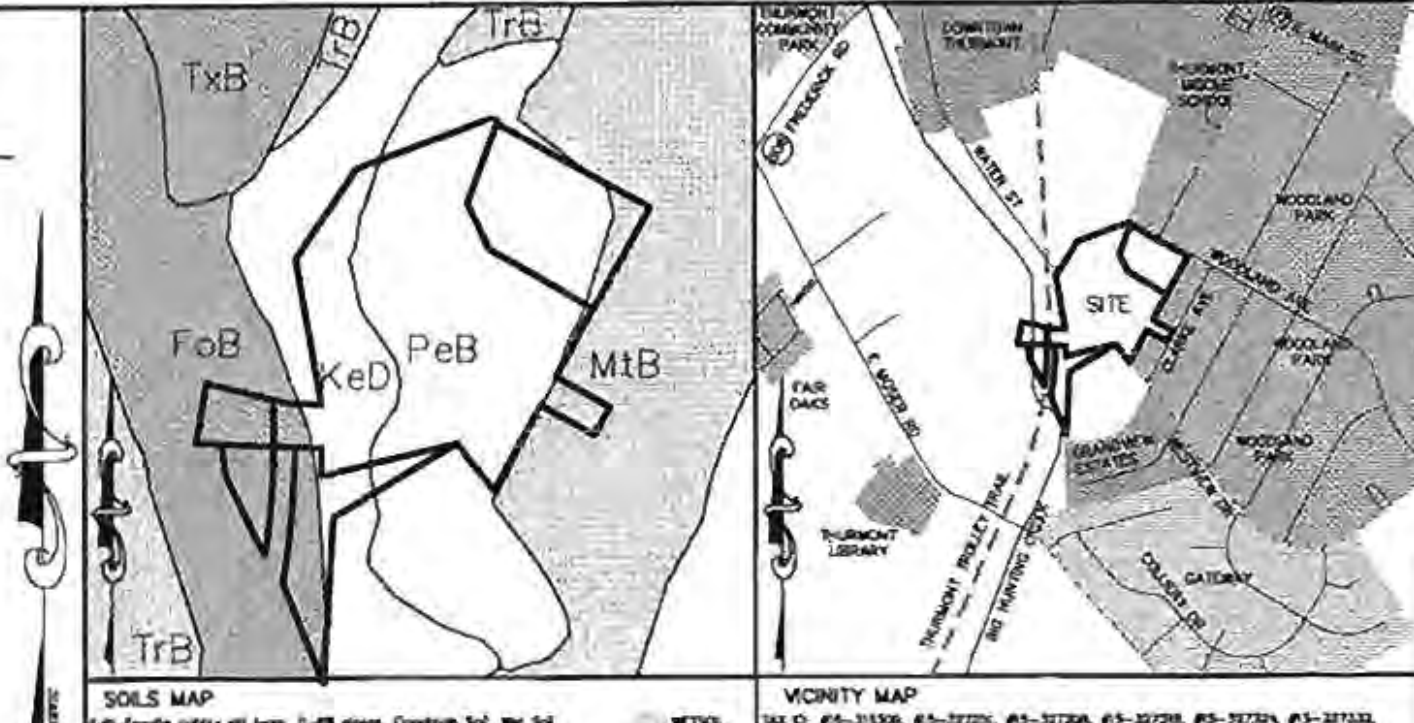




APPROVED  
 TOWN OF THURMONT PLANNING COMMISSION  
 SECRETARY OF CHAIRMAN  
 DATE: 11/14/19



**PRELIMINARY PLAN NOTES:**

- PURPOSE STATEMENT:** THE PURPOSE OF THIS PLAN IS TO COMBINE THREE PARCELS, THE GRAY PROPERTY, THE JURKOW PROPERTY AND THE KELLER PROPERTY INTO ONE LOT AND TO SUBDIVIDE THIS PARCEL INTO 38 SINGLE FAMILY LOTS UNDER THE RESIDENTIAL SUBDIVISION REGULATIONS SECTION 6.2. THE PROJECT SITE IS LOCATED ON TAX MAP 753, PARCELS 1764, 1765, 1766, 1767, 1768 & 1769. THE SITE CURRENTLY CONTAINS TWO RESIDENCES, THE GRAY HOME AND THE JURKOW HOME, AND SEVERAL OUTBUILDINGS. ALL EXISTING STRUCTURES OR AREAS ARE PROPOSED TO BE DEMOLISHED WITH THE EXCEPTION OF THE JURKOW HOME AND GARAGE SHOWN ON LOT 21 OF THE PROPOSED SUBDIVISION PLAN.
  - ZONING:** R-2 & OS, SITE IS LOCATED IN THE TOWN OF THURMONT.  
 SITE AREA: 133.30 ACRES AND CONTAINS THE FOLLOWING PARCELS:  

PROPERTY NAME	IN ACRES	OS ACRES	TOTAL
GRAY PROPERTY	86.32 AC.	0.00 AC.	86.32 AC.
JURKOW	12.30 AC.	0.00 AC.	12.30 AC.
KELLER	11.30 AC.	0.00 AC.	11.30 AC.
TOTAL PARCELS/ACREAGE:	113.92 AC.	0.00 AC.	113.92 AC.
FLOODPLAIN	30.84 AC.	0.00 AC.	30.84 AC.
NET DEVELOPABLE:	113.84 AC.	N/A	113.84 AC.

 MAXIMUM DENSITY PERMITTED: 15.84 UNITS / 1,000 SQ. FT. (15.84 UNITS PER ACRE)  
 NOTE: A PORTION OF THE FINK PARCEL WILL BE UTILIZED FOR A PORTION OF WESTVIEW DRIVE AND IS NOT INCLUDED IN THE ACREAGE NUMBERS ABOVE.
  - BUILDING SETBACK REQUIREMENTS:**  

MIN. LOT AREA	MIN. LOT AREA PER UNIT	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. BUILDING HEIGHT
8,000 SF	5,000 SF	25'	20'	10'	10'	30'
10,000 SF	6,000 SF	30'	20'	10'	10'	30'
12,000 SF	7,000 SF	35'	20'	10'	10'	30'
14,000 SF	8,000 SF	40'	20'	10'	10'	30'
16,000 SF	9,000 SF	45'	20'	10'	10'	30'
18,000 SF	10,000 SF	50'	20'	10'	10'	30'
  - PARKING/TRAFFIC CIRCULATION:** PARKING REQUIREMENTS WILL MEET THE REQUIREMENTS OF THE 2007 TOWN OF THURMONT SUBDIVISION REGULATIONS SECTION 6.2. PARKING PROVIDED SHALL BE MINIMUM OF 2.5 SPACES PER UNIT WITHIN PROPOSED DRIVEWAYS AND GARAGES.  
 ADA NOTES: THE SITE SHALL MEET THE REQUIREMENTS SET FORTH IN THE MARSH AND MANICAPED CODE.
  - OPEN SPACE:** THE SITE IS LOCATED IN A W-2.5-ZONE. THE SITE TO BE SERVED BY PUBLIC UTILITIES CONNECTED TO THE TOWN OF THURMONT SYSTEMS. ADEQUATE WATER AND SEWER TAPS MUST BE AVAILABLE. THE EXISTING GRAY (HAMAKER) SANITARY SEWER HOUSE CONNECTION LATERAL TO BE CAPPIED AT THE 6" CLIMATE ON THE TROLEY TRAIL LOT WATER AND SEWER TO BE PROVIDED BY CONNECTION TO EXISTING LINES IN CLARK AVENUE.  
 EMERGENCY CONTACTS: RESIDENTS, INVESTIGATOR, FIRST RESPONDER-THURMONT COMMUNITY AMBULANCE SERVICE AND HAMAKER HOSE COMPANY SECOND RESPONDER-GRACEYMAN VOLUNTEER FIRE COMPANY.
  - WATER AND SEWER:** THE SITE IS LOCATED IN A W-2.5-ZONE. THE SITE TO BE SERVED BY PUBLIC UTILITIES CONNECTED TO THE TOWN OF THURMONT SYSTEMS. ADEQUATE WATER AND SEWER TAPS MUST BE AVAILABLE. THE EXISTING GRAY (HAMAKER) SANITARY SEWER HOUSE CONNECTION LATERAL TO BE CAPPIED AT THE 6" CLIMATE ON THE TROLEY TRAIL LOT WATER AND SEWER TO BE PROVIDED BY CONNECTION TO EXISTING LINES IN CLARK AVENUE.
  - STORMWATER MANAGEMENT:** STORMWATER MANAGEMENT WILL MEET THE REQUIREMENTS OF THE 2007 TOWN OF THURMONT SUBDIVISION REGULATIONS SECTION 6.2. STORMWATER MANAGEMENT SHALL MEET THE INTENT AND REQUIREMENTS OF ESD TO MEET OPEN SPACE AREAS TO PROVIDE SPACE FOR STORMWATER MANAGEMENT. SUPPLEMENTAL ESD TO MFP MEASURES (DIPS, SWALES, SWALES, BODIES OF DISCONTINUITY) MAY BE PROVIDED ON LOTS.
  - ENVIRONMENTAL:** PRELIMINARY FEATURES 300-YEAR FEMA FLOODPLAIN EXISTS ON ONLY THE LOWEST PORTION OF THE SITE PER FEMA MAP 4403302D, DATED SEPTEMBER 03, 2003. FLOODPLAIN AND WETLANDS DIST ON SITE.
  - FOREST CONSERVATION:** SITE MUST COMPLY WITH FREDERICK COUNTY FOREST RESERVE ORDINANCE.
  - LIGHTING:** LIGHTING WILL BE PROVIDED FOR THE TWO NEW PORTIONS OF CLARK AVENUE AND WESTVIEW DR.
  - SIGNAGE:** ONLY PRE-EXISTING SUBDIVISION COMMUNITY ENTRANCE SIGN IS PROPOSED AT THE INTERSECTION OF SUMMIT AVE AND WOODLAND AVE. 12" MAXIMUM HEIGHT AND 5' MINIMUM SETBACK TO FRONT LOT LINE.
  - TRAFFIC CONTROL:** ALL EXISTING TRAFFIC CONTROL (SIGNING, MARKING, ETC) SHALL MEET MD VERSION MUTCD STANDARDS FOR REFLECTIVITY, UNIFORMITY, ETC.
  - OPEN SPACE:** PRELIMINARY 2.5% OF THE SUBDIVISION REGULATIONS OF THE TOWN OF THURMONT. FOR ANY CLUSTERING SUBDIVISION, THE AREA THAT EACH LOT IS REDUCED BY FROM THE MINIMUM SIZE REQUIRED FOR THAT ZONING DISTRICT, SHALL BE SUMMED AND THAT TOTAL AREA SHALL BECOME THE OPEN SPACE AREA TO BE DEVOTED TO COMMON OPEN SPACE. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY HAMAKER HILLS HOMEOWNERS ASSOCIATION INC. WITH THE EXCEPTION OF THE POCKET PARK ADJACENT TO WOODLAND AND SUMMIT AVENUE AND THE OPEN SPACE ON LOT 18 WHICH SHALL BE DEDICATED TO THE TOWN OF THURMONT AND MAINTAINED BY THE TOWN OF THURMONT.
- THE FOLLOWING LOTS ARE LESS THAN THE MINIMUM SIZE REQUIRED IN R-2 AND ARE SUBJECT TO COMPENSATING OPEN SPACE WITHIN THE PLAN:
- | LOT #  | LOT AREA | DIFFERENCE TO 8,000 SQ. FT. / OPEN SPACE COMPENSATION | LOT #  | LOT AREA | DIFFERENCE TO 8,000 SQ. FT. / OPEN SPACE COMPENSATION |
|--------|----------|---|--------|----------|---|
| LOT 1  | 6,287 SF | 1,713 SF  | LOT 23 | 6,710 SF | 1,290 SF  |
| LOT 2  | 6,377 SF | 1,623 SF  | LOT 24 | 6,968 SF | 1,032 SF  |
| LOT 3  | 6,955 SF | 1,045 SF  | LOT 25 | 7,800 SF | 199 SF  |
| LOT 4  | 6,964 SF | 1,036 SF  | LOT 26 | 8,480 SF | 1,480 SF  |
| LOT 5  | 6,964 SF | 1,036 SF  | LOT 27 | 8,940 SF | 2,040 SF  |
| LOT 6  | 6,964 SF | 1,036 SF  | LOT 28 | 9,272 SF | 2,272 SF  |
| LOT 7  | 6,964 SF | 1,036 SF  | LOT 29 | 6,910 SF | 1,090 SF  |
| LOT 8  | 6,964 SF | 1,036 SF  | LOT 30 | 6,600 SF | 1,400 SF  |
| LOT 9  | 6,964 SF | 1,036 SF  | LOT 31 | 6,599 SF | 1,401 SF  |
| LOT 10 | 7,773 SF | 277 SF  | LOT 32 | 6,902 SF | 1,098 SF  |
| LOT 11 | 8,220 SF | 780 SF  | LOT 33 | 6,920 SF | 1,080 SF  |
| LOT 12 | 8,220 SF | 780 SF  | LOT 34 | 7,242 SF | 758 SF  |
| LOT 13 | 8,220 SF | 780 SF  | LOT 35 | 7,590 SF | 510 SF  |
| LOT 14 | 8,220 SF | 780 SF  | LOT 36 | 7,448 SF | 552 SF  |
| LOT 15 | 8,220 SF | 780 SF  | LOT 37 | 7,242 SF | 758 SF  |
| LOT 16 | 8,220 SF | 780 SF  | LOT 38 | 7,242 SF | 758 SF  |
| LOT 17 | 8,220 SF | 780 SF  |        |          |   |
| LOT 18 | 8,220 SF | 780 SF  |        |          |   |
| LOT 19 | 8,220 SF | 780 SF  |        |          |   |
| LOT 20 | 8,220 SF | 780 SF  |        |          |   |
| LOT 21 | 8,220 SF | 780 SF  |        |          |   |
| LOT 22 | 8,220 SF | 780 SF  |        |          |   |
| LOT 23 | 8,220 SF | 780 SF  |        |          |   |
| LOT 24 | 8,220 SF | 780 SF  |        |          |   |
| LOT 25 | 8,220 SF | 780 SF  |        |          |   |
| LOT 26 | 8,220 SF | 780 SF  |        |          |   |
| LOT 27 | 8,220 SF | 780 SF  |        |          |   |
| LOT 28 | 8,220 SF | 780 SF  |        |          |   |
| LOT 29 | 8,220 SF | 780 SF  |        |          |   |
| LOT 30 | 8,220 SF | 780 SF  |        |          |   |
| LOT 31 | 8,220 SF | 780 SF  |        |          |   |
| LOT 32 | 8,220 SF | 780 SF  |        |          |   |
| LOT 33 | 8,220 SF | 780 SF  |        |          |   |
| LOT 34 | 8,220 SF | 780 SF  |        |          |   |
| LOT 35 | 8,220 SF | 780 SF  |        |          |   |
| LOT 36 | 8,220 SF | 780 SF  |        |          |   |
| LOT 37 | 8,220 SF | 780 SF  |        |          |   |
| LOT 38 | 8,220 SF | 780 SF  |        |          |   |
- TERRAIN:** PER SECTION 7.9: A MINIMUM OF 1,600 SQUARE FEET OF AREA PER RESIDENTIAL DWELLING UNIT SHALL BE DEVOTED TO PARKLAND. 18x1,600=80,000 SQ. FT. 1.40 AC. REQUIRED. TOTAL PARKLAND DEDICATION TO TOWN OF THURMONT PROPOSED 4.53 ACRES (15.3 AC. IN POCKET PARK, 2.99 AC. IN PARKWAY PARK AND 0.55 AC. IN RESERVATION).
- UTILITY & DRAINAGE EASEMENTS:** EASEMENTS TO BE PROVIDED FOR UTILITIES ALONG ALL LOT LINES. EASEMENTS TO BE AT LEAST 10' ALONG ALL PROPERTY LINES AND 5' ON BOTH SIDES OF INTERIOR LOT LINES. A 7' UTILITY EASEMENT WILL BE PROVIDED OVER THE FRONTAGE OF ALL LOTS AND PROPERTY FRONTING ALL STREETS. EASEMENT ON THE FRONTAGE OF LOT 1 SHALL BE 20' WIDE FOR A PUBLIC SIDEWALK AND UTILITIES. A 30' WIDE UTILITY EASEMENT TO BE PROVIDED ALONG THE REAR OF LOTS 2-32.
- STREETS/PAVEMENT:** STREETS TO BE PROVIDED: STREET LIGHTS AND STREET TREES PROVIDED. SIDEWALK CONNECTION PROVIDED ALONG WOODLAND AVE TO CONNECT TO THE THURMONT RAIL TRAIL.
- BASEMENTS/WET SOILS:** LOTS 2 AND 32 TO BE DEVELOPED UNDER THE GUIDANCE OF A MARSH LICENSED HOMESETER, WELL SELECTIVELY REMOVE THE DEAD TREES STILL STANDING, ANY OTHER TREES THAT POSE, IN THE OPINION OF THE HOMESETER, AN UNACCEPTABLE AND IMMINENT THREAT TO THE LIFE AND ENJOYMENT OF THE NEW HOMES TO BE BUILT THEREON, AND TREES WITHIN THE 30' WIDE TOWN OF THURMONT UTILITY EASEMENT. APPROPRIATE TREE PROTECTION MEASURES WILL BE EMPLOYED TO PROTECT TREES PLANNED TO REMAIN DURING SITE CONSTRUCTION.
- TREES ALONG CLARK AVE LOTS:** FOR LOTS 2-32 THE DEVELOPER, UNDER THE GUIDANCE OF A MARSH LICENSED HOMESETER, WILL SELECTIVELY REMOVE THE DEAD TREES STILL STANDING, ANY OTHER TREES THAT POSE, IN THE OPINION OF THE HOMESETER, AN UNACCEPTABLE AND IMMINENT THREAT TO THE LIFE AND ENJOYMENT OF THE NEW HOMES TO BE BUILT THEREON, AND TREES WITHIN THE 30' WIDE TOWN OF THURMONT UTILITY EASEMENT. APPROPRIATE TREE PROTECTION MEASURES WILL BE EMPLOYED TO PROTECT TREES PLANNED TO REMAIN DURING SITE CONSTRUCTION.
- HOMEOWNERS ASSOCIATION:** HOMEOWNERS ASSOCIATION DOCUMENTS TO BE REVIEWED BY MAYOR & BOARD OF THURMONT.
- WOODLAND AVENUE:** THURMONT TO PROVIDE SNOW REMOVAL AND MAINTENANCE FOR THE SIDEWALK ALONG WOODLAND AVENUE.
- STREET PARKING:** NO PARKING SHALL BE ALLOWED WITHIN 30' MINIMUM FROM STREET INTERSECTIONS.
- LOTS ON FINK PROPERTY:** THE WATER AND SEWER CONNECTIONS SHOWN ON THIS PLAN TO THE FINK PROPERTY DO NOT HAVE THESE ARE BUILDING LOTS. SUBDIVISION OF THE FINK PROPERTY MUST BE THROUGH THE TOWN OF THURMONT SUBDIVISION PROCESS TO CREATE BUILDING LOTS BEFORE THOSE CONNECTIONS CAN BE UTILIZED.

**LEGEND**

100 YEAR FEMA FLOODPLAIN	---
25' FLOODPLAIN SETBACK	- - - -
STREAM	~~~~~
EXISTING TREELINE	-----
PROPOSED STREETLIGHT	⊙
PROPOSED FIRE HYDRANT	⊕
SOILS LINE	PeB KeD
UTILITY EASEMENT	▭
SIGHT DISTANCE EASEMENT	▭
15' ELECTRIC EASEMENT	▭
PROPOSED FENCE LOTS 28-38	x x x

**OWNERS:**  
 GRAY FAMILY LIMITED II PARTNERSHIP  
 1943 MARSH ROAD  
 ALEXANDRIA, VA 22307

JOHN M. & EDITH JURKOW  
 402 WOODLAND AVE  
 THURMONT, MD 21788

SHIRLEY & OTHO KELLER  
 3614 ROCK CREEK DR. APT. 8  
 FREDERICK, MD 21702

BERNARD & MARY FINK  
 5 FREDERICK RD.  
 THURMONT, MD 21788

**DEVELOPER/CONTRACT PURCHASER**  
 ERIC MOORE GENERAL CONTRACTING LLC  
 1040 PECHER ROAD  
 FAIRFIELD, PA 17730  
 OFFICE: 301-504-5795  
 EMAIL: EMORE@EMGC.BUILDS.COM

125 S CARROLL STREET  
 SUITE 100  
 MARYLAND 21701  
 P: 301-504-5795  
 F: 301-504-5795  
 WWW.EMOREGEN.COM

**HARRIS SMARIGA**  
 PLANNERS • ENGINEERS • SURVEYORS

REVISIONS: 10/28/19 PER 07/18/19 PC CONDITIONS OF APPROVAL

**PRELIMINARY PLAN**

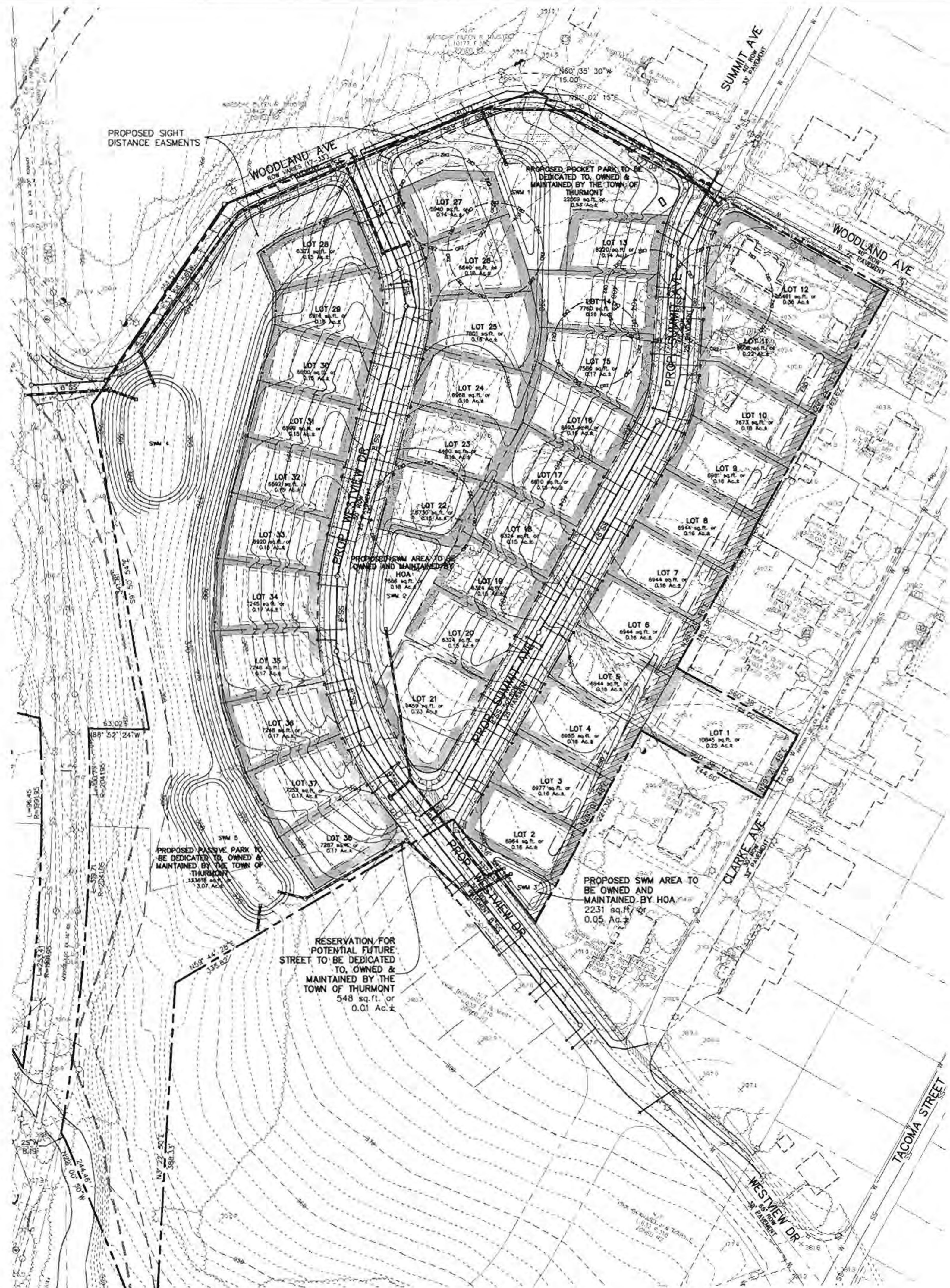
**HAMAKER HILLS SUBDIVISION**

SITUATED ON WATER STREET, WOODLAND AVENUE & CLARK AVENUE  
 TOWN OF THURMONT  
 FREDERICK COUNTY, MARYLAND

SCALE: 1"=60'  
 DRAWN BY: LNZ  
 CHECKED BY: STZ  
 DATE: MAY 2019  
 SHEET: 1 OF 7  
 PROJECT: 7823

10/28/2019/10/28/2019/10/28/2019/10/28/2019





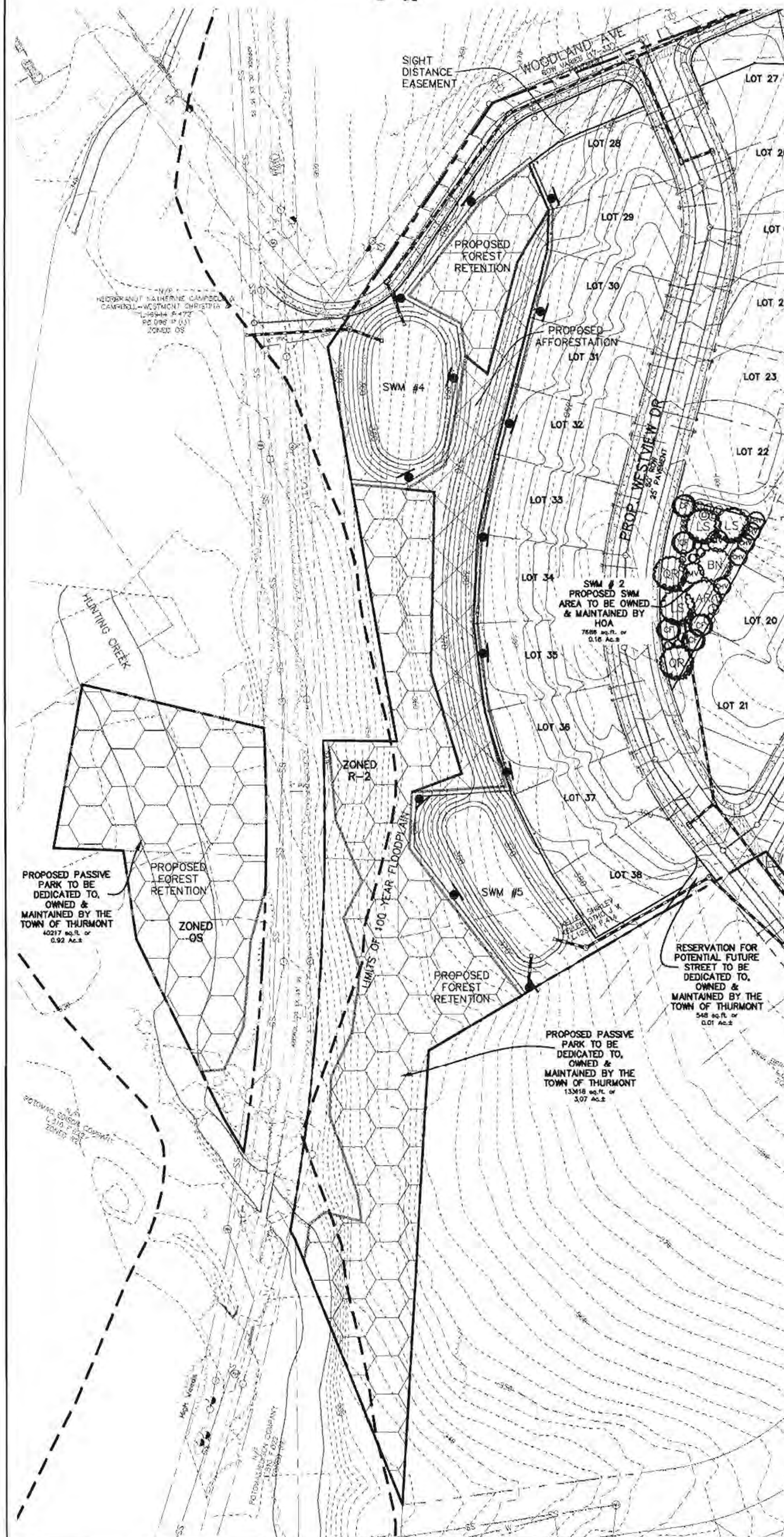
ARCHITECTURAL ELEVATIONS

<p>1255 CAMELL STREET          FREDERICK, MARYLAND 21701          P: 301.462.4800          F: 301.462.4808          www.harris-smariga.com</p> <p><b>HARRIS SMARIGA</b>          PLANNERS • ENGINEERS • SURVEYORS</p> <p>REVISIONS: 10/28/19 PER 07/19/19 PC CONDITIONS OF APPROVAL</p>	
<p>GRADING PLAN</p> <p><b>HAMMAKER HILLS SUBDIVISION</b></p> <p>SITUATED ON WATER STREET, WOODLAND AVENUE &amp; CLARK AVENUE          TOWN OF THURMONT          FREDERICK ELECTION DISTRICT NO. 15          FREDERICK COUNTY, MARYLAND</p>	
<p>SCALE:          1" = 60'</p> <p>DRAWN          BY: LNZ</p> <p>CHECKED          BY: SFZ</p> <p>DATE:          MAY 2019</p> <p>SHEET: 3          OF: 7</p> <p>PROJECT:          7823</p>	<p>3</p>

15/04/2019 10:50 AM

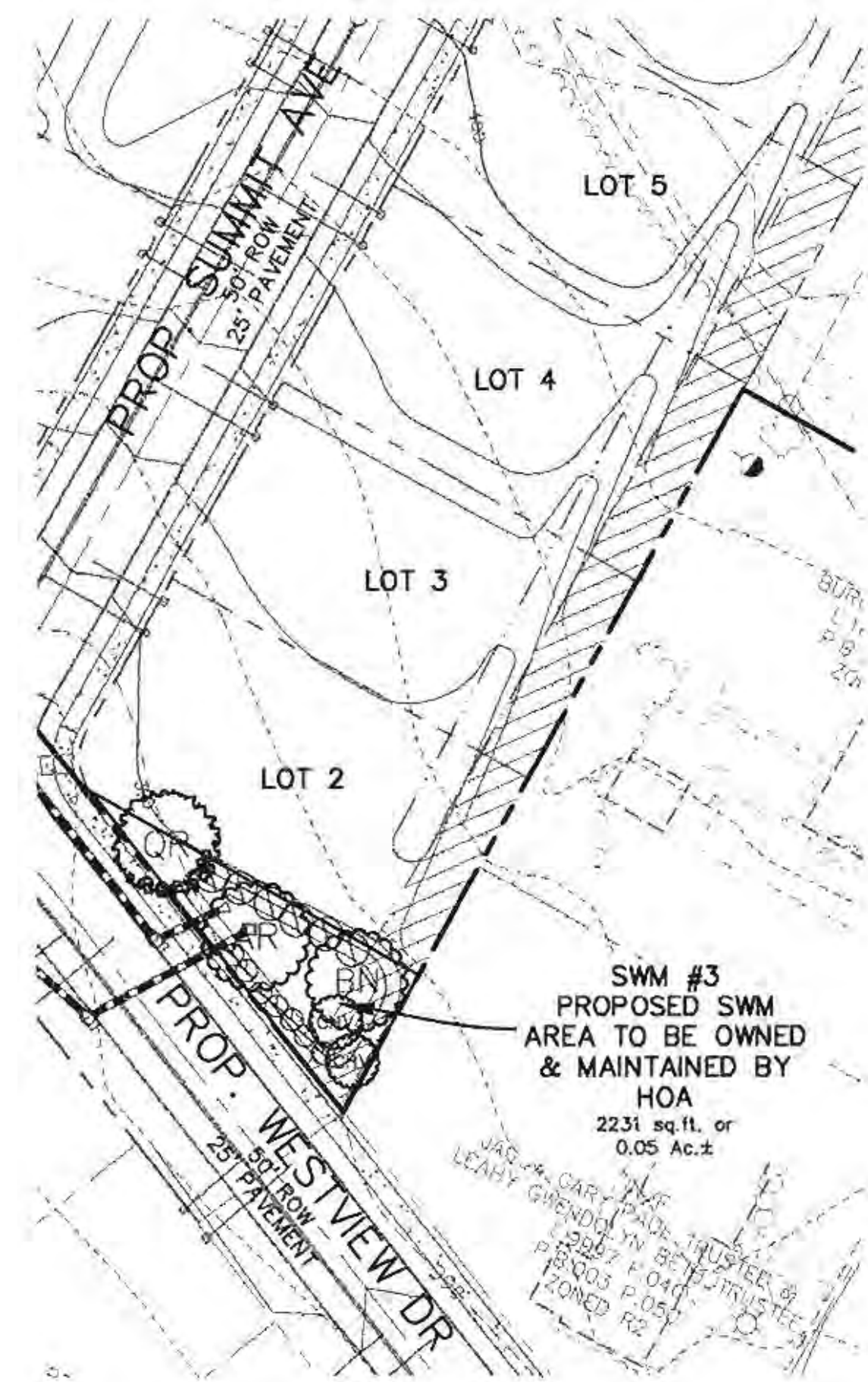
**PASSIVE PARK**

1"=60'



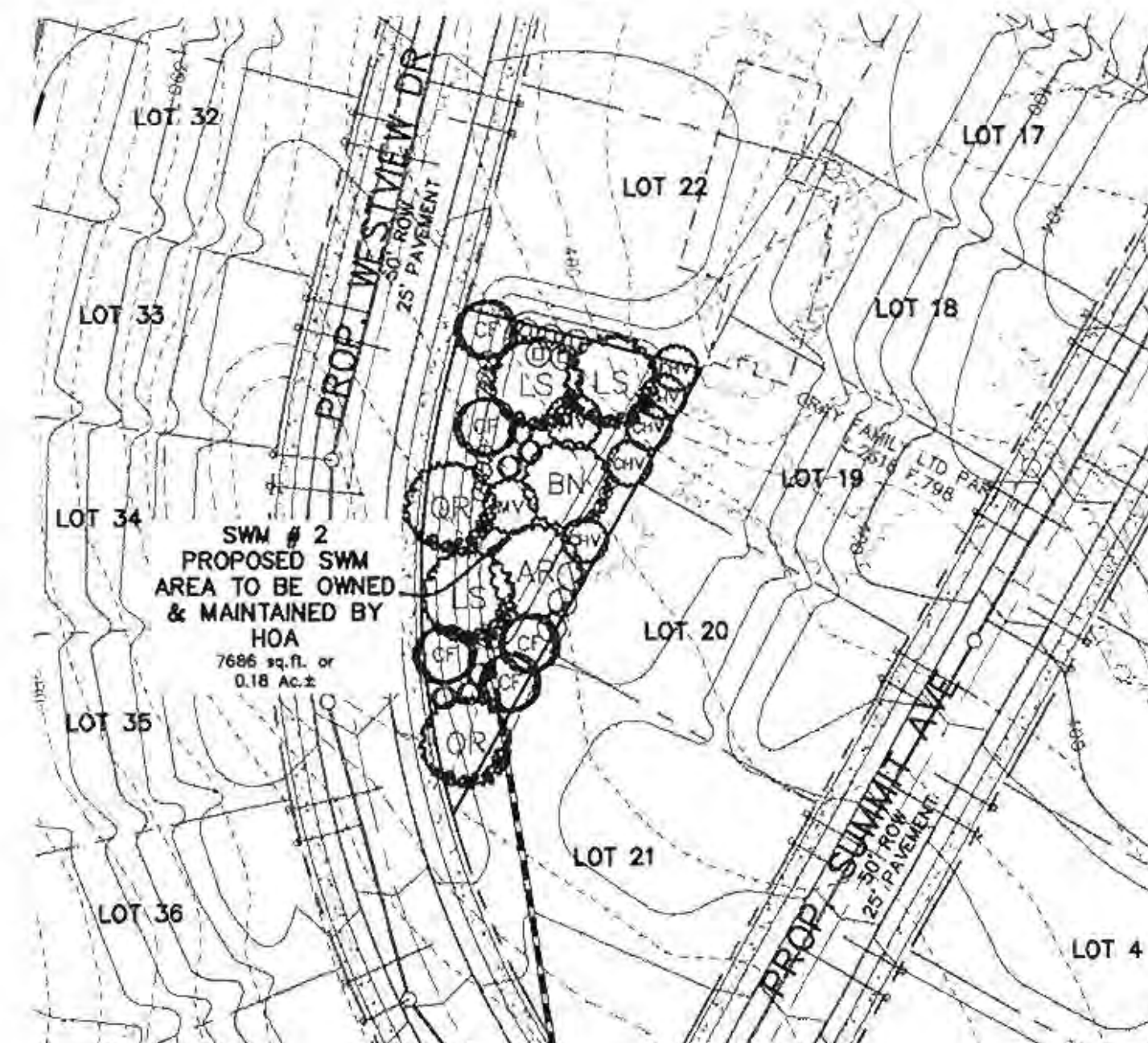
**SWM POND #3**

1"=40'



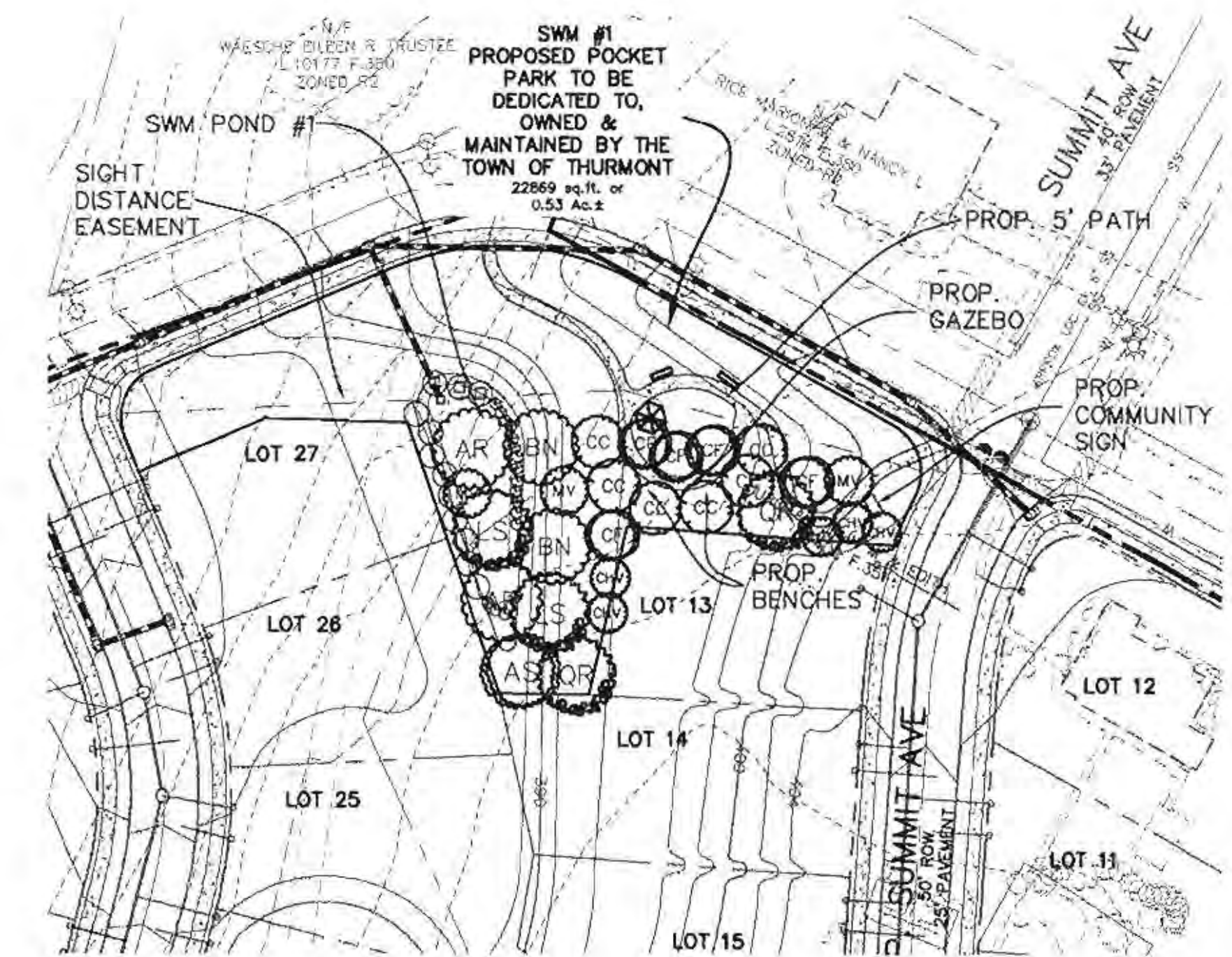
**SWM POND #2**

1"=50'



**POCKET PARK**

1"=50'



12 FOOT DIAMETER WOODEN GAZEBO WITH BENCH



TOWN OF THURMONT BENCH

**PARK & SWM #1 PLANTING LIST**

KEY	COMMON NAME	LATIN NAME	QTY	REMARKS	SIZE
CC	EASTERN REDBUD	CECIS DAMASCENSIS	6	BA3	2-2-1/2" CAL.
AR	RED MAPLE	ACER RUBRUM	2	BA3	2-2-1/2" CAL.
QR	RED OAK	QUERCUS RUBRA	2	BA3	2-2-1/2" CAL.
AS	SUGAR MAPLE	ACER SACCHARIN	1	BA3	2-2-1/2" CAL.
MY	SWEET BAY MAGNOLIA	MAGNOLIA VIRGINIANA	3	BA3	2-2-1/2" CAL.
CF	WHITE DOGWOOD	CORNUS FLORIDA	3	BA3	2" CAL.
CHV	FRANCE TREE	CHONICANTHUS VIRGINICA	5	BA3	2" CAL.
LS	SWEET GUM	LIGUSTRUM STRYCIIFLUA	2	BA3	2-2-1/2" CAL.
BN	RIVER BIRCH	BETULA NEGRA	2	BA3	2-2-1/2" CAL.
IT	VIRGINIA SWEETSPICE	ITEA VIRGINICA	10	CONT.	3 GAL.
V	ARROWWOOD VIBURNUM	VIBURNUM BENTATUM	9	CONT.	3 GAL.
SR	RED TWIG DOGWOOD	CORNUS SERICEA	3	CONT.	3 GAL.

**SWM POND PLANTING LIST #2 & #3**

KEY	COMMON NAME	LATIN NAME	QTY	REMARKS	SIZE
V	ARROWWOOD VIBURNUM	VIBURNUM BENTATUM	9	CONT.	3 GAL.
BN	RAYBERRY	NYRICA PENNSYLVANICA	4	3 GAL. CONT.	3 GAL.
VT	WINTERBERRY HELLY	ILEX VERTICILLATA	13	CONT.	3 GAL.
SR	RED TWIG DOGWOOD	CORNUS SERICEA	5	CONT.	3 GAL.
IT	VIRGINIA SWEETSPICE	ITEA VIRGINICA	13	CONT.	3 GAL.
QR	RED OAK	QUERCUS RUBRA	3	CONT.	3 GAL.
AR	RED MAPLE	ACER RUBRUM	5	BA3	2-2-1/2" CAL.
MY	SWEET BAY MAGNOLIA	MAGNOLIA VIRGINIANA	2	BA3	2-2-1/2" CAL.
BN	RIVER BIRCH	BETULA NEGRA	2	BA3	2-2-1/2" CAL.
CF	WHITE DOGWOOD	CORNUS FLORIDA	5	BA3	2-2-1/2" CAL.
LS	SWEET GUM	LIGUSTRUM STRYCIIFLUA	3	BA3	2-2-1/2" CAL.
CHV	FRANCE TREE	CHONICANTHUS VIRGINICA	7	BA3	2-2-1/2" CAL.

**OPEN SPACE REQUIRED FOR R-2 CLUSTER:**  
 PER SECTION 7.9.2 OF THE SUBDIVISION REGULATIONS OF THE TOWN OF THURMONT, FOR ANY CLUSTERING SUBDIVISION, THE AREA THAT EACH LOT IS REDUCED BY FROM THE MINIMUM SIZE REQUIRED FOR THAT ZONING DISTRICT, SHALL BE SUMMED AND THAT TOTAL AREA SHALL BECOME THE BASE MINIMUM AREA TO BE DEVOTED TO COMMON OPEN SPACE.

TOTAL OPEN SPACE REQUIRED FOR R-2 CLUSTER: 0.73 AC.  
 TOTAL OPEN SPACE PROVIDED: 3.15 AC. (4.41 AC. - 0.92 AC. ZONED OS - 0.34 R2 ZONED 100-YEAR FEMA FLOODPLAIN)

**PARKLAND REQUIRED PER SUBDIVISION REGULATIONS 7.9:**  
 PER SECTION 7.9: A MINIMUM OF 1,600 SQUARE FEET OF AREA PER RESIDENTIAL DWELLING UNIT SHALL BE DEVOTED TO PARKLAND, 381,600-60,800 SF OR 1.40 AC. REQUIRED. OF THIS 1.40 ACRE PARKLAND REQUIREMENT NO MORE THAN 1/2 OR 0.70 AC. MAY BE AREAS IN FOREST OR PROPOSED AFFORESTATION/REFORESTATION PER SECTION 7.9.C, AND NO MORE THAN 1/2 OR 0.70 AC. SHALL BE WITHIN A 100-YEAR FLOODPLAIN OR NO MORE THAN 1/2 OR 0.70 AC. MAY HAVE AN AVERAGE SLOPE EXCEEDING 8 PERCENT PER SECTION 7.9.D.

1.40 AC. MINIMUM REQUIRED PARKLAND WILL BE PROVIDED BY:

POCKET PARK	0.47 AC.±	PROPOSED	MAX ALLOWED BY 7.9.D.7.9.C
PASSIVE PARKLAND IN PROPOSED FOREST AREAS	0.70 AC.±	0.70 AC.±	
PASSIVE PARKLAND IN NON-FORESTED 100-YEAR FLOODPLAIN	0.23 AC.±	0.70 AC.±	
TOTAL PARKLAND PROVIDED MEETING 7.9.D & 7.9.C	1.40 AC.±		

\*WITHIN THE POCKET PARK AND PASSIVE PARKLAND ADJACENT TO HUNTING CREEK THERE IS MORE THAN 0.70 AC.± OF GROUND WITH AN AVERAGE SLOPE LESS THAN 8%  
 AN ADDITIONAL 2.54 ACRES OF PASSIVE PARKLAND IS PROPOSED TO BE DEDICATED TO, OWNED AND MAINTAINED BY THE TOWN OF THURMONT FOR A TOTAL PARKLAND AREA OF 4.41 ACRES OR APPROXIMATELY 94% OF THE TOTAL 13.10 AC. SITE

TOTAL PROPOSED PARKLAND DEDICATION TO THE TOWN OF THURMONT 4.41 ACRES (0.47 IN POCKET PARK 3.99 AC. IN PASSIVE PARK AND 0.01 IN RESERVATION)

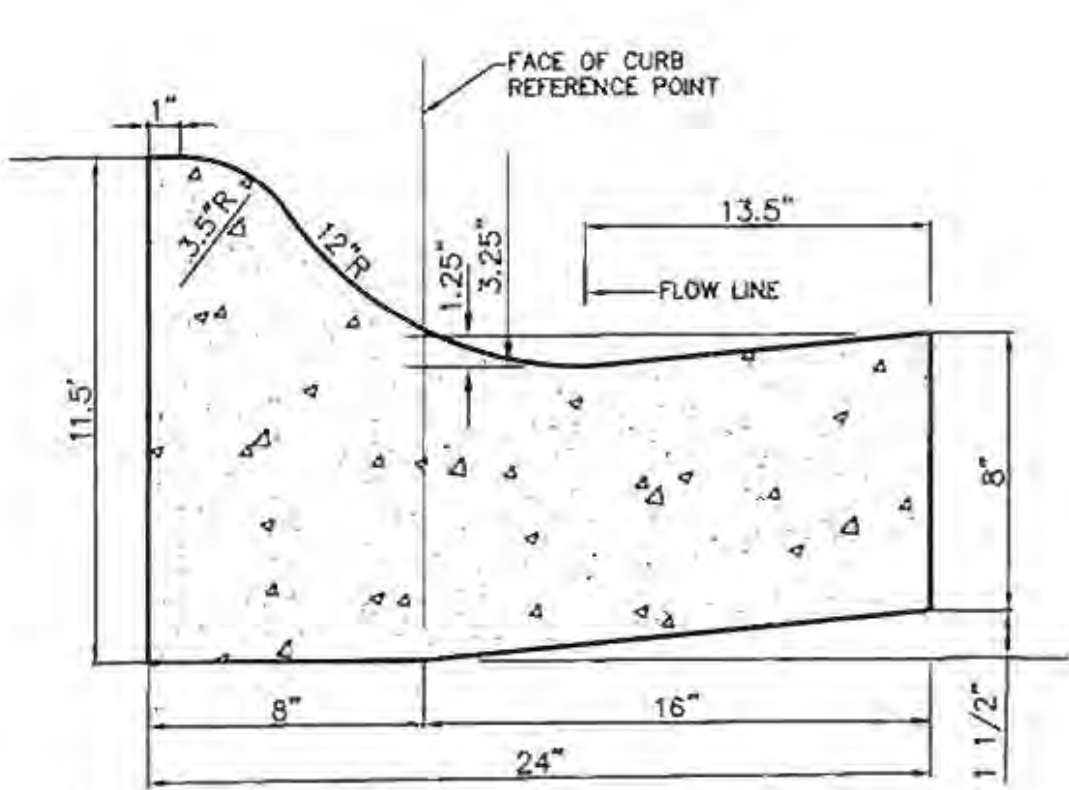
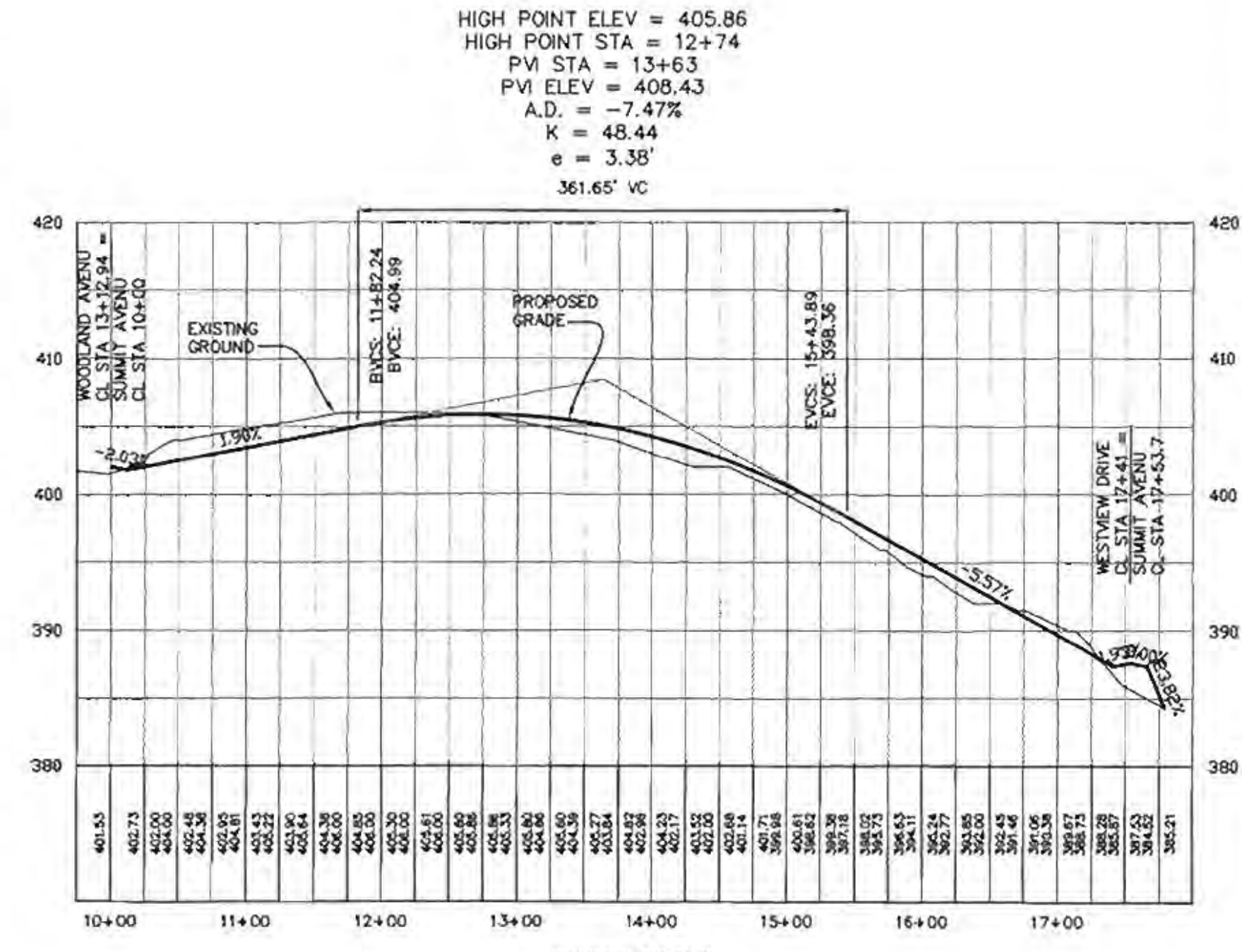
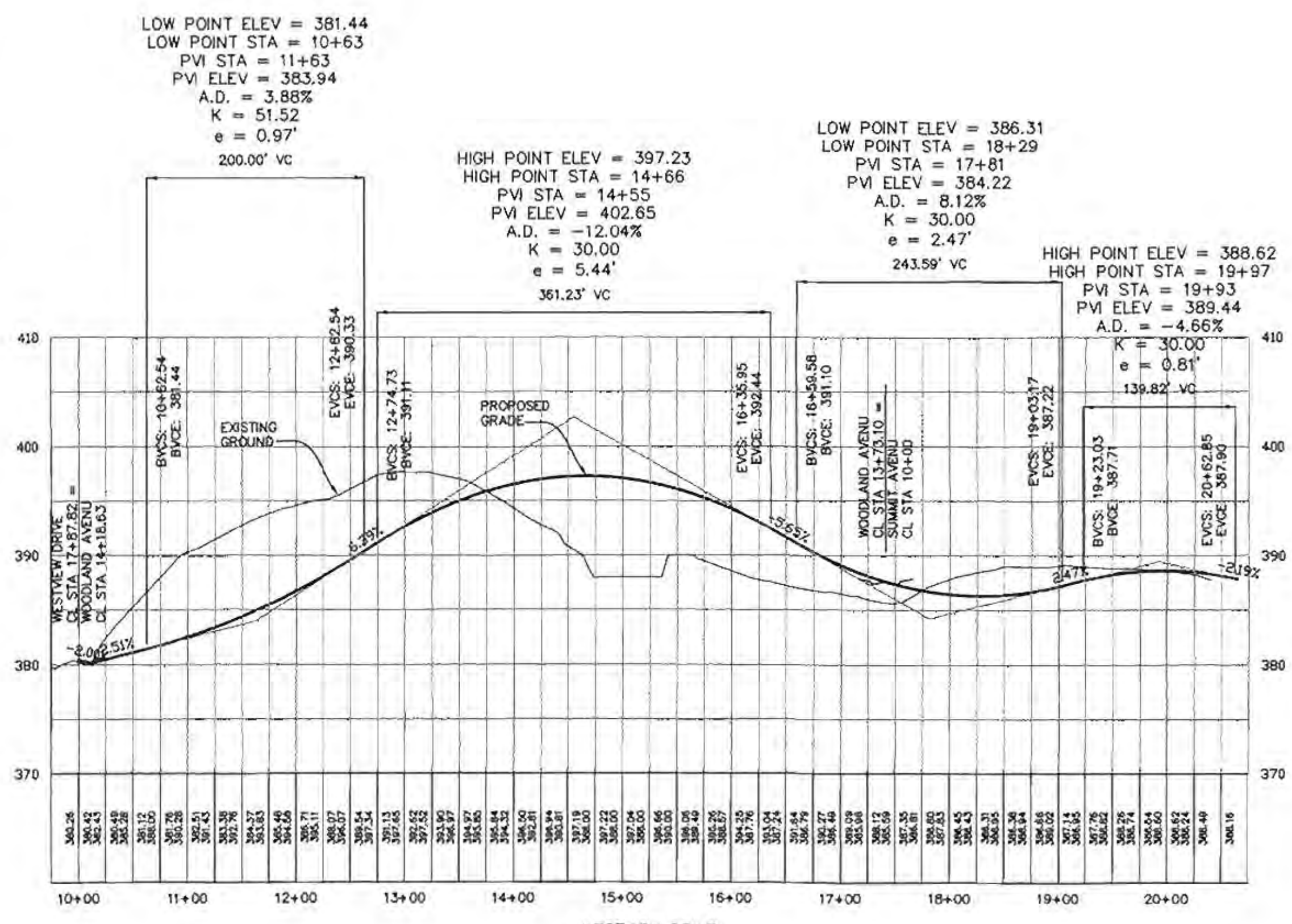
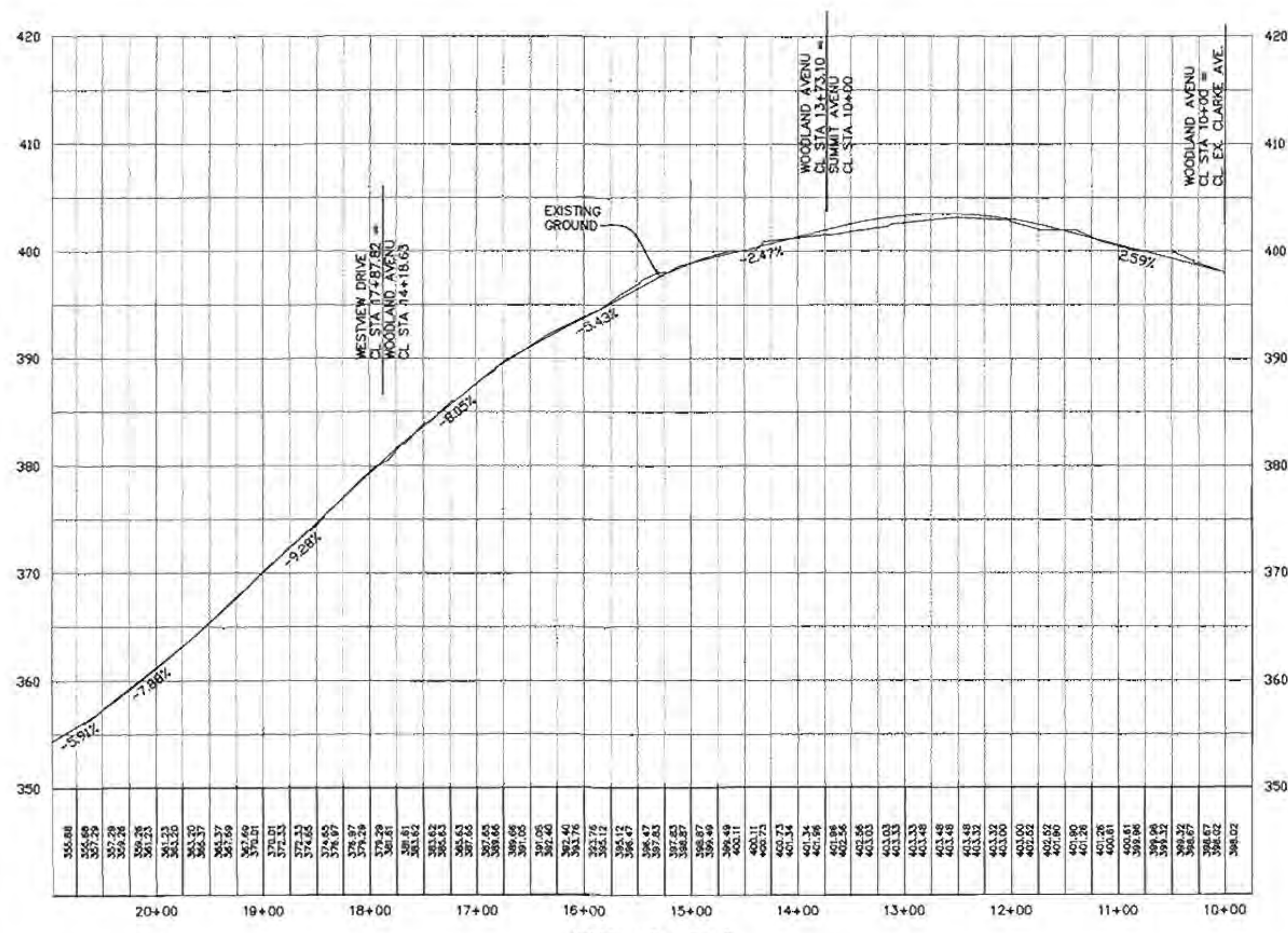
102 E. CARROLL STREET  
 SUITE 100  
 FREDERICK  
 MARYLAND 21701  
 PHONE: 301.656.4448  
 FAX: 301.656.4448  
 WWW.HARRIS-SMARGA.COM

**HARRIS SMARGA**  
 PLANNERS • ENGINEERS • SURVEYORS

REVISIONS: 10/28/19 PER 07/18/19 PC CONDITIONS OF APPROVAL

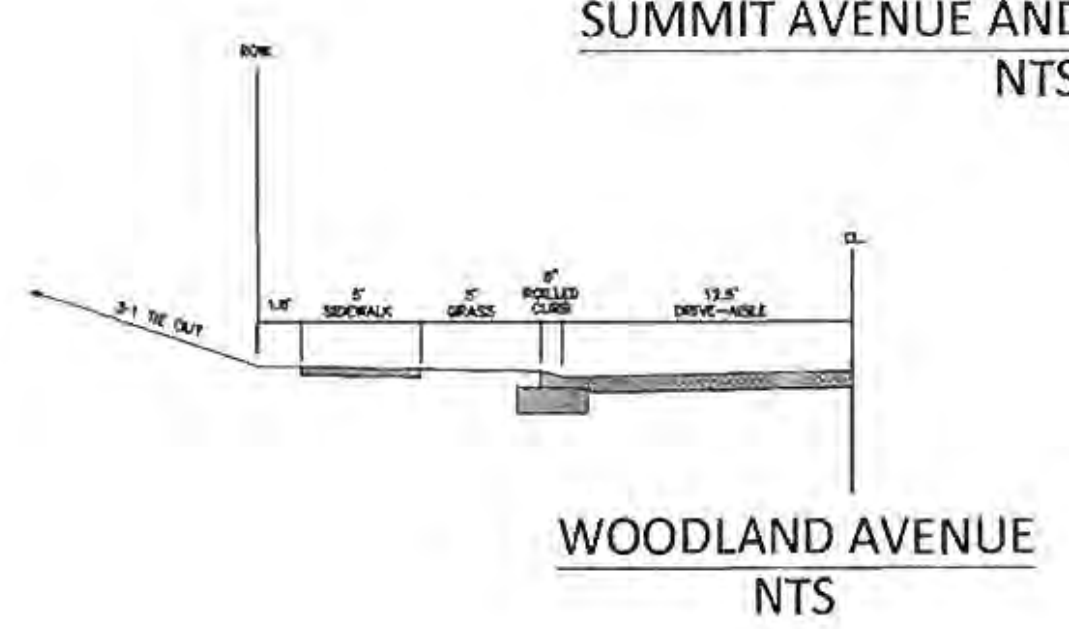
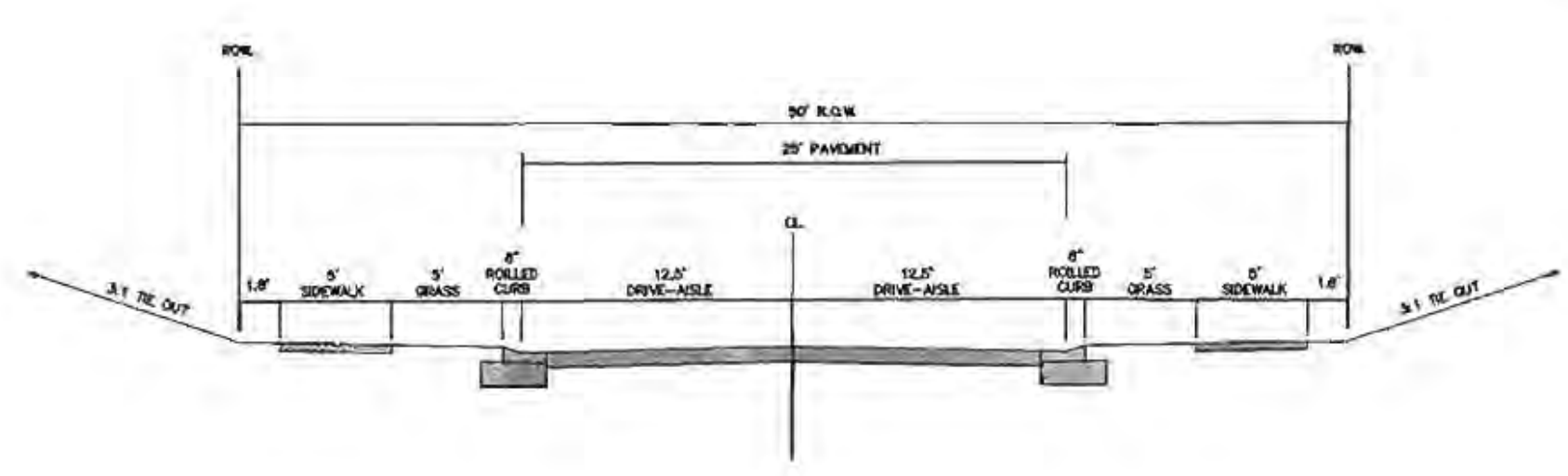
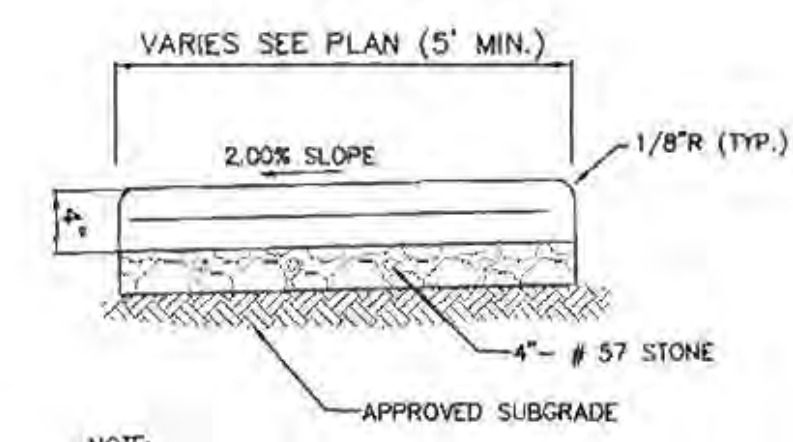
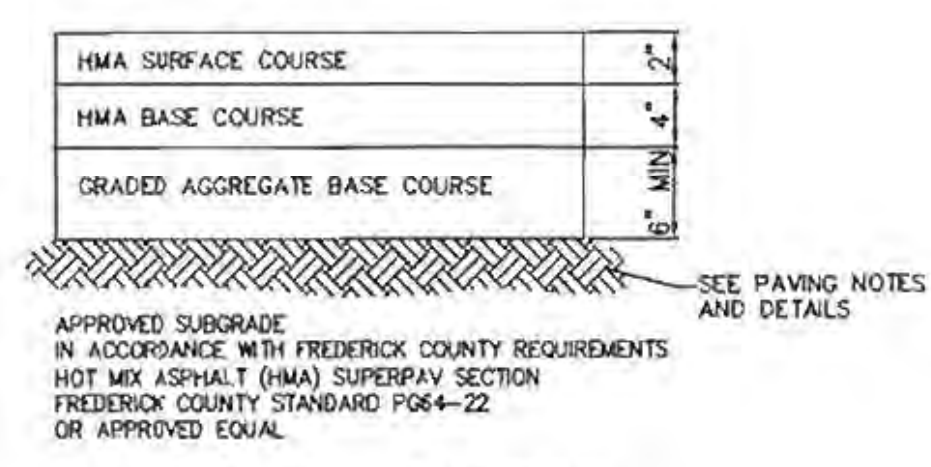
**PARKLAND AND OPEN SPACE PLAN**

SCALE: AS NOTED  
 DRAWN BY: CM/LNZ  
 CHECKED BY: SFZ  
 DATE: MAY 2019  
 SHEET: 4 OF 7  
 PROJECT: HAMMAKER HILLS SUBDIVISION  
 SITUATED ON WATER STREET, WOODLAND AVENUE & CLARK AVENUE  
 FREDERICK ELECTION DISTRICT NO. 15  
 FREDERICK COUNTY, MARYLAND



- NOTES:
1. MOUNTABLE CURB TO BE USED ON ALL STREETS EXCEPT AT STREET INTERSECTION CURB RETURNS & DOWNHILL CUL-DE-SAC.
  2. WHENEVER MOUNTABLE CURB IS USED, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD CURB & GUTTER TO MOUNTABLE CURB FOR RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS AND DOWNHILL CUL-DE-SACS.
  3. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND SIX FEET RESPECTIVELY).
  4. TRANSITION BETWEEN STANDARD CURB & GUTTER AND MOUNTABLE CURB SHALL BE ACCOMPLISHED HOLDING THE FLOW LINE CONSTANT.

**ROLLED CONCRETE CURB AND GUTTER**  
N.T.S.



154 GAYNELL STREET  
FREDERICK  
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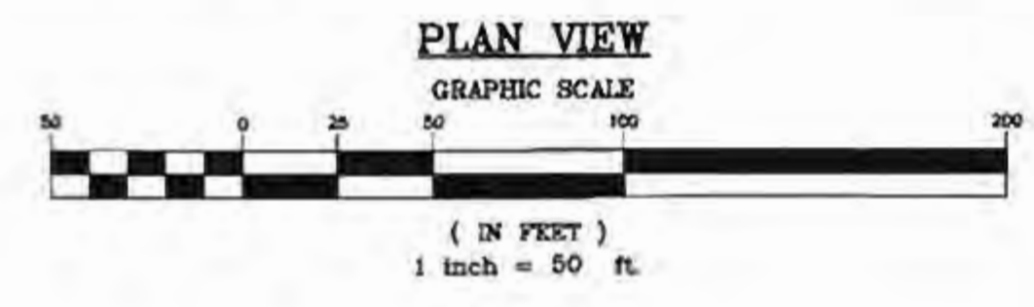
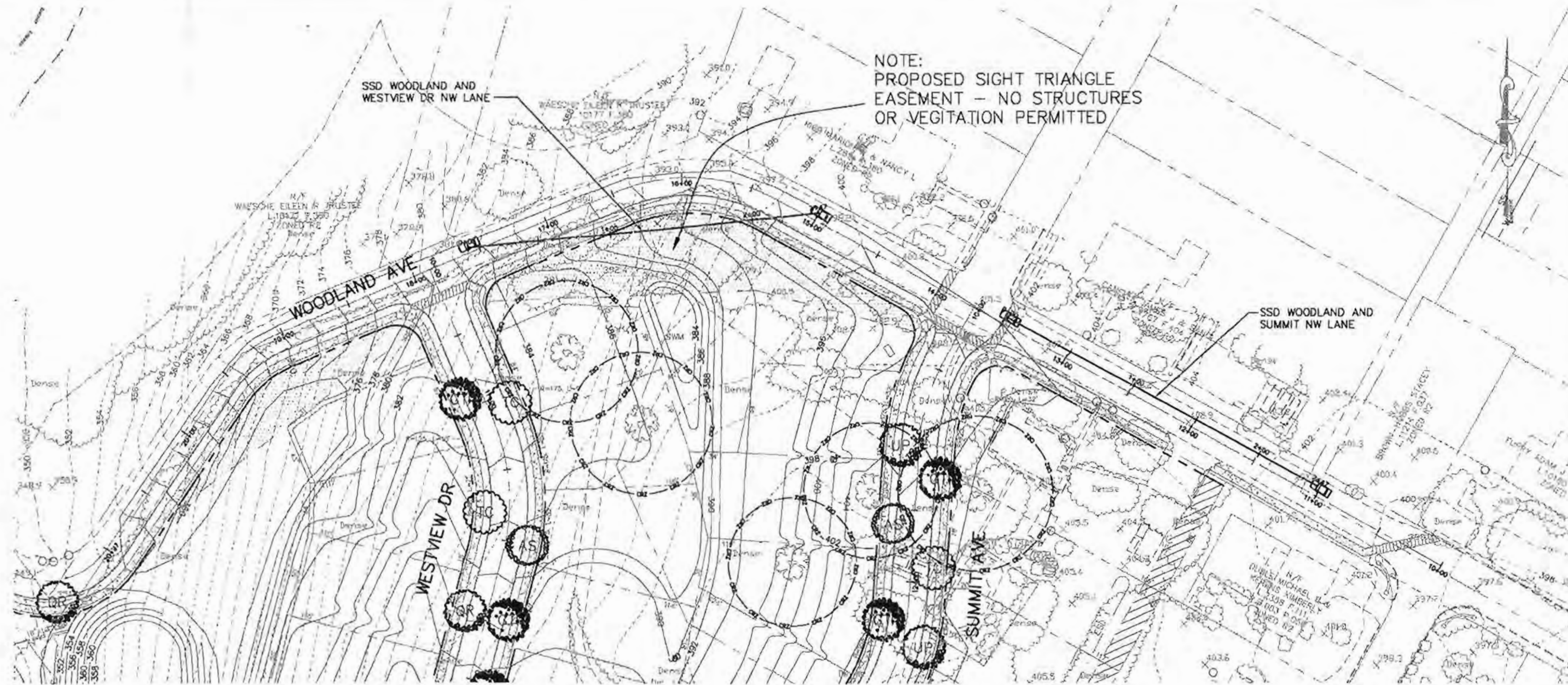
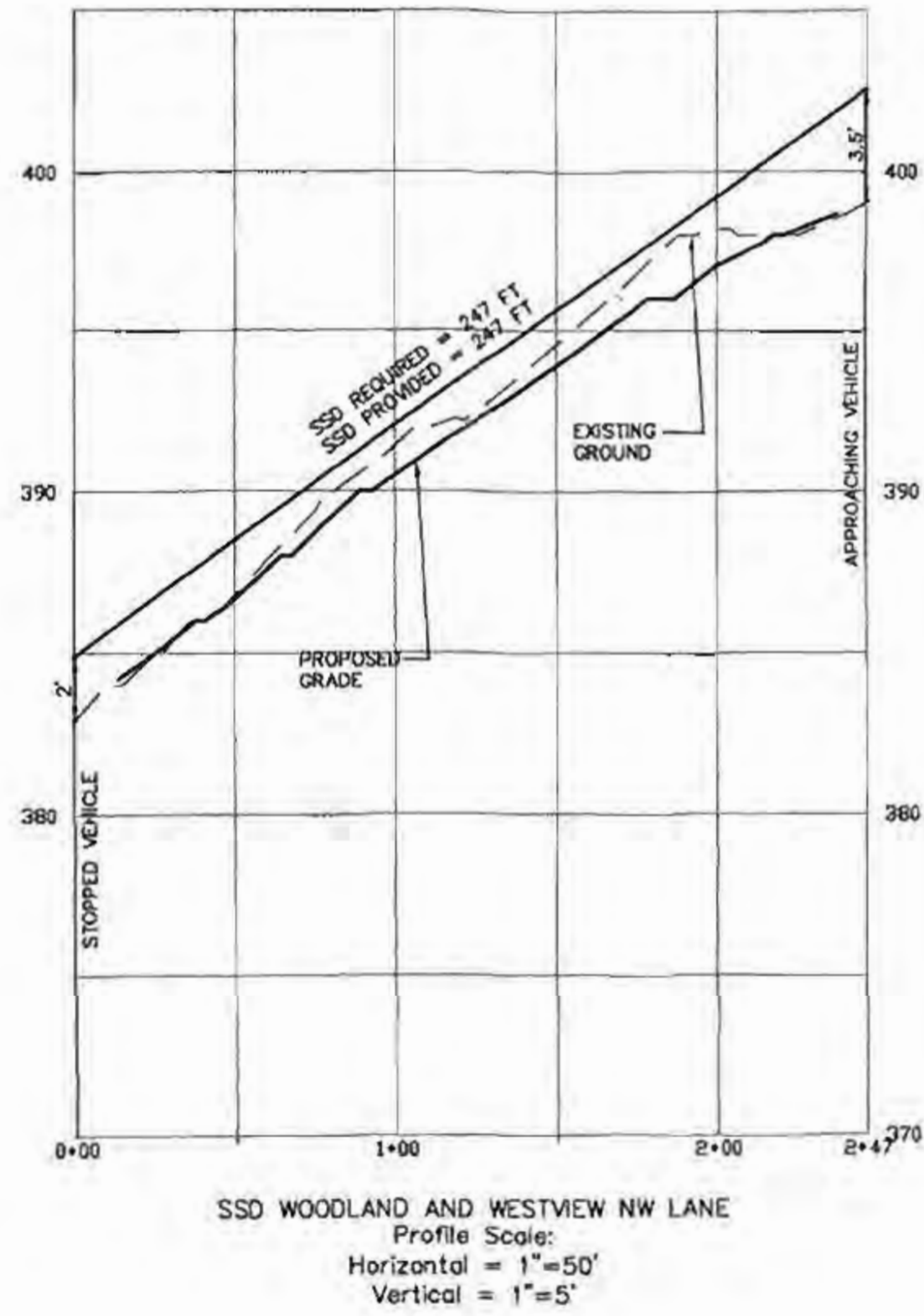
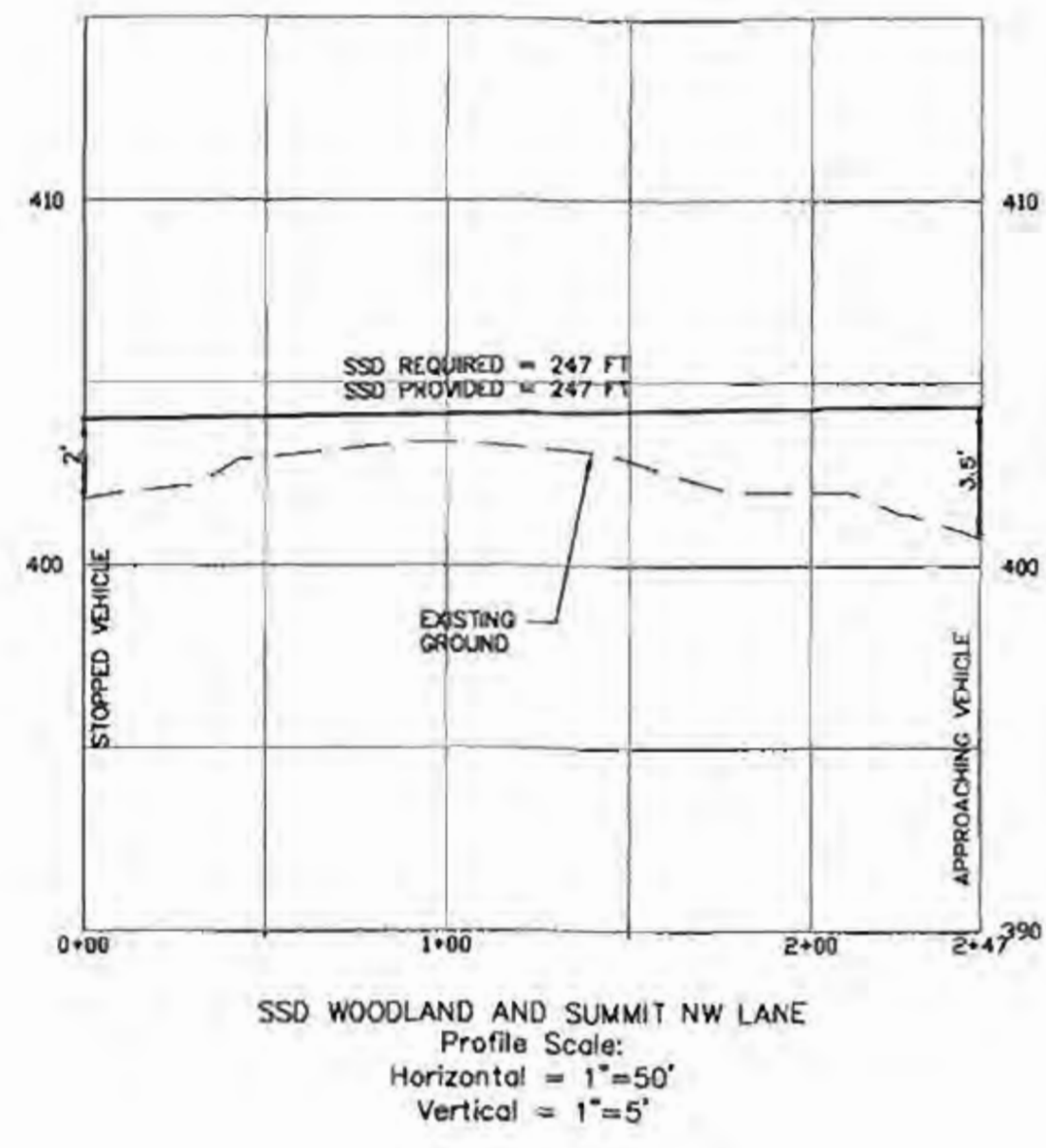
REVISIONS: 10/28/19 PER 07/19/19 PC CONDITIONS OF APPROVAL

**ROAD PROFILES & SECTIONS**

**HAMMAKER HILLS SUBDIVISION**

SITUATED ON WATER STREET, WOODLAND AVENUE & CLARK AVENUE  
FREDERICK ELECTION DISTRICT NO. 15  
FREDERICK COUNTY, MARYLAND

SCALE:	NTS
DRAWN BY:	DLS
CHECKED BY:	SFZ
DATE:	MAY 2019
SHEET:	5
OF:	7
PROJECT:	7623



**DIVISION OF PERMITTING AND DEVELOPMENT REVIEW  
FREDERICK COUNTY, MARYLAND  
SIGHT DISTANCE ANALYSIS**

PROJECT NAME: HAMMAKER HILLS  
 MAJOR ROAD: WOODLAND AVE  
 MINOR ROAD (DRIVEWAY): WESTVIEW DRIVE, SUMMIT AVE  
 INTERSECTION DRAWING:

ROAD POSTED SPEED = 25 MPH  
 DESIGN SPEED = 35 MPH

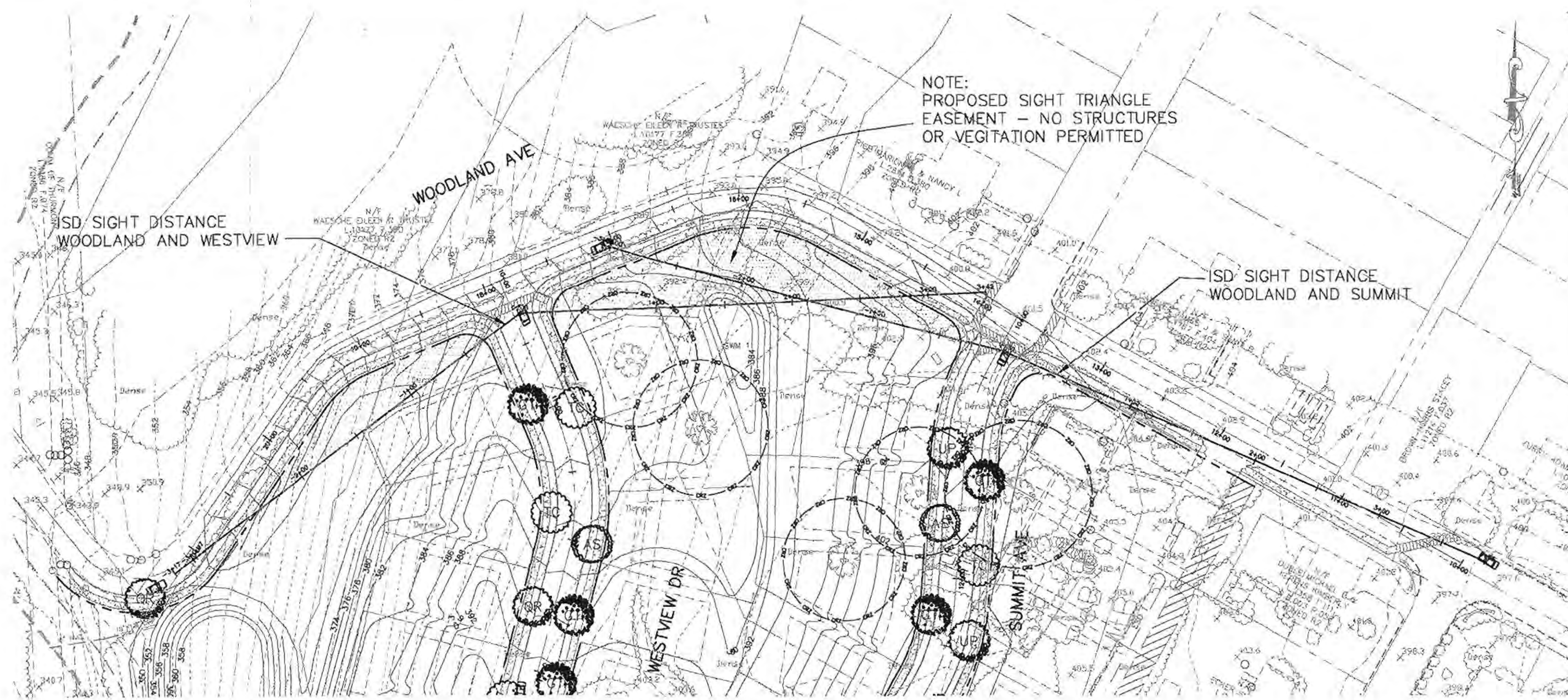
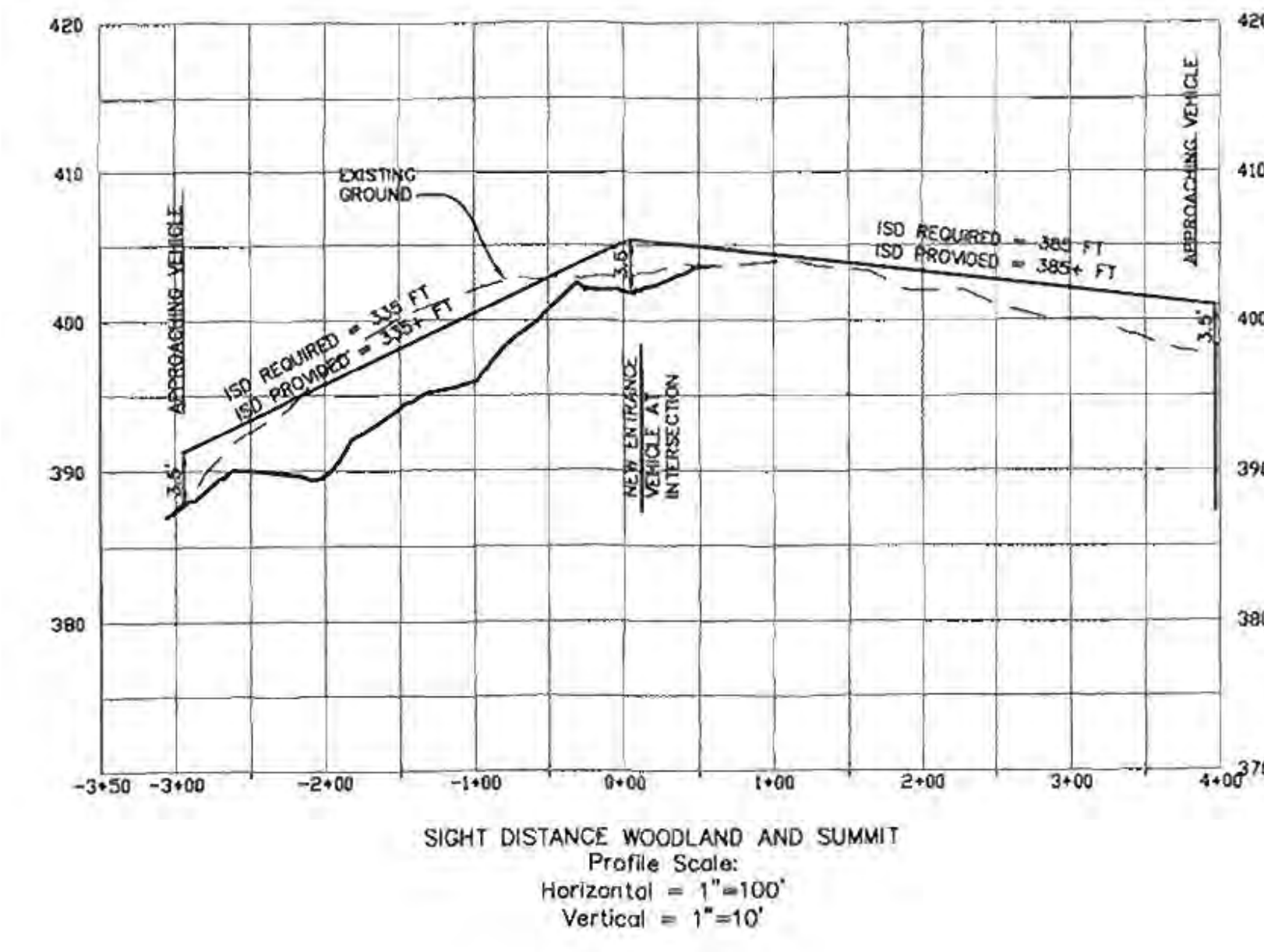
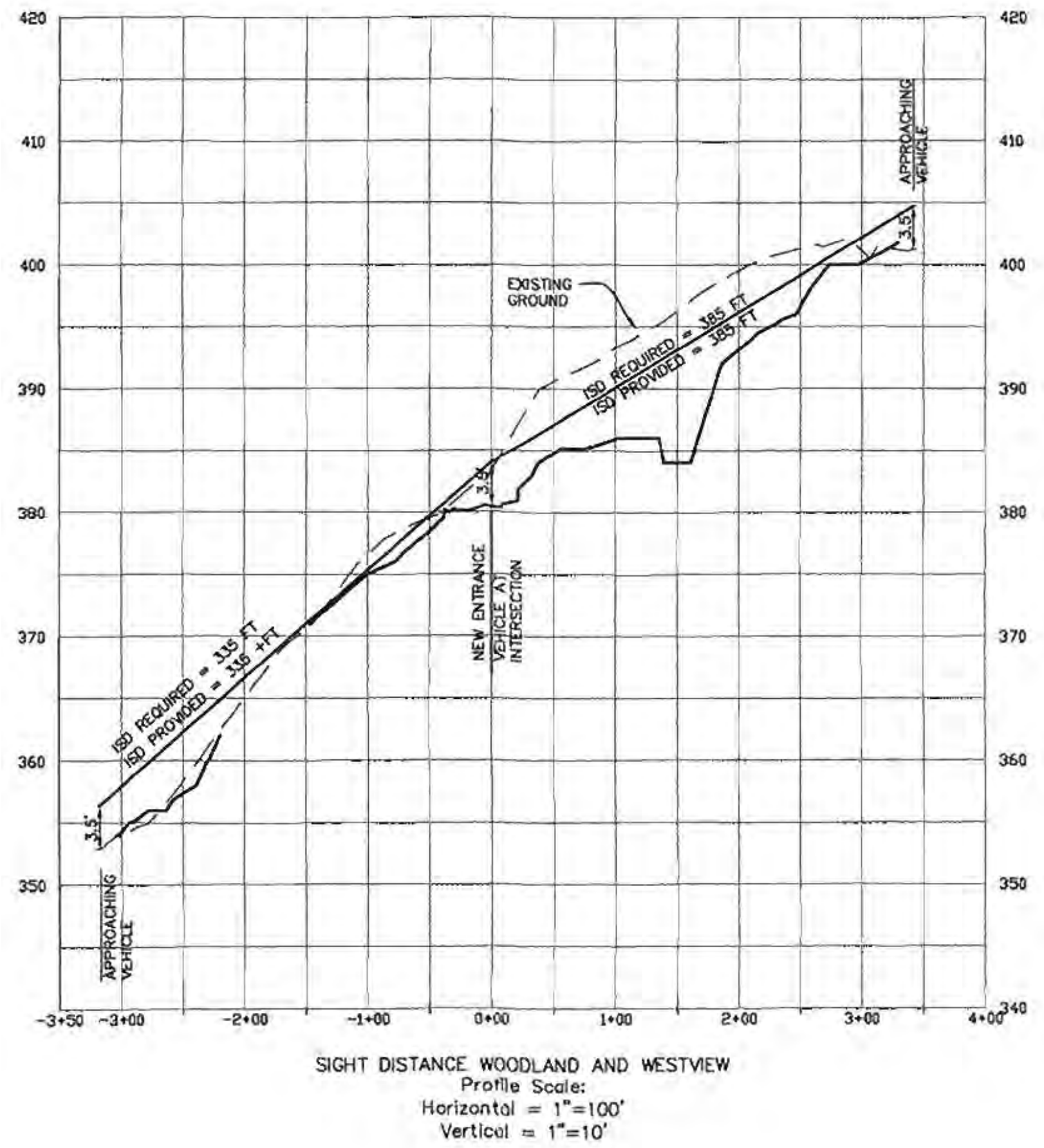
**STOPPING SIGHT DISTANCE (SSD)**

REQUIRED (CALCULATED) SIGHT DISTANCE: LEFT 247 FT., RIGHT 247 FT.

Notes:

*Maia A. Mueley* certifies that the proposed distance described above meets  
 AASHTO standards for stopping sight distance.  
 Signed: *Maia A. Mueley* PE, PLS/ MD Reg. No. 22643 Date 10/29/19

SCALE: AS SHOWN DRAWN BY: DLS CHECKED BY: SFZ DATE: MAY 2019 SHEET: 6 OF: 7 PROJECT: 7623	<b>STOPPING SIGHT DISTANCE</b>  <b>HAMMAKER HILLS SUBDIVISION</b>  SITUATED ON WATER STREET, WOODLAND AVENUE & CLARK AVENUE TOWN OF THURMONT FREDERICK COUNTY, MARYLAND	125 S. CARROLL STREET SUITE 102 HARRIS AND SMARIGA P. 301.862.4888 F. 301.862.4800 www.harris-smariga.com PLANNERS • ENGINEERS • SURVEYORS REVISIONS: 10/28/18 PER 07/18/19 P.C. CONDITIONS OF APPROVAL
6		



DIVISION OF PERMITTING AND DEVELOPMENT REVIEW  
 FREDERICK COUNTY, MARYLAND  
 SIGHT DISTANCE ANALYSIS

PROJECT NAME: HAMMAKER HILLS  
 MAJOR ROAD: WOODLAND AVE  
 MINOR ROAD (DRIVEWAY): WESTVIEW DRIVE, SUMMIT AVE  
 INTERSECTION DRAWING: \_\_\_\_\_

MAJOR ROAD POSTED SPEED: 25 M.P.H.  
 MAJOR ROAD SPEED: 35 M.P.H. CALCULATED  ESTIMATED  85th PERCENTILE SPEED   
 ACTUAL (MEASURED) SIGHT DISTANCE: LEFT 388 FT., RIGHT 335 FT.  
 \* MOST LIMITING - HORIZONTAL AND/OR VERTICAL

INTERSECTION SIGHT DISTANCE (ISD)

MINOR ROAD DRIVEWAY APPROACH GRADE: 2%  
 NUMBER OF LANES LEFT TURNING VEHICLE MUST CROSS: 1 LANE  
 DESCRIPTION OF SUBSTANTIAL VOLUME OF MAJOR ROAD TRAFFIC MAKE-UP:  
 REQUIRED (CALCULATED) SIGHT DISTANCE: LEFT 388 FT., RIGHT 335 FT.

Notes:

LEFT TURN (LOOKING RIGHT) INTERSECTION SIGHT DISTANCE REQUIREMENT  
 $S = 1.47 V_{major} t_p$   
 $V_{major} = 35 \text{ mph}$  (DESIGN SPEED = POSTED SPEED + 10 MPH)  
 $t_p = 7.5 \text{ sec}$  (time gap for passenger cars)  
 $S = 1.47 \times 35 \text{ mph} \times 7.5 \text{ sec} = 385.9$  or 386 ft.

RIGHT TURN (LOOKING LEFT) INTERSECTION SIGHT DISTANCE REQUIREMENT  
 $S = 1.47 V_{major} t_p$   
 $V_{major} = 35 \text{ mph}$  (DESIGN SPEED = POSTED SPEED + 10 MPH)  
 $t_p = 8.5 \text{ sec}$  (time gap for passenger cars)  
 $S = 1.47 \times 35 \text{ mph} \times 8.5 \text{ sec} = 434.43$  or 335 ft.

Maev A. Mueeny certify that the proposed entrance described above meets  
 AASHTO standards for intersection sight distance.  
 Signed: [Signature] PE/PLS/ MD Reg. No. 28649 Date: 10/21/19

10 S CORNELL STREET FREDERICK, MARYLAND 21701 P: 301.662.4488 F: 301.662.4800 www.harris-smariga.com	
<b>HARRIS SMARIGA</b> PLANNERS - ENGINEERS - SURVEYORS	
REVISIONS: 10/28/19 PER 07/19/19 PC CONDITIONS OF APPROVAL	
INTERSECTION SIGHT DISTANCE HAMMAKER HILLS SUBDIVISION SITUATED ON WATER STREET, WOODLAND AVENUE & CLARK AVENUE TOWN OF THURMONT, No. 15 FREDERICK COUNTY, MARYLAND	
SCALE: AS SHOWN DRAWN BY: DLS CHECKED BY: SFZ DATE: MAY 2019 SHEET: 7 OF: 7 PROJECT: 7623	7