

Greentree Village Pattern Book

A Mixed-Use Overlay Development

North Main Street, Mount Airy, Maryland

Optimum Properties LLC
2017 Western Run Road
Cockeysville, MD 21030



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August 23, 2023

Table of Contents

PROJECT VISION	3
PROPERTY HISTORY	3
PROPOSED DEVELOPMENT	3
COMMERCIAL CENTER	.....	3
COMMERCIAL CENTER ARCHITECTURE	.....	3-5
TOWNHOMES	.....	6
VILLAS	.....	7
SINGLE-FAMILY HOMES	.....	8
RELATIONSHIP TO ADJACENT USES	.....	9
SITE AMENITIES	.....	9
SUBDIVISION LAYOUT	.....	9
SUBDIVISION ACCESS	.....	9
PUBLIC WATER	.....	9
PARKS AND OPEN SPACE	.....	9
DEVELOPMENT STATISTICS	.....	9
MARKET ANALYSIS	.....	10
SITE PLANNING COMPONENTS	.....	11-12
SUMMARY	.....	12
PLANS		

GREENTREE VILLAGE MIXED USE DEVELOPMENT

PROJECT VISION

The purpose of Greentree Village is to provide an integrated and orderly development of a parcel of land at the northern gateway to Mount Airy. The Greentree Village development will be designed in harmony with the land and surrounding land uses.

PROPERTY HISTORY

The parcel of land adjacent to North Main Street at the intersection of North Main Street/Candice Drive is zoned Community Commercial and second parcel of land to the rear of the property and adjacent to Candice Drive is zoned Residential Existing. The property is:

Community Commercial	12.67 Acres
Residential Existing	5.98 Acres
TOTAL SITE AREA	18.65 Acres

The project site was originally approved by the Town of Mount Airy to be a commercial shopping center. Approximately 10 years ago, a mixed used development was approved by the Town of Mount Airy as a Special Exception consisting of 112 Senior Adult Townhouses and a 19,200 SF commercial building. A Site Plan was approved; however, the housing market and banking industry experienced a marked downturn. As a result, the demand decreased and funding for such a project was no longer available, and it did not proceed.

PROPOSED DEVELOPMENT

The proposed Greentree Village mixed use development will consist of an 18,688 SF commercial building, 39 townhome units, 16 villas and 5 single-family homes along North Main Street.

MINIMUM BUILDING RESTRICTION LINES

The Building Restriction Lines for the Residential and Commercial Properties are provided in the following table.

	COMMERCIAL	SINGLE-FAMILY HOMES	TOWNHOMES	VILLAS
FRONT	40'	19'	25'	25'
SIDE	20'	10'	10'	10'
REAR	40'	25'	30'	30'

COMMERCIAL CENTER

A 18,688 SF commercial building is proposed at the intersection of North Main Street/ Candice Drive. Access to the commercial center will be via a subdivision road and with an access to Candice Drive. Elements of the commercial center include:

- Two level commercial building with entry to the building at the upper and lower building levels.
- The building will not exceed 40 ft in height.
- Outdoor seating area of a future restaurant.
- Drive through at the northern end of the building. A separate lane from the parking area has been provided to separate vehicle queuing of drive-through vehicles from general parking operations.
- Secondary access to Candice Drive to reduce traffic through the North Main Street/Candice Drive intersection.

COMMERCIAL CENTER ARCHITECTURE

As previously mentioned, the commercial site at the North Main Street/Candice Drive intersection. This intersection forms the northern gateway to the Town of Mount Airy. The building architecture has been designed to provide a statement of warmth and welcoming to the Town of Mount Airy.

TOWNHOMES

Thirty-nine (39) market-rate townhomes are proposed for the mixed-use development. Access to the townhomes will be from North Main Street via new subdivision streets within the project site. Elements for the townhome design include:

- The townhomes are expected to be 22' wide x 42' long. The townhomes will be three stories and will not exceed the 40 ft height limit.
- Access to the townhomes via public streets.
- The townhomes will be in groups of six and five units – front-loaded units with access to the public streets.

- Townhome parking will consist of garages and a double car driveway. This provides parking for 3 – 4 vehicles depending on if the townhouse garages are single or double garage units.
- Townhouse architecture has been designed to eliminate a “single line” frontage. The townhouses have varying setbacks. With the townhouse design, a pleasing architectural view is provided.

The proposed townhome design sets the Building Restriction Lines at 25' front BRL and 30' rear BRL. This provides a 25' long driveway. The 24' driveway will limit the driveways becoming vehicle storage areas while providing more green space in front of the townhomes.

Townhome design elements will include:

- Recessed first floor entry
- First floor stone/brick fascia to provide a uniform first floor look for each townhome building pads.
- Building fascia will be mixture of Hardie Plank siding, horizontal and vertical siding, and shingles to provide a pleasing mixture of townhome style per building block.
- Mixed building lines on the upper floors to eliminate the “single line frontage look.”
- Garage doors with panel windows.
- Mixture of window shutters depending on selected window arrangements.



VILLAS

Sixteen (16) villas are proposed with the mixed-use development project. Access to the villas will be from North Main Street via new subdivision streets within the project site. Elements for the villa design include:

- The villas are expected to be 28' wide x 63' long.
- Master bedrooms will be located on the first floor of the villa units.
- Villa parking will consist of garages and a double car driveway. This provides parking for 4 vehicles.
- The villas will be in groups of four units with front-loaded units with access from the public streets.

Architectural components of the Villas will include:

- Double Car garages with panel windows.
- Setback first floor covered entry.
- Mixture of horizontal and vertical Hardie plank siding.
- Lower stone/brick facia (± 4 height).
- Mixture of homes with and without window shutters depending on the selected window arrangement.



Current Villa Market Architectural Elevations.

SINGLE-FAMILY HOMES

Five (5) single-family homes are proposed for the mixed-use development. Access to these homes will be from the Greentree Village subdivision street within the project site. Elements for the single-family home design include:

- The single-family homes will front along North Main Street with garage access in the rear of the units.
- The single-family home parking will consist of garages and a double car driveway. This provides parking for 4 vehicles.
- Mixture of front elevations and porches.

A typical model of a single-family home is shown with rear garage access. Final Architectural Elevations will be similar dependent on the home buyer. House frontage options are shown.



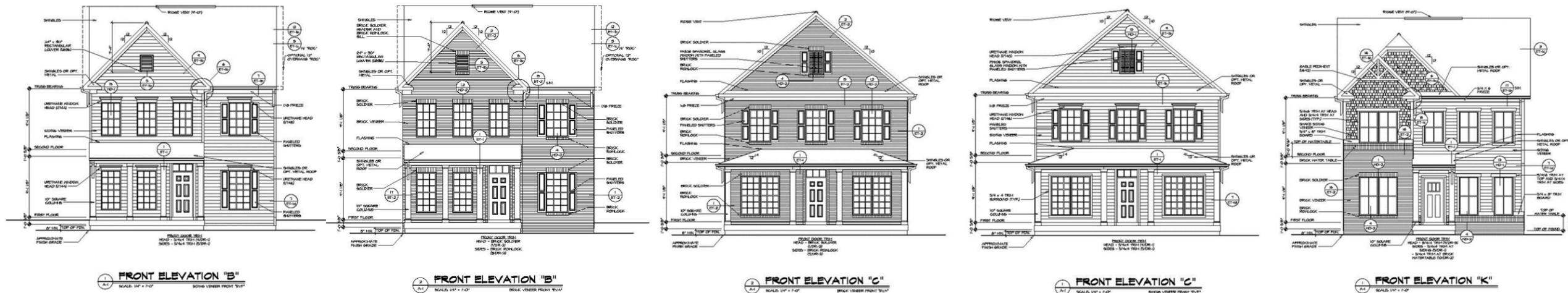
Front Elevation



Rear Elevation with Garage



Side Elevation with Garage in the Rear



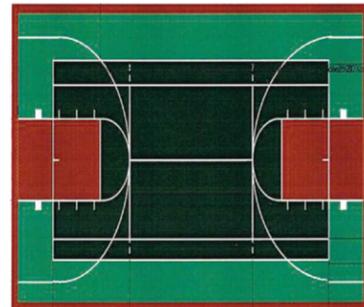
Front Elevation Types & Options

RELATIONSHIP TO ADJACENT USES

Greentree Village is surrounded by existing residential, a church and the BGE Powerline/Property. Greentree Villages has been designed to provide a buffer of approximately 200 ft from adjacent existing residential development. This buffer includes the BGE Powerline along the northern side of the townhomes and forest conservation area along the southern side of the townhomes.

SITE AMENITIES

The site has been designed to maximize open space of the property. Sidewalks connect all the residential units within the development. Town standard street lighting will be provided along all the public streets. An internal 1.43-acre park maintained by the Greentree Village HOA. The park located near the residential units will provide an open field for play activities, a multisport court, and an open pavilion. Street trees will be provided along the public streets. The internal park has been designed to provide distinct recreation focal points for the residents including a) a pavilion for family gatherings, b) an open field large enough for playing sports, and c) a separate area with a 44'x60' multi-sports court. The recreation functions have been spaced so that usage can occur without overcrowding in one location.



SUBDIVISION LAYOUT

The subdivision layout consists of public streets. The public roadways will be 50' right-of-way with a 34' street area with 5' sidewalks along each side of the street.

Public water and sanitary sewer will be provided for the entire subdivision including the residential units and

commercial center. Private utility underground electric and gas service will also be provided.

SUBDIVISION ACCESS

Primary access to the subdivision will be via North Main Street. North Main Street is a state highway (MD 808). North Main Street will be widened to provide a deceleration/acceleration lane and 5' wide bicycle lane. A 5' wide sidewalk will also be provided. Primary access to the commercial center will be via the new subdivision street and secondary driveway access provided to Candice Drive (a county road).

PUBLIC WATER

Water for the Greentree property was provided by the previous owner approximately 28 years ago with the annexation/dedication of 88 acres of resource protection and Well #9. The well was developed and brought online into the Town's water system in late 2004. In consideration for the development and dedication of the new well, water allocation/appropriation was provided by the Town of Mount Airy for development of the Greentree property. There will be no individual wells as part of this development.

PARKS AND OPEN SPACE

The Town of Mount Airy requires a ratio of parks and open space acreage to population meet or exceed at least three acres per 100 persons. Since this standard does not exist within the Town of Mount Airy, the Planning Commission may waive the application of the park and open space adequacy standard provided that each development project provides at least three acres of park and open space.

Greentree Village proposes 60 residential units. The Town of Mount Airy has established a residential unit occupancy of 2.75 population per market rate residential unit. Using this population per residential unit, the Greentree Village population is 165 population. The Greentree Village Development provides 7.182 acres or 4.35 acres per 100 people. This exceeds the required 4.95 acres (3 acres/100 population). Therefore, Greentree Village meets the

requirements of §25-5 G.(2) for the Planning Commission grant a waiver to the town wide park and open space adequacy standard.

DEVELOPMENT STATISTICS

The development of Greentree Village is comprised of a mixture of commercial and residential development.

The development is summarized in the following tables.

RESIDENTIAL DENSITY	
Site Area	18.65 Acres
Residential Units	60
Residential Density	3.2 units/acre

LAND USE MIX		
Residential	4.60 Acres	69.1%
Commercial	2.06 Acres	30.9%
Total Site Area	6.66 Acres	

MARKET ANALYSIS

The Town of Mount Airy completed both a DOWNTOWN MASTER PLAN MARKET STUDY and DOWNTOWN MOUNT AIRY VISION PLAN in year 2019.

DOWNTOWN MASTER PLAN MARKET STUDY

The Market Study Resale Home Sale Data in the report listed the following:

- From 1990 to 2017, Mount Airy has averaged almost 400 resale home sales per year.
- It increased from 290 sales in 2009 to 558 in 2016 and 495 in 2017.
- Mount Airy captures roughly 6.5% of resale home sales in Carrol and Frederick Counties
- Approximately 73% of homes in Mount Airy are single-family detached, and 27% are townhomes.

The Market Study also summarized that there was a demand for single-family housing and townhomes in Mount Airy, not just in the downtown. The Market Study stated the following:

- The single-family detached could be located along Center Street towards Route 27. Otherwise, there is likely not enough land available in downtown Mount Airy for a SFD (single-family detached) project.
- Townhomes would be appropriate for downtown if a site were found.
- Condominiums would be appropriate for downtown, but they are a relatively untested product type.

The Study identified there is an annual demand for new households of 901. This consisted of 593 single-family detached homes, 260 townhomes and 48 condos.

The above demonstrates limited residential development opportunities within Mount Airy to support commercial development within the Downtown.

DOWNTOWN MOUNT AIRY VISION PLAN

Section 3.1 Market Analysis within the Vision Plan contained the following:

Additional retail uses throughout the Mount Airy study area would require more residential households and workers to support it, or a higher capture of existing household and worker expenditures.

Each household in Mount Airy supports roughly 60 square feet of retail and 15 square feet of restaurants. Most of that square footage is not in Downtown.

On page 46, a chart shows the current distribution of uses in the Downtown, the recommended (“Vision”) distribution of uses, and the approximate number of new households required to support the increase in retail and restaurant square footage. This chart is summarized as follows:

	Estimate Current SF	Vision SF	Difference	New HH “Need”
Retail	52,000	63,000	11,400	760
Restaurant	11,500	23,000	11,500	2,300

Although an increase of 2,300 households was unrealistic, the Market Analysis clearly showed that increased households/residential development within the Town of Mount Airy along with increasing the amount of dollars existing households spend in the Downtown are both necessary to achieving the Downtown Vision Plan.

COMMERCIAL CENTER

The Downtown MASTER PLAN MARKET STUDY identified there will be a growth in retail and office within Mount Airy. Potential commercial uses Greentree include drive-thru/sit down restaurant, coffee shop, small shops and office space. The commercial use will support the need for the residential townhomes of Greentree Village as well as providing service to the existing residential subdivisions near Greentree Village.

GREENTREE VILLAGE

Based on the DOWNTOWN MASTER PLAN MARKET STUDY and DOWNTOWN MOUNT AIRY VISION PLAN there is a need for additional residential development within the Town of Mount Airy to support commercial and restaurant growth in the Downtown. There are other residential development projects within the Town of Mount Airy. These include the 72 single-family detached homes within Brittany Manor Subdivision and the anticipated Mixed-Use Development of the Beck Property that is adjacent to the Center Street corridor. Although the Town has much anticipation of the Beck Property Mixed Use Development, it must be recognized that many of the residential units will mostly support the commercial components of that Mixed Use Development. Therefore, based on the studies completed by the Town of Mount Airy, additional residential development within the Town of Mount Airy is needed.

Greentree Village is a mixed-use development consisting of 18,688 square feet of commercial space and 60 market-rate residential units (Households/HH). This mixed-use development will only provide 19% of the households to support the Greentree Commercial development and will only meet 8% of the new households necessary to support the Downtown Vision Plan.

In summary, the DOWNTOWN MASTER PLAN MARKET STUDY and DOWNTOWN MOUNT AIRY VISION PLAN demonstrate a demand for new residential structures to support commercial economic development.

SITE PLANNING COMPONENTS

RELATIONSHIP OF USES WITHIN THE DEVELOPMENT

The Greentree Village is designed with the Commercial Center along North Main Street and Candice Drive. The residential townhomes also front along North Main Street and extend westerly away from North Main Street.

FOCAL POINTS OF THE DEVELOPMENT

The Commercial Center has been placed at the intersection of North Main Street and Candice Drive. This intersection forms the northern gateway to the Town of Mount Airy. Traveling along North Main Street and entering the Greentree development, the building architecture has been designed to provide a statement of warmth and welcoming to the Town of Mount Airy.

VEHICULAR & PEDESTRIAN CONNECTIVITY WITH THE DEVELOPMENT TO THE TOWN

Greentree Village is a self-contained development with direct access to North Main Street. The internal subdivision roadways include sidewalks connecting the residential development and connecting to the commercial center. In addition, a sidewalk along North Main Street is planned along the frontage of the site.

PROPOSED RECREATIONAL AREAS

Located at the northern end of the town limits, the town does not have any parks or recreational areas near Greentree Village.

BUILDING AND PARKING SETBACKS

Building setbacks and parking meet the requirements of the Town Code. The proposed townhome and villa design adjusts the Building Restriction Lines to a 25' front BRL and 30' rear BRL. This provides a 24' long driveway and increases the lawn in front of the townhomes. The single-family homes will have a 15' front BRL and 25' rear BRL.

FENCING

The decision to allow fencing around the residential units is not finalized at this stage of the design. However, if fencing

is allowed by the HOA, it will be uniform in size and materials for the various housing types.

PARKING RATIOS

The parking proposed for the Commercial Center and the residential units meet the requirements of §112-7 of the Town Code. No waivers or variances are requested.

PROPOSED SERVICE AND LOADING SPACES

The commercial center service and load space will be located to the rear of the Commercial Center away from North Main Street. The townhome parking is located along alleyways behind the townhomes.

PEDESTRIAN ORIENTED SCALE & DESIGN

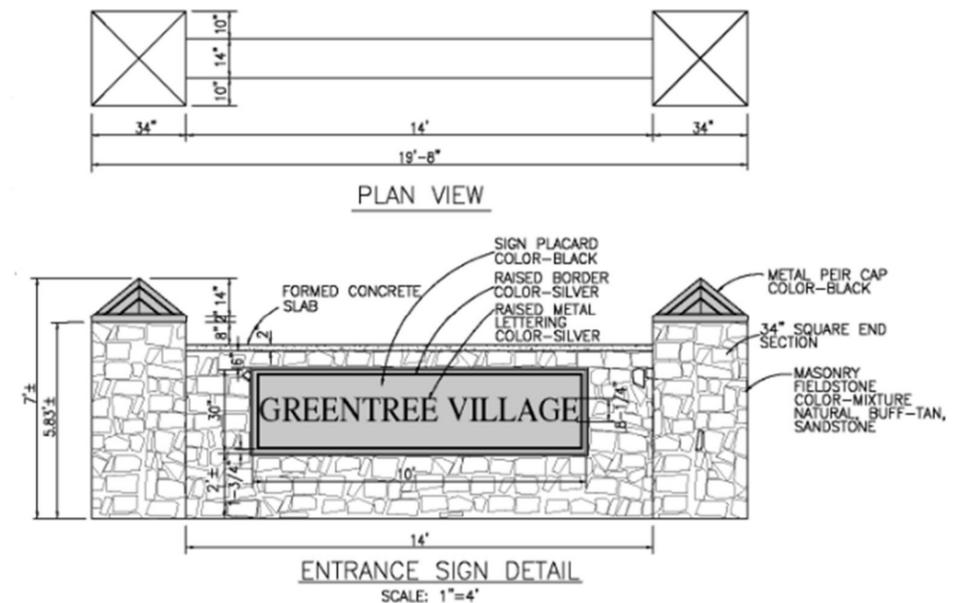
Greentree Village is located at the northern limits of the Town of Mount Airy and is therefore not adjacent to the Downtown Zone or any other mixed-use development. As a "self-contained" development, the only traffic within the development will be local traffic and not pass through/drive through traffic. With the construction of sidewalks throughout the subdivision, it provides families the opportunity to safely travel and place within this local community.

LANDSCAPING DESIGN

Street trees are planned along all residential streets. The Commercial Center is proposing a landscape plan consistent with the Town requirements. A detailed landscaping design for both the residential portion of the subdivision and the commercial center is shown in the Concept MXU-CC Subdivision Plan set.

SIGNAGE AND LIGHTING PLAN

One double-sided monument sign is proposed in the median at the intersection of North Main Street and the subdivision street (full detail is provided in the Concept MXU-CC Subdivision Plan set. Sample signage is provided in the architectural elevations for the Commercial Center building. Street lighting per the Town standards will be provided along the subdivision roadways and a lighting plan will be produced for the Commercial Center during the Concept Site Design for that property.



GREEN INITIATIVES

The Green Initiatives for Greentree Village focus on the preservation of open space, installation of street trees that will provide a cooling effect along the streets and increasing front yard/lawn space in front of the townhomes and decreased pavement in the rear of the townhomes.

MANAGEMENT AND MAINTENANCE PROGRAM

The management and maintenance for Greentree Village will be as follows:

- Subdivision Roadways & Street Lights: owned and maintained by the Town of Mount Airy
- Street Trees: owned and maintained by individual townhome owners and/or Homeowner Association
- Residential Units: maintained by the individual unit owners
- Residential Unit lawns: maintained by the individual unit owners.
- Parks/Open Space/Community Property: Maintained by the Town of Mount Airy
- Commercial Center: Privately owned and maintained.

- Residential Subdivision Stormwater Management Facilities: Maintained by Greentree Village Homeowners Association and Commercial Center

DEVELOPMENT PHASING

Greentree Village will be developed in one phase with development beginning at North Main Street and proceeding westerly away from North Main Street. Subdivision roadways, utilities and infrastructure will be the first items constructed. Construction of the commercial center begins simultaneously with the construction of the residential units. Once roadways and utilities have been constructed, since there are three types of residential structures, construction will commence on all three residential types as sales of the residential structures begin. Because townhomes and villas are attached homes, they will be constructed in building pads prior to sales of individual units. The single-family homes will be constructed as each home is sold.

SUMMARY

The Greentree Village development is consistent with the Mixed-Use Development in CC District (MXU-CC) special exception requirements of the Town of Mount Airy.

The proposed mixed-use development in this community commercial zone satisfies the following objectives:

- Provide a more attractive residential and nonresidential environment than would be possible through the strict application of conventional zoning district requirements. *The property as a commercially zoned property, could be developed with all commercial uses surrounded by other residential subdivisions. Combining residential uses within the property development results in a less intensive development and provides a much more harmonious development to the surrounding residential subdivisions. Also as designed, the layout of the subdivision creates large open space areas*

between the townhome development and adjacent single family residential subdivisions.

- Encourage harmonious and coordinated development of sites that is consistent with the existing natural features, bicycle, pedestrian and vehicular circulation and compatibility with surrounding uses. *As designed, the layout of the subdivision is an internal street system to the property. There will be no pass-through traffic. As a result, the layout of the development will encourage resident uses of walking and bicycling throughout the townhouse portion of the subdivision.*
- Encourage development that is of excellent design and architecture with a mix of uses that will create synergy, efficiency of design, and a reduction of vehicle miles traveled. *The Greentree Village is located at the northern limit of the Town of Mount Airy and is separated from the downtown and shopping*

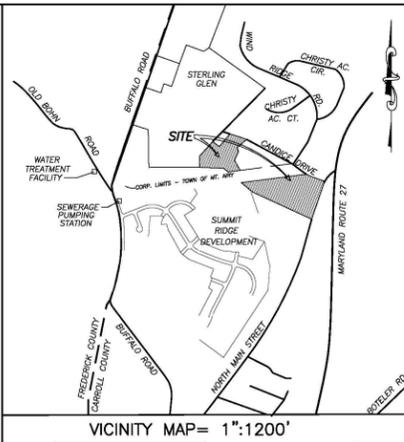
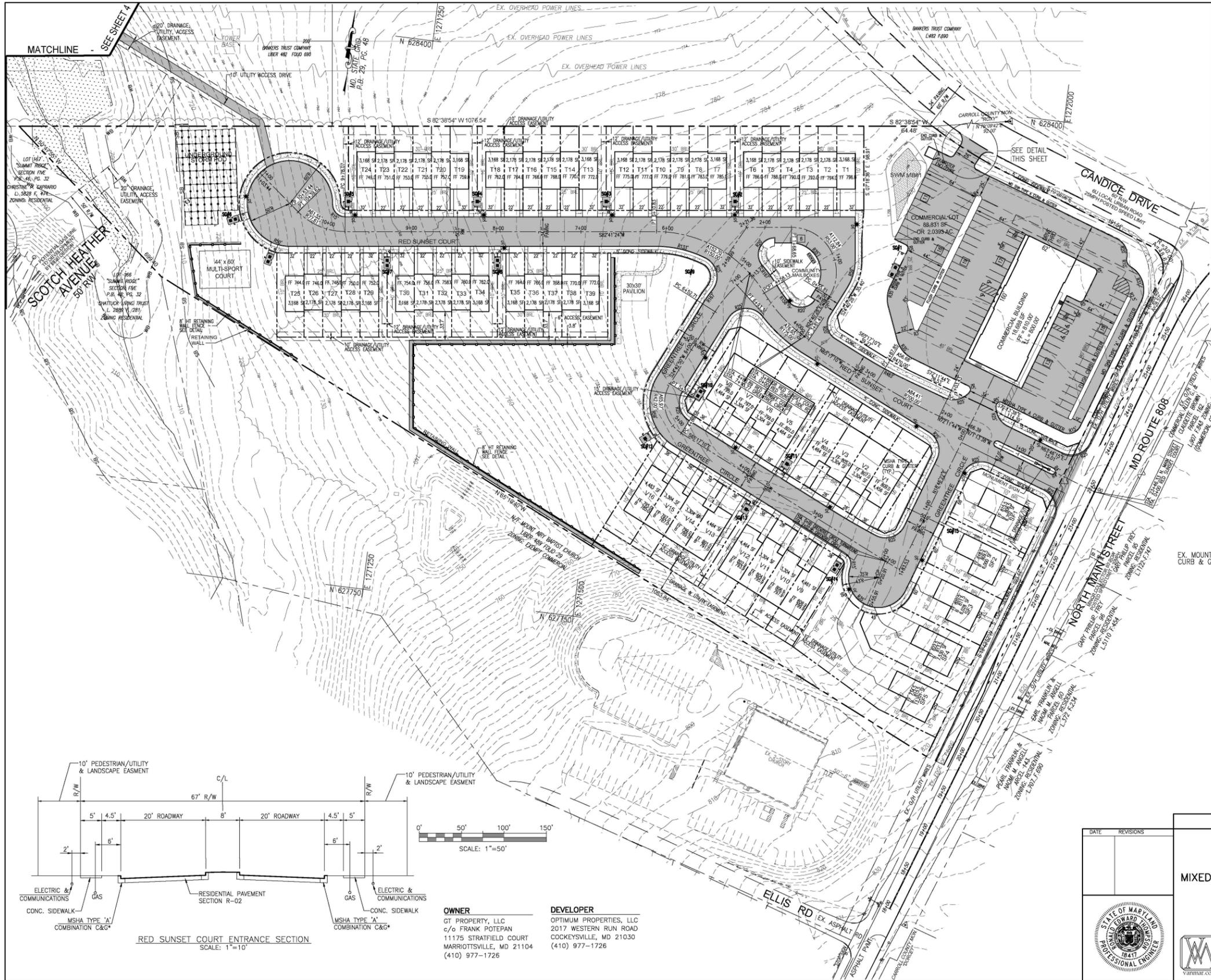
areas. The design incorporates a village commercial building to provide services for the residents and surrounding communities. The buildings have been designed to provide a pleasing street view of the townhome architecture and a visual “welcome statement” to those entering the Town of Mount Airy from the north.

- Create a mixture of office, retail, recreational, and residential uses, along with restaurants, eateries and cafes, where all related structures, parking, and open spaces are designed to establish and maintain a cohesive community while protecting the character of surrounding neighborhoods. *The property is at the northern end of the town of Mount*

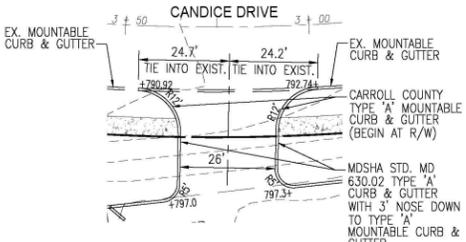
Airy and will be within surrounding residential areas. The site location prohibits the development being an extension of the downtown zone and therefore limits the amount and scale of commercial uses. The proposed

development mixes a commercial center building that will have multiple uses with a residential subdivision.

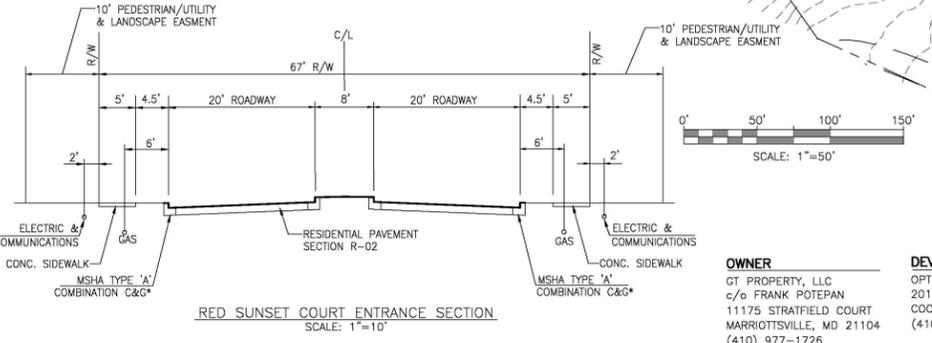
- Expand the opportunity to support diversified housing options within an integrated site design of varying land uses. *The development supplements the Town’s predominant housing type of single-family houses with an attractive townhome development community.*



- LEGEND**
- CONCRETE WALK
 - OPEN SPACE
 - 25% OR MORE SLOPES
 - UTILITY EASEMENT
 - WETLAND
 - WETLAND BUFFER
 - STREAM
 - MUNICIPAL BOUNDARY
 - MICRO-BIO RETENTION FACILITY
 - FOREST CONSERVATION EASEMENT
 - STREET LIGHT



COMMERCIAL ENTRANCE - CANDICE DRIVE
 SCALE: 1"=20'
 *SEE CARROLL COUNTY DETAIL #13 SHEET 15.
 SEE SHEETS S1 TO S8 FOR MD 808 IMPROVEMENTS



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DEVELOPER
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 2017 WESTERN RUN ROAD
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 (410) 977-1726

DATE	REVISIONS



CARROLL COUNTY FILE P-21-0002

LAYOUT PLAN
GREENTREE VILLAGE
 MIXED USED DEVELOPMENT (MXU-CC) DISTRICT

TOWN OF MOUNT AIRY
 SITUATED ON NORTH MAIN STREET
 ELECTION DISTRICT No. 13
 CARROLL COUNTY, MARYLAND
 SCALE: AS SHOWN NOVEMBER 2022

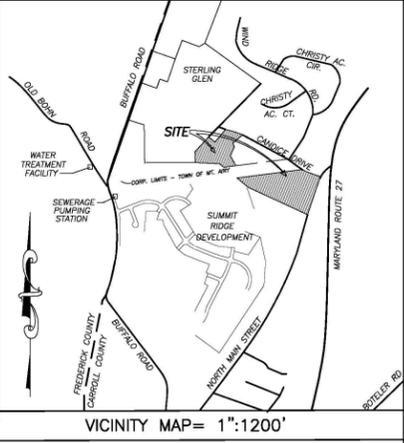
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SHEET NO. 3 OF 20

VMA# 251-172



- LEGEND**
- CONCRETE WALK
 - OPEN SPACE
 - 25% OR MORE SLOPES
 - UTILITY EASEMENT
 - WETLAND
 - WETLAND BUFFER
 - STREAM
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 - MICRO-BIO RETENTION FACILITY
 - FOREST CONSERVATION EASEMENT
 - STREET LIGHT



OPEN SPACE CALCULATION					
OWNERSHIP	TOTAL AREA	STEEP SLOPES	STREAM BUFFER	OPEN SPACE	SYMBOL
TOWN OF MOUNT AIRY 1	7.977 AC.	0.528 AC.	2.070 AC.	5.379 AC.	[Color-coded symbols for each ownership's open space]
TOWN OF MOUNT AIRY 2	0.473 AC.	0.000 AC.	0.424 AC.	0.049 AC.	
TOWN OF MOUNT AIRY 3	0.424 AC.	0.096 AC.	0.0 AC.	0.328 AC.	
TOWN OF MOUNT AIRY 4	1.426 AC.	0.000 AC.	0.0 AC.	1.426 AC.	
TOTAL	10.300 AC.	0.624 AC.	2.494 AC.	7.182 AC.	



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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: 9/15/25.



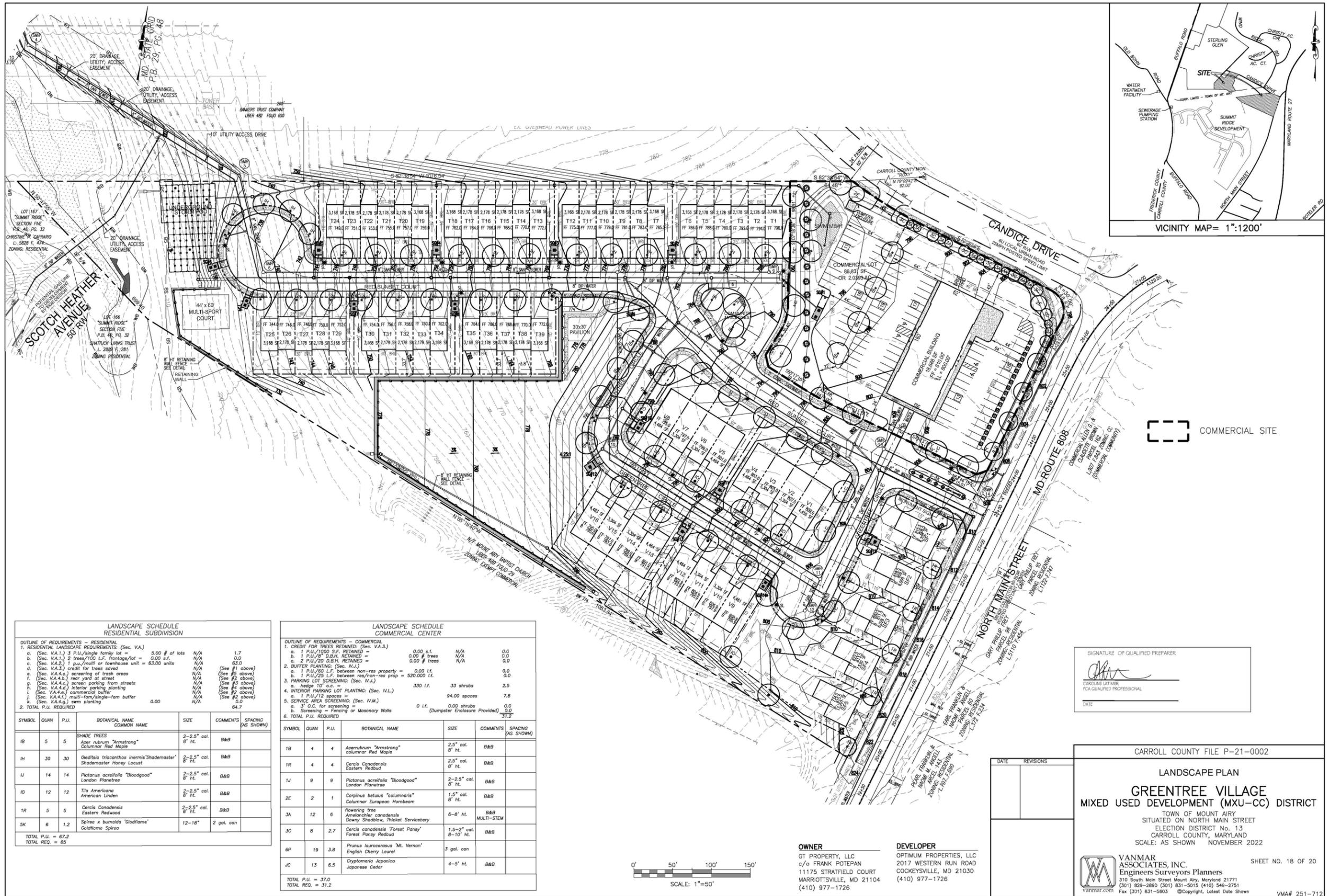
DATE	REVISIONS

CARROLL COUNTY FILE P-21-0002

OPEN SPACE PLAN
GREENTREE VILLAGE
MIXED USED DEVELOPMENT (MXU-CC) DISTRICT
 TOWN OF MOUNT AIRY
 SITUATED ON NORTH MAIN STREET
 ELECTION DISTRICT No. 13
 CARROLL COUNTY, MARYLAND
 SCALE: AS SHOWN NOVEMBER 2022

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SHEET NO. 16 OF 20



**LANDSCAPE SCHEDULE
RESIDENTIAL SUBDIVISION**

OUTLINE OF REQUIREMENTS - RESIDENTIAL

1. RESIDENTIAL LANDSCAPE REQUIREMENTS (Sec. VA.)

a. (Sec. V.A.1.) 3 P.U./single family lot = 5.00 # of lots N/A 1.7
b. (Sec. V.A.1.) 2 trees/100 L.F. frontage/lot = 0.00 s.f. N/A 0.0
c. (Sec. V.A.2.) 1 p.u./multi or townhouse unit = 63.00 units N/A 63.0
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-family-inlet-tam buffer N/A (See #2 above)
k. (Sec. V.A.4.g.) sewm planting N/A 0.0
2. TOTAL P.U. REQUIRED 0.00 64.7

SYMBOL	QUAN	P.U.	BOTANICAL NAME COMMON NAME	SIZE	COMMENTS	SPACING (AS SHOWN)
IB	5	5	SHADE TREES <i>Acer rubrum</i> "Armstrong" Columnar Red Maple	2-2.5" cal. 8' ht.	B&B	
IH	30	30	<i>Gleditsia inracanthus</i> inermis "Shademaster" Shademaster Honey Locust	2-2.5" cal. 8' ht.	B&B	
IJ	14	14	<i>Platanus acerifolia</i> "Bloodgood" London Planetree	2-2.5" cal. 8' ht.	B&B	
ID	12	12	<i>Tilia americana</i> American Linden	2-2.5" cal. 8' ht.	B&B	
IR	5	5	<i>Cercis canadensis</i> Eastern Redwood	2-2.5" cal. 8' ht.	B&B	
IK	6	1.2	<i>Spiraea x bumalda</i> "Goldflame" Goldflame Spiraea	12-18"	2 gal. can	
TOTAL P.U. = 67.2						
TOTAL REQ. = 65						

**LANDSCAPE SCHEDULE
COMMERCIAL CENTER**

OUTLINE OF REQUIREMENTS - COMMERCIAL

1. CREDIT FOR TREES RETAINED (Sec. VA.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. N.V.)

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 = 520.000 l.f. 0.0
3. PARKING LOT SCREENING (Sec. N.V.)

a. hedge 10' o.c. = 3.30 l.f. 33 shrubs 2.5
4. INTERIOR PARKING LOT PLANTING (Sec. N.V.)

a. 1 P.U./12 spaces = 94.00 spaces 7.8
5. SERVICE AREA SCREENING (Sec. N.V.)

a. 3' o.c. for screening = 0 l.f. 0.0 shrubs 0.0
b. Screening = Fencing or Masonry Walls (Dumpster Enclosure Provided) 0.0
6. TOTAL P.U. REQUIRED 0.00 31.2

SYMBOL	QUAN	P.U.	BOTANICAL NAME	SIZE	COMMENTS	SPACING (AS SHOWN)
1B	4	4	<i>Acer rubrum</i> "Armstrong" columnar Red Maple	2.5" cal. 8' ht.	B&B	
1R	4	4	<i>Cercis canadensis</i> Eastern Redbud	2.5" cal. 8' ht.	B&B	
1J	9	9	<i>Platanus acerifolia</i> "Bloodgood" London Planetree	2-2.5" cal. 8' ht.	B&B	
2E	2	1	<i>Carpinus betulus</i> "columnaris" Columnar European Hornbeam	1.5" cal. 8' ht.	B&B	
3A	12	6	flowering tree <i>Amanchier canadensis</i> Downy Shadblow, Thicket Serviceberry	6-8" ht.	B&B MULTI-STEM	
3C	8	2.7	<i>Cercis canadensis</i> "Forest Pansy" Forest Pansy Redbud	1.5-2" cal. 8-10" ht.	B&B	
6P	19	3.8	<i>Prunus laurocerasus</i> "Mt. Vernon" English Cherry Laurel	3 gal. can		
4C	13	6.5	<i>Cryptomeria japonica</i> Japanese Cedar	4-5" ht.	B&B	
TOTAL P.U. = 37.0						
TOTAL REQ. = 31.2						

SIGNATURE OF QUALIFIED PREPARER:

 CAROLINE LATTNER
 PCA QUALIFIED PROFESSIONAL
 DATE

DATE	REVISIONS

CARROLL COUNTY FILE P-21-0002

LANDSCAPE PLAN
GREENTREE VILLAGE
 MIXED USED DEVELOPMENT (MXU-CC) DISTRICT

TOWN OF MOUNT AIRY
 SITUATED ON NORTH MAIN STREET
 ELECTION DISTRICT No. 13
 CARROLL COUNTY, MARYLAND
 SCALE: AS SHOWN NOVEMBER 2022

SHEET NO. 18 OF 20

OWNER
 GT PROPERTY, LLC
 c/o FRANK POTEPAN
 11175 STRATFIELD COURT
 MARRIOTTVILLE, MD 21104
 (410) 977-1726

DEVELOPER
 OPTIMUM PROPERTIES, LLC
 2017 WESTERN RUN ROAD
 COCKEYSVILLE, MD 21030
 (410) 977-1726

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