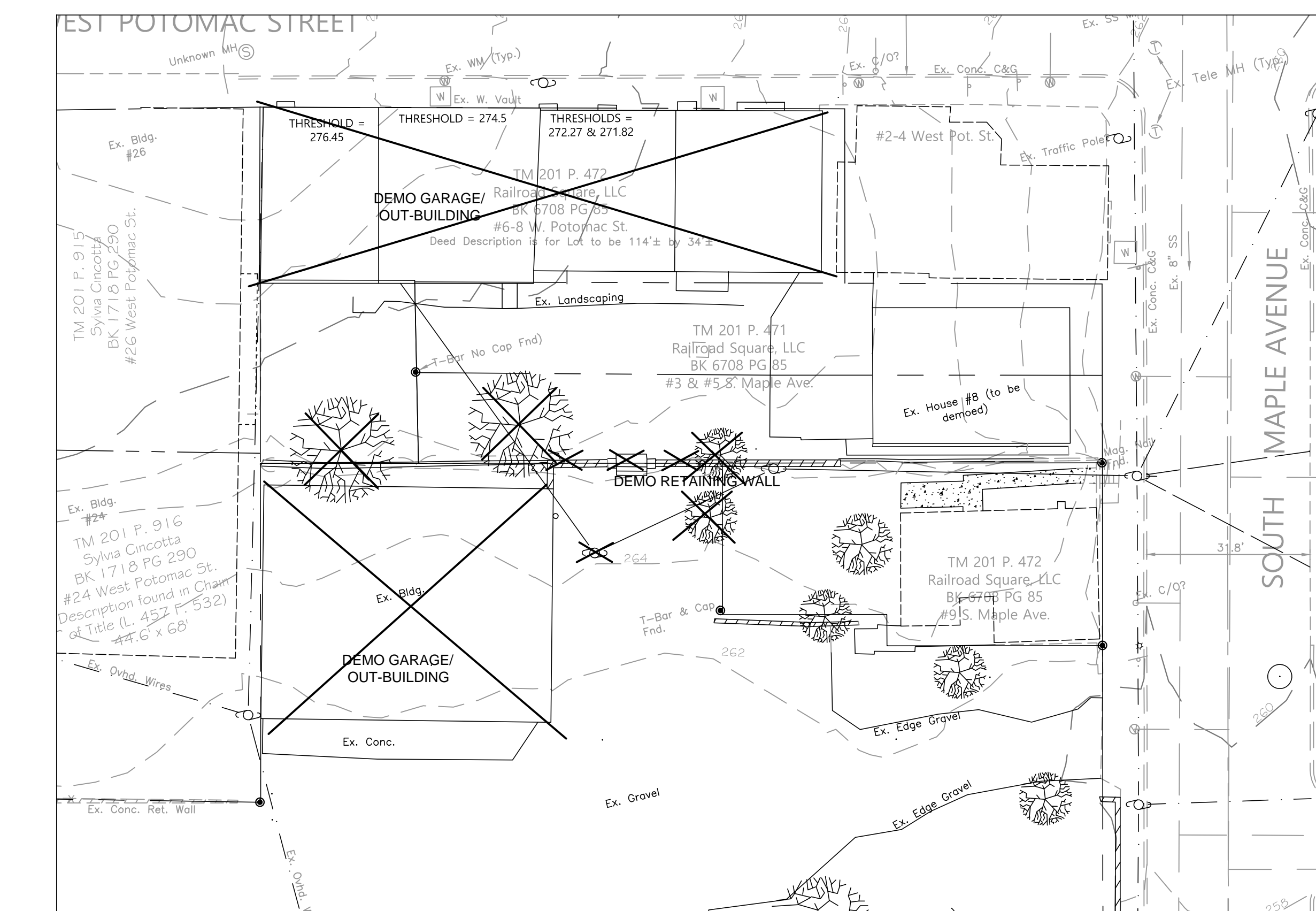


**SITE PLAN**  
SCALE- 1"=20'



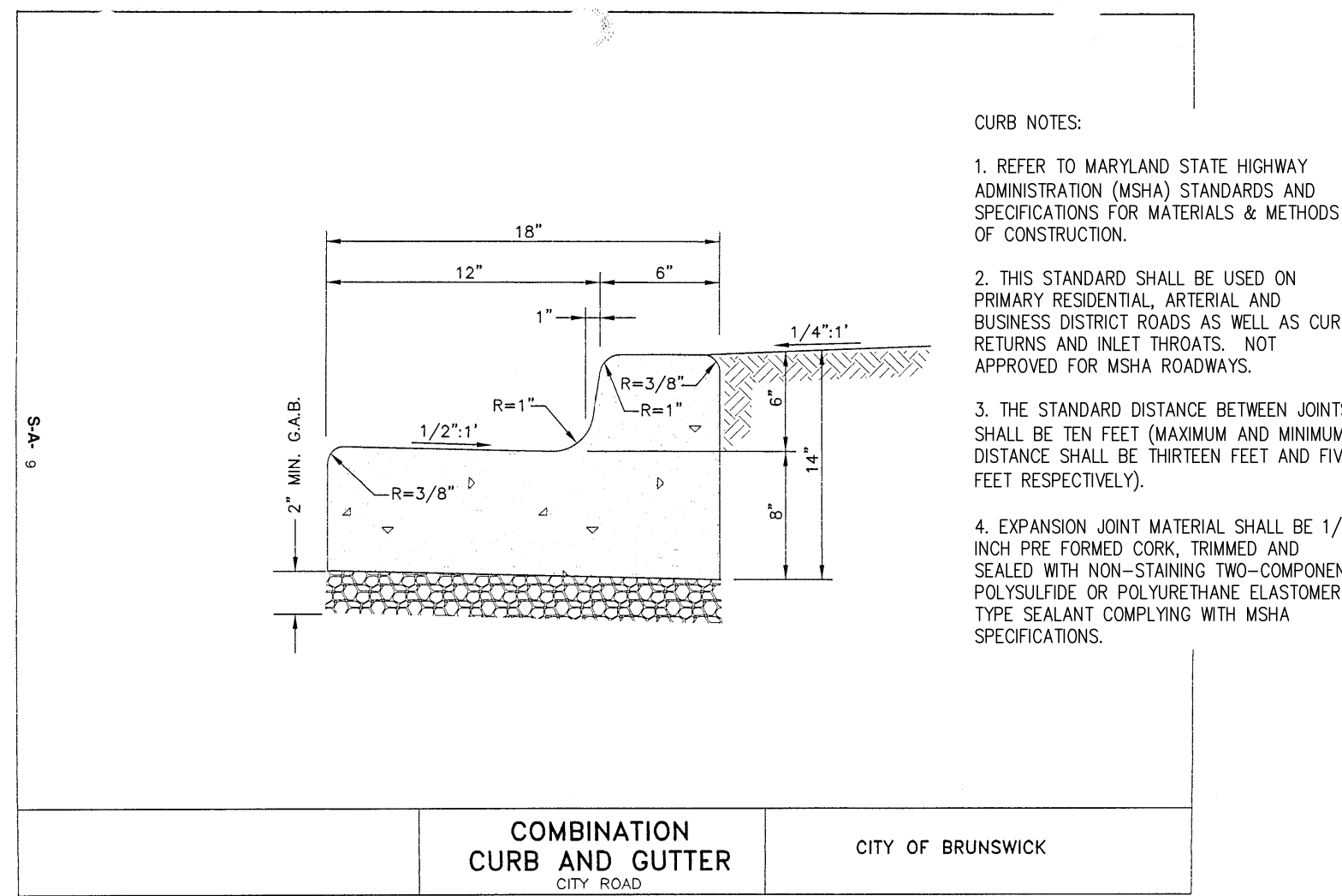
**EXISTING CONDITIONS/DEMO PLAN**  
SCALE- 1"=20'

**LIFE & SAFETY NOTES**

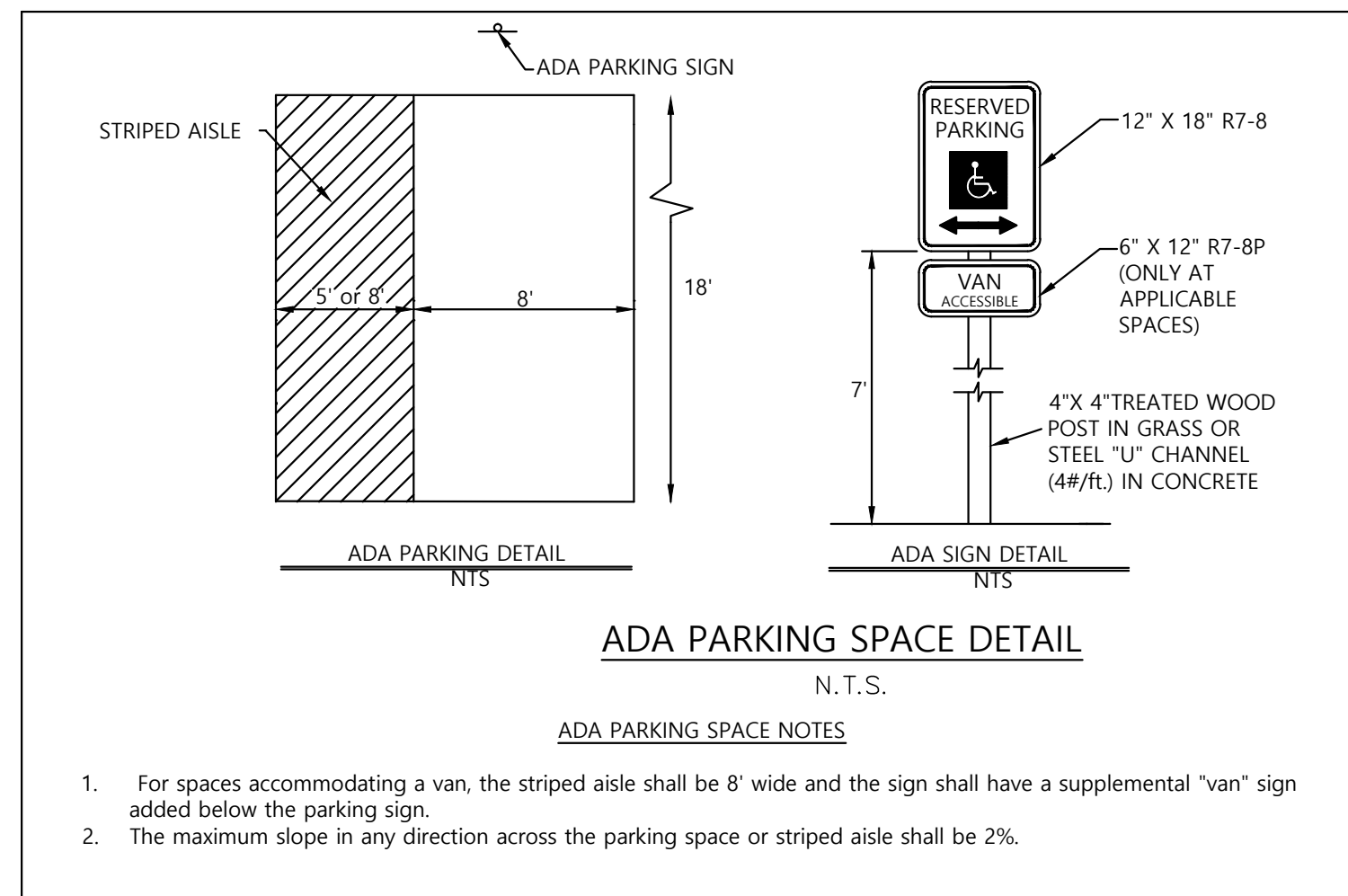
- The Fire Department connection shall be located in a location approved by the County Fire Marshal's Office.
- The property address shall be incorporated into the site sign and shall be posted on each building in accordance with the Frederick County Premise Identification Ordinance #05-01-362. A detail of the site sign with the address shall be reflected on the appropriate drawings, but no later than the improvement plans. A copy of the Ordinance is available from the County Fire Marshal's Office by contacting 301-694-1479 or at [www.co.frederick.md.us/fed](http://www.co.frederick.md.us/fed)
- The building shall have an access box (Knox Box) for Fire Department use installed at the main entrance in accordance with the provisions of NFPA#1, the Fire Code Section 18.2.2. Additional Knox Boxes shall be provided at the approved locations in the rear of the building, as required. If the site is gated, a Knox pad lock or electronic Knox key switch must be provided for the responder's use.
- Plowable fire hydrant markers shall be installed to identify the locations of hydrants. Markers shall be placed six inches from the edge of the painted centerline or from the approximate center of streets without a painted centerline on the side nearest the hydrant. Fire hydrants on street corners shall have markers installed in each roadway. The marker is a Stinsonite Marker, Model 101, or approved equivalent. The marker shall be blue in color.

**COMPACTION NOTE:**

IT IS VERY IMPORTANT TO MINIMIZE COMPACTION BELOW THE PERVIOUS PAVERS AND THE REQUIRED BACKFILL. USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF PRACTICES ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIOSWALE BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACATURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT. SEE ADDITIONAL SPECIFICATIONS, THIS SHEET.

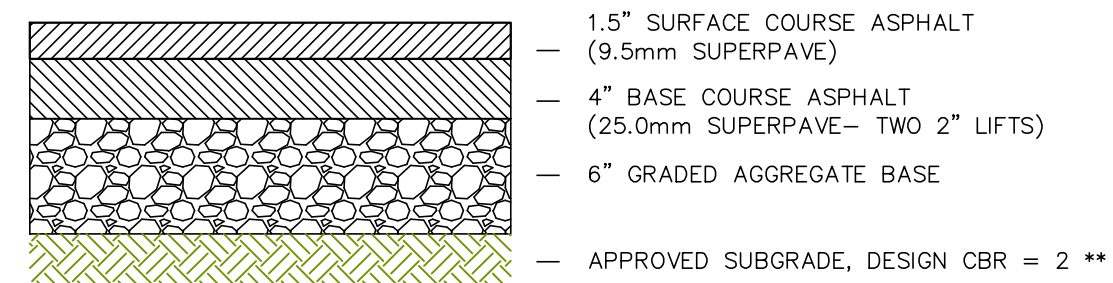


**COMBINATION CURB AND GUTTER**  
CITY ROAD



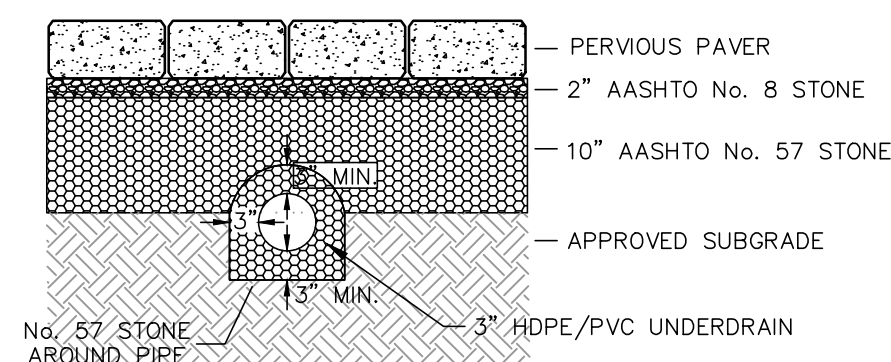
**ADA PARKING SPACE DETAIL**

- For spaces accommodating a van, the striped aisle shall be 8' wide and the sign shall have a supplemental "van" sign added below the parking sign.
- The maximum slope in any direction across the parking space or striped aisle shall be 2%.



**PRIVATE PAVEMENT SECTION**

N.T.S.  
\*\* THE PAVEMENT SECTION ABOVE IS BASED ON A CBR OF 2.  
SEE RESIDENCES AT RAILROAD SQUARE FOR MORE SPECIFICATIONS

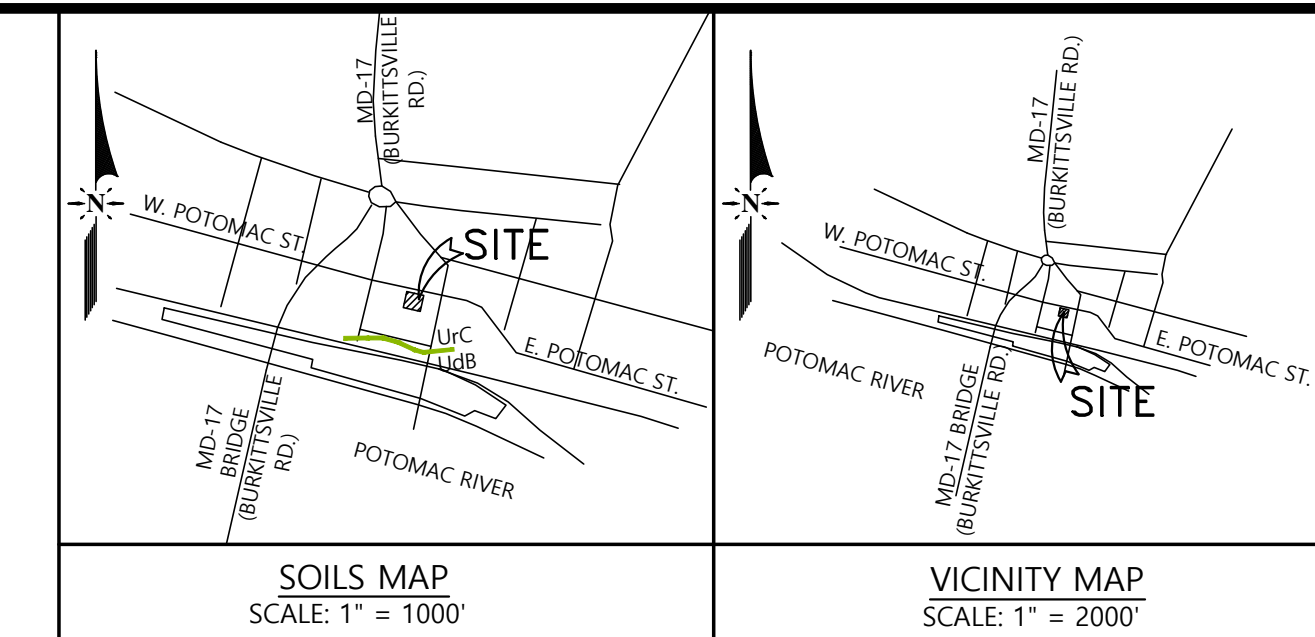


**PERVIOUS PAVER SECTION**

- NOTES:
- SEE THIS SHEET FOR INSTALLATION AND MAINTENANCE NOTES AND ADDITIONAL DETAILS.
  - INSTALL NON-WOVEN FILTER FABRIC (MIRAFI 140n), AS NECESSARY, ON THE SIDES OF THE EXCAVATION ONLY. DO NOT INSTALL BETWEEN STONE LAYERS.
  - PAVER SHALL BE PERMEABLE OR HAVE OPEN JOINTS TO ALLOW RUNOFF TO DRAIN.
  - INSTALLATION MUST MEET ADA REQUIREMENTS (JOINTS NO WIDER THAN 1/4", AND CHANGES IN LEVEL CAN BE UP TO 1/4" WITHOUT TREATMENT OR 1/2" IF BEVELED WITH A SLOPE NO STEEPER THAN 1:2)
  - SEE COMPACTION NOTE FOR SOIL UNDER THE PAVERS. THE PAVERS MAY NEED A SOIL AMENDMENT IN AID WITH PERCOLATION. PLEASE CONTACT THE ENGINEER.

**MAINTENANCE REQUIREMENTS FOR PERMEABLE PAVEMENT**

- DO NOT USE SAND OR ASH AS A SNOW OR ICE REMOVAL TECHNIQUE. THESE MATERIALS TEND TO CLOG THE PEROUS SURFACE AND REDUCE THE PERMEABILITY OF THE PERMEABLE PAVERS. DEICING SHOULD BE DONE WITH NON-TOXIC, ORGANIC, DEICER IN MODERATION, SUCH AS CALCIUM MAGNESIUM ACETATE OR PRETREATED SALT.
- KEEP DIRT, MULCH, SILT, AND OTHER DEBRIS OFF OF THE PERMEABLE PAVERS.
- THE PERMEABLE PAVEMENT SHOULD BE VACUUM-SWEPT AT LEAST ONCE PER YEAR. DO NOT USE WASHING SYSTEMS OR COMPRESSED AIR UNITS FOR SURFACE CLEANING. CLEAN OUT ASSOCIATED DRAINAGE PIPES, INLETS SUMPS AND OTHER STRUCTURES DRAINING TO/FROM PRACTICE. STONE BETWEEN JOINTS MAY NEED TO BE REPLACED AFTER VACUUM-SWEEP.
- INSPECT SEASONALLY AND AFTER A MAJOR STORM.



**PURPOSE STATEMENT:**

A concurrent subdivision/addition plat will combine/split ten existing parcels into five proposed lots of which one of the proposed lots are part of this plan. The purpose of this Site Plan is to obtain City of Brunswick approval of a 2-story commercial buildings with retail/restaurant on the first floor and office on the second. The other lots will be adjacent multi-story apartment building and renovated Mommer's building that will be proposed per a separate Site Plan.

**GENERAL NOTES:**

- All lots under development are owned by Railroad Square, LLC. Information about the lots are as follows:  

Address	Tax Map/ Grid/ Parcel	Deed Liber/Folio	Tax ID
12 South Maryland	0201/0003/469	06708/00085	25-465962
5 South Maple (Tract C, Parcel 1)	0201/0003/471	06708/00085	25-472446
3 South Maple (Tract C, Parcel 1)	0201/0003/471	06708/00085	25-472446
none (outlot) (Tract C, Parcel 3)	101A/0003/921	06708/00085	25-484290
6-8 West Potomac Street	101A/0003/917	06708/00085	25-478762
10-12 West Potomac Street	101A/0003/918	06708/00085	25-478770
14-16 West Potomac Street	101A/0003/919	06708/00085	25-478789
20-22 West Potomac Street	101A/0003/920	06708/00085	25-478797

Remaining portions of the above properties do not overlap with the proposed Site Plan, but are part of subdivision/addition plat- 2-4 W. Potomac, 9 South Maple (Blue House).

- The property is zoned B-2 (Central Business District). The property is also designated with a Transit Oriented Development (TOD) overlay.
- Horizontal Datum is Maryland State Plane (MSP) NAD 83/91. Vertical Datum is NAVD 88. A field survey was performed by Lavelle and Associates in May 2021.
- This site is not located within a 100-yr. floodplain. The site is in Flood Zone "X" per FEMA Panel #24021C0385D and #24021C0395D (Effective September 19, 2007). Zone X: Area of Minimal Flood Hazard. Nor is the site within a preliminary floodplain, assumed to be effective in 2022.
- There are no wetlands, streams, or buffers on this site per the online MD Merlin mapper.
- Utility locations shown are based upon 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.  
Soils types which lie within the proposed site plan area are:  
Uc - Urban Land, 3% to 15% slopes; HSG-"D"; Whole Soil K Factor - none  
UcB - Upland, smooth, 0% to 8% slopes; HSG-"C"; Whole Soil K Factor-0.32
- Total Calculated Proposed Site Area:  
Parcel E - 9,546 sf or 0.22 acres.
- Existing and Proposed Land Cover (based on final proposed lots, some existing buildings straddle the proposed lot lines):

Proposed Lots	Existing	Proposed
Building Footprint	5,064 sf (53%)	4,983 sf (52%)
Sidewalk and Misc. Conc.	231 sf (2%)	3,144 sf (33%)
Asphalt or Concrete Paving	738 sf (8%)	1,360 sf (14%)
Grass/Landscape	3,513 sf (37%)	59 sf (1%)
Total Site	9,546 sf (100%)	

- Vehicle and Bicycle Parking:  
Per Section 23.1.B.3 Commercial uses in the B-2 District, no off-street parking is require if on-street parking is allowed.

	required	proposed
Commercial Space and Office Space (9,966 sf)	n/a	3
Bicycle Parking Spaces	n/a	0 (however, 2 racks on adjacent property)

- Loading is not required for this use or for buildings with GFA below 10,000 sf.
- The property is zoned B-2 (Central Business District, with a Transit-Oriented Development (TOD) Overlay. Proposed use is Retail and Restaurant (Commercial).

	Required	Proposed
TOD Min. Dwelling per Acre	3.5	n/a
Min. Lot Size	n/a	see above

B-2 Max. Building Height	50 ft	-30 ft
Min. Street Setback	n/a	0 ft
Min. Side Yard Setback	20 ft	6.1 / 4.8 ft (see note *)
Min. Rear Setback	20 ft	5.6 (see note *)

- \* Per 21.11A.3.d, the TOD Overlay allow flexibility on building setbacks and heights.
- Storm Water Management (SWM) is provided in accordance with the 2000 Maryland SWM Design Manual and the SWM Act of 2007. The site uses Permeable Pavements, Pervious Pavers (A-2) to partially meet the requirements. A Micro-bioretenation Facility (M-6) on the adjacent parcel will provide the balance of the requirements. The adjacent parcel is intended to be a City-Owned park, but will have a SWM easement an agreement with the Residences at Railroad Square for maintenance.
  - 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.
  - There is a de minimus impact on water, sewer, and roadways APFO. The Residences at Railroad Square (RRS) is proposing replacement of waterline along South Maple, as well as completing a loop to South Maryland which greatly improve fire flow pressures on the block. A sewer service connection is proposed as part of the RRS development. Testing for Schools is addressed within a separate memo.
  - This site is served by City of Brunswick public sewer and public water. The sewer classification is S-1 and the water classification is W-1. The existing sewer is City contract S-5B.

**65% PROGRESS SET**

APPROVED

CHAIRMAN, BRUNSWICK PLANNING COMMISSION DATE

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

**THE SHOPPES AT RAILROAD SQUARE**  
Sited Along West Potomac Street (Between South Maryland Avenue and South Maple Avenue)

Brunswick Election District No. 25  
City of Brunswick  
Frederick County, Maryland

**Owner/Developer**  
Terra Solutions Engineering, LLC  
Commercial & Residential Land Planning and Engineering  
5216 Chalmers Court, Suite 105  
Frederick, MD 21703  
Phone: 301-578-9842 Email: [TerraSolutionsEngineering@gmail.com](mailto:TerraSolutionsEngineering@gmail.com)

Verdant Development Group  
5316 State C  
Frederick, MD 21703  
Attn: T. Wealey Pios

**NOT FOR CONSTRUCTION**

Scale & Signature

PROJECT No.: 146  
DATE: MARCH 2022  
SCALE: 1" = 20'  
SHEET No. C-1 of 1