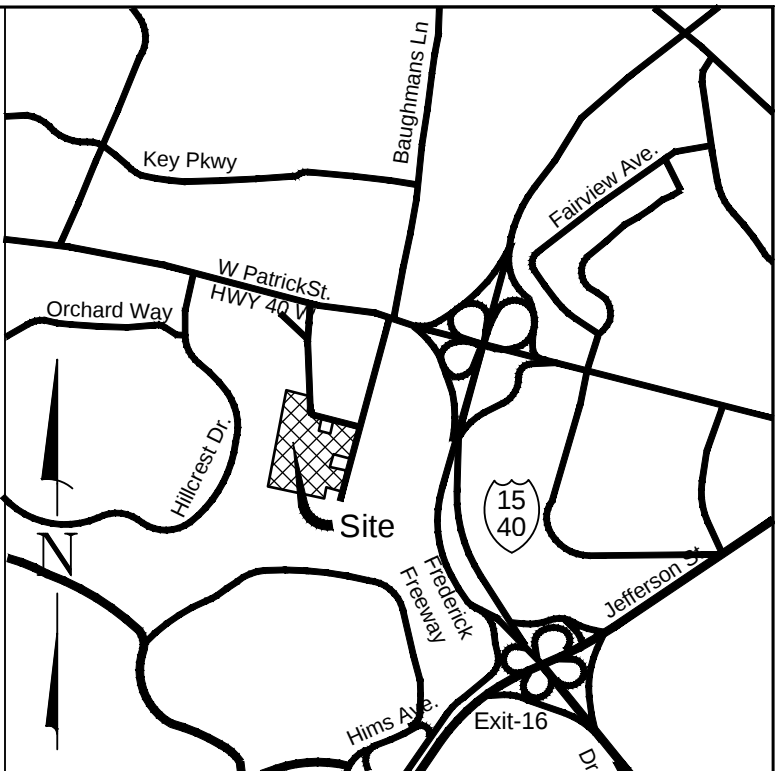


ROCK HILL

PRELIMINARY PLAT

(SEE http://websoilsurvey.nrcs.usda.gov/app/)		
SOIL BOUNDARIES HAVE BEEN GRAPHICALLY REPRODUCED FROM FREDERICK COUNTY SOILS MAP, FROM THE WEB SOIL SURVEY INTERNET SITE, DATED 2022-12-14.		
MAP UNIT SYMBOL	MAP UNIT NAME	HSG RATING
DwB	Duffield-Hagerstown-Urban Land Complex, 3 to 8 percent slopes	B
KeD	Klinesville very Channery Loam, 15 to 25 percent slopes	D
PeB	Penn Channery Loam, 3 to 8 percent slopes	B
PqB	Penn-Reaville-Urban Land Complex, 0 to 8 percent slopes	D
PrA	Penn-Reaville Silt Loam, 0 to 3 percent slopes	B



VICINITY MAP
SCALE 1" = 2,000'

TAX MAP 077A Tax ID 02-032023, 02-032031, 02-032058, 02-032066, 02-032074, 02-032082, 02-032236, and 02-032244
Topographic Survey by Macris, Hendricks & Glascock, P.A.
Vertical Datum: Frederick City
Horizontal Datum: MD State Plane

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

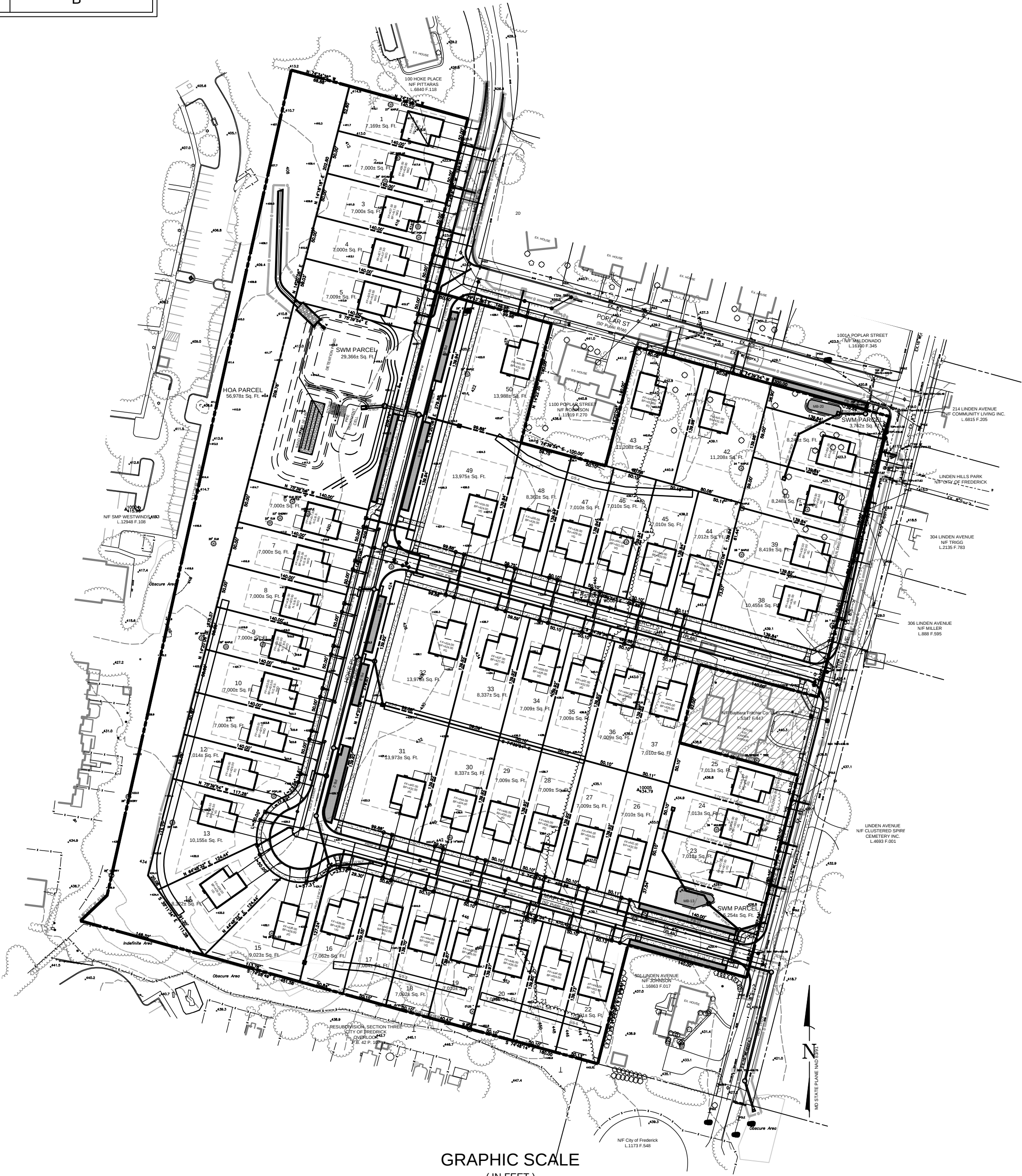
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.com

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Professional Certification

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, L.C. No. 16905 Exp. Date: 04-21-2026

OWNER:
BARBARA FRITCHIE, INC. AND
SEAN FILLINICH, TRUSTEE OF THE
BLUE DIAMOND TRUST
10738 TUCKER STREET, SUITE A,
BELTSVILLE MD 20705
PHONE: 240-876-2533
EMAIL: soundworksmid@yahoo.com



PRELIMINARY PLAT NOTES:

- This Preliminary Subdivision Plat proposes establishment of 56 single family residential lots, supporting roads and infrastructure.
- The Site is Zoned R-6 (Low-Density Residential).
- Site is 13.47 Acres and is found in the the Frederick County Land Records at: L.15347 F. 436
- Existing Use - Vacant
- Proposed Use - Single Family Residential
- Permitted Residential Density - 6.0 du/ac. x 13.47 ac. = 80.8 du's allowed, 50 du's proposed.
- Water and Sewer Classification: W-1 and S-1
- Water is readily available and will be extended from Existing Poplar Street and Linden Place to serve the development. The water mains will be connected and "looped" along Hoke Place, Birch, and Maple Streets.
Sewer is currently available along Poplar Street and Linden Avenue to serve the properties that front these streets. The existing sewer along a portion of Birch and Maple Street will be replaced at a lower elevation to serve the lots that front these new sewer mains. A portion of the site will be serviced by a pressure sewer that will pump five (5) lots along Hoke Place. The pressure sewer will transition to the gravity system through a new sewer manhole on Poplar Street. To serve these lots by gravity would require a manhole over 25' in depth; we believe this is an impractical depth. A previous force main had been approved to serve this portion of the property, see plan SS-10-753.
- Total Parkland Area Required = 500 SF/unit or 50 units x 500 SF=25,000 SF or 0.5739 Acres required. Because this is below the three acre threshold generally deemed viable for parkland dedication, the applicant requests a fee in-lieu of dedication.
- There are no floodplains on site.
- There are no wetlands on site.
- Streetslights will be provided in conformance with City of Frederick Standards.
- Trash will be collected by City of Frederick.
- Proposed Roads all have an established 50' Right-of-way and will be constructed as City of Frederick local roads. The layout completes the previously established grid-style layout of Hoke Place, Birch Street and Maple Street.
- Stormwater Management will follow Environmental Site Design (ESD) Guidelines to the Maximum Extend Practicable (MEP). All ESD facilities will be maintained by the Homeowners Association.
- Forest Stand Delineation STF23-183FSD was approved on July 12, 2023.
- Forest Conservation - Per section 721 of the Land Management Code, Forest Conservation is being addressed as follows: 1.16 acres of forest is to be retained in an on-site forest conservation easement; 4.64 acres of reforestation met via 88 trees proposed for street tree credit of 1.94 acres and the remaining 2.70 acres to be met by fee-in lieu.
- Traffic Study is not required.
- All sidewalks are 5' wide unless otherwise specified. All public and private streets with sidewalks shall be provided with ADA accessible sidewalk ramps.
- All road intersection curb fillets are 25' unless otherwise noted on plan.
- All paving marking shall be in accordance with the latest MDSHA-MUTCOD standards & specifications.
- All signs, street markings, and maintenance of traffic required is to be in compliance with the current "Maryland SHA Manual on Uniform Traffic Control Devices".
- This Preliminary Plat was prepared without the benefit of a title report.
- The Topography shown is from a photogrammetric survey conducted by McKenzie Snyder, Inc. dated December 2022 and supplemented with additional field run survey prepared by MHG, P.A. dated January 2023.
- Boundary Information has been provided by MHG, P.A.

Sec. 405 - DIMENSIONAL AND DENSITY REGULATIONS ZONING DISTRICT: R6 SINGLE-FAMILY DWELLING

	PERMITTED/REQUIRED	PROVIDED THIS PLAN
MINIMUM LOT SIZE (SQUARE FEET):	7,000 SF	7,000 SF (0.16 ACRES)
MAXIMUM DENSITY:	6.0 DU/AC OR 80.8 DU	50 DU OR 4.4 DU/AC
MINIMUM FRONTAGE (FEET):	50 FT	50.0 FT
MAXIMUM BUILDING HEIGHT (FEET):	35 FT ⁽¹⁾	35 FT
MINIMUM FRONT STREET SETBACK:	25 FT	25.0 FT
MINIMUM INTERIOR SETBACK (FEET):	8 FT	8.0 FT
MINIMUM REAR SETBACK:	30 FT	30.0 FT
IMPERVIOUS SURFACE RATIO:	0.5	0.4
PARKING AND LOADING STANDARDS	2.0 PER UNIT OR 100 PARKING SPACES	100 PARKING SPACES OR 2.0 PER UNIT(2)

- (1) IN THE R4 AND R6 DISTRICTS, THE MAXIMUM BUILDING HEIGHT OF A STRUCTURE;
(A) WITH A FLAT ROOF IS 35 FEET AS MEASURED TO THE HIGHEST POINT OF THE ROOF; AND
(B) WITH A PITCHED ROOF IS 35 FEET AS MEASURED AT THE MIDPOINT BETWEEN THE EAVES AND THE HIGHEST POINT OF THE ROOF, NOT TO EXCEED 40 FEET AT ITS HIGHEST POINT.
- (2) EACH DWELLING UNIT WILL INCLUDE AN ATTACHED 2 CAR GARAGE; FURTHER, EACH DRIVEWAY WILL ACCOMMODATE AT LEAST 1 ADDITIONAL PARKING SPACE.

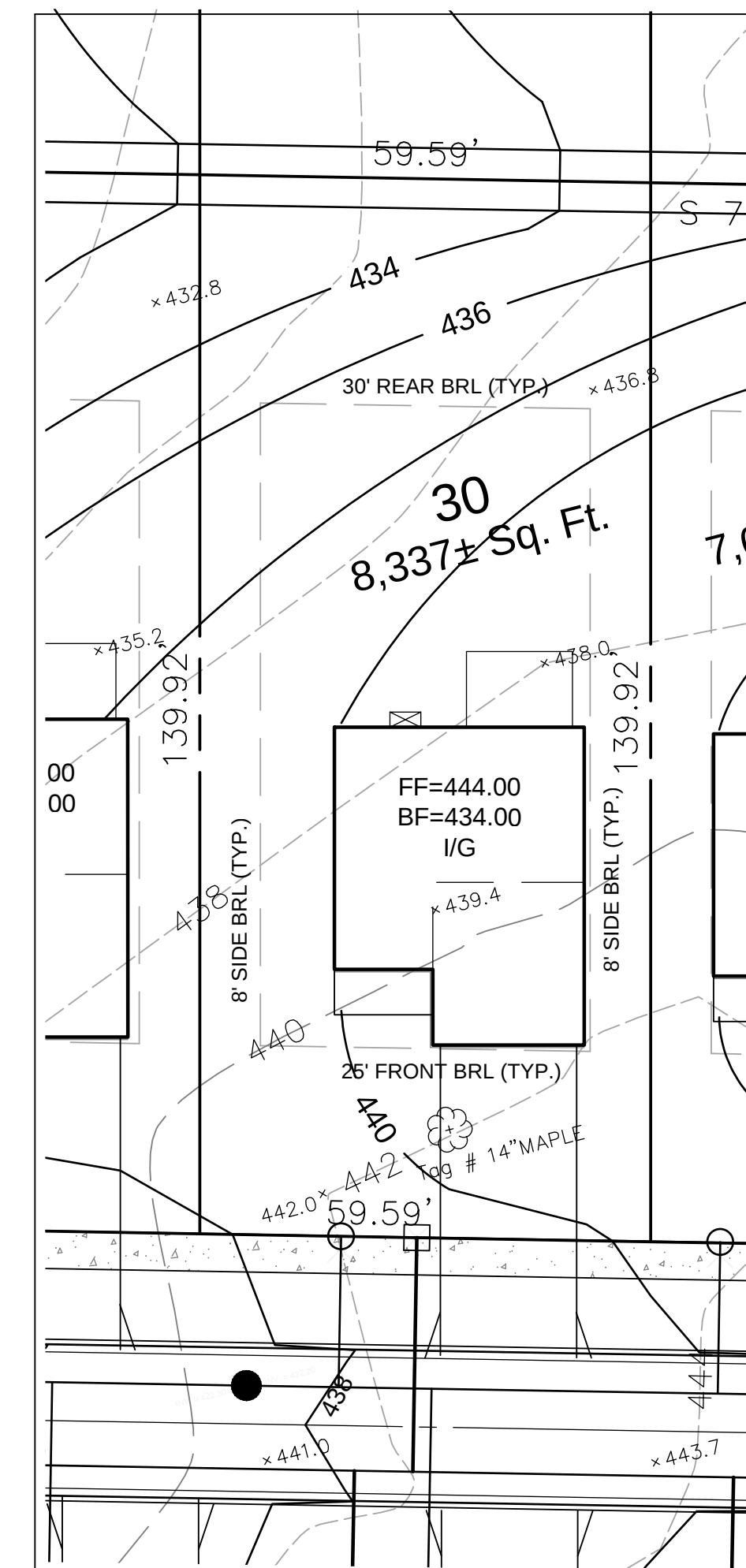
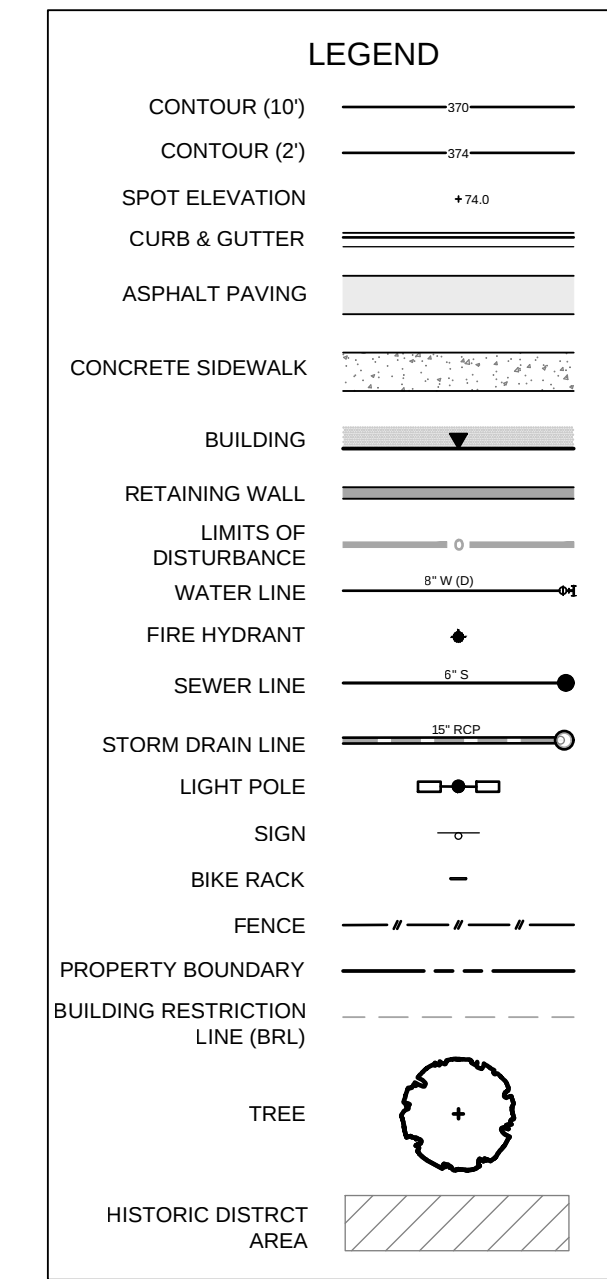
REVISIONS		
NO.	DESCRIPTION	DATE
1	Address DRC	07/30/24

TAX MAP 077A PARCELS 0026-0026 AND 0111

2ND ELECTION DISTRICT
CITY OF FREDERICK
MARYLAND

RESUBDIVISION OF:	
LOTS 20, 21, AND 28-43 ROCK HILL AND LOTS 4-7, BLOCK J, LOTS 1-8 AND 11-14, BLOCK K AND LOTS 1-14, BLOCK L, LINDEN HILLS	
PROJ. MGR	RAR
DRAWN BY	SEC
SCALE	AS NOTED
DATE	09.25.2023

PRELIMINARY PLAT OF SUBDIVISION COVER SHEET



TYPICAL
BUILDING RESTRICTION LINE (BRL)
DETAIL
1" = 20'

REVISIONS		
NO.	DESCRIPTION	DATE
1	Address DRC	07/30/24

TAX MAP 077A PARCELS 0026-0026 AND 0111

2ND ELECTION DISTRICT
CITY OF FREDERICK
MARYLAND

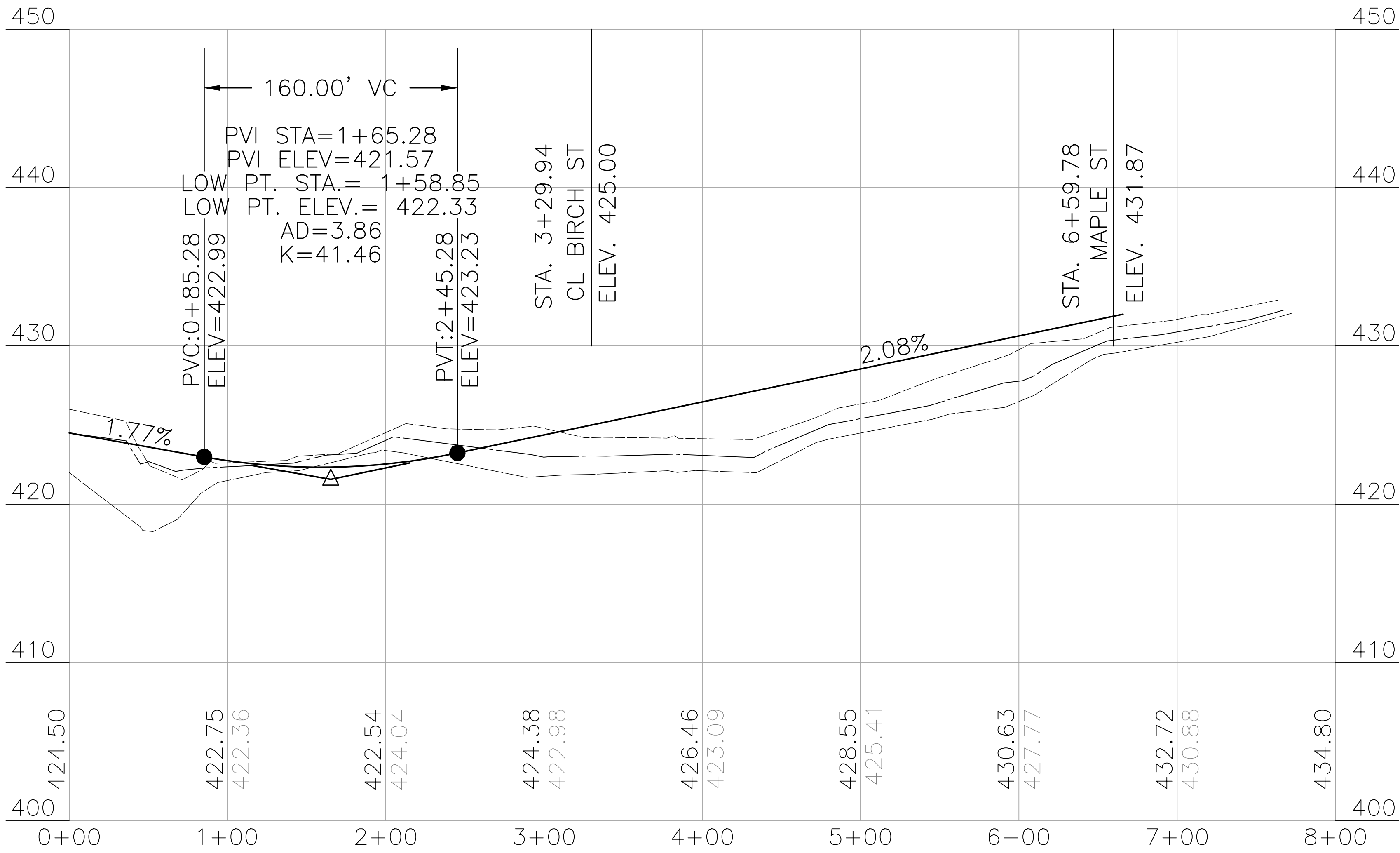
RESUBDIVISION OF:
LOTS 20, 21, AND 28-43
ROCK HILL AND
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1-8 AND 11-14, BLOCK K
AND LOTS 1-14, BLOCK L
LINDEN HILLS

PROJ. MGR RAR
DRAWN BY SEC
SCALE AS NOTED
DATE 09.25.2023

PRELIMINARY PLAT
OF SUBDIVISION
PLAN SHEET

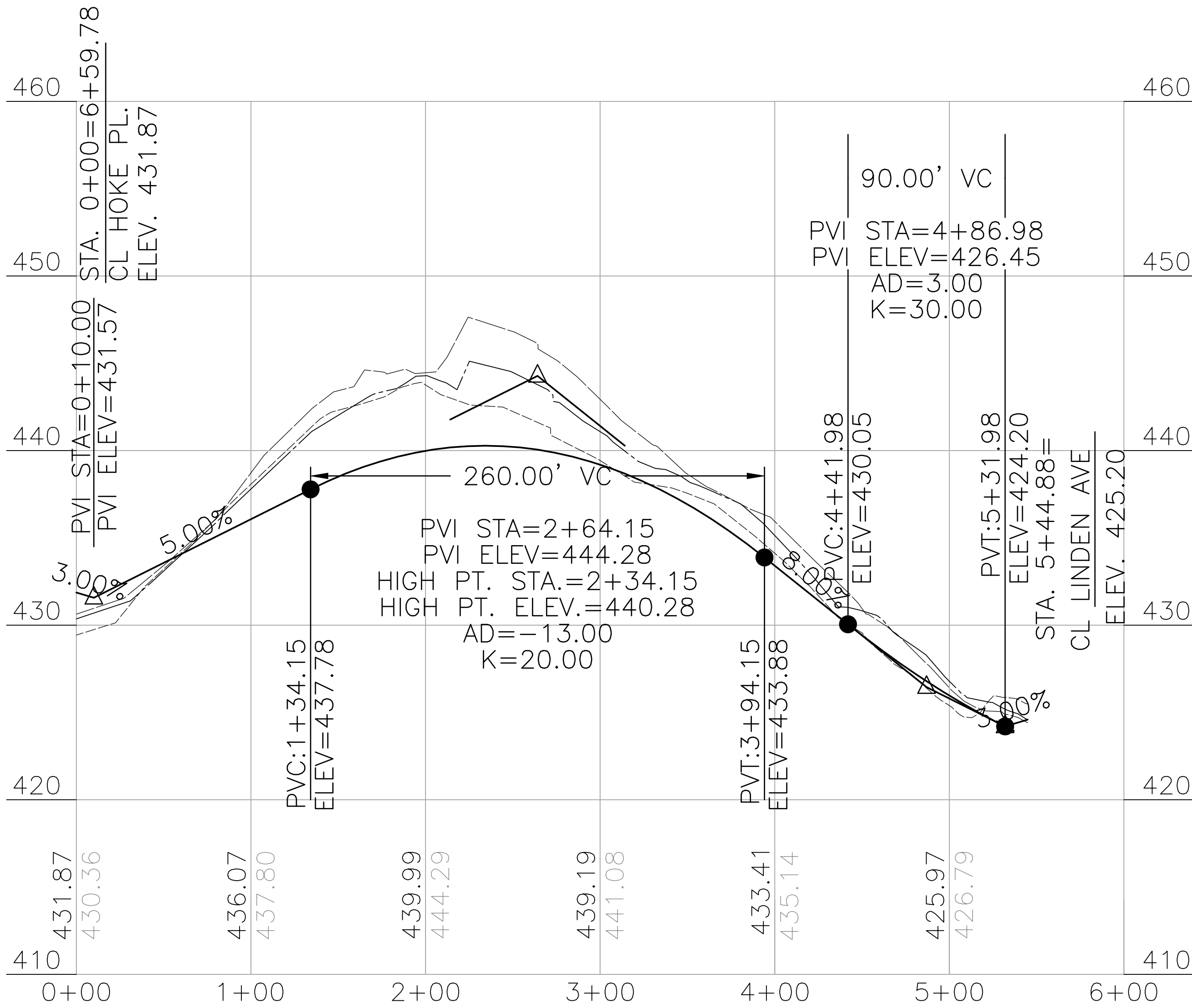
PP 1.01

PROJECT NO. 2022.195.11
SHEET NO. 2 OF 4

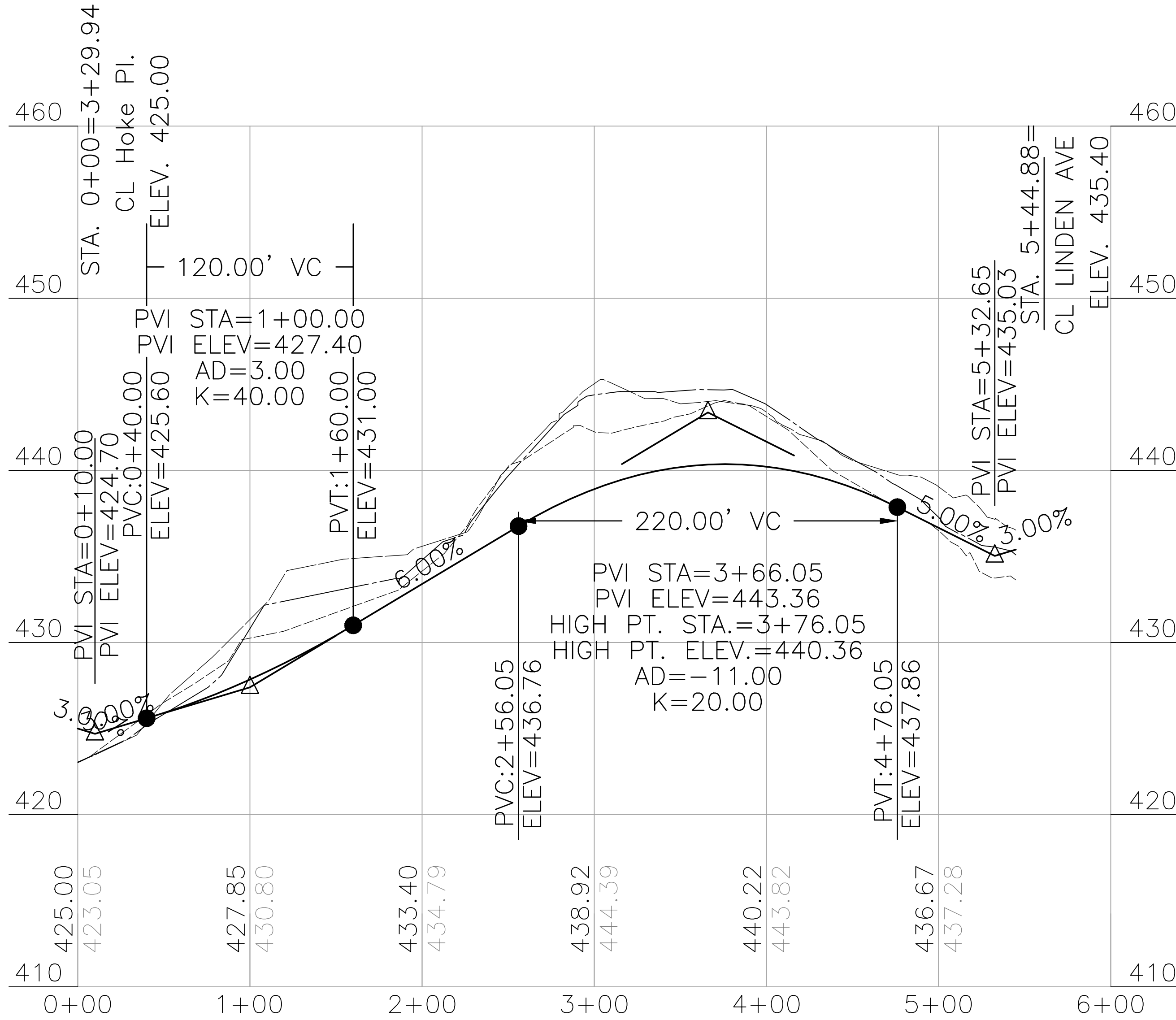


HOKE PLACE
50' Right-of-way

PROFILES:
HORZ. SCALE: 1"=100'
VERT. SCALE: 1"=10'



MAPLE STREET
50' Right-of-way



BIRCH STREET
50' Right-of-way



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

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Phone: 301.670.0840
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Gastrock, P.A. All Rights Reserved

Professional Certification
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, L.C. No. 16905 Exp. Date: 04-21-2026

OWNER:
BARBARA FRITCHIE, INC. AND
SEAN FILLINICH, TRUSTEE OF THE
BLUE DIAMOND TRUST
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PHONE: 240-876-2533
EMAIL: soundworksmid@yahoo.com

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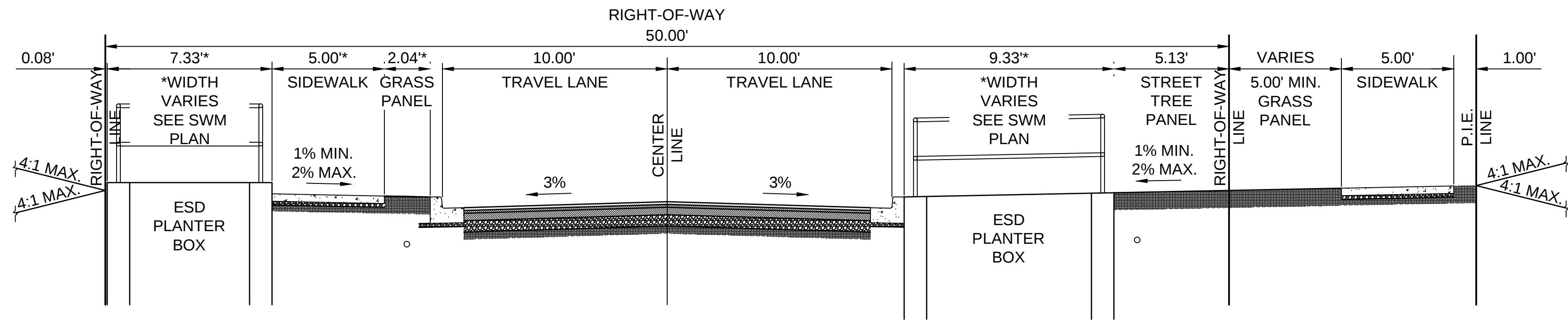
TAX MAP 077A PARCELS 0020-0026 AND 0111

2ND ELECTION DISTRICT
CITY OF FREDERICK
MARYLAND

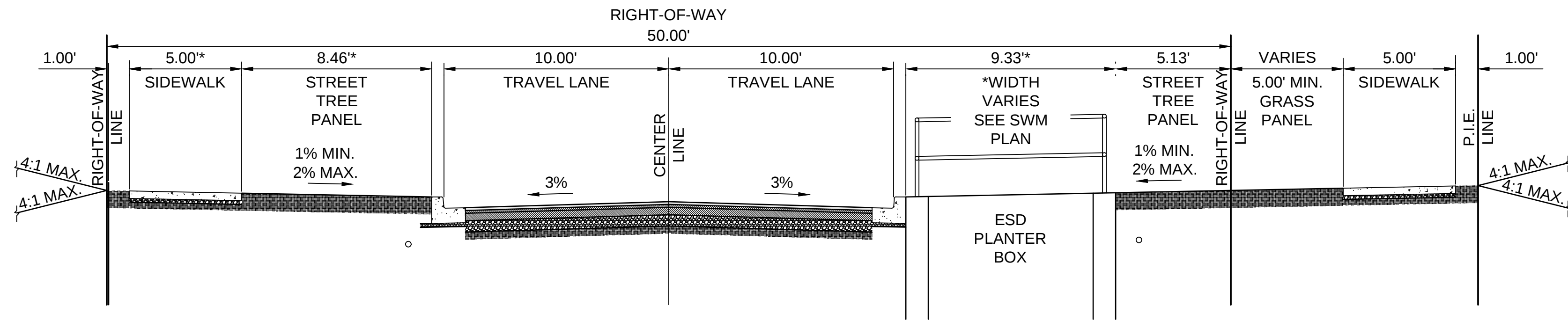
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1-8 AND 11-14, BLOCK K
AND LOTS 1-14, BLOCK L
LINDEN HILLS

PROJ. MGR	RAR
DRAWN BY	SEC
SCALE	AS NOTED
DATE	07.22.2024

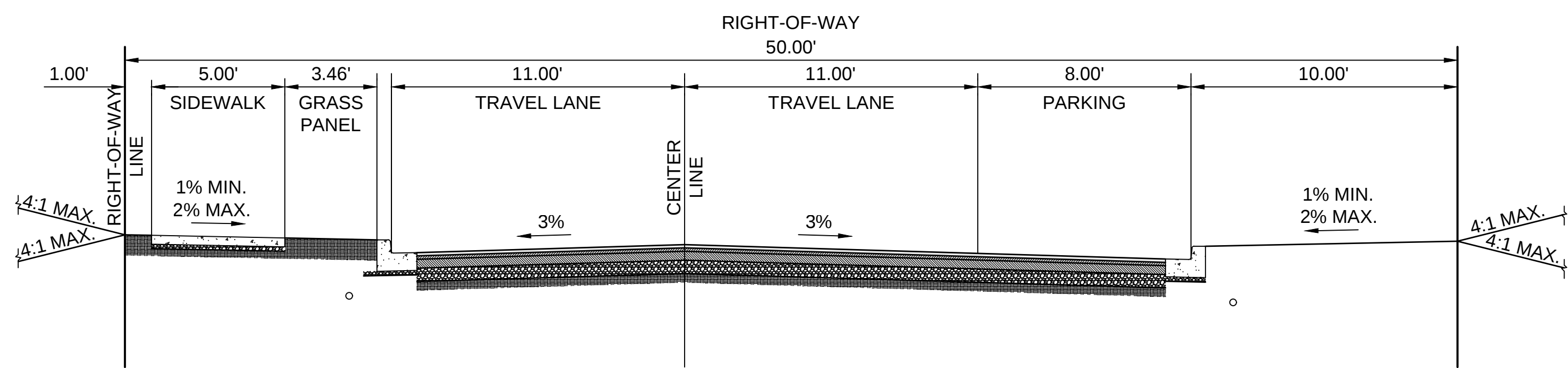
PRELIMINARY PLAT
OF SUBDIVISION
STREET SECTIONS



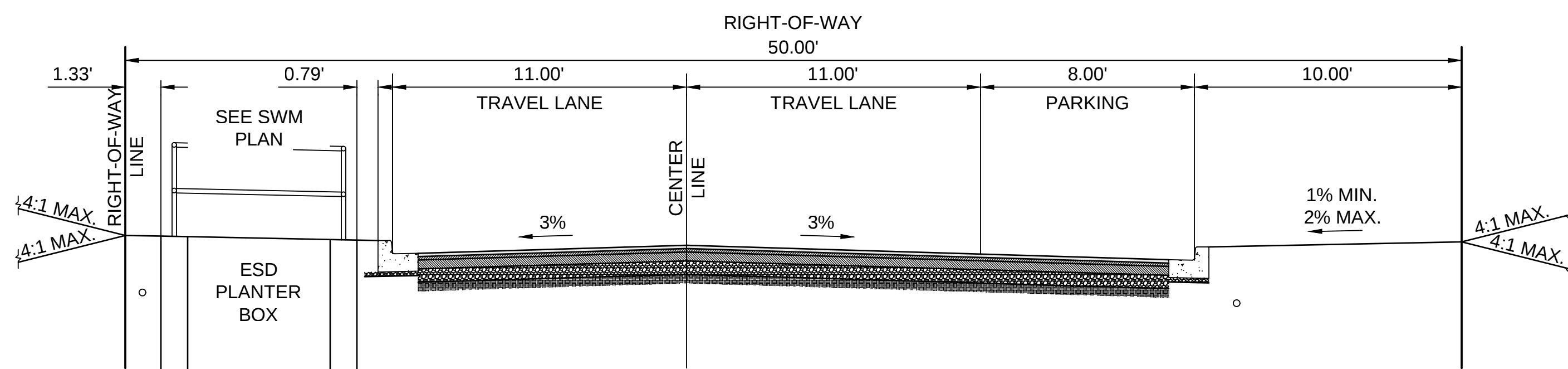
6 HOKE PLACE - STREET SECTION ST-11.0 MODIFIED
PP1.03 NTS
LOCAL TWO LANE STREET ST-11.0 MODIFIED
ESD PLANTER BOXES BOTH SIDES
SIDEWALK IN PUBLIC IMPROVEMENT EASEMENT



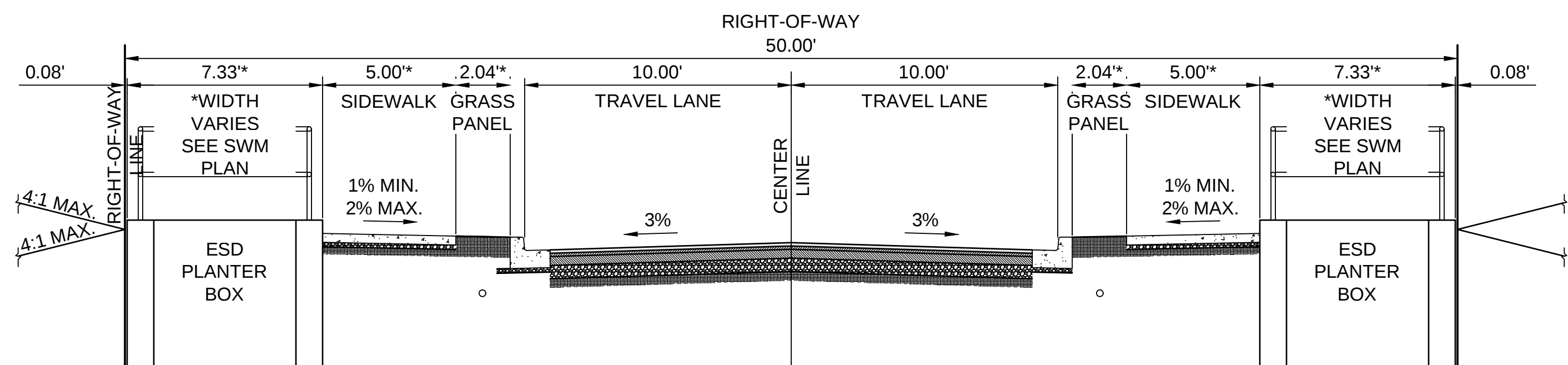
7 HOKE PLACE - STREET SECTION
PP1.03 NTS
LOCAL TWO LANE STREET ST-11.0 MODIFIED
ESD PLANTER BOXES ONE SIDE
SIDEWALK IN PUBLIC IMPROVEMENT EASEMENT



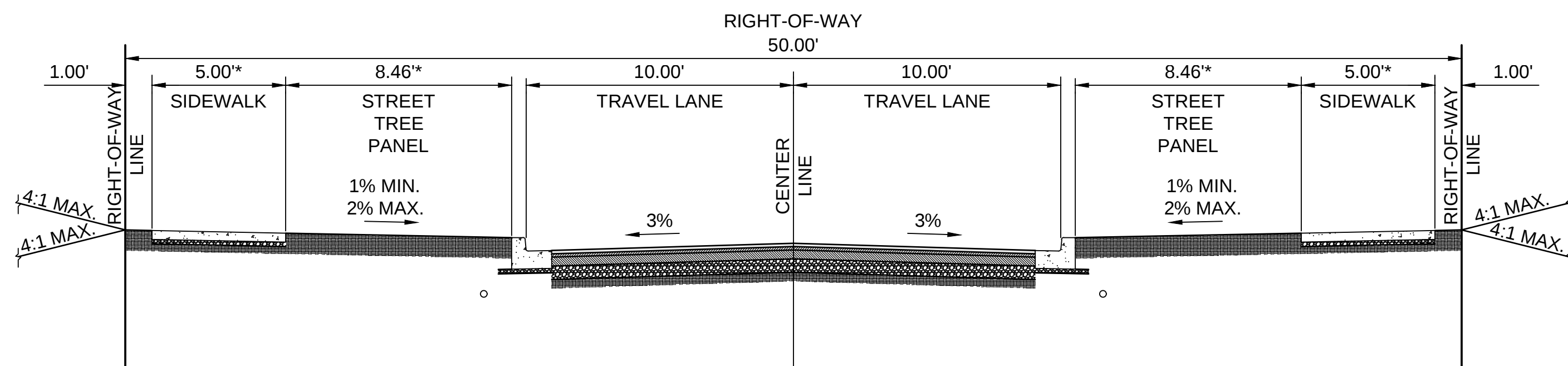
4 POPLAR STREET - STREET SECTION
PP1.03 NTS
LOCAL TWO LANE STREET ST-11.2 MODIFIED
SIDEWALK ONE SIDE



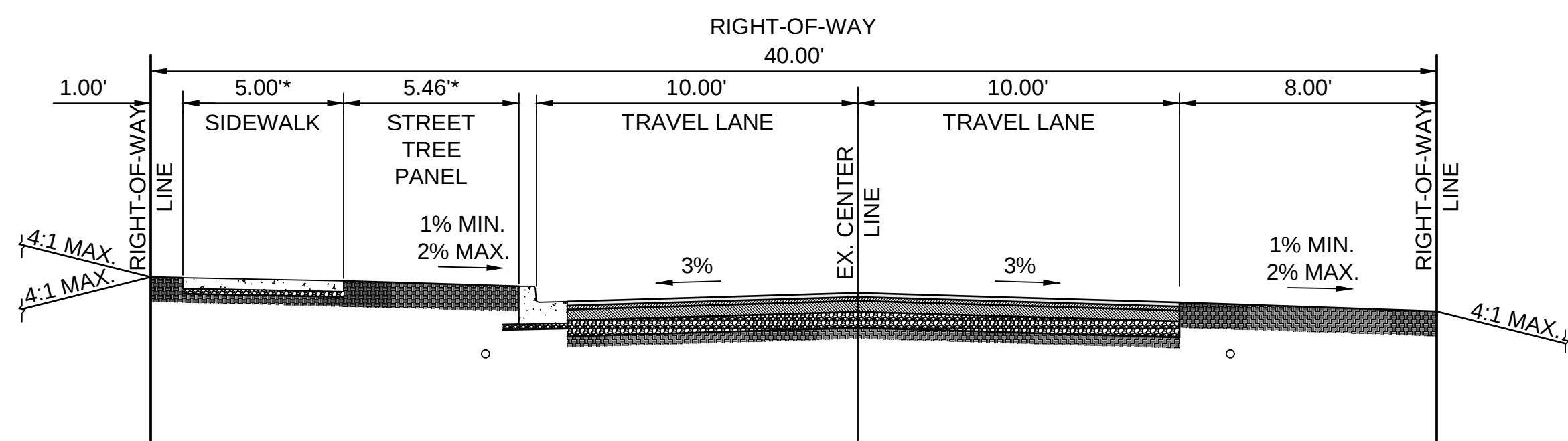
5 POPLAR STREET - STREET SECTION
PP1.03 NTS
LOCAL TWO LANE STREET ST-11.2 MODIFIED
ESD PLANTER BOX ONE SIDE



2 MAPLE STREET - STREET SECTION
PP1.03 NTS
LOCAL TWO LANE STREET ST-11.0 MODIFIED
ESD PLANTER BOXES BOTH SIDES



3 BIRCH STREET - STREET SECTION
PP1.03 NTS
LOCAL TWO LANE STREET ST-11.0 MODIFIED
SIDEWALKS LOCATED IN ACCORDANCE WITH ST-4.0



1 LINDEN AVENUE - STREET SECTION
PP1.03 NTS
LOCAL TWO LANE STREET ST-11.0 MODIFIED
SIDEWALK ONE SIDE, 40' RIGHT-OF-WAY

NOTES:

1. ALL STREETS SHALL BE LOCAL TWO LANE STREETS WITHOUT PARKING IN ACCORDANCE WITH ST-11.0 UNLESS NOTED OTHERWISE.
2. MINIMUM INTERSECTION RADIUS FOR LOCAL STREET TO LOCAL STREET SHALL BE 25.0'.
3. MODIFICATIONS TO ANY DETAILS SHALL BE DONE WITH THE APPROVAL OF CITY ENGINEER.
4. FOR STREET TREE, SIDEWALK, CURB & GUTTER AND PAVEMENT DETAILS, SEE LANDSCAPING AND STREET DETAIL SECTIONS IN THE LATEST CITY OF FREDERICK MANUAL.
5. ON-STREET PARKING IS NOT PERMITTED, UNLESS OTHERWISE NOTED.

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PROJ. MGR	RAR
DRAWN BY	SEC
SCALE	1"= 50'
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PRELIMINARY PLAT
OF SUBDIVISION
STREET SECTIONS