

MASTER PLAN GENERAL NOTES

- THE PROPERTY SHOWN HEREON WAS CONVEYED BY ROBERT K. AND MYRA E. WORMALD TO WORMALD DEVELOPMENT COMPANY BY DEED DATED MAY 24, 1986, AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 1489 AT FOLIO 504, AND ALSO BY STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY BY DEED DATED OCTOBER 5, 2005 AND RECORDED AMONG THE AFORESAID LAND RECORDS ON OCTOBER 26, 2005 IN LIBER 5659 AT FOLIO 759. THE PROJECT AREA IS 25.0175 ACRES OR 1,089,762 SQUARE FEET. PARCEL 47 IS RECORDED IN P.B. 79 PG. 158. THE PROPERTY WAS ANNEXED BY RESOLUTION NO.2486 APPROVED AND PASSED MARCH 20, 1986 AND RECORDED IN LIBER 43 FOLIO 554.
- CURRENT ZONING IS MU-1. THE CURRENT WATER CLASSIFICATION IS W-1. THE CURRENT SEWER CLASSIFICATION IS S-1.
- THE PURPOSE OF THIS MASTER PLAN IS TO ILLUSTRATE THE APPLICANTS INTENTION TO CREATE 8 LANDBAYS FOR RESIDENTIAL, NON-RESIDENTIAL USES, EITHER AS STANDALONE OR MIXED USES, AND PARKLAND USES, AS NOTED ON THE PLAN. SPECIFIC APPLICATION OF THE ABOVE, INCLUDING DETAILED LAYOUTS WILL BE ADDRESSED WITH FINAL SITE PLANS.
- PERMITTED USES, DENSITIES/INTENSITIES AND LAND ALLOCATIONS PER THE CITY'S LAND MANAGEMENT CODE (LMC), SECTION 417 (b) (1), TABLE 417-1:

LAND USE CATEGORY	PROVIDED LAND ALLOCATION		OVERALL DENSITY	OVERALL FAR
	%	ACRES		
Private & Public Open Space	4.2%	1.05	0	0.00
Non-residential Uses*	10.4%	4.9	0	0.34
Residential Uses*	76.4%	19.3	22.1	0.00
Total	100.0%	25.2		

\*80% Residential/40% non-residential in Landbay 1

- REQUIRED SETBACKS FOR PRINCIPAL BUILDINGS PER LMC SECTION 417 (c) (1) A, TABLE 417-2:

LOCATION/LAND USE CATEGORY	PROVIDED MINIMUM FRONTAGE	PROVIDED MINIMUM STREET SETBACK	PROVIDED MINIMUM INTERIOR SETBACK	PROVIDED MINIMUM REAR SETBACK
	(ft)	(ft)	(ft)	(ft)
Non-residential	195	10	10	10
Residential:				
Detached Dwelling	0	10	10	10
Attached/Duplex/Townhouse	110	10	10	10
Multiple-Family Dwellings	125	10	10	25

PROVIDED DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SITE PLAN AND IMPROVEMENT PLAN APPROVALS.

- AREA TABULATIONS: (NOTE: LANDBAY AREAS CALCULATED TO PROPERTY/PARCEL LINES AND CENTERLINES OF PUBLIC STREETS).

LAND BAY	DEVELOPMENT TYPE	# OF DUs	% OF TOTAL	AREA ACRES	% OF TOTAL	DUs/ACRE	FAR
1	RESIDENTIAL & NON-RESIDENTIAL (MIXED-USE)*	113	20.4%	4.4	17.6%	25.7	0.11
2	NON-RESIDENTIAL (OFFICE/COMMERCIAL/RETAIL)	0	0.0%	1.0	3.8%	0.0	0.05
3	NON-RESIDENTIAL (OFFICE/COMMERCIAL/RETAIL)	0	0.0%	1.0	4.1%	0.0	0.09
4	NON-RESIDENTIAL (OFFICE/COMMERCIAL/RETAIL)	0	0.0%	1.2	4.6%	0.0	0.09
5	RESIDENTIAL (RENTAL AND/OR CONDOMINIUM APARTMENTS)	304	55.0%	9.7	38.9%	31.3	0.00
6	RESIDENTIAL (CONDOMINIUM TOWNHOUSES)	136	24.6%	6.9	27.7%	19.6	0.00
7	PARKLAND	0	0.0%	0.7	3.0%	0.0	0.00
8	PARKLAND	0	0.0%	0.1	0.2%	0.0	0.00
TOTAL		553	100.0%	25.0	100.0%	22.1	0.34

- PARKLAND REQUIREMENTS PER LMC ARTICLE 6, SECTION 608 (d):

# DUs	REQ'D PARKLAND AREA PER DU SQUARE FEET	PROVIDED PARKLAND AREA ACRES	PROVIDED PARKLAND AREA CREDITS ACRES	PROVIDED PARKLAND AREA FEE-IN-LIEU ACRES
553	1,000	12.70	1.05	11.64

THE OWNER HAS PROVIDED PARKLAND THROUGH A COMBINATION OF ON-SITE PRIVATE GREEN SPACES AND APPROVAL OF A FEE-IN-LIEU BY THE PARKS AND RECREATION COMMITTEE ON \_\_\_\_\_ AT THE PLANNING COMMISSION ON \_\_\_\_\_.

LAND BAY	AREA ACRES	PARKLAND CREDIT TYPE	% OF LAND BAY	AREA ACRES
1	4.4	LANDSCAPE BUFFERS & POCKET PARKS	9%	0.22
2	1.0	NONE	0%	0.00
3	1.0	NONE	0%	0.00
4	1.2	NONE	0%	0.00
5	9.7	LANDSCAPE BUFFERS & POCKET PARKS	8%	0.49
6	6.9	LANDSCAPE BUFFERS & POCKET PARKS	9%	0.35
7	0.7	CITY PARK	100%	0.76
8	0.1	CITY PARK	100%	0.09
TOTAL	25.0		4%	1.65

FINAL OPEN SPACE AREAS AND FEE-IN-LIEU PAYMENT DETAILS TO BE ADDRESSED AT FINAL SITE PLAN STAGE FOR EACH LAND BAY.

- STORMWATER MANAGEMENT REQUIREMENTS ARE PROVIDED BY ON-SITE FACILITIES TO ARCHIVE ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE ("E2SD TO THE MEP"). REFER TO CONCEPT STORMWATER MANAGEMENT PLAN APPROVED BY THE CITY ENGINEER ON 03/20/13 FOR DETAILS.

- A FOREST STAND DELINEATION CITY CASE NO. STF13-543FSD WAS UNCONDITIONALLY APPROVED BY THE CITY ON \_\_\_\_\_. FOREST CONSERVATION REQUIREMENTS TO BE MET THROUGH A COMBINATION OF ON-SITE LANDSCAPING CREDITS AND OFF-SITE PLANTINGS WITHIN THE TUSCARORA CREEK PARKLAND, PER FUTURE REVISION TO APPROVED COMBINED PRELIMINARY/FINAL FOREST CONSERVATION PLAN CITY CASE NO. STF11-666FFCP.

- PROPOSED PHASING:

PHASE 1  
MASS GRADING; UTILITY RELOCATIONS; DEDICATION AND CONSTRUCTION OF MONOCACY BOULEVARD IMPROVEMENTS.

PHASE 2  
CONSTRUCT MILL POND ROAD TO CONNECT WITH MARKET SQUARE PRIOR TO FIRST CERTIFICATE OF OCCUPANCY FOR ANY BUILDING ON THE SITE; CONSTRUCT LAND BAYS 1-4. PROVIDE SEWER UPGRADE PER APFO MITIGATION PLAN.

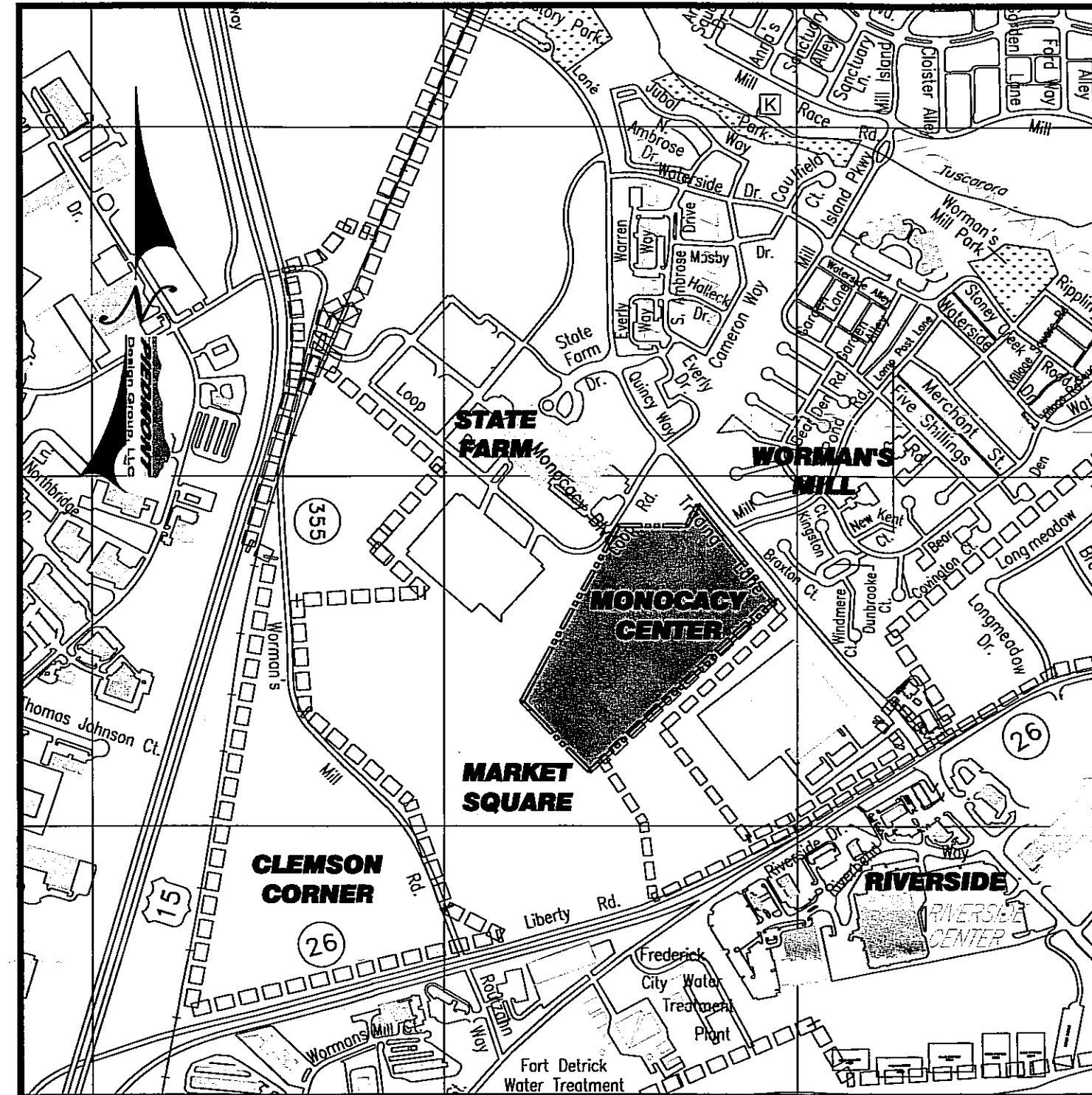
PHASE 3  
CONSTRUCT MONOCACY CENTER ROAD; CONSTRUCT LAND BAYS 5 AND 6.

- THE FOLLOWING MODIFICATIONS WERE APPROVED BY THE PLANNING COMMISSION ON \_\_\_\_\_, 201\_\_:

- ARTICLE 4, §417 (C) 6: ALLOW PARALLEL PARKING IN FRONT OF BUILDINGS ON LANDBAYS 1, 2, 3, 4, AND 6.
- ARTICLE 4, §417 (C) 7: INCREASE/REDUCE BLOCK LENGTH FROM 400' TO 450' IN LANDBAY 1.
- ARTICLE 4, §417 (C) (1) A TABLE 417-2: INCREASE NON RESIDENTIAL MAXIMUM INTERIOR SETBACK FROM 25' TO 120' +/- ON LANDBAYS 1-4.
- ARTICLE 4, §417 (C) (1) A TABLE 417-2: INCREASE TOWNHOUSE DWELLINGS MAXIMUM STREET SETBACK FROM 35' TO 45' ON LANDBAY 6.
- ARTICLE 4, §417 (C) (1) A TABLE 417-2: REDUCE TOWNHOUSE DWELLINGS MINIMUM REAR SETBACK FROM 20' TO 10' ON LANDBAY 6.
- ARTICLE 6, §611 (E) (2) TABLE 611-2: REDUCE REQUIRED BLOCK LENGTH ON MONOCACY CENTER ROAD FROM 400' TO 330' +/-.
- ARTICLE 6, §601 (F) (2) TABLE 601-2 SEPARATION STANDARDS: PROVIDE SEPARATION DISTANCES TO MEET CONNECTIVITY RATIO PER DISTANCES SHOWN ON PLAN.
- ARTICLE 6, §604 (D) (3) A 1: INCREASE REQUIRED 20' DISTANCE TO 80' +/-.
- ARTICLE 6, §604 (D) (3) A 4: INCREASE PERMITTED PARKING CAP FROM 10% TO 20%.
- ARTICLE 6, §604 (D) (3) G 3: INCREASE PERMITTED SOLID WALL LENGTH FROM 20' TO 50' ON INTERIOR AND NON-PUBLIC STREET-FACING BUILDING SIDES.
- ARTICLE 6, §604 (D) (1) A: REDUCE ARCHITECTURAL COMPLIANCE ELEMENTS FROM SEVEN (7) TO SIX (6) FOR LANDBAYS 2, 3, AND 4.
- ARTICLE 6, §611 (E), TABLE 611-1: MODIFY LOCAL STREET CROSS-SECTION CENTERLINE LOCATION AND GRADE TO PERMIT ON-STREET PARKING ON LANDBAY 6 SIDE ONLY.

# MASTER PLAN FOR MONOCACY CENTER

CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

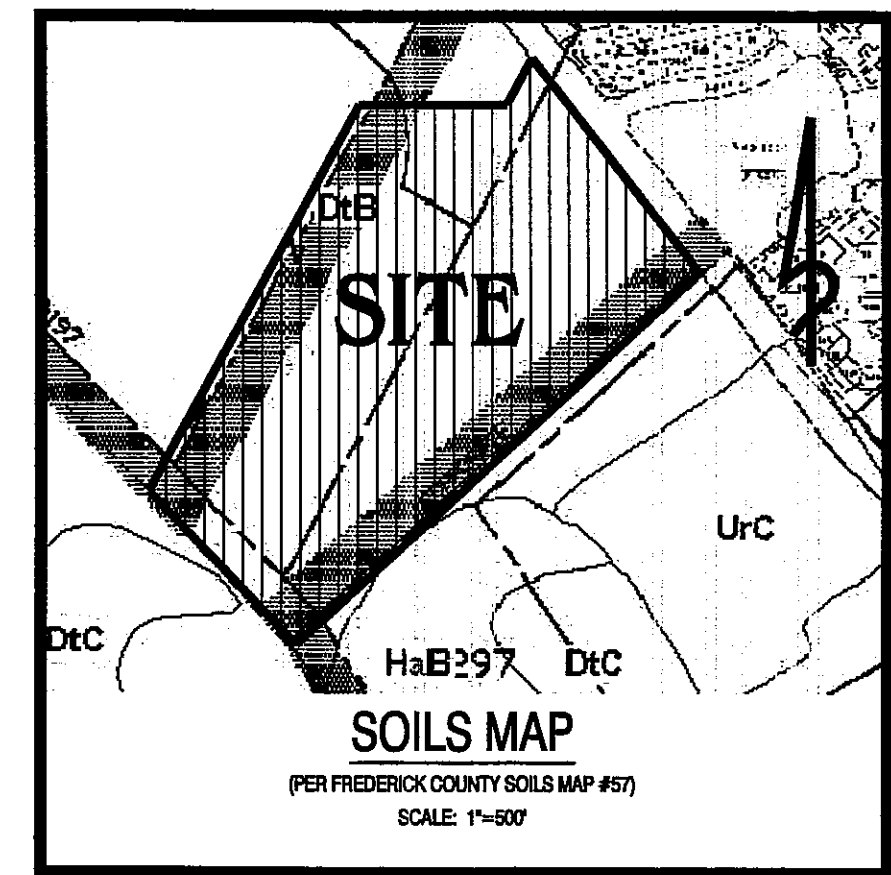


VICINITY MAP

SCALE: 1"=800'

MASTER PLAN GENERAL NOTES - CONTINUED

- THE MASTER PLAN IS SUBJECT TO SECTION 407, PERFORMANCE STANDARDS FOR FLEXIBLE ZONING TECHNIQUES AND THAT SECTIONS 417(c)(2-8) AND TABLE 407-1 FOR STREET CONNECTIVITY RATIO AND FLOOR AREA RATIO SHALL BE ADDRESSED AT THE SITE/SUBDIVISION PLAN(S).
- APFO CERTIFICATES WERE APPROVED AS FOLLOWS:  
CAPF-WL #11/2011#.  
CAPF-SL #11/2011#.  
CAPF-R #11/2011#.  
CAPF-SC1 #11/2011#.  
CAPF-FW #11/2011#.  
CAPF-SBT #11/2011#.
- CITY CHARTER CHAPTER 19 ANDS SECTION 405(a), TABLE 405-3 OF THE LMC REGARDING MODERATELY PRICED DWELLING UNITS ARE APPLICABLE. THE OWNER HEREBY REQUESTS THAT MPDUS FOR 12.5% OR 0.125 X 553 = 69 OF THE TOTAL UNITS TO BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU TO THE CITY AND AGREEMENT EXECUTED WITH THE MASTER PLAN APPROVAL.



BASE NOTES

- PROPERTY IS COMPRISED OF ONE PARCEL LOCATED ON CITY TAX MAP 423 AS PART OF PARCEL 1163, TOTALING 25.0175 ACRES. PROPERTY IS ZONED MU-1 PER THE CITY OF FREDERICK ZONING MAP.
- BOUNDARY INFORMATION IS BASED ON A FINAL PLAT ENTITLED "CASE NO. 05-282FSU ADDITION PLAT STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY ADDITIONS TO WORMALD DEVELOPMENT COMPANY" DATED AUGUST 1, 2005 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND ON SEPTEMBER 15, 2005 IN P.B. 79 AT PG. 158. HORIZONTAL DATUM IS MARYLAND STATE GRID, NAD83. NEW PROPERTY CORNERS WERE SET WITH 1/4" DIA. PIPE & CAP #21103 ON JULY 7, 2005.
- TOPOGRAPHIC INFORMATION WAS PROVIDED FROM SEVERAL PLANS:
  - AERIAL PHOTOGRAMMETRIC MAPPING BY POTOMAC AERIAL SURVEYS, PROJECT 864-05 DATED APRIL 26, 2005. HORIZONTAL DATUM IS NAD83; VERTICAL DATUM IS NAVD83; AND
  - TOPOGRAPHIC MAP ENTITLED "27 AC. GENERAL COMMERCIAL SITE" DATE UNKNOWN.
 THE TOPOGRAPHIC FEATURES FOR a & b WERE "BLENDED" TOGETHER.
- NONE OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100 YEAR FLOODPLAIN. THE PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL 24021C0284D, DATED SEPTEMBER 19, 2007 AND CITY OF FREDERICK 100 YEAR FLOODPLAIN MAP 4.
- ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE ON-LINE WETLANDS MAPPING, THERE ARE NO WETLANDS WITHIN THE PROJECT SITE.
- ACCORDING TO THE FREDERICK COUNTY SOIL SURVEY, MAP #57 (SEE THIS SHEET), THE SOIL TYPES ON THIS SITE ARE:  
DIB - DUFFIELD-RYDER SILT LOAMS, 3-8% SLOPES
- ADJOINING & CONFRONTING PROPERTY DATA:

JURISDICTION	TAX MAP	PARCEL	OWNER'S NAME	ADDRESS	AREA (ACRES)	TAX ID	ZONING	CURRENT USE
CITY OF FREDERICK	57	297	TSUNG-HUI LEE	13 MAXIM LANE ROCKVILLE, MD 20852-1017	11.954	02-465310	MU-1	VACANT
CITY OF FREDERICK	423	1168	MARKET SQUARE AT FREDERICK, LLC	C/O JBG ROSENFELD RETAIL 4445 WILLARD AVENUE, SUITE 700 CHEVY CHASE, MD 20815-4645	49.205	02-185873	MU-1	SHOPPING CENTER
CITY OF FREDERICK	57	39	STATE FARM MUTUAL AUTO INSURANCE	C/O CORPORATE TAX DEPARTMENT RE853, ONE STATE FARM PLAZA, BLOOMINGTON, IL 61710	84.43	02-157470	MU-1	OFFICE BUILDING



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: APRIL 12, 2015.

*Michael T. Wiley*  
MICHAEL T. WILEY, PE, PROFESSIONAL ENGINEER  
DATE: 9/23/2013  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21084, EXP. 2/3/2015.  
FOR PIEDMONT DESIGN GROUP, LLC.  
MARYLAND CORPORATE LAND SURVEYORS LICENSE NO. 21315, EXP. 9/7/2014.

**OWNER/  
DEVELOPER/  
APPLICANT:**

WORMALD DEVELOPMENT COMPANY  
5283 CORPORATE DRIVE, SUITE 300  
FREDERICK, MARYLAND 21703  
(301) 695-6614  
ATTN: EDWARD E. WORMALD, PRINCIPAL

**PC13-541MU  
MASTER PLAN**

**MONOCACY CENTER**  
SITUATED ON MONOCACY BLVD. (FORMERLY TRADING LANE)  
ACROSS FROM MILL POND ROAD  
TAX MAP 423 PARCEL 1163, P.B.79 PG. 158  
PROPERTY OF WORMALD DEVELOPMENT COMPANY  
D.B. 1489 PG. 504 & D.B. 5659 PG. 759  
FREDERICK ELECTION DISTRICT NO. 2,  
CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

REV. #	DESCRIPTION	DATE
1	PER 08/22/13 COMMENTS	09/23/13

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

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Plotted: Sep 23, 2013 at 11:41am  
S:\CIVIL\M-1 PROPERTY\ENGINEERING\MASTER PLAN\MASTER PLAN-COVER-1.dwg

SCALE: AS SHOWN

DESIGN: ES	CHECK: MTW	APPROVED: EZW
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1 of 2

DATE: JULY 2013



SYMBOL LEGEND			
	EX. TREES AND SHRUBS		EX. CONTOUR
	EX. SANITARY MANHOLE		PROPERTY LINE
	EX. WATER VALVE		ADJOINING PROPERTY LINE
	EX. FIRE HYDRANT		EASEMENT LINES
	EX. LIGHT POLE		CONCRETE CURB & GUTTER
	EX. UTILITY POLE		EX. WATER LINE
	EX. STM DRAIN MH		EX. STM DRAIN LINE
	EX. STORM DRAIN INLET		PROP. EDGE OF PAVEMENT
	EX. SIGN		PROP. BLDG.
	EX. CLEANOUT		PROP. CONCRETE AREA
	EX. ELECTRIC TRANS.		PROP. SANITARY LINE
	PROP. TOT LOT		PROP. WATER LINE & VALVE
	PROP. SANITARY MANHOLE		PROP. HANDICAP SPACE
	PROP. LAND BAY DIVISIONS		
	STREETS AND DRIVEWAYS INTERSECTION SPACING		



TAX MAP 57 PARCEL 39  
 ADDITION PLAT STATE FARM  
 MUTUAL AUTOMOBILE INSURANCE  
 COMPANY ADDITIONS TO WORMALD  
 DEVELOPMENT COMPANY  
 P.B. 79 PG. 156  
 N/F  
 STATE FARM MUTUAL AUTOMOBILE  
 INSURANCE COMPANY  
 L.1824 F. 5309  
 ZONED: MU-1  
 USE: OFFICE BUILDING

WORMAN'S MILL  
 SECTION 3

**LANDBAY 1**  
 4.4 Ac. +/-  
 (3.8 AC. NET)  
 RESIDENTIAL & NON-RESIDENTIAL  
 (MIXED USE)  
 113 UNITS, 21.4 DU'S/AC.

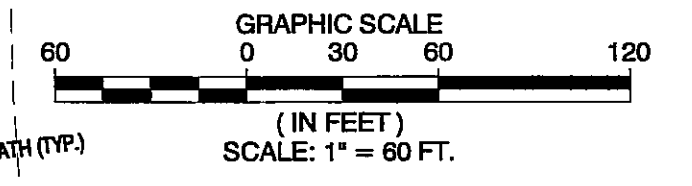
**LANDBAY 7**  
 0.7 Ac. +/-  
 (0.30 AC NET) PARKLAND  
 POTENTIAL ACTIVE RECREATIONAL FACILITY  
 TO BE DETERMINED AT FINAL SITE PLAN  
 SUBMISSION.  
 NOTE: ALL RESIDENTIAL BUILDINGS ARE  
 WITHIN A 1/2 MILE RADIUS OF PARKLAND.

**LANDBAY 6**  
 6.9 Ac. +/-  
 (6.0 AC. NET)  
 RESIDENTIAL  
 (CONDOMINIUM TOWNHOUSES)  
 136 UNITS, 19.7 DU'S/AC.

**LANDBAY 5**  
 9.7 Ac. +/-  
 (8.7 AC. NET)  
 RESIDENTIAL (RENTAL AND/OR  
 CONDOMINIUM APARTMENTS)  
 304 UNITS, 31.3 DU'S/AC.

**LANDBAY 8**  
 0.1 Ac. +/-  
 (0.008 AC. NET) PARKLAND

- NOTES:
1. PROPOSED TURN LANES AND TRAFFIC SIGNAL MITIGATION PER TRAFFIC IMPACT STUDY DATED 7/18/13; FINAL GEOMETRY TO BE DETERMINED AT FINAL SITE PLAN STAGE.
  2. VLOS = 35 MPH



**OWNER/  
 DEVELOPER/  
 APPLICANT:**

WORMALD DEVELOPMENT COMPANY  
 5283 CORPORATE DRIVE, SUITE 300  
 FREDERICK, MARYLAND 21703  
 (301) 695-6514  
 ATTN: EDWARD E. WORMALD, PRINCIPAL

SCALE: 1" = 60'

DESIGN: ES CHECK: MTH APPROVED: EDW

SHEET 2 of 2

DATE: JULY 2013



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Plotted: Sep 23, 2013 at 11:33am  
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**PC13-541MU  
 MASTER PLAN  
 MONOCACY CENTER**  
 SITUATED ON MONOCACY BLVD. (FORMERLY TRADING LANE)  
 ACROSS FROM MILL POND ROAD  
 TAX MAP 423 PARCEL 1163, P.B.79 PG. 158  
 PROPERTY OF WORMALD DEVELOPMENT COMPANY  
 D.B. 1489 PG. 504 & D.B. 5659 PG. 759  
 FREDERICK ELECTION DISTRICT NO. 2  
 CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND

**PENDING  
 WALMART  
 CITY CASE PC12-364FSI**

30' WIDE SS ESMT  
 20' WIDE TEMP.  
 CONSTR ESMT

TAX MAP 423 PARCEL 1  
 FREDERICK TRADING SUBDIVISION  
 REMAINDER  
 P.B. 40 P.94  
 N/F  
 SME FRED TRADE, LLC ET AL  
 L.9482 F.287  
 ZONED: GC, USE: OFFICE BUILDING

Possible future R/W for extension of Osprey Way onto Lee Property

TEMP CONSTR ESMT  
 30' WIDE SS ESMT

NOTE:  
 PROPOSED BUILDING, PARKING, ETC. LAYOUTS WITHIN LANDBAYS ARE FOR ILLUSTRATIVE PURPOSES ONLY; DETAILS TO BE PROVIDED WITH FINAL SITE PLANS.

REV. #	DESCRIPTION	DATE
1	PER 08/22/13 COMMENTS	08/23/13

