

- BASE NOTES:
1. HORIZONTAL DATUM IS MARYLAND STATE PLANE, NAD 83/91. BASED OF FREDERICK COUNTY MONUMENTS  
"ROBERT" = N:669143.250 E:1220870.190 Z:371.50  
"DEVIL" = N:665259.997 E:1218578.968 Z:355.40
  2. THIS BASE PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
  3. SITE IS ZONED "CBD" CENTRAL BUSINESS DISTRICT.
  4. NO FLOODPLAIN HEREON PER FEMA FLOOD RATE MAP #24021C0165D, DATED SEPTEMBER 19, 2007.
  5. TOPOGRAPHY SHOWN HEREON IS FIELD RUN BY HSA, DATED 6/2/23.
  6. VERTICAL DATUM IS NAVD 88.
  7. PER P.B.99 P.116, A 6" DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES, EXCEPT WHERE HOUSES ABUT ALONG SIDE LOT LINES.
  8. UTILITIES SHOWN HEREON ARE FIELD RUN LOCATED, SUPPLEMENTED WITH AVAILABLE UTILITY DRAWINGS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE & SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

SITE PLAN NOTES

1. **ZONING:** THE 0.59± ACRE SITE IS ZONED CBD (CENTRAL BUSINESS DISTRICT).
2. **USE:** ALL OF THE LOTS ARE CURRENTLY VACANT WITH AN EXISTING SINGLE-STORY CINDERBLOCK BUILDING ON LOT 4 WHICH IS PROPOSED TO BE DEMOLISHED. THE PROPOSED USE IS TO ADD 9 GARAGE TOWNHOUSE LOTS.
3. **MINIMUM BUILDING RESTRICTION LINES AND LOT INFORMATION:**

|                      | REQUIRED         | PROPOSED         |
|----------------------|------------------|------------------|
| MINIMUM LOT AREA:    | NOT SPECIFIED    | 2,475 SF         |
| MINIMUM LOT WIDTH:   | NOT SPECIFIED    | 20'              |
| FRONT SETBACK:       | NOT SPECIFIED    | 20'              |
| SIDE SETBACK:        | NOT SPECIFIED    | 0'               |
| REAR SETBACK:        | 25'              | 70'              |
| MAX BUILDING HEIGHT: | 3-STORY DWELLING | 3-STORY DWELLING |

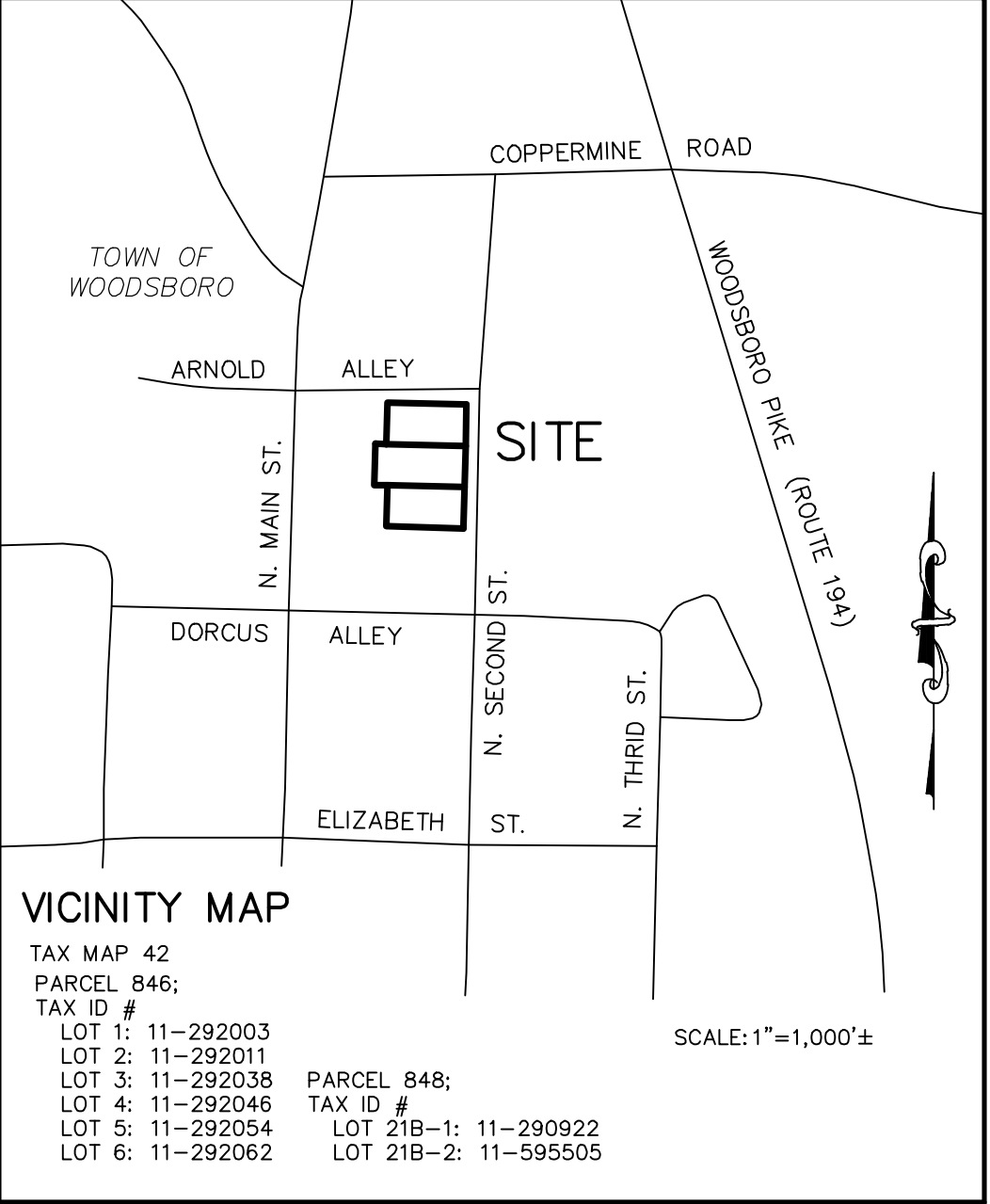
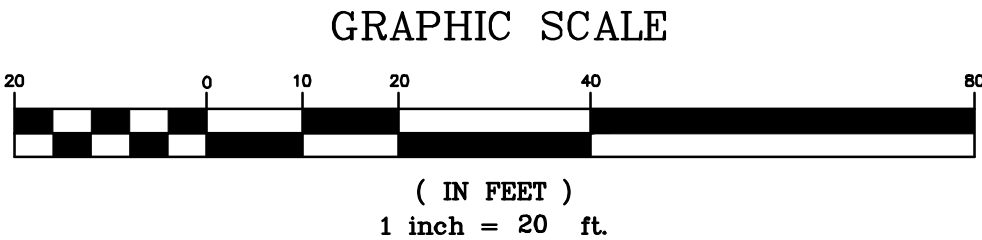
EXTERIOR BUILDING MATERIAL PROPOSED: SIDING
4. **WETLANDS/FLOODPLAIN:** THERE ARE NO WETLANDS ON-SITE PER THE NATIONAL WETLANDS INVENTORY. THERE IS NO FLOODPLAIN ON SITE PER FEMA MAP 24021C0265D EFFECTIVE 9/19/07. THERE ARE NO STREAMS OR WATERBODIES ON SITE OR WITHIN THE VICINITY.
5. **STORMWATER MANAGEMENT:** SITE WILL COMPLY WITH THE 2007 ESD TO MEP REQUIREMENTS. PERMISSION FOR OFF-SITE GRADING & SWM CONVEYANCE ON LOT 21B GRANTED BY DAVID HOFF ON 09/01/05.
6. **FORESTATION:** THIS SUBDIVISION IS EXEMPT FROM FRO REQUIREMENTS.
7. **HANDICAP ACCESSIBILITY:** THE SITE WILL BE IN CONFORMANCE WITH THE STATE OF MARYLAND ACCESSIBILITY CODE.
8. **ROAD IMPROVEMENTS:** ROAD IMPROVEMENTS ARE PROPOSED ALONG SECOND STREET, WHICH INCLUDE CURB & GUTTER AS WELL AS A 5' SIDEWALK.
9. **LIGHTING:** STREET LIGHTS SHALL BE INSTALLED BY THE DEVELOPER TO THE SATISFACTION OF THE TOWN OF WOODSBORO PLANNING COMMISSION. STREET LIGHTS SHALL BE POWERED BY THE TOWN OF WOODSBORO.
10. **WATER & SEWER:** SITE IS ZONED W-1, S-1. THE SITE IS APPROVED FOR PUBLIC WATER & SEWER SERVICE BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.

PR.35 PG. 78  
PB.77 PG.176  
WB-05-02
11. **SITE HISTORY:**

PLAT OF RESUBDIVISION, LOTS 23-A AND 23-B, PLAT OF THE TOWN OF WOODSBORO  
LOTS 21A, 21B, 22A & 22B, PLAT OF THE TOWN OF WOODSBORO  
SKETCH PLAN "NICOLE RAE SUBDIVISION LOTS 1-6"

AREA TABULATION (FINAL SUBDIVISION)

- LOT 1:** 2,884 SF OR 0.06 Ac.±  
**LOT 2:** 2,884 SF OR 0.06 Ac.±  
**LOT 3:** 3,749 SF OR 0.09 Ac.±  
**LOT 4:** 3,217 SF OR 0.07 Ac.±  
**LOT 5:** 2,475 SF OR 0.06 Ac.±  
**LOT 6:** 2,475 SF OR 0.06 Ac.±  
**LOT 7:** 2,532 SF OR 0.06 Ac.±  
**LOT 8:** 2,532 SF OR 0.06 Ac.±  
**LOT 9:** 3,293 SF OR 0.08 Ac.±  
**TOTAL AREA THIS PLAN:** 26,041 SF OR 0.597 Ac.



OWNER: LOT 21B-1  
ADVANCED CONSULTING COMPANY, LLC  
10635 HARP RD.  
WALKERSVILLE, MD 21793

OWNER: LOT 21B-2  
DR ACQUISITIONS, LLC  
7945 WORMANS MILL RD  
FREDERICK, MD 21701

OWNER: LOTS 1-6  
NORTH STAR FOUNDATIONS, INC.  
5920 FREDERICK CROSSING LANE  
FREDERICK, MD 21704

1525 CAPITAL STREET  
FREDERICK  
MARYLAND 21701  
P.301.652.4488  
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COMBINED PRELIMINARY  
SUBDIVISION PLAT & SITE PLAN

ARNOLD PLACE

ALONG N. 2ND STREET AND ARNOLD ALLEY  
LOTS 1-6 FOUND AT PLAT BOOK 81 PAGE 64 AND LOTS 21B-1 &  
21B-2 FOUND AT PLAT BOOK 81 PAGE 116  
WOODSBORO, ELECTRONIC RECORDING PAGE 11  
FREDERICK COUNTY, MARYLAND

SCALE:  
1"=20'  
DRAWN  
BY: LN2  
CHECKED  
BY: CS  
DATE:  
JUNE 2023  
SHEET: 1  
OF: 1  
PROJECT:  
7728

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