Mayor

Michael C. O'Connor

The City of Frederick Maryland

Aldermen
Kelly Russell
President Pro Tem

Derek T. Shackelford
Roger A. Wilson
Donna Kuzemchak
Ben MacShane

February 26, 2019

Sheneetra Scroggins
The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

Re: ZD19-94, ZD19-119 & ZD19-120: Zoning Determination 300, 311 & 401 Cormorant Place, Market Square at Frederick (NAC4)

Dear Ms. Scroggins,

In response to your letter dated February 6, 2019, Staff has prepared the following information:

The subject properties (the "Properties") are zoned Mixed Use (MU-1). Per Section 401, Table 401-1 of the Land Management Code (LMC), the MU-1 district is intended to provide a planned district that allows for the integration of residential and nonresidential uses, provides for mixed dwelling unit types and housing densities, It provides for compatible and complimentary retail, office, and employment uses. The Properties make up the multifamily component of the Market Square development. Multifamily dwelling units are permitted "by right" in the MU-1 zoning district. The Property is surrounded by other MU-1 zoning that is all part of the overall development.

The site was originally developed as a Master Plan, case PC12-217MXU, approved on July 9, 2012. The Preliminary Plat, case PC12-218PSU, was also approved on July 9, 2012. A Final Subdivision Plat, case STF12-562FSU, has been recorded at Plat book 93, Page 46. The Final Site Plan was originally approved under PC09-399FSI and revised under PC11-176FSI. Attached is a copy of the approved plans and recorded plat for your records.

The Maryland Department of Assessment and Taxation shows that the structures located on 300 Cormorant were Place built in 2014. The structures located on 401 Cormorant Place were built in 2013 and there is no record indicating when the structures located on 300 Cormorant were constructed, however it is assumed to have been constructed between 2013 and 2014. The site was subject to plan approval and was reviewed in accordance with the Land Management Code (LMC) adopted in August 2005. The Properties are not located in a Planned Neighborhood Development (PND). There are no variances, special permits, or conditions that apply to the subject property. There are also no open zoning, building or fire code violations impacting the Properties to staff's knowledge.

If you have any further questions please feel free to contact me at (301) 600-3187 or by email me at tbutler@cityoffrederick.com .

The purpose of the service provided by the Zoning Administrator regarding determinations/interpretations is to identify the zoning of a particular property, to verify that a use is permitted or permissible in a specific Zoning District and to clarify and interpret the Land Management Code. Any questions regarding specific regulations and requirements for a site or sites' compliance with the Land Management Code not addressed in this letter shall not be the responsibility of the Zoning Administrator. It is the responsibility of the applicant, property owner and/or property purchaser to review the project site plan and the Land Management Code for compliance.

This determination applies solely to the referenced property and is not binding upon the City, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property. Please be advised that any person aggrieved, or any officer, department or agency of The City of Frederick affected by an order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of the provisions of the Land Management Code may appeal said decision within thirty days to the Zoning Board of Appeals.

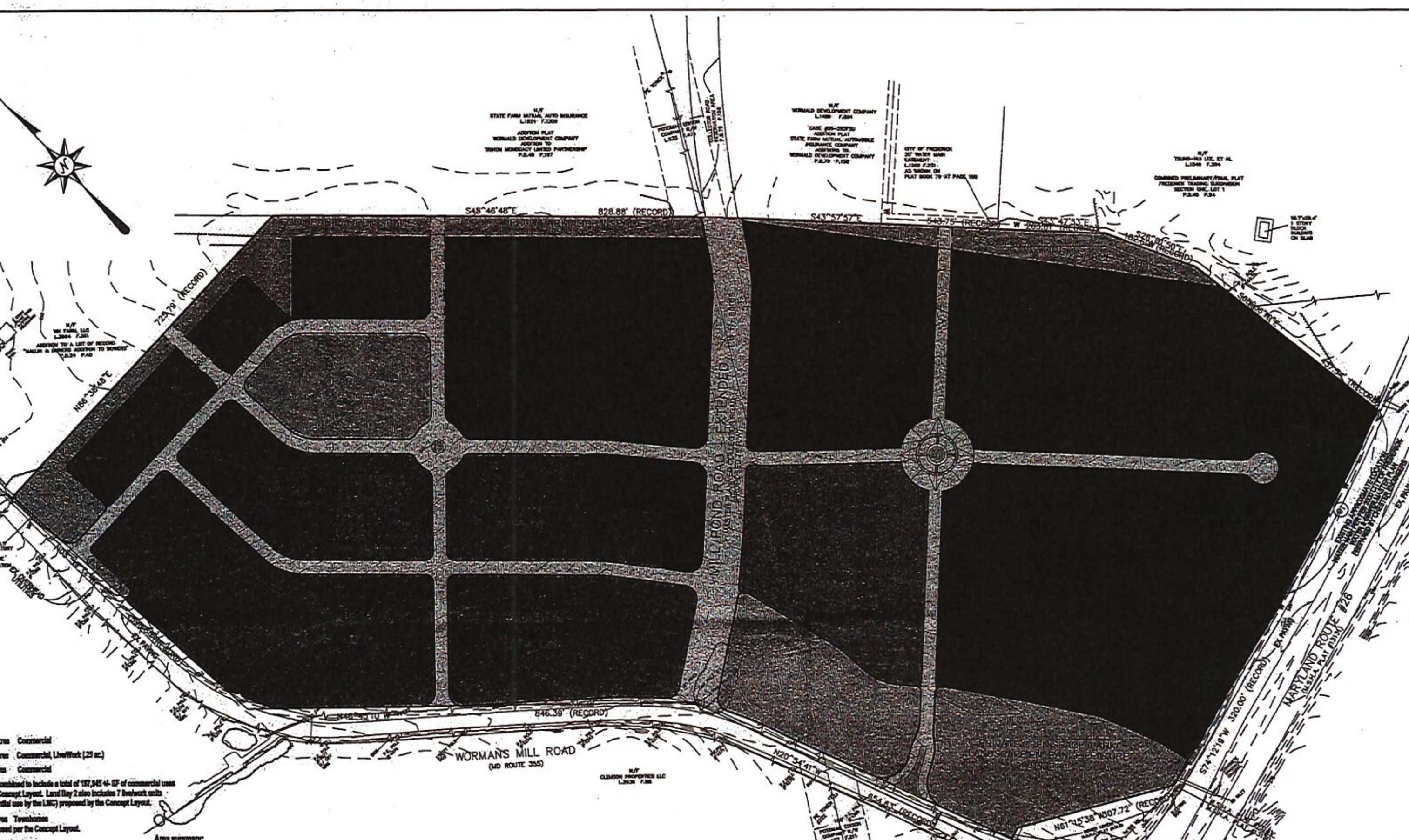
Sincerely,

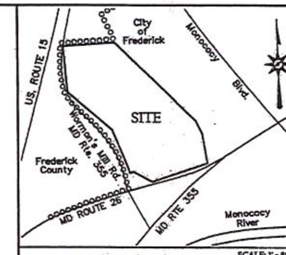
Tierre Butler
Planner II

In Concurrence,

Joseph A. Adkins, AICP
Zoning Administrator/Deputy Director for Planning

Cc:
Chron File
DET PROJ





VICINITY MAP SCALE: 1" = 800'
TAX MAP 423, PARCEL 1168

GENERAL NOTES

1. TOTAL AREA = 49.2 ACRES +/-
2. ZONING: MU-1 MIXED USE
3. THERE ARE NO NWI WETLANDS MAPPED ON THE SITE. McCARTHY AND ASSOCIATES, INC. HAVE IDENTIFIED THAT WETLANDS EXIST IN THE SOUTHEAST CORNER OF THE SITE AND THEIR EXTENT HAS BEEN DELINEATED.
4. THERE ARE NO PRELIMINARY FEMA 100-YEAR FLOODPLAINS INDICATED ON MAP NUMBER 24021C0284D, PANEL 284 OF 810. WORMANS RUN, A TRIBUTARY IS SHOWN TO THE MONOCACY RIVER, RUNS THROUGH THE SOUTHEAST CORNER OF THE PROPERTY.
5. THERE ARE NO STEEP SLOPES (<15%).

Uses, Densities/Intensities and Land Allocation
(Table 417-4, LMC)

Non-Residential Uses:

Required Land Allocation: 15% Minimum, 85% Maximum
Provided Land Allocation: 43%
Land Bay 1 (11.93 +/- acres) + Land Bay 2 (2.66 acres, less .25 acre Res. Live/Work = 2.41 ac.) + Land Bay 3 (3.01 ± acres) + SE Side Internal Road Dedications (2.58 ± acres) + half Mill Pond & WMR Dedication (1.18 ± acres) = 21.09 +/- acres.
21.09 +/- acres / 49.2 acres total site area = 43%

Required Floor Area Ratio (FAR): 0.25 Minimum, 4.0 Maximum
Provided Floor Area Ratio (FAR): 0.262
Total area allocated to non-residential lots = 17.35 acres +/-. Total square footage, non-residential uses per the Concept Layout = 197,945 sf (Land Bay 1, 2, & 3) = 197,945 sf or 4.55 acres / 17.35 acres = 0.262

Residential Uses:

Required Land Allocation: 15% Minimum, 85% Maximum
Provided Land Allocation: 40%
Total area of Land Bay 4 - Land Bay 12 (14.85 +/- acres), plus .25+/- acre live/work from Land Bay 2 + NW Side Internal Road Dedications (3.83 ± acres) + half Mill Pond & WMR (1.18 ± acres) = 19.71 +/- acres. 19.71 +/- acres / 49.2 acres total site area = 40%

Required Density: 7 du/acre Minimum, 75 du/acre Maximum
Provided Gross Density: 20.02 du/acre
49.2 acres total site area - 27.57 acres (17.35 acres in Land Bays 1-3 (less Live/Work .25 ac.) + 2.58 acres in SE side Roads + 6.3 acres in SE Side Open Space + 1.8 acres in Mill Pond Road + .75 acres in Worman's Mill Road) = 21.38 +/- Gross acres dedicated to Residential Use.
137 Townhomes (Land Bays 4, 5, 7, 8)
42 Townhomes (Max. Density) - (Land Bays 6, 12)
36 "2 over 2" Stacked Townhome (MF) units
206 Multi-Family Apartment units (Land Bays 9, 10, 11)
7 Live/work units (Land Bay 2)
428 total units (including 7 Live/work units)
428 total units / 21.38 +/- acres = 20.02 du/acre

Provided Net Density: 28.72 du/acre
Total area in Residential Land Bays 4-12 only = 14.85 ± acres + .25 acres Live/Work units = 14.9 ± acres.
428 total units / 14.9 +/- acres = 28.72 du/acre

Parks and Open Space:
Required Minimum Allocation: 6%
Provided Allocation: 17.1%
8.4 +/- acres total park and open space / 49.2 total site area = 17.1%

Site Data

Land Bay 1 11.93 +/- acres Commercial
Land Bay 2 2.66 +/- acres Commercial, Live/Work (.25 ac.)
Land Bay 3 3.01 +/- acres Commercial
Land Bays 1, 2, & 3 combined to include a total of 197,945 +/- SF of commercial uses as proposed by the Concept Layout. Land Bay 2 also includes 7 live/work units (considered a residential use by the LMC) proposed by the Concept Layout.
Land Bay 4 2.15 +/- acres Townhomes
39 townhomes proposed per the Concept Layout.
Land Bay 5 2.25 +/- acres Townhomes
35 townhomes proposed per the Concept Layout.
Land Bay 6* 1.0 +/- acres Single Family/Townhomes*
Min. Density - 10 single family homes (shown on Concept Layout);
Max. Density - 19 garage townhomes.
Land Bay 7 1.7 +/- acres Townhomes
38 townhomes proposed per the Concept Layout
Land Bay 8 1.25 +/- acres Townhomes
25 townhomes proposed per the Concept Layout
Land Bay 9 0.4 +/- acres Multi-Family
24 "2 over 2" stacked townhomes proposed per the Concept Layout.
Land Bay 10 4.1 +/- acres Multi-Family
12 "2 over 2" stacked townhomes & one Multi-Family Apartment Building containing 167 units proposed per the Concept Layout.
Land Bay 11 0.8 +/- acres Multi-Family
One Multi-Family Apartment Building containing 39 units proposed per the Concept Layout
Land Bay 12 0.9 +/- acres Single Family/Townhomes*
Min. Density - 8 single family homes (shown on Concept Layout);
Max. Density - 23 garage townhomes.

Area summary:

Land Bays

Southeast Side of Mill Pond Road - Extended	
Land Bay 1	11.93 +/- acres
Land Bay 2	2.66 +/- acres
Land Bay 3	3.01 +/- acres
Total	17.6 +/- acres

Northwest Side of Mill Pond Road - Extended	
Land Bay 4	2.15 +/- acres
Land Bay 5	2.25 +/- acres
Land Bay 6	1.0 +/- acres
Land Bay 7	1.7 +/- acres
Land Bay 8	1.25 +/- acres
Land Bay 9	0.4 +/- acres
Land Bay 10	4.2 +/- acres
Land Bay 11	0.8 +/- acres
Land Bay 12	0.9 +/- acres
Total	14.65 +/- acres

Total Land Bays 32.25 +/- acres

Park and Open Space

Southeast Side of Mill Pond Road - Extended
Open Space/ Park Entry Feature 4.0 +/- acres
FCO/ Park/ Open Space 1.3 +/- acres
Total 5.3 +/- acres

Northwest Side of Mill Pond Road - Extended
Parks 1.3 +/- acres
FCO/ Park/ Open Space 1.8 +/- acres
Total 3.1 +/- acres

Total Parks and Open Space 8.4 +/- acres

Road Dedications

Mill Pond Road (Master Planned Collector Road)	1.8 +/- acres
Worman's Mill Road (ROW Dedication)	0.78 +/- acres
Internal Road Dedications (SE Side)	2.58 +/- acres
Internal Road Dedications (NW Side)	3.83 +/- acres
Total Road Dedications	8.55 +/- acres

Total Area of Site 49.2 +/- acres

Compliance with Section 407, Table 407-1 of the Frederick City Land Management Code is demonstrated below:

M-U Zoned Properties:

	Allowed	Calculation/Compliance	Provided
Trip Cap per Acre	5,552 ADT/ac.	5,552 x 49.2 ac. (for entire MU development) = 273,158 ADT allowed	7,884 ADT
Non-Struc. SWM	5%	The SWM design for the entire project will meet or exceed the 5% requirement. A minimum 5% reduction in Water Quality Volume (WqV) will be realized through the non-disturbance of the Natural Conservation Areas (Forest Retention) on-site, and by proposed Non-Structural Treatment through Grass Channel Credits within the roadside ditch to remain along Worman's Mill Road and in swales on HoA areas behind certain residential lots. (Additional detail is included in the previously submitted SWM computations.)	
Street Connectivity	1.8 ratio	10 links / 5 nodes = 2.0	2.0 ratio
Design Category	Class A	All buildings will comply with the Class A standards.	

NOTE: All Townhouses shall be Rear-Loaded Garage, Alley Served.
* - Land Bays 6 & 12 are limited to the uses of Single Family unit types or Unit Type "F" as further detailed on the Master Concept Plan.

OWNER
MARKET SQUARE AT FREDERICK, LLC
4445 WILLARD AVE
SUITE 700
CHEVY CHASE, MD 20815
301-657-4760

BASE NOTES:

1. BOUNDARY INFORMATION PER A PLAT OF SUBDIVISION ENTITLED "G. HUNTER BOWERS & ALICE N. NALLIN" DATED JUNE 18, 1985, PREPARED BY ROTHENHOEFER ENGINEERING INC. AND RECORDED IN PLAT BOOK 50, PAGE 185.
2. TOPOGRAPHY AND EXISTING FEATURES PROVIDED BY ALTA PLAT PREPARED BY HARRIS, SMARIGA & ASSOCIATES, INC. OF FREDERICK, MARYLAND.
3. INFORMATION CONCERNING EXISTING UNDERGROUND UTILITY LOCATIONS WAS OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THIRD PARTIES. THE CONTRACTORS MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING KNOWN AND UNKNOWN UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE ON THE START OF EXCAVATION. THE CONTRACTOR MUST CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE PROJECT ENGINEER OF RECORD AND THE UTILITY COMPANY BEFORE PROCEEDING WITH ANY CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

LAND DESIGN BY: Calthorpe Associates, Inc. & Lingg Property Consulting
PRELIMINARY ENGINEERING FEATURES BY: Loiederman Soltesz Associates, Inc.
DRAFTED BY: GMM/DAL
AUTOCAD VERSION 2005, MICROSTATION
DRAWING FILE PATH [illegible]

SEAL:

PLAN REVISIONS:

NO.	REVISIONS	BY	DATE
1	[illegible]	DAL	[illegible]
2	[illegible]	DAL	[illegible]
3	REVISION TO LAND BAY 3 TO CHANGE FROM MULTI-FAMILY RESIDENTIAL TO COMMERCIAL	DAL	[illegible]
4	REVISIONS PER 11/8/10 STAFF COMMENTS	DAL	[illegible]
5	REVISIONS PER 3/14/11 CONDITIONS OF APPROVAL	DAL	[illegible]
6	[illegible]	DAL	[illegible]
7	[illegible]	DAL	[illegible]
8	[illegible]	DAL	[illegible]
9	[illegible]	DAL	[illegible]

REVISED MASTER LAND USE PLAN
City Case #PC12-217MXU

Market Square
At Frederick

FORMERLY "THE BOWERS PROPERTY"
SITUATED ON MARYLAND ROUTE 26 and
WORMAN'S MILL ROAD
FREDERICK COUNTY, MARYLAND

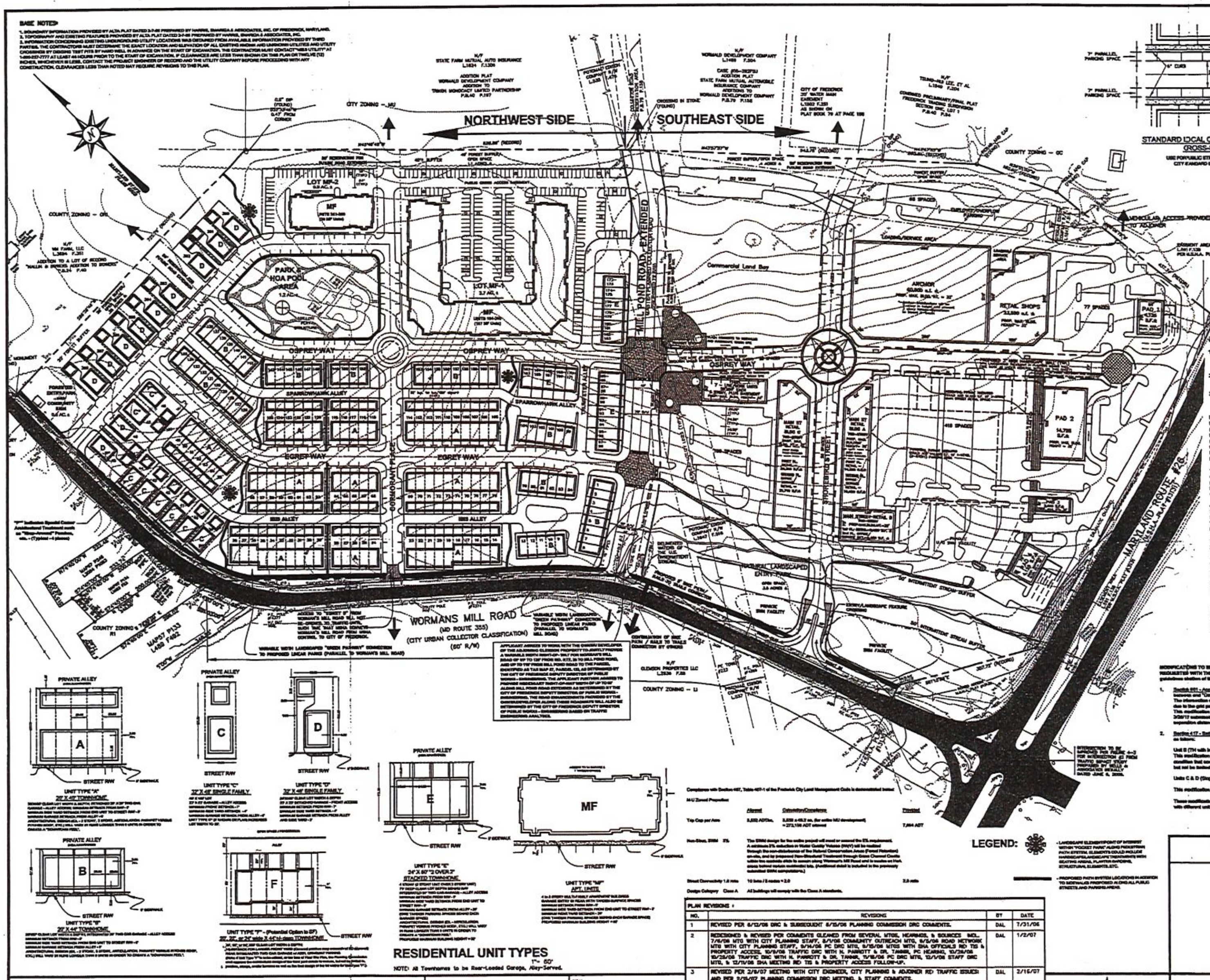
Lingg Property Consulting
256 West Patrick Street
Suite 2A
Frederick, Maryland 21701
T- (301) 694-2121
F- (301) 694-3168
LinggPC@adelphia.net

Land Use Consulting
Land Planning & Design
Project Management
Site Planning
Subdivision Planning
Planning & Zoning Entitlement Consulting
Development Rights & Approval Strategies Consulting

SCALE: 1" = 100'
INITIAL DWG DATE: MAY 2008
SHEET 1 OF 1
LPC PROJECT NO. 0014-00
LSA PROJECT NO. 1638010

Conditions of Approval met 7/23/14 (date)

Highlighted Copy



VICINITY MAP

SCALE: 1" = 800'

TAX MAP 423, PARCEL 1368

DEVELOPMENT PROGRAM:

SOUTHEAST SIDE - 24.7 AC. ±

COMMERCIAL - 197,945 S.F. ±
LIVE/WORK UNITS - 7

PARKING ANALYSIS:

LIVE/WORK UNITS - 7 @ 2.5 PER UNIT = 18 REQ. 18 PROV.

COMMERCIAL/OFFICE/SERVICE RETAIL - 45,600 @ 1/1,000 MIN. = 46 REQ.
COMMERCIAL/RETAIL - 152,385 @ 1/250 MIN. = 610 REQ.
TOTAL = 656 REQ. 782 PROV.

NORTHWEST SIDE - 22.9 AC. ±

RESIDENTIAL UNIT / PARKING COUNT:

TYPE A - 20'X40' DETACHED GARAGE TOWNHOME ON A 20'X100' LOT - 76 UNITS; Parking Spaces provided on lot - 152

TYPE B - 20'X44' INTEGRAL GARAGE TOWNHOME ON A 20'X80' LOT - 61 UNITS; Parking Spaces provided on lot - 122

TYPE C - 32'X48' SINGLE FAMILY HOME ** ON A 40'X100' LOT - 6 UNITS; Parking Spaces provided on lot - 12

TYPE C' - 32'X48' SINGLE FAMILY HOME ** ON A 50'X100' LOT - 2 UNITS; Parking Spaces provided on lot - 4

TYPE D - 32'X48' SINGLE FAMILY HOME ** ON A 50'X100' LOT - FRONT ACCESS - 11 UNITS; Parking Spaces provided on lot - 33*

TYPE E - 24'X50' "2 OVER 2" STACKED TOWNHOME ON A 24'X75' LOT (considered Multi-Family) - 36 UNITS; Parking Spaces provided on lot - 54*

TYPE MF - MULTI-FAMILY APT. BUILDINGS - 206 UNITS; Parking Spaces provided on lot - 310*

TOTAL NUMBER OF RESIDENTIAL UNITS - 398 UNITS (Northwest Side)

** 421 UNITS

TOTAL NUMBER OF PARKING SPACES REQUIRED:

Minimum Required:
SF @ 2 per unit min. req. = 19 units x 2 = 38
TH @ 2 per unit min. req. = 137 units x 2 = 274
MF* @ 1.5 per unit min. req. = 242 units x 1.5 = 363
Total Minimum Req. Spaces - 675

Maximum Allowed:
SF @ 2 per unit (max n/a) = 19 units x 2 = 38
TH @ 3 per unit max. all. = 137 units x 3 = 411
MF* @ 2.5 per unit max. all. = 242 units x 2.5 = 605
Total Maximum Allowed Spaces - 1054

(*2-over-2 considered Multi-Family unit req. 1.5 sp per unit)

Total "Ordinance Compliant" Spaces Provided on Plan - 687

TOTAL PROJECT

COMMERCIAL - 197,945 S.F. ±
LIVE/WORK UNITS - 7 UNITS
RESIDENTIAL - 421 UNITS ("max." density)
PARKING PROVIDED - 1,449*

LEGEND:

PLAN REVISIONS :			
NO.	REVISIONS	BY	DATE
1	REVISED PER 6/12/06 DRC & SUBSEQUENT 6/15/06 PLANNING COMMISSION DRC COMMENTS.	DAL	7/31/06
2	REDESIGNED & REVISED PER COMMENTS GLEANED FROM SEVERAL MTGS, HEARINGS, & SOURCES INCL. 7/6/06 MTG WITH CITY PLANNING STAFF, 8/1/06 COMMUNITY OUTREACH MTG, 8/5/06 ROAD NETWORK MTG WITH CITY PLANNING STAFF, 9/14/06 PC DRC MTG, 9/15/06 MTGS WITH SHA OFFICIALS RE: TIS & PROPERTY ACCESS, 10/9/06 TRAFFIC DRC WITH N. PARROTT & DR. TANNER, PC HEARING, 10/26/06 10/28/06 TRAFFIC DRC WITH N. PARROTT & DR. TANNER, 11/16/06 PC DRC MTG, 12/1/06 STAFF DRC MTG, & 12/11/06 SHA MEETING RE: TIS & PROPERTY ACCESS FOLLOW-UP.	DAL	1/2/07
3	REVISED PER 2/8/07 MEETING WITH CITY ENGINEER, CITY PLANNING & ADJOINER RE: TRAFFIC ISSUES AND PER 2/15/07 PLANNING COMMISSION DRC MEETING, & STAFF COMMENTS.	DAL	2/16/07
4	REVISED PER 3/12/07 FREDERICK CITY PLANNING COMMISSION CONDITIONS OF APPROVAL.	DAL	3/22/07
5	REV. TO REMOVE MF LAYOUT FROM 3 AC. PARCEL B/T MILL POND & STREET E NORTH OF STREET B	DAL	10/26/10
6	REV. PER 11/5/10 STAFF COMMENTS.	DAL	1/11/11
7	REV. PER 02/14/11 CONDITIONS OF APPROVAL.	DAL	3/21/11
8	REMOVE ACREAGE FROM COMMERCIAL LAND BAY PER STAFF REQUEST	DAL	4/7/11
9	REVISION TO LAND BAYS 11 & 13 FROM TH TO MF, ELIMINATE A PORTION OF INTERNAL STREET AND ADD MF BLDGS ON LOTS MF-1 & MF-2.	DAL	3/26/12
10	REV. PER 4/25/12 STAFF DRC COMMENTS.	DAL	5/29/12
11	REV. PER 6/11/12 PC HEARING COMMENTS.	DAL	6/25/12
12	REV. PER 7/09/12 PC CONDITIONS OF APPROVAL.	DAL	7/16/12

RESIDENTIAL UNIT TYPES

1" = 50'

NOTE: All Townhomes to be Rear-Loaded Garage, Alley-Served.

Conditions of Approval met 7/27/12 (date)

MASTER PLAN CONCEPT LAYOUT - Composite Plan
City of Frederick Case No. PC12-217MXU

Market Square at Frederick

Formerly 'The Bowers Property'

Situated on Maryland Route 26 and Worman's Mill Road (Md. Rte. 355)
City of Frederick - Frederick Election District No. 2
Frederick County, Maryland

INITIAL DESIGN CONCEPT BY : Catharpe Associates, Inc.
LAND DESIGN BY : Lingg Property Consulting
PRELIMINARY ENGINEERING FEATURES BY : Loiederman Soltesz Associates
DRAFTED BY : DL
AUTOCAD VERSION 2005
DRAWING FILE PATH

Loiederman Soltesz Associates, Inc.
Engineering
Planning
Surveying
Environmental Sciences

FREDERICK OFFICE
7 North Market Street, Suite 300
Frederick, MD 21701
t. 301.696.1240 f. 301.831.4865

Rockville
Lanham
Frederick
Waldorf
Leonardtown
Chantilly

www.LSAssociates.net

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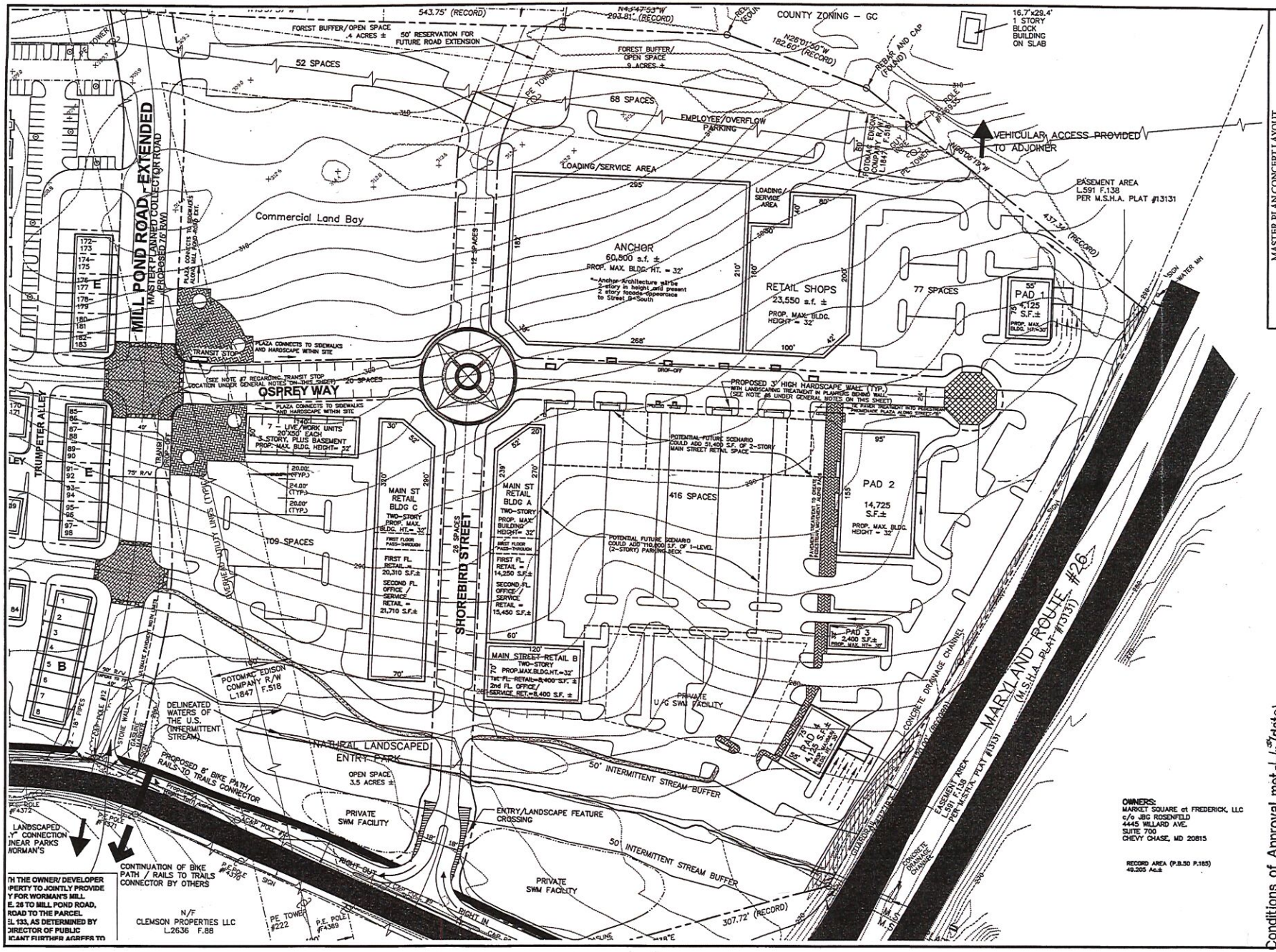
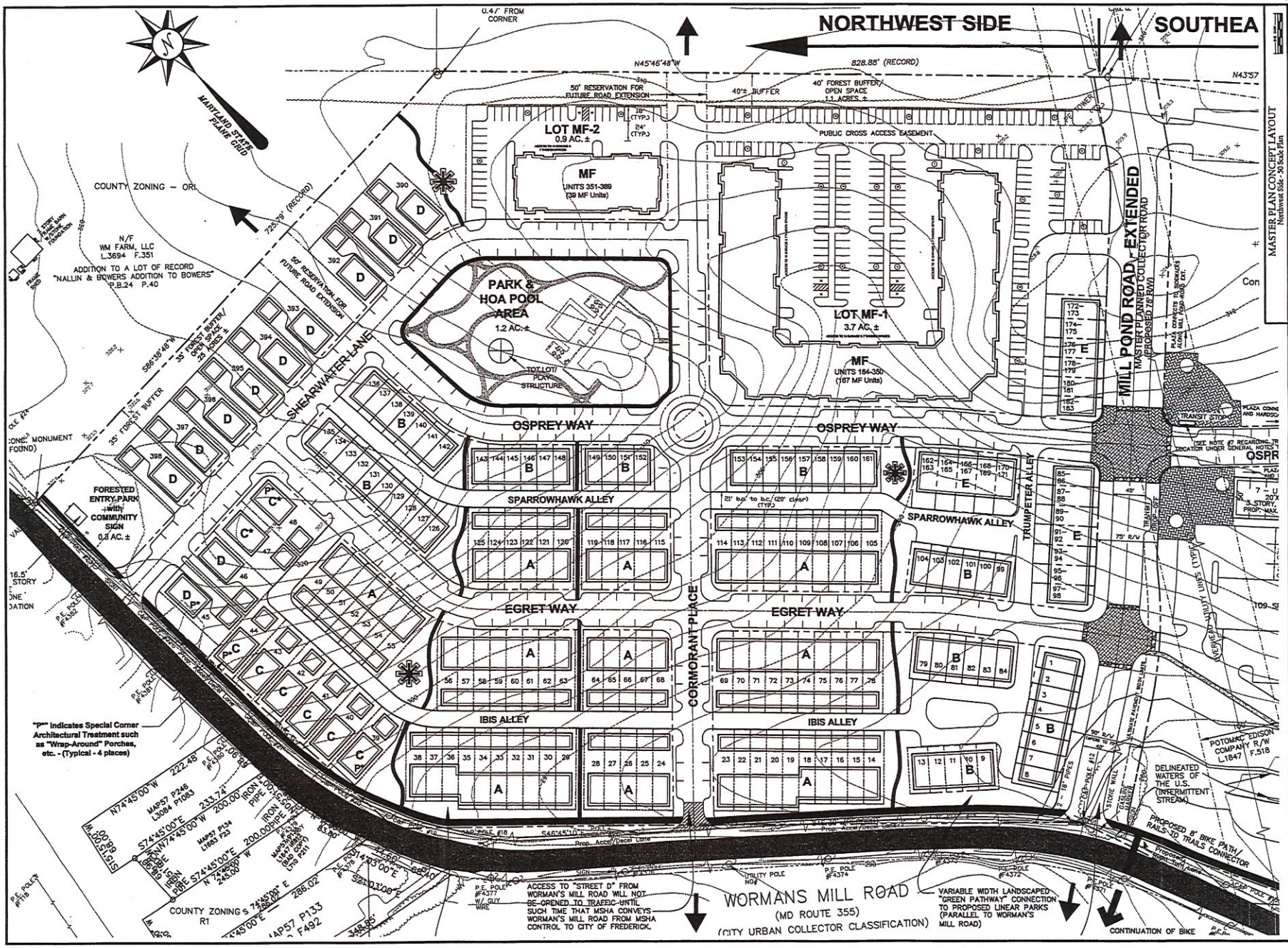
Frederick, Maryland 21701
T- (301) 644-2121
F- (301) 694-3168
LinggPC@adelphia.net

Land Use Consulting
Land Planning & Design
Project Management
Site Planning
Subdivision Planning
Planning & Zoning Entitlement Consulting
Development Rights & Approval Strategies Consulting

SCALE: 1" = 100'
INITIAL DWG DATE: May, 2006
SHEET 1 OF 3
LPC PROJECT NO. 0014-00
LSA PROJECT NO. 1638-01-00


MASTER PLAN CONCEPT LAYOUT
Southeast Side - 50 Scale Plan
Market Square at Frederick
Formerly "The Bowers Property"
Situated on Maryland Route 26 and Worman's Mill Road (Md. Rte. 133)
City of Frederick - Frederick Election District No. 3
Frederick County, Maryland
SCALE: 1" = 50'
INITIAL DWG DATE: May, 2004
SHEET 2 OF 3
LPC PROJECT NO. 03-0004-00
L&S PROJECT NO. 1835-01-00
MILL POND ROAD, EXTENDED
MASTER PLANNED COLLECTOR ROAD (PROPOSED 76' R/W)
OSPREY WAY
SHOREBIRD STREET
TRUMPETER ALLEY
MARYLAND ROUTE #26 (M.S.H.A. PLAT #13131)
COUNTY ZONING - GC
16.7'x29.4' 1 STORY BLOCK BUILDING ON SLAB
543.75' (RECORD)
N43°47'53"W 203.81' (RECORD)
N26°01'50"W 182.60' (RECORD)
N18°06'12"W 437.32' (RECORD)
307.72' (RECORD)
FOREST BUFFER/OPEN SPACE .4 ACRES ±
50' RESERVATION FOR FUTURE ROAD EXTENSION
FOREST BUFFER/ OPEN SPACE 9 ACRES ±
52 SPACES
68 SPACES
EMPLOYEE/OVERFLOW PARKING
LOADING/SERVICE AREA
Commercial Land Bay
ANCHOR 60,500 s.f. ±
PROP. MAX. BLDG. HT. = 32'
RETAIL SHOPS 23,550 s.f. ±
PROP. MAX. BLDG. HEIGHT = 32'
77 SPACES
PAD 1 4,125 S.F.±
PAD 2 14,725 S.F.±
PAD 3 2,400 S.F.±
PAD 4 4,125 S.F.±
VEHICULAR ACCESS PROVIDED TO ADJOINER
EASEMENT AREA L.591 F.138 PER M.S.H.A. PLAT #13131
7 - LIVE/WORK UNITS 20'x50' EACH 3 STORY, PLUS BASEMENT
MAIN ST RETAIL BLDG C TWO-STORY
MAIN ST RETAIL BLDG A TWO-STORY
MAIN STREET RETAIL B TWO-STORY
109 SPACES
416 SPACES
PROPOSED 3' HIGH HARDSCAPE WALL (TYP.)
POTENTIAL FUTURE SCENARIO COULD ADD 51,400 S.F. OF 2-STORY MAIN STREET RETAIL SPACE
POTENTIAL FUTURE SCENARIO COULD ADD 110,800 S.F. OF 1-LEVEL (2-STORY) PARKING DECK
PRIVATE U/G SWM FACILITY
PRIVATE SWM FACILITY
NATURAL LANDSCAPED ENTRY PARK
OPEN SPACE 3.5 ACRES ±
DELINEATED WATERS OF THE U.S. (INTERMITTENT STREAM)
POTOMAC EDISON COMPANY R/W L.1847 F.518
PROPOSED 8' BIKE PATH/ RAILS-TO TRAILS CONNECTOR
50' INTERMITTENT STREAM BUFFER
ENTRY/LANDSCAPE FEATURE CROSSING
CONCRETE DRAINAGE CHANNEL
LANDSCAPED "Y" CONNECTION TO LINEAR PARKS WORMAN'S
CONTINUATION OF BIKE PATH / RAILS TO TRAILS CONNECTOR BY OTHERS
N/F CLEMSON PROPERTIES LLC L.2636 F.88
OWNERS: MARKET SQUARE at FREDERICK, LLC c/o JBG ROSENFELD 4445 WILLARD AVE. SUITE 700 CHEVY CHASE, MD 20815
RECORD AREA (P.B.50 P.185) 49.205 Ac.±
Linggg Property Consulting
Land Use Consulting
Land Development Services
Project Management
Site Planning
Subdivision Planning
Planning & Zoning Entitlement Consulting
Development Rights & Approval Strategies Consulting
236 West Patrick Street
Suite 2A
Frederick, Maryland 21701
T: (301) 694-3100
F: (301) 694-3108
LinggPC@adelphia.net
Lichdenfrom Sabatini Associates, Inc.
Engineering
Planning
Surveying
Environmental Science
FREDERICK OFFICE
7 North Market Street, Suite 300
Frederick, MD 21701
T. 301.694.1240 F. 301.831.4865
Rockville
Leesburg
Frederick
Walkersville
Lutherville
Chantilly
www.L&S.lichdenfrom.net
Conditions of Approval met 3/31/06 (date)


NORTHWEST SIDE
SOUTHEA
MARYLAND STATE PLANE GRID
0.47' FROM CORNER
N45°46'48"W
828.88' (RECORD)
N43°57
50' RESERVATION FOR FUTURE ROAD EXTENSION
40'± BUFFER
40' FOREST BUFFER/ OPEN SPACE 1.1 ACRES ±
PUBLIC CROSS ACCESS EASEMENT
LOT MF-2
0.9 AC. ±
MF
UNITS 351-389
(39 MF Units)
COUNTY ZONING – OR
N/F
WM FARM, LLC
L.3694 F.351
ADDITION TO A LOT OF RECORD
"NALLIN & BOWERS ADDITION TO BOWERS"
P.B.24 P.40
PARK & HOA POOL AREA
1.2 AC. ±
TOT LOT/ PLAY STRUCTURE
LOT MF-1
3.7 AC. ±
MF
UNITS 164-350
(187 MF Units)
MILL POND ROAD – EXTENDED
MASTER PLANNED COLLECTOR ROAD
(PROPOSED 76' R/W)
SHEARWATER LANE
OSPREY WAY
SPARROWHAWK ALLEY
TRUMPETER ALLEY
EGRET WAY
CORMORANT PLACE
IBIS ALLEY
35' FOREST BUFFER
FORESTED ENTRY PARK with COMMUNITY SIGN
0.3 AC. ±
"P" indicates Special Corner Architectural Treatment such as "Wrap-Around" Porches, etc. - (Typical - 4 places)
POTOMAC EDISON COMPANY R/W L.1847 F.518
DELINEATED WATERS OF THE U.S. (INTERMITTENT STREAM)
PROPOSED 8' BIKE PATH/ RAILS TO TRAILS CONNECTOR
ACCESS TO "STREET D" FROM WORMAN'S MILL ROAD WILL NOT BE OPENED TO TRAFFIC UNTIL SUCH TIME THAT MSHA CONVEYS WORMAN'S MILL ROAD FROM MSHA CONTROL TO CITY OF FREDERICK.
WORMANS MILL ROAD
(MD ROUTE 355)
(CITY URBAN COLLECTOR CLASSIFICATION)
VARIABLE WIDTH LANDSCAPED "GREEN PATHWAY" CONNECTION TO PROPOSED LINEAR PARKS (PARALLEL TO WORMAN'S MILL ROAD)
CONTINUATION OF BIKE
COUNTY ZONING s R1
MASTER PLAN CONCEPT LAYOUT
Northwest Side - 20' Scale Plan
Market Square at Frederick
Formerly "The Bowers Property"
Situated on Maryland Route 26 and Wormans Mill Road (Md. Rte. 355)
City of Frederick - Frederick County, Maryland
Lingg Property Consulting
Land Use Consulting
Land Planning & Design
Project Management
Sub/Sale Plan Processing
Planning & Zoning Entitlement Consulting
Development Rights & Approval Strategies Consulting
256 West Patrick Street
Suite 2A
Frederick, Maryland 21701
T: (301) 644-2121
F: (301) 694-1368
Lingg@DPCdelaware.net
Conditions of Approval met June (date)
Frederick
Carroll
Washington
Walker
Frederick County
Liberman Direct Manufacturers, Inc.
Engineering
Planning
Surveying
Environmental Sciences
FREDERICK OFFICE
5 Triangle Drive, Suite 300
Frederick, MD 21703
t. 301.696.1240 f. 301.831.4865
www.LMassociates.net
SCALE: 1" = 40'
INITIAL DPD DATE: May, 2008
SHEET 3 OF 3
LPC PROJECT NO. 0604-00
LSA PROJECT NO. 8330-01-00

PLAT PREPARED BY:

DMW

DAFT McCUNE WALKER INC

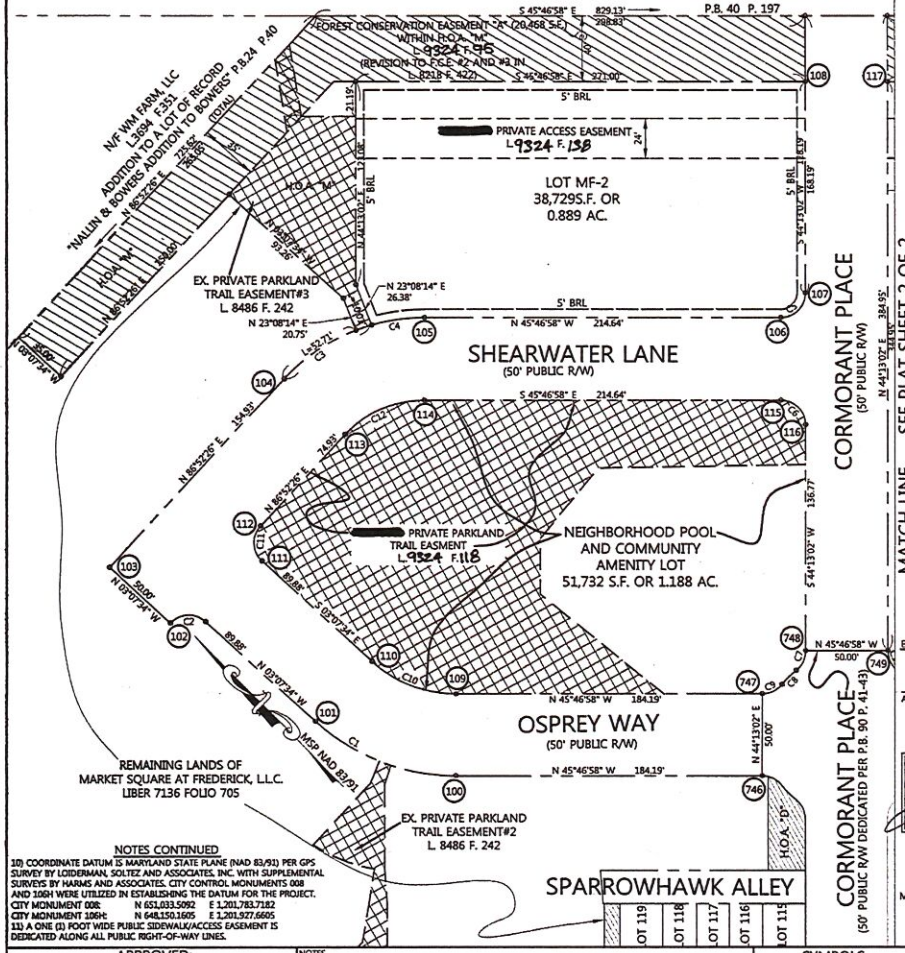
8 EAST SECOND STREET SUITE 201 - FREDERICK, MD 21701
P: 301.696.9040 - F: 301.696.9041 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

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 ANNOTATED CODE OF MARYLAND, ENVIRONMENT ARTICLE, § 9-512. THE ALLOCATION OF WATER AND SEWERAGE TREATMENT CAPACITY FOR THE DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS PLAT WILL BE MADE IN ACCORDANCE WITH CHAPTER 25, 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 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. RECORDATION OF THIS PLAT IS IN CONFORMANCE WITH THE FREDERICK COUNTY TEN YEAR WATER AND SEWERAGE PLAN.

STATE FARM MUTUAL AUTO INSURANCE
L. 1824 F. 1309
ADDITION PLAT
WORMALD DEVELOPMENT CO. ADDITION TO
TRIKON MONOCACY LTD. PARTNERSHIP
P.B. 40 P. 197



NOTES CONTINUED

10) COORDINATE DATUM IS MARYLAND STATE PLANE (NAD 83/91) PER GPS SURVEY BY LOIDERMAN, SOLTEZ AND ASSOCIATES, INC. WITH SUPPLEMENTAL SURVEYS BY HARMS AND ASSOCIATES. CITY CONTROL MONUMENTS 008 AND 106H WERE UTILIZED IN ESTABLISHING THE DATUM FOR THE PROJECT.
CITY MONUMENT 008: N 651,033.5092 E 1,201,783.7182
CITY MONUMENT 106H: N 648,150.1605 E 1,201,927.6605
11) A ONE (1) FOOT WIDE PUBLIC SIDEWALK/ACCESS EASEMENT IS DEDICATED ALONG ALL PUBLIC RIGHT-OF-WAY LINES.

CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	125.00'	93.06'	48.81'	42°39'24"	S 24°27'16" E	90.93'
C2	15.00'	23.56'	15.00'	90°00'00"	N 48°07'34" W	21.21'
C3	115.00'	62.73'	32.16'	31°15'07"	N 77°30'00" W	61.95'
C4	115.00'	32.30'	16.26'	16°05'29"	N 53°49'43" W	32.19'
C5	15.00'	23.56'	15.00'	90°00'00"	N 89°13'02" E	21.21'
C6	15.00'	23.56'	15.00'	90°00'00"	N 0°46'58" W	21.21'
C7	15.00'	13.62'	7.32'	52°01'12"	N 70°13'38" E	13.16'
C8	50.00'	12.25'	6.16'	14°02'25"	S 89°13'02" W	12.22'
C9	15.00'	13.62'	7.32'	52°01'12"	S 71°47'34" E	13.16'
C10	75.00'	55.84'	29.28'	42°39'24"	S 24°27'16" E	54.56'
C11	15.00'	23.56'	15.00'	90°00'00"	S 41°52'26" W	21.21'
C12	65.00'	53.71'	28.49'	47°20'36"	N 69°27'16" W	52.19'
C13	262.50'	56.76'	28.49'	12°23'20"	N 39°53'45" E	56.65'
C14	34.00'	53.41'	34.00'	89°59'59"	S 89°13'01" W	48.08'
C15	4980.00'	170.25'	85.14'	1°57'32"	N 45°11'48" E	170.25'
C16	325.00'	29.54'	14.78'	5°12'25"	N 43°10'45" W	29.53'
C17	15.00'	13.62'	7.32'	52°01'12"	S 19°46'22" E	13.16'
C18	50.00'	12.25'	6.16'	14°02'25"	N 0°46'58" W	12.22'
C19	15.00'	13.62'	7.32'	52°01'12"	S 18°12'26" W	13.16'
C20	24.00'	10.55'	5.36'	25°11'43"	N 33°11'05" W	10.47'
C21	14.00'	21.99'	14.00'	90°00'00"	S 89°13'02" W	19.80'
C22	25.00'	40.09'	25.83'	91°52'23"	N 0°09'13" E	35.93'

PUBLIC ROAD DEDICATION AREA TABLE
SHEARWATER LANE = 23,043 S.F. OR 0.529 AC.
OSPREY WAY (NORTH) = 18,273 S.F. OR 0.420 AC.
CORMORANT PLACE =19,248 S.F. OR 0.442 AC.
TOTAL PUBLIC ROAD DEDICATION AREA = 60,564 S.F. OR 1.390 AC.

H.O.A. AREA TABLE
H.O.A. AREA "L-1" = 1,230 S.F. OR 0.028 AC.
H.O.A. AREA "M" =26,356 S.F. OR 0.605 AC.
H.O.A. AREA "N" = 18,842 S.F. OR 0.443 AC.
TOTAL H.O.A./F.C.E. AREA = 46,428 S.F. OR 1.066 AC.

PRIVATE ALLEY AREA TABLE
TRUMPETER LANE = 2,217 S.F. OR 0.051 AC.

PLAT AREA TABLE
LOT MF-1 =159,129 S.F. OR 3.653 AC.
LOT MF-2 = 38,729 S.F. OR 0.889 AC.
NEIGHBORHOOD POOL AND COMMUNITY AMENITY LOT = 51,732 S.F. OR 1.188 AC.
TOTAL LOT AREA = 249,590 S.F. OR 5.730AC.
TOTAL NUMBER OF LOTS = 3

TOTAL PUBLIC ROAD DEDICATION AREA = 60,564 S.F. OR 1.390 AC.

TOTAL H.O.A. AREAS ("L-1", "M" AND "N") = 46,428 S.F. OR 1.066 AC.

TOTAL PRIVATE ALLEY AREA = 2,217 S.F. OR 0.051 AC.

TOTAL AREA OF PLAT = 358,798 S.F. OR 8.237 AC.

WE ASSENT TO THIS PLAN OF SUBDIVISION

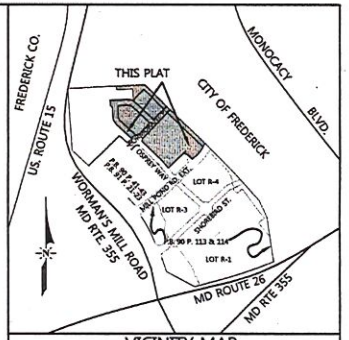
EAGLE BANCORP, INC.

ALLAN ACREE, (TRUSTEE) 11/30/12 DATE

The mortgagee has sworn to and subscribed before me this 30th day of November, 2012
Notary Public 12/3/2014 My Commission Expires

OWNER/DEVELOPER
MARKET SQUARE AT FREDERICK, LLC
4445 WILLARD AVE, SUITE 700
CHEVY CHASE, MD 20815
PHONE: (301) 657-0700

CONTRACT PURCHASER
JOHNSON DEV. ASSOCIATES, INC.
340 EAST MAIN ST.
SUITE 500
SPARTANBURG, SC 29302
PH: (864)-585-2000



VICINITY MAP
SCALE: 1" = 800'
TAX MAP 423 PARCEL 1168

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY G. HUNTER BOWERS, SR. CHARITABLE REMAINDER UNITRUST; MOUNT SAINT MARY'S UNIVERSITY, INC., A MARYLAND CORPORATION AND; FRIENDS OF CATHOLIC EDUCATION, INC., A MARYLAND CORPORATION UNTO MARKET SQUARE AT FREDERICK, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 12, 2008, AND RECORDED ON DECEMBER 16, 2008 IN LIBER 7136 AT FOLIO 705 (AND RE-RECORDED IN LIBER 7138 AT FOLIO 242) AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND ; AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK CITY CODE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

1-15-13

MARK S. CRISSMAN DATE
MD PROFESSIONAL LAND SURVEYOR No. 20,008
LICENSE EXPIRATION DATE: SEPTEMBER 26, 2014

OWNER'S CERTIFICATION AND DEDICATION

WE, MARKET SQUARE AT FREDERICK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREIN INDICATED (A CERTAIN DEED OF TRUST RECORDED IN LIBER 7136 AT FOLIO 719 AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND); AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK CITY CODE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

PLANS FOR COMMUNITY WATER AND SEWERAGE SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. LOTS ARE SERVED BY PUBLIC WATER AND SEWERAGE SYSTEMS.

MARKET SQUARE AT FREDERICK, LLC

11/30/12

ROBERT J.T. ROSENFELD, MANAGING MEMBER DATE

The owner has sworn to and subscribed before me this 30th day of November, 2012
Notary Public 12/3/2014 My Commission Expires

LEZLIE K. STROTHERS
Notary Public - Maryland
Howard County
My Commission Expires on December 3, 2014

APPROVED:
THE CITY OF FREDERICK PLANNING COMMISSION

1/29/2013
DATE SECRETARY OR CHAIRMAN

APPROVED:
FREDERICK COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER & SEWER, AND IS IN CONFORMANCE WITH THE FREDERICK COUNTY WATER AND SEWER MASTER PLAN

1/25/2013
DATE APPROVING AUTHORITY

NOTES:

1) THIS SITE IS ZONED MU1
2) PLAN/CASE HISTORY:
MASTER PLAN:
CASE PC12-217MXU CONDITIONALLY APPROVED: JULY 9, 2012 SIGNED: JULY 27, 2012
PRELIMINARY SUBDIVISION PLAT:
CASE PC12-218PSU CONDITIONALLY APPROVED: JULY 9, 2012 SIGNED: JULY 27, 2012
FOREST CONSERVATION:
CASE PC12- 814 FPCP CONDITIONALLY APPROVED: 1-15-13 SIGNED: 1-15-13
5) THE PROJECT WILL BE SERVED BY CITY OF FREDERICK PUBLIC WATER AND SEWER. THE SITE IS CLASSIFIED AS W-4/S-4 ON THE CURRENT FREDERICK COUNTY WATER AND SEWER MASTER PLANS.
6) A WETLANDS STUDY PREPARED BY MCCARTHY ASSOCIATES SHOWED NO WETLANDS ON THE SUBJECT SITE.
7) NO 100 YEAR FLOOD-PLAIN IS MAPPED ON THIS SITE PER FEMA/FIRM MAP #2400270 180A (FRED. CITY FP MAP #4).
8) THIS PROJECT IS EXEMPT FROM THE CITY ADEQUATE PUBLIC FACILITIES ORDINANCE AS APPROVED IN THE FOLLOWING CASE NUMBERS:
WATER CAPACITY - APFO SECTION 4-9 (a)(2) CASE #06-00000300 APPROVAL DATE: APRIL 10, 2007
SEWER CAPACITY - APFO SECTION 4-10 (a)(2) CASE #06-00000300 APPROVAL DATE: APRIL 10, 2007
ROAD CAPACITY - APFO SECTION 4-11 (a)(1) CASE #06-00000300 APPROVAL DATE: APRIL 10, 2007
WATER CAPACITY - APFO SECTION 4-12 (a)(2)(E) CASE #06-00000300 APPROVAL DATE: APRIL 10, 2007
9) THIS PROJECT IS EXEMPT FROM THE MPDU ORDINANCE REQUIREMENTS PER SECTION 19-3 (a)(1)(A) OF THE ORDINANCE.

SYMBOLS

● FINAL COR. TO BE SET

MINIMUM BUILDING RESTRICTION LINES

FRONT: 5'

SIDE: 5'

REAR: 20'
PER APPROVED FINAL SITE PLAN (CASE No. PC12-221FSI)

DATE	REVISIONS
10/1/2012	REVISED PER CITY COMMENTS: 9/20/2012
11/29/2012	REVISED PER CITY COMMENTS: 11/20/12

STATE OF MARYLAND
MARK STEVEN CRISSMAN
No. 20008
PROFESSIONAL LAND SURVEYOR
SIGNATURE

SUBDIVISION PLAT
CASE# STF12-562FSU

PLAT SHEET 1 OF 2

"MARKET SQUARE AT FREDERICK"

LOTS MF-1, MF-2 AND

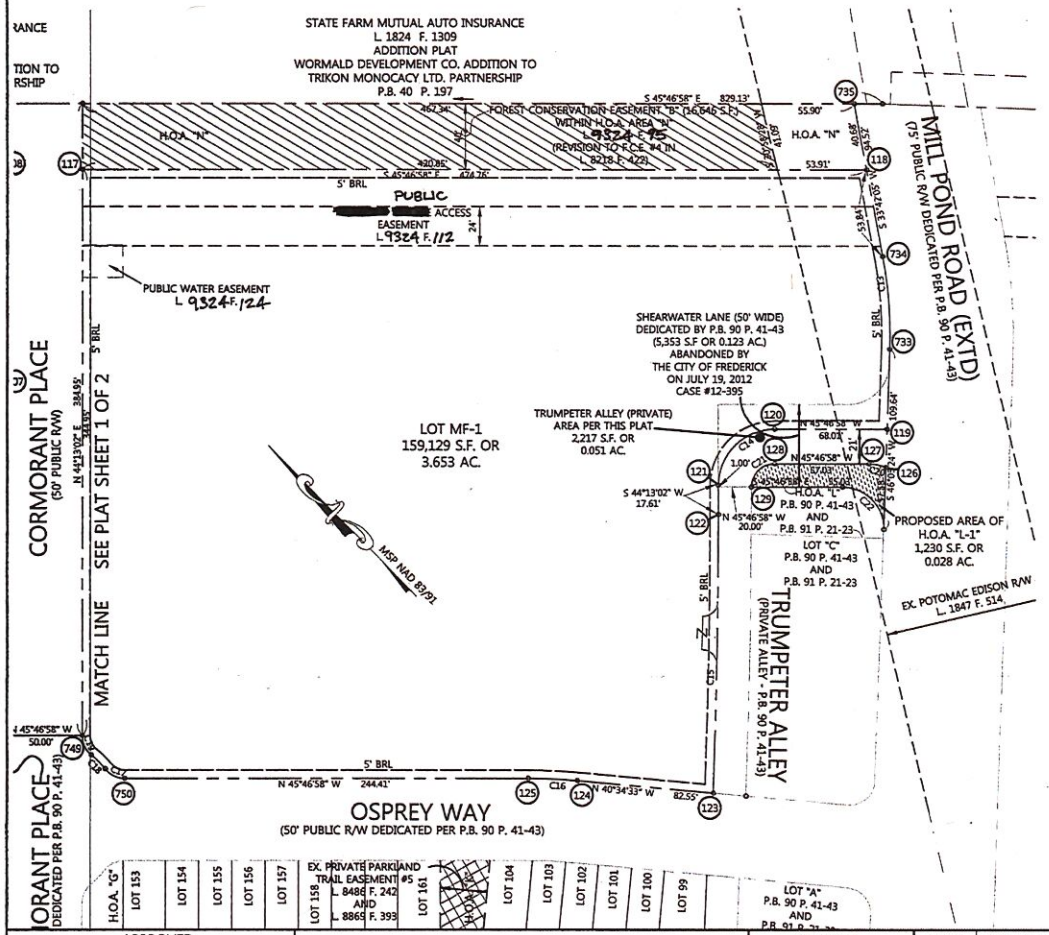
NEIGHBORHOOD POOL AND COMMUNITY AMENITY LOT

CITY OF FREDERICK
FREDERICK ELECTION DISTRICT No. 2
FREDERICK COUNTY, MD

SCALE: 1" = 50'

DATE: NOVEMBER 29, 2012

PB92/PG46



COORDINATE TABLE

POINT	NORTH	EAST
100	649708.8739	1200082.6801
101	649791.6450	1200045.0386
102	649895.5479	1200024.3417
103	649945.4735	1200021.6150
104	649953.9223	1200176.3135
105	649921.5141	1200262.7835
106	649771.8299	1200416.6149
107	649772.1197	1200437.8261
108	649863.9924	1200527.2219
109	649744.7090	1200117.5491
110	649794.3717	1200094.9642
111	649884.1149	1200090.0629
112	649899.9106	1200104.2226
113	649903.9967	1200179.0401
114	649885.6790	1200227.9145
115	649735.9948	1200381.7459
116	649714.7836	1200382.0357
117	649829.1234	1200563.0570
118	649498.0340	1200903.3197
119	649375.9429	1200801.9614
120	649423.3686	1200753.2217
121	649422.7115	1200705.1430
122	649410.0895	1200692.8613
123	649290.1208	1200572.0666
124	649352.8192	1200518.3736
125	649374.3500	1200498.1694
126	649359.7866	1200785.1783
127	649368.5481	1200779.4483
128	649408.3178	1200738.5767
129	649408.0474	1200718.7795
733	649409.7804	1200837.1116
734	649453.2419	1200873.4456
735	649531.8801	1200925.8934
746	649580.4217	1200214.6913
747	649616.2568	1200249.5603
748	649616.7637	1200286.6584
749	649581.8947	1200322.4935
750	649544.7966	1200323.0004

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1-15-13
MARK S. CRISSMAN — DATE
MD PROFESSIONAL LAND SURVEYOR No. 20,008
LICENSE EXPIRATION DATE: SEPTEMBER 26, 2014

MARKET SQUARE AT FREDERICK, LLC

11/30/12
ROBERT J.T. ROSENFELD, MANAGING MEMBER — DATE

The owner has sworn to and subscribed before me this 30th day of November, 2012
Notary Public — My Commission Expires 12/3/2014

LEZLIE K. STROTHERS
Notary Public - Maryland
Howard County
My Commission Expires on December 3, 2014

WE ASSENT TO THIS PLAN OF SUBDIVISION

EAGLE BANCORP, INC.

11-30-12
ALLAN ACREE, (TRUSTEE) — DATE

The mortgagee has sworn to and subscribed before me this 30th day of November, 2012
Notary Public — My Commission Expires 12/3/2014

OWNER/DEVELOPER
MARKET SQUARE AT FREDERICK, LLC
4445 WILLARD AVE., SUITE 700
CHEVY CHASE, MD 20815
PHONE: (301) 657-0700

CONTRACT PURCHASER
JOHNSON DEV. ASSOCIATES, INC.
340 EAST MAIN ST.
SUITE 500
SPARTANBURG, SC 29302
PH: (864)-585-2000

APPROVED:
THE CITY OF FREDERICK PLANNING COMMISSION
1/28/2013 — DATE — SECRETARY OR CHAIRMAN

APPROVED:
FREDERICK COUNTY HEALTH DEPARTMENT
FOR PUBLIC WATER & SEWER, AND IS IN
CONFORMANCE WITH THE FREDERICK COUNTY
WATER AND SEWER MASTER PLAN
1/25/2013 — DATE — APPROVING AUTHORITY

PLAT PREPARED BY:

DMW
DAFT McCUNE WALKER INC
8 EAST SECOND STREET SUITE 201 · FREDERICK, MD 21701
P: 301.696.9040 · F: 301.696.9041 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

SYMBOLS
● FINAL COR. TO BE SET

MINIMUM BUILDING RESTRICTION LINES
FRONT: 5'
SIDE: 5'
REAR: 20'
PER APPROVED FINAL SITE PLAN
(CASE No. PC12-221FSI)

DATE	REVISIONS
10/1/2012	REVISED PER CITY COMMENTS: 9/20/2012
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STATE OF MARYLAND — MARK STEVEN CRISSMAN — 20008 — PROFESSIONAL LAND SURVEYOR
SEAL AND SIGNATURE

SUBDIVISION PLAT
CASE# STF12-562FSU

PLAT SHEET 2 OF 2

"MARKET SQUARE AT FREDERICK"

LOTS MF-1, MF-2 AND

NEIGHBORHOOD POOL AND COMMUNITY AMENITY LOT

CITY OF FREDERICK
FREDERICK ELECTION DISTRICT No. 2
FREDERICK COUNTY, MD

SCALE: 1" = 50'

DATE: NOVEMBER 29, 2012

PB92/P647