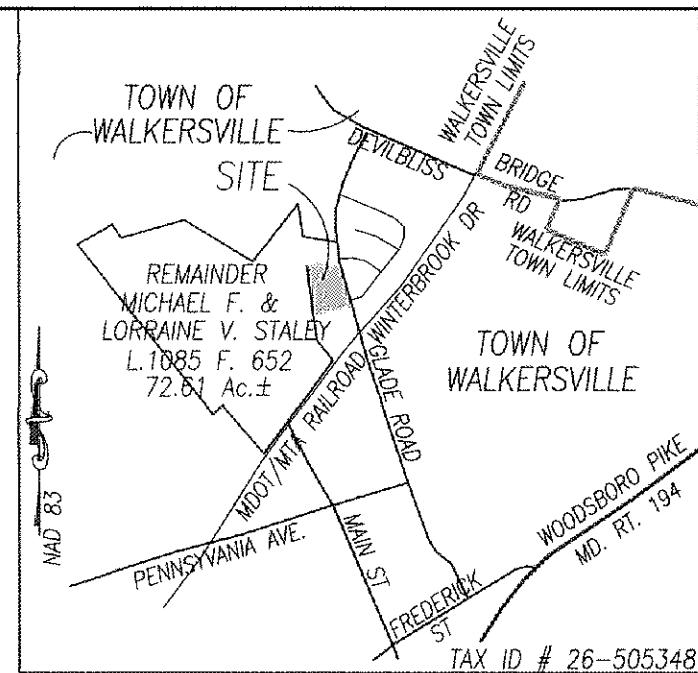


SITE PLAN

LONGLEY GREEN

A TOWNHOUSE DEVELOPMENT - LOT 1

SITUATED ON GLADE ROAD
TOWN OF WALKERSVILLE
WALKERSVILLE ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000' T.M. 49 PARCEL 50

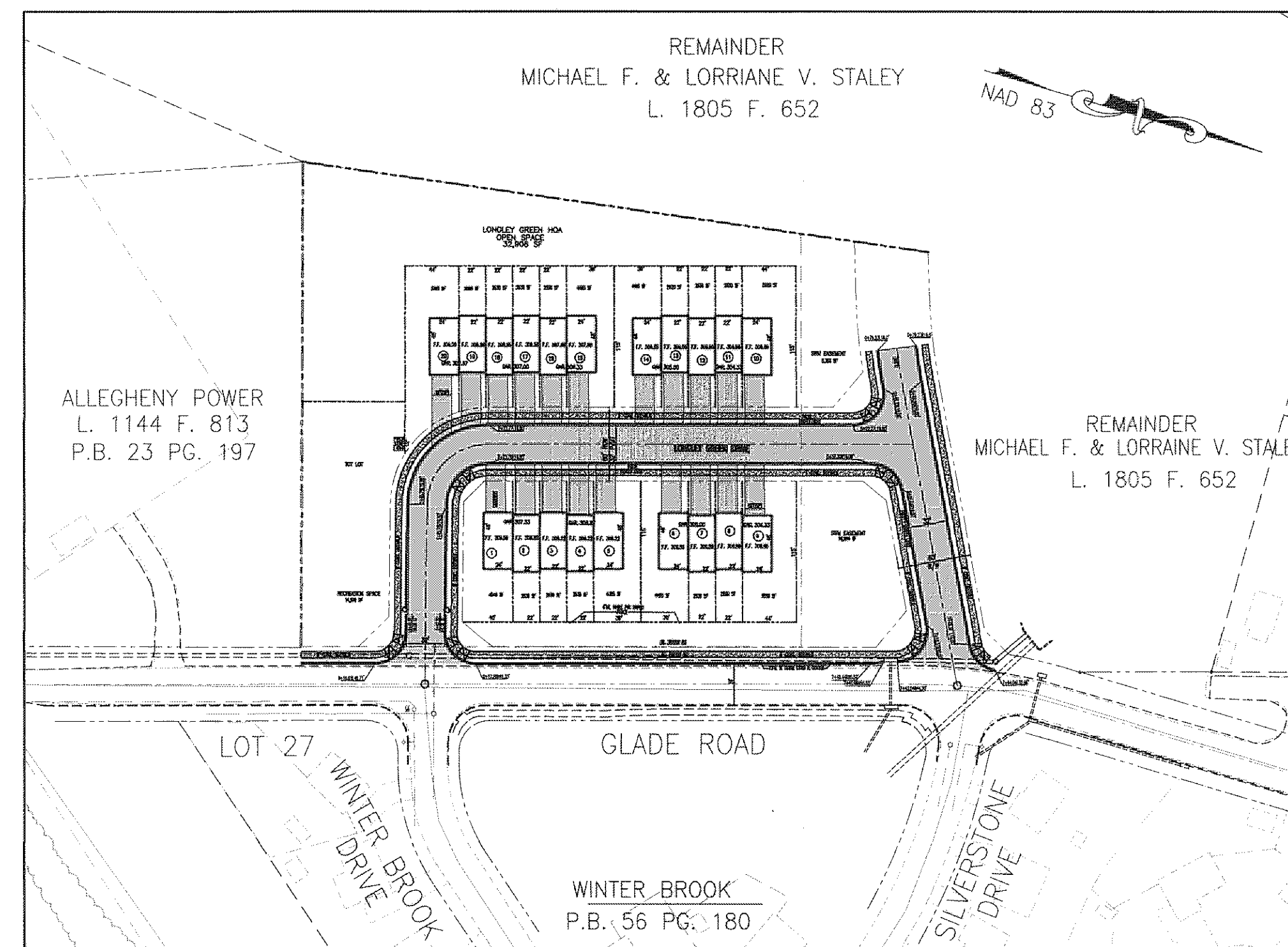
OWNER:
MICHAEL F. & LORRIANE V. STALEY
100 MAIN STREET
WALKERSVILLE, MD. 21793
PHONE: 301-898-5542

DEVELOPER:
VERDANT DEVELOPMENT GROUP
5310 SPECTRUM DRIVE, SUITE C
FREDERICK, MD 21073
PHONE: 301-698-3232 FAX: 240-436-6090

ENGINEER:
VANMAR ASSOCIATES, INC.
310 SOUTH MAIN STREET, P.O. BOX 328
MOUNT AIRY, MARYLAND 21771
PHONE: 301-829-2890 FAX: 301-831-5603

GENERAL NOTES

1. OWNER : MICHAEL F. & LORRIANE V. STALEY
100 MAIN STREET WALKERSVILLE, MD. 21793
PHONE: 301-898-5542
- DEVELOPER: VERDANT DEVELOPMENT GROUP
5310 SPECTRUM DRIVE, SUITE C
FREDERICK, MD 21073
PHONE: 301-698-3232 FAX: 240-436-6090
2. CURRENT TITLE REFERENCE: L. 1805 F. 652 TAX MAP 49, PARCEL 50
3. WATER AND SEWER CLASSIFICATION: W3 & S1
4. SOIL TYPES: AS SHOWN ON SOILS MAP #353
H6B - HAGERSTOWN, A6B - ADAMSTOWN-FUNKSTOWN
5. TOPOGRAPHY SHOWN HEREON IS AERIAL BY POTOMAC AERIAL SURVEYS
FIELD UPDATED BY VMA JANUARY, 2006
6. NATURAL RESOURCES INVENTORY:
WETLANDS & WETLAND BUFFERS - DO NOT EXIST ON SITE
FLOODPLAINS & FLOODPLAIN BUFFERS - DO NOT EXIST ON SITE
STREAMS & STREAM BUFFERS - DO NOT EXIST ON SITE
FORESTS - DO NOT EXIST ON SITE
HIGHLY ERODIBLE SLOPES - DO NOT EXIST ON SITE
STEEP SLOPES - DO NOT EXIST ON SITE
SPRINGS/ SEEPS - DO NOT EXIST ON SITE
BEDROCK/ GEOLOGY - THE SITE IS LOCATED WITHIN KARST GEOLOGY.
THEREFORE, INFILTRATION WILL NOT BE PERMITTED AND LINERS WILL
BE REQUIRED FOR THE SWM FACILITIES TO INHIBIT ANY INFILTRATION.
7. THE TOWN OF WALKERSVILLE COMPREHENSIVE PLAN DESIGNATES THE LAND
AS HIGH DENSITY RESIDENTIAL
8. THE PROPERTY ADDRESSES AND STREET SIGNS SHALL BE FABRICATED AND
POSTED IN ACCORDANCE WITH THE FREDERICK COUNTY PREMISE IDENTIFICATION
ORDINANCE #05-01-362.
9. SWM REQUIREMENTS WILL BE ADDRESSED AND IN ACCORDANCE WITH THE
2009 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL.
10. FOREST CONSERVATION PLAN PROVIDING OFF SITE MITIGATION APPROVED
BY FREDERICK COUNTY ON JUNE 8, 2012.
11. ALL WATERLINES SHALL HAVE A MINIMUM OF 4-FOOT COVER.
12. ALL RECREATION LAND, OPEN SPACE, AND STORMWATER MANAGEMENT
EASEMENTS WILL BE OWNED BY THE LONGLEY GREEN HOMEOWNERS
ASSOCIATION.



LOCATION MAP
SCALE: 1" = 100' TAX MAPS 49, PARCEL 50
TAX ACCOUNT # 26-505348

SITE DEVELOPMENT DATA

1. EXISTING ZONING: R-4 AND L-1
2. R-4 ZONE = 3.4101 AC.± L-1 ZONE = 0.6892 AC.±
TOTAL ACREAGE = 4.0993 AC.±
3. TOWNHOUSE DENSITY: 6 DU/ ACRE
3. THEORETICAL UNIT YIELD: 20.5 UNITS
3. PROPOSED UNIT YIELD: 20 TOWNHOUSE UNITS
4. LOT CRITERIA
 - A. MIN LOT WIDTH: 22'
 - B. FRONT YARD: 25'
 - C. END UNIT SIDE YARD: 15'
 - D. REAR YARD: 30'
 - E. MINIMUM LOT SIZE: 2,400 S.F.
 - F. LENGTH OF ROW: NO MORE THAN 6 UNITS
 - G. BUILDING HEIGHT: 3 STORIES, 35'
5. OPEN SPACE
 - A. OPEN SPACE REQUIRED: 40% = 59,540 S.F.
 - B. OPEN SPACE PROVIDED: 65,348 S.F.
6. PARKING
 - A. PARKING REQUIRED: = 3 PER DWELLING UNIT
 - B. PARKING PROVIDED: = 3 PER DWELLING UNIT
(INCLUDES GARAGE & DRIVEWAY PARKING)
 - TOTAL = 60 SPACES
7. SITE TO BE SERVED BY PUBLIC WATER AND SEWER.

DRAWING INDEX

- SHEET 1 OF 5 TITLE SHEET
- SHEET 2 OF 5 SITE LAYOUT & UTILITIES PLAN
- SHEET 3 OF 5 GRADING, SWM, & SEDIMENT CONTROL PLAN
- SHEET 4 OF 5 SITE NOTES & DETAILS
- SHEET 5 OF 5 LANDSCAPE PLAN

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, License No. 18817, Expiration Date: 3/15/19.

DATE	REVISIONS
6/5/17	TOWN COMMENTS
8/10/17	TOWN COMMENTS

CALL "MISS UTILITY" AT
1-800-257-7777
3 DAYS BEFORE START OF CONSTRUCTION

PROFESSIONAL ENGINEER
10/19/2017

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street, P.O. Box 328
Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 549 2751
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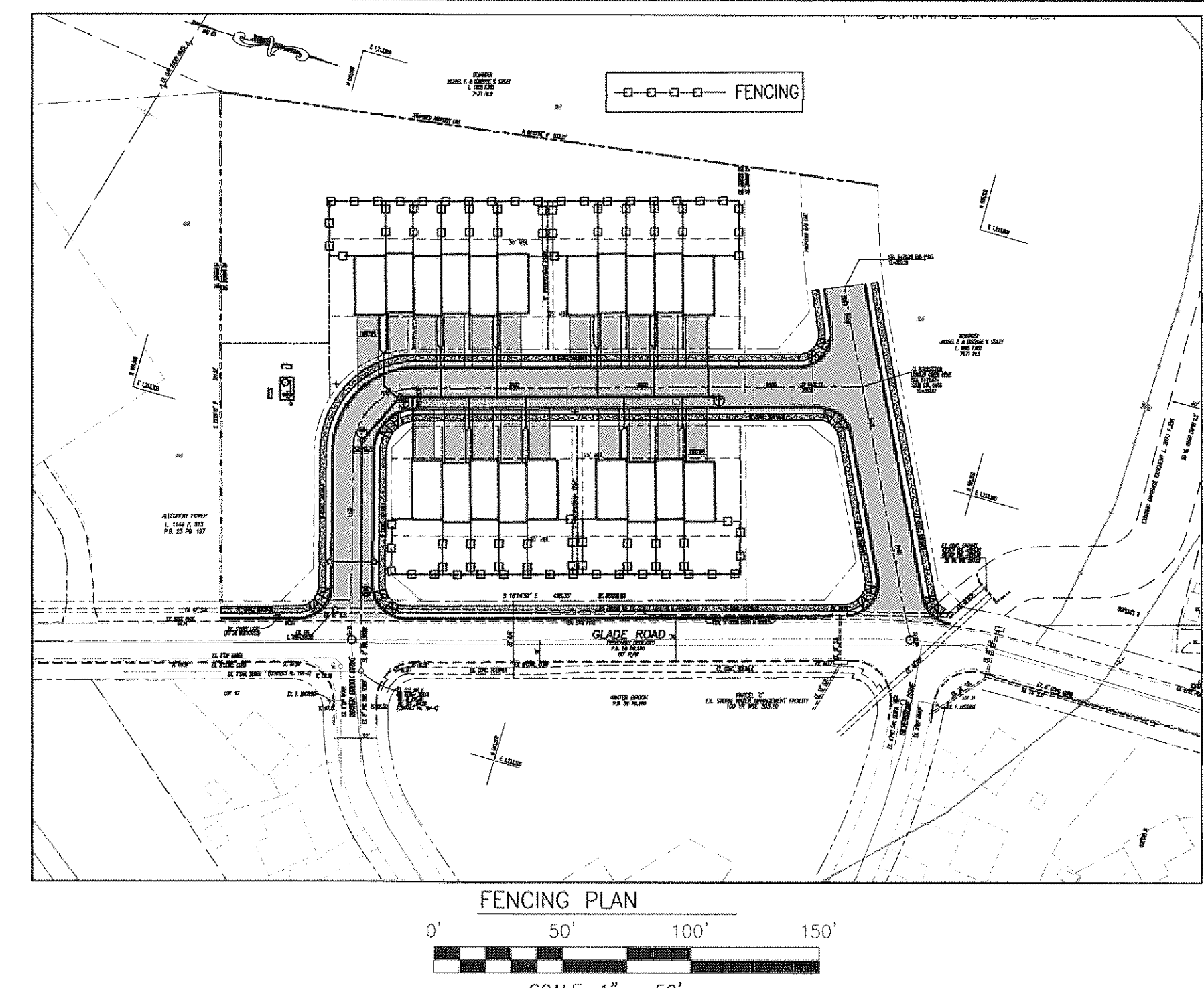
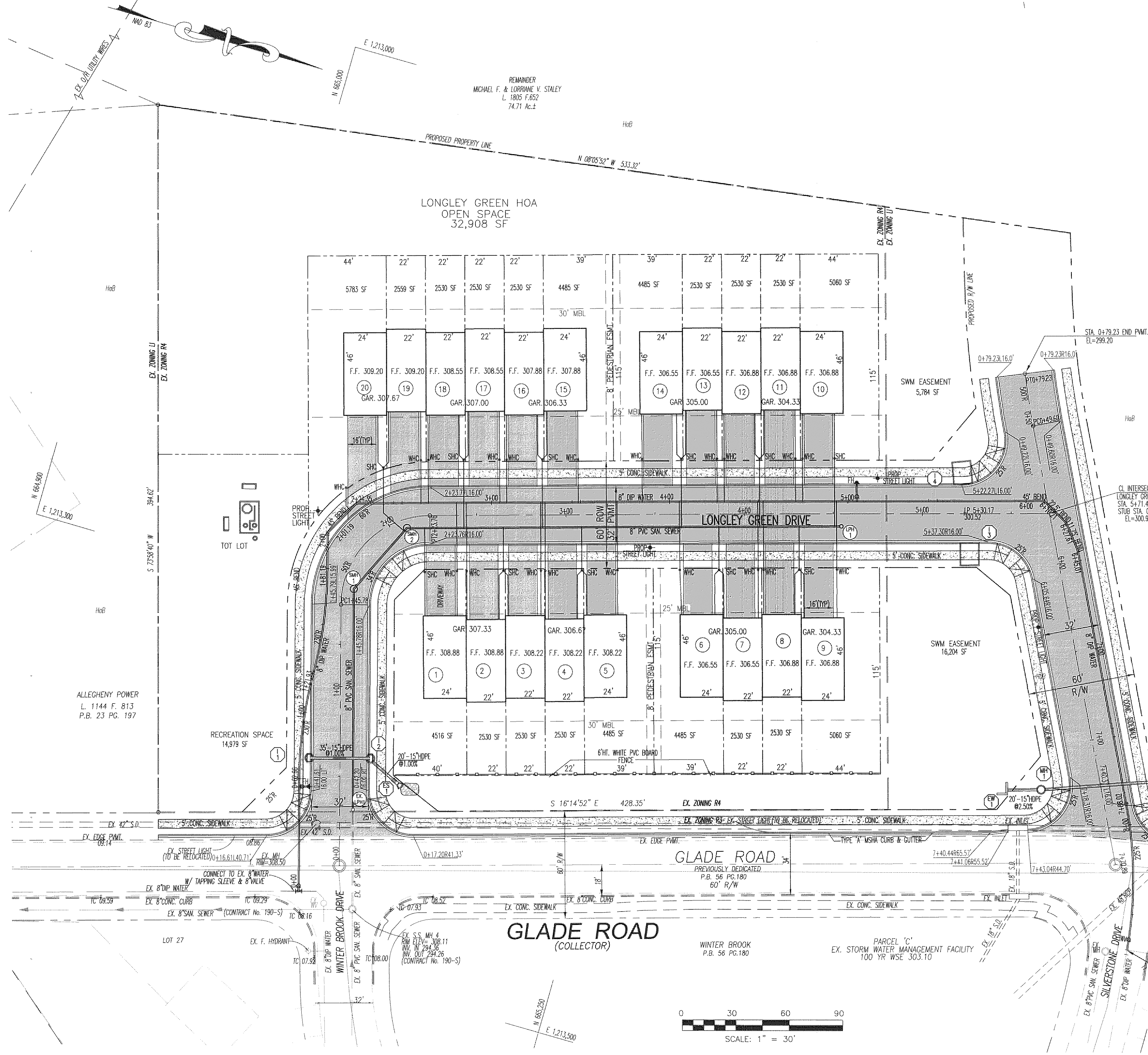
LONGLEY GREEN
LOT 1
SITUATED ON GLADE ROAD
TOWN OF WALKERSVILLE
WALKERSVILLE ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND

TITLE SHEET

OCTOBER 2016 SHEET 1 of 5

TOWN OF WALKERSVILLE
PLANNING COMMISSION
APPROVAL
BY DATE 10/24/17

TOWN OF WALKERSVILLE
TOWN ENGINEER
APPROVAL
BY DATE 10/24/17



BUILDING COVERAGE TABLE	
LOT NUMBER	BLDG COVERAGE
1	21.8%
2	40%
3	40%
4	40%
5	24.6%
6	24.6%
7	40%
8	40%
9	21.8%
10	21.8%
11	40%
12	40%
13	40%
14	24.6%
15	24.6%
16	40%
17	40%
18	40%
19	40%
20	21.8%

OWNER: MICHAEL F. & LORRAINE V. STALEY
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 FREDERICK, MD 21703
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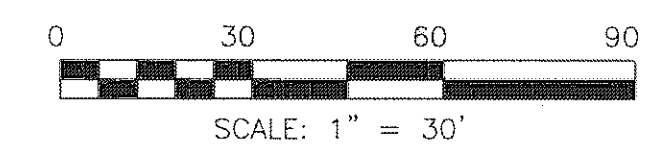
LONGLEY GREEN

LOT 1
 SITUATED ON GLADE ROAD
 TOWN OF WALKERSVILLE
 WALKERSVILLE ELECTION DISTRICT
 FREDERICK COUNTY, MARYLAND
 SCALE: 1"=30'

LAYOUT & UTILITY PLAN

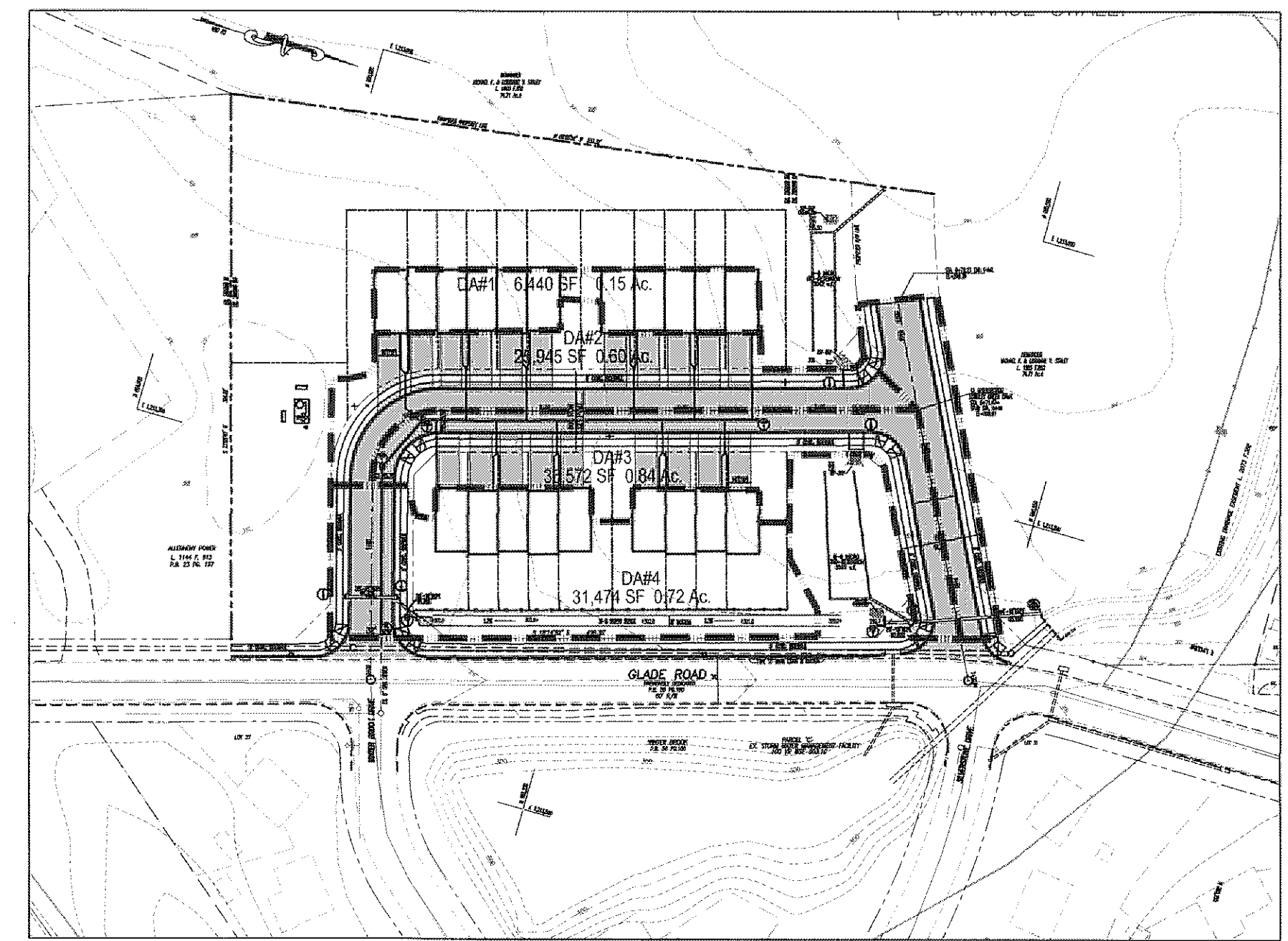
TOWN OF WALKERSVILLE
 PLANNING COMMISSION
 APPROVAL
 BY *[Signature]* DATE 10/24/17

TOWN OF WALKERSVILLE
 TOWN ENGINEER
 APPROVAL
 BY *[Signature]* DATE 10/24/17



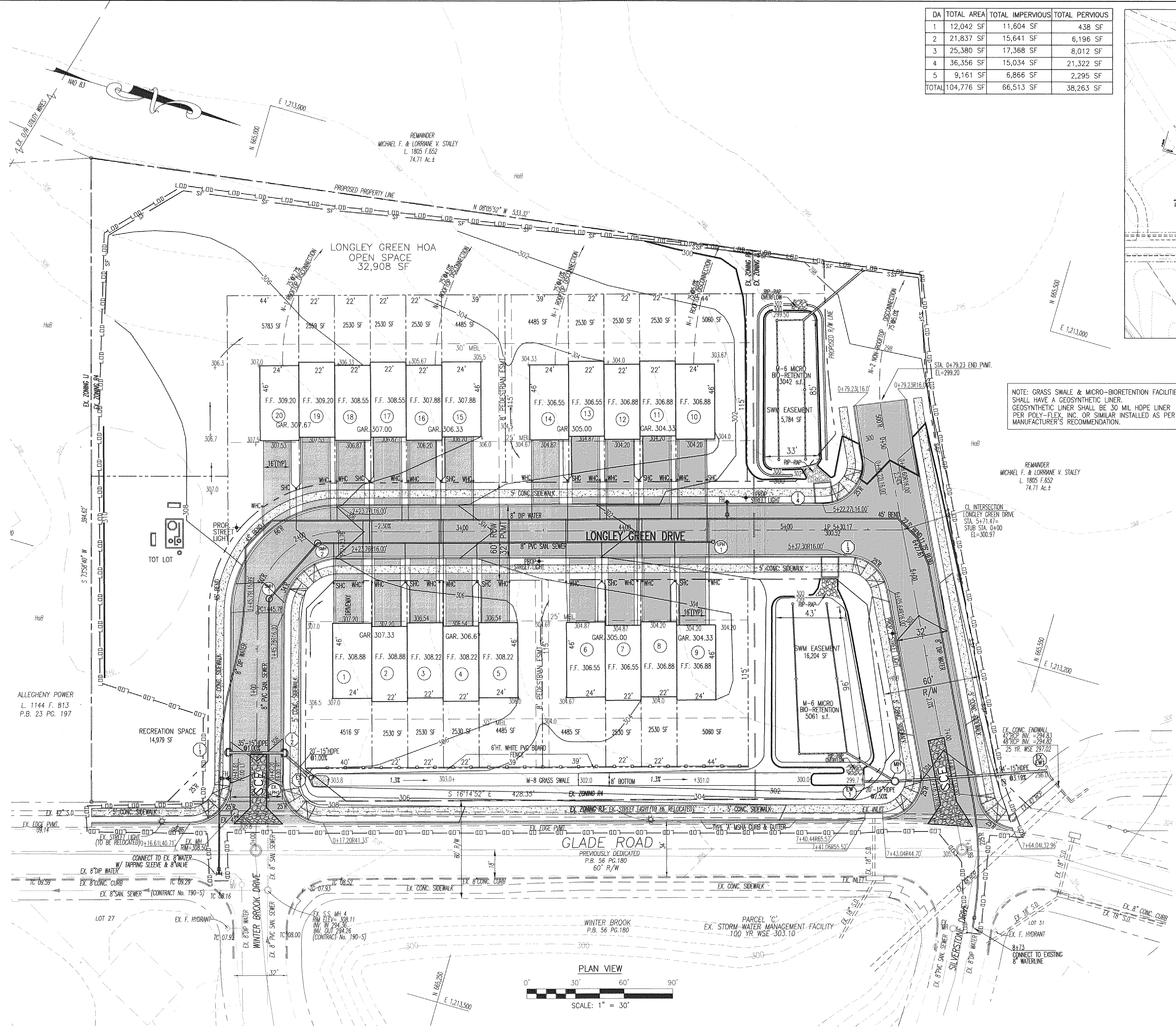
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DA	TOTAL AREA	TOTAL IMPERVIOUS	TOTAL PERVIOUS
1	12,042 SF	11,604 SF	438 SF
2	21,837 SF	15,641 SF	6,196 SF
3	25,380 SF	17,368 SF	8,012 SF
4	36,356 SF	15,034 SF	21,322 SF
5	9,161 SF	6,866 SF	2,295 SF
TOTAL	104,776 SF	66,513 SF	38,263 SF



Drainage Area Map Inset
SCALE: 1" = 50'

NOTE: GRASS SWALE & MICRO-BIORETENTION FACILITIES SHALL HAVE A GEOSYNTHETIC LINER. GEOSYNTHETIC LINER SHALL BE 30 MIL HDPE LINER PER POLY-FLEX, INC. OR SIMILAR INSTALLED AS PER MANUFACTURER'S RECOMMENDATION.



PLAN VIEW
SCALE: 1" = 30'

OWNER: MICHAEL F. & LORRIANE V. STALEY
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PHONE: 301-898-5542
DEVELOPER: VERDANT DEVELOPMENT GROUP
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LONGLEY GREEN

LOT 1
SITUATED ON GLADE ROAD
TOWN OF WALKERSVILLE
WALKERSVILLE ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND
SCALE: 1"=30'

GRADING, SWM, AND SEDIMENT CONTROL PLAN

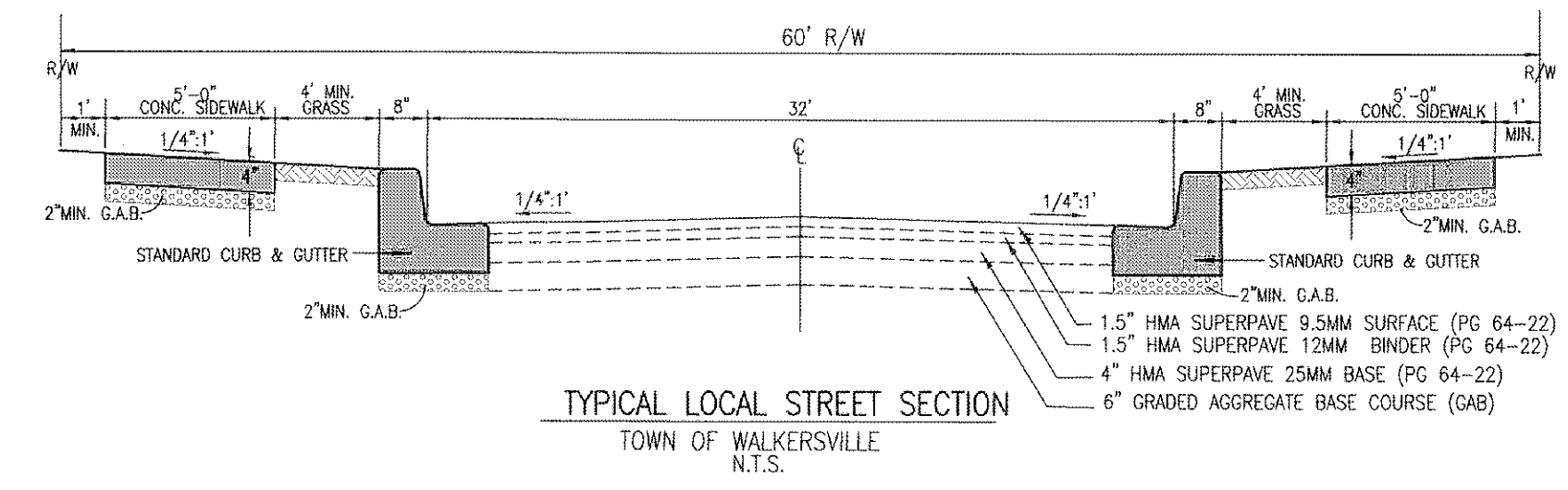
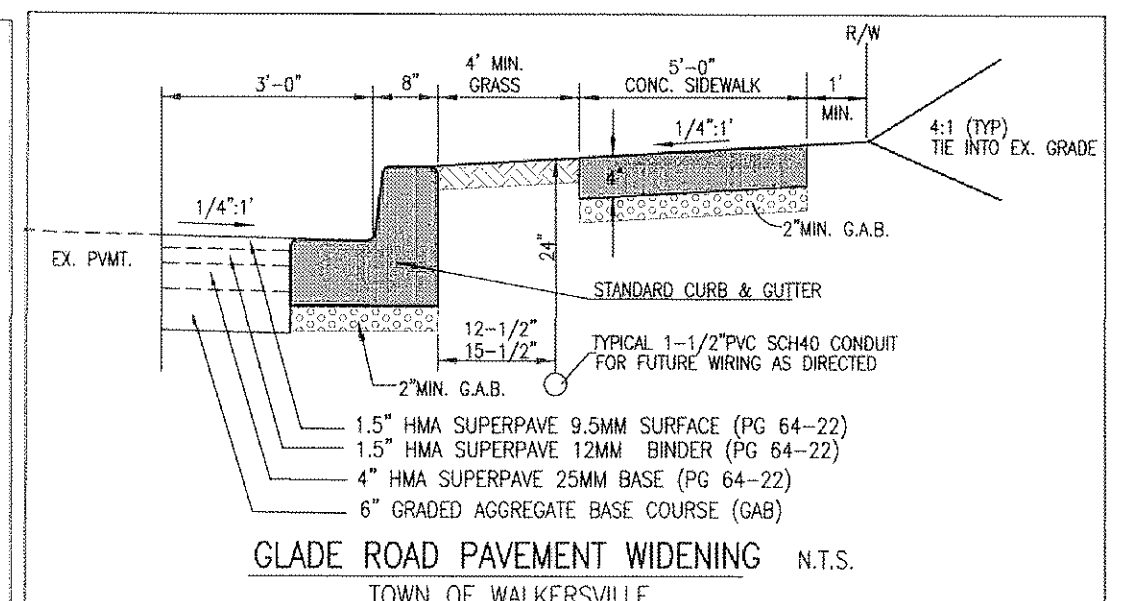
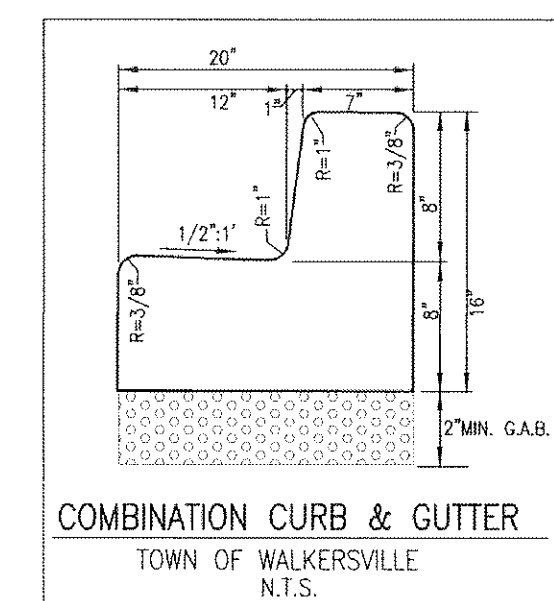
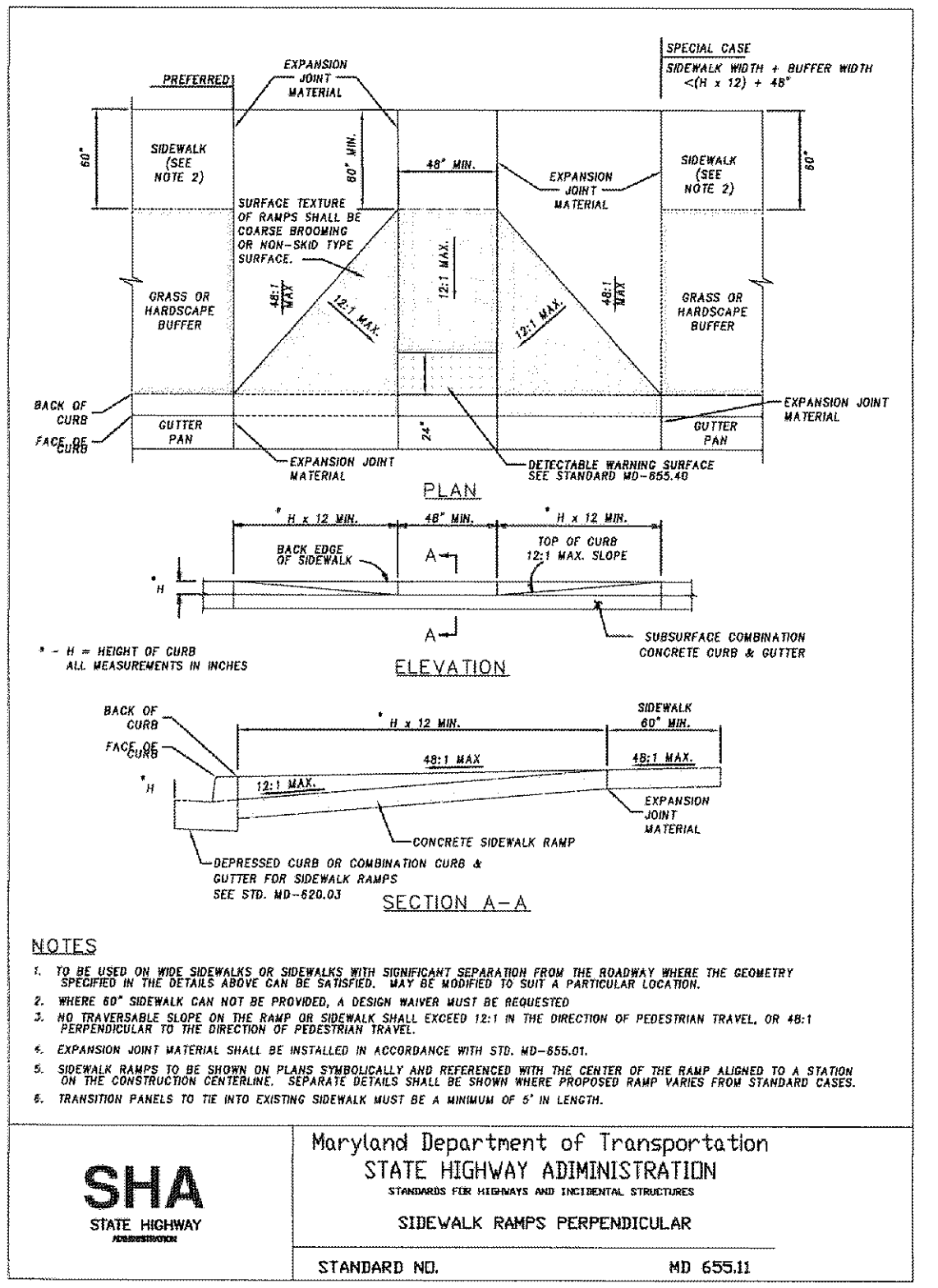
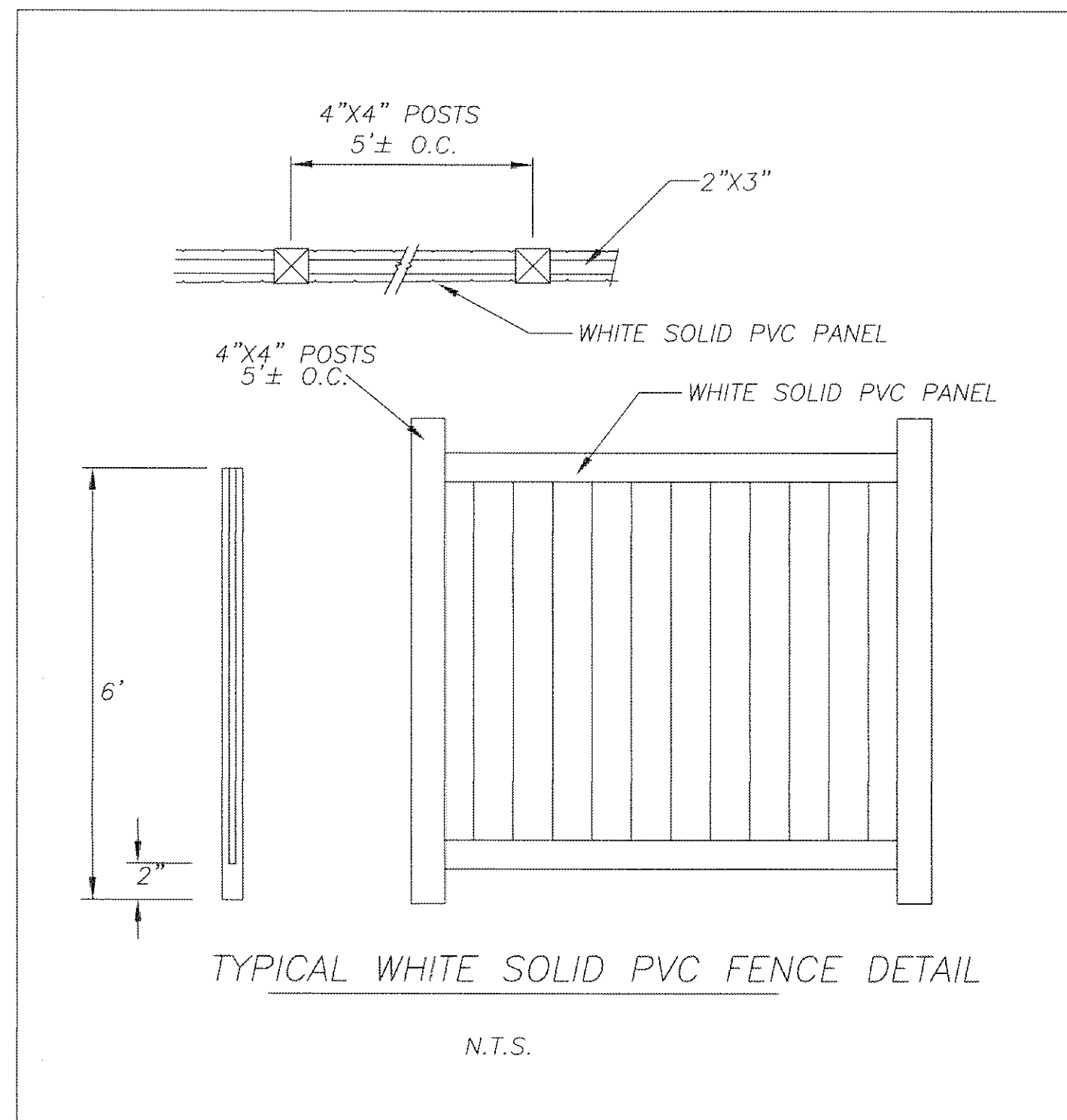
OCTOBER 2016

SHEET 3 of 5

TOWN OF WALKERSVILLE
PLANNING COMMISSION
APPROVAL
BY *[Signature]* DATE 10/24/19

TOWN OF WALKERSVILLE
TOWN ENGINEER
APPROVAL
BY *[Signature]* DATE 10/24/19

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, License No. 18417, Expiration Date: 9/18/19.



TOWNHOME ARCHITECTURAL ILLUSTRATION

1. TOWNHOME BUILDINGS FACADES WILL BE A MIXTURE OF BRICK AND VINYL SIDING ALONG BUILDING FRONTS.
2. TOWNHOME BUILDINGS WILL HAVE GABLE ROOFS.
3. TOWNHOME BUILDINGS FACADES WILL BE VINYL SIDING ALONG BUILDING SIDES AND REAR OF BUILDINGS.
4. ALL TOWNHOUSES SHALL HAVE SINGLE GARAGE UNITS AND TWO PARKING SPACES PER DRIVEWAY FOR A TOTAL OF THREE SPACES PER UNIT.

OWNER: MICHAEL F. & LORRANE V. STALEY
100 MAIN STREET WALKERSVILLE, MD. 21793
PHONE: 301-898-5542

DEVELOPER: VERDANT DEVELOPMENT GROUP
5310 SPECTRUM DRIVE, SUITE C
FREDERICK, MD 21073
PHONE: 301-898-3232 FAX: 240-436-6090

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TOWN OF WALKERSVILLE
PLANNING COMMISSION
APPROVAL

BY *[Signature]* DATE 10/24/17

TOWN OF WALKERSVILLE
TOWN ENGINEER
APPROVAL

BY *[Signature]* DATE 10/24/17

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LONGLEY GREEN

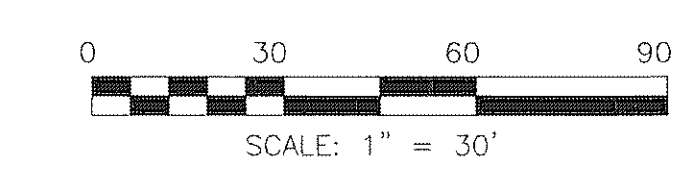
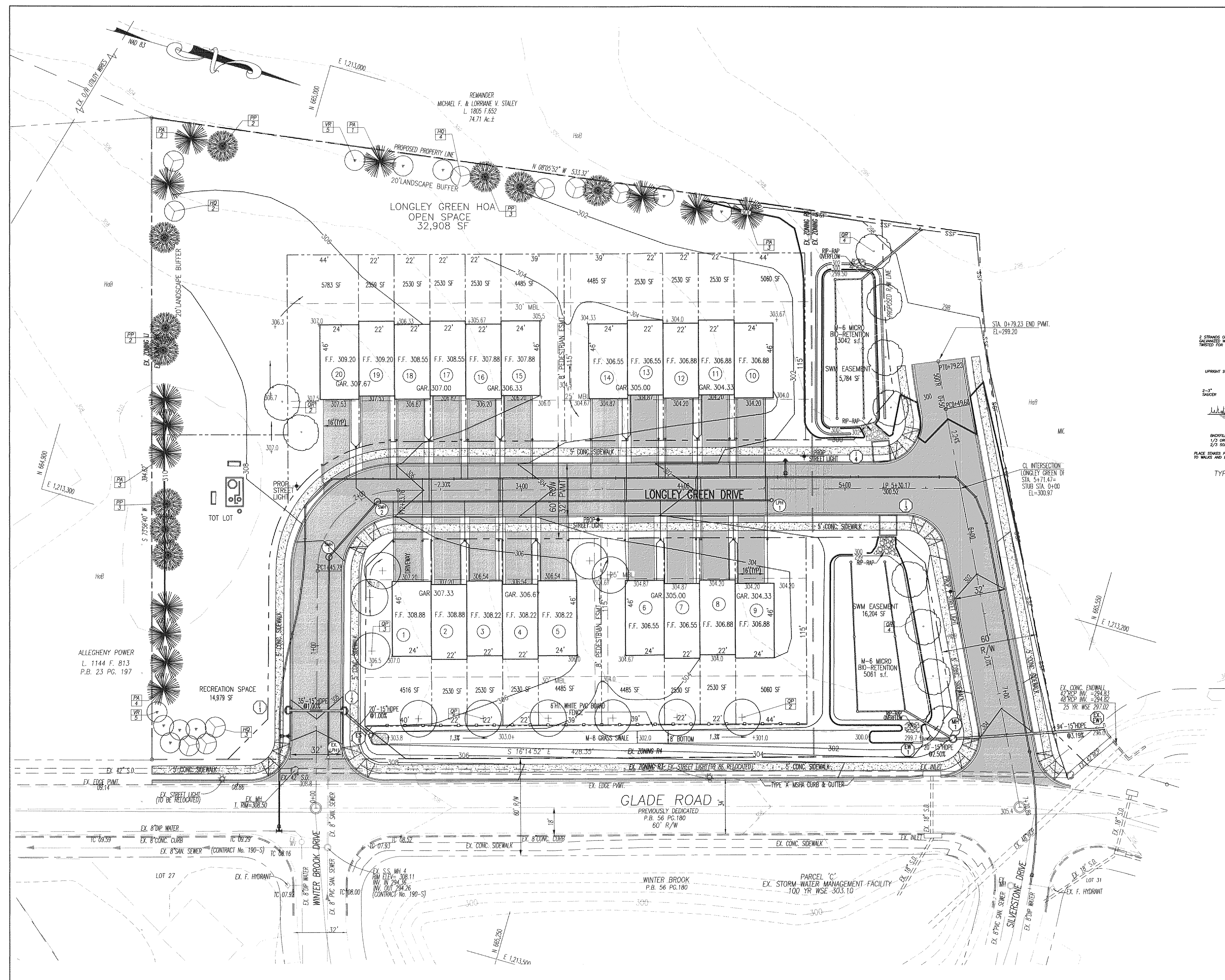
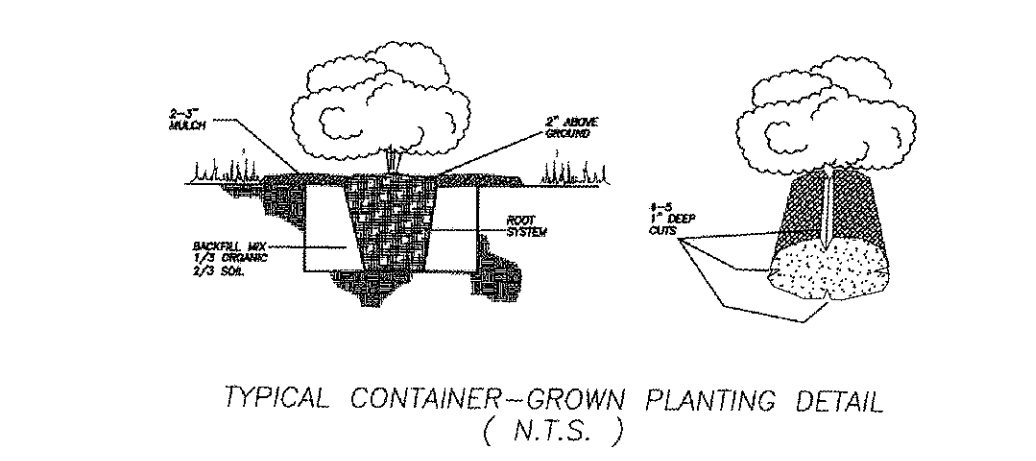
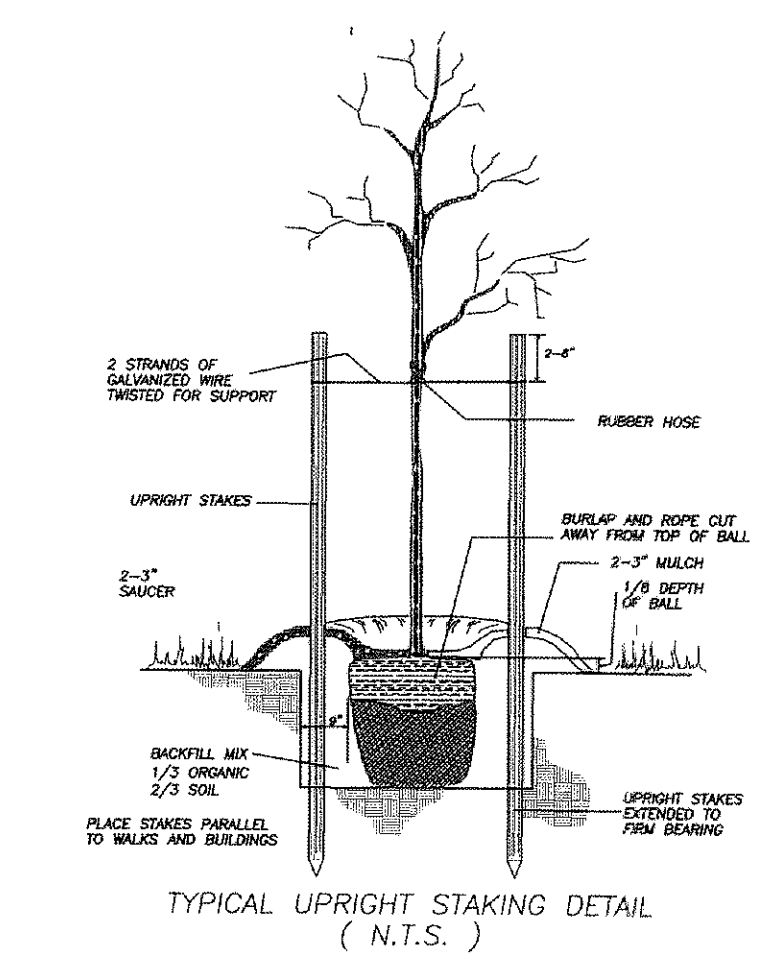
LOT 1
SITUATED ON GLADE ROAD
TOWN OF WALKERSVILLE
WALKERSVILLE ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND

SITE DETAILS

OCTOBER 2016 SHEET 4 of 5 #5576

- LANDSCAPE NOTES**
- All plant material shall comply with American Standards for Nursery Stock (American Association of Nurserymen) and shall be specified in the Landscape Specification Guidelines for the Baltimore-Washington Metropolitan Area. All plant material shall include a one-year warranty.
 - Do not plant within 20' of a property line abutting and agricultural use.
 - Source: Within 100 mile radius of Maryland if possible.
 - Spacing shown is approximate. Tree locations to be field adjusted as required to maintain 10' minimum clearance from all utilities, street lights, and driveways.
 - The location of existing utilities shown herein are approximate only. Contractor shall excavate to verify the existence, location, and depth of any utilities (constructed and existing) and shall notify the engineer of any discrepancies prior to the beginning of all work, excavation, grading, landscaping, etc.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777, three (3) working days prior to beginning any work in the vicinity of the utilities.
 - Contractor shall verify all locations and elevations prior to construction. Any utility (whether shown or not) damaged due to construction shall be repaired immediately. The contractor shall be responsible for removing or replacing any existing fences, driveways, etc. damaged or removed by the contractor during construction. All office disturbed areas shall be returned to their original condition.
 - Verdant Associates, Inc. is not responsible for the contractor's utilization of men, materials, equipment, or safety measures in performance of any work for this construction. The contractor assumes all responsibility for performing the work correctly and in conformance with all code requirements.
 - Should the contractor discover discrepancies between the plans and field conditions, the work shall be stopped immediately and the engineer notified immediately to resolve the situation. Should the contractor make field corrections or adjustments without notifying the engineer, then the contractor assumes all responsibility for those changes.
 - The contractor shall note that in the case of a discrepancy between the scaled and figured dimensions shown on these plans, the figured dimension shall govern.
 - It is the intent of these plans and specifications to provide 100% completed work and this shall be the project scope. It shall be distinctly understood that failure to notify the engineer of discrepancies found on these plans and specifications, specifically and work which would naturally and/or normally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.

PLANTING SCHEDULE					
SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	SPACING
QP	11	Quercus palustris Pin Oak	2-2.5' CAL.	B&B	AS SHOWN
QR	10	Platanus occidentalis American Sycamore	2-2.5' CAL.	B&B	AS SHOWN
PA	13	Picea canadensis Norway Spruce	6-8' HT.	B&B	AS SHOWN
PP	10	Picea pungens Colorado Spruce	6-8' HT.	B&B	AS SHOWN
HQ	9	Hydrangea quercifolia 'Alice' 'Alice' Oakleaf Hydrangea	24-36" HT.	3-5 GAL.	AS SHOWN
VR	10	Viburnum rhytidophyllum Leatherleaf Viburnum	24-36" HT.	B&B	AS SHOWN



TOWN OF WALKERSVILLE
PLANNING COMMISSION
APPROVAL
By *Michael C. Shy* DATE 10/24/17

TOWN OF WALKERSVILLE
TOWN ENGINEER
APPROVAL
By *Scott Longth* DATE 10/24/17

OWNER: MICHAEL F. & LORRAINE V. STALEY
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LONGLEY GREEN

LOT 1
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TOWN OF WALKERSVILLE
WALKERSVILLE ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND
SCALE: 1"=30'

LANDSCAPE PLAN

OCTOBER 2016
SHEET 5 of 5

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