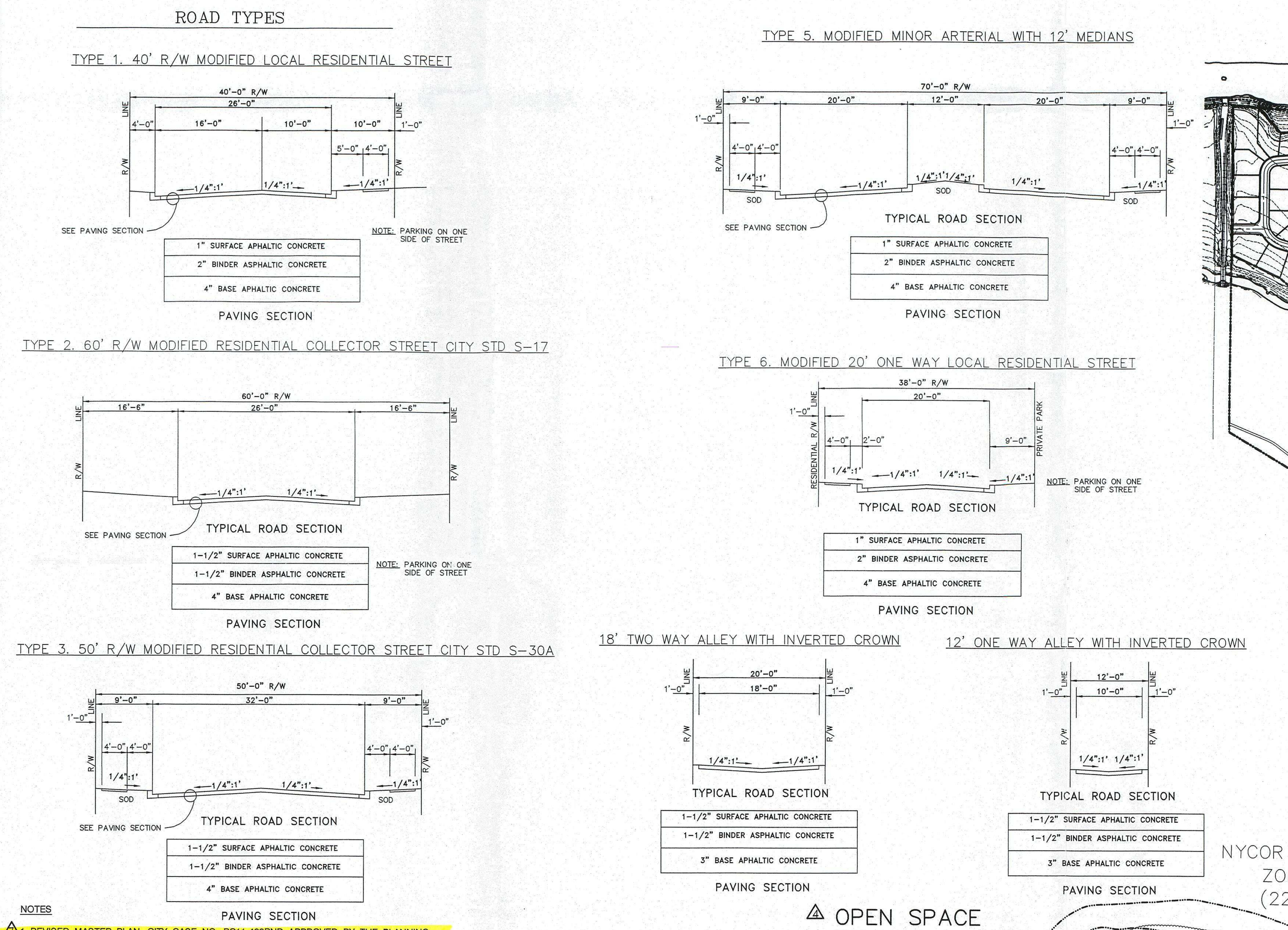
ROAD TYPES



NOTES

1. REVISED MASTER PLAN, CITY CASE NO. PC11-493PND APPROVED BY THE PLANNING COMMISSION ON JANUARY 9, 2012.
2. THE HOA SHALL MAINTAIN ALL PRIVATE PARKS, ISLANDS IN RIGHT-OF-WAY, AND PRIVATE ROADS.
3. COMMERCIAL, TOWNHOUSES, AND MULTIFAMILY UNITS WILL REQUIRE FINAL SITE PLAN APPROVAL FROM THE PLANNING COMMISSION.
4. SCREENING SHALL BE PROVIDED BETWEEN PARKING AREAS AND ADJOINING 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 DEDICATED TO THE CITY OF FREDERICK AND ARE TO BE MAINTAINED BY THE HOA.
7. THE NUMBER OF UNITS PROVIDED IN THIS PLAN:
   SECTION 7: 431 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.

PND GENERAL NOTES

1). SITE IS RECORDED AT L.1059 F.170.

2). SITE CONTAINS 306.8 ACRES - ZONED R-1, R-2, R-3, AND R-4.

3). DEVELOPMENT POTENTIAL OF ORIGINAL ZONING

R-1	117.7 ACRES YIELDS	341 UNITS
R-2	82.7 ACRES YIELDS	100 UNITS
R-3	25.0 ACRES YIELDS	181 UNITS
R-4	81.4 ACRES YIELDS	1013 UNITS
TOTAL	306.8 ACRES ALLOWS	1635 UNITS

4). TOTAL NUMBER OF UNITS PROPOSED 1497 UNITS.

5). OVERALL P.N.D. DENSITY 1497 UNITS/306.8 ACRES OR 4.88 UNITS/ACRE.

6). PARKLAND REQUIREMENT FOR P.N.D. - 4.88 UNITS/ACRE. 10% OF 306.8 ACRES = 30.68 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 (6.67 ACRES IN MILL ISLAND, AND 18.66 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 98.33 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 1497 UNITS/100 UNITS = 14.97 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 #24021C0284D EFFECTIVE SEPTEMBER 19, 2007. THESE ELEVATIONS ARE LOWER THAN FORMER FLOODPLAIN ELEVATIONS ESTABLISHED BY THE APPLICANT PER PREVIOUS PERMITS AND CORRESPONDENCE NOTED BELOW:

FORMER 100 YEAR FLOODPLAIN ELEVATION OF +278.5 ON SOUTH SIDE OF TUSCARORA CREEK AS SET BY WRA PERMIT #88-WC-0882; 100 YEAR FLOODPLAIN ELEVATION OF +280.7 ON NORTH SIDE OF TUSCARORA CREEK AS SET BY WRA CORRESPONDENCE DATED 6/8/1990; TUSCARORA CREEK AND THE MONOCACY RIVER AS SET BY WRA CORRESPONDENCE DATED 6/8/1990.

9). THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE FORESTRY CONSERVATION LAW-EXEMPTION M-APPROVED 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 SECTIONS 5.6 AND 5.7 OF THE FLOODPLAIN MANAGEMENT ORDINANCE.

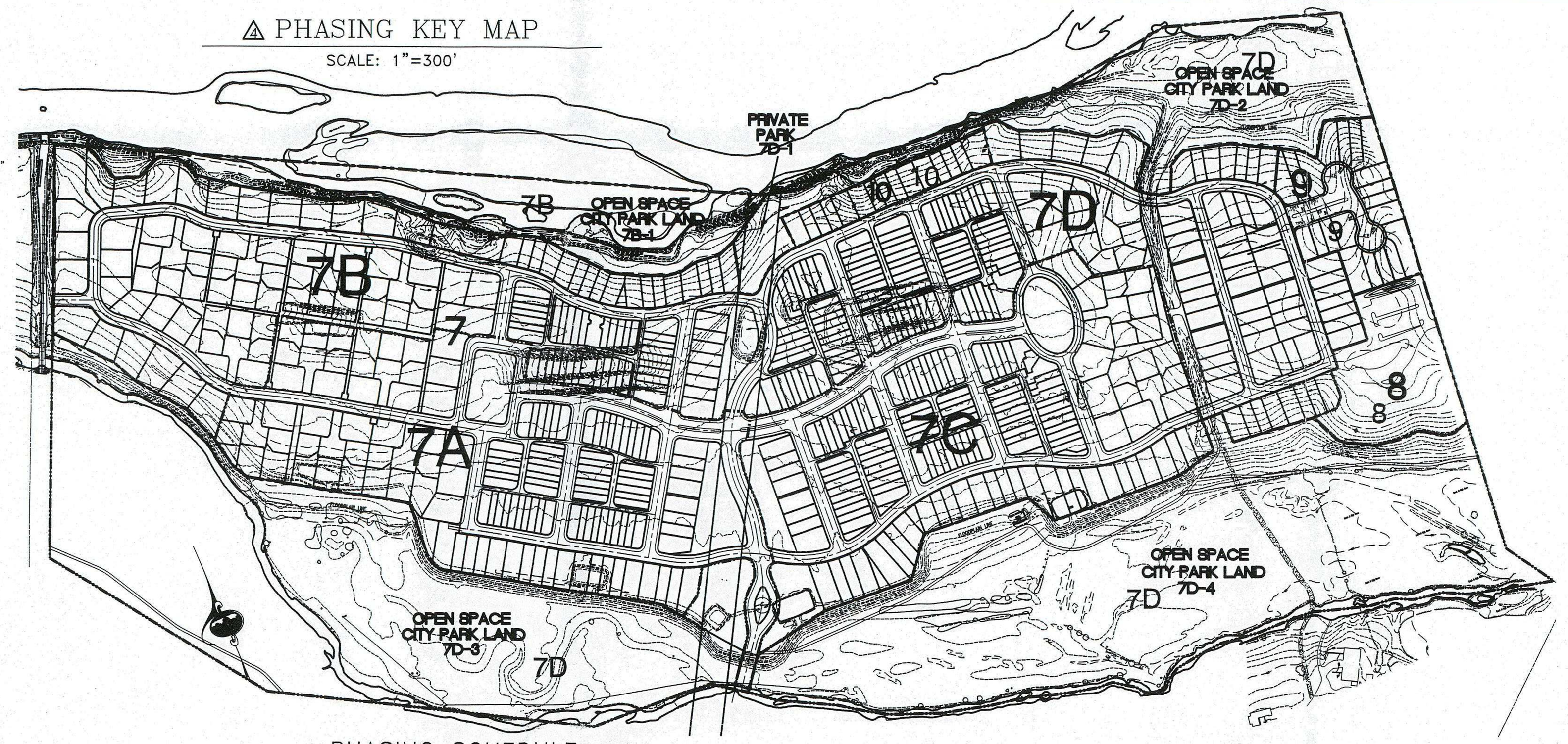
13). REVISED NEW SECTION AREAS:

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 7B-1	= 7.8 ACRES	OR 4.3%
PARCEL 7D-1	= 0.8 ACRES	OR 0.5%
PARCEL 7D-2	= 8.9 ACRES	OR 5.0%
PARCEL 7D-3	= 27.5 ACRES	OR 15.4%
PARCEL 7D-4	= 28.8 ACRES	OR 16.1%
TOTAL	=178.6 ACRES	OR 100%

14). THE PLANNING COMMISSION GRANTED A MODIFICATION FOR THE STREET SECTIONS AND LOT LAYOUT IN SECTION 9 ON NOVEMBER 13, 2012.

PHASING KEY MAP

SCALE: 1"=300'

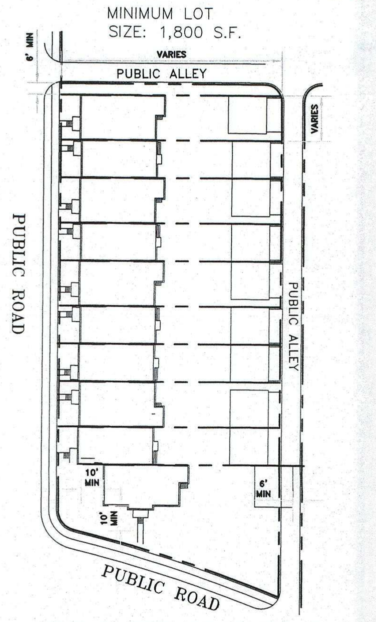


PHASING SCHEDULE

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
7C	2002	142 RESIDENTIAL	1. COMPLETION OF PALENTINE PARK 2. COMPLETION OF TUSCARORA CREEK VALLEY PATH SYSTEM
7D	2016	170 RESIDENTIAL	1. COMPLETION OF PATH SYSTEM FOR MILL RACE ROAD TO MONOCACY RIVER.
8	2011	54 CONDOMINIUMS	
9	2015	20 RESIDENTIAL	
10	2016	15 RESIDENTIAL	1. DEDICATION OF CITY PARKLAND
		657 TOTAL	

TYPICAL ALLEY TOWNHOME

MINIMUM LOT SIZE: 1,800 S.F.

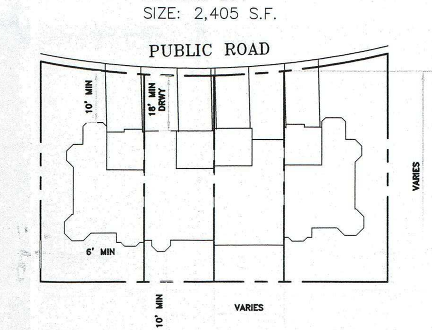


BUILDING RESTRICTION LINES HAVE BEEN MODIFIED PURSUANT TO SECTION 16.10 OF THE FREDERICK CITY ZONING ORDINANCE.

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=6' 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

MINIMUM LOT SIZE: 2,405 S.F.

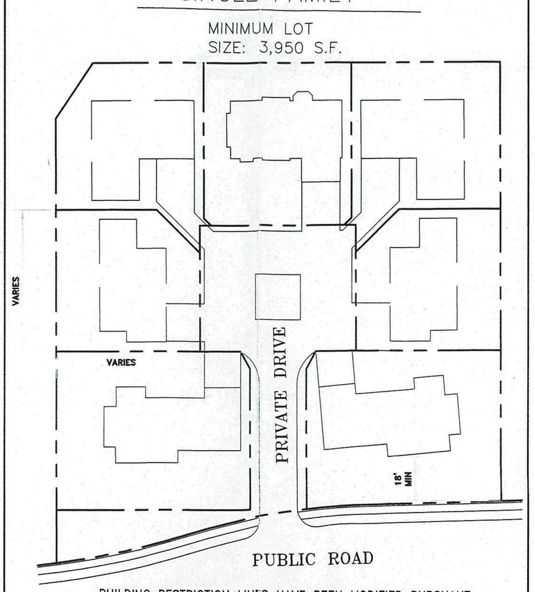


BUILDING RESTRICTION LINES HAVE BEEN MODIFIED PURSUANT TO SECTION 16.10 OF THE FREDERICK CITY ZONING ORDINANCE.

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=6' MIN. FROM SIDE PUBLIC ALLEY.

TYPICAL COURTYARD SINGLE FAMILY

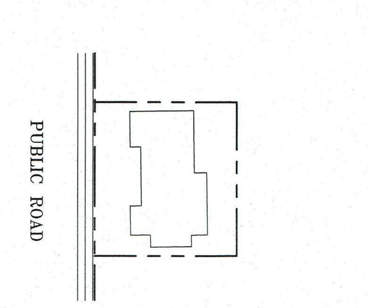
MINIMUM LOT SIZE: 3,950 S.F.



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

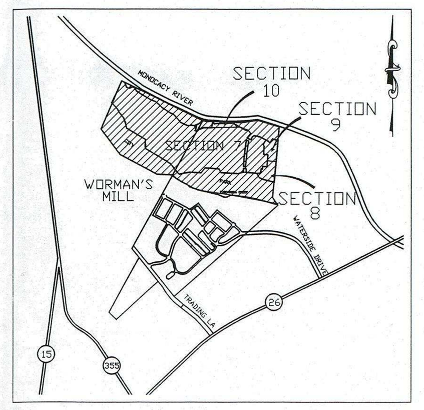
SINGLE FAMILY COURTYARD WILL HAVE MINIMUM SET BACK REQUIREMENTS FOR YARDS ADJACENT TO PUBLIC RIGHT-OF-WAY EQUAL TO 18 FOOT MINIMUM WITH NO OTHER BUILDING SET BACK RESTRICTIONS

TYPICAL SINGLE FAMILY DETATCHED TYPE 1

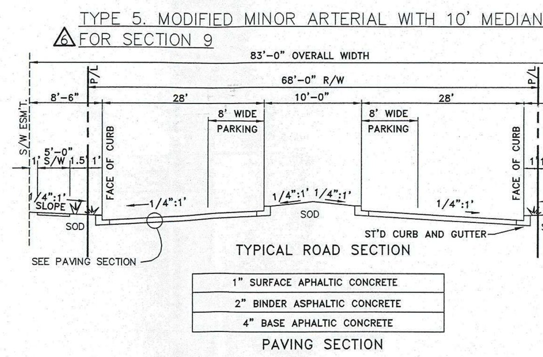


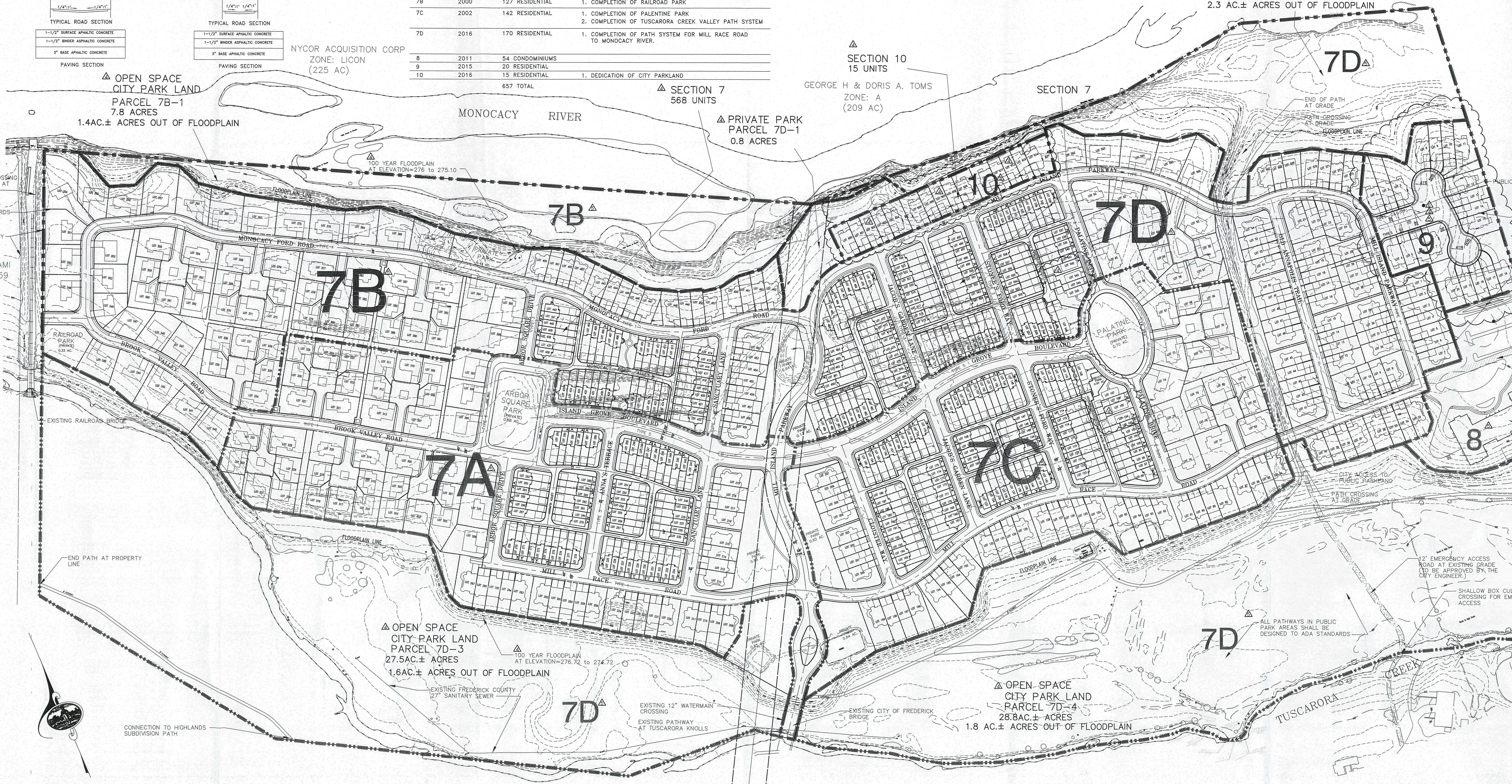
BUILDING RESTRICTION LINES HAVE BEEN MODIFIED PURSUANT TO SECTION 16.10 OF THE FREDERICK CITY ZONING ORDINANCE.

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



VICINITY MAP





REVISION 4 THROUGH REVISION 7 BY:

MICHAEL T. WILEY, P.E. 01/09/13 DATE
FOR PIEDMONT DESIGN GROUP, LLC
MD. CORP. LIC. NO. 21318 EXP. 9/7/2012.
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. 21084, EXPIRATION DATE: FEB. 13, 2013.

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

Conditions of Approval met 1/10/13 (date)

Plotted: Jan 10, 2013 at 2:15pm
...SITE_PRELIMINARY PLAN\ENGINEERING\PP-REVISED 1-11-12\PP-REVISED 1-11-12.dwg

REVISIONS

NO.	DATE	DRWN	CHK'D	DESCRIPTION
1	12-98	McColl Graphics	RKW	MISC. NOTES & INFO.
2	01-99	CPJ		MISC. NOTES & INFO.
3	02-99	CPJ		CITY OF FREDERICK PRELIMINARY SUBDIVISION COMMENTS 2/16/99
4	10-11	PDG	MTW	REVISED SECTION 7D FOR VILLA'S TO SINGLE FAMILY DETACHED BLDGS
5	11-28-11	PDG	MTW	REVISED PER 11-28-2011 DRC COMMENTS
6	1-19-12	PDG	MTW	REVISED PER 1-11-2012 CITY STAFF DIRECTION
7	1-9-13	PDG	MTW	REVISED PER 11-13-2012 PC 60-DAY COA'S

DESIGNED BY: RKW
DRAWN BY: BFF
CHECKED BY: RKW
APPR'D BY: RKW

SCALE 1"=100'

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

OWNER/DEVELOPER:
WORMALD DEVELOPMENT COMPANY
5283 CORPORATE DRIVE SUITE 300
FREDERICK, MARYLAND 21703
(301) 695-6614

Worman's Mill

MILL ISLAND AT WORMAN'S MILL

CITY OF FREDERICK, MARYLAND

FCPC #PC11-668PSU PRELIMINARY SUBDIVISION PLAN

SHEET NUMBER S-1

DATE: 02-24-99