

CONCEPT SUBDIVISION PLAN
DENNIS SUBDIVISION
A CLUSTER SUBDIVISION
1010 SOUTH MAIN STREET
TOWN OF MOUNT AIRY
WOODVILLE ELECTION DISTRICT #18
FREDERICK COUNTY, MARYLAND



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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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: 9/18/23

OWNER/ DEVELOPER
 OMEKA ZBYNEK
 9608 FAITH LANE
 DAMASCUS MD 20872
 443-257-9052



DATE	REVISIONS
8/15/2022	TOWN & COUNTY COMMENTS
10/10/2022	TOWN COMMENTS

DEVELOPMENT DATA

- ZONING DISTRICT: RESIDENTIAL EXISTING (RE)
- SOIL CLASSIFICATION MAP NUMBER: 90
- NUMBER OF LOTS: 5
- MINIMUM LOT SIZE: 8,486 SF
- MINIMUM LOT WIDTH: 75 FEET
- AREA SUMMARY:
 - TOTAL AREA OF EXISTING PROPERTY: 96,747 SF±/2.221 AC±
 - TOTAL LENGTH OF STREET: 300±
 - TOTAL AREA OF 5 LOTS: 44,972 SF±/1.03 AC±
 - TOTAL AREA OF PUBLIC STREET RIGHT-OF-WAY: 17,789 SF±/0.41 AC±
 - TOTAL AREA SHA RIGHT-OF-WAY: 7,426 SF±/0.17 AC±
 - TOTAL AREA OF OPEN SPACE: 25,268 SF±/0.58 AC±
 - AREA TRANSFERRED TO LOT 1, LIBER 15688 FOLIO 77: 1,293 SF±/0.0297 AC±
 - TOTAL AREA OF RESULTING SUBDIVISION: 88,028 SF±/2.0209 AC±
- BREAKDOWN OF DWELLING UNITS: 5 SINGLE-FAMILY
- YARD/SETBACKS
 - FRONT YARD: 20'
 - SIDE YARD: 9'
 - REAR YARD: 20'
- BZA CASE #MA-BOA-2021-3: APPROVED ON DECEMBER 14, 2021 TO ALLOW THE 5 LOTS OVER TWO PARCELS WITH THE FOLLOWING CONDITIONS:
 - * THAT THE SINGLE-FAMILY HOUSES MUST MATCH THE EXISTING NEIGHBORHOOD AND MEET ALL THE BULK REQUIREMENTS OF THIS ZONE.
 - * OPEN SPACE AND STORMWATER MANAGEMENT MUST BE PROVIDED ON SITE.
 - * THE TWO HOUSES ALONG MAIN STREET MUST FACE MAIN STREET.

GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS OWNED BY ZBYNEK OMEKA, BY DEED DATED APRIL 14, 2011, RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY IN LIBER 8323, FOLIO 242.
- TAX ACCOUNT NUMBER: 18-382229/18-382210
- TAX MAP 90E, BLOCK 2, PARCEL 1437
- TOPOGRAPHY SHOWN HEREON IS FIELD RUN, DATED APRIL 22, 1998, AND PREPARED BY VANMAR ASSOCIATES.
- THE PROPERTY IS FOUND ON FREDERICK COUNTY SOIL CLASSIFICATION MAP NO. 90.

DEVELOPMENT DATA PER SEC 98-23.H.

- LOT WIDTH, REAR/FRONT/SIDE YARDS MAY BE REDUCED TO 25% OF BASE ZONING REQUIREMENTS.

ZONE	REQUIRED			MINIMUM		
	FRONT	REAR	SIDE	FRONT	REAR	SIDE
RE	50'	40'	12'	12.5'	10'	3'

- MINIMUM LOT SIZE: 14,000 SF X 25% = 3,500 SF
- MINIMUM LOT WIDTH: 100' X 25% = 25 FEET

OPEN SPACE

- REQUIRED OPEN SPACE:
5 UNITS X 2.75 POP./UNIT X 3 AC/100 POP = 0.413 ACRES
- PROVIDED OPEN SPACE = 0.58 ACRES

STORMWATER MANAGEMENT

THE PROPERTY IS 73.61% IMPERVIOUS AREA AND QUALIFIES AS A REDEVELOPMENT SITE. THE IMPERVIOUS AREA REMOVED IS MORE THAN THE 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE STORMWATER MANAGEMENT ESDV TO MEP IS SATISFIED WITHOUT FURTHER TREATMENT. THE STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE 2000 REVISIONS OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL.

WATER RESOURCES

- THERE ARE NO TIER II WATERS ON THE PROPERTY.
- MUCH OF THE PROPERTY IS LOCATED WITHIN A WELLHEAD WATER PROTECTION AREA.

FOREST CONSERVATION

PER SECTION 1 150.02(B)(15) EXEMPTION OF THE CARROLL COUNTY CODE OF ORDINANCES, THE DEVELOPMENT IS EXEMPT FROM FOREST CONSERVATION SINCE THE SUBDIVISION IS ON A PREVIOUSLY DEVELOPED SITE, LOCATED IN A PRIORITY FUNDING AREA AND THE PROPOSED NET TRACT AREA IS AT LEAST 70% COVERED BY EXISTING IMPERVIOUS AREA.

INDEX OF SHEETS

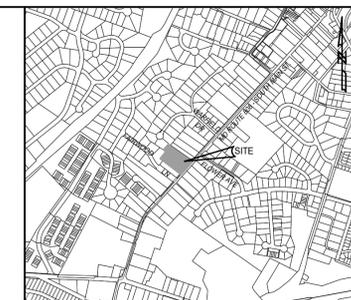
SHEET	TITLE
1 OF 7	TITLE SHEET
2 OF 7	EXISTING CONDITION
3 OF 7	CONCEPT PLAN
4 OF 7	CONCEPT SEDIMENT CONTROL, GRADING & SWM
5 OF 7	DRAINAGE AREA MAP
6 OF 7	LANDSCAPE PLAN
7 OF 7	COMBINED FOREST DELINEATION PLAN / FOREST CONSERVATION PLAN

CONCEPT SUBDIVISION PLAN
DENNIS SUBDIVISION
A CLUSTER SUBDIVISION

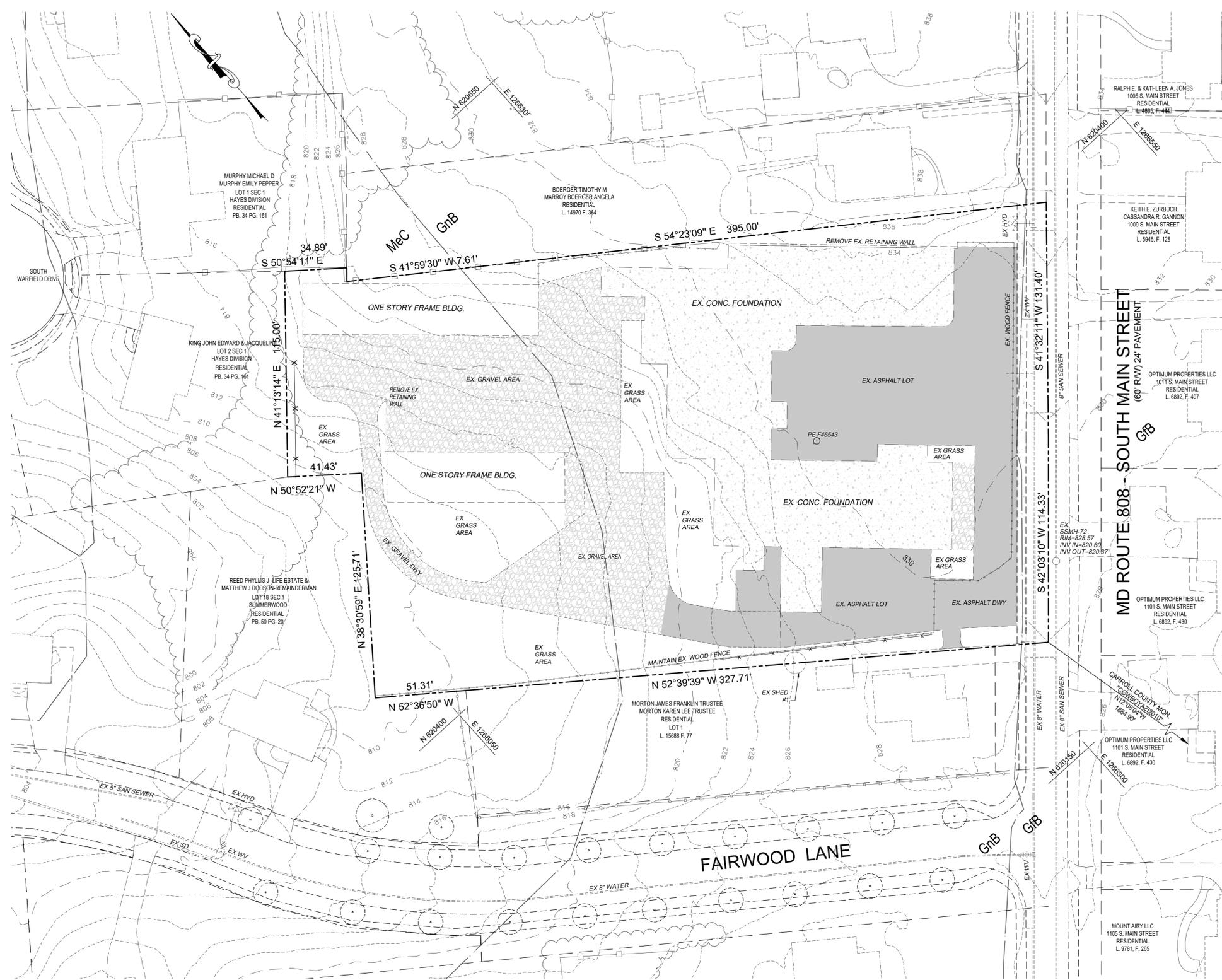
18TH ELECTION DISTRICT * FREDERICK COUNTY, MD.
 TAX MAP: 90E, PARCEL:1487,1438

TITLE SHEET

JUNE 2022 COUNTY FILE#P-22-0013 SHEET 1 of 7



VICINITY MAP
SCALE: 1" = 1200' TAX MAP 90E PARCELS 1487, 1438



SITE DEMOLITION

1. INSTALL SEDIMENT CONTROL.
2. DEMOLISH TWO EXISTING ONE-STORY FRAME BUILDINGS AND DISPOSE RUBBLE OFFSITE.
3. REMOVE EXISTING RETAINING WALLS.
4. REMOVE EXISTING FENCES.
5. RELOCATE EXISTING SHED #1 ONTO ADJACENT LOT 1.
6. REMOVE SCRUB BRUSH.
7. REMOVE ALL EXISTING GRAVEL, ASPHALT PAVEMENT, AND CONCRETE FOUNDATION. RECYCLE EXISTING MATERIALS INTO ACCEPTABLE GRADATION FOR FILL MATERIAL UNDER ROADWAY AND CUL-DE-SAC FILL.



SOIL CHARACTERISTICS				
SOIL TYPE	SYMBOL	SLOPE %	HYDRIC?	HYDROLOGIC SOIL GROUP
Glenelg-Urban land complex	GfB	0-8%	NO	B
Glenelg-Mt. Airy-Urban land complex	GnB	0-8%	NO	B
Mt. Airy Channery Loam	MeC	8-15%	NO	C

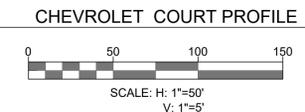
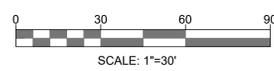
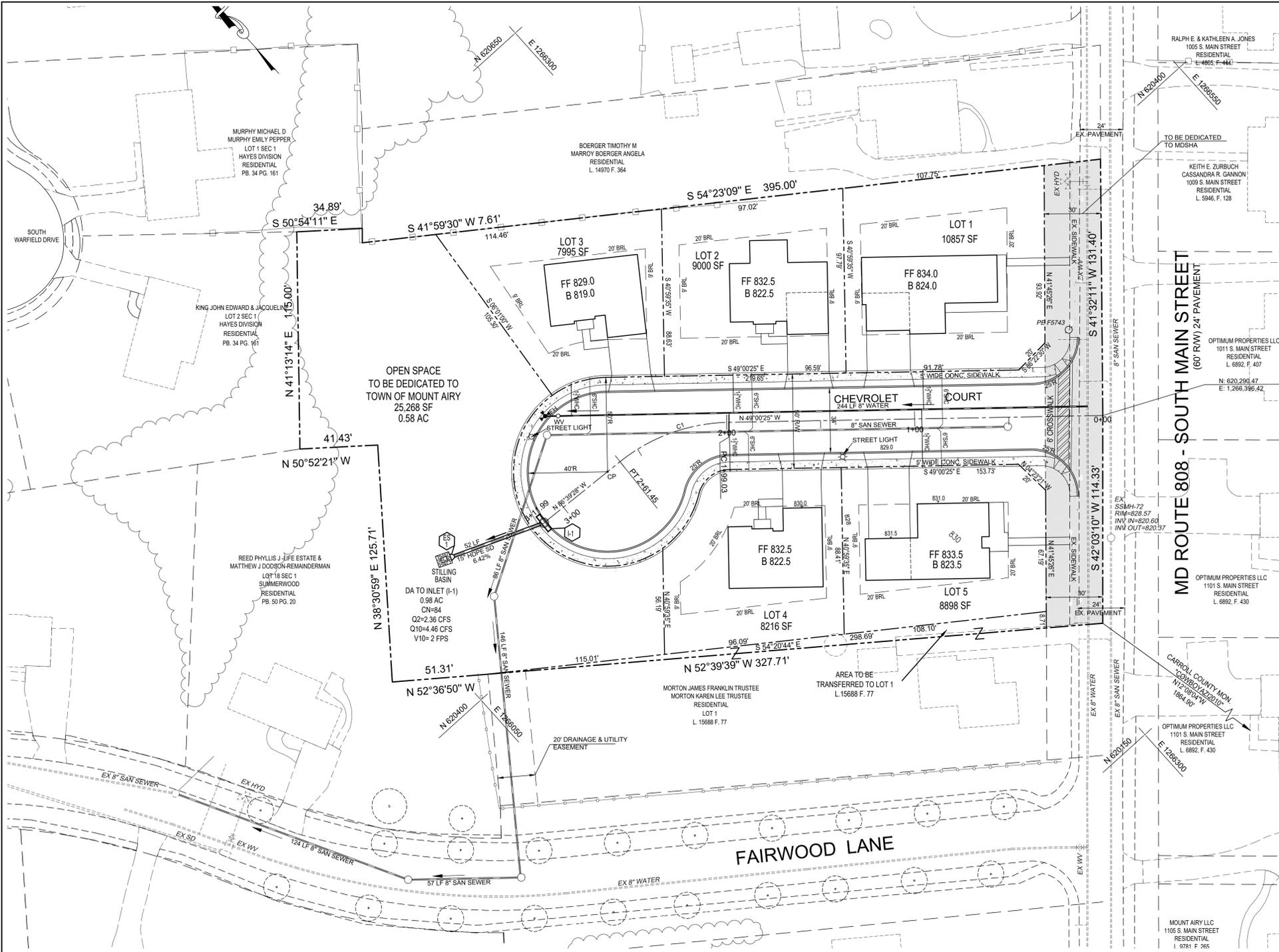
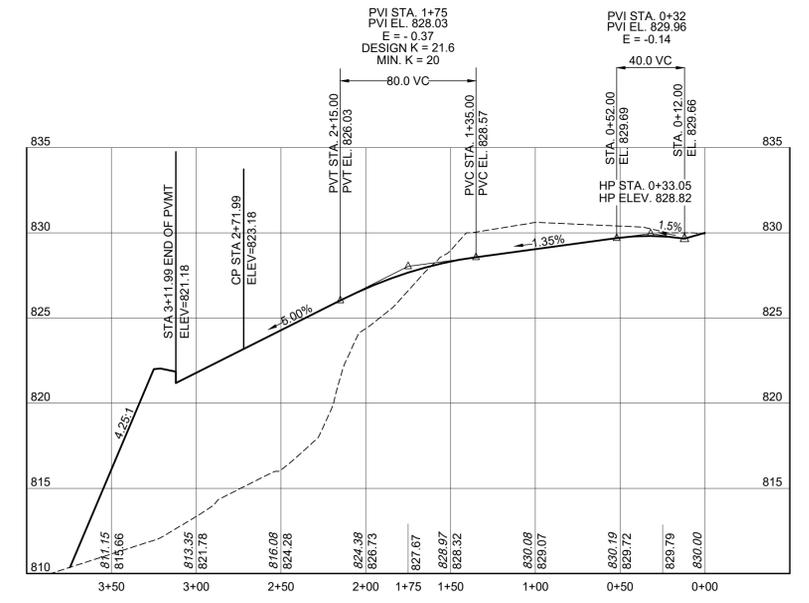
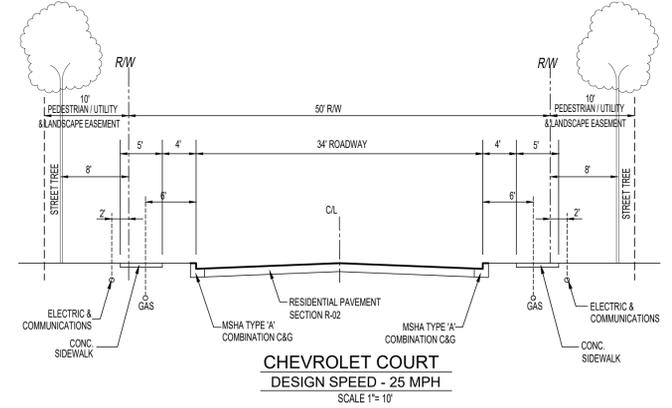
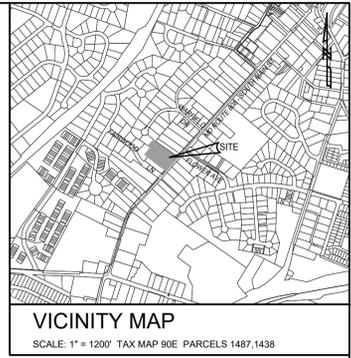
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DATE	REVISIONS	CONCEPT SUBDIVISION PLAN	
		EXISTING CONDITION & DEMOLITION PLAN DENNIS SUBDIVISION LOTS 1-5 LIBER 1264, FOLIO 420 A RESIDENTIAL CLUSTER SUBDIVISION 1010 SOUTH MAIN STREET TOWN OF MOUNT AIRY WOODVILLE ELECTION DISTRICT #18 MOUNT AIRY ELECTION DISTRICT No.13 FREDERICK COUNTY, MARYLAND SCALE: 1"=30' JULY 2022	
		CC FILE# P-22-0013	2 OF 7

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ROAD CURVE DATA						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING	TANGENT
C1	95.00'	62.43'	61.31'	37°39'03"	N 67°49'57" W	32.39'

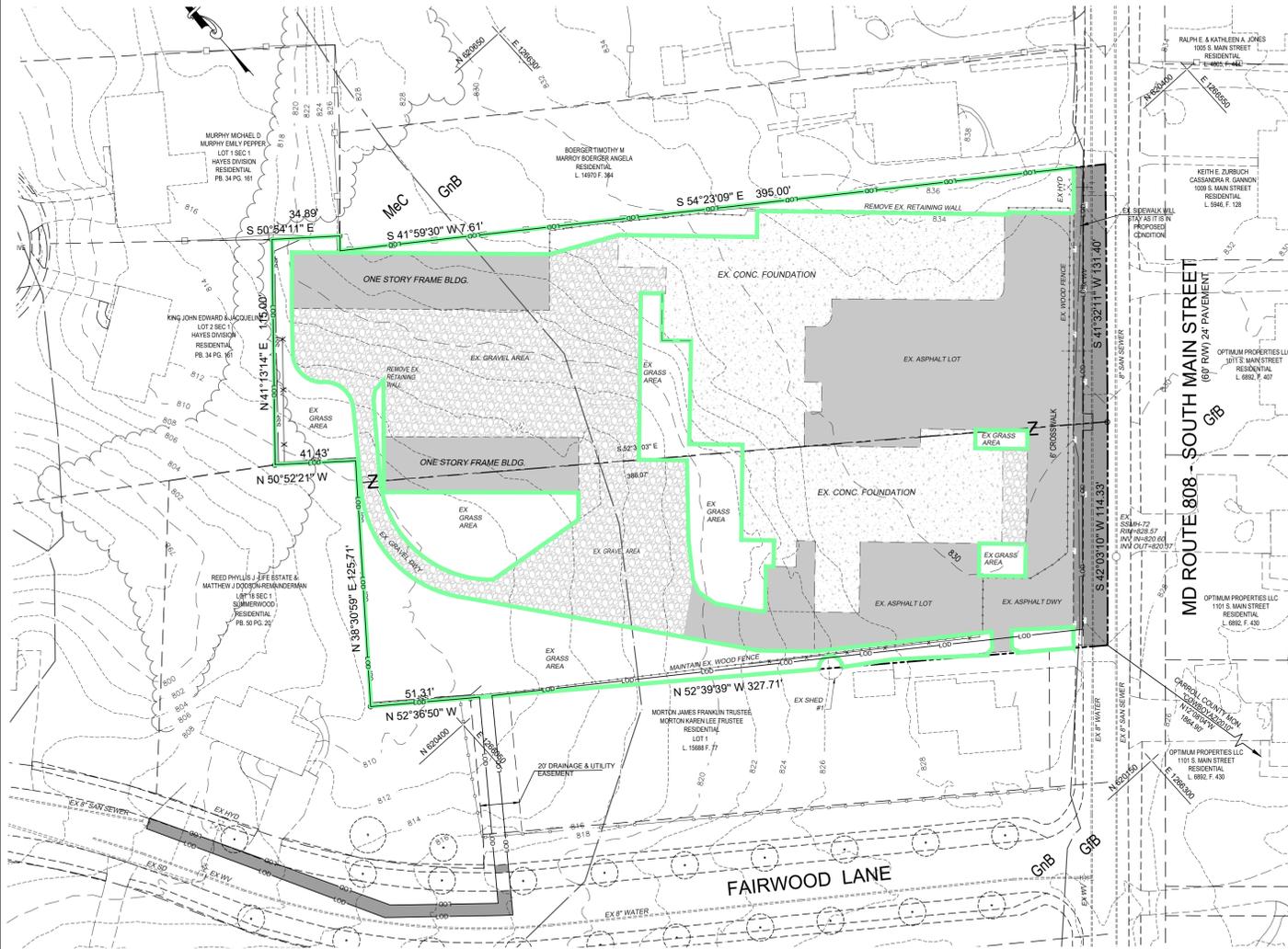


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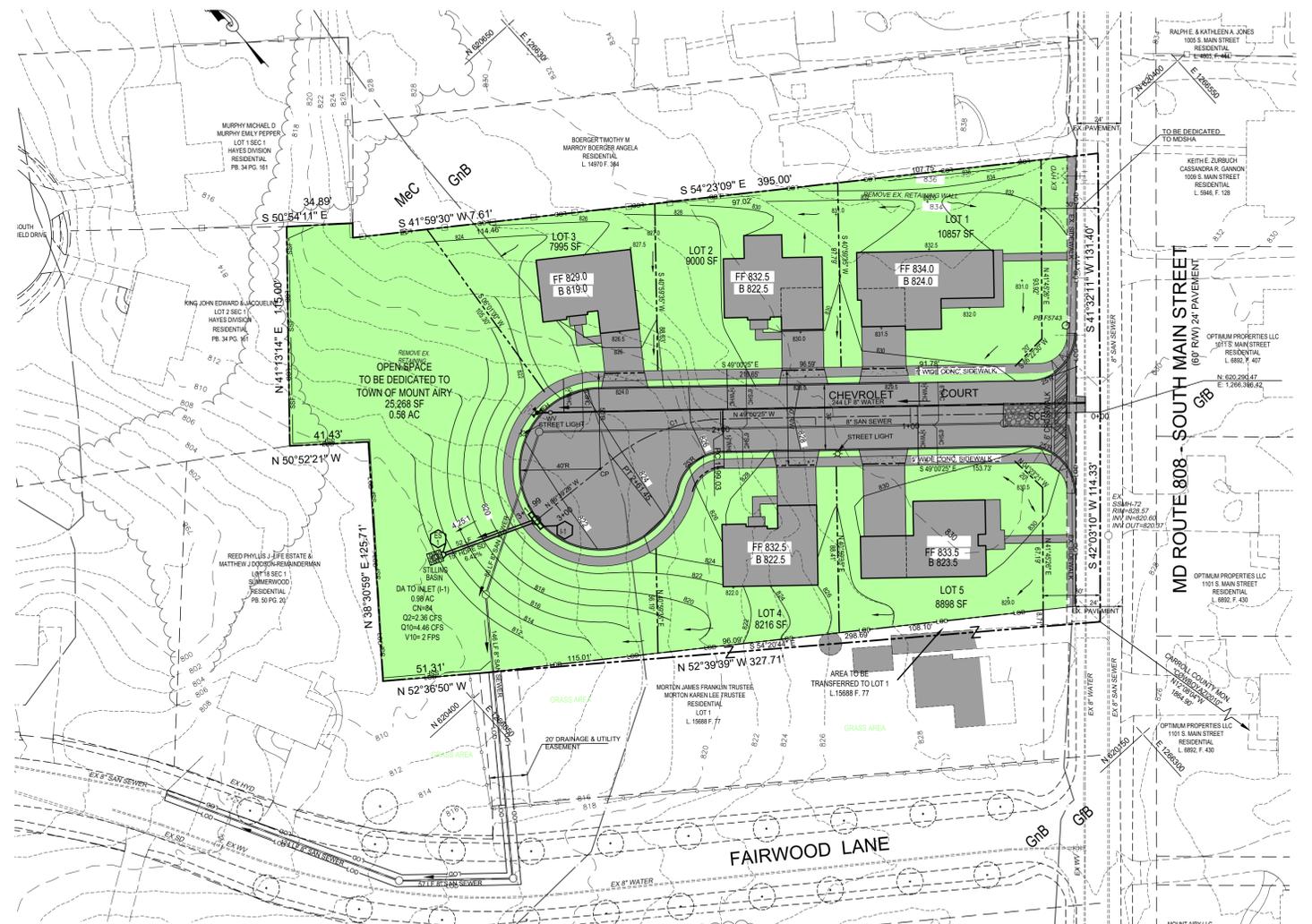
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		3 OF 7 CC FILE# P-22-0013 VMA# 96-4218

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DRAINAGE AREA MAP
EXISTING CONDITION



DRAINAGE AREA MAP
PROPOSED CONDITION

LEGEND

- EX. GRAVEL AREA
- EX. CONCRETE AREA
- EX. PAVEMENT AREA
- EX. BUILDING
- PROPOSED GRASS AREA
- PROPOSED IMPERVIOUS AREA
- EX. MEADOW AREA

Ex. Impervious Area (Property+Offsite)		
	sf	Ac
Trench Imp.	1277	0.0293159
Gravel	20645	0.474
Ex. road/walk	4164	0.096
Pavement	19705	0.452
Concrete	20249	0.465
Building 1	2820	0.065
Building 2	3780	0.087
Total	72640	1.668

Ex. Impervious Area (Within LOD)		
	sf	Ac
Trench Imp.	1277	0.0293159
Gravel	20645	0.474
Ex. road/walk	980	0.022
Pavement	19705	0.452
Concrete	20249	0.465
Building 1	2820	0.065
Building 2	3780	0.087
Total	69456	1.594

SOIL CHARACTERISTICS				
SOIL TYPE	SYMBOL	SLOPE %	HYDRIC?	HYDROLOGIC SOIL GROUP
Glenelg-Urban land complex	GfB	0-8%	NO	B
Glenelg-Mt. Airy-Urban land complex	GnB	0-8%	NO	B
Mt. Airy Channery Loam	MeC	8-15%	NO	C



Proposed Impervious Area (Property+Offsite)			
	SF	AC	
Trench Imp.	1277	0.02931589	
Ex. road/walk	4164	0.096	
Road Pavement	13391	0.307	
Side Walk	2857	0.066	
House	2426	690	425 0.081
Lot 1	2426	690	425 0.081
Lot 2	2022	639	109 0.064
Lot 3	1796	640	294 0.063
Lot 4	1797	600	123 0.058
Lot 5	2112	1013	383 0.081
Total	36758	0.844	

Proposed Impervious Area (Within LOD)			
	SF	AC	
Trench Imp.	1277	0.02931589	
Ex. road/walk	980	0.022	
Road Pavement	13391	0.307	
Side Walk	2857	0.066	
House	2426	690	425 0.081
Lot 1	2426	690	425 0.081
Lot 2	2022	639	109 0.064
Lot 3	1796	640	294 0.063
Lot 4	1797	600	123 0.058
Lot 5	2112	1013	383 0.081
Total	32297	0.741	

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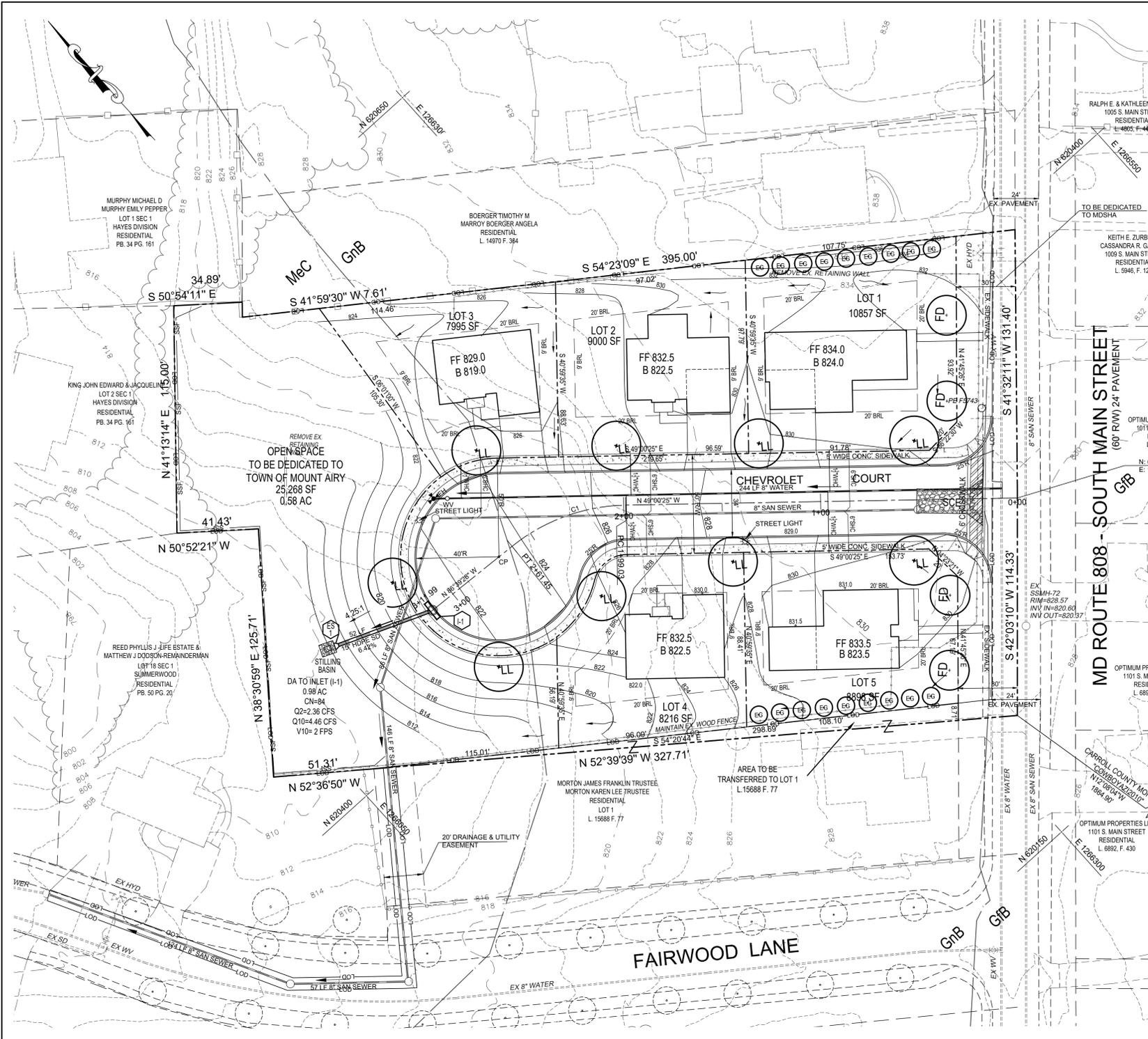
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		<p>DRAINAGE AREA MAP STORM DRAIN & SWM DENNIS SUBDIVISION LOTS 1-5</p> <p>LIBER 1264, FOLIO 420 A RESIDENTIAL CLUSTER SUBDIVISION</p> <p>1010 SOUTH MAIN STREET TOWN OF MOUNT AIRY WOODVILLE ELECTION DISTRICT #18 MOUNT AIRY ELECTION DISTRICT No.13 FREDERICK COUNTY, MARYLAND SCALE: 1"=40' JULY 2022</p>



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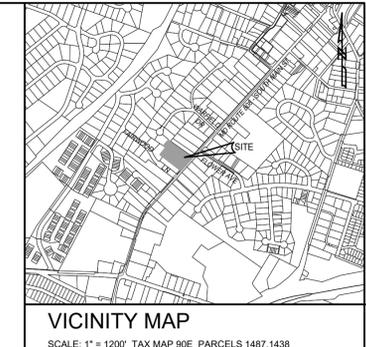
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TOWN OF MT. AIRY
LANDSCAPE STANDARDS

OUTLINE OF REQUIREMENTS

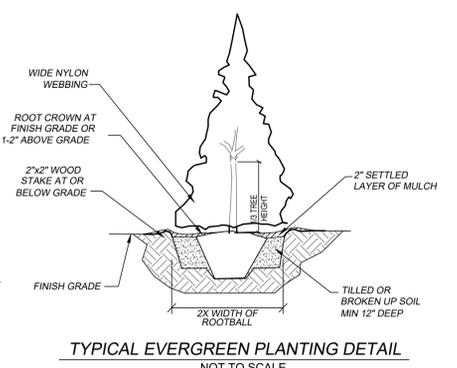
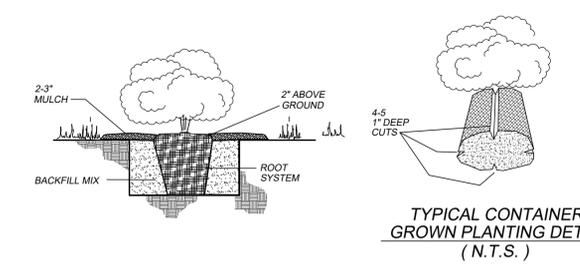
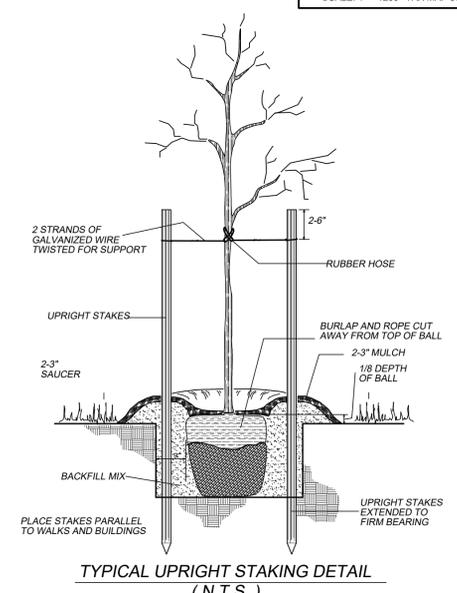
	units	P.U.
1. CREDIT FOR TREES RETAINED: (Sec. V.A.3.)		
a. 1 P.U./1000 S.F. RETAINED =	0.00 s.f.	N/A 0.0
b. 1 P.U./8" D.B.H. RETAINED =	0.00 # trees	N/A 0.0
c. 2 P.U./20" D.B.H. RETAINED =	0.00 # trees	N/A 0.0
2. BUFFER PLANTING: (Sec. IV.K.)		
a. 1 P.U./60 L.F. between non-res property =	0.00 l.f.	0.0
b. 1 P.U./25 L.F. between res/non-res prop =	0.00 l.f.	0.0
3. PARKING LOT SCREENING: (Sec. IV.J.)		
a. hedge 3' o.c. =	0 l.f.	0 shrubs 0.0
4. INTERIOR PARKING LOT PLANTING: (Sec. IV.L.)		
a. 1 P.U./12 spaces =	0.00 spaces	0.0
5. SERVICE AREA SCREENING: (Sec. IV.M.)		
a. 3' O.C. for screening =	0 l.f.	0 shrubs 0.0
b. Screening = Fencing or Masonry Walls.		0.0
6. RESIDENTIAL LANDSCAPE REQUIREMENTS: (Sec. V.A.)		
a. (Sec. V.A.1.) 3 P.U./single family lot =	5.00 # of lots	N/A 15.0
b. (Sec. V.A.1.) 2 trees/100 L.F. frontage/lot =	477.00 l.f.	N/A 4.8
c. (Sec. V.A.2.) 1 P.U./multi or townhouse unit =	0.00 units	N/A 0.0
d. (Sec. V.A.3.) credit for trees saved =		N/A (see #1 above)
e. (Sec. V.A.4.a.) screening of trash areas =		N/A (see #5 above)
f. (Sec. V.A.4.b.) rear yard at street =		N/A (see #2 above)
g. (Sec. V.A.4.c.) screen parking from streets =		N/A (see #3 above)
h. (Sec. V.A.4.d.) interior parking planting =		N/A (see #4 above)
i. (Sec. V.A.4.e.) commercial buffer =		N/A (see #2 above)
j. (Sec. V.A.4.f.) multi-fam/single-fam buffer =		N/A (see #2 above)
k. (Sec. V.A.4.g.) swm planting =	0.00	N/A 0.0
7. COMMERCIAL, OFFICE, INDUSTRIAL, INSTITUTIONAL: (Sec. V.B.)		
a. 1 P.U./40 L.F. interior roadway =	0.00	N/A 0.0
b. screen parking according to Sec. IV.J.		N/A (see #3 above)
c. interior parking: 1/12 spaces =		N/A (see #4 above)
d. buffer property lines: according to Sec. IV.K.		N/A (see #2 above)
e. screen dumpsters: according to Sec. IV.M.		N/A (see #5 above)
f. screen swm: may be required by the planning commission		N/A 0.0
8. TOTAL P.U. REQUIRED		19.8



LANDSCAPE SCHEDULE

SYMBOL	QUANTITY	PLANTS/PU	PU PROVIDED	BOTANICAL/CULTURAL NAME COMMON NAME	SIZE	COMMENTS
LL	9	1	9.0 P.U.	TILIA CORDATA LITTLE LEAF LINDEN	2-2.5' cal.	B & B
FD	4	2	2.0 P.U.	CORNUS FLORIDA 'RUBRA'	2' cal.	B & B
EG	18	2	9.0 P.U.	THUJA OCCIDENTALIS EMERALD GREEN	4-5' HT	B & B

TOTAL PLANTING UNITS PROVIDED: 20.00 PU



I CERTIFY TO THE BEST OF MY PROFESSIONAL ABILITY THAT THE FINAL LANDSCAPE PLAN SHOWN HEREON IS CONSISTANT WITH THE GOAL AND INTENT OF AND COMPLIES WITH THE MOUNT AIRY LANDSCAPE MANUAL AND MEETS ALL APPLICABLE POLICIES, GUIDELINES, AND ORDINANCES.

[Signature] 3/11/22
LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER DATE

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL LANDSCAPE PLAN SHOWN HEREON IS CONSISTANT WITH THE GOAL AND INTENT OF AND COMPLIES WITH THE MOUNT AIRY LANDSCAPE MANUAL AND MEETS ALL APPLICABLE POLICIES, GUIDELINES, AND ORDINANCES AND AGREE TO IMPLEMENT THE FINAL LANDSCAPE PLAN SHOWN HEREON.

OWNER/DEVELOPER DATE

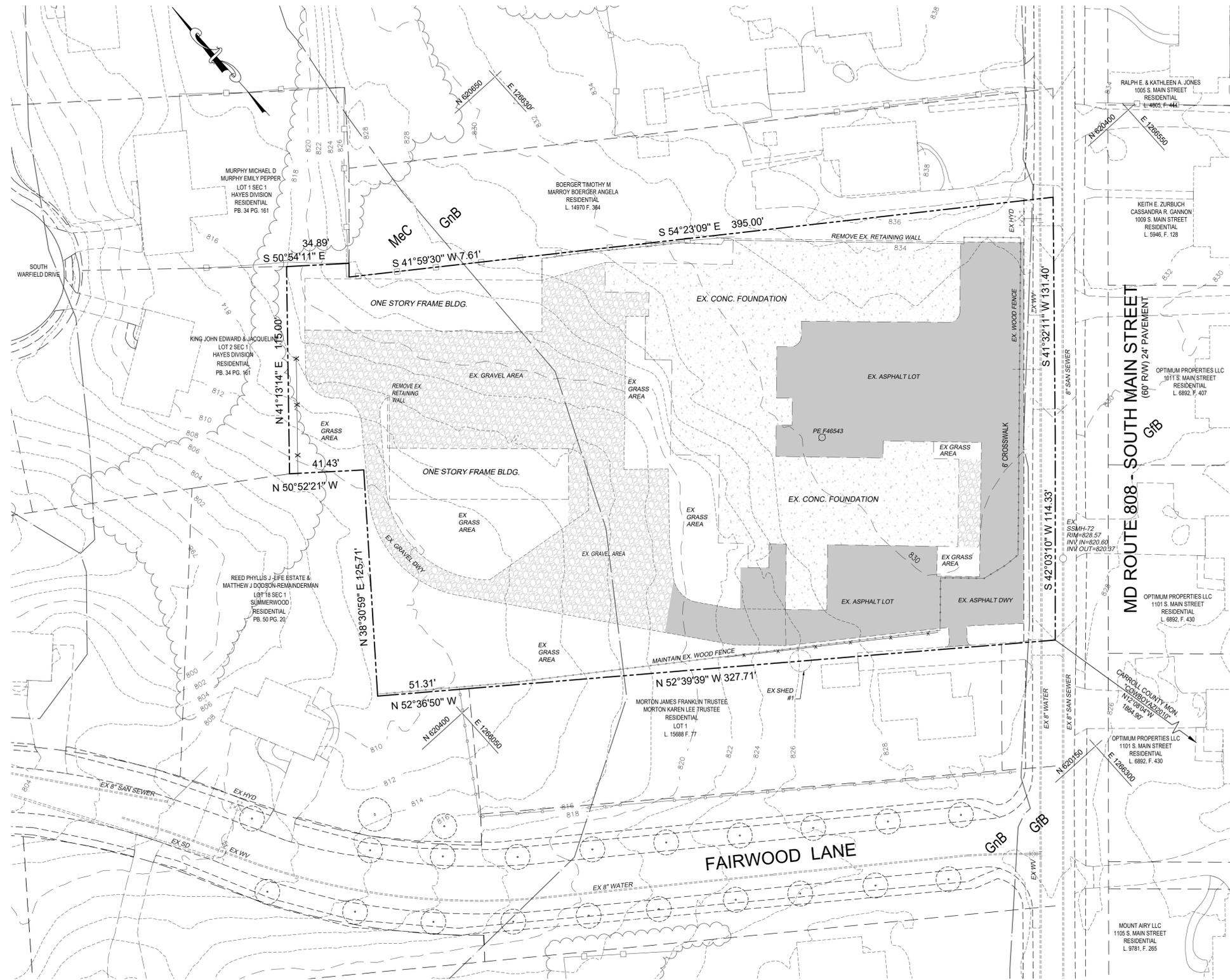
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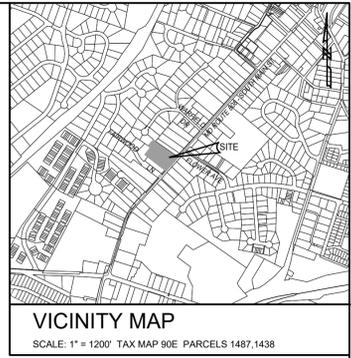
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CC FILE# P-22-0013 VMA# 98-4218



LEGEND

EXISTING CONTOUR	-----600-----
PROPERTY LINES	-----
SOIL LINE	MeC GnB
EXISTING TREE	(Symbol)



- GENERAL NOTES:**
1. APPLICANT: OMEKA ZBYNEK
9608 FAITH LANE
DAMASCUS, MD 20872
 2. DEED REFERENCE: LIBER 1264 AT FOLIO 420
 3. TAX MAP: 90E BLOCK 2 PARCEL: 1437 ID: 18-382229
 4. GROSS LAND AREA: 1.0000 AC±.
 5. EXISTING ZONING: RE
 6. WATERSHED: MIDDLE POTOMAC RIVER
 7. EXISTING USE: (VACANT) RESIDENTIAL
PROPOSED USE: RESIDENTIAL LOT
 8. PROPERTY NOT LOCATED WITHIN SPECIAL PROTECTION AREA.

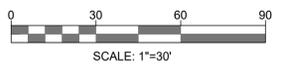
FOREST NARRATIVE

THE SUBJECT PROPERTY LOCATED WITHIN THE MIDDLE POTOMAC RIVER WATERSHED (USE IV) CONSISTS OF 1 ACRE OF LAND. NO FOREST EXISTS ON THE PROPERTY, IT IS COMPLETELY DEVELOPED. THE FOLLOWING PERTAINS TO THE ENTIRE PROPERTY:

- 1) NO RARE, THREATENED, OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED OR ARE KNOWN TO OCCUR ON THE PROPERTY PER DNR LETTER DATED:
- 2) THE SITE HAS NOT BEEN DESIGNATED AS A HISTORIC RESOURCE AREA.
- 3) THIS SITE IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA.
- 4) PER MARYLAND DEPARTMENT OF PLANNING THE PROPERTY IS WITHIN A MUNICIPAL PRIORITY FUNDING AREA.

FOREST CONSERVATION

PER SECTION 1 150.02(B)(15) EXEMPTION OF THE CARROLL COUNTY CODE OF ORDINANCES, THE DEVELOPMENT IS EXEMPT FROM FOREST CONSERVATION SINCE THE SUBDIVISION IS ON A PREVIOUSLY DEVELOPED SITE, LOCATED IN A PRIORITY FUNDING AREA AND THE PROPOSED NET TRACT AREA IS AT LEAST 70% COVERED BY EXISTING IMPERVIOUS AREA.



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SIGNATURE OF QUALIFIED PREPARER

 CAROLINE LATIMER
 FCA QUALIFIED PROFESSIONAL
 06/22/2022
 DATE

DATE	REVISIONS	<p align="center">CONCEPT SUBDIVISION PLAN</p> <p align="center">COMBINED FOREST STAND DELINEATION / FOREST CONSERVATION PLAN DENNIS SUBDIVISION</p> <p align="center">LOTS 1-5 LIBER 1264, FOLIO 420 A RESIDENTIAL CLUSTER SUBDIVISION</p> <p align="center">1010 SOUTH MAIN STREET TOWN OF MOUNT AIRY WOODVILLE ELECTION DISTRICT #18 MOUNT AIRY ELECTION DISTRICT No.13 FREDERICK COUNTY, MARYLAND SCALE: 1"=30' JULY 2022</p>
<p align="right">7 OF 7</p>		
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