

SOILS MAP
 FoB-Foxville cobbly silt loam, 0-8% slopes, Floodplain Soil, Wet Soil
 KeD-Kinneville very cherty loam, 15-23% slopes, Restricted
 MtB-Murrill-Dryrun urban land complex, 0-8% slopes, Restricted, Wet Soil
 PeB-Penn chert loam, 3-8% slopes, Restricted

VICINITY MAP
 TAX ID: #15-318350, #15-327251, #15-327308, #15-327316, #15-327324, #15-327332, #15-327340, #15-329173
 TAX MAP: 753 PARCELS: 1749, 1764, 1765, 1766, 1767, 1768 1769, 1804
 SCALE: 1"=1200'

PRELIMINARY PLAN NOTES:

PURPOSE STATEMENT:
 THE PURPOSE OF THIS PRELIMINARY PLAN IS FOR SEVEN PARCELS, THE FINK PROPERTY, AND PREVIOUSLY PLATTED BUT UNBUILT CLARKE AVENUE WEST OF WESTVIEW DRIVE INTO NEW LOTS AND THEN SUBDIVIDE THIS PARCEL INTO 23 SINGLE FAMILY LOTS UNDER THE RESIDENTIAL CLUSTER OPTIONS PER SUBDIVISION REGULATIONS, SECTION 6.1, THE MAJORITY OF THE PROJECT SITE IS LOCATED ON TAX MAP 19H, PARCEL 1774.

GENERAL NOTES:

- ZONING:** R-2 & OS, SITE IS LOCATED IN THE TOWN OF THURMONT, SITE ACREAGE: 19.59 ACRES AND CONTAINS THE FOLLOWING PARCELS:

PROPERTY NAME	ACREAGE	DESCRIPTION	TAX ID#
RYAN	22.81 AC	PARCEL OUT TO WOODLAND AVE.	15-323175
RYAN	20.24 AC	LOT 22 - PB 5 PG 42	15-323221
RYAN	20.21 AC	LOT 21 - PB 5 PG 42	15-323233
RYAN	20.21 AC	LOT 20 - PB 5 PG 42	15-323256
RYAN	20.21 AC	LOT 19 - PB 5 PG 42	15-323205
FINK	15.6 AC	5.6 ACRES	15-324333
VOIGT	10.27 AC	LOT 23 - PB 5 PG 42	15-323248
TOTAL GROSS ACREAGE:	19.59 AC		

ONLY PROPOSED CHANGE TO VOIGT PROPERTY IS TO REDIRECT DRIVEWAY FROM MOSER TO REWORKED CLARKE AVENUE. MAXIMUM DENSITY PERMITTED: 5.6 AC. (243,936 SF) / 8,000 SF = 30 LOTS MAX, 23 NEW LOTS PROPOSED.

BUILDING SETBACK REQUIREMENTS:
 R-2 DIMENSIONAL DENSITY & BULK REQUIREMENTS

REQUIREMENTS	R-2 PER CODE	PERMITTED UNDER CLUSTER PER SECTION 6.2	PROPOSED
MIN LOT AREA:	8,000 SF	5,600 SF	5,800 SF
MIN LOT AREA PER UNIT:	8,000 SF	5,600 SF	5,800 SF
MIN LOT WIDTH:	70'	50'	50'
MIN FRONT YARD:	20'	15'	20'
MIN SIDE YARD:	10'	8' (10' FOR LOT 10 ADJACENT TO EX. HOUSE)	30'
MIN REAR YARD:	30'	30'	30'
MAX BUILDING HEIGHT:	30'	30'	30'

2. PARKING/TRAFFIC CIRCULATION:
 PARKING REQUIRED: MINIMUM 2 OFF STREET SPACES REQUIRED PER UNIT.
 PARKING PROVIDED: MINIMUM OF 2 OFF STREET SPACES PROVIDED PER UNIT WITHIN PROPOSED DRIVEWAYS AND GARAGES.
 ADA NOTES: THE SITE SHALL MEET THE REQUIREMENTS SET FORTH IN THE MARYLAND HANDICAPPED CODE.

3. OFFICE OF LIFE SAFETY:
 FIRE AND RESCUE: PREMISES IDENTIFICATION SHALL BE COMPLIANT WITH THE FREDERICK COUNTY ORDINANCE 05-01-362.
 EACH HOME IS TO BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM AND A MINIMUM 1" CONNECTION.
 EMERGENCY CONTACT RESPONSE INFORMATION:
 FIRST RESPONDER-THURMONT COMMUNITY AMBULANCE SERVICE AND GUARDIAN HOSE COMPANY
 SECOND RESPONDER-GRACEHAM VOLUNTEER FIRE COMPANY

4. WATER AND SEWER:
 THE SITES CLASSIFIED AS W-1/5-1. SITE TO BE SERVED BY PUBLIC UTILITIES CONNECTED TO THE TOWN OF THURMONT SYSTEMS. ADEQUATE WATER AND SEWER TAPS MUST BE AVAILABLE.

5. ENVIRONMENTAL:
 100 YEAR FEMA FLOODPLAIN EXISTS ON ONLY THE LOWEST PORTION OF THE SITE PER, ZONED OS, PER FEMA MAP 24021C013D, DATED SEPTEMBER 19, 2007.

6. FOREST CONSERVATION:
 SITE TRUST COMPATIBLE WITH FREDERICK COUNTY FOREST RESOURCE ORDINANCE.

7. LIGHTING:
 LIGHTING WILL BE PROVIDED FOR THE PROPOSED ROADS SHOWN ON THE PLAN.

8. SIGNAGE:
 ONE FREESTANDING SUBDIVISION/COMMUNITY ENTRANCE SIGN IS PROPOSED AT THE INTERSECTION OF WESTVIEW DRIVE, AND CLARKE AVE.

9. TRAFFIC CONTROL:
 ALL ON-SITE TRAFFIC CONTROL (SIGNING, MARKING, ETC.) SHALL MEET MD VERSION MUTCD STANDARDS FOR REFLECTIVITY, UNIFORMITY, ETC.

10. OPEN SPACE:
 PER SECTION 2.3 (J) OF THE SUBDIVISION REGULATIONS OF THE TOWN OF THURMONT, FOR ANY CLUSTERS 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. ALL OPEN SPACE SHALL BE DEDICATED TO THE TOWN OF THURMONT AND SHALL BE OWNED 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 SF MIN / OPEN SPACE COMPENSATION:
LOT 1	7,503 SF	497 SF
LOT 2	6,818 SF	1,182 SF
LOT 3	6,820 SF	1,180 SF
LOT 4	7,220 SF	780 SF
LOT 5	5,856 SF	2,144 SF
LOT 6	6,895 SF	1,105 SF
LOT 7	7,337 SF	663 SF
LOT 8	7,409 SF	591 SF
LOT 9	6,952 SF	1,048 SF
LOT 10	5,968 SF	2,032 SF
LOT 11	6,569 SF	1,431 SF
LOT 12	6,152 SF	1,848 SF

TOTAL OPEN SPACE REQUIRED: 15,183 SF (0.35 AC.)
 TOTAL OPEN SPACE PROVIDED: 25,223 SF (0.58 AC.)
 *DOES NOT INCLUDE 0.42 AC. R2 ZONED AND 2.88 AC. OS ZONED PARCEL TO BE DEDICATED TO TOWN OF THURMONT.

11. PARKLAND:
 PER SECTION 7.9-A MINIMUM OF 1,600 SQUARE FEET OF AREA PER RESIDENTIAL DWELLING UNIT SHALL BE DEVOTED TO PARKLAND. 22 X 1,600 SF = 35,200 SF OR 0.81 AC. REQUIRED TOTAL PARKLAND DEDICATION TO TOWN OF THURMONT PROPOSED = 2.88 AC. (OS ZONED PARK DEDICATION PARCEL) + 0.42 PROPOSED PASSIVE PARK = 3.30 AC. TOTAL.

12. 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 10' UTILITY EASEMENT WILL BE PROVIDED OVER THE FRONTAGE OF ALL LOTS AND PROPERTY FRONTING ALL STREETS.

13. STREETS/SIDEWALKS:
 STREETS TO HAVE SIDEWALKS, STREET LIGHTS AND STREET TREES PROVIDED.

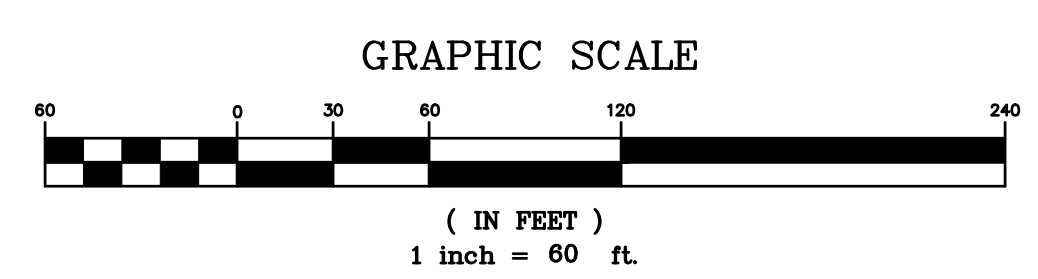
14. BASEMENTS/WET SOILS:
 LOTS 10, & 12-17 APPEAR TO HAVE WET SOILS. PER ARTICLE 5.3 OF THE SUBDIVISION REGULATIONS: IF A SUBDIVIDER PROPOSES A RESIDENTIAL STRUCTURE WITH A BASEMENT IN AN AREA CLASSIFIED AS "WET SOILS" THE SUBDIVIDER MUST FIRST DO ONE OF THE FOLLOWING: CONSTRUCT A GRAVITY DRAINAGE SYSTEM IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE; UTILIZE ANOTHER SIMILAR SOLUTION ACCEPTABLE TO FREDERICK COUNTY DEPARTMENT OF PERMITS AND INSPECTIONS OR SUBMIT FOR APPROVAL BY FREDERICK COUNTY DEPARTMENT OF PERMITS AND INSPECTIONS A GEOTECHNICAL REPORT. A NOTE SHALL BE PLACED ON THE PLAT REQUIRING THAT ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPROVED SOLUTION.

15. HOMEOWNER'S ASSOCIATION:
 HOMEOWNER'S ASSOCIATION DOCUMENTS TO BE REVIEWED BY MAYOR & BOARD OF THURMONT.

16. STREET PARKING:
 NO PARKING SHALL BE ALLOWED WITHIN 30' MINIMUM FROM STREET INTERSECTIONS.

LEGEND

- 100 YEAR FEMA FLOODPLAIN
- 25' FLOODPLAIN SETBACK
- STREAM
- EXISTING TREELINE
- PROPOSED STREETLIGHT
- PROPOSED FIRE HYDRANT
- SOILS LINE
- UTILITY EASEMENT
- SIGHT DISTANCE EASEMENT
- 15' ELECTRIC EASEMENT
- PROPOSED FENCE LOTS



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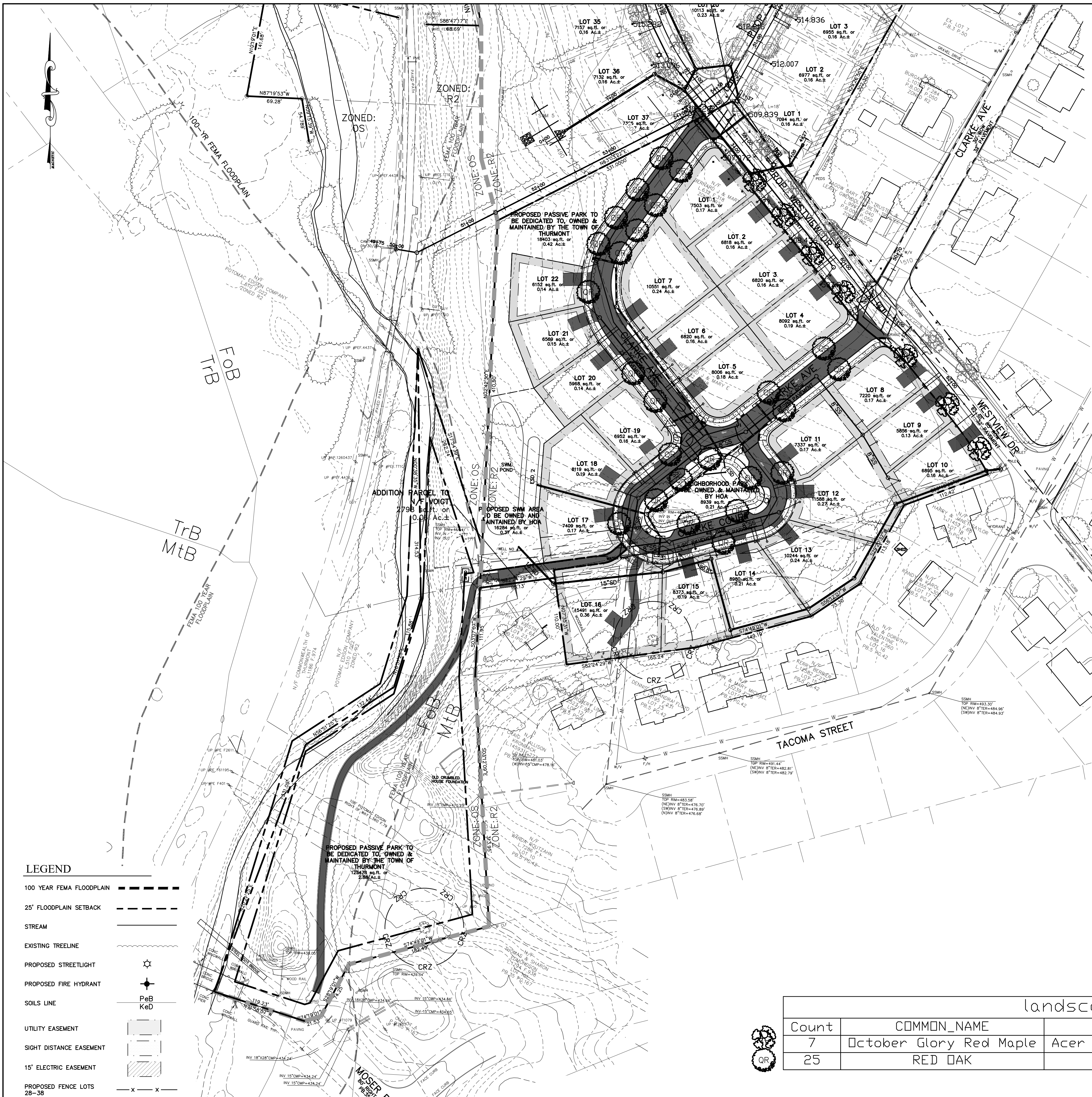
PRELIMINARY PLAN

HAMMAKER HILLS SECTION 2 SUBDIVISION
 SITUATED ON CLARK AVENUE & WESTVIEW DRIVE
 TOWN OF THURMONT
 FREDERICK ELECTION DISTRICT No. 15
 FREDERICK COUNTY, MARYLAND

SCALE: 1"=60'
 DRAWN BY: ALW
 CHECKED BY: SFZ
 DATE: JUNE 2021
 SHEET: 1 OF: 4
 PROJECT: 7623

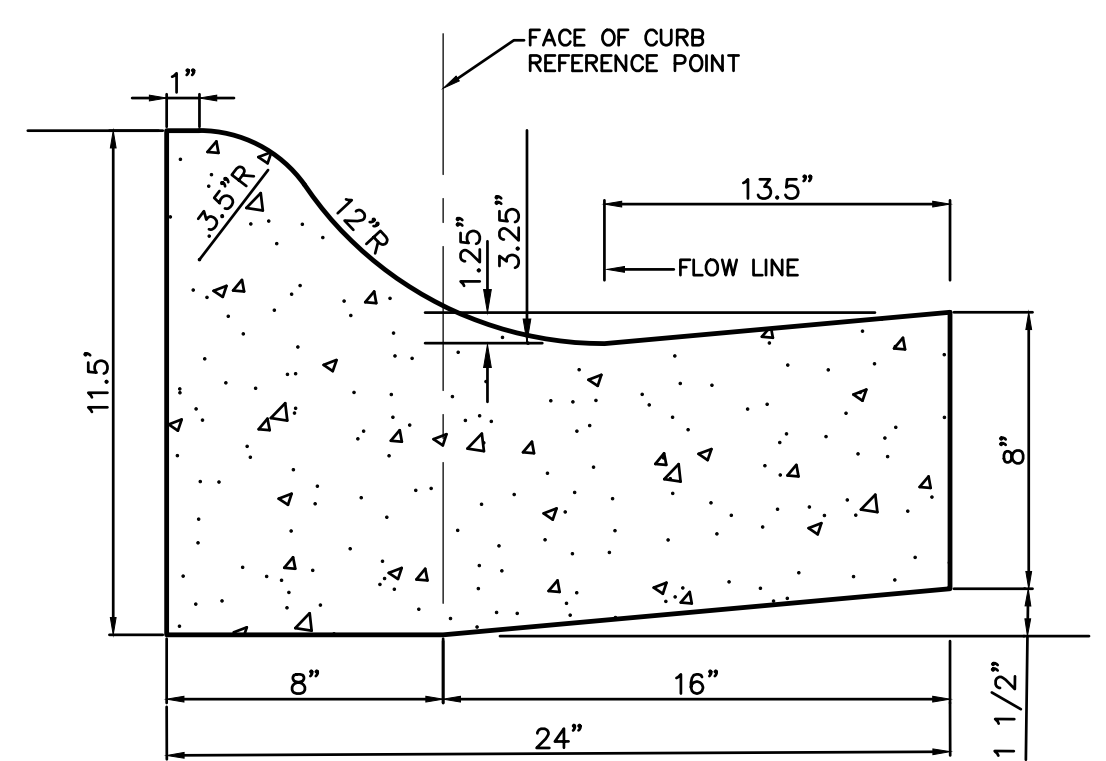
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 12.17.21 REVISED PER 11.13.21 COMMENTS

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LEGEND

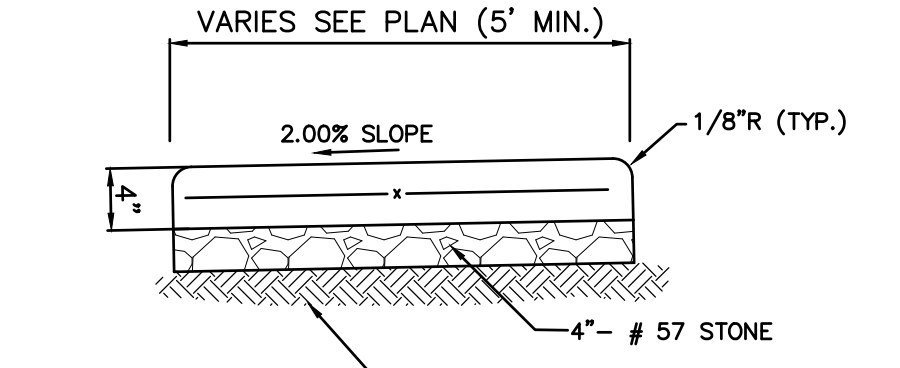
100 YEAR FEMA FLOODPLAIN	
25' FLOODPLAIN SETBACK	
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15' ELECTRIC EASEMENT	
PROPOSED FENCE LOTS	



HMA SURFACE COURSE
HMA BASE COURSE
GRADED AGGREGATE BASE COURSE
APPROVED SUBGRADE
IN ACCORDANCE WITH FREDERICK COUNTY REQUIREMENTS
HOT MIX ASPHALT (HMA) SUPERPAV SECTION
FREDERICK COUNTY STANDARD PG64-22
OR APPROVED EQUAL

SEE PAVING NOTES AND DETAILS

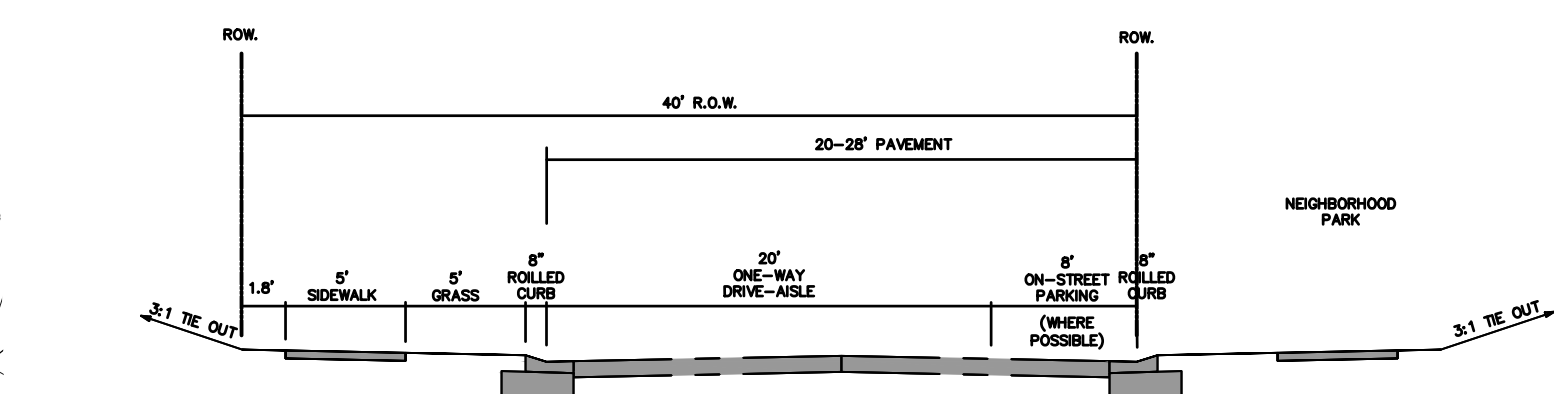
TYPICAL PAVING SECTION
NOTE: FINAL PAVEMENT DESIGN SECTION SHALL BE DESIGNED BY A GEOTECH ENGINEER BASED ON FIELD CBR VALUES.
NTS



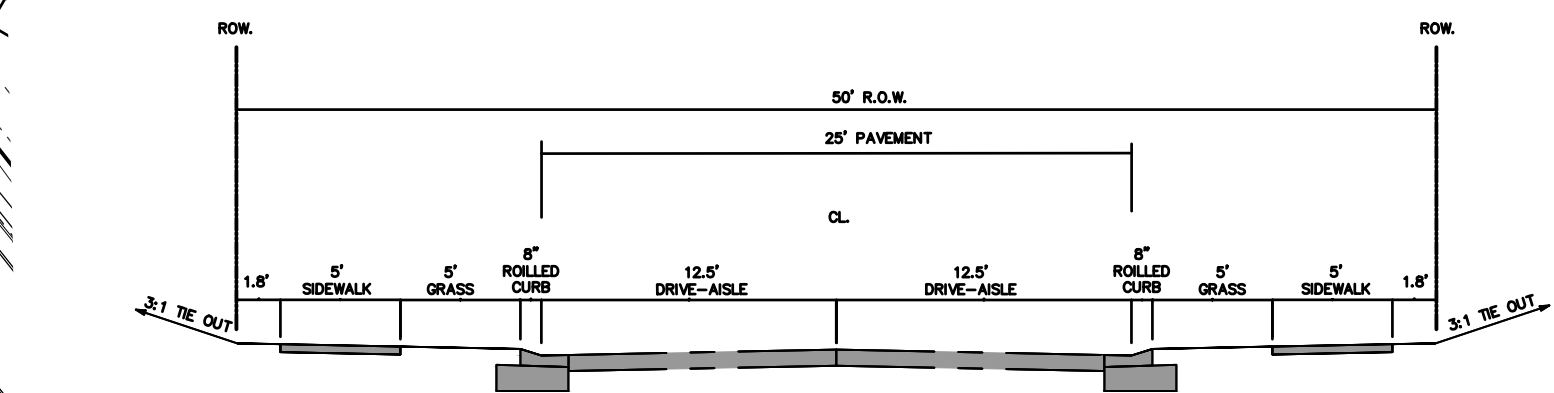
NOTE:
1. CONCRETE SHALL BE MSHA MIX, NO.2 CONCRETE AS DESIGNATED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS.

SIDEWALK DETAIL
NTS

ROLLED CONCRETE CURB AND GUTTER
N.T.S.



CLARKE COURT
NTS



CLARKE AVE.
NTS

landscape schedule

Count	COMMON_NAME	LATIN_NAME	REMARKS	SIZE
7	October Glory Red Maple	Acer rubrum 'October Glory'	B&B	2-2-1/2" CAL
25	RED OAK	QUERCUS RUBRUM	B&B	2-2 1/2" CAL.

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LANDSCAPE PLAN

HAMMAKER HILLS SECTION 2 SUBDIVISION
SITUATED ON CLARK AVENUE & WESTVIEW DRIVE
TOWN OF THURMONT
FREDERICK ELECTION DISTRICT No. 15
FREDERICK COUNTY, MARYLAND

SCALE: 1"=60'
DRAWN BY: JLW
CHECKED BY: SFZ
DATE: JUNE 2021
SHEET: 2 OF 3
PROJECT: 7623

REVISIONS:

2

SPECIMEN TREES

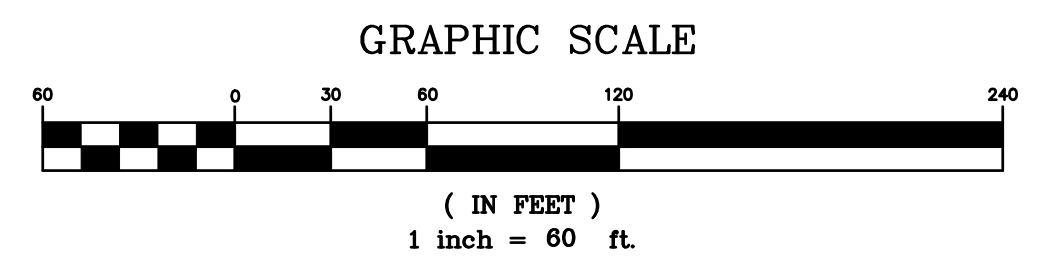
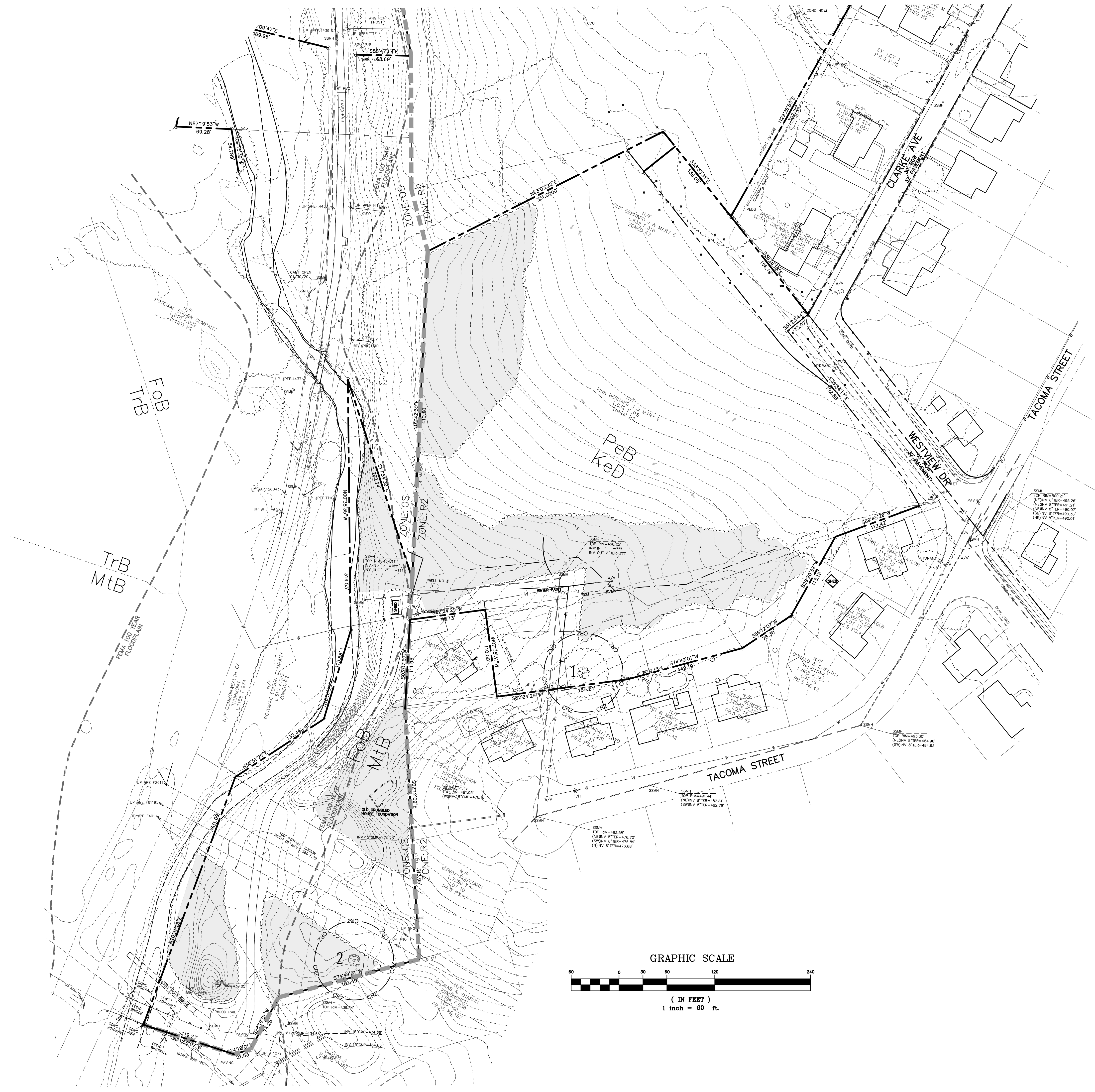
#	COMMON NAME	SCIENTIFIC NAME	SIZE	COND.	NOTES	HAZARDOUS
1	Sycamore	<i>Platanus occidentalis</i>	33.0'	Good		NO
2	Green Ash	<i>Fraxinus pennsylvanica</i>	33.0'	Poor	Holes in base.	YES

NOTES:

- HORIZONTAL DATUM MARYLAND STATE PLANE, NAD 83/91.
- VERTICAL DATUM IS MARYLAND STATE NAVD 88 BASED ON COUNTY MONUMENTS "RED" & "RED AZ."
- THIS BASE SHEET WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.
- WATER AND SEWER CLASSIFICATION IS W-1, S-1.
- FLOODPLAIN ZONE "X" AS SHOWN PER FEMA MAP #24021C01350 WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2007.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SITE FEATURES

- PERENNIAL AND INTERMITTENT STREAMS:**
Hunting Creek exists on the western portion of the site.
- WETLANDS:**
There were no wetlands observed on site. Per field observation by Harris Smariga on October, 2021.
- SOILS:**
FoB: Foxville cobbly silt loam, 0-8% slopes, rubby
KeD: Klinesville very channery loam, 15-25% slopes
MtB: Murrill-Dryum-Urban land complex, 0-8% slopes
PeB: Penn channery loam, 3-8% slopes
(Reference: Frederick County Soil Map Atlas)
- HYDRIC SOILS:**
None
- WET SOILS:**
FoB, MtB
- FLOODPLAIN SOILS:**
FoB
- STEEP ERODIBLE SOILS:**
None
- PRIME AG SOILS:**
None
- HIGH INFILTRATION RATE SOILS:**
Group B-FoB, MtB, PeB
- STEEP SLOPES:**
25%+ Slopes exist along the stream valley
- CRITICAL HABITATS:**
None observed.
- CULTURAL FEATURES:**
None evident.
- HISTORIC SITES:**
None
(Reference: Frederick County "Windshield Survey")
- FOREST:**
Yes, mixed stands of various ages.
- 100-YR FLOOD PLAIN:**
Floodplain present per FEMA Map 24021C01350
- SITE DISCHARGE/EXISTING DRAINAGE DISCHARGE POINTS:**
Site has a highpoint at the northeastern section of the site and drains toward hunting creek at the west.



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EXISTING FEATURES

**HAMMAKER HILLS
SECTION 2 SUBDIVISION**

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

SCALE:

1"=60'

DRAWN

BY: JLW

CHECKED

BY: SFZ

DATE:

OCT 2021

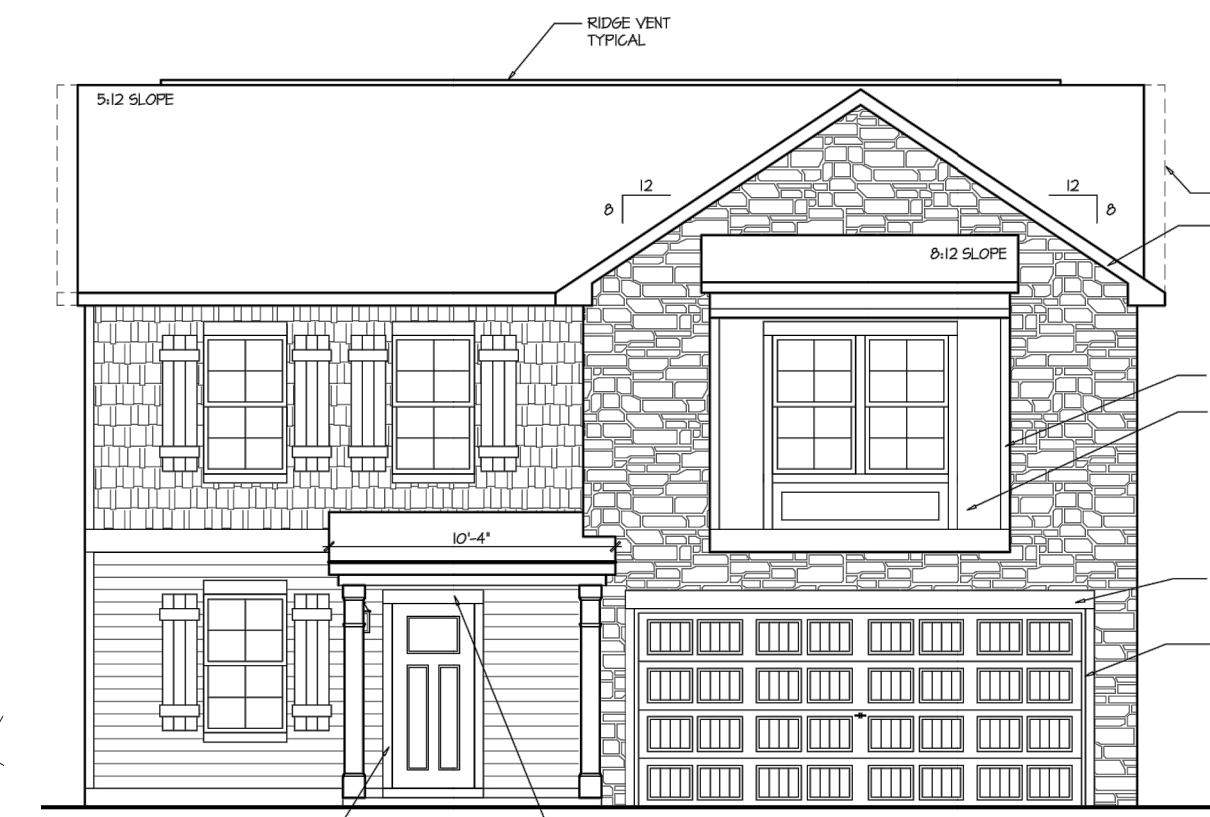
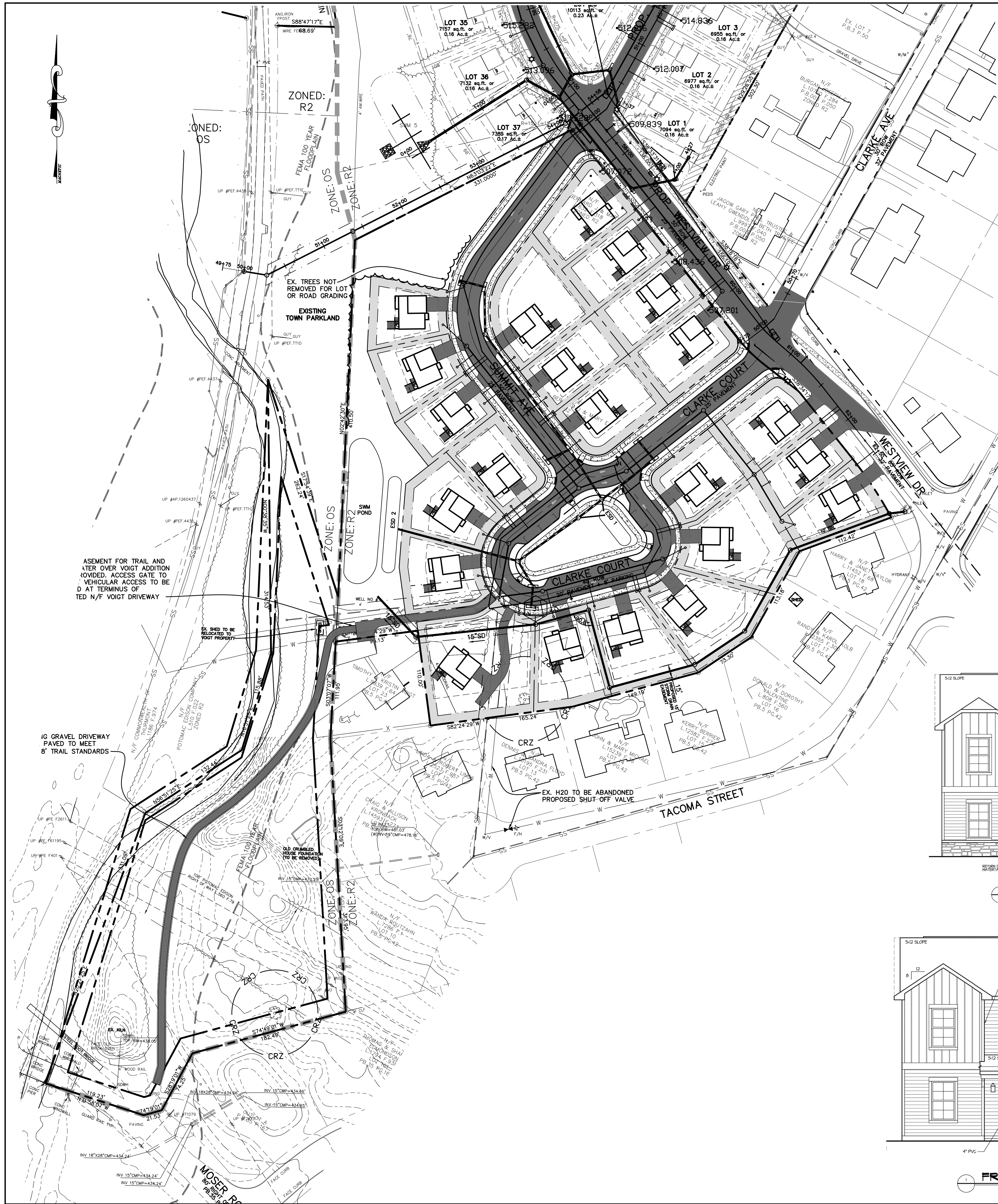
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PROJECT:

7623

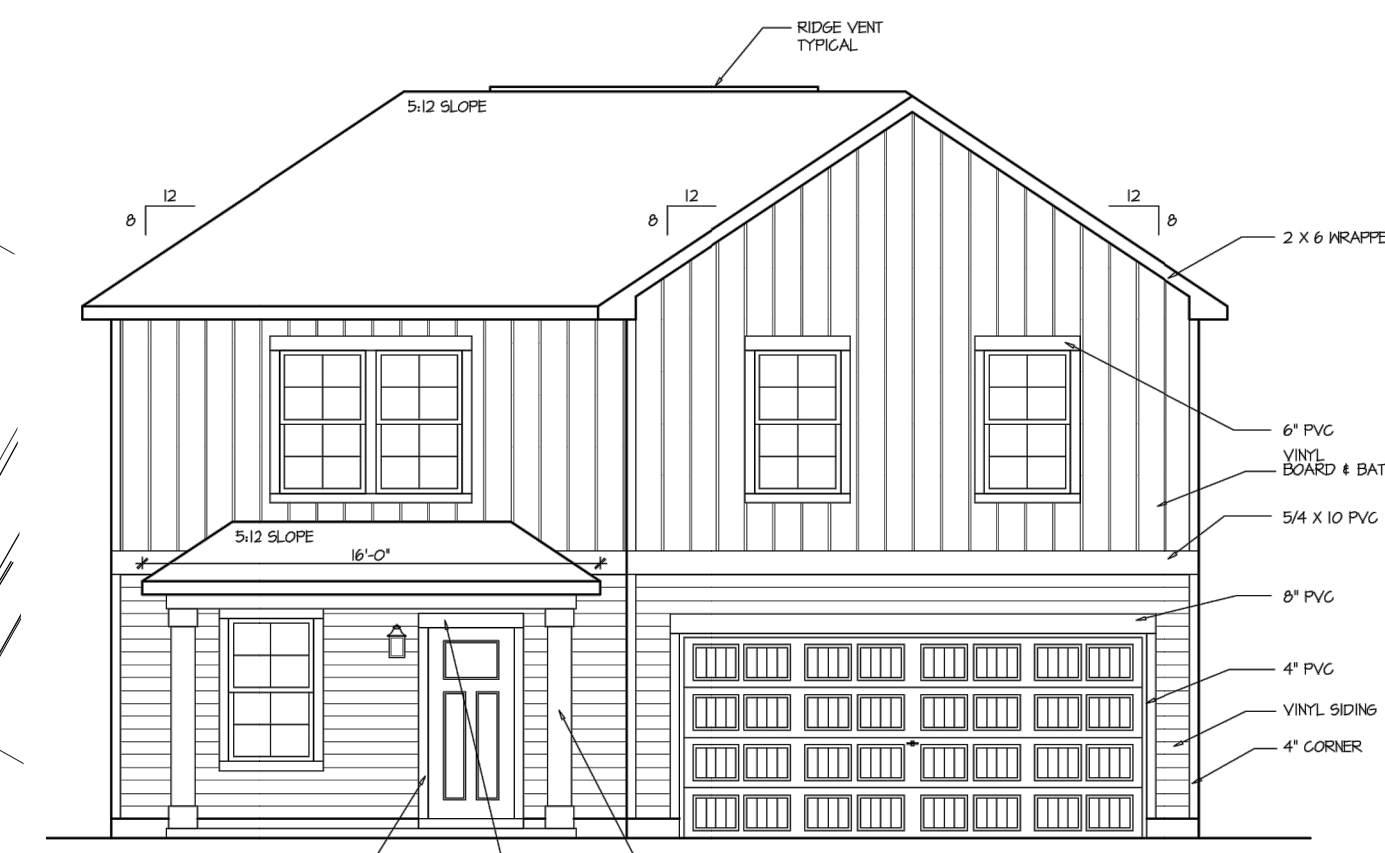
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FRONT ELEVATION 5



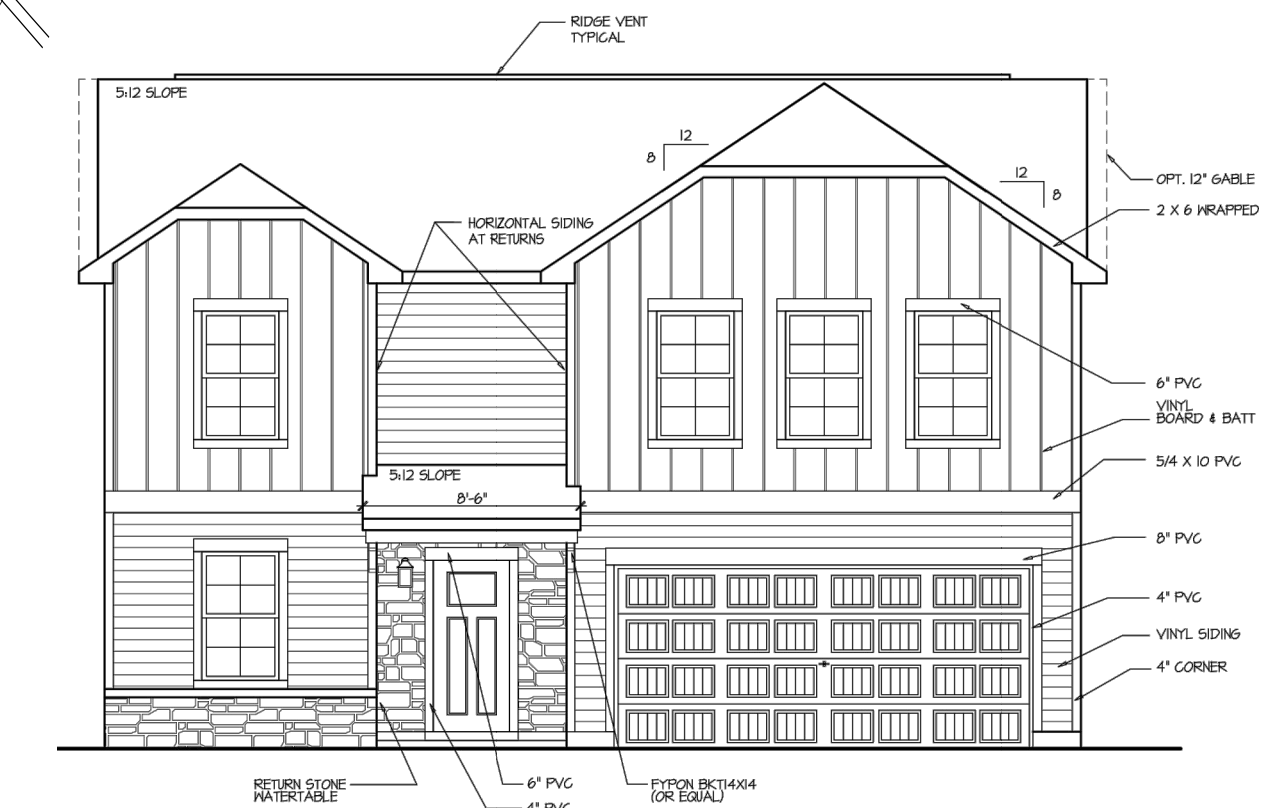
OPT. SIDE GARAGE



FRONT ELEVATION 3



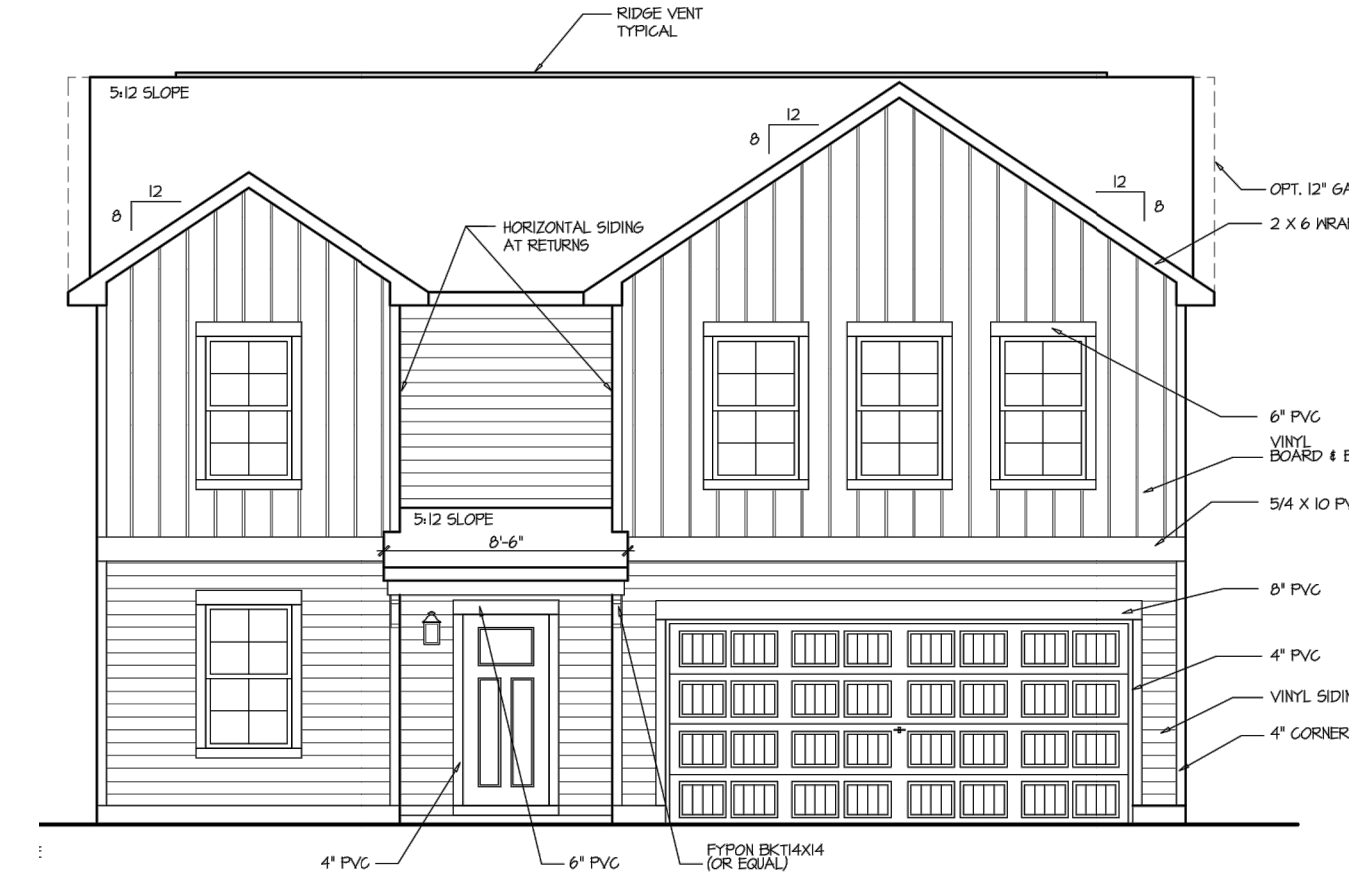
OPT. SIDE GARAGE



FRONT ELEVATION 4



OPT. SIDE GARAGE



FRONT ELEVATION 2



OPT. SIDE GARAGE

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ILLUSTRATIVE ARCHITECTURAL ELEVATIONS

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4

15 PROPOSAL PLANNING PERMITS PRELIMINARY.DWG 12/17/2021 3:27 PM