



THE COMMISSIONERS OF THURMONT

615 East Main Street
 P.O. Box 17
 Thurmont, Maryland 21788
 P: 301-271-7313
 F: 301-271-2155

Town of Thurmont - Plan Application

| Plan Type (check all that apply) | | | | | Project # |
|--|--|---|---|---|------------------------|
| <input type="checkbox"/> Site Plan Category 1: | <input type="checkbox"/> Concept (CP) | <input type="checkbox"/> Preliminary (PP) | <input type="checkbox"/> Final (FL) | <input type="checkbox"/> Amendment (AM) | C1- _____ |
| <input type="checkbox"/> Site Plan Category 2: | Administrative Review (AR) | | | | C2-AR- _____ |
| <input checked="" type="checkbox"/> Major Subdivision: | <input checked="" type="checkbox"/> Concept (CP) | <input type="checkbox"/> Preliminary (PP) | <input type="checkbox"/> Improvement (IP) | <input type="checkbox"/> Final (FL) | MA - <u>CP-2026-01</u> |
| <input type="checkbox"/> Minor Subdivision: | Preliminary / Final (PF) | | | | MI-PF- _____ |
| <input type="checkbox"/> Administrative Review Plat: | Lot Line Adjustments/Lot Additions (AA) | | | | AP-AA - _____ |
| <input type="checkbox"/> Annexation Plan Review | Concept Development Plan (CP) | | | | AX-CP- _____ |

OWNER INFORMATION:

Property Owner: Cross & Company (purchaser) for Patricia Simmers (owner/seller)

Address: 5301 Buckeystown Pike, #150, Frederick, MD 21704

Phone: 301-682-9015

Email: daniel@crossandcompany.com

APPLICANT /AGENT INFORMATION:

Company: Fox and Associates, Inc.

Name: Mary Patton

Address: 82 Worman's Mill Court, Suite G Frederick, MD 21701

Phone: 301-695-0880

Email: mpatton@foxassociatesinc.com

PROJECT INFORMATION :

Project Name: The Meadows

Project Location: Situated at 304 Apples Church Rd

Site Size (acres): 7.79 AC in Town Limits, 16.68 AC annexed into the Town with Annexation Resolution 2025-03

Project Type: Residential subdivision

TAX # 19F PARCEL # 1850 PROPERTY ID# 15-338237 # OF UNITS 61

ZONING DISTRICT (check all that apply):

TB GB I MXV1 MXV2 R-1 R-2 R-3 R-5 OI OS ARP INST

FLOODPLAIN INFORMATION:

Does lot contain any 100-year floodplain areas (see Floodplain Ordinance – Town of Thurmont Code Chapter 27)? Yes No

PROJECT DESCRIPTION:

Property to be subdivided into 61 single family residential lots, along with forest conservation areas, stormwater areas, HOA areas, and 0.69 AC parkland to be dedicated to the Town.

PLAN APPLICATION TO INCLUDE AS APPLICABLE

- A completed application form is required for all submissions. A completed application form shall be accompanied by a legal description of the property, as it appears on the deed, and a full and complete disclosure of direct or indirect ownership. In the case of a land trust, all beneficiaries shall be disclosed. If the owner's signature is not on the application, a letter stating the owner's consent for the filing of the application is also required.
- A Plan Application shall not be considered complete until accepted and signed by the Chief Administrative Officer or designee.
- A current site survey by a Registered Maryland Land Surveyor.
- A Plan drawn to scale, which shall indicate, at a minimum (submit 12 paper copies along with an electronic version).
- Applications shall comply with the Town of Thurmont Master Plan and APFO
- Frederick County functions as an agent for the Town of Thurmont regarding Stormwater Management, Forest Resource Ordinance, and Sediment and Erosion Control for review, approval and inspections.
- State Approvals (i.e.: SHA, MDE) shall be required prior to signing of Final Plan/Plat.
- For Site Plan Category 1:
 - ❖ Concept (CP) – See Zoning Ordinance Section 3.1.4
 - ❖ Preliminary (PP) – See Zoning Ordinance Section 3.1.5
 - ❖ Final (FL) – See Zoning Ordinance Section 3.1.6
 - ❖ Amendment to Final Site Plan (AM) – See Zoning Ordinance Section 3.1.9
- For Site Plan Category 2:
 - ❖ Administrative Review (AR) – See Zoning Ordinance Section 3.1.8
- For Major Subdivision:
 - ❖ Concept (CP) – See Subdivision Ordinance Section 3.3.A
 - ❖ Preliminary (PP) – See Subdivision Ordinance Section 3.3B
 - ❖ Improvement (IP) – See Subdivision Ordinance Section Article VIII
 - ❖ Final (FL) – See Subdivision Ordinance Section 3.3C
- For Minor Subdivision:
 - ❖ Preliminary/Final (PF) – See Subdivision Ordinance Section 3.5
- Administrative Review Plat:
 - ❖ Lot Line Adjustments/Lot Additions (AA) – See Subdivision Ordinance Section Article IV
- Annexation Plan Review:
 - ❖ Concept Development Plan (CP) – See Zoning Ordinance Section 3.3.2

| FEES: | | | | |
|---|---|-------------------------------|-----------------|-----------|
| TYPE OF REVIEW | BASE FEE | FEE PER LOT & ACRE | # OF LOTS/ACRES | TOTAL FEE |
| Concept Plan/ Plat Submission & Review * | \$250.00 | | | |
| Preliminary Plan/Plat & Review: | | | | |
| > Residential* | \$350.00 + | \$25.00/per lot/dwelling unit | | |
| > Non-Residential* (TB, GB, I, OI, INST, MXV I & II) | \$500.00 | | | |
| Final Site Plan* Final Plat* Category 2 Site Plan Administrative Review Subdivision Plat | Zoning Certificate Fee to be paid at time of application if applicable. | | | |
| Annexation Submission & Review* (Note – projects of 10 acres or less will not be subject to the "per acre" fee. | \$500.00 | \$25.00/per acre | | |
| *Any additional professional service fees (advertising, legal, engineering) would apply. | | | | |

The applicant hereby certifies and agrees as follows:

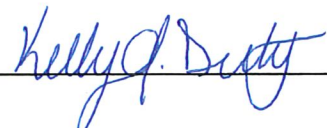
1. They are authorized to make this application.
2. The information is correct.
3. They will comply with all regulations of Thurmont and Frederick County that are applicable hereto.

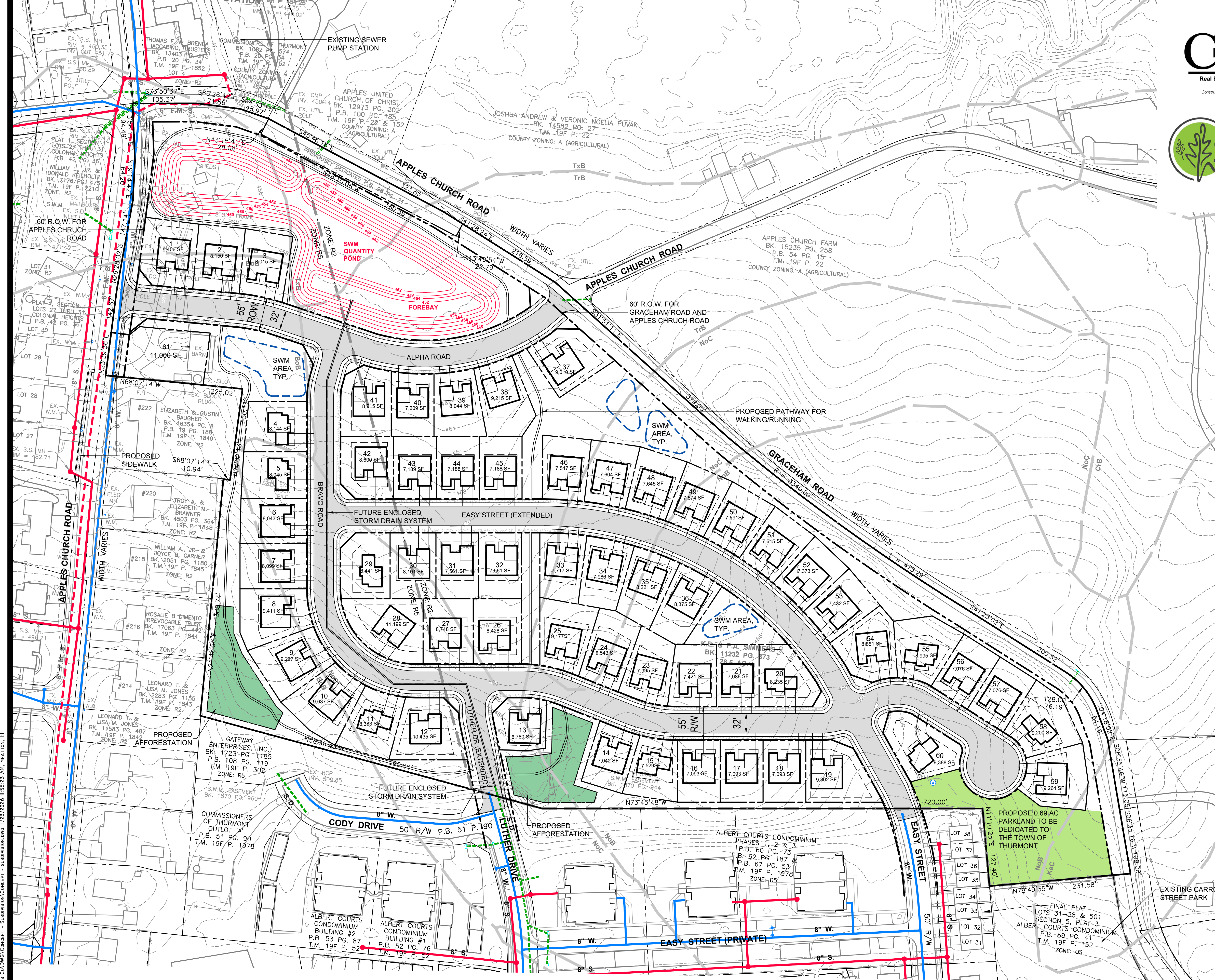
Signed:  Date: 1/30/2026

Plan Application Fee: \$ 250.⁰⁰ Date Paid: 2/4/2026 Received By: B. Jom

PAID
FEB 04 2026
TOWN OF THURMONT

Application Accepted by Thurmont Chief Administrative Officer or designee:

Signed:  Date: 2/4/26

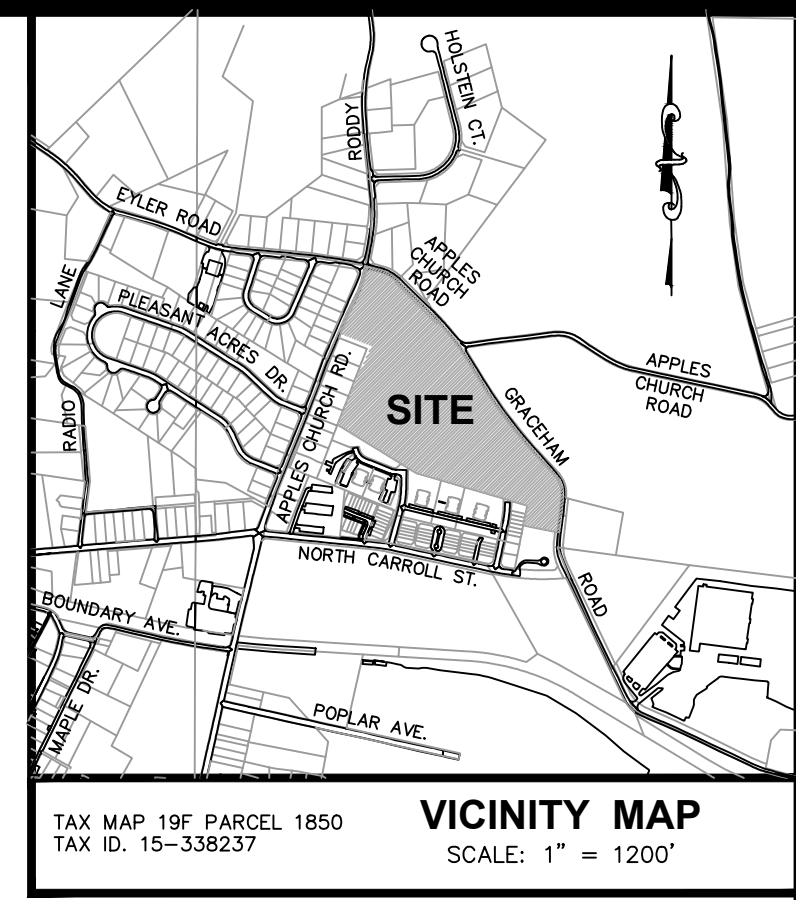


LEGEND

| | |
|---------|--------------------------|
| 8" W. | 8" WATER LINE |
| 8" S. | 8" SANITARY SEWER LINE |
| 6" F.M. | 6" FORCE MAIN SEWER LINE |
| S.D. | STORM DRAIN |
| --- | SOIL BOUNDARY |

SOIL TYPES

| SOIL TYPE | SOIL GROUP | HYDRIC SOILS |
|--|------------|--------------|
| BbB - BRADDOCK COBBLY LOAM, 3 TO 8 PERCENT SLOPES | B | NO |
| KcC - KLINESVILLE VERY CHANNERY LOAM, 8 TO 15 PERCENT SLOPES | D | NO |
| NbB - NORTON GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES | D | NO |
| NcC - NORTON GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES | D | NO |
| Tx - TREGO COBBLY LOAM, 3 TO 8 PERCENT SLOPES | C | NO |
| TxB - TREGO-FOXVILLE COMPLEX, 0 TO 8 PERCENT SLOPES | C | NO |



FOX & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 881 MT. AETNA ROAD
 SUITE 'G'
 HAGERSTOWN, MD. 21740
 PHONE: (301)733-8803
 or (301)416-7250
 FAX: (301)733-1853
 WWW.FOXANDASSOCIATESINC.COM

GENERAL NOTES

- Property owner:** Patricia Simmers, 304 Apples Church Rd, Thurmont, MD, 21788
- Developer:** Cross and Company, 5301 Buckeystown Pike, Suite 150, Frederick, MD 21704, 301-682-9015, construction@crossandcompany.com
- Site Information:** The subject site consists of 7.79 AC zoned as R5 and 16.68 AC zoned R2 annexed into the Town with Annexation Resolution 2025-03.
- Topography:** The topographic survey was prepared per ALTA/NSPS standards by Potomac Valley Surveys April 2019. Vertical datum is based on NAVD88. Horizontal datum is based on Maryland State Plane coordinate system MAD 83/11.
- Use:** Existing: Single Family Residential / Agricultural
Proposed: Residential Subdivision
- Stormwater Management:** Stormwater management for this site will be in accordance with the Maryland 2007 Stormwater Management Act and Frederick County Stormwater Management laws and regulations.
- Floodplain:** There is no mapped 100 year floodplain on the property per Federal Insurance Rate Map No. 24021C0044E, dated 8/1/2023.
- Wetlands:** There are no wetlands within the property area per the National Wetlands Inventory Map.
- Subsurface:** Fox & Associates, Inc. has performed no subsurface investigation to determine locations of rock, soil types, water table, utilities, etc.
- Forest Conservation:** A Forest Conservation Plan will need to be prepared and approved for this site.

| LOT DIMENSIONAL REQUIREMENTS | Code Requirement | Provided in Plan |
|--|------------------|------------------|
| 7.79 AC - R-5 Single Family Detached | | |
| Minimum lot area | 8,000 SF | 8,000 SF min. |
| Minimum lot area per unit | 8,000 SF | 8,000 SF min. |
| Minimum lot width | 70' | 70' MIN. |
| Minimum front yard setback | 20' | 20' MIN. |
| Minimum interior setback | 10' | 10' MIN. |
| Minimum rear yard setback | 30' | 30' MIN. |
| Maximum Building Height | 30' | 30' Max. |
| 16.68 AC - R-2 Cluster Development - Single Family Detached | | |
| Minimum lot area | 5,600 SF | 6,700 SF min. |
| Minimum lot width | 50' | 70' MIN. |
| Minimum front yard setback | 15' | 15' MIN. |
| Minimum interior setback | 8' | 8' MIN. |
| Minimum rear yard setback | 30' | 30' MIN. |

Cluster Subdivision Calculations - R-2 ZONING

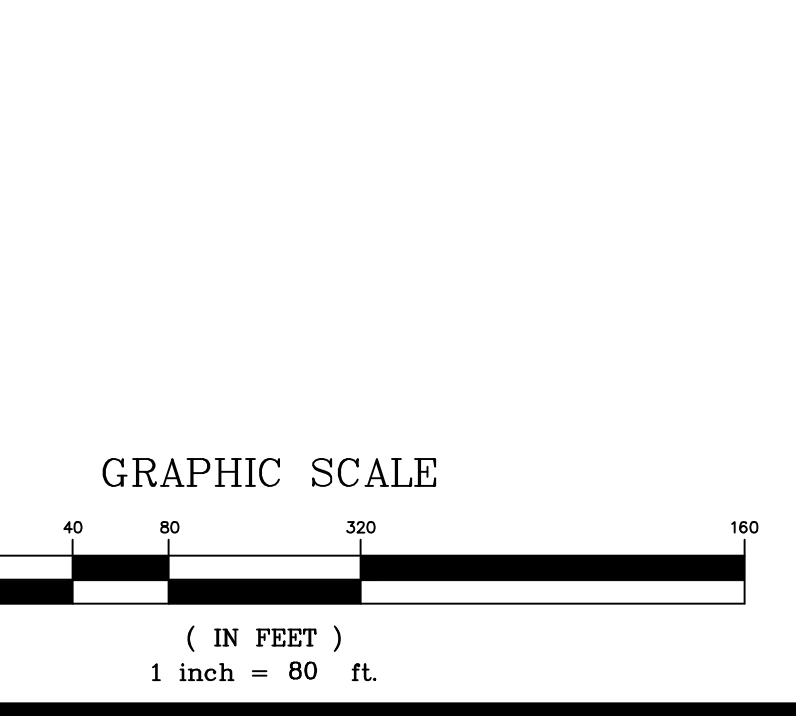
| # of Lots Permitted | |
|---------------------------|---------|
| Total Site Area (AC) | 16.6800 |
| Total Site Area (SF) | 726,581 |
| Min. lot size (SF) | 8,000 |
| Max # of lots | 90 |
| # of Lots Provided | 42 |
| Cluster Lot Calculations | |
| 42 Lots * 8,000 sf | 336,000 |
| Total SF of lots provided | 332,014 |
| Open Space Provided | |
| Open Space | 173,530 |

Site Density Data

| | |
|-----------------------|-----------|
| Site Area (acres) | 24.22 |
| Units/Acre | 2.5 |
| Units Provided | 61 |
| Single Family | 61 |

Single Family Parking

| | |
|--|-----|
| Parking Required (2 per dwelling unit) | 122 |
| Parking Provided (In driveway) | 122 |



OWNERS
 KENNETH E. & PATRICIA A. SIMMERS
 304 APPLES CHURCH ROAD
 THURMONT, MARYLAND 21788

CONCEPT PLAN
THE MEADOWS
 DEED BOOK 11232 PAGE 373
 SITUATED AT 304 APPLES CHURCH ROAD
 THURMONT ELECTION DISTRICT No. 15
 FREDERICK COUNTY, MARYLAND

SCALE: 1" = 80'
 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. _____ EXP. DATE _____
 PROJECT NO. 20-51030
 DRAWING NO. D-
 DATE: FEBRUARY 2026
 DRAWN BY: RND
 CHECKED BY: JEM
 SHEET 1 OF 1