

BASE NOTES:

1. HORIZONTAL DATUM: STATE PLANE NAD 83/91.
2. VERTICAL DATUM: NAVD 88.
3. TOPOGRAPHY: PER FREDERICK COUNTY GIS.
4. THIS BASE SHEET PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT

ZONE: THE 1.38+ ACRES SITE IS ZONED B8 (MEDIUM DENSITY RESIDENTIAL).

USE: THE SITE IS CURRENTLY VACANT. THE PROPOSED USE IS TO ADD 11 GARAGE TOWNHOUSE CONDOMINIUMS.

PROPERTY INFORMATION: THE SITE IS CURRENTLY SHOWN AS LOT 2.2 AS SHOWN ON P.B. 70 P.27 AND RECORDED AT LIBER 7792 FOLIO 430. IT IS ALSO FOUND ON TAX MAP 67 PARCEL 1843.

4. BUILDING SETBACKS (PER TABLE 405-1):

	REQUIRED	PROVIDED
MIN. FRONTAGE	50'	156'
FRONT:	25'	52'
SIDE:	10'	41'
REAR:	25'	88'
MAX. BUILDING HEIGHT	45'	<45'
MAX ISR	50%	41%

5. PARKING REQUIREMENTS(PER TABLE 607-1):

TOWNHOUSE:

MINIMUM REQUIREMENT:	2 PER UNIT
	11 x 2 = 22 SPACES
MAXIMUM REQUIRED:	3 PER UNIT
	11 x 3 = 33 SPACES

TOTAL PARKING REQUIRED: 22-33 SPACES

TOTAL PARKING PROVIDED: EACH UNIT WILL HAVE A 1 CAR GARAGE WITH DRIVEWAY 11'x 5 = 16 SPACES, 6 SURFACE SPACES ARE PROVIDED FOR ADDITIONAL PARKING = 22 PARKING SPACES PROVIDED TOTAL

BIKE PARKING: NOT APPLICABLE

6. WETLANDS/FLOODPLAIN: THERE ARE NO WETLANDS ON-SITE PER THE NATIONAL WETLANDS INVENTORY. THERE IS FLOODPLAIN & FLOODWAY ON SITE PER FEMA MAP 24021C0291D EFFECTIVE 9/19/07. THERE ARE NO STREAMS OR WATERBODIES ON SITE BUT CARROLL CREEK EXISTS TO THE NORTH OF THE SITE.

7. STORMWATER MANAGEMENT: SITE WILL COMPLY WITH THE 2007 ESD TO MEP REQUIREMENTS.

8. TRASH: TRASH PICKUP TO BE PROVIDED BY A PRIVATE HAULER.

9. FORESTATION: A COMBINED FOREST STAND DELINEATION AND PRELIMINARY FOREST CONSERVATION PLAN HAS BEEN SUBMITTED UNDER A SEPARATE COVER.

10. HANDICAP ACCESSIBILITY: THE SITE WILL BE IN CONFORMANCE WITH THE STATE OF MARYLAND ACCESSIBILITY CODE.

11. SIGNAGE CALCULATION: (PER SECTION 804(P)):

ONE RESIDENTIAL SIGN PERMITTED WITH NO MORE THAN 16 SF AND NOT EXCEEDING 6' IN HEIGHT. ONE FREESTANDING SIGN IS PROHIBITED. LOCATION IS NOTED ON THIS PLAN.

12. LIGHTING: SITE TO BE LIGHTED BY POLE LIGHTS PLACED IN SUCH A MANNER SO AS TO NOT CREATE GLARE INTO STREETS OR ADJACENT PROPERTIES. A LIGHTING PLAN IS IN DEVELOPMENT AND WILL BE PROVIDED AT THE NEXT SUBMISSION.

13. AREA SUMMARY:

BUILDING: 8,800 SF	OR 14%
PAVING: 16,000 SF	OR 27%
GREEN: 35,413 SF	OR 59%
TOTAL: 60,213 SF	OR 100%

14. APFO: AN APFO TESTING APPLICATION HAS BEEN SUBMITTED FOR WATER AND SEWER.

ROADS:

WATER:

SCHOOLS:

15. ARCHEOLOGICAL: AN ARCHEOLOGICAL ASSESSMENT APPLICATION HAS BEEN COMPLETED FOR THIS SITE. ON 05/05/09 A LETTER OF NO FURTHER ACTION WAS ISSUED, SEE ARCH08-00656.

16. WATER & SEWER: SITE IS ZONED 3P-1.5-1. THIS PROPOSED FINAL SITE PLAN WILL BE DEPENDENT ON THE POTABLE WATER SUPPLY AND WASTEWATER CAPACITY AVAILABLE WHEN A BUILDING PERMIT IS REQUESTED. BUILDING PERMITS MAY NOT BE ISSUED UNTIL IT HAS BEEN DETERMINED THAT EXISTING FACILITIES ARE ADEQUATE AND AVAILABLE TO MEET NEEDS OF THE PROPOSED DEVELOPMENT TAKING INTO ACCOUNT ALL EXISTING AND APPROVED DEVELOPMENTS IN THE SERVICE AREA AND THAT THE WATER SUPPLY NEEDS DERIVED IN THE BUILDING PERMITS APPLICATION WILL NOT OVERLOAD AND PRESENT FACILITY FOR CONVEYING, PUMPING, STORING, OR TREATING WATER. IF A WATER AND SEWER ALLOCATION CONTRACT HAS NOT BEEN PREVIOUSLY GRANTED TO ALL OR A PORTION OF THE LOTS SHOWN ON THE PLAT, THEN PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR A DEVELOPMENT THAT REQUIRES POTABLE WATER, A WATER AND SEWER ALLOCATION CONTRACT WILL NEED TO BE OBTAINED FEDERAL OR STATE ACTION, INCLUDING OPERATIONAL MORATORIA, MAY TEMPORARILY SUSPEND, DELAY OR OTHERWISE AFFECT ALLOCATION THAT IS GRANTED.

17. SPEA: A SITE PLAN ENFORCEMENT AGREEMENT WILL BE EXECUTED PRIOR TO BUILDING PERMIT ISSUANCE.

18. NAC: THIS PROJECT WAS PRESENTED AT THE VIRTUAL ALL-NAC MEETING ON 10/18/21.

MPDU: PROJECT IS EXEMPT FROM THE PROVISIONS OF MODERATELY PRICED DWELLING UNITS IN SECTION 19-3 AS LESS THAN 25 UNITS ARE PROPOSED.

20. PARKLAND DEDICATION: PER SECTION 608 PARKLAND CAN BE MET THROUGH EITHER PRIVATE OPEN SPACE OR FEE-IN-LIEU. PER SECTION 608 THE FEE IS DETERMINED BASED ON THE FAIR MARKET VALUE OF THE LAND IN QUESTION. THIS PROJECT QUALIFIES AS AN INFILL DEVELOPMENT, PER SECTION 608(P)(2) THE DEDICATION REQUIREMENT FOR INFILL IS 500 SF PER UNIT. SECTION 608(P) STATES THAT THE PLANNING COMMISSION MAY FIND THAT THE PARKLAND IS UNSUITABLE FOR DEDICATION AND REQUIRE THE DEVELOPER TO PAY FEE-IN-LIEU, WHICH BASED ON AN APPRAISAL OF THE LAND BY A QUALIFIED LAND APPRAISER, ANOTHER OPTION IS, PER SECTION 608(H), IF THE REQUIREMENT IS LESS THAN 3 ACRES ALONE OR IN COMBINATION WITH ADJACENT PARKLAND, THE PLANNING COMMISSION MAY APPROVE A COMBINATION OF PRIVATE PARKLAND AND FEE-IN-LIEU; HOWEVER, THE PRIVATE PARKLAND MUST COMPLY WITH TABLE 608-1 PARKLAND STANDARDS FOR PARK DESIGN. 11 NEW DWELLING UNITS ARE PROPOSED, 11 X 500 SF = 5,500 SF REQUIRED FOR DEDICATION FOR NEWLY PROPOSED INFILL UNITS. OUR CLIENT INTENDS TO PAY THE FEE-IN-LIEU OPTION.

21. MODIFICATIONS:

TABLE 602-2 "OTHER DRIVEWAY AND OTHER DRIVEWAY" ARE REQUIRED TO HAVE A 100' SEPARATION ALONG A COLLECTOR ROAD. OUR PROPOSED DRIVEWAY HAS AN 80' SEPARATION FROM THE EXISTING DRIVEWAY TO THE INDEPENDENT HOSE FIRE COMPANY TO THE EAST. A MODIFICATION WILL BE REQUESTED

22. SITE HISTORY:

	PC21-1166FSI	UNDER REVIEW (THIS APPLICATION)
FINAL SITE PLAN	PC21-1167FSCB	UNDER REVIEW
COMBINED SDF/PCFP	ARCH08-00656	05/05/09-NO FURTHER ACTION REQUIRED
ARCHEOLOGICAL ASSESSMENT	ST18-4625P	06/14/18
SKECH PLAN	PC08-5829SU	09/14/09
FINAL SUBDIVISION PLAN	PC00-214FSU	RECORDED PB 70 P 027
FOREST STAND DELINEATION	ST08-583FSD	05/29/09
PRELIMINARY FOREST CONSERVATION PLAN	PC08-641PFC	09/14/09
ZONING BOARD OF APPEALS CASE	00-19V	05/23/00

OWNER: CAWLEY INVESTMENT LLC  
7509 DODGWOOD LANE  
HANOVER, MD 21076

DEVELOPER:  
VERDANT  
1 WESLEY POSS  
5310 SPECTRUM DRIVE  
FREDERICK, MD 21703

	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN. FRONTAGE	50'	156'
FRONT:	25'	52'
SIDE:	10'	41'
REAR:	25'	88'
MAX. BUILDING HEIGHT	45'	<45'
MAX ISR	50%	41%

PARKING REQUIREMENTS(PER TABLE 607-1):  
TOWNHOUSE:  
MINIMUM REQUIREMENT: 2 PER UNIT  
11 x 2 = 22 SPACES  
MAXIMUM REQUIRED: 3 PER UNIT  
11 x 3 = 33 SPACES

TOTAL PARKING PROVIDED: EACH UNIT WILL HAVE A 1 CAR GARAGE WITH DRIVEWAY 11\*1.5 = 16 SPACES, 6 SURFACE SPACES ARE PROVIDED FOR ADDITIONAL PARKING = 22 PARKING SPACES PROVIDED TOTAL

BICYCLE PARKING: NOT APPLICABLE

5. WETLANDS/FLOODPLAIN: THERE ARE NO WETLANDS ON-SITE PER THE NATIONAL WETLANDS INVENTORY. THERE IS FLOODPLAIN & FLOODWAY ON SITE PER FEMA MAP 24021C0291D EFFECTIVE 9/19/07. THERE ARE NO STREAMS OR WATERBODIES ON SITE BUT CARROLL CREEK EXISTS TO THE NORTH OF THE SITE.

7. **STORMWATER MANAGEMENT: SITE WILL COMPLY WITH THE 2007 ESD TO MEP REQUIREMENTS**

B. TRASH: TRASH PICKUP TO BE PROVIDED BY A PRIVATE HAULER

FORESTATION: A COMBINED FOREST STAND DELINEATION AND PRELIMINARY FOREST CONSERVATION PLAN HAS BEEN SUBMITTED UNDER A SEPARATE COVER.

10. **HANDICAP ACCESSIBILITY:** THE SITE WILL BE IN CONFORMANCE WITH THE STATE OF MARYLAND ACCESSIBILITY CODE

11. SIGNAGE CALCULATION: (PER SECTION 864(P)):  
ONE RESIDENTIAL SIGN PERMITTED WITH NO MORE THAN 16 SF AND NOT EXCEEDING 6' IN HEIGHT. ONE FREESTANDING SIGN IS PROPOSED, LOCATION IS NOTED ON THIS PLAN.

12. LIGHTING: SITE TO BE LIGHTED BY POLE LIGHTS PLACED IN SUCH A MANNER SO AS TO ILLUMINATE ADJACENT PROPERTIES. A LIGHTING PLAN IS IN DEVELOPMENT AND WILL BE PROVIDED.

13. AREA SUMMARY:  
BUILDING: 8,800 SF OR 14%  
PAVING: 16,000 SF OR 27%  
GREEN: 35,413 SF OR 59%  
TOTAL: 60,213 SF OR 100%

14. APFO: AN APFO TESTING APPLICATION HAS BEEN SUBMITTED FOR WATER AND SEWER.  
ROADS-  
WATER-  
SEWER-  
SCHOOLS-

15. ARCHEOLOGICAL: AN ARCHEOLOGICAL ASSESSMENT APPLICATION HAS BEEN COMPLETED FOR THIS SITE. ON 05/05/09 A LETTER OF NO FURTHER ACTION WAS ISSUED, SEE ARCH08-00656.

WATER & SEWER: SITE IS ZONED W-1, S-1. THIS PROPOSED FINAL SITE PLAN WILL BE DEPENDENT ON THE POTABLE WATER SUPPLY AND SEWAGE TREATMENT CAPACITY AVAILABLE WHEN A BUILDING PERMIT IS REQUESTED. BUILDING PERMITS MAY NOT BE ISSUED IF IT HAS BEEN DETERMINED THAT EXISTING FACILITIES ARE ADEQUATE AND AVAILABLE TO MEET NEEDS OF THE PROPOSED DEVELOPMENT TAKING INTO ACCOUNT ALL EXISTING AND APPROVED DEVELOPMENTS IN THE SERVICE AREA AND THAT THE WATER SUPPLY NEEDS DESCRIBED IN THE BUILDING PERMITS APPLICATION WILL NOT OVERLOAD AND PRESENT FACILITY FOR CONVEYING, PUMPING, STORING, OR TREATING WATER. IF A WATER AND SEWER ALLOCATION CONTRACT HAS NOT BEEN PURCHASED, THEN IT HAS BEEN DETERMINED THAT THE LOTS SHOWN ON THE SITE PLAN, ARE NOT ELIGIBLE FOR A BUILDING PERMIT FOR A DEVELOPMENT THAT WILL REQUIRE POTABLE WATER AND SEWER ALLOCATION CONTRACT WILL NEED TO BE OBTAINED FROM FEDERAL OR STATE ACTION, INCLUDING OPERATIONAL MORATORIA, MAY TEMPORARILY SUSPEND, DELAY OR OTHERWISE AFFECT AN ALLOCATION THAT IS GRANTED.

17. **SPEA: A SITE PLAN ENFORCEMENT AGREEMENT WILL BE EXECUTED PRIOR TO BUILDING PERMIT ISSUANCE.**

18. NAC: THIS PROJECT WAS PRESENTED AT THE VIRTUAL ALL-NAC MEETING ON 10/18/21.

19. MPDU: PROJECT IS EXEMPT FROM THE PROVISIONS OF MODERATELY PRICED DWELLING UNITS IN SECTION 19-3 AS LESS THAN 25 UNITS ARE PROPOSED.

PARKLAND DEDICATION: PER SECTION 608 PARKLAND CAN BE MET THROUGH EITHER PRIVATE OPEN SPACE OR FEE-IN-LIEN. PER SECTION 608 THE FEE IS DETERMINED BASED ON THE FAIR MARKET VALUE OF THE LAND IN QUESTION. THIS FEE-IN-LIEN QUALIFIES AS A DEVELOPMENT, PER SECTION 608(I)(2). THE DEDICATION REQUIREMENT FOR THE FEE IS 5,000 SQ. FT. PER SECTION 608(I) STATES THAT THE PLANNING COMMISSION MAY FIND THAT THE PARKLAND IS UNSUITABLE FOR DEDICATION AND REQUIRE THE DEVELOPER TO PAY FEE-IN-LIEN, WHICH BASED ON AN APPRAISAL OF THE LAND BY A QUALIFIED LAND APPRAISER. ANOTHER OPTION IS, PER SECTION 608(H), IF THE REQUIREMENT IS LESS THAN 3 ACRES ALONE OR IN COMBINATION WITH ADJACENT PARKLAND, THE PLANNING COMMISSION MAY DETERMINE THAT THE FEE-IN-LIEN IS NOT NECESSARY. PER SECTION 608(I)(2) THE PLANNING COMMISSION MUST COMPLY WITH TABLE 608-1 PARKLAND STANDARDS FOR PARKLAND. THERE ARE 11 NEW DWELLING UNITS ARE PROPOSED, 11 X 500 SF = 5,500 SF REQUIRED FOR DEDICATION FOR NEWLY PROPOSED INFILL UNITS. OUR CLIENT INTENDS TO PAY THE FEE-IN-LIEN OPTION.

21. MODIFICATIONS:  
PER TABLE 601-2 "OTHER DRIVEWAY AND OTHER DRIVEWAY" ARE REQUIRED TO HAVE A 100' SEPARATION ALONG A COLLECTOR ROAD. OUR PROPOSED DRIVEWAY HAS AN 80' SEPARATION FROM THE EXISTING DRIVEWAY TO THE INDEPENDENT HOSE FIRE COMPANY TO THE EAST. A MODIFICATION WILL BE REQUESTED

22.	FILE HISTORY:	
	FINAL SITE PLAN	PC21-1166FS1 UNDER REVIEW (THIS APPLICATION)
	COMBINED SITE/PPCP	PC21-1167FS8C UNDER REVIEW
	ARCHAEOLOGICAL ASSESSMENT	ARCH08-00656 05/05/09-NO FURTHER ACTION REQUIRED
	SKETCH PLAN	STF18-462SP 06/14/18
	PRELIMINARY SUBDIVISION PLAN	PC08-582PS5 05/09/09
	FINAL SUBDIVISION PLAN	REC08-214FSU RECONSIDER PB 70 P 027
	FOREST STAND DELINEATION	STF08-583FS5 05/19/09
	PRELIMINARY FOREST CONSERVATION PLAN	PC08-641PFC 09/14/09
	ZONING BOARD OF APPEALS CASE	00-19V 05/23/00
		DEVELOPMENT

OWNER:  
CAWLEY INVESTMENT LLC  
7509 DOGWOOD LANE  
HANOVER, MD 21076

DEVELOPER:  
VERDANT  
T WESLEY POSS  
5310 SPECTRUM DRIVE  
FREDERICK, MD 21703

 **HARRIS**  
**SMARIGA**  
PLANNERS • ENGINEERS • SURVEYORS

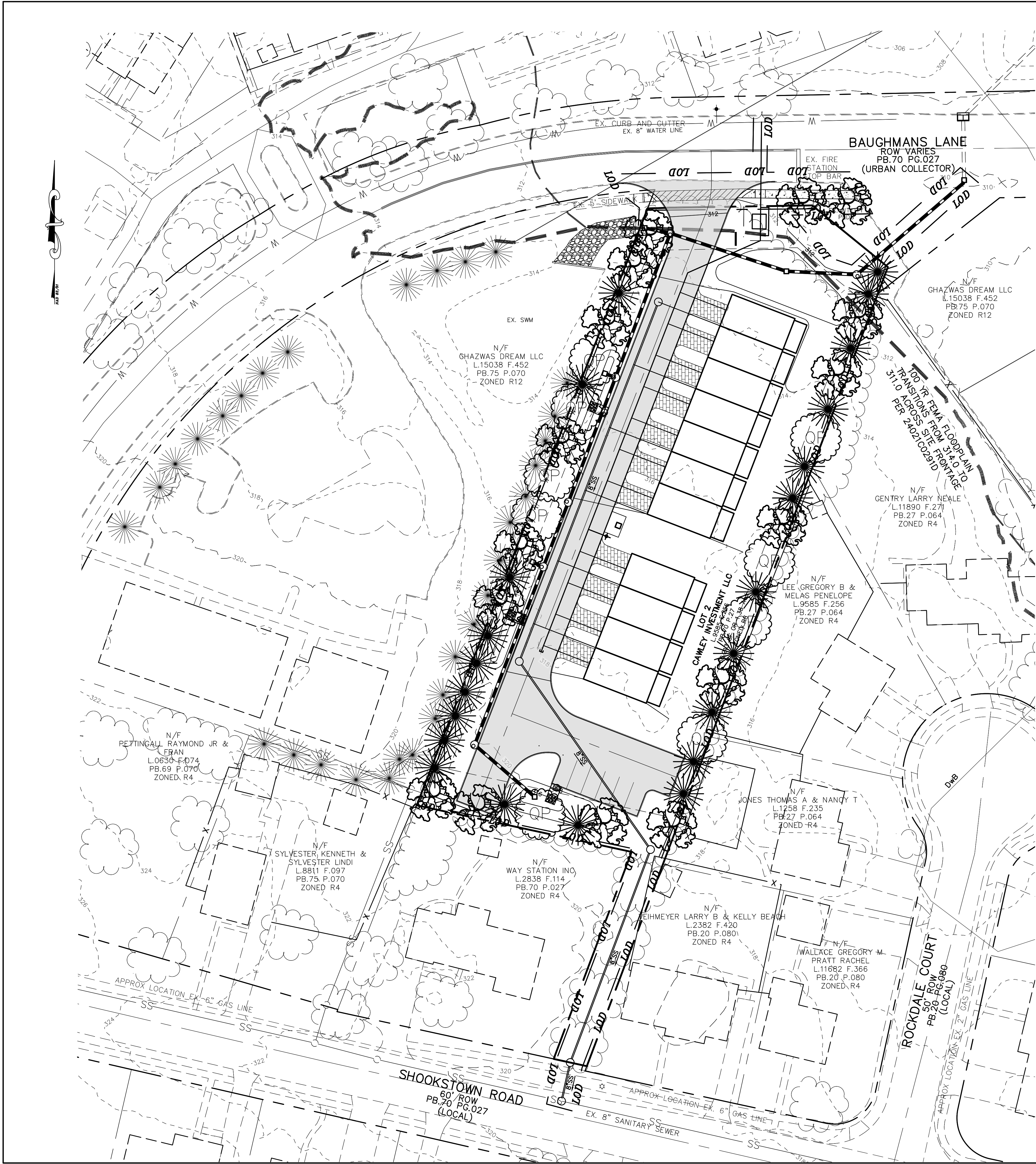
125 S. CARROLL STREET  
SUITE 100  
CHICAGO, IL 60606  
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REVISIONS: 11/22/21 REVISED PER 10/22/21 STAFF COMMENTS

SITE PLAN  
THE WOODS  
PC21-1166FSI

SITUATED BETWEEN BAUGHMANS LANE AND SHOOKSTOWN ROAD  
ACCORDING TO A PLAT RECORDED AT PB.70 P.027  
AND DEED RECORDED AT L.9688 F.229  
FREDERICK ELECTION DISTRICT No. 2  
FREDERICK COUNTY MD

SCALE: 1" = 30'
DRAWN BY: LNZ
CHECKED BY: SFZ
DATE: SEPT. 2021
SHEET: 1 OF: 2
PROJECT: 7703
1

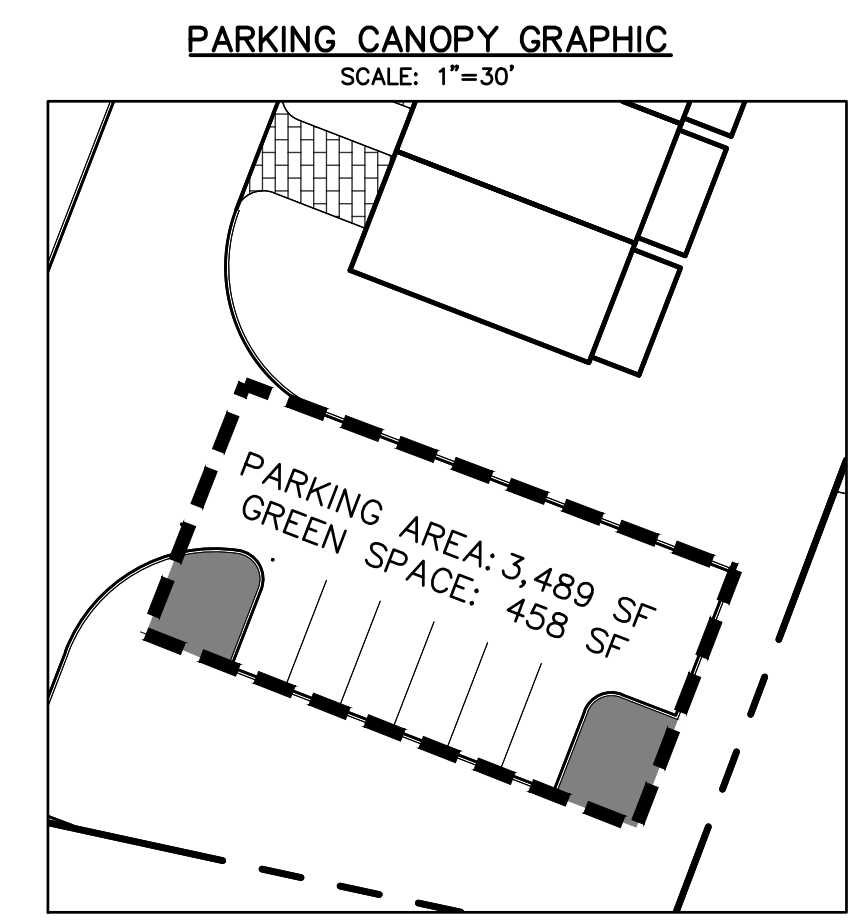


**SHRUB PLANTING**  
DECIDUOUS AND EVERGREEN SHRUBS

**NOTES**

1. DIG A SINGLE TRENCH FOR HEDGES.
2. KEEP MULCH 1" FROM TRUNK.
3. PRUNE APPROXIMATELY 30% OF THE CROWN—REMOVE WHOLE BRANCHES, NOT END TIPS. PRUNE HEDGES TO UNIFORM HEIGHT AND WIDTH.
4. REMOVE BURLAP FROM TOP OF BALL.
5. FORM 2" EARTH SAUCER.
6. 3" DEPTH MULCH.
7. FINISHED GRADE.
8. PLANTING MIX—SEE PLANTING NOTES.
9. LOOSENED SUBSOIL.

NOT TO SCALE



LANDSCAPE TABLE					
KEY	QTY	COMMON NAME	LATIN NAME	REMARKS	SIZE
	16	OCTOBER GLORY RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	B&B	2-2-1/2" CAL
	22	WHITE PINE	PINUS STROBUS	B&B	6-8' HGT.
	9	WILLOW OAK	QUERCUS PHELLOIDS	B&B	2" CAL

**TREE PLANTING AND STAKING**  
DECIDUOUS AND EVERGREEN TREES

**NOTES**

1. SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
2. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
3. KEEP MULCH 1" FROM TRUNK.

LEADER MUST REMAIN INTACT

2 STRANDS OF GALVANIZED WIRE TWISTED FOR SUPPORT

UPRIGHT STAKES— SET IN GROUND TO FIRM BEARING

RUBBER HOSE

CUT BURLAP & ROPE FROM TOP OF BALL

3" DEPTH MULCH

2" EARTH SAUCER

FINISH GRADE

1/8" DEPTH OF BALL

PLANTING MIX— SEE PLANTING NOTES

LOOSENED SUBSOIL

NOT TO SCALE

**LANDSCAPE REQUIREMENTS**

Section 605(c)(2) In all R districts, at least one tree of any type shall be planted on the property for each 3,000 square feet of lot or part in excess of 1,000 square feet. (60,213 sf=1,000 sf)/3,000 sf=20 trees required. 55 trees provided

Section 605(e) Level I screening is required where R8 zoned properties abut R4, R12 & IST zoned properties.

Level I screening has been provided as required

Section 605(f)(5) Street Trees: per table 605-5 1 tree shall be planted every 100 feet along a collector road and 1 tree shall be planted every 50 feet along a local road.

Baughmans Lane (Urban Collector): 158'/100'=2 Street Trees Required, 2 Street Trees Proposed

Shookstown Road (Local): 20'/50'=0 Street Trees Required

Section 605(g) Parking Lot Interior Landscaping Requirements. Per table 605-6 a minimum of 10% of the parking lot in properties zoned R8 must be landscaped.

458 sf Landscaped/3,489 sf Total Parking Area=13% of Interior Parking Landscaped

125 S CARROLL STREET  
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MARYLAND 21701  
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HARRIS

SMARIGA

PLANNERS • ENGINEERS • SURVEYORS

REVISIONS: 11/22/21 REMISED PER 10/22/21 STAFF COMMENTS

LANDSCAPE PLAN

THE WOODS

PC21-1166FSI

SITUATED BETWEEN BAUGHMANS LANE AND SHOOKSTOWN ROAD

ACCORDING TO THE RECORD PLAT FOR THE SUBDIVISION

AND DEED RECORDED AT L18688 F.229

FREDERICK ELECTION DISTRICT No. 2

FREDERICK COUNTY MD

SCALE:  
1"=30'

DRAWN  
BY: LNZ

CHECKED  
BY: SFZ

DATE:  
2021

SEPT.

SHEET: 2

OF: 2

PROJECT:  
7703

2

4/12/2022 2:21 PM

LA PROJ-17703.DWG PLANNING LANDSCAPE