

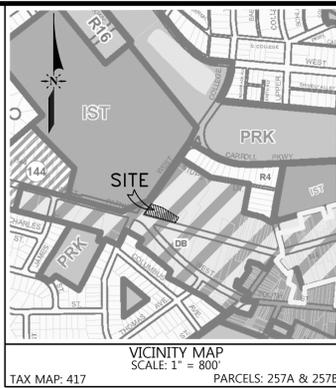
Property of
Robert Cox Enterprises, LLC
Book 1910 Page 1278
Parcel "A"
0.586 Ac. (Deed)

Terrace Lanes, LLC
TM 417 P. 58F
Book 2243 Page 46
P.B. 59 P. 40
Zone: DB (Downtown Business)
Use: Commercial

Property of
Robert Cox Enterprises, LLC
Book 1910 Page 1278
Parcel "B"
0.061 Ac. (Deed)

Gladchuck Brothers
TM 417 P. 255B
Liber 2204 Folio 109
Zone: DB (Downtown Business)
Use: Commercial

WATER NOTE
The City of Frederick has instituted a capacity management program governing the allocation of potable water and sewerage capacity to comply with the Annotated Code of Maryland, Environmental Article, § 5-512. The allocation of water and sewerage treatment capacity for the development of the property depicted on this Site Plan will be made in accordance with Chapter 25, Article ix of the Code of the City of Frederick, 1966 (as amended). Final allocation of the water and sewerage treatment capacity is generally made at the time of building permit application, subject to the availability of such capacity and the payment of all required fees. The ability to permit and develop lots will be dependent on potable water supply and sewerage treatment capacity available at the time of building permit application. Federal, state or city action, including operational moratoria, may temporarily suspend, delay or otherwise affect an allocation. This Site Plan is in conformance with the Frederick County ten year Water and Sewerage Plan.



PURPOSE STATEMENT:

The purpose of this Site Plan is to obtain City Planning Commission and staff approval of a 42-unit, 4-story apartment building on the property. The ground level will be under-structure parking and a small leasing office. The top three floors will be apartments. The existing overhead electric and communication lines along the West Patrick and College Terrace frontages are proposed to be buried.

GENERAL NOTES:

- The property is owned by Robert Cox Enterprises, LLC and is designated on Tax Map 0417, Grid 0002, as Parcel 0257A and 0257B. The deed reference for the property is Liber 01910 at Folio 01278. The original total deeded areas of both parcels is 0.647 acres and the Tax ID for the property is 02-096323. The property address is 499 West Patrick Street, Frederick, MD 21701.
- Field survey performed by Point to Point Land Surveyors in April, 2017. Horizontal Datum is Maryland State Plane (MSP) NAD 83/91. Vertical Datum is NAVD 88.
- Parcels "A" and "B" will be combined through a Consolidation Plat (STF17-00525FSU) and shall be recorded prior to unconditional approval of this Site Plan. The Consolidation Plat also reflects a right-of-way dedication to the City in order to establish the proper truncation at the intersection of two public roads. Please see Note #8.
- This site is not located within a 100-Yr. floodplain. The site is in Flood Zone "X" per FEMA Panel #24021C0291D (Effective September 19, 2007). Zone X-Other Areas are Areas determined to be outside the 0.2% annual chance floodplain.
- There are no wetlands, streams, or buffers on this site per the online MD Merlin mapper.
- Utility locations shown are based on field locations supplemented with existing available drawings. Their locations should be considered approximate and should be verified before construction begins.
- Soils information taken from USDA Web Soil Survey on April 24, 2017. Soils types which lie within the proposed site plan area are:
DB - Duffield-Ryder silt loams, 3 to 8 percent slopes, HSG-B; Whole Soil K Factor-0.37

8. Total Calculated Site Area (after quitclaim, consolidation, and dedication): 0.635 acres (27,669 sf)

9. Existing and Proposed Land Cover:

| | Existing | Proposed |
|-----------------------------|-----------------|-----------------|
| Building Footprint | 2,433 sf (9%) | 15,694 sf (57%) |
| Sidewalk | 6 sf (0%) | 544 sf (2%) |
| Asphalt and Concrete Paving | 21,791 sf (79%) | 3,992 sf (14%) |
| Grass/Landscape | 3,439 sf (12%) | 7,439 sf (27%) |
| Total Ultimate Site Area | 27,669 sf | |

10. Vehicle and Bicycle Parking:
Per Table 607-2 in the LMC, multi-family residential use requires a minimum 1.5 spaces per unit, however, per Section 607(c) of the LMC, the minimum requirement within a DB zone is half of the requirement (or 0.75 per unit). 42 units are proposed.
- | | required | proposed |
|--|----------|----------|
| Min. Parking Spaces (0.75 per unit) | 32 | 43 |
| Max. Parking Spaces (2.5 per unit) | 105 | 43 |
| Min. Bicycle Parking Spaces (1 per 10) | 3 | 8 |

Each bike rack can accommodate two bikes and shall be an inverted 'U' style.

11. The property is zoned DB (Downtown Business). Proposed use is Multiple Family Dwelling. The corner lot has two front BRLs and two side BRLs with no rear BRL. Only one side BRL is required to be 3', however both are shown on the current layout.
- | | Required | Proposed |
|-------------------------------|--------------|------------------------------------|
| Min. Lot Size | 3,000 sf | 27,669 sf |
| Max. Density | 75.0 du/acre | 66.1 du/acre |
| Min. Frontage | 30 ft | 276 ft |
| Max. Building Height | 75 ft | 45 ft |
| Min. Street Setback | 0 ft | 1.2 ft |
| Min. Interior Setback (Side)* | 3 ft | 24.7 ft |
| Min. Rear Setback | 20 ft | N/A (corner lot, no rear setback) |
| Impervious Surface Ratio | | N/A (no requirement for this zone) |
- * 3' side BRL required on at least one side

- Storm Water Management (SWM) is provided in accordance with the 2000 Maryland SWM Design Manual and the SWM Act of 2007. The property is considered re-development, therefore 50% of the ultimate impervious area must be treated through Environmental Site Design or impervious area reduction. There is a reduction in impervious area from the existing conditions. The balance of the required ESD is provided by the use of a Green Roof (A-1). Since, there is a reduction in the impervious area, and with the reduced curve number provided by the ESD, there is no concern about Cpx, 10-year control or 100-year control as all peak flows are reduced from existing conditions. The SWM concept plan has been submitted concurrently with the Site Plan.
- Forest Conservation or Forest Resource Ordinance (FRO) elements are not required since the lot is less than 40,000 sf.
- A Site Plan Enforcement Agreement will be recorded prior to building permit issuance.
- There is no free-standing sign proposed on this site. The sign regulations (per Sec. 864) for DB zone, residential (other) use is 2 sf/building front of 247, or 494 sf. Please see Sheet 3 for additional info on the signs. There are two vertical '499 Apartments' signs on the building. For both signs, the '499' portion is integral with the facade and is exempt from the sign square footage calculation. For both signs, the 'Apartments' portion are pin mounted letters (no border or background), which are counted towards the total. For the two vertical signs, the width of the letter is the one dimension of measurement (12") while the overall total height of the entire word is the other (16"), (12" x 16" tall, 2 x 1 x 16=32 sf). For the horizontal sign above the main entrance using pin mounted letters, one dimension of measurement is the height of the letters (14") and the other is the total length of the entire word (14"), (14" x 14" = 16.4 sf). The total signage for the building is 48.4 sf, which is well below the 494 sf allowable. The horizontal sign above the leasing office consists of 8" letters and is 3'-10" wide (0.66 x 3.92=2.6 sf), but is exempt per 864c.8 (on-premise lease sales) because it is below the 15 sf threshold for those types of signs.
- All proposed construction shall meet all requirements set forth in the American Disabilities Act (ADA) and the Code of Maryland Regulation (COMAR), Section 05.01.07 Maryland Building Code for the Handicapped.
- APFO Testing for Water (CAPF-WL), Sewer (CAPF-SL), Roadways (CAPF-R), and Schools (CAPF-SCH) were submitted on June 16, 2017. The water and sewer APFO testing is still under review. An exemption application has been filed for roadways. A school construction fee will be required prior to building permit issuance.
- The site is served by existing roadways and sidewalks along both frontages. There is an existing fire hydrant directly across West Patrick from the property and existing street lights along the street and along the frontage. One existing street light along West Patrick will be removed with the undergrounding of the electric/communications. The site has existing water and sewer services off of West Patrick, with the water service proposed to be relocated and up-sized. There are two sewer service connections per the record drawings, but only one found in the field, which will be utilized. If another sewer connection is found to exist, that additional sewer connection will be removed to the main. There are three existing street trees to be replaced and relocated to accommodate the underground electric and communication lines (see note 22). All existing features appear to be in good condition and working order.
- The project was presented to NAC 9 on July 19, 2017. There were no concerns of note brought up at the meeting.
- Please see Sheet 2 (Landscaping Plan) for Landscaping Notes.
- Water Treatment Capacity will be provided by The City of Frederick and Sewer Treatment Capacity will be provided by The City of Frederick. The water is in the low pressure zone (462 ft).
- Trash to be put out curbside along West Patrick Street and collected by a private hauler.
- The Sketch Plan (STF17-386SP) was submitted and review meeting was held on June 13, 2017.
- A certificate to demolish without delay was approved on June 29, 2017 by the Historic Preservation Commission. The case number is 17-487.
- An Archeological Assessment is still under review. The case number is ARCH17-502.
- The loading space shown in the DB zone, but requested by staff to accommodate moving trucks/deliveries.
- A modification letter has been submitted for a waiver from the Parkland Dedication requirement. At the August 8, 2017 meeting, the Parks and Recreation Commission voted to recommend a waiver from the parkland dedication requirements.

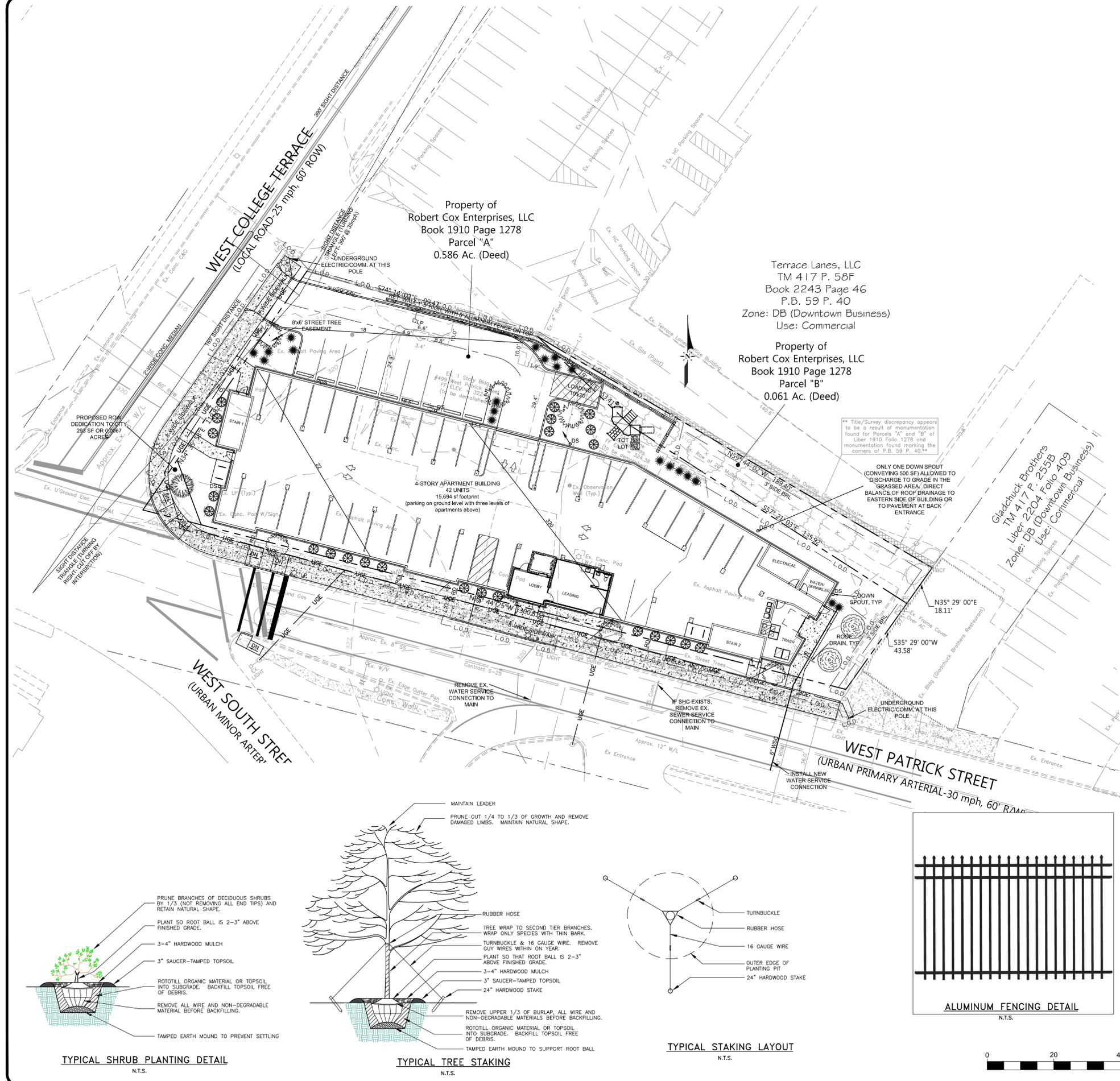
CALL "MISS UTILITY" AT 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

499 WEST PATRICK STREET APARTMENTS
Sited at No. 499 West Patrick Street
Tax Map 0417, Grid 0002, as Parcel 0257A and 0257B
FREDERICK ELECTION DISTRICT No. 2
CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND
SITE PLAN (PC17-00524FSI)

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

Owner/Developer
Robert Cox Enterprises, LLC
5216 Charmans Court, Suite 105
Frederick, MD 21703
Contact: Mr. Robert Cox
Phone: (301) 662-1111

PROJECT No.: 0149
DATE: AUGUST 2017
SCALE: 1" = 20'
SHEET No. 1 of 5



LANDSCAPING SCHEDULE

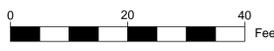
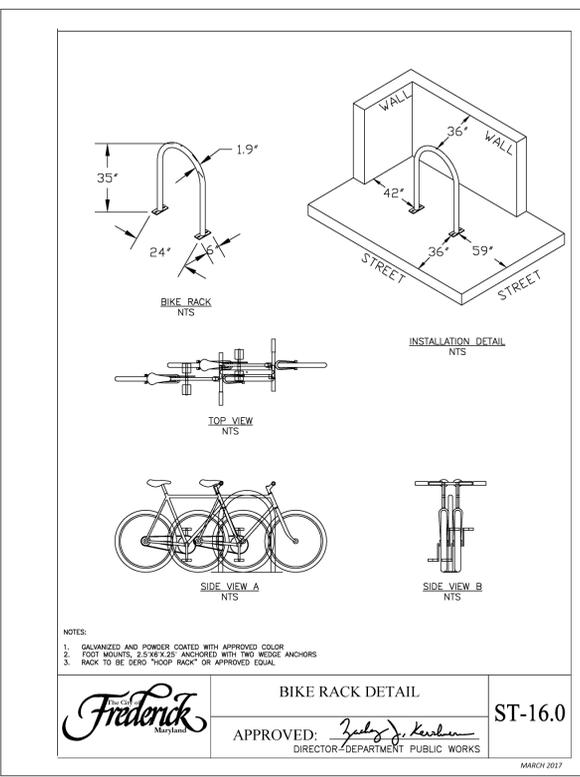
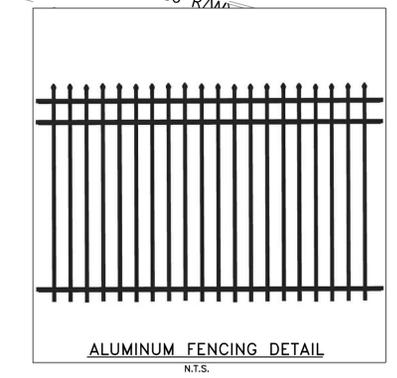
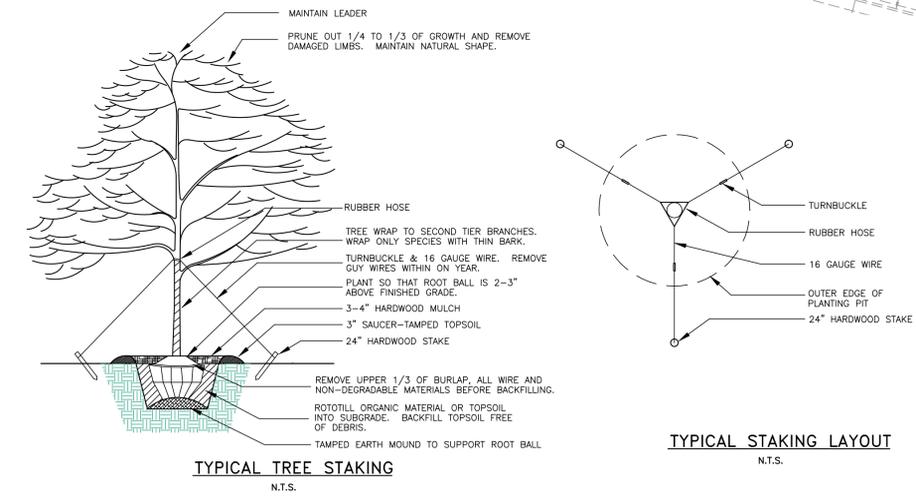
| TREES | | | | | | |
|--------|---|----------------------------------|----------------------|----------|-------|---------------|
| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE/NOTE | QUANTITY | ROOT | MATURE HEIGHT |
| | <i>Cercis canadensis</i> | REDBUD | 2-2.5" (SINGLE STEM) | 2 | B & B | 25' |
| | <i>Acer x freemanii 'Armstrong'</i> | ARMSTRONG FREEMAN MAPLE | 2-2.5" | 4 | B & B | 50' |
| | <i>Corpinus betulus 'Frans Fontain'</i> | FRANS FONTAIN HORNBEAM | 2-2.5" | 3 | B & B | 25' |
| | <i>Ginkgo biloba 'Princeton Sentry'</i> | PRINCETON SENTRY MAIDENHAIR TREE | 2-2.5" | 1 | B & B | 45' |
| SHRUBS | | | | | | |
| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE | QUANTITY | ROOT | MATURE HEIGHT |
| | <i>Taxus x media 'Densiformis'</i> | DENSE SPREADING YEW | 3 GAL | 20 | CONT. | |
| | <i>Ilex crenata 'Compacta'</i> | COMPACT BOX LEAVED HOLLY | 3 GAL | 24 | CONT. | |

NOTES:

- LANDSCAPING SHALL BE MAINTAINED IN A LIVING CONDITION.
- STREET TREES SHALL BE INSTALLED PER CITY STANDARD L-2.0
- STREET TREES ARE FROM THE APPROVED CITY OF FREDERICK TREE LIST PER 605(b)(4).
- ALL LANDSCAPING ON THIS PLAN COMPLIES WITH SECTION 605(b)(1).
- PER TABLE 605-5, AN ARTERIAL ROADWAY NEEDS A TREE FOR EVERY 100' OF FRONTAGE, AND THE FRONTAGE ALONG WEST PATRICK IS 300.81'. THE STREET TREE SPACING FOR A LOCAL ROAD IS 50' AND THE PROPERTY HAS A FRONTAGE OF 119.82' ALONG WEST COLLEGE TERRACE.

| STREET TREES | REQUIRED | PROVIDED |
|----------------------|----------|----------|
| WEST PATRICK STREET | 3 | 4 |
| WEST COLLEGE TERRACE | 2 | 2 |

6. PER SECTION 605(C)(3), ONE (1) PERCENT OF THE TOTAL PROJECT COST FOR NEW BUILDINGS SHALL BE DEVOTED TO LANDSCAPING OR OTHER PUBLIC ART OR AMENITIES. A COST ESTIMATE WILL BE SUBMITTED FOR PLANNING REVIEW DURING THE BUILDING PERMIT PHASE.



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

499 WEST PATRICK STREET APARTMENTS
Sited at No. 499 West Patrick Street
Tax Map 0417, Grid 0002, as Parcel 0257A and 0257B
FREDERICK ELECTION DISTRICT No. 2
CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND

LANDSCAPE PLAN (PC17-00524FSI)

Terra Solutions Engineering, LLC
Commercial & Residential Land Planning and Engineering
5216 Charmains Court, Suite 105
Frederick, MD 21703
Phone: 301-578-9842 Email: terrasolutionsengineering@gmail.com

Owner/Developer
Robert Cox Enterprises, LLC
5216 Charmains Court, Suite 105
Frederick, MD 21703
Contact: Mr. Robert Cox
Phone: (301) 662-1111

BY: _____
NO. DATE REVISION DESCRIPTION

PROJECT No.: 0149
DATE: AUGUST 2017
SCALE: 1" = 20'
SHEET No. 2 of 5

NOT FOR CONSTRUCTION