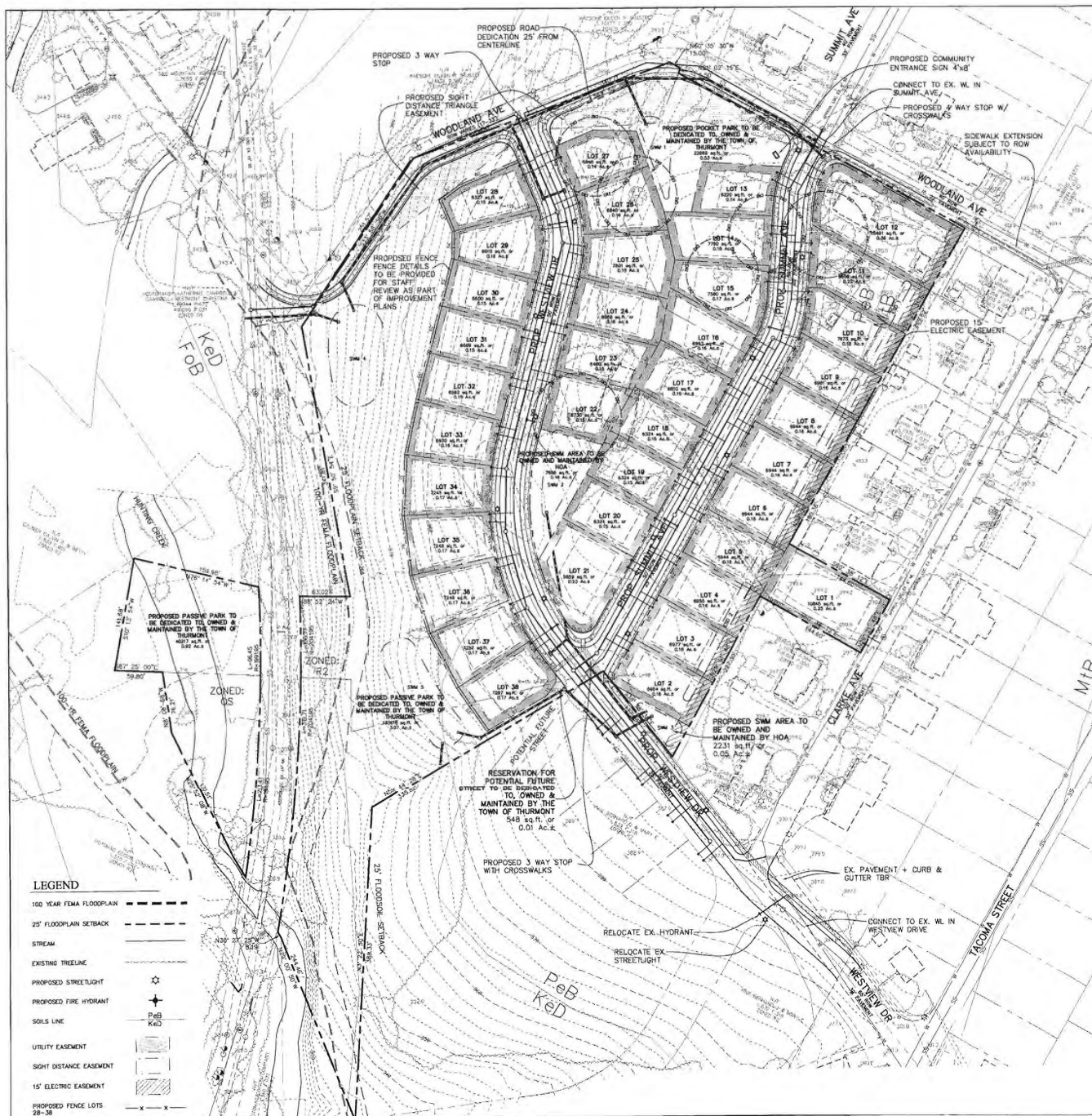
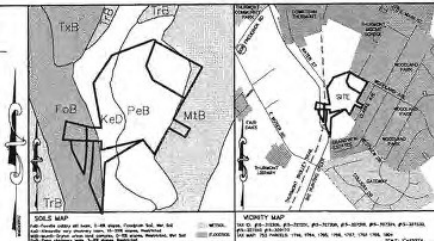




APPROVED
TOWN OF THERMONT PLANNING COMMISSION

SECRETARY OR CHAIRMAN
11/14/19
DATE



PRELIMINARY PLAN NOTES:

- [illegible]

SHEET INDEX

1. PRELIMINARY PLAN
2. LANDSCAPE & LIGHTING PLAN
3. GRADING PLAN
4. PARKLAND PLAN
5. ROAD PROFILES & SECTIONS
6. STOPPING SIGHT DISTANCE
7. INTERSECTION SIGHT DISTANCE

OWNERS:
GRAY FAMILY LIMITED & PARTNERSHIP
1543 MARTHA ROAD
ALEXANDRIA, VA 22307

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

SHIRLEY & OTHO KELLER
2614 ROCK CREEK DR. APT. B
FREDERICK, MD 21702

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

**DEVELOPER/CONTRACT
PURCHASER**
ERIC MOORE GENERAL CONTRACTING I
1040 FECHER ROAD
FAIRFIELD, PA 15732
OFFICE: 301-304-5796
EMAIL: EMORE@EMGCBUILDS.COM

 **HARRIS**
SMARIGA
PLANNERS • DESIGNERS • ENGINEERS
1451 CANTERBURY STREET
SUITE 100
ANN ARBOR, MI 48106
P 313-963-4400
F 313-963-4400
www.harris-smariga.com

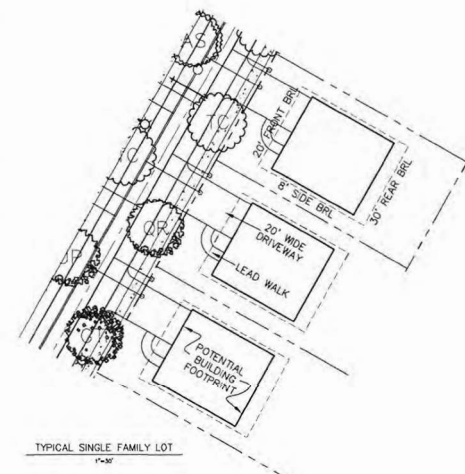
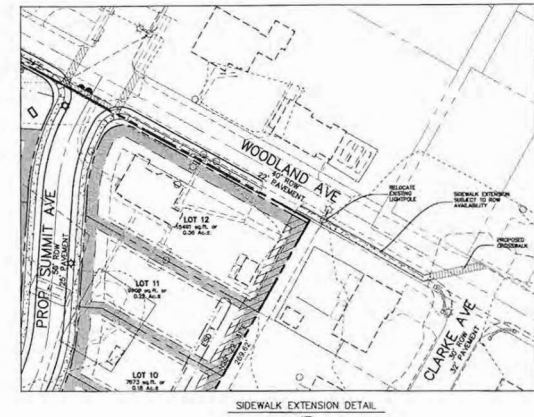
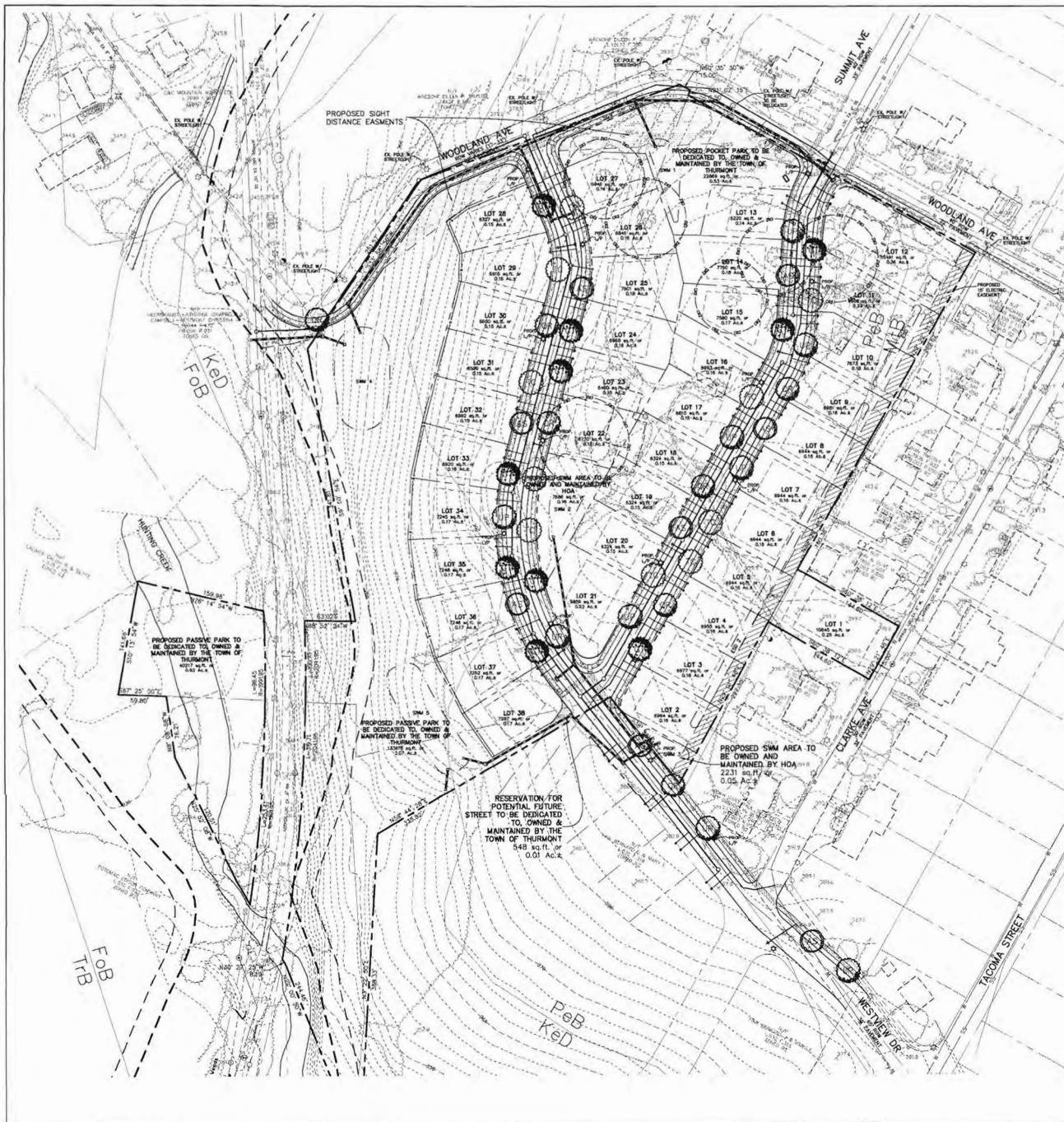
PRELIMINARY PLAN

HAMMAKER HILLS
SUBDIVISION

WATER STREET, WOODLAND AVENUE &
TOWN OF THURMONT
FREDRICK ELECTION DISTRICT NO. 15

SCALE:	1"=60'
DRAWN	BY: LNZ
CHECKED	BY: SFZ
DATE:	MAY 2019
SHEET: 1	OF: 7
PROJECT:	7623

1	FREDERICK COUNTY, MARYLAND
---	----------------------------



PLANTING LIST					
KEY	COMMON NAME	LATIN NAME	QTY	REMARKS	SIZE
11	CHINESE ELM	ULMUS PARVIFOLIA	11	3x3	2'-2-1/2" CAL.
12	HONEY LOCUST	GLEBISIA TRICANTHOS INERIS	12	3x3	2 - 2 1/2" CAL.
13	JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	13	3x3	2'-2-1/2" CAL.
14	LITTLELEAF LINDEN	TILIA CORDATA	10	3x3	2'-2-1/2" CAL.
15	RED OAK	QUERCUS RUBRUM	8	3x3	2'-2 1/2" CAL.

*NOTE: ALL STREET TREES TO BE LIMBED TO 7' FOR SIGHT DISTANCE

HARRIS SMARIGA
LANDSCAPE ARCHITECTS & ENGINEERS

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS

ADDRESS: 10101 13th Ave SE, Suite 100, Bellevue, WA 98004
PHONE: (206) 453-1111
FAX: (206) 453-1112
WWW.HARRISSMARIGA.COM

SCALE: 1"=40'

DRAWN: [Signature]

CHECKED: [Signature]

DATE: 08/19/2019

PROJECT: 19019

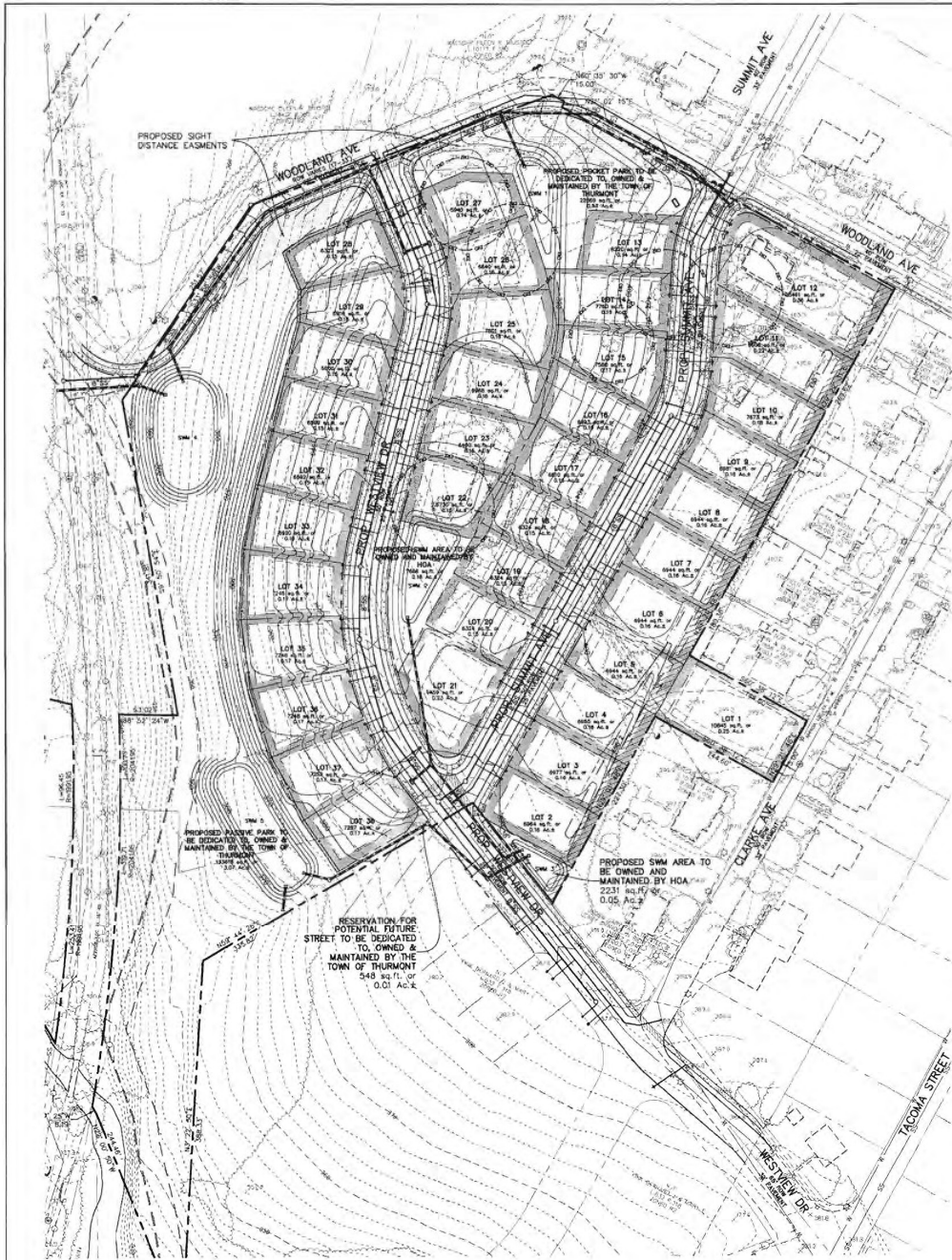
SHEET: 2 OF 7

LANDSCAPE & LIGHTING PLAN

HAMMAKER HILLS SUBDIVISION

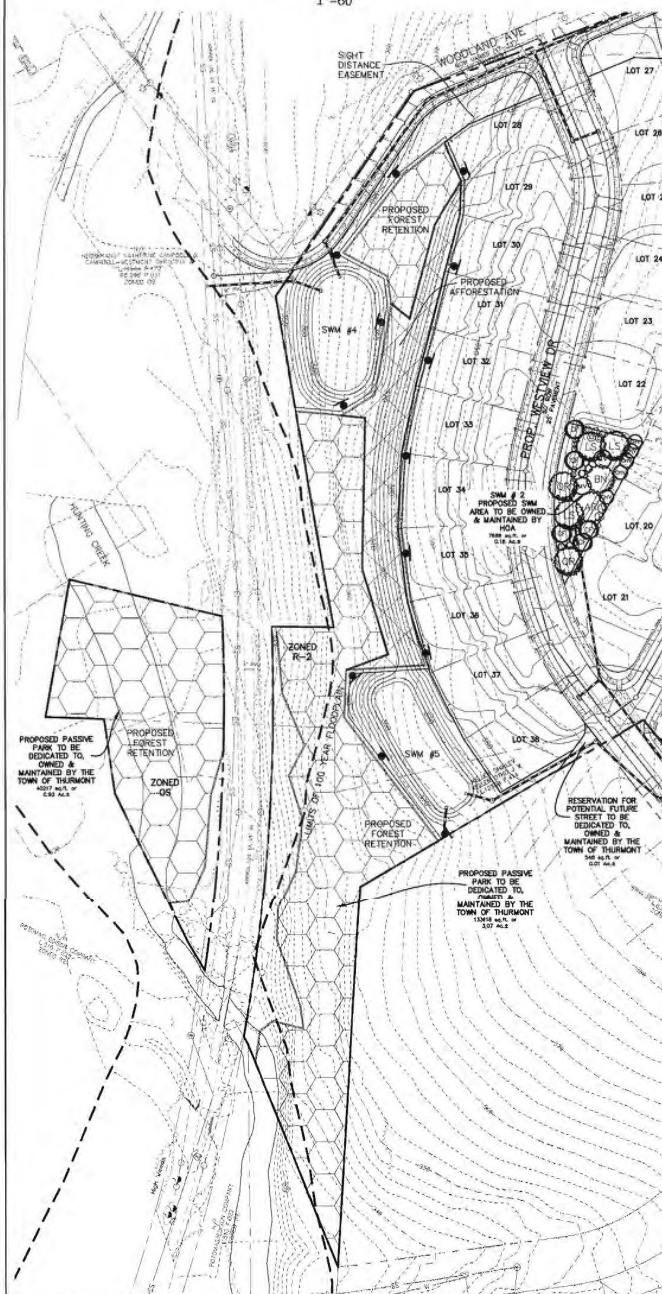
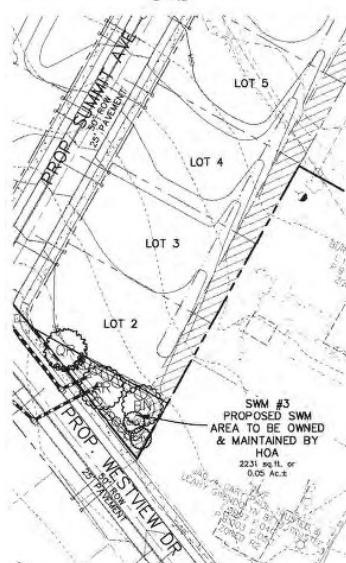
SITUATED ON WATER STREET, 10101 13th Ave SE, BELLEVUE, WA 98004
PREPARED FOR: [Client Name]
DATE: 08/19/2019

2



ARCHITECTURAL ELEVATIONS

HARRIS SMARIGA ARCHITECTS 1000 LAMAR STREET SUITE 100 HARRISBURG, PA 17101 TEL: 717.651.1111 FAX: 717.651.1112 WWW.HARRISSMARIGA.COM		PREPARED FOR: 12.28.19 PER 17.07.19 RE: CONDITIONS OF APPROVAL	
GRADING PLAN HAMAKER HILLS SUBDIVISION SITUATED ON WATER STREET, WOODLAND AVENUE & CLARK AVENUE TOWN OF THURMONT, MD 21784 PREPARED FOR: 12.28.19 PER 17.07.19 RE: CONDITIONS OF APPROVAL		SCALE: 1"=60' BY: LNZ CHECKED: BY: SFZ DATE: MAY 2019 SHEET: 3 PROJECT: 7823	
3		17.07.19	

$$1'' = 60'$$

$$1'' = 40'$$


12 FOOT DIAMETER WOODEN GAZEBO WITH BENCH



TOWN OF THURMONT BENCH

PARK & SWM #1: PLANTING LIST					
KEY	COMMON NAME	LATIN NAME	QTY	REMARKS	SIZE
	OUSTON BEECH	LEDICE DAVARDES	6	3x3	2-4-10FCA
Ⓢ	RED MAPLE	ACER RUBRA	2	3x3	2-2-10FCA
Ⓢ	RED OAK	QUERCUS RUBRA	2	3x3	2-4-10F CA
Ⓢ	SUGAR MAPLE	ACER SACCHARIN	1	3x3	2-2-10FCA
Ⓢ	SWEET BAY MAGNOLIA	MAGNOLIA VORGENSIA	3	3x3	2-2-10FCA
Ⓢ	WHITE BIRCH	BETULA PULCHRA	3	3x3	2-2-10FCA
Ⓢ	FRANCE TREE	CHENOPodium VORGENSIA	3	3x3	2-2-10FCA
Ⓢ	SWEET SOFT	LIQUIDAMBAR STYRACIA	2	3x3	2-2-10FCA
Ⓢ	ROVER BIRCH	BETULA AGRA	2	3x3	2-2-10FCA
Ⓢ	VORGENSIA SWEETSPICE	ITICA VORGENSIA	18	CONT.	3 GAL.
Ⓢ	AMORVEDO VORGENSIA	VORGENSIA BETHUTAN	3	CONT.	3 GAL.
Ⓢ	RED YAW BIRCH	BERNUS BERCELA	3	CONT.	3 GAL.

SWAMP POND PLANTING LIST #2 & #3					
KEY	COMMON NAME	LATIN NAME	QTY	REMARKS	SIZE
1	AMERICAN VIBURNUM	VIBURNUM BENTHAM	9	CONT.	3 GAL.
2	BANQUET	HYDR. PANDOLVED	6	3 GAL. CONT.	3 GAL.
3	WINTERHART HILL	ACE. VERTICILLATA	13	CONT.	3 GAL.
4	RED TOW DOGWOOD	CORNUS SERICEA	5	CONT.	3 GAL.
5	VIRGINIA FIVEFINGER	ITEA VIRGINICA	13	CONT.	3 GAL.
6	RED GAY	QUERCUS RUBRA	3	CONT.	3 GAL.
7	RED MAPLE	ACE. RUBRA	5	2 1/2	2 1/2-1/2 GAL.
8	SWEET BAY MAGNOLIA	MAGNOLIA VIRGINICA	4	2 1/2	2 1/2-1/2 GAL.
9	RIVER BIRCH	BETULA NEHA	3	2 1/2	2 1/2-1/2 GAL.
10	WHITE DOGWOOD	CORNUS FLORIDA	5	2 1/2	2 1/2-1/2 GAL.
11	SWEET GAY	LIGUSTRUM STRYCNIFOLIUM	3	2 1/2	2 1/2-1/2 GAL.
12	FRANCE REE	DIODAPHNE STRYMON	7	2 1/2	2 1/2-1/2 GAL.

OPEN SPACE REQUIRED FOR R-2 CLUSTER:
PER SECTION 9.2.3 (1) OF THE SUBDIVISION REGULATIONS OF THE TOWN OF THIRUMONT, 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; 384,100 SQ. FT. TO 1.40 AC. REQUIRED. OF THIS 1.40 AC. PARKLAND REQUIREMENT NO MORE THAN 1/2 OR 70 AC. MAY BE AREAS IN FOREST OR PROPOSED AFForestation/REFORESTATION PER SECTION 7.9.C. AND NO MORE THAN 1/2 OR 70 AC. SHALL BE WITHIN A 100-YEAR FLOODPLAIN OR NO MORE THAN 1/2 OR 70 AC. MAY HAVE AN AVERAGE SLOPE EXCEEDING 8 PERCENT PER SECTION 7.9.D.

1.05 AC MINIMUM FILLING DEPENDS UPON VOLUME PROVIDED BY

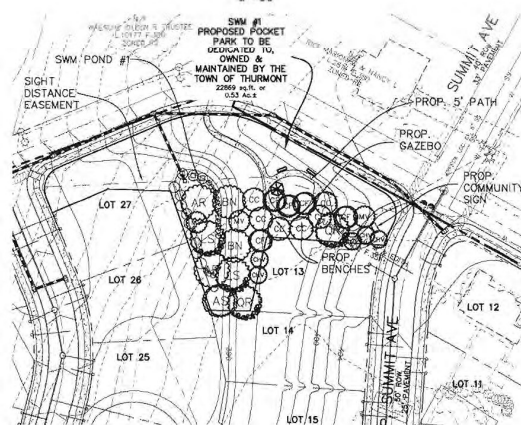
PROPOSED	MAX ALLOWED BY 7.9 D 7.9 C
0.47 AC ₁ *	
0.70 AC ₂ *	0.70 AC ₁
0.28 AC ₃	0.70 AC ₂
1.00 AC ₃	

*WITHIN THE POCKET PARK AND PASSIVE PARKLAND ADJACENT TO HUNTING CREEK THERE IS MORE THAN 0.30 AC. OF GROUND WITH AN AVERAGE SLOPE LESS THAN 1%.

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 4.4

ACRES OR APPROXIMATELY 94% OF THE TOTAL 13.10 AC. SITE.

$$1'' = 50'$$

$$1'' = 50'$$


HARRIS

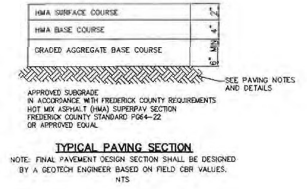
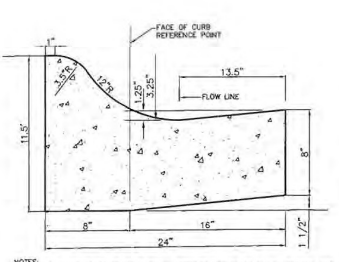
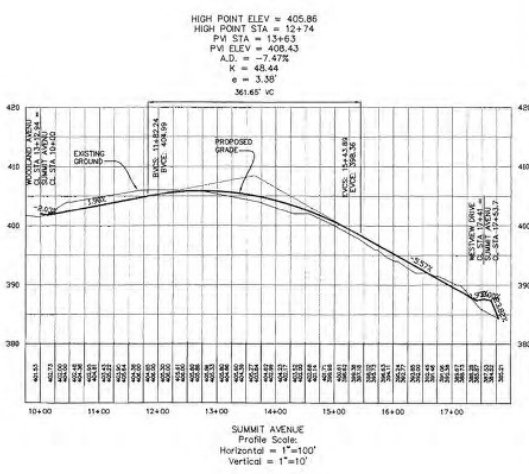
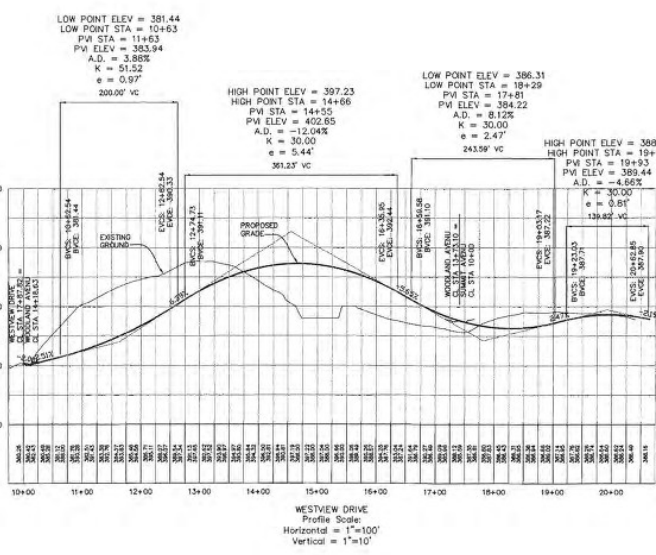
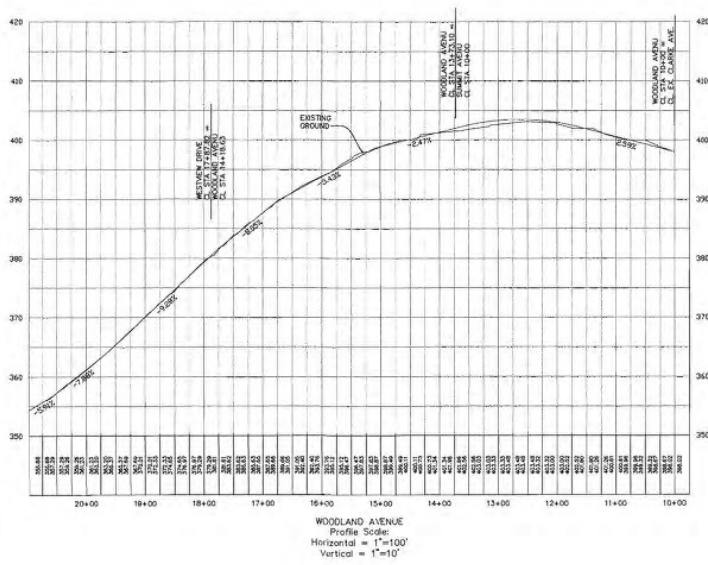
SMARIGA
PLANNING • FINANCIALS • SERVICES

135 S. CARROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701
P: 301.462.4400
F: 301.462.4006
www.harrisfp.com

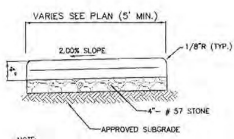
PARKLAND AND OPEN SPACE PLAN

SCALE:
AS NOTED
DRAWN
BY: CM/LNZ
CHECKED
BY: SFZ
DATE:
MAY 2019
SHEET: 4
OF: 7
PROJECT:
7623

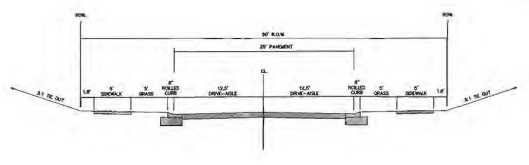
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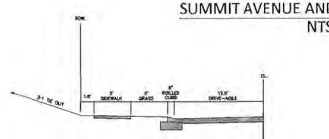
NOTE: FINAL PAVEMENT DESIGN SECTION SHALL BE DESIGNED BY A SECTOR ENGINEER BASED ON FIELD CBR VALUES.



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



SUMMIT AVENUE AND WESTVIEW DRIVE
NTS



WOODLAND AVENUE
NTS

1. MOUNTABLE CURB TO BE USED ON ALL STREETS EXCEPT AT STREET INTERSECTION CURB RETURNS & DOWNHILL OIL-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 MEETS AND DOWNHILL OIL-DE-SACS.
3. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTY 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.

HARRIS SMARIGA
PLANNING • ENGINEERING • SURVEYING

107/20/2016 10:59 AM

ROAD PROFILES & SECTIONS

HAMMAKER HILLS
SUBDIVISION

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

SCALE: N.T.S.

DRAWN BY: DLS

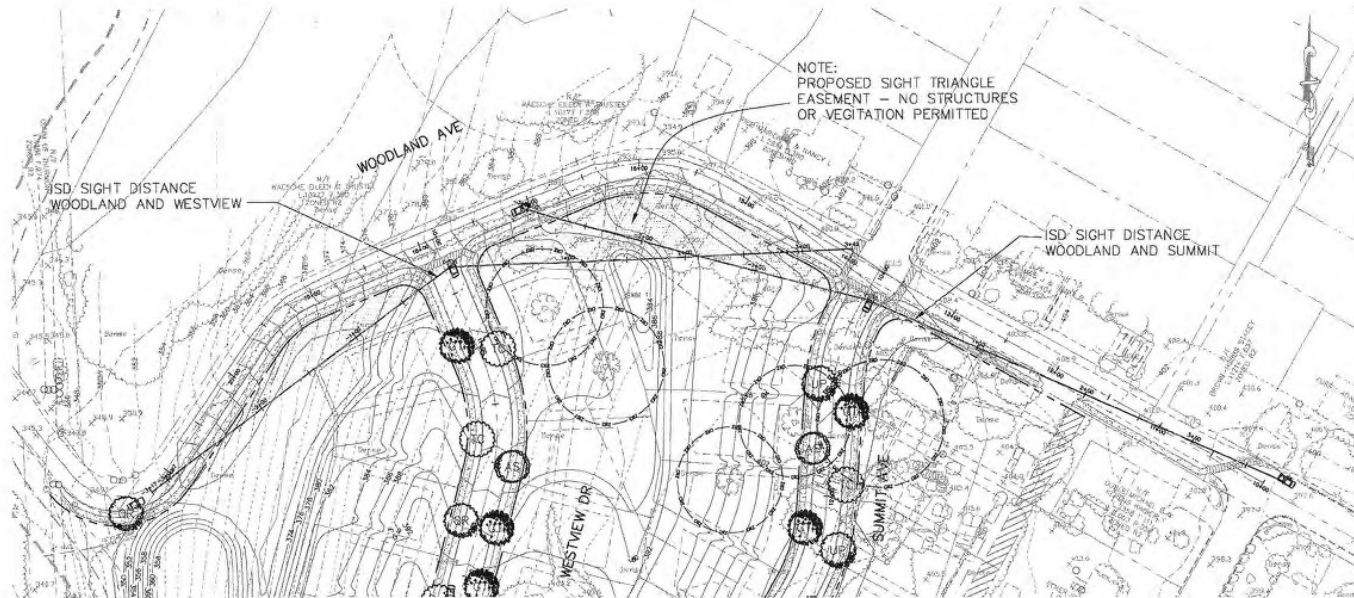
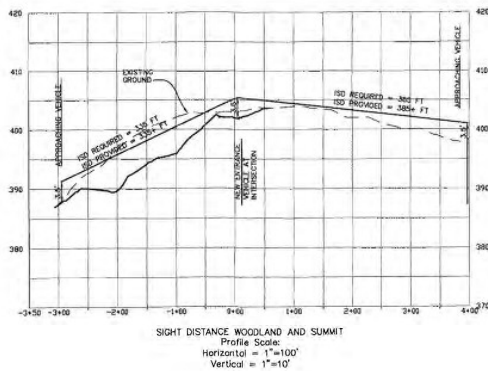
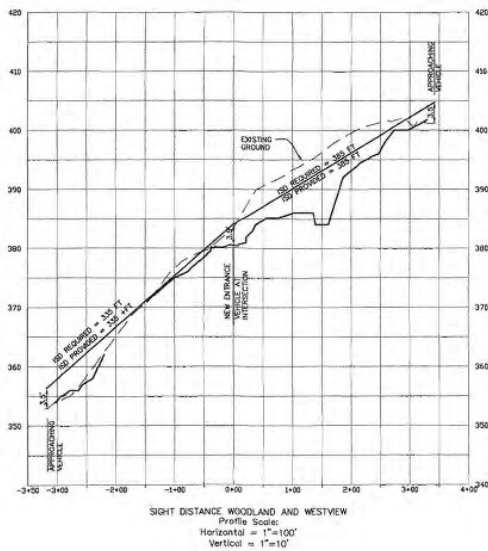
CHECKED BY: SFC

DATE: 10/10/16

SHEET: 8 OF 7

PROJECT: 2653

5



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

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

MAJOR ROAD POSTED SPEED: 25 M.P.H.
MAJOR ROAD SPEED: 25 M.P.H. CALCULATED: ESTIMATED 30 85% PERCENTILE SPEED: 30
ACTUAL MEASURED SIGHT DISTANCE: LEFT: 385 FT. RIGHT: 330 FT.
* MOST LIMITING - HORIZONTAL AND/OR VERTICAL

INTERSECTION SIGHT DISTANCE (ISD)

SINGLE ROAD OVERLAY APPROACH GRADE: 2%
NUMBER OF LANES LEFT TURNING VEHICLES MUST CROSS 1 LANE
DESCRIPTION OF SUBSTANTIAL VOLUME OF MAJOR ROAD TRAFFIC MAKE-UP
REQUIRED (CALCULATED) SIGHT DISTANCE: LEFT: 385 FT. RIGHT: 330 FT.

Notes:

LEFT TURN LOOKING RIGHT INTERSECTION SIGHT DISTANCE REQUIREMENT:
S=1473m/9g
Vehicle=Heavy (DESIGN SPEED = POSTED SPEED + 10 MPH)
App Speed (Time gap for passenger car) = 35.0 ft or 366 ft.
S=1473m/9g
S=350 ft or 366 ft.

RIGHT TURN LOOKING LEFT INTERSECTION SIGHT DISTANCE REQUIREMENT:
S=1473m/9g
Vehicle=Heavy (DESIGN SPEED = POSTED SPEED + 10 MPH)
App Speed (Time gap for passenger car) = 35.0 ft or 366 ft.
S=1473m/9g
S=350 ft or 366 ft.

MADE A MISTAKE
ASRTO requests for intersection sight distance
Signed: [Signature] PEPL/SV MO Reg. No. 28447 Date: 10/21/14

SCALE: AS SHOWN DRAWN BY: DLS BY: SFZ DATE: 10/19/14 SHEET: 7 OF 7 PROJECT: 28447		INTERSECTION SIGHT DISTANCE HAMMAKER HILLS SUBDIVISION	SITUATED ON WATER STREET, OPPOSITE CLARK AVENUE FREDERICK COUNTY, MARYLAND FREDERICK COUNTY, MARYLAND
1"=100' (AS SHOWN) 1"=100' (AS SHOWN)		1"=100' (AS SHOWN) 1"=100' (AS SHOWN)	1"=100' (AS SHOWN) 1"=100' (AS SHOWN)