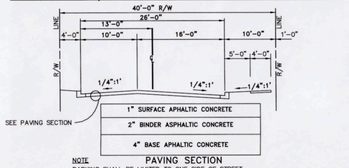
1 FINAL SITE PLAN
MILL ISLAND AT WORMAN's MILL
TWENTY EIGHTH (28th) ELECTION DISTRICT
CITY of FREDERICK

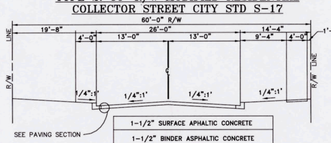
TYPE 1. 40' R/W MODIFIED LOCAL RESIDENTIAL STREET



NOTE
PARKING SHALL BE LIMITED TO ONE SIDE OF STREET

PAVING SECTION

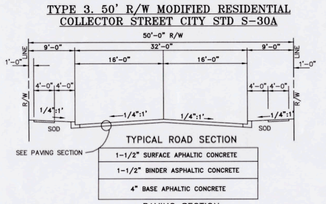
TYPE 2. 60' R/W MODIFIED RESIDENTIAL COLLECTOR STREET CITY STD S-17



NOTE
PARKING SHALL BE LIMITED TO ONE SIDE OF STREET

TYPICAL ROAD SECTION

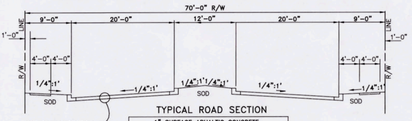
TYPE 3. 50' R/W MODIFIED RESIDENTIAL COLLECTOR STREET CITY STD S-30A



TYPICAL ROAD SECTION

PAVING SECTION

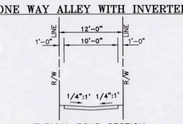
TYPE 5. MODIFIED MINOR ARTERIAL WITH 12' MEDIANS



TYPICAL ROAD SECTION

PAVING SECTION

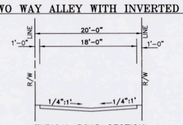
12' ONE WAY ALLEY WITH INVERTED CROWN



TYPICAL ROAD SECTION

PAVING SECTION

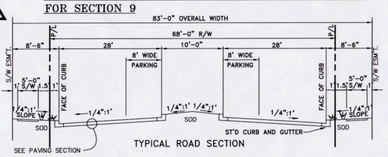
18' TWO WAY ALLEY WITH INVERTED CROWN



TYPICAL ROAD SECTION

PAVING SECTION

1 TYPE 5. MODIFIED MINOR ARTERIAL WITH 10' MEDIAN FOR SECTION 9

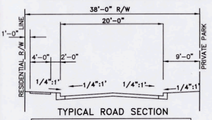


TYPICAL ROAD SECTION

1" SURFACE APHALTIC CONCRETE
2" BINDER ASPHALTIC CONCRETE
4" BASE APHALTIC CONCRETE

PAVING SECTION

TYPE 6. MODIFIED 20' ONE WAY LOCAL RESIDENTIAL STREET



TYPICAL ROAD SECTION

1" SURFACE APHALTIC CONCRETE
2" BINDER ASPHALTIC CONCRETE
4" BASE APHALTIC CONCRETE

NOTE PAVING SECTION
PARKING SHALL BE LIMITED TO ONE SIDE OF STREET

LANDSCAPE NOTES

1) NO TREE'S TO BE PLANTED WITHIN 10' OF ANY UTILITY.
2) NO TREE'S TO BE PLANTED WITHIN 15' OF ANY CITY STREET LIGHTS.
3) ALL TREES TO BE PLANTED IN ACCORDANCE WITH CURRENT CITY OF FREDERICK PLANTING DETAILS AND SPECIFICATIONS.
4) ALL STREET LIGHT POLES SHALL BE 14' IN HEIGHT. ALL INTERIOR PARKING LOT LIGHTS SHALL BE 10' IN HEIGHT UNLESS OTHERWISE NOTED.

PLANT PALLET

STREET TREES (min. 2" caliper)

American Hophornbeam
American Hornbeam
Armstrong Red Maple
Bradford Callery Pear
Chancellor Linden
Columnar Norway Maple
Crimson King Maple
Emerald Queen Maple
English Oak
Greenspire Linden
Hackberry
Japanese Pagoda Tree
Little Leaf Linden
London Plane
Maroline Honeylocust
Northern Red Oak
October Glory Red Maple
Pin Oak
Pine Oak
Red Maple
Sawtooth Oak
Scanlon Red Maple
Schwedler Maple
Shademaster Honeylocust
Skyline Honeylocust
Sweet Gum
Thornless Honeylocust
Zelkova
Willow Oak

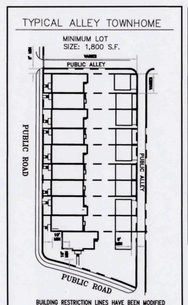
EVERGREEN TREES (min. 4 foot height)

Concolor Fir
Limber Pine
Norway Spruce
Colorado Blue Spruce
Austrian Black Pine
Scotch Pine
Red Pine
Serbian Spruce
White Pine
Douglas Fir
Canadian Hemlock
Leyland Cypress

COURT TREES & ORNAMENTAL TREES (min. 1 1/2" caliper)

Amur Corktree
Aristocrat Pear
Bradford Pear
Chinese Elm
Golden Raintree
Honeylocust
Japanese Pagodatree
Katsura Tree
Kwanzan Cherry
Littleleaf Linden
Red Maple
Ruby Horsechestnut
Sargent Cherry
Scarlet Oak
Sugar Maple
Thornless Hawthorn
Crab Apple
Yellowwood
Purple Leaf Plum
River Birch

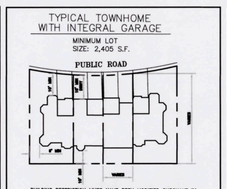
TYPICAL ALLEY TOWNHOME



BUILDING RESTRICTION LINES HAVE BEEN MODIFIED PURSUANT TO SECTION 16.10 OF THE FREDERICK CITY ZONING ORDINANCE.

TOWNHOUSE UNITS WILL HAVE A MINIMUM SET BACK REQUIREMENTS OF: FRONT YARD=10'MIN, REAR YARD =6 FOOT FROM PUBLIC ALLEY OR 10 FOOT WITHOUT ALLEY, SIDE YARD=10 FOOT MIN. FROM SIDE PUBLIC STREET, SIDE YARD=0 MIN. FROM SIDE PUBLIC ALLEY. DETACHED GARAGES HAVE A MINIMUM 6 FOOT SET BACK FROM PUBLIC ALLEY RIGHT-OF-WAY AND MAY HAVE MAXIMUM 50% REAR YARD COVERAGE.

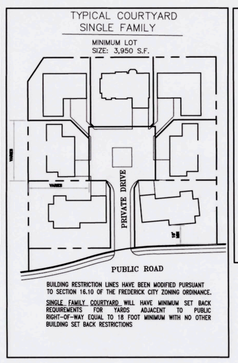
TYPICAL TOWNHOME WITH INTEGRAL GARAGE



BUILDING RESTRICTION LINES HAVE BEEN MODIFIED PURSUANT TO SECTION 16.10 OF THE FREDERICK CITY ZONING ORDINANCE.

TOWNHOUSE UNITS WILL HAVE A MINIMUM SET BACK REQUIREMENTS OF: FRONT YARD=10 FOOT MIN. FROM SIDE PUBLIC ALLEY OR 10 FOOT WITHOUT ALLEY, SIDE YARD=10 FOOT MIN FROM SIDE PUBLIC STREET, SIDE YARD=0 MIN. FROM SIDE PUBLIC ALLEY.

TYPICAL COURTYARD SINGLE FAMILY



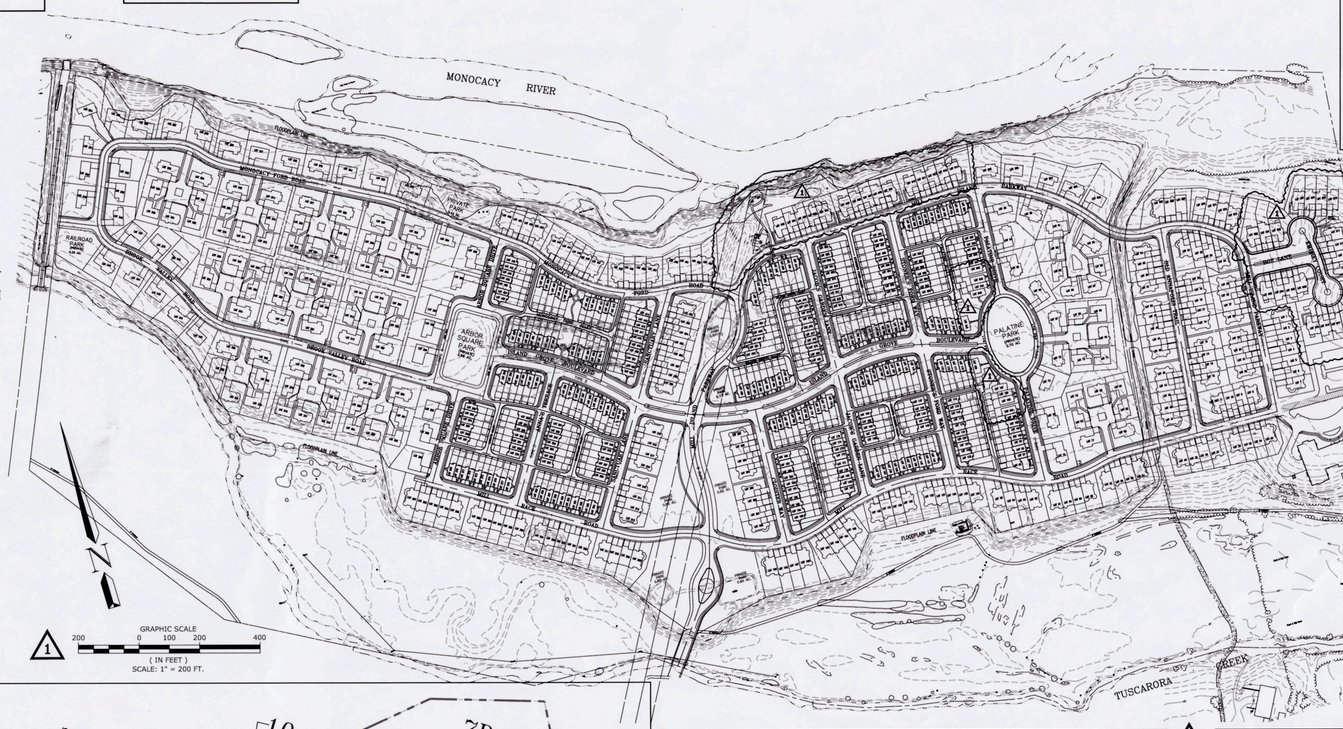
BUILDING RESTRICTION LINES HAVE BEEN MODIFIED PURSUANT TO SECTION 16.10 OF THE FREDERICK CITY ZONING ORDINANCE.

SINGLE FAMILY COURTYARD WILL HAVE MINIMUM SET BACK REQUIREMENTS FOR YARDS ADJACENT TO PUBLIC RIGHT-OF-WAY EQUAL TO 18 FOOT MINIMUM WITH NO OTHER BUILDING SET BACK RESTRICTIONS

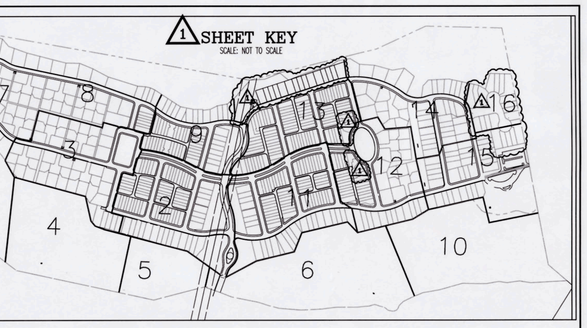
TYPICAL SINGLE FAMILY DETATCHED TYPE 1

BUILDING RESTRICTION LINES HAVE BEEN MODIFIED PURSUANT TO SECTION 16.10 OF THE FREDERICK CITY ZONING ORDINANCE.

SINGLE FAMILY UNITS WILL HAVE MINIMUM SET BACK REQUIREMENTS FOR FRONT YARD=18FOOT MINIMUM, REAR YARD=15 FOOT MINIMUM, SIDE YARD=5 FOOT MINIMUM.



1 VICINITY MAP



1 SHEET INDEX

SHEET 1	COVER SHEET (DETAILS, GENERAL NOTES)	SHEET 9	SITE DEVELOPMENT PLAN (PHASE. 7B)
SHEET 2	SITE DEVELOPMENT PLAN (PHASE. 7A)	SHEET 10	STREAM VALLEY, SWM AND EMERGENCY ACCESS ROAD
SHEET 3	SITE DEVELOPMENT PLAN (PHASE. 7A)	SHEET 11	SITE DEVELOPMENT PLAN (PHASE. 7C)
SHEET 4	STREAM VALLEY STORMWATER MANAGEMENT	SHEET 12	SITE DEVELOPMENT PLAN (PHASE. 7C)
SHEET 5	STREAM VALLEY & STORM WATER MANAGEMENT	SHEET 13	SITE DEVELOPMENT PLAN (PHASE. 7D & 10)
SHEET 6	STREAM VALLEY & STORM WATER MANAGEMENT	SHEET 14	SITE DEVELOPMENT PLAN (PHASE. 7D & 10)
SHEET 7	SITE DEVELOPMENT PLAN (PHASE. 7B)	SHEET 15	SITE DEVELOPMENT PLAN (P.O. PHASE 7D, 8 & 9)
SHEET 8	SITE DEVELOPMENT PLAN (PHASE. 7B)	SHEET 16	SITE DEVELOPMENT PLAN (PHASE. 9)

REVISION 1

INCLUDES: SECTION 8/9 LANDSCAPING, NEW SECTIONS 9 and 10 LAND USES, LOT AND/OR STREET LAYOUTS, GRADING, and UTILITIES, AND SECTIONS 7C and 7D LOT LINES. CERTIFIED BY:

STATE OF MARYLAND
MICHAEL T. WILEY
NO. 18221
REGISTERED
PROFESSIONAL ENGINEER

08/23/13
MICHAEL T. WILEY, PE, PROF LS DATE
FOR PIEDMONT DESIGN GROUP, LLC

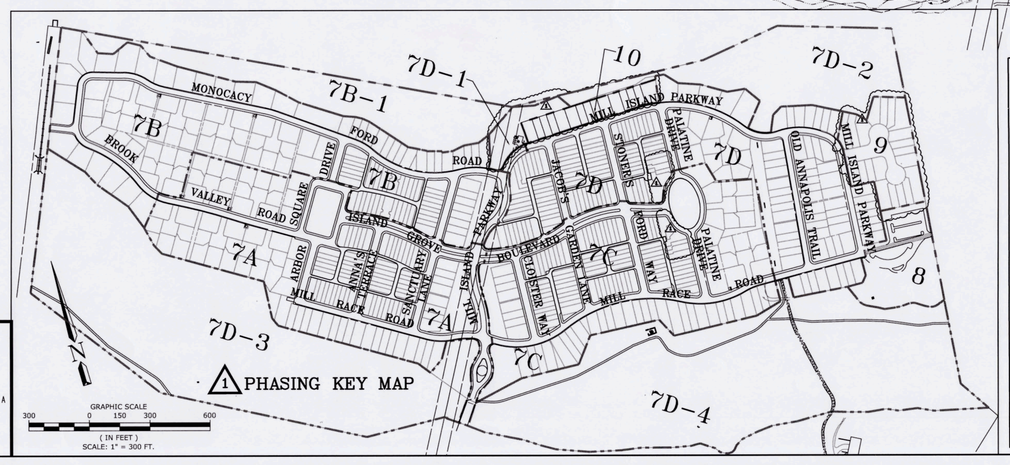
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18221, EXPIRATION DATE 04/12/15.

PIEDMONT
Design Group, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

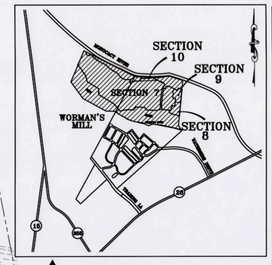
1 PHASING SCHEDULE

PHASE NUMBER	START DATE	NUMBER OF UNITS	ADDITIONAL MILESTONE
7A	1999	129 RESIDENTIAL	1. EMERGENCY ACCESS ROAD* WILL BE BUILT. MAINTENANCE OF THE EMERGENCY ACCESS ROAD WILL BE DESIGNATED BY SUPPLEMENTARY DECLARATION TO THE CURRENT HOA DOCUMENTS FOR THE CLUSTERS IN SECTIONS 7 & 8 OF THE WORMAN'S MILL PND. 2. COMPLETION OF ARBOR SQUARE PARK
7B	2000	127 RESIDENTIAL	1. COMPLETION OF RAILROAD PARK
1 7C	2002	142 RESIDENTIAL	1. COMPLETION OF PALENTINE PARK 2. COMPLETION OF TUSCARORA CREEK VALLEY PATH SYSTEM
1 7D	2003	170 RESIDENTIAL	1. COMPLETION OF PATH SYSTEM FOR MILL RACE ROAD TO MONOCACY RIVER.
1 8	2002	54 CONDOMINIUMS	
1 9	2013	20 RESIDENTIAL	
1 10	2013	15 RESIDENTIAL	1. DEDICATION OF CITY PARKLAND
		657 TOTAL	

NOTE: EACH SECTION OF PATH WHICH IS ON HOA LAND MUST BE COMPLETED PRIOR TO MOVING ON TO THE NEXT PHASE OF THE DEVELOPMENT.
* EMERGENCY ACCESS ROAD MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER



1 PHASING KEY MAP



1 VICINITY MAP

1 11.05.1a: RESIDENTIAL LOT AREA LANDSCAPE REQUIREMENTS (ON-LOT OR ADJACENT TO OR WITHIN ISLANDS STREET TREES PROVIDED)

SECTION	LOT AREAS (sf)	REQUIRED (1 tree per 3,000 sf lot area)	PROVIDED
7	1,284,000	428.0	428
8	164,839	54.9	55
9	129,748	43.2	43
10	73,114	24.4	25
TOTAL	*1,651,701*	*550.6*	*551*

11.05.5.a.1: LEVEL I or LEVEL II SCREENING REQUIREMENTS (LEVEL I BERM AND/OR TREES PROVIDED)

SECTION	COMMON LINE LENGTH (ft)	REQUIRED (1 tree per 20 LF)	PROVIDED
8 & 9	198	9.9	10
Private Park, 7D, & 10	70	3.5	3
TOTAL	*268*	*13.4*	*13*

11.05.4: 10% OF PARKING LOT AREAS LANDCAPING (TREES PROVIDED)

SECTION	PARKING LOT AREA (Acres)	REQUIRED (10% of Area)	PROVIDED (Acres)
8	1.20	0.12	0.12
10/PRIVATE PARK	0.05	0.01	0.01
TOTAL	*1.20*	*0.13*	*0.13*

GENERAL NOTES 1

1. THE FREDERICK CITY PLANNING COMMISSION UNCONDITIONALLY APPROVED THE REVISED MASTER PLAN NO. PC11-460PND ON JANUARY 9, 2012.
2. THE HOA SHALL MAINTAIN ALL PRIVATE PARKS, ISLANDS IN RIGHT-OF-WAY, AND PRIVATE ROADS
3. COMMERCIAL, TOWNHOUSES, AND MULTI-FAMILY UNITS WILL REQUIRE FINAL SITE PLAN APPROVAL FROM THE PLANNING COMMISSION.
4. SCREENING SHALL BE PROVIDED BETWEEN PARKING AREAS AND ALOJNING RESIDENTIAL LOTS AS REQUIRED BY THE CITY OF FREDERICK.
5. THE METHOD OF SEWAGE DISPOSAL SHALL BE BY USE OF THE FREDERICK COUNTY SYSTEM TO THE SOUTH OF THE SITE.
6. THE PROPOSED STORMWATER QUALITY MANAGEMENT OF THIS DEVELOPMENT SHALL UTILIZE CREATED SHALLOW WETLANDS ON THE FLOODPLAIN PORTION OF THE SITE. A STORMWATER MANAGEMENT QUANTITY WAIVER HAS BEEN GRANTED FOR WORMAN'S MILL. WATER QUALITY FACILITIES IN PARK WILL NOT BE DEDUCTED TO THE CITY OF FREDERICK AND ARE TO BE MAINTAINED BY THE HOA.
7. THE NUMBER OF UNITS PROVIDED IN THIS PLAN
   SECTION 7: 491 TOWNHOUSE UNITS 137 SINGLE FAMILY UNITS
   SECTION 8: 54 CONDOMINIUMS
   SECTION 9: 20 TOWNHOUSES
   SECTION 10: 15 TOWNHOUSES
   TOTAL: 657
8. THE WETLAND ASSESSMENT BY RICHARD C. PAIS, INC. DATED FEBRUARY 15, 1999 INDICATES WETLANDS IN THE FLOODPLAIN OF THE TUSCARORA CREEK. THIS DEVELOPMENT SHALL NOT DISTURB ANY WETLANDS.
9. HORIZONTAL DATUM - MARYLAND STATE GRID VERTICAL DATUM USGS-1929.
10. ALLEY TOWNHOME UNITS HAVE A MIN. 2 OFF STREET PARKING SPACES PER UNIT AND ONE MINIMUM ON STREET PARKING IS PROVIDED. TOWNHOME WITH INTEGRAL GARAGE HAVE 4 SPACES PROVIDED. (2 GARAGE, 2 DRIVEWAY) SINGLE FAMILY & COURTYARD SINGLE FAMILY HAVE 4 PARKING SPACES PROVIDED (2 GARAGE, 2 DRIVEWAY).
11. THE TOTAL SITE AREA IS 178.6 ACRES.
12. NO LOTS IN SECTION 7B SHALL BE RECORDED PRIOR TO MTA APPROVAL OF THE RAILROAD CROSSING WITH MONOCACY FORD ROAD IS OBTAINED.
13. PATH SYSTEM SHOWN THROUGH CITY PARK IS CONCEPTUAL. DEVELOPER SHALL WORK WITH CITY STAFF TO PROVIDE CONNECTION TO WATERSIDE DEVELOPMENT.
14. IN INSTANCES WHERE COMMON DRIVEWAY ACCESS IS SHOWN, AN EASEMENT WILL BE RECORDED PRIOR TO BUILDING PERMIT ISSUANCE FOR THE SUBJECT LOT(S).
15. CITY OF FREDERICK WATER AND SEWERAGE NOTE: THE CITY OF FREDERICK HAS INSTITUTED A CAPACITY MANAGEMENT PROGRAM GOVERNING THE ALLOCATION OF POTABLE WATER AND SEWERAGE CAPACITY TO COMPLY WITH THE AMENDED'S CODE OF MARYLAND, ENVIRONMENT ARTICLE, §9-512. 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 23, ARTICLE IX OF THE CODE OF THE CITY OF FREDERICK, 1966 (AS AMENDED). FINAL ALLOCATION OF 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. APPROVAL OF THIS SITE PLAN IS IN CONFORMANCE WITH THE FREDERICK COUNTY TEN YEAR WATER AND SEWERAGE PLAN. WATER & SEWER CAPACITY FOR THE REVISED LOTS DEPICTED ON THIS SITE PLAN HAS BEEN RESERVED UNDER CITY WATER AND SEWER ALLOCATION CONTRACT NO. WSAC 09-11. FOR THE PROVISIONS OF THIS SITE PLAN, WATER TREATMENT CAPACITY WILL BE PROVIDED BY THE CITY OF FREDERICK AND SEWER TREATMENT CAPACITY WILL BE PROVIDED BY FREDERICK COUNTY.

PND GENERAL NOTES:

1). SITE IS RECORDED AT L.1489 F. 504 AND L.1594 F. 757.

2). SITE CONTAINS 306.6 ACRES - ZONED R-4.

3). DEVELOPMENT POTENTIAL OF ORIGINAL ZONING

R-1	117.7 ACRES YIELDS	141 UNITS
R-2	82.7 ACRES YIELDS 100 UNITS	
R-3	26.0 ACRES YIELDS 181 UNITS	
R-4	81.4 ACRES YIELDS 1,210 UNITS	
TOTAL	306.6 ACRES ALLOWS	1,609 UNITS

4). TOTAL NUMBER OF UNITS PROPOSED: 1,487 UNITS.

5). OVERALL P.N.D. DENSITY 1,487 UNITS/306.6 ACRES OR 4.86 UNITS/ACRE.

6). PARKLAND REQUIREMENT FOR P.N.D. - 4.86 UNITS/ACRE, 10% OF 306.6 ACRES = 30.66 ACRES PARKLAND REQUIRED. 73.0 ACRES OF PARKLAND LOCATED IN AND OUT OF THE 100 YEAR FLOODPLAIN TO BE DEDICATED TO THE CITY OF FREDERICK. 25.33 ACRES OF PRIVATE PARKLAND (8.67 ACRES IN MILL ISLAND, AND 18.79 ACRES IN THE CLUBHOUSE AND SURROUNDING PARCEL, PRIVATE RECREATION' AREA), AND THE VILLAGE CENTER), WILL BE PROVIDED THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARKS. TOTAL PARKLAND AREA PROVIDED IS 98.46 ACRES (32% OF PND AREA). PARKLAND WILL BE USED FOR STORM WATER QUALITY FACILITY. HOA WILL PROVIDE MAINTENANCE TO THE FACILITY.

7). COMMERCIAL DEVELOPMENT ALLOWED: 1.487 UNITS/100 UNITS = 14.87 ACRES. NO COMMERCIAL DEVELOPMENT PROPOSED IN SECTIONS 7-10.

8). 100 YEAR FLOODPLAIN SHOWN HEREON IS BASED ON CITY OF FREDERICK'S GIS FLOODPLAIN MAP #4, WHICH IS BASED ON FEMA FLOODWAY MAP #24021C0280D EFFECTIVE SEPTEMBER 19, 2007. THESE ELEVATIONS ARE LOWER THAN FORMER FLOODPLAIN ELEVATIONS ESTABLISHED BY THE APPLICANT PER PREVIOUS PERMITS AND CORRESPONDENCE. FORMER 100 YEAR FLOODPLAIN ELEVATION OF +278.5 ON SOUTH SIDE OF TUSCARORA CREEK AS SET BY WRA PERMIT #98-WC-0882. 100 YEAR FLOODPLAIN ELEVATION OF +280.7 ON NORTH SIDE OF TUSCARORA CREEK AS SET BY WRA CORRESPONDENCE DATED 6/8/1998. TUSCARORA CREEK AND THE MONOCACY RIVER AS SET BY WRA CORRESPONDENCE DATED 6/8/1998.

9). THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE FORESTRY CONSERVATION LAW EXEMPTION MAPPROVED P.N.D.

10). BUILDING RESTRICTION LINES HAVE BEEN MODIFIED PURSUANT TO SECTION 16.10 OF THE FREDERICK CITY ZONING ORDINANCE.

*SEE TYPICAL TOWNHOME AND SINGLE FAMILY TYPICAL LOT DETAIL FOR SETBACK AND MINIMUM LOT SIZE INFORMATION.

11). AN 8 FOOT WIDE PATH WILL BE PROVIDED FROM THE CITY PARK AT THE NORTHEAST END OF THE PROPERTY AT THE MONOCACY RIVER BETWEEN SECTION 7 AND SECTION 8 TO THE CITY PARK BORDERING THE TUSCARORA CREEK AND CONNECTION TO THE EXISTING PATHWAY SYSTEM IN THE TUSCARORA KNOLLS SUBDIVISION.

12). NO BUILDINGS WILL BE CONSTRUCTED IN THE FLOODPLAIN OR FLOODWAY IN ACCORDANCE WITH THE CODE OF THE CITY OF FREDERICK, PART 4, CHAPTER 23, ARTICLE VI, SECTION 23-51 (a).

13). REVISED NEW SECTION AREAS:
   SECTION 7 = 95.5 ACRES OR 53.5%
   SECTION 8 = 3.8 ACRES OR 2.1%
   SECTION 9 = 3.8 ACRES OR 2.1%
   SECTION 10 = 1.7 ACRES OR 1.0%
   PARCEL 79-1 = 7.8 ACRES OR 4.3%
   PARCEL 70-1 = 0.8 ACRES OR 0.5%
   PARCEL 70-2 = 8.9 ACRES OR 5.0%
   PARCEL 70-3 = 27.5 ACRES OR 15.4%
   PARCEL 70-4 = 28.8 ACRES OR 16.1%
   TOTAL =178.6 ACRES OR 100%

Conditions of Approval met 9/4/13 (date)

REV. #	DESCRIPTION	DATE
1	SECTIONS 7C, 7D, 8, 9 & 10	04/20/13
	PER 07/12/13 COMMENTS	08/23/13

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SILVER SPRING, MARYLAND 20903
(301)434-7000 Fax(301)434-9394 FREDERICK, MD - FAIRFAX, VA

(FORMERLY CASE #99-26)

COVER

1 of 16

29-001 21D

Plotted: Aug 22, 2013 at 4:22pm
S:\CIVIL\MILL ISLAND__FINAL SITE PLAN\MI-FSP-PIEDMONT SUBMISSION 11-12-12\FINAL SITE PLAN\21-99s1+++.dwg

Worman's Mill

OWNER/ DEVELOPER
WORMALD DEVELOPMENT CO.
5320 SPECTRUM DRIVE, SUITE A
FREDERICK, MD. 21703
(301) 695-6614

Plotted: April 26, 1999

ARBOR SQUARE DRIVE

MILL RACE ROAD

MILL ROAD

ANNA'S ALLEY

ANNA'S TERRACE

SANCTUARY ALLEY

SANCTUARY LANE

ISLAND GROVE BOULEVARD

PARKWAY (TYPE2)

MILL ISLAND (TYPE 2)

ONE WAY

MATCH LINE SEE SHEET 3 of 16

MATCH LINE SEE SHEET 4 OF 16

MATCH LINE SEE SHEET 5 OF 16

MATCH LINE SEE SHEET 11 of 16

100 YEAR FLOODPLAIN

PRIVATE PARK

ENGLISH BASEMENT

TYPE 1

TYPE 2

TYPE 3

TYPE S

SCALE: 1"=30'

E 89,950 N 92,450

E 90,000 N 93,150

E 90,750 N 92,450

VICINITY MAP

WORMAN'S MILL

SECTION B

UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
4/28/99 SITE PLAN REVISIONS
08/23/13 PER 07/12/13 COMMENTS 1

Conditions of Approval met 9/9/13 JDL (date)

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

FILE NO.	98-001-21 D
SHEET	2 OF 16
DESIGN	SPS
DRAFT	
APPROVED	
DATE	APRIL, 99'
SCALE	1"=30'

CLIENT : WORMALD DEVELOPMENT CO.
5320 SPECTRUM DRIVE, SUITE A
FREDERICK, MD. 21703
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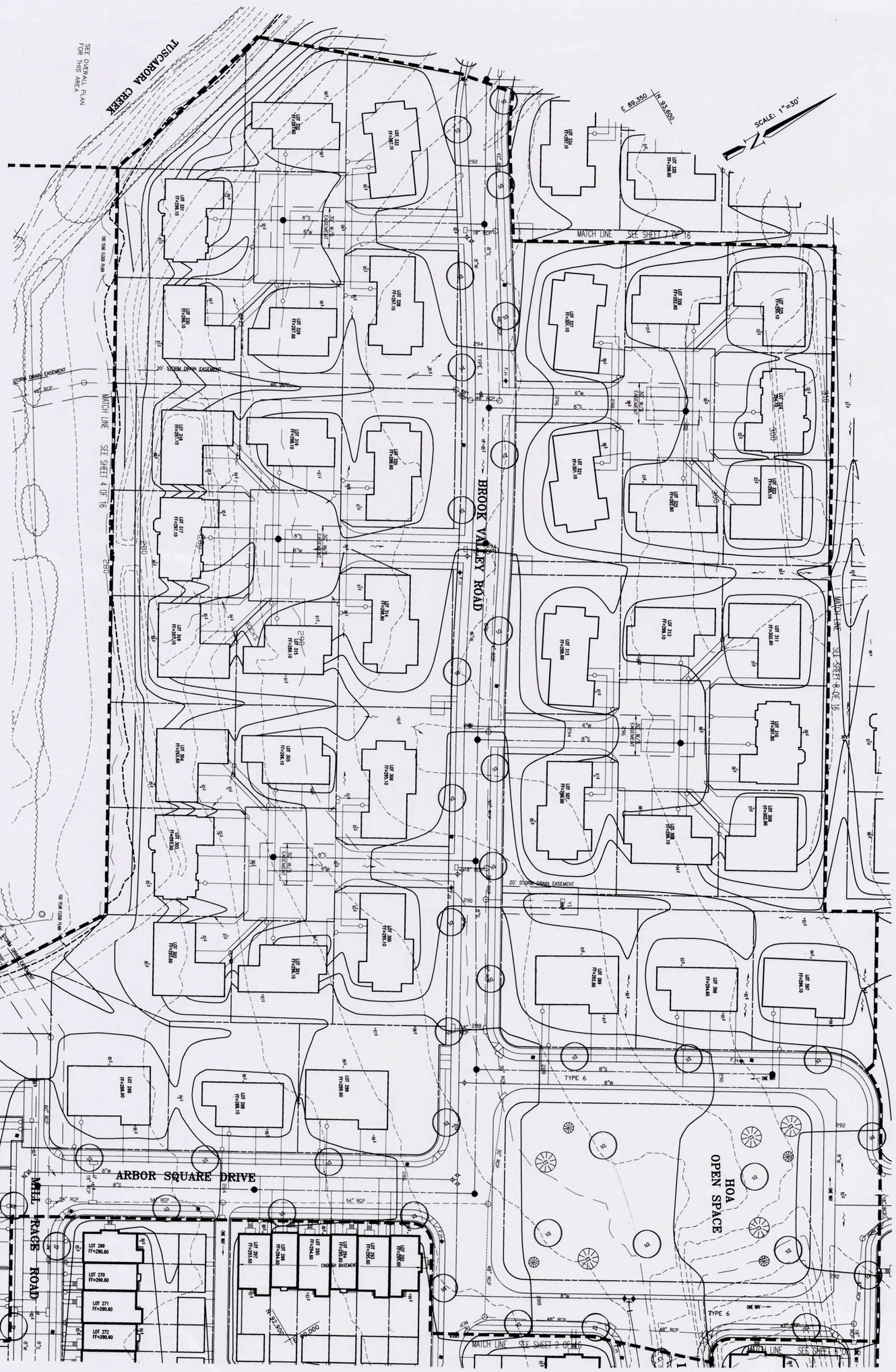
Worman's Mill

SITE DEVELOPMENT PLAN
PHASE II - SECTION 7A
MILL ISLAND @ WORMAN's MILL
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

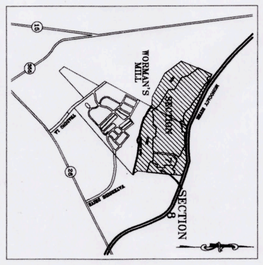
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1751 ELTON ROAD SILVER SPRING, MARYLAND 20903
(301)434-7000 Fax(301)434-9394 FREDERICK, MD - FAIRFAX, VA

Acad Dwg: 21-0057/44-099/46-099/53-00

Plotted: June 3, 1999



VICINITY MAP



UPDATES/REVISIONS :
-3/31/99 SITE PLAN SUBMISSION
-4/28/99 SITE PLAN REVISION
06/28/13 PER 01/15/13 COMMENTS
1

Conditions of Approval met 9/9/13 SDL (date)

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

FILE NO	29-001-21 D
SHEET OF	3 OF 16
DESIGN	SPS
DRAFT	
APPROVED	
DATE	APRIL 99'
SCALE	1"=30'

CLIENT : WORMALD DEVELOPMENT CO.
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SITE DEVELOPMENT PLAN
PHASE II - SECTION 7A
MILL ISLAND @ WORMAN's MILL
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

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Acad Dwg: 21-0053/44-099/46-099/53-00

SITE DEVELOPMENT PLAN
MILL ISLAND @ WORMAN's MILL
PHASE II – SECTION 8
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

Wormans Mill

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5520 SPECTRUM DRIVE, SUITE A
FREDERICK, MD. 21703
(301) 695-6614

DESIGN	SPS
DRAFT	
APPROVED	
DATE	APRIL 99'
SCALE	1"=30'
SHEET	4
OF	16
FILE NO	21-001-21 D

UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
4/28/99 SITE PLAN REVISIONS
08/23/13 PER 07/12/13 COMMENTS

Conditions of Approval met 9/9/13 (date)

FINAL SITE PLAN
CITY CASE NO. PC13-31BFSI

VICINITY MAP

SECTION 8

WORMAN'S MILL

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(301)434-7000 Fax(301)434-9594 FREDERICK, MD - FAIRFAX, VA

MATCH LINE SEE SHEET 5 OF 16

SEE SHEET 3 OF 16

MATCH LINE SEE SHEET 3 OF 16

SEE OVERALL PLAN FOR THIS AREA

N 92,450 E 89,850

N 93,000 E 89,100

N 92,200 E 89,150

N61°30'00"W 1050.00'

APPROXIMATE LIMITS OF WETLANDS

MARYLAND STORMWATER MANAGEMENT POND #1 REQUIRED VOLUME = 7,960 CF

MARYLAND STORMWATER MANAGEMENT POND #2 REQUIRED VOLUME = 3,340 CF

20' STORM DRAIN EASEMENT

TUSCARORA CREEK

Acad Dwg: 21-00513/21-00/TOPO/44-099/46-099

Plotted: April 27, 1999

SITE DEVELOPMENT PLAN
MILL ISLAND @ WORMAN's MILL
PHASE II – SECTION 8
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

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DESIGN SPS | DRAFT | APPROVED | DATE APRIL 99' | SCALE 1"=50'

SHEET 5 OF 16

FILE NO. 29-001-21 D

UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
4/28/99 SITE PLAN REVISION
08/23/13 PER 07/12/13 COMMENTS

1 FINAL SITE PLAN
CITY CASE NO. PC13-18SFSI

Conditions of Approval met 9/9/13 (date)

VICINITY MAP

SECTION B

SCALE: 1"=30'

MATCH LINE SEE SHEET 6 OF 16

MATCH LINE SEE SHEET 2 OF 16

MATCH LINE SEE SHEET 4 OF 16

N 91,950 E 90,750

N 89,850 E 93,250

N 89,900 E 92,600

N55°29'4 84.26

N62°51'18"W 63.40'

N62°10'56"W 135.31'

N51°47'40"W 6.53'

N54°22'39"W 106.78'

N41°39'34"W 6.76'

N88°00'00"W 398.38'

TUSCARORA

CREEK

20' STORM DRAIN EASEMENT

24" RCP

72" RCP

18" RCP

15" RCP

PROPERTY LINE

CENTER LINE

EXISTING POND

PARK

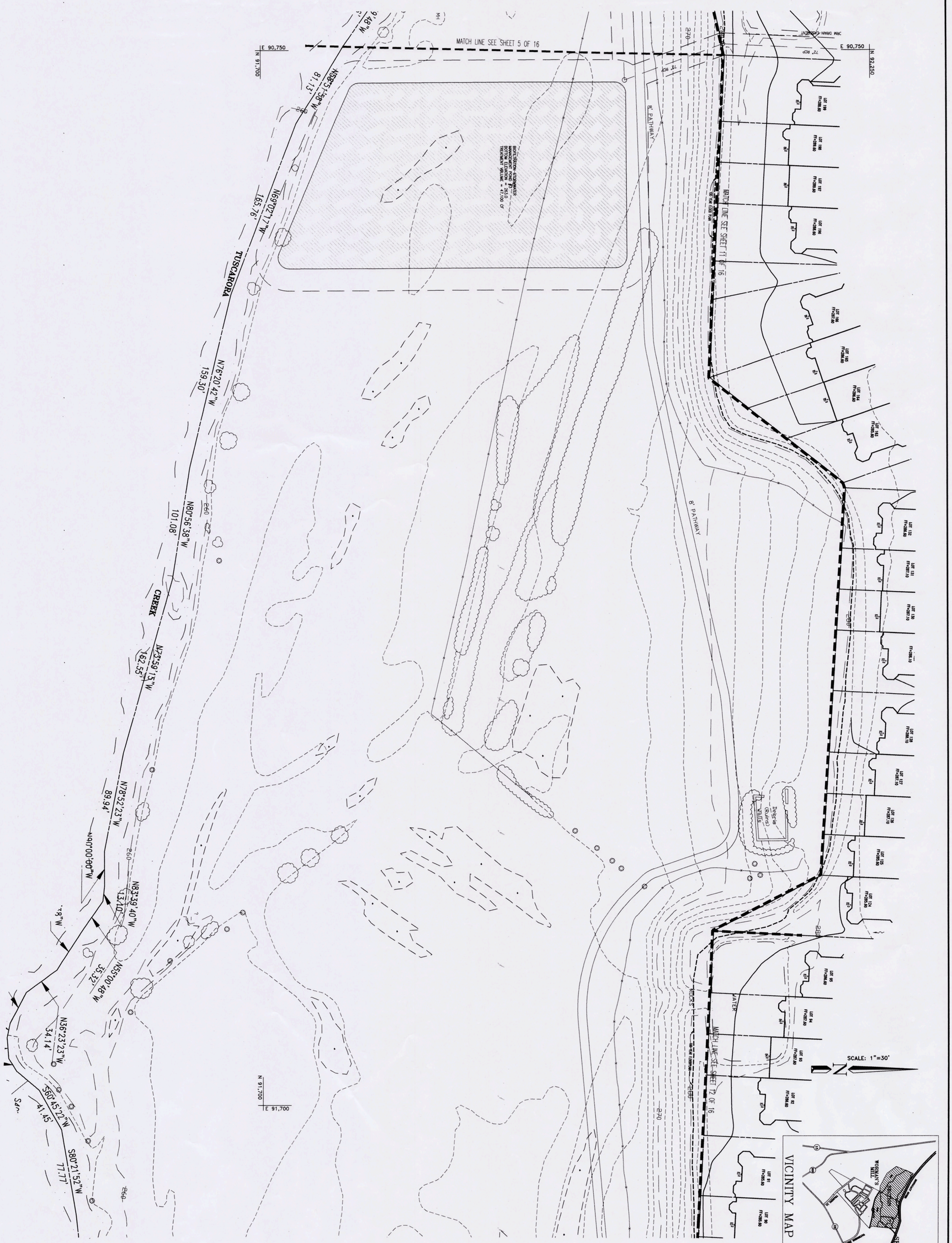
PROPOSED LIMITS OF WETLAND

EXISTING LIMITS OF WETLAND

WOODED AREA

Plotted: June 3, 1999

Acad Dwg: 21-00514/21-00/44-099/46-099/TOPO



Conditions of Approval met 9/9/13 (date)

UPDATES/REVISIONS :	
3/31/99 SITE PLAN SUBMISSION	
08/23/13 PER 07/12/13 COMMENTS	1

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

DESIGN	SPS
DRAFT	
APPROVED	
DATE	MAR. 99'
SCALE	1"=30'
SHEET	6 OF 16
FILE NO.	32-01-21 D

CLIENT : WORMALD DEVELOPMENT CO.
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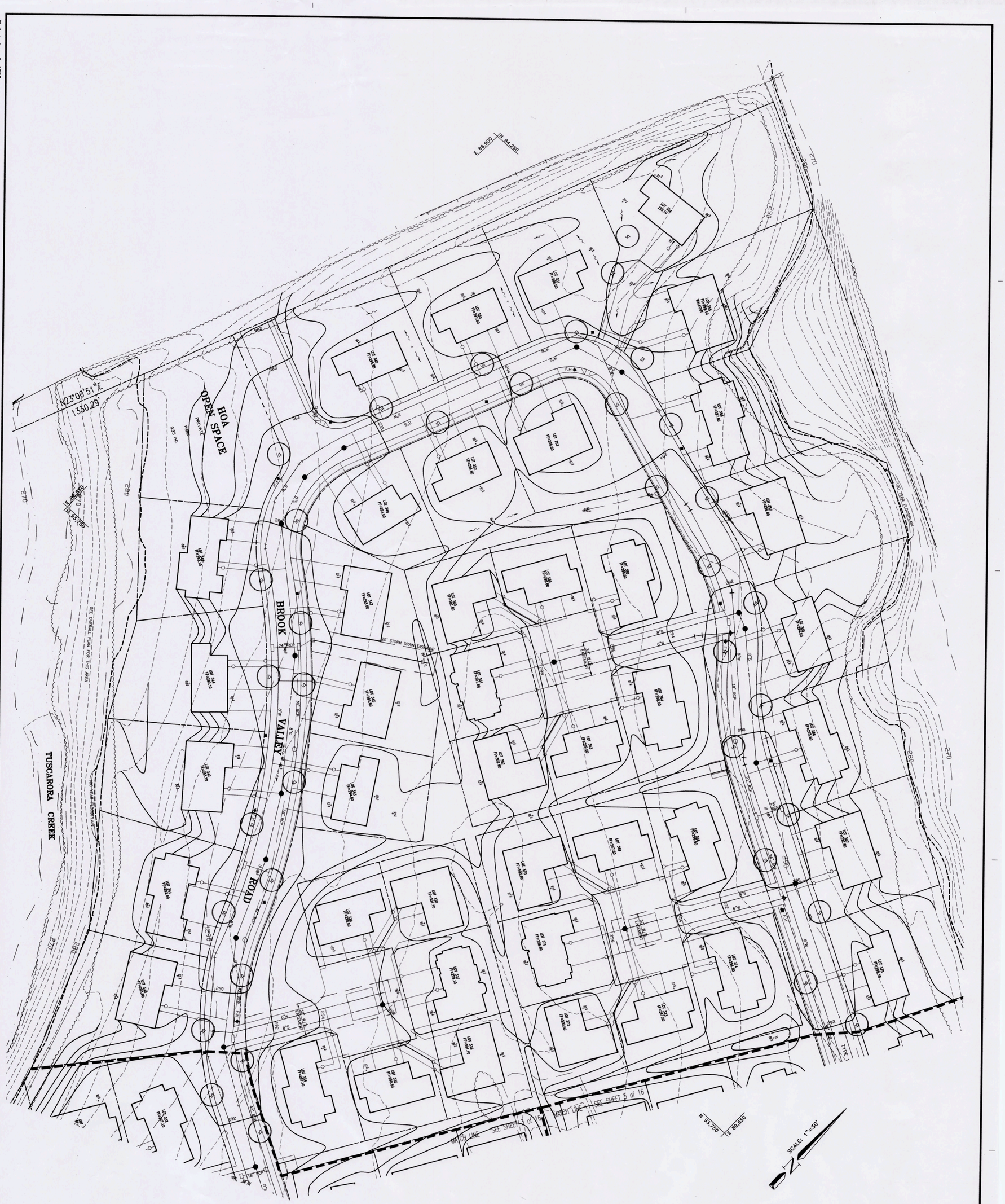
Worman's Mill

SITE DEVELOPMENT PLAN
PHASE II - SECTION 8
MILL ISLAND @ WORMAN's MILL
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

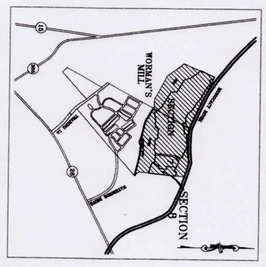
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Phone:(301)434-7000 E-mail:cpj@cpja.com Fax:(301)434-9594
FREDERICK, MD FAIRFAX, VA

District Month YR 1999
Acad Dwg: 21-00515/21-00/44-099/48-099/10P0

Plotted: June 3, 1999



VICINITY MAP



UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
08/23/13 PER 07/12/13 COMMENTS (1)

Conditions of Approval met 9/9/13 JDL (date)

(1) FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

FILE NO.	28-001-21 D
SHEET	7
OF	16
DESIGN	SPS
DRAFT	
APPROVED	
DATE	APRIL. 99'
SCALE	1"=50'

CLIENT : WORMALD DEVELOPMENT CO.
5320 SPECTRUM DRIVE, SUITE A
FREDERICK, MD. 21703
(301) 695-6614

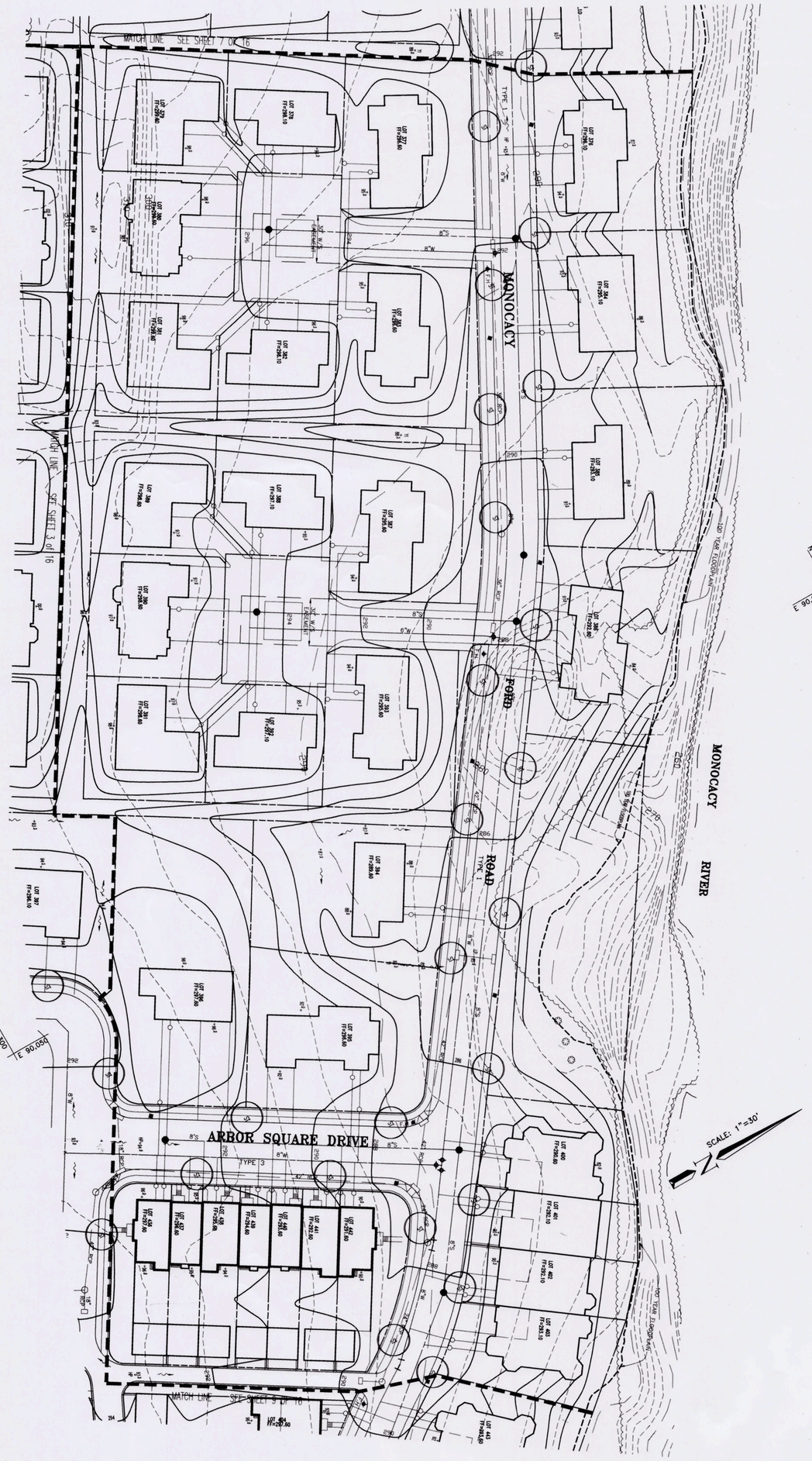
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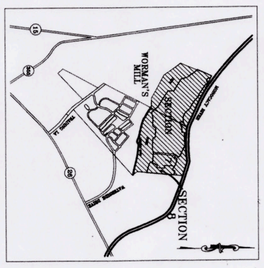
SITE DEVELOPMENT PLAN
PHASE II – SECTION 7B
MILL ISLAND @ WORMAN's MILL
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

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Acad Dwg: 21-0053/21-00/44-099/46-099/TOPO/53-00



VICINITY MAP



UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
4/28/99 SITE PLAN REVISION
08/23/13 PER 07/12/13 COMMENTS 1

Conditions of Approval met 9/9/13 JPA (date)

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

FILE NO	29-001-21.0
SHEET	8 OF 16
DESIGN	SPS
DRAFT	
APPROVED	
DATE	APRIL 99'
SCALE	1"=30'

CLIENT : WORMALD DEVELOPMENT CO.
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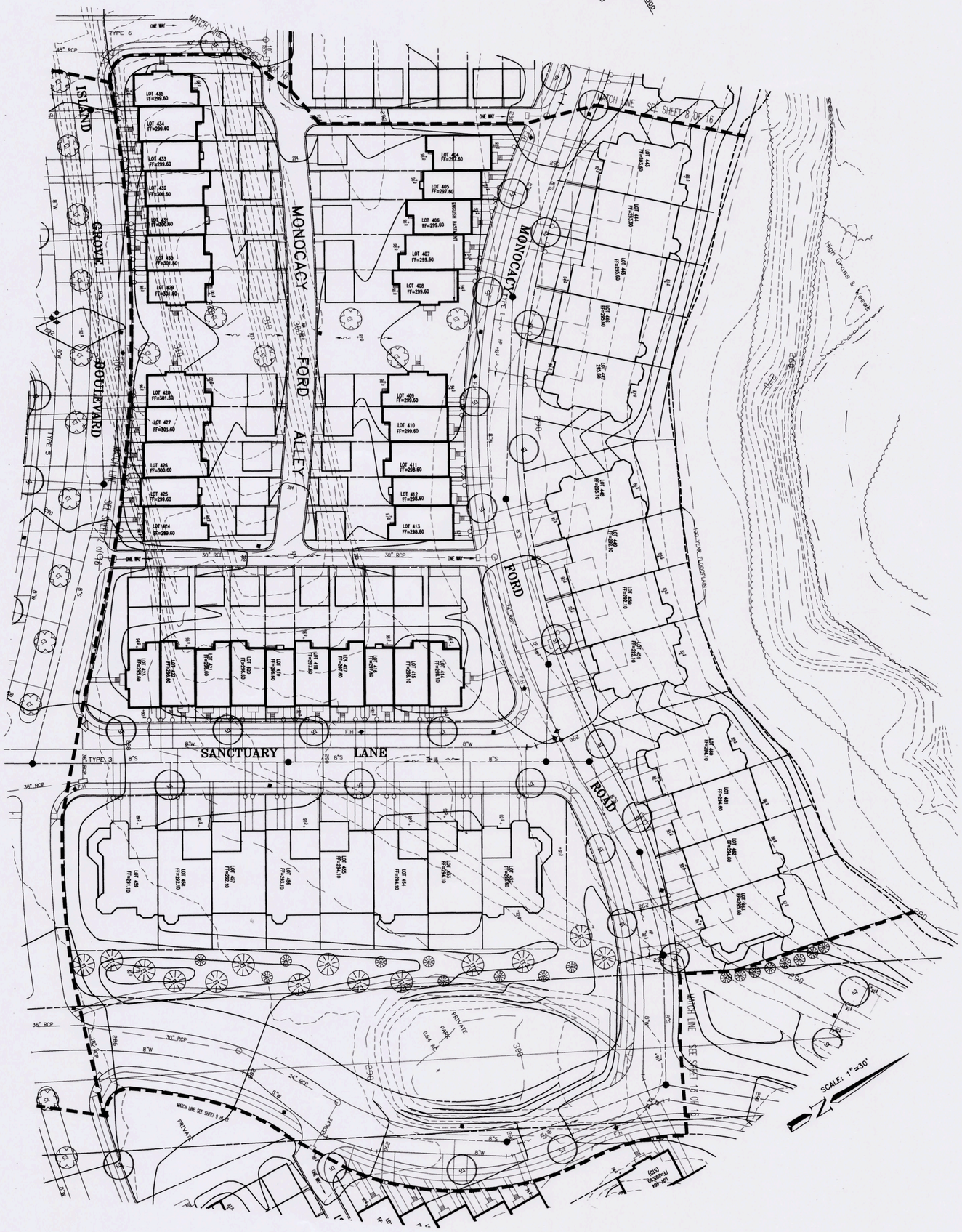
Worman's Mill

SITE DEVELOPMENT PLAN
PHASE II - SECTION 7B
MILL ISLAND @ WORMAN's MILL
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

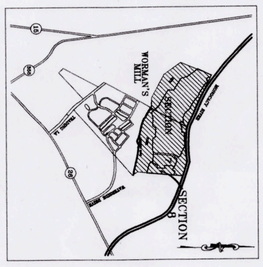
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Plotted: April 26, 1999
Acad Dwg: 21-005S/44-099/46-099/53-00

Plotted: June 3, 1999



VICINITY MAP



UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
4/29/99 SITE PLAN REVISION
08/23/13 PER 07/12/13 COMMENTS

Conditions of Approval met 9/9/13 JDL (date)

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

FILE NO.	25-001-21 D
SHEET	9 OF 16
DESIGN	SPS
DRAFT	
APPROVED	
DATE	APRIL 99'
SCALE	1"=30'

CLIENT : WORMALD DEVELOPMENT CO.
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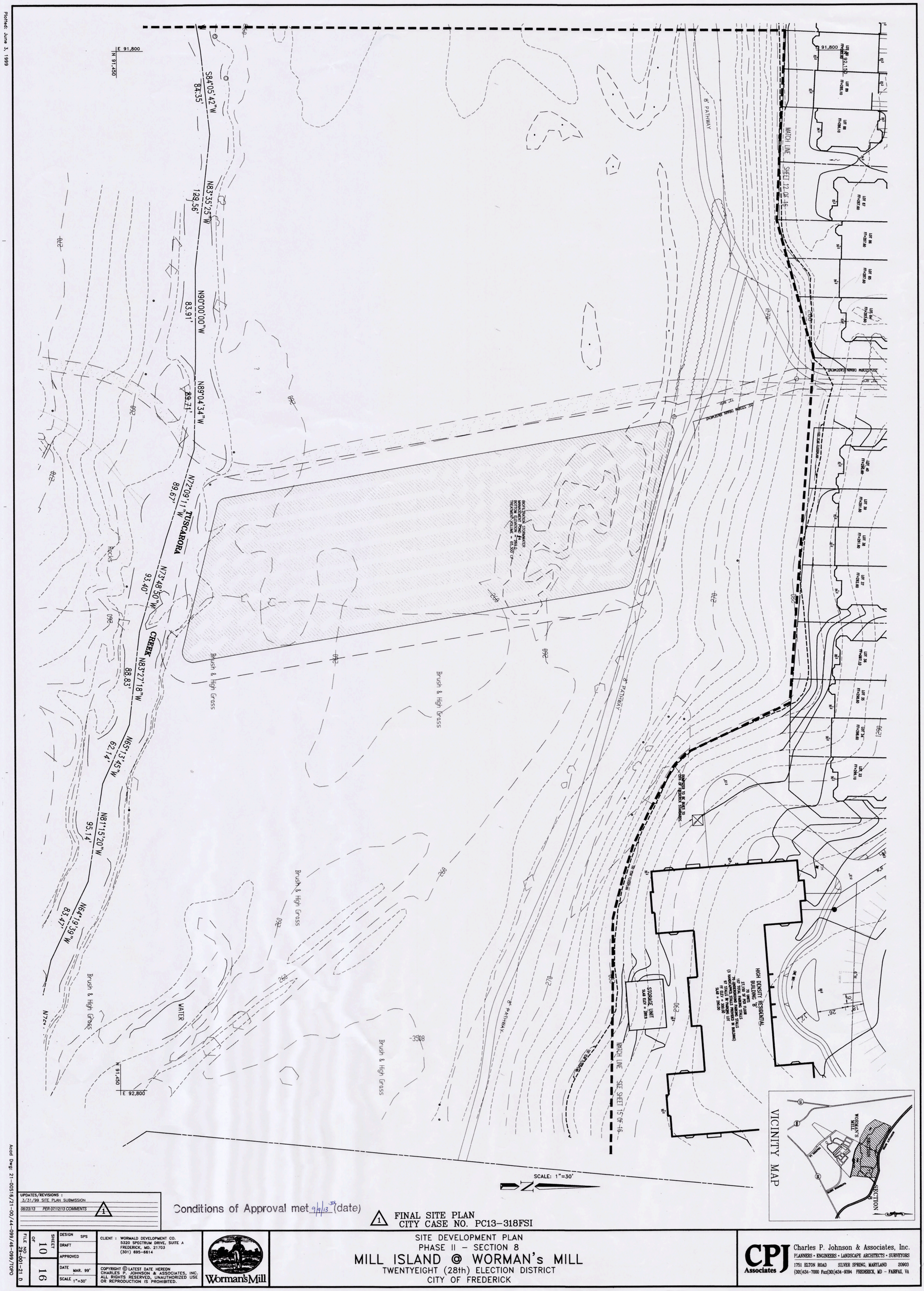
Worman's Mill

SITE DEVELOPMENT PLAN
PHASE II - SECTION 7B
MILL ISLAND @ WORMAN's MILL
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

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Acad Dwg: 21-0058/44-099/46-099/53-00

Plotted: June 3, 1999



UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
08/23/13 PER 07/12/13 COMMENTS 1

Conditions of Approval met 9/9/13 (date)

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

SHEET	10 OF 16
DESIGN	SPS
DRAFT	
APPROVED	
DATE	MAR. 99'
SCALE	1"=30'
FILE NO	29-100-21 D

CLIENT : WORMALD DEVELOPMENT CO.
5320 SPECTRUM DRIVE, SUITE A
FREDERICK, MD. 21703
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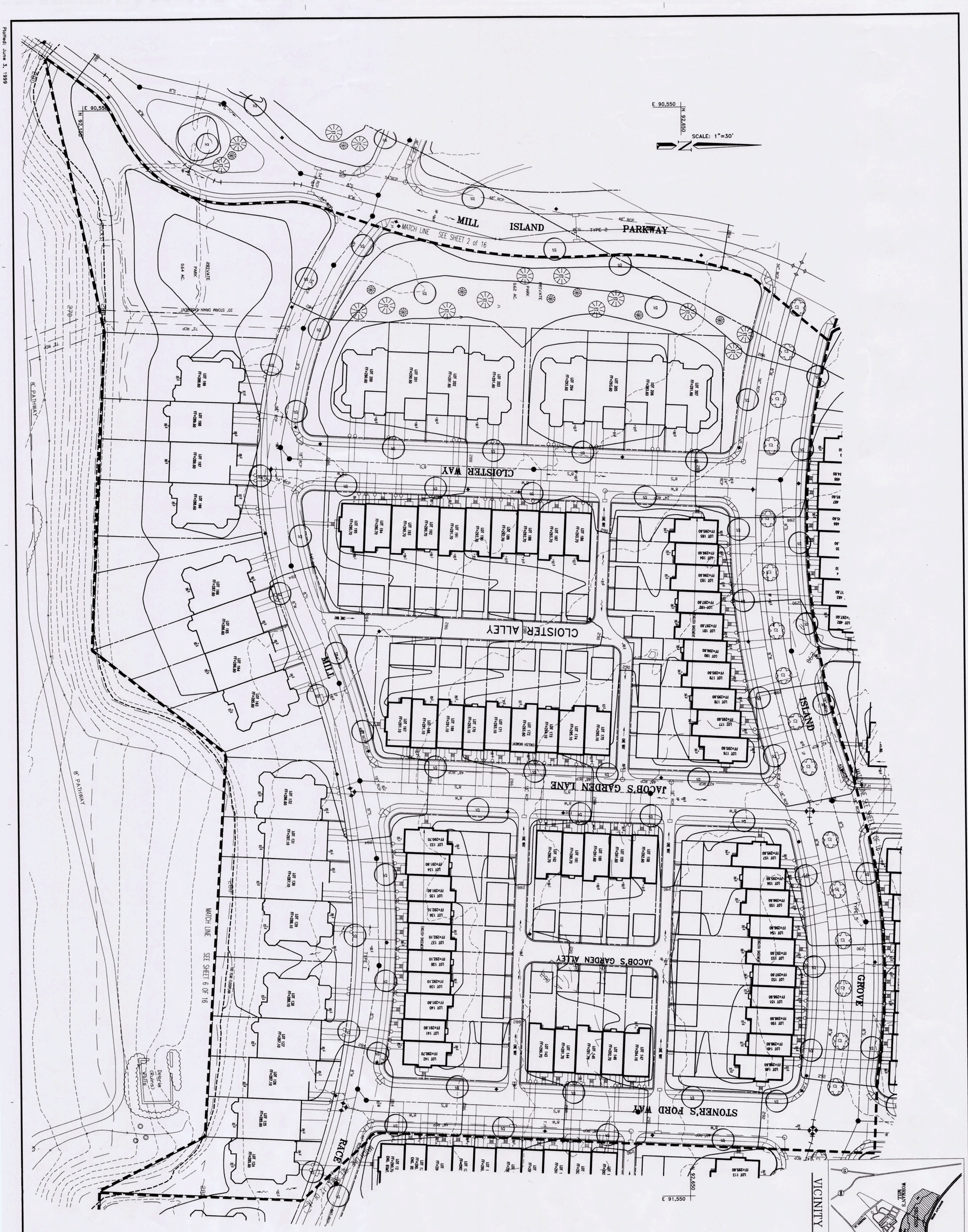
Worman's Mill

SITE DEVELOPMENT PLAN
PHASE II – SECTION 8
MILL ISLAND @ WORMAN's MILL
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

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(301)434-7000 Fax(301)434-9394 FREDERICK, MD – FAIRFAX, VA

Acad Dwg: 21-005\6/21-00/44-099/46-099/TOPO

Plotted: June 3, 1999



VICINITY MAP

UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
4/28/99 SITE PLAN REVISION
08/23/13 PER 07/12/13 COMMENTS 1

Conditions of Approval met 9/9/15 (date)

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

FILE NO. 29-001-21 D
SHEET 11 OF 16
DESIGN SPS
DRAFT
APPROVED
DATE APRIL. 99'
SCALE 1"=30'

CLIENT : WORMALD DEVELOPMENT CO.
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(301) 695-6614

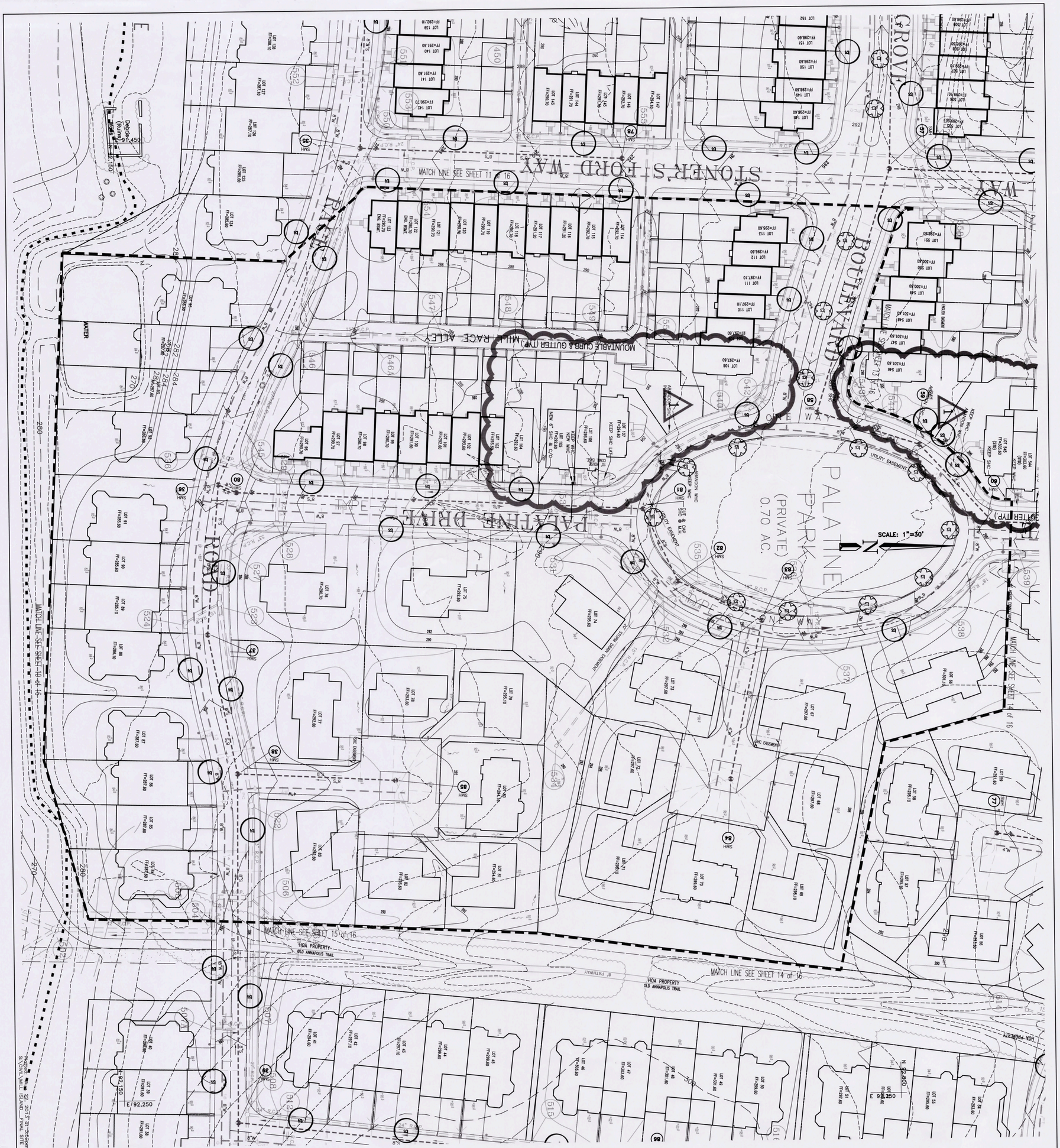
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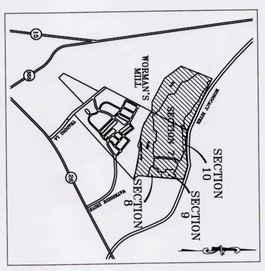
SITE DEVELOPMENT PLAN
PHASE II - SECTION 7C
MILL ISLAND @ WORMAN's MILL
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

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(301)434-7000 Fax(301)434-9394 FREDERICK, MD - FAIRFAX, VA

Acad Dwg: 21-0057/44-099/46-099/53-00



VICINITY MAP



UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
4/28/99 SITE PLAN REVISION
1 3/2013 SECTIONS 7C, 7D, 8, 9 & 10
08/23/13 PER 07/12/13 COMMENTS

Conditions of Approval met 9/9/13 (date)

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

FILE NO	29-001-21 D
SHEET	12 OF 16
DESIGN	SPS
DRAFT	
APPROVED	
DATE	APRIL 99'
SCALE	1"=30'

CLIENT : WORMALD DEVELOPMENT CO.
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SITE DEVELOPMENT PLAN
PHASE II – SECTION 7C
MILL ISLAND @ WORMAN's MILL
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

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S:\CIVIL\MILL ISLAND_FINAL SITE PLAN\MI-FSP-PIEDMONT SUBMISSION 11-12-12\FINAL SITE PLAN\21-99s12+++.dwg



VICINITY MAP

Printed: May 22, 2013 at 3:45pm
S:\CIVIL\MILL ISLAND__FINAL SITE PLAN\MI-FSP-PIEDMONT SUBMISSION 11-12-12\FINAL SITE PLAN\21-99s13+++.dwg

UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
4/28/99 SITE PLAN REVISION
3/2013 SECTIONS 7C, 7D, 8, 9 & 10
08/23/13 PER 07/12/13 COMMENTS

Conditions of Approval met 9/9/13 JDM (date)

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

SITE DEVELOPMENT PLAN
PHASE II – SECTION 7D
MILL ISLAND @ WORMAN's MILL
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

FILE NO. 29-001-21 D
SHEET 13 OF 16
DESIGN SPS
DRAFT
APPROVED
DATE APRIL. 99'
SCALE 1"=30'

CLIENT : WORMALD DEVELOPMENT CO.
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UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
4/28/99 SITE PLAN REVISION
1 3/2013 SECTIONS 7C, 7D, 8, 9 & 10
08/23/13 PER 07/12/13 COMMENTS

Conditions of Approval met 9/9/13 (date)

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

FILE NO	29-001-21 D
SHEET OF	14 16
DESIGN	SPS
DRAFT	
APPROVED	
DATE	APRIL. 99'
SCALE	1"=30'

CLIENT : WORMALD DEVELOPMENT CO.
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FREDERICK, MD. 21703
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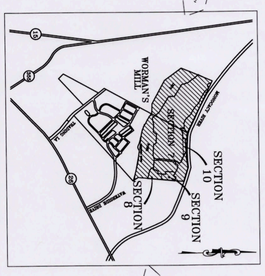
Worman's Mill

SITE DEVELOPMENT PLAN
PHASE II – SECTION 7D
MILL ISLAND @ WORMAN's MILL
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

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(301)434-7000 Fax(301)434-9394 FREDERICK, MD – FAIRFAX, VA

P:\FREDERICK\2-29-001-21 MILL ISLAND - FINAL SITE PLAN\MI-FSP-PIEDMONT SUBMISSION 11-12-12\FINAL SITE PLAN\21-99s14+++.dwg

VICINITY MAP



MATCH LINE SEE 12 of 16

MATCH LINE SEE SHEET 10 of 16

MATCH LINE SEE SHEET 14 of 16

MATCH LINE SEE SHEET 16 of 16

HOA PROPERTY
OLD ANNAPOLIS TRAIL

8' PATHWAY

CITY PUBLIC ACCESS TO PARKLAND

PATH CROSSING AT GRADE

PUBLIC ACCESS EASEMENT FOR FUTURE CONNECTION

HIGH DENSITY RESIDENTIAL BUILDING 'B'
4 STORIES
27,150 SF PER FLOOR
167 TOTAL PARKING STALLS
(150 GARAGE PARKING STALLS
(3 HANDICAPPED STALLS PROVIDED IN BUILDING)
(17 SURFACE PARKING STALLS
97 FF ELEV = 300.00
SLAB = 290.00

STORAGE UNIT
SLAB ELEV = 289.0+

REQUIRED PARKING SPACES=108 PROVIDED
TOTAL 96 SURFACE AREA PARKING SPACES
AND 17 GARAGE PARKING SPACES

LOT LIGHT FIXTURES TO BE SHIELDED

LETLAND CYPRESS LANDSCAPE SCREEN PLANTED @ 6.0' O.C.

PRIVATE 8'PATHWAY

S05°24'46"W 800.65'

Printed: Aug 22, 2013 at 3:48pm
S:\CIVIL\MILL ISLAND_FINAL SITE PLAN\MI-FSP-PIEDMONT SUBMISSION 11-12-12\FINAL SITE PLAN\21-99s15+++.dwg

UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
3/2013 SECTIONS 7C, 7D, 8, 9 & 10
08/23/13 PER 07/12/13 COMMENTS

Conditions of Approval met 9/9/13 (date)

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

FILE NO.	22-001-21 D
SHEET OF	15 16
DESIGN	SPS
DRAFT	
APPROVED	
DATE	MAR. 99'
SCALE	1"=30'

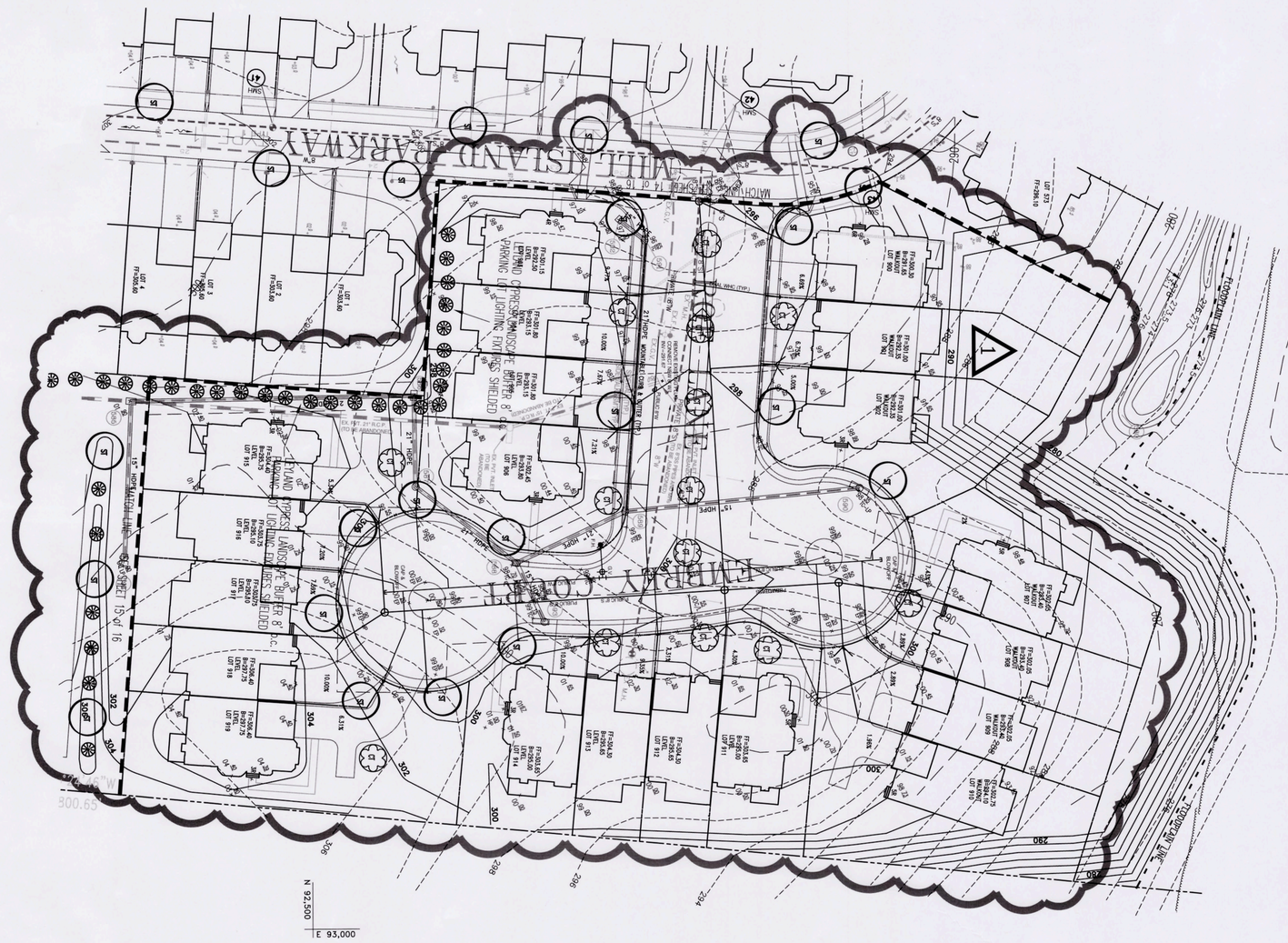
CLIENT : WORMALD DEVELOPMENT CO.
5320 SPECTRUM DRIVE, SUITE A
FREDERICK, MD. 21703
(301) 695-6614

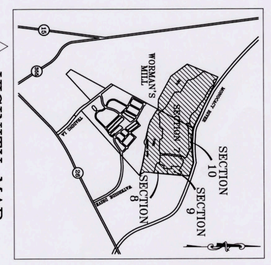
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Worman's Mill

SITE DEVELOPMENT PLAN
PHASE II – SECTION 8
MILL ISLAND @ WORMAN's MILL
TWENTYEIGHT (28th) ELECTION DISTRICT
CITY OF FREDERICK

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SILVER SPRING, MARYLAND 20903
(301)434-7000 Fax(301)434-9394 FREDERICK, MD – FAIRFAX, VA





1 VICINITY MAP

Plotted: Aug 22, 2013 at 3:48pm
S:\CIVIL\MILL ISLAND_FINAL SITE PLAN\MI-FSP-PIEDMONT SUBMISSION 11-12-12\FINAL SITE PLAN\21-99a16+++.dwg

UPDATES/REVISIONS :
3/31/99 SITE PLAN SUBMISSION
4/28/99 SITE PLAN REVISION
1 9/20/13 SECTIONS 7C, 7D, 8, 9 & 10
1 08/23/13 PER 07/12/13 COMMENTS

Conditions of Approval met 9/9/13 (date)

1 FINAL SITE PLAN
CITY CASE NO. PC13-318FSI

FILE NO. 99-001-21 D	SHEET 16 OF 16	DESIGN SPS	CLIENT : WORMALD DEVELOPMENT CO. 5320 SPECTRUM DRIVE, SUITE A FREDERICK, MD. 21703 (301) 695-6614
		DRAFT	
		APPROVED	
		DATE APRIL. 99'	COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.
		SCALE 1"=30'	

Worman's Mill

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