

NO.	DATE	REVISION	DESCRIPTION	BY

GREEN STREET FLATS

SITUATED AT 406 WEST GREEN STREET
 MIDDLETOWN ELECTION DISTRICT No. 3
 TOWN OF MIDDLETOWN
 FREDERICK COUNTY, MARYLAND

SITE PLAN

Terra Solutions Engineering, LLC
 Commercial & Residential Land Planning and Engineering
 5216 Chairmans Court, Suite 105
 Frederick, MD 21703
 Phone: 301-378-9842 Email: TerraSolutionsEngineering@gmail.com

Owner/Developer
 Middle Creek Holdings I, LLC
 5774 Industry Lane, Suite 200
 Frederick, MD 21704

NOT FOR CONSTRUCTION

Seal & Signature

PROJECT No.: 304
 DATE: FEBRUARY 2023
 SCALE: 1" = 20'
 SHEET No. 1 of 1