



THE COMMISSIONERS OF THURMONT

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

Submitted 05 November 2024

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 type="checkbox"/> Major Subdivision:	<input type="checkbox"/> Concept (CP)	<input type="checkbox"/> Preliminary (PP)	<input type="checkbox"/> Improvement (IP)	<input type="checkbox"/> Final (FL)	MA - _____
<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 checked="" type="checkbox"/> Annexation Plan Review	Concept Development Plan (CP)				AX-CP- <u>2024-01</u>
Albert Meadows Concept Two					

OWNER INFORMATION:

Property Owner:
Patricia Simmers

Address:
304 Apples Church Rd, Thurmont, MD 21788

Phone: _____ Email: _____

APPLICANT /AGENT INFORMATION:

Company:
Cross & Company, LLC

Name:
Daniel C. Cross

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

Phone: 301-682-9015 Email: Construction@crossandcompany.com

PROJECT INFORMATION :

Project Name:
Albert Meadows Concept Two

Project Location:
304 Apples Church Rd, Thurmont, MD 21788

Site Size (acres): 24.22 Acres Project Type: Intergenerational Residential Neighborhood

TAX # 15-338237 PARCEL # 1850 AKA 152 PROPERTY ID# 15-338237 # OF UNITS 100

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:

See attached narrative for description.

Type text here

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 no more than five (5) years old.
- 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 Plan:
 - ❖ 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, MXVI &II)	\$500.00			
Category 2 Site Plan / Administrative Review Subdivision Plat / Final Plans & Plats*	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	16.68 acres	\$500-Base Fee \$417-Per acre Fee
*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: NOV 05 2024

=====
 Plan Application Fee: \$ 917.00 Date Paid: Nov 5, 24 Received By: KJD

Application Accepted by Thurmont Chief Administrative Officer or designee:

Signed:  Date: Nov. 5, 2024

TOWN OF THURMONT
PETITION FOR ANNEXATION

To the Mayor and Commissioners of the Town of Thurmont:

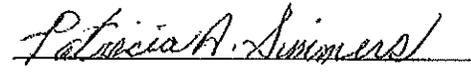
I / We request annexation of my/our land to the Town of Thurmont as so identified below:

Property Information:

Parcel(s) #: that portion of lot 1850 lying outside the Town
also known as lot 152
street address 304 Apples Church Road

Map #: 019F

SIGNATURE(S):

Signature:		<u>OCT 30 2024</u>
		Date
Print Name:	<u>Daniel C. Cross for Cross & Company, LLC (Contract Purchaser)</u>	
Signature:		<u>10-31-24</u>
		Date
Print Name:	<u>Patricia A. Simmers, Owner</u>	
Signature:	_____	_____
		Date
Print Name:	_____	_____

The Town of Thurmont will record this petition in the land records of Frederick County, Maryland upon verification that the property and ownership information are accuracy set forth hereon.

for submittal Tuesday 05 November 2024



ALBERT MEADOWS

A THURMONT NEIGHBORHOOD



5301 Buckeystown Pike, #150
Frederick, MD 21704
301-682-9015
Info@CrossAndCompany.com



05 November 2024

The Town of Thurmont document named "Annexation Steps for the Petitioner" states in paragraph two that a narrative describing the proposal should be included with the Concept Development Plan submittal. This document provides that narrative.

Cross & Company is pleased to propose annexation of a portion of the Simmers parcel to create Albert Meadows Concept Two as a new inter-generational neighborhood community in the Town of Thurmont, Maryland.

Our proposed neighborhood design and housing types at Albert Meadows is guided by the Town of Thurmont 2010 Master Plan; the new Town of Thurmont Master Plan: 2040 Envisioned; the Livable Frederick Master Plans (including the Water Resources Element); and Maryland's Planning Vision. Albert Meadows Concept Two complies with the planning comments included in those documents, such as:

Interconnect existing and future neighborhoods with outstanding open spaces and streets that will impart a character of good health, small town vitality, and scenic beauty.

The Town (of Thurmont) is planned to expand, mostly to the north and east.

Growth is concentrated in existing population centers and growth areas adjacent to these centers.

A range of housing densities, types, and sizes provides options for citizens of all ages and incomes.

Thurmont has maintained its small-town cozy feel, where citizens help each other and welcome newcomers.

...Seniors, especially as they progress through their 70's, do encounter difficulties with living at home and can benefit from specialized health care and interacting with other people. Traditional large scale assisted living institutions are one option though there are presently none in Thurmont.

Assuming 250 gallons per day per EDU, Thurmont has an excess water capacity of 471 EDUs.

The public sewerage system plant is operating with about 200,000 GPD of capacity available, or the equivalent of the flow generated by 800 more households in Thurmont.

The Thurmont public schools continue to be significantly under-enrolled, operating well below state rated capacity.

The Thurmont Master Plan recommends against further farmland preservation within the municipal growth area. The Frederick County plan designates the Simmers property as an area for high density residential growth.

Residential R-5 Zoning purpose is to provide areas for a mix of housing types and smaller lot sizes in combination with residential related institutions. Uses include single-family homes, multi-family buildings, and assisted living.

Multi-Family buildings, which house three or more units, are limited to the R-5 Zone.

The High-Density designation assigned to the Simmers property signals the Thurmont Master Plan's intent to promote housing types such as townhouses and multi-family buildings. The Simmer's property is the totality of the 24 acres of designated High Density residential in the Town's growth area.

Albert Meadows Concept Two is a planned inter-generational community proposed on 24.22 acres of land:

- 7.79 acres already in the Town and zoned R-5 (therefore not part of this annexation but included in the overall Concept Two plan and in this discussion – please see the Albert Meadows Concept One for a plan of development for this acreage alone as an alternative).
- 16.68 acres in the County (subject of this annexation).

Four different types of housing are included in the Albert Meadows Concept Two plan:

- Eleven (11) single dwelling units (also known as single family homes), located on the acreage already in the Town and zoned R-5 High Density, but placed there out of consideration for the existing abutting and nearby property owners on Apples Church Road so that they will be viewing similar house types to their own. Similar housing types next to similar housing types.
- Thirty-Five (35) 2-story Townhouses with ground floor primary bedrooms and en-suite baths, and zero thresholds, intended but not restricted to Senior Independent Living (sometime known as Villa Townhouses). Includes integral front-loaded garages. These Villa Townhouses are placed near the existing age

55+ restricted Albert Courts condominiums abutting Albert Meadows uphill to the south. Similar housing uses next to similar housing uses.

- Fifty-Four (54) 3-story townhouses built for the open market, intended for but not restricted to individual and family starter homes, with an eye to addressing the under-enrollment in the Thurmont schools. Includes integral front-loaded garages. These townhouses are placed on the downhill / north part of Albert Meadows so that their height has less impact on all abutting neighbors and the homes may be grouped near recreational amenities.
- An Assisted Living Facility planned for sixty (60) studio and one-bedroom apartments, including memory care. See the Health Dimensions Group (HDG) Thurmont Market Study previously provided. This building is located at the uphill far southeast corner of Albert Meadows, near the residents of Albert Courts, and where the building will have an impact on the smallest number of abutting properties.

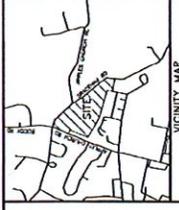
Four entrances to the new community are provided from existing public roads at Apples Church, Apples Church at Graceham, Easy Street and Luther Drive. Fire and life safety apparatus (and garbage truck) ingress / egress and turning radius has been confirmed. Parking has been adequately provided for all home types and visitors.

Planned outdoor recreational amenities include a dog park, a large children's playground, several senior / adult exercise stations, multiple "victory gardens," nature trails, and tree lined sidewalks along the public streets. The parking area at the children's playground may be used for visiting food trucks (Taco Tuesday night gatherings) and weekend social events for the neighborhood.

The storm water management plan for Albert Meadows Concept One has been approved by Frederick County. A revised plan will be submitted for Concept Two.

In closing, Thurmont Authorities Holding Jurisdiction (AHJs) and concerned Thurmont citizens are asked to please note that Albert Meadows Concept Two has a density of 4.6 units per acre, less than half the density of 10.89 units per acre permitted / encouraged in the High Density R-5 zone and in the aforementioned planning documents. This density, and the housing types offered in Albert Meadows Concept Two, is also significantly below the density and massing of structures that the Thurmont voters clearly said they did not support previously. That citizen input and consultation with the abutting neighbors during a June 2024 Public Information Meeting helped shape the new plan for Albert Meadows Concept Two detailed with this submittal.

Thank you for your thoughtful consideration.



LEGEND

BOUNDARY MARKERS: 1/4" = 1' (WOODEN), 1/2" = 1' (METAL), 3/4" = 1' (CONCRETE), 1" = 1' (IRON)
 SURVEY CONTROL: 1/4" = 1' (WOODEN), 1/2" = 1' (METAL), 3/4" = 1' (CONCRETE), 1" = 1' (IRON)
 PROPERTY LINES: 1/4" = 1' (WOODEN), 1/2" = 1' (METAL), 3/4" = 1' (CONCRETE), 1" = 1' (IRON)
 EASEMENTS: 1/4" = 1' (WOODEN), 1/2" = 1' (METAL), 3/4" = 1' (CONCRETE), 1" = 1' (IRON)
 UTILITIES: 1/4" = 1' (WOODEN), 1/2" = 1' (METAL), 3/4" = 1' (CONCRETE), 1" = 1' (IRON)

SCALE: 1" = 200'

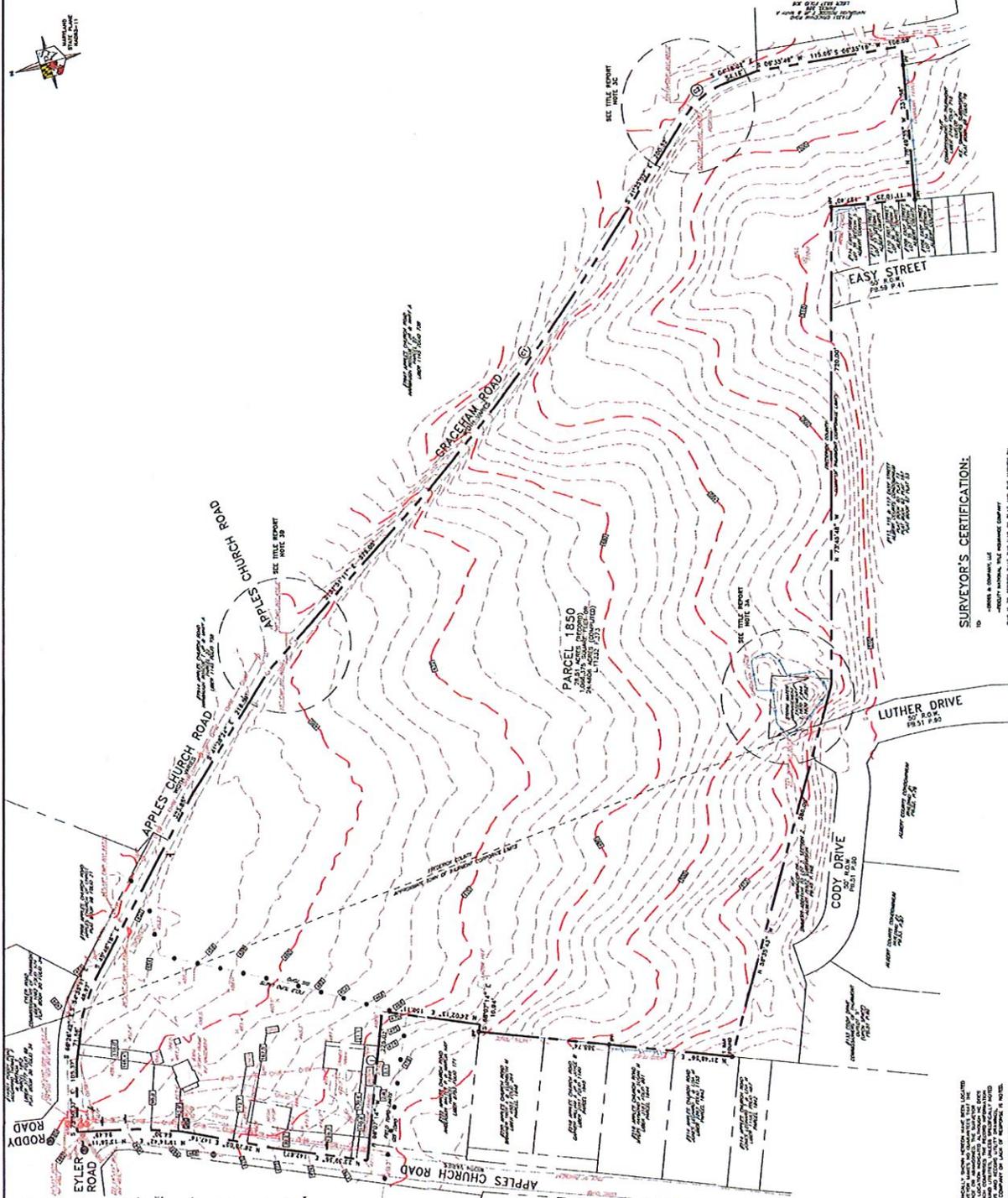
DATE: 04/26/19
 DRAWN BY: JTB
 CHECKED BY: JTB
 PROJECT NO.: 19-003
 SHEET 1 OF 1

ALTA / NSPS
LAND TITLE
SURVEY

8304 APPLES CHURCH ROAD
 PARCEL 1850
 L-11332 F-373
 FREDERICK COUNTY, MARYLAND

POTOMAC VALLEY

SURVEYS
 20010 FISHER AVENUE, SUITE F
 POTOMAC, MD 20854
 TEL: 301-441-4000



SURVEYOR'S CERTIFICATION:

I, **J. V. B. J.**, being duly sworn, depose and say that I am a duly licensed Professional Land Surveyor in the State of Maryland, License No. 11-1171, and that I have personally supervised and completed the survey shown on this plan, and that the same was completed on April 4, 2019.

J. V. B. J.
 License No. 11-1171
 State of Maryland

GENERAL NOTES

1. INFORMATION FROM THE RECORDS OF THE FREEDERICK COUNTY DEPARTMENT OF PUBLIC WORKS HAS BEEN OBTAINED AND IS SHOWN ON THIS PLAN.
2. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR ON APRIL 4, 2019.
3. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR ON APRIL 4, 2019.
4. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR ON APRIL 4, 2019.
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9. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR ON APRIL 4, 2019.
10. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR ON APRIL 4, 2019.

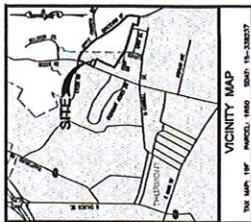
TITLE REPORT NOTES:

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE FREEDERICK COUNTY DEPARTMENT OF PUBLIC WORKS AND HAS FOUND THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR ON APRIL 4, 2019.

UTILITY NOTE

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE FREEDERICK COUNTY DEPARTMENT OF PUBLIC WORKS AND HAS FOUND THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR ON APRIL 4, 2019.

NO.	DESCRIPTION	DATE	BY
1	NO RECORD		
2	NO RECORD		
3	NO RECORD		
4	NO RECORD		
5	NO RECORD		
6	NO RECORD		
7	NO RECORD		
8	NO RECORD		
9	NO RECORD		
10	NO RECORD		



ALBERT MEADOWS
A THURMONT NEIGHBORHOOD



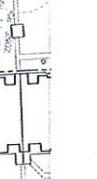
Site Density Data	Provided in Plan
Site Area (Acres)	1,850 SF
(7.79 x 10.08 = 0.25 for SF lot)	4,000 SF
Assisted Living Facility (Units)	20
Living area for Townhouses & Single Family including Land in Town	15
Units/acre	20
Units Provided	54
3-Story Townhouses w/ front Load Integral Garage	35
2-Story Townhouses w/ Main Level Living and Front Load Integral garage Single Family	11
Total Units	100

LOT DIMENSIONAL REQUIREMENTS	Code Requirement	Provided in Plan
Townhouses		
Minimum lot area	1,850 SF	1,850 SF min.
Minimum front yard setback	4,000 SF	4'-0" MIN.
Minimum side yard setback	20'	20' MIN.
Minimum rear yard setback	20'	20' MIN.
Minimum interior setback	15'	15' MIN.
Minimum rear yard setback	20'	20' MIN.
Minimum front yard setback	20'	20' MIN.
Minimum rear yard setback	20'	20' MIN.
Minimum building height	75'0" SF max. height	30' Max.
Single Family Detached	6,000 SF	4,000 SF
Minimum lot area	8,000 SF	6,000 SF min.
Minimum front yard setback	8,000 SF	6,000 SF min.
Minimum side yard setback	70'	70' MIN.
Minimum rear yard setback	30'	30' MIN.
Minimum interior setback	10'	10' MIN.
Maximum Building Height	30'	30' Max.
Assisted Living Facility		
Minimum lot area	1 AC	2.30 AC
Minimum front yard setback	150'	215' min.
Minimum interior setback	50'	50'
Minimum rear yard setback	20'	20'
Maximum Building Height	30'	n/a
Maximum Building Height	40'	40' max.

- GENERAL NOTES**
- Property Owner: **Thurmont, Inc.**
300 Apples Church Rd.
Thurmont, MD 21788
 - Developer: **Cross and Company, Inc.**
300 Apples Church Rd.
Thurmont, MD 21788
 - Site Information: The subject site consists of 7.79 AC zoned as R2, within Town limits, and 10.08 AC zoned as Agriculture within County Limits. Survey was prepared per ALABAMA standards by Poplar Valley Survey April 2019. Vertical datum is based on NAVD83. Horizontal system NAD 83(11).
Use: Existing: Vacant Lot
Proposed: Residential Subdivision
 - Stormwater: Retention/Retention/Retention for this site will be in accordance with the Maryland 2007 Stormwater Management Act and Frederick County Code. Management is based on the National Fire Protection Association (NFPA) standards for a 100 year floodplain on the property per Federal Insurance Rate Map, Community Data Sheet, dated 01/02/2007, 45 of 510, Map No. 24021004050, dated 01/02/2007.
 - Wetlands: There are no wetlands within the property area per the National Wetlands Inventory Map.



- LEGEND:**
- Detached single family home
 - 3-story townhouses with integral 1-car garage
 - 2-story villas with main level living and integral 1-car garage
 - Assisted Living Facility
- HOA Open / Amenity Space with playground and community gardens
- 3-story townhouses, typ.
- HOA Open / Amenity Space with community gardens and exercise stations



ALBERT MEADOWS ILLUSTRATIVE DESIGN: Concept Plan for 24+/- acres
09.25.24

Water Service Areas



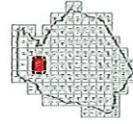
- W-1- Connected
- W-3- 1-3 Years
- W-4- 4-6 Years
- W-5- 7-10 Years
- PS- Planned Service 11-20 Years
- M-U- Multi-Use (Private)
- NPS- No Planned Service



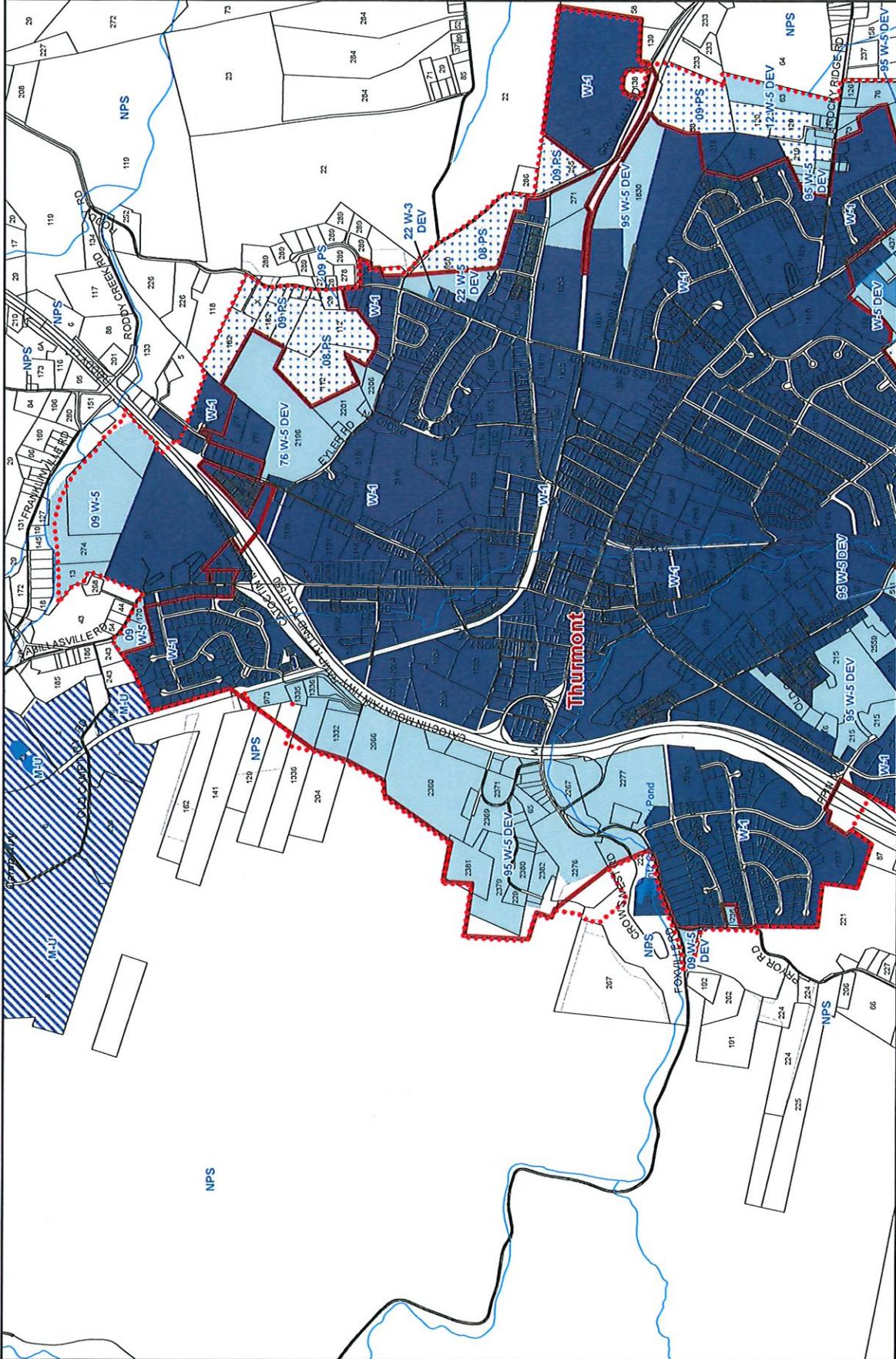
This map is for illustrative purposes only and should not be used for surveying, engineering, or site-specific analysis. While efforts have been made to ensure accuracy, the County accepts no liability or responsibility for errors, omissions, or misstatements on this map as the user. Reliance on this map is at the risk of the user.

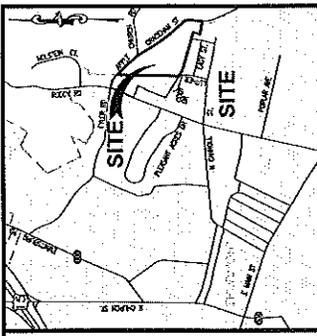
For detailed water service areas consult the official Water Service Areas maps located at:
 Division of Planning and Permitting
 Frederick County Government
 30 North Market St.
 Frederick, MD 21701
 301-460-1133

September 6, 2023



Tax Map 19



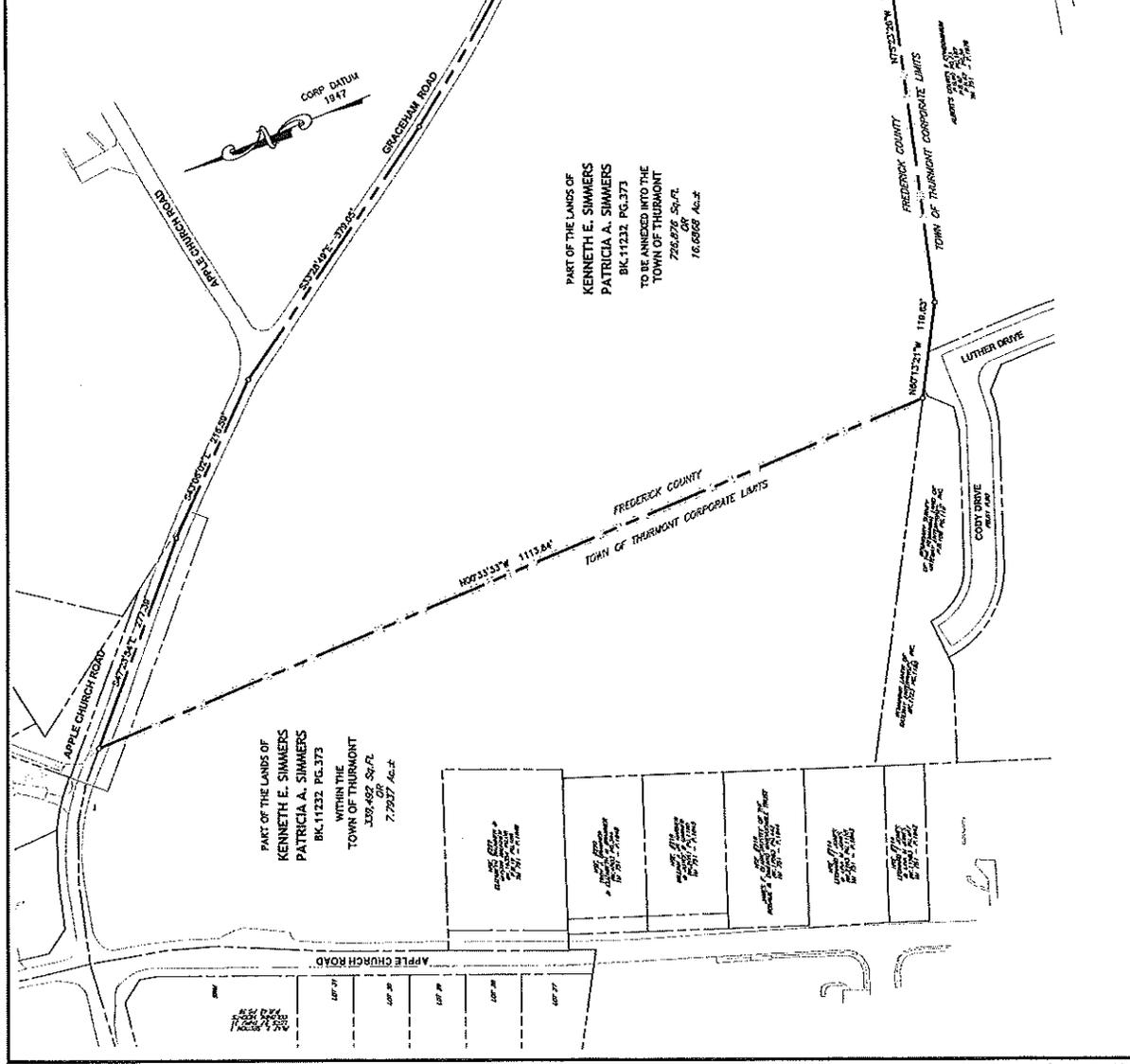
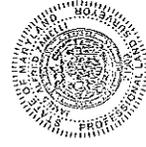


VICINITY MAP
TAX MAP 751 PARCEL 1850 S.D.A. 15-338237

CURVE	POINT	LENGTH	ANGLE	BEARING	ORDER
C1	154.00'	75.78'	75.78'	S 82.5° E	1
C2	73.00'	75.78'	75.78'	S 82.5° E	2

THE UNDERSIGNED, KENNETH A. SIMMERS, SURVEYOR, PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND THE SURVEY WORK WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 06, SUBTITLE 13, CHAPTER 06, REGULATION 12.

10/31/24 DATE
KENNETH A. SIMMERS SURVEYOR NO. 12933 ORIGINAL CORPORATION/RECORD, DATE 7/13/20



PART OF THE LANDS OF
KENNETH E. SIMMERS
PATRICIA A. SIMMERS
BK-11232 PG.373
TO BE ANNEXED INTO THE
TOWN OF THURMONT
726.876 Sq.Ft.
OR
16.6868 AC±

PART OF THE LANDS OF
KENNETH E. SIMMERS
PATRICIA A. SIMMERS
BK-11232 PG.373
WITHIN THE
TOWN OF THURMONT
133,482 Sq.Ft.
OR
7.7957 AC±

ANNEXATION EXHIBIT
INTO THE
TOWN OF THURMONT
PART OF THE LANDS OF
KENNETH E. SIMMERS & PATRICIA A. SIMMERS
DEED BOOK 11232 - PAGE 373
TAX MAP 751 - PARCEL 1850
SITUATED AT #304 APPLE CHURCH ROAD
TOWN OF THURMONT, ELECTION DISTRICT No. 15
FREDERICK COUNTY, MARYLAND

DATE: SEPT. 2020 SCALE: 1" = 100'

DATE	REVISIONS
10/31/24	UPDATED

LEGEND:
 • IRON PIPE
 ○ 5/8" RE-BAR
 □ CONCRETE FOUNDMENT

NOTES:
 1. ZONING - A1 AGRICULTURE/TOWN OF THURMONT & A-AGRICULTURE (FREDERICK COUNTY)
 2. THE HORIZONTAL DATUM IS BASED ON THE ORIGINAL 1947 CORPORATE LIMITS OF THE TOWN OF THURMONT AND A DESCRIPTION OF THE CORPORATE BOUNDARIES AS OF JANUARY 1, 2001.
 3. THERE IS NO MAPPED 100 YEAR FLOODPLAIN ON THE PROPERTY FOR FEDERAL INSURANCE RATE MAP NO. 15014C01144E, NO. 44 OF 507, MAP NO. 24621C01144E WITH AN EFFECTIVE DATE OF AUGUST 01, 2023.

OWNER/DEVELOPER
 CROSS & COMPANY, LLC
 5201 BUCKLESTOWN PIKE, SUITE 304
 FREDERICK, MARYLAND 21704
 410-338-1100
 474 DANIEL CROSS

FOX & ASSOCIATES, INC.
 ENGINEERS-SURVEYORS-PLANNERS
 801 MT. ACHUA ROAD, 2ND FLOORING HILL COURT
 FREDERICK, MARYLAND 21704
 410-338-1100
 410-338-1100
 410-338-1100

ASSOCIATES INC.
FOX



**ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS**

82 Worman's Mill Ct, Suite G
Frederick, MD 21701
Phone: 301-695-0880
Fax: 301-293-6009
Email: foxfrederick@foxassociatesinc.com

October 30, 2024

**Description of Proposed Annexation
into the
Town of Thurmont**

Part of the Lands of Kenneth E. Simmers and Patricia A. Simmers
Location: Town of Thurmont, Election District No. 15
Frederick County, Maryland
Book 11232 at Page 373
16.6868 Acres

All that piece or parcel of land lying at the intersection of Graceham Road and Apple Church Road in the Town of Thurmont, Election District Number 15, Frederick County, Maryland; being part of the land conveyed by Kenneth E. Simmers unto Kenneth E. Simmers and Patricia A. Simmers by deed dated February 17, 2016 and recorded among the Land Records of Frederick County, Maryland in Book 11232 at Page 373 and being more particularly described as follows:

Beginning at a point at the northeast corner of Outlot A and the western right-of-way line of Graceham Road as shown on a plat entitled "Outlot 'A' K.E. Simmers Subdivision" recorded among the Land Records of Frederick County, Maryland in Plat Book 68 at Page 78, said point being at the end of the 197th line as described in the "Description of the Corporate Bounds of the Town of Thurmont" (as of January 1, 2001), thence running along the original 1947 Corporate Limits datum in a reverse direction from the end of the above mentioned 197th the following course and distance,

- | | |
|--|---|
| 1) N 80° 27' 13" W 203.16' | to a point at the end of the 196 th line of the above mentioned description; said point being the northwest corner of Outlot "A" and at the rear of Lot 35 as shown on a plat entitled "Lots 31-38 & 501, Section 5, Plat 3 Albert Courts Subdivision" recorded among the Land Records of Frederick County, Maryland in Plat Book 59 at Page 41 thence in a northerly direction and continuing along the above mention Alberts Courts Subdivision and Corporate Limits the following two (2) course and distances, |
| 2) N 09° 32' 47" E 127.40' | to a point at the end of the 195 th line of the above mentioned description; said point being the northeast corner of Lot 38 as shown on the above mentioned plat thence, |
| 3) N 75° 23' 26" W 720.00' | to a point at the end of the 194 th line of the above mentioned description; thence |

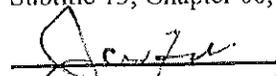
Annexation of Simmers

Page 2 of 2

- | | | | | | | | |
|-----|---|-----|-----|-----|---|----------|---|
| 4) | N | 60° | 13' | 21" | W | 119.63' | to a point at the end of the 193 rd line of the above mentioned description; thence running with a portion of the 193 rd line in a reversed direction the following course and distance, |
| 5) | N | 00° | 33' | 33" | W | 1113.84' | to a point in the center of Apples Church Road; thence with Apples Church Road and leaving the existing Corporate Limits and creating a new line of annexation into the Corporate Bounds of the Town of Thurmont the following two (2) courses and distances, |
| 6) | S | 47° | 23' | 54" | E | 277.39' | to a point; thence |
| 7) | S | 43° | 06' | 02" | E | 216.59' | to a point near the intersection of Apples Church Road and Graceham Road; thence running with Graceham Road the following six (6) courses and distances, |
| 8) | S | 33° | 28' | 49" | E | 379.05' | to a point; thence continuing along said Graceham Road by a curve to the left having a radius of 3340.00 feet and a length of 475.29 feet with a chord bearing and distance, |
| 9) | S | 39° | 34' | 25" | E | 474.88' | to a point; |
| 10) | S | 43° | 02' | 40" | E | 200.52' | to a point; thence by a curve to the right having a radius of 128.00 feet and a length of 76.19 feet with a chord bearing and distance, |
| 11) | S | 24° | 59' | 33" | E | 75.07' | to a point; thence |
| 12) | S | 05° | 55' | 40" | E | 54.16' | to a point; thence |
| 13) | S | 04° | 57' | 54" | W | 223.13' | to a point; thence |
| 65) | N | 80° | 27' | 13" | W | 28.42' | to place of beginning. |

The area of land contained by the foregoing amounts to 726,876 square feet or 16.6868 acres more or less.

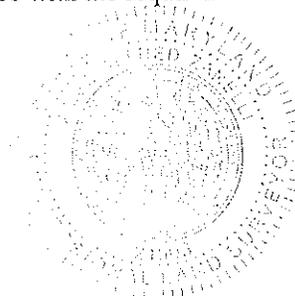
The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation 12.



James A. Zapelli
Professional Land Surveyor
Maryland Registration No. 21503
(Expiration/Renewal Date: July 13, 2025)
For Fox & Associates, Inc. Corp. #123

10/31/24

Date



Description of the Corporate Bounds
of the
Town of Thurmont
(as of January 1, 2001)

Thurmont Election District No. 15
Frederick County, Maryland

Beginning for the said Corporate Limits at a concrete monument at the junction of the east side of Jimtown Road (Maryland Route #550), leading from Thurmont to Creagerstown, and on the south side of Rocky Ridge Road (Maryland Route #77), leading from Thurmont to Rocky Ridge, thence with the original 1947 Corporate Limit line

- 1). South 73° 30' 00" West, 503.14' to a capped rebar ("Fox & Assoc"), thence leaving said corporate line
- 2). South 50° 27' 06" East, 47.57' to a capped rebar ("Fox & Assoc"), thence
- 3). South 34° 32' 10" West, 789.97' to a capped rebar ("Fox & Assoc"), thence
- 4). South 52° 45' 56" West, 655.49' to a capped rebar ("Fox & Assoc"), thence
- 5). South 31° 46' 08" East, 571.07' to a planted stone at a fence line intersection, thence
- 6). South 60° 50' 41" West, 676.98' to a planted stone and referenced by a capped rebar (#8644), thence
- 7). South 60° 58' 30" West, 701.83' to a fence post on the north side of Moser Road, thence
- 8). South 60° 58' 30" West, 26.39' to a point in the center of Moser Road, thence running by and with said road the following three courses,
- 9). South 41° 15' 22" East, 1056.64' to a point, thence
- 10). South 40° 34' 22" East, 210.24' to a point, thence
- 11). South 40° 46' 34" East, 1248.36' to a point, thence leaving said road
- 12). South 22° 30' 54" West, 268.29' to a capped rebar (#8644), thence
- 13). South 40° 55' 12" East, 759.99' to a capped rebar (#8644), thence
- 14). South 44° 04' 34" West, 105.15' to a capped rebar (#8644), thence
- 15). South 27° 39' 43" East, 512.07' to a capped rebar (#8644), thence

- 16). South 49° 03' 40" West, 618.60' to a capped rebar (#8644), thence
- 17). North 05° 32' 56" West, 449.45' to a capped rebar (#8644), thence
- 18). South 66° 28' 09" West, 531.87' to a capped rebar (#8644), thence
- 19). North 17° 00' 15" West, 618.87' to a capped rebar (#8644), thence
- 20). South 69° 19' 09" West, 923.52' to a fencepost, thence
- 21). South 86° 14' 50" West, 507.25' to a planted stone, thence
- 22). North 04° 09' 35" West, 198.00' to a point on a stone fence line, thence
- 23). North 29° 21' 31" West, 323.96' to a point on a stone fence line intersection, thence
- 24). South 73° 25' 49" West, 390.87' to a point on a stone fence line, thence
- 25). North 13° 05' 04" West, 725.42' to a capped rebar (#8644), thence
- 26). South 88° 37' 57" West, 101.26' to a capped rebar (#8644), thence
- 27). North 50° 34' 00" West, 312.21' to a point, thence
- 28). South 88° 32' 39" West, 342.14' to a point, thence
- 29). North 14° 44' 26" West, 177.48' to a point, thence
- 30). South 88° 17' 41" West, 454.47' to a capped rebar (#8644), thence
- 31). North 32° 52' 27" West, 189.51' to a stonepile, thence
- 32). North 17° 46' 44" West, 330.89' to a capped rebar (#8644) on the east side of an existing Potomac Edison fee simple right-of-way, thence with said east side
- 33). North 12° 12' 51" East, 212.81' to a point, thence leaving said right-of-way
- 34). North 66° 31' 15" East, 527.18' to a capped rebar (#8644), thence
- 35). South 01° 50' 54" East, 132.00' to a capped rebar (#8644), thence
- 36). North 62° 08' 53" East, 1649.34' to a capped rebar (#8644), thence
- 37). North 61° 56' 59" East, 508.03' to a point in the center of Moser Road, thence running by and with said center of road the following two courses
- 38). North 41° 21' 29" West, 1788.17' to a point, thence

- 39). North 41° 21' 29" West, 1.10' to a point on the 1947 corporate limit line, thence with said line
- 40). South 73° 30' 00" West, 293.98' to a concrete monument along the west edge of the Old Hagerstown & Frederick Railroad right-of-way, said point also being at the end of 207.33' on the east or South 24° 23' 26" West, 849.98' line on a plat entitled "Boundary Survey of part of the remaining lands of R.C. Wells Property, P/O Liber 1903 Folio 161", and recorded in Plat Book 68 Page 121 of the abovementioned Land Records, thence running by and with the remainder of the east or South 24° 23' 26" West, 849.98' line, as shown on the aforesaid plat,
- 41). South 24° 23' 26" West, 642.65' to a capped rebar set (TMA #411), thence
- 42). North 72° 42' 58" West, 565.99' to a capped rebar set (TMA #411), thence
- 43). South 49° 19' 32" West, 519.54' to a capped rebar set (TMA #411) thence
- 44). North 38° 51' 38" West, 247.50' to a capped rebar set (TMA #411) in a stone pile, thence
- 45). North 03° 08' 22" West, 82.50' to a capped rebar set (TMA #411) in or near High Run Branch, thence
- 46). North 82° 51' 38" West, 313.50' to a capped rebar set (TMA #411), said point also being point #254 as shown on a plat entitled "Combined Preliminary/Final Plat, Lot 1, Section 1, High Run Branch" and recorded in Plat Book 67 Page 155 of the abovementioned Land Records, thence by and with the southern limits of said Lot 1 as delineated on the abovenoted plat for the following three courses, and also by and with the lands of K.E. Myers property as recorded in Liber 2312 Folio 138, the following three courses,
- 47). South 63° 08' 22" West, 115.50' to a capped rebar set (TMA #411) near the north bank of High run Branch, thence
- 48). North 86° 21' 38" West, 330.00' to a capped rebar set (TMA #411) on the north bank of High Run Branch, thence
- 49). North 45° 21' 38" West, 165.00' to a stone marked "N-7" found, thence running by and with two courses of Lot 2 of a plat entitled "Final Plat, Lot 2, Section 2, Thurmont Business Park" as recorded in Plat Book 34 Page 196, rotated for this description,
- 50). South 52° 33' 48" West, 134.35' to a uncapped T-bar , thence
- 51). North 72° 04' 36" West, 302.58' to a uncapped T-bar set on the east margin of Frederick Road (Maryland Route #806) , thence with said east margin the following ten courses, rotated for this description,
- 52). North 02° 01' 38" East, 61.24' to a capped T-bar (#2046), thence

- 53). North $01^{\circ} 27' 00''$ East, 287.76' to a capped T-bar (#2046), thence
- 54). North $01^{\circ} 09' 10''$ East, 131.83' to a point, thence
- 55). North $01^{\circ} 56' 51''$ West, 103.52' to a point, thence
- 56). North $07^{\circ} 13' 49''$ West, 190.73' to a point of curvature, thence
- 57). 135.31' along an arc deflecting to the right, having a radius of 260.00', a central angle of $29^{\circ} 49' 05''$, a chord bearing of North $09^{\circ} 05' 39''$ East and a chord of 133.79', thence
- 58). North $24^{\circ} 00' 03''$ East, 63.05' to a point, thence
- 59). North $28^{\circ} 17' 07''$ East, 59.18' to a point, thence
- 60). North $30^{\circ} 55' 32''$ East, 48.24' to a point, thence
- 61). North $31^{\circ} 26' 35''$ East, 41.48' to a point, thence crossing Frederick Road
- 62). South $82^{\circ} 07' 06''$ West, 77.60' to a point on the west margin of said road as shown on Maryland State Roads Commission Right-of-Way Plat #13732 and 46850, said point also being point #117 on a plat entitled "Combined Preliminary/Final Plat, Pizza Hut of Thurmont, Lots 1, 2, & 3, Sec. 1" and recorded in Plat Book 39 Page 198, thence running with the right-of-way on said plats the following three courses and the abovesaid plat the following eleven courses, rotated for this description,
- 63). North $11^{\circ} 05' 01''$ West, 35.00' to a point 50.00' right of Station 2+44.00 as shown on said plats, thence
- 64). South $72^{\circ} 53' 17''$ West, 206.49' to a point 100.00' right of station 112+52.00 as shown on said plats, thence
- 65). South $28^{\circ} 40' 41''$ West, 659.02' to an iron pipe, passing over an iron pipe at the end of 202.51', thence leaving said right-of-way and thence running with property conveyed from Lester L. Moser and Virginia L. Moser to the Vestry of Catoclin Parish of Frederick County (Liber 954 Folio 582),
- 66). South $67^{\circ} 36' 59''$ East, 262.55' to a capped T-bar (#2046), thence
- 67). South $82^{\circ} 55' 12''$ East, 199.62' to a capped T-bar (#2046) on the west margin of Frederick Road (Maryland Route #806), thence with said west margin the following six courses;
- 68). North $00^{\circ} 59' 50''$ East, 130.55' to a point, thence
- 69). North $02^{\circ} 06' 11''$ West, 99.86' to a point, thence

- 70). North $07^{\circ} 23' 09''$ West, 177.12' to a point of curvature, thence
- 71). 170.06' along an arc deflecting to the right, having a radius of 334.31', a central angle of $29^{\circ} 08' 48''$ a chord bearing of North $07^{\circ} 11' 15''$ East and a chord of 168.24' to a point of compound curvature, thence
- 72). 145.49' along an arc deflecting to the right, having a radius of 875.00' a central angle of $09^{\circ} 31' 36''$, a chord bearing of North $26^{\circ} 31' 29''$ East, and a chord of 145.32' to a point, thence
- 73). North $33^{\circ} 57' 23''$ East, 31.66' to a point, thence re-crossing said road
- 74). North $82^{\circ} 07' 06''$ East, 77.60' to a point on the east margin of said road, thence
- 75). North $73^{\circ} 28' 00''$ West, 14.63' to a point, thence crossing U.S. Route 15, (also known as Catoctin Mountain Highway)
- 76). North $19^{\circ} 30' 00''$ West, 812.73' to a point on the western right-of-way line of U.S. Route 15, as shown on Maryland State Highway Administration Right-of-Way Plats #46850, 46851 and 47699, thence running by and with said western right-of-way line the following six courses, rotated for this description,
- 77). South $45^{\circ} 00' 49''$ West, 129.76' to a point, thence
- 78). South $20^{\circ} 19' 46''$ West, 101.30' to a point, thence
- 79). South $36^{\circ} 58' 44''$ West, 176.49' to a point, thence
- 80). South $36^{\circ} 58' 20''$ West, 25.21' to a point, thence
- 81). South $31^{\circ} 34' 03''$ West, 134.94' to a point, thence
- 82). South $30^{\circ} 57' 42''$ West, 349.59' to a point, thence leaving said right-of-way line and running with a part of the outline of Thurmont Overlook
- 83). North $74^{\circ} 39' 18''$ West, 48.23' to an iron pipe found, thence
- 84). South $36^{\circ} 19' 21''$ West, 316.72' to an iron pipe, thence
- 85). North $71^{\circ} 00' 40''$ West, 596.64' to a capped rebar (#8644), thence
- 86). North $06^{\circ} 43' 48''$ East, 462.00' to a capped rebar (#8644), thence
- 87). North $82^{\circ} 39' 40''$ West, 570.90' to a capped rebar (#8644) at the intersection of two stone fences, thence
- 88). North $01^{\circ} 01' 09''$ East, 997.83' to a point in Pryor Road, thence leaving said road and running with the outline of Lot 3 as delineated on a plat entitled "Section 1, Lots

1, 2, & 3, Altogether” and recorded in Plat Book 11 Page 104 the following four courses, rotated for this description,

- 89). North $78^{\circ} 10' 28''$ East, 286.50' to a capped rebar (#8644), thence
- 90). North $01^{\circ} 50' 46''$ East, 160.00' to a capped rebar (#8644) on the southern right-of-way line of Gateway Drive West (50' R/W), thence by and with said Lot 3 & said right-of-way line
- 91). South $78^{\circ} 10' 28''$ West, 254.61' to a capped rebar (#8644), thence
- 92). South $40^{\circ} 00' 37''$ West, 30.91' to a capped rebar (#8644), thence leaving said Lot 3 and running so as to cross Gateway Drive West, and with the east right-of-way line of Pryor Road, (50' R/W) as delineated on the aforesaid plat
- 93). North $01^{\circ} 50' 46''$ East, 102.92' to a capped rebar (#8644), thence by and with said Lots 1 & 2 of the abovementioned plat and still running by and with the east right-of-way line of Pryor Road
- 94). North $01^{\circ} 50' 46''$ East, 321.41' to a capped rebar (#8644), thence
- 95). North $87^{\circ} 56' 01''$ West, 25.01' to a point in Pryor Road said point being on the original boundary perimeter as shown on a plat entitled “Section 1, Lots 1-7, Yellow Hill” and recorded in Plat Book 16 Page 172 thence with said boundary the following five courses, rotated for this description,
- 96). North $14^{\circ} 51' 03''$ West, 90.65' to a point in Pryor Road, thence
- 97). North $07^{\circ} 12' 39''$ East, 179.47' to a point on the southern right-of-way line of Foxville Road (Maryland Route #77) (60' R/W), thence with said right-of-way line the following three courses
- 98). North $69^{\circ} 25' 50''$ East, 585.00' to a point, thence
- 99). North $80^{\circ} 56' 39''$ East, 330.06' to a point, thence
- 100). North $61^{\circ} 26' 46''$ East, 260.13' to a point, thence leaving said right-of-way line and running with the original corporate limits of the Town of Thurmont, as described in a 1947 survey, the following thirteen courses
- 101). North $19^{\circ} 30' 00''$ West, 1322.79' to a concrete marker near an old cherry tree, thence along the lands of the recreational demonstration projects, Catoclin Area, Frederick County, Maryland Tract No. 80Am Option No. 2, as shown on Drawing No. 3L D-MD4, dated June 11, 1936, Drawing No. AC-42, the following 11 courses
- 102). North $59^{\circ} 28' 00''$ West, 290.40' to a point, thence
- 103). North $72^{\circ} 13' 00''$ West, 115.50' to a point, thence

- 104). North 18° 17' 00" East, 198.00' to a point, thence
- 105). North 74° 28' 00" West, 356.40' to a point, thence
- 106). North 03° 47' 00" East, 825.00' to a point, thence
- 107). South 78° 13' 00" East, 655.40' to a point, thence
- 108). North 03° 47' 00" East, 363.00' to a point, thence
- 109). South 78° 13' 00" East, 412.50' to a point, thence
- 110). North 35° 47' 00" East, 1008.10' to a point, thence
- 111). South 76° 43' 00" East, 115.50' to a point, thence
- 112). North 23° 32' 00" East, 544.50' to a concrete monument, thence
- 113). North 34° 27' 00" East, 1570.69' to a point on the eastern right-of-way line of the Western Maryland Railroad Co., thence with said right-of-way line
- 114). North 15° 25' 53" West, 1308.53' to a point, thence leaving said right-of way line
- 115). North 66° 57' 19" East, 604.43' to a planted stone, thence
- 116). North 55° 42' 22" East, 287.26' to an angle iron, thence
- 117). South 15° 00' 14" East, 439.00' to an iron pipe, thence
- 118). North 76° 57' 44" East, 494.62' to an iron pipe, thence
- 119). South 11° 25' 31" East, 674.65' to a point, thence
- 120). South 01° 07' 44" West, 136.43' to a point, thence crossing Sabillasville Road
- 121). South 89° 34' 53" East, 177.36' to a concrete monument on the eastern right-of-way line of Sabillasville Road (Maryland Route #550), said monument also being at the northwest corner of Lot No. 10 as delineated on a plat entitled "Plat of Property belonging to Joseph Eylet" as recorded in Plat Book 3 Page 67, thence by and with the common property line between Lots 10 & 11 of the abovesaid plat
- 122). South 89° 34' 53" East, 150.00' to an iron pipe, thence with the eastern line of Lot 11
- 123). North 00° 25' 07" East, 46.00' to an iron pipe at the northeast corner of Lot 11 on the southern boundary of the Frederick County Board of Education for Catoclin High School as recorded in Liber 701 Folio 069, thence with a part of said Board of Education property;

- 124). South $46^{\circ} 14' 47''$ East, 373.67' to a point on the northern right-of-way line of U.S. Route 15 (variable width R/W), as delineated on Maryland State Highway Administration Right-of-Way Plat #40781, thence by and with said right-of-way line the following three courses,
- 125). South $62^{\circ} 55' 34''$ West, 144.14' to a point, thence
- 126). South $65^{\circ} 23' 00''$ West, 47.99' to a point, thence
- 127). North $85^{\circ} 34' 51''$ West, 104.01' to an iron pipe, on the eastern property line of Lot 6 of the aforementioned plat thence running by and with part of Lot 6 and all of Lots 7, 8 and 9
- 128). North $00^{\circ} 25' 07''$ East, 230.04' to a point at the common corner of Lot 9 and Lot 10, thence by and with the boundary line between Lots 10 and 9
- 129). North $89^{\circ} 34' 53''$ West, 150.00' to a concrete monument on the eastern right-of-way line of Sabillasville Road, thence with the western boundary of Lot 10 and said eastern right-of-way line
- 130). North $03^{\circ} 34' 37''$ East, 60.08' to a concrete monument previously described at the end of the 119th course of this description, thence re-crossing said road
- 131). North $89^{\circ} 34' 53''$ West, 177.36' to a point, thence
- 132). South $01^{\circ} 07' 44''$ West, 338.28' to a concrete monument on the original Corporate Limits of the Town, thence with said limits
- 133). South $70^{\circ} 23' 00''$ East, 1508.60' crossing over U.S. Route 15 right-of-way (variable width R/W) to a point, thence
- 134). North $18^{\circ} 30' 03''$ East, 27.88' to a point, thence
- 135). North $64^{\circ} 25' 27''$ West, 501.22' to a point on the eastern right-of-way line of U.S. Route 15 (also known as Catoctin Mountain Highway) as shown on Maryland State Highway Administration Right-of-Way Plats #13741, 13742, & 39371, thence running by and with said right-of-way line two courses, rotated for this description,
- 136). 603.75' along an arc deflecting to the left, having a radius of 5829.58', a central angle of $05^{\circ} 56' 02''$, a chord bearing of North $46^{\circ} 36' 22''$ East, and a chord of 603.48' to a point, said point being opposite station 213+33.22 and 100' right of the aforesaid centerline of Route 15, to a point of tangency, thence
- 137). North $43^{\circ} 38' 21''$ East, 316.78' to a point on said right-of-way line opposite road station 216+50.00 and 100' right of said centerline, thence leaving the right-of-way of Route 15

- 138). South $46^{\circ} 21' 39''$ East, 103.10' to a point on the western right-of-way line of Emmitsburg Road (Maryland Route #806) as delineated on Maryland State Highway Administration Right-of-Way Plat #11063 for the following nine courses
- 139). South $23^{\circ} 07' 49''$ West, 43.84' to a point 18.8' left of station 45+00, thence
- 140). South $22^{\circ} 49' 20''$ West, 50.36' to a point 21.2' left of station 44+50, thence
- 141). South $21^{\circ} 45' 51''$ West, 60.82' to a point 24.0' left of station 43+89.66, thence
- 142). South $21^{\circ} 03' 07''$ West, 39.70' to a point 25.7' left of station 43+50, thence
- 143). South $19^{\circ} 51' 28''$ West, 50.01' to a point 26.8' left of station 43+00, thence
- 144). South $18^{\circ} 49' 36''$ West, 50.00' to a point 27.0' left of station 42+50, thence
- 145). South $18^{\circ} 28' 59''$ West, 50.00' to a point 26.9' left of station 42+00, thence
- 146). South $18^{\circ} 42' 44''$ West, 50.00' to a point 27.0' left of station 41+50, thence
- 147). South $18^{\circ} 35' 51''$ West, 349.52' to a point 27.0' left of station 38+00.48, thence crossing said road
- 148). South $74^{\circ} 37' 52''$ East, 51.10' to a point on the eastern right-of-way line of said road, thence leaving said right-of-way and road
- 149). South $74^{\circ} 37' 52''$ East, 200.58' to a capped rebar (#9693), said rebar also being at the southwest corner of Lot 1 as delineated on a plat entitled "Combined Preliminary/Final Plat, Lots 1 & 2, Section Two, Staub's Thurmont Acres" and recorded in Plat Book 38 Page 146, thence running by and with the western property line of said Lot 1 and five additional courses, rotated for this description,
- 150). North $18^{\circ} 39' 56''$ East, 769.47' to a capped rebar (#9693), said rebar also being on the eastern right-of-way line of Staub Road (variable width R/W), thence still with Lot 1 and said right-of-way line,
- 151). South $68^{\circ} 02' 10''$ East, 62.81' to a concrete monument, thence
- 152). North $21^{\circ} 57' 54''$ East, 25.00' to a point, thence
- 153). North $24^{\circ} 32' 40''$ East, 67.19' to a point of curvature, thence
- 154). 31.90' along an arc deflecting to the right, having a radius of 973.45', a central angle of $01^{\circ} 52' 40''$, a chord bearing of North $25^{\circ} 28' 57''$ East and a chord of 31.90' to a point of compound curvature, said point also being on the southern right-of-way line of Albert Staub Court as shown on a plat entitled "Final Plat, Lots 3 & 4, Section III, Staub's Thurmont Acres" and recorded in Plat Book 44 Page 45,

thence running by and with said court right-of-way line the following two courses,

- 155). 61.62' along an arc deflecting to the right, having a radius of 25.00', a central angle of $141^{\circ} 12' 51''$, a chord bearing of South $82^{\circ} 58' 23''$ East and a chord of 47.16' to a point of reverse curvature, thence
- 156). 19.16' along an arc deflecting to the left, having a radius of 50.00', a central angle of $21^{\circ} 57' 28''$, a chord bearing of South $23^{\circ} 20' 42''$ East and a chord of 19.04' to a concrete monument, thence leaving said right-of-way line and running by and with the common property line of Lots 2 & 3 and 2 & 4 as shown on the aforesaid Staub plats, the following two courses,
- 157). South $17^{\circ} 47' 23''$ West, 266.07' to a concrete monument, thence
- 158). South $74^{\circ} 37' 52''$ East, 546.37' to an iron pin, said pin also being on the western or North $43^{\circ} 03' 05''$ East, 887.97' line of a plat entitled "Section 1, Lot 5, Eyley Subdivision" and recorded in Plat Book 10 Page 10, thence running by and with a part of said western property line and the following four courses, rotated for this description,
- 159). North $37^{\circ} 02' 38''$ East, 231.88' to a capped rebar (#8644), thence
- 160). South $62^{\circ} 15' 30''$ East, 819.05' to a capped rebar (#8644), thence
- 161). South $27^{\circ} 22' 29''$ West, 494.89' to a capped rebar (#8644), thence
- 162). North $65^{\circ} 17' 27''$ West, 298.41' to a capped rebar (#8644), thence
- 163). South $44^{\circ} 51' 07''$ West, 685.68' to a capped rebar (#8644), thence
- 164). South $27^{\circ} 45' 27''$ East, 691.88' to a capped rebar (#8644), thence
- 165). South $27^{\circ} 45' 27''$ East, 0.42' to a concrete monument, thence
- 166). North $63^{\circ} 43' 24''$ East, 414.55' to a stump with fencing, thence
- 167). South $26^{\circ} 37' 30''$ West, 307.11' to a capped rebar (RE#53), thence
- 168). South $26^{\circ} 30' 18''$ West, 11.94' to a point on the original Corporate Limits of the Town of Thurmont, as described in a 1947 survey, thence with said limits
- 169). South $80^{\circ} 26' 00''$ East, 543.90' to a point on the west or North $14^{\circ} 56' 36''$ East, 133.58' line as delineated on a plat entitled "Combined Preliminary/Final Plat, Section One, Lot One, Three Oaks Subdivision" and recorded in Plat Book 18 Page 89, thence leaving said original corporate limits and running by and with the outline of said Lot 1 three courses, rotated for this description,
- 170). North $06^{\circ} 18' 20''$ East, 60.49' to a point, thence

- 171). North $54^{\circ} 37' 14''$ East, 109.13' to a point, thence
- 172). South $71^{\circ} 43' 55''$ East, 7.76' to a large fence post at the southwest corner of property now or formerly owned by Eugene and Patricia Miller (Liber 747 Folio 239), thence by and with said Miller property
- 173). North $49^{\circ} 57' 06''$ East, 115.65' to an iron pipe at the southwest corner of property now or formerly owned by Robert and Hazel Shaffer (Liber 726 Folio 432), thence by and with the Shaffer property the following four courses,
- 174). North $44^{\circ} 16' 07''$ East, 9.50' to a point, thence
- 175). North $03^{\circ} 43' 54''$ West, 95.00' to a point, thence
- 176). South $71^{\circ} 43' 54''$ East, 287.00' to a point on the west margin of Roddy Road (50' R/W), thence by and with said right-of-way line
- 177). South $06^{\circ} 43' 54''$ East, 106.61' to a point on the northern property line of the abovementioned Miller property, thence by and with said Miller property two courses,
- 178). South $71^{\circ} 43' 54''$ East, 29.57' to a point in the center of Roddy Road, thence with said road
- 179). South $04^{\circ} 04' 54''$ East, 106.41' to a point, thence
- 180). North $71^{\circ} 43' 54''$ West, 32.44' to a point of curvature on the western right-of-way line of Roddy Road at the northeast corner of Lot 1 of the abovedescribed "Three Oaks Subdivision" plat, thence along said R/W line and Lot 1
- 181). 76.77' along an arc deflecting to the right, having a radius of 665.37' a central angle of $06^{\circ} 36' 38''$, a chord bearing of South $01^{\circ} 25' 36''$ West and a chord of 76.72' to a point on the original Corporate Limits of the Town of Thurmont, as described by a 1947 survey, thence with said limits and crossing Roddy Road
- 182). South $80^{\circ} 26' 00''$ East, 55.70' to a point on the eastern right-of-way line of Roddy Road, said point being in Curve #1 of Lot 1 as delineated on a plat entitled "Final Plat, Section 1, Block A, Lots 1-11, Har-Land Heights" and recorded in Plat Book 53 Page 187, thence by and with the outline of said Lot 1 the following nine courses and with the outlines of Roddy Road and Holstein Court (50' R/W) the following five courses, rotated for this description,
- 183). 113.09' along an arc deflecting to the left, having a radius of 720.805' a central angle of $08^{\circ} 59' 21''$ a chord bearing of North $00^{\circ} 19' 07''$ West and a chord of 112.97' to a capped rebar (#8644), thence
- 184). North $04^{\circ} 48' 48''$ West, 93.18' to a capped rebar (#8644), thence
- 185). North $42^{\circ} 14' 19''$ East, 40.89' to a capped rebar (#8644), thence

- 186). North $89^{\circ} 17' 25''$ East, 243.69' to a capped rebar (#8644) at the point of curvature, thence
- 187). 60.12' along an arc deflecting to the left, having a radius of 279.169', a central angle of $12^{\circ} 20' 17''$, a chord bearing of North $83^{\circ} 07' 17''$ East, and a chord of 60.00' to a capped rebar (#8644), thence leaving said court right-of-way
- 188). South $20^{\circ} 56' 37''$ West, 155.64' to a capped rebar (#8644), thence
- 189). North $86^{\circ} 50' 37''$ West, 75.00' to a capped rebar (#8644), thence
- 190). South $03^{\circ} 40' 41''$ East, 120.65' to a capped rebar (#8644), thence
- 191). South $71^{\circ} 02' 55''$ West, 37.76' to a point on the original 1947 Corporate Limit line as described in a 1947 survey, thence with said limits line the following two courses,
- 192). South $80^{\circ} 26' 00''$ East, 10.77' to a concrete monument, thence
- 193). South $00^{\circ} 33' 33''$ East, 1491.36' to a point on the northern or South $57^{\circ} 57' 37''$ East, 580.00' line as shown on a plat entitled "Addition Plat, Simmers Addition to Lot 2, Section 2, Albert Zentz Subdivision" and recorded in Plat Book 45 Page 168, thence leaving the original corporate limits and running by and with said Addition Plat the following three courses, rotated for this description,
- 194). South $60^{\circ} 13' 21''$ East, 119.63' to a concrete monument, thence
- 195). South $75^{\circ} 23' 26''$ East, 720.00' to a concrete monument, thence
- 196). South $09^{\circ} 32' 47''$ West, 127.40' to a capped rebar (#411), thence
- 197). South $80^{\circ} 27' 13''$ East, 203.16' to a capped rebar (#411) on the western right-of-way line of Graceham Road (60' R/W), thence running with said right-of-way line the following six courses,
- 198). South $04^{\circ} 58' 24''$ West, 57.04' to a capped rebar (#411), thence
- 199). 168.56' along an arc deflecting to the left, having a radius of 300.00', a central angle of $32^{\circ} 11' 33''$, a chord bearing of South $11^{\circ} 07' 23''$ East, and a chord of 166.35' to a capped rebar (#411), thence
- 200). South $27^{\circ} 13' 09''$ East, 77.04' to a capped rebar (#411), thence
- 201). North $85^{\circ} 20' 06''$ East, 2.04' to a point on the western right-of-way line of Graceham Road (60' R/W) as shown on an unrecorded plat prepared by R.F. Gauss & Assoc. (Job #19B-P7) of the K.E. Simmers Property, thence with said right-of-way line the following two courses, rotated for this description,
- 202). South $26^{\circ} 50' 04''$ East, 830.27' to a point of curvature, thence

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- 203). 130.82' along an arc deflecting to the left, having a radius of 280.07', a central angle of $26^{\circ} 45' 48''$ a chord bearing of South $40^{\circ} 12' 58''$ East and a chord of 129.64' to a point, thence leaving said right-of-way line and running in or near the center of Graceham Road the following course as shown on an unrecorded plat prepared by R.F. Gauss & Associates (Job # 19P-30) of the J. Vernon Summers, et.al.
Property
- 204). North $26^{\circ} 50' 04''$ West, 321.89' to a mag nail, thence leaving said road
- 205). North $35^{\circ} 06' 38''$ East, 806.74' to a capped rebar (#9693), thence
- 206). South $84^{\circ} 07' 09''$ East, 1661.29' to a planted stone, thence
- 207). South $06^{\circ} 32' 13''$ West, 1076.03' to a planted stone, thence
- 208). North $89^{\circ} 17' 52''$ West, 546.80' to a planted stone, thence
- 209). South $07^{\circ} 05' 38''$ West, 125.65' to a point on the northern right-of-way line of Graceham Road (now 50' R/W), thence with said right-of-way line
- 210). 85.92' along an arc deflecting to the left, having a radius of 965.00', a central angle of $05^{\circ} 06' 05''$ a chord bearing of North $72^{\circ} 02' 28''$ West and a chord of 85.89' to a point, thence leaving said right-of-way line
- 211). North $05^{\circ} 29' 19''$ West, 243.20' to a T-bar, thence
- 212). North $80^{\circ} 03' 24''$ West, 240.61' to a mag nail, thence
- 213). South $55^{\circ} 59' 13''$ West, 95.80' to a capped rebar (#9693), thence
- 214). South $08^{\circ} 30' 03''$ West, 201.02' crossing Graceham Road, to a point on the southern right-of-way line of said road (now 50' R/W), thence with said right-of-way line the following three courses
- 215). 87.89' along an arc deflecting to the left, having a radius of 931.00', a central angle of $05^{\circ} 24' 33''$ a chord bearing of South $75^{\circ} 41' 12''$ East and a chord of 87.86' to a point, thence
- 216). South $78^{\circ} 23' 29''$ East, 216.40' to a point, thence
- 217). 105.96' along an arc deflecting to the right, having a radius of 915.00', a central angle of $06^{\circ} 38' 07''$, a chord bearing of South $75^{\circ} 04' 26''$ East and a chord of 105.90' to a capped rebar (#9693), thence leaving said right-of-way line
- 218). South $58^{\circ} 20' 28''$ West, 151.40' to a capped rebar (#9693) on the northern margin of the Western Maryland Railroad Co. (also known as the Maryland Midland Railway), thence with and binding on said margin the following three courses
- 219). North $73^{\circ} 00' 51''$ West, 278.86' to a point, thence

- 220). 401.32' along an arc deflecting to the right, having a radius of 1877.078', a central angle of $12^{\circ} 15' 00''$ a chord bearing of North $66^{\circ} 53' 21''$ West and a chord of 400.56' to a point, thence
- 221). North $60^{\circ} 45' 51''$ West, 958.40' to a point of curvature, thence
- 222). 195.10' along an arc deflecting to the left, having a radius of 1461.63', a central angle of $07^{\circ} 38' 53''$ a chord bearing of North $64^{\circ} 35' 17''$ West and a chord of 194.96' to a point, thence leaving said margin
- 223). North $31^{\circ} 44' 32''$ West, 119.48' to a concrete monument, thence
- 224). South $52^{\circ} 15' 28''$ West, 91.03' to a point on the abovementioned northern margin, thence running by and with said margin, the following two courses
- 225). 359.68' along an arc deflecting to the left, having a radius of 1461.63', a central angle of $14^{\circ} 05' 57''$, a chord bearing of North $81^{\circ} 02' 52''$ West and a chord of 358.77' to a point, thence
- 226). North $88^{\circ} 05' 51''$ West, 460.95' to a point on the original 1947 corporate limit line, thence with said limit line
- 227). South $00^{\circ} 35' 47''$ East, 91.02' to a concrete monument on the southern margin of the aforesaid railroad property, thence with the said margin the following four courses;
- 228). South $88^{\circ} 07' 37''$ East, 274.17' to a point of curvature with a curve of unknown radius, thence by a chord of said curve
- 229). South $74^{\circ} 07' 03''$ East, 1022.88' to a point, thence
- 230). South $60^{\circ} 38' 35''$ East, 626.84' to a point, thence
- 231). South $63^{\circ} 15' 35''$ East, 353.61' to a concrete monument, thence leaving said southern margin and running by and with the eastern property lines of land now or formerly owned by Sign of the Dolphin, LP (Liber 2148 Folio 961), the following three courses
- 232). South $48^{\circ} 10' 25''$ West, 188.00' to a concrete monument, thence
- 233). South $19^{\circ} 25' 25''$ West, 371.25' to a concrete monument, thence
- 234). South $03^{\circ} 47' 35''$ East, 151.45' to a concrete monument, thence
- 235). South $82^{\circ} 38' 25''$ West, 482.00' to a concrete monument, said monument also being point #157 as shown on a plat entitled "Final Subdivision, East End, Section Four" and recorded in Plat Book 32 Page 57, thence running by and with said plat and also with part of a plat entitled "Final Subdivision, East End, Section Five" and recorded in Plat Book 32 Page 58, rotated for this description,

- 236). South $11^{\circ} 16' 03''$ West, 463.70' to a planted stone, said stone being point #41 as shown on a plat entitled "Final Plat, Section IV, Lots 25-36, 39-50, Plat One, Thurmont East" and recorded in Plat Book 29 Page 53, thence running by and with the abovedescribed plat and also with a plat entitled "Section III, Lots 17-24, 37, 38, 51-66, Plat One, Thurmont East" and recorded in Plat Book 28 Page 122, rotated for this description,
- 237). South $24^{\circ} 30' 15''$ East, 677.03' to a stone, thence still with said Thurmont East (Section III) plat,
- 238). South $62^{\circ} 59' 45''$ West, 670.79' to an iron pipe at the northeast corner of lands now or formerly owned by Roland and Kathryn Beall (Liber 433 Folio 076), thence by and with said Beall property the following two courses
- 239). South $07^{\circ} 49' 05''$ West, 222.14' to an iron pipe on the northern right-of way line of Rocky Ridge Road (Maryland Route #77) (60' R/W), thence with said line
- 240). North $84^{\circ} 56' 49''$ West, 343.58' to an iron pipe, thence leaving said Beall property and crossing said road
- 241). South $62^{\circ} 59' 45''$ West, 56.06' to a point in the center of said Rocky Ridge Road, thence with said centerline of road
- 242). North $84^{\circ} 39' 15''$ West, 112.32' to a point, thence leaving said center of road
- 243). South $01^{\circ} 24' 12''$ East, 18.31' to a point at the northwest corner of property now or formerly owned by Ralph and Helen Fornwald (Liber 472 Folio 037), thence by and with said Fornwald lands
- 244). South $84^{\circ} 52' 23''$ East, 339.59' to a point at the northwest corner of property now or formerly owned by Abel and Lydia Garman (Liber 623 Folio 232), thence by and with said Garman lands
- 245). South $84^{\circ} 24' 56''$ East, 203.91' to a fence post on the northern property line of lands now or formerly owned by Gitil Company, Inc., (Liber 1424 Folio 597), thence running by and with said property the following five courses, rotated for this description,
- 246). North $71^{\circ} 50' 04''$ East, 36.56' to a PK nail in said road, thence with said road
- 247). South $84^{\circ} 55' 14''$ East, 73.95' to a PK nail in said road, thence leaving said road
- 248). South $28^{\circ} 28' 06''$ East, 44.48' to a capped T-bar (#24) on the southern right-of-way line of said road (80' R/W), said T-bar also being a point on a plat entitled "Final Plat, Lots 101-125, Section 1, Bennett Estates" and recorded in Plat Book 58 Page 115, thence leaving said right-of-way line and running by and with the eastern or South $26^{\circ} 21' 12''$ East, 344.90' line of said subdivision, rotated for this description,

- 249). South 28° 28' 06" East, 295.34' to a capped rebar (#603), thence leaving said Bennett Estates and running by and with the lands now or formerly owned by Carolyn Alexander (Liber 1212 Folio 413), and also by and with the lands now or formerly owned by the Free Family Partnership Property (Liber 2152 Folio 1202), as delineated on an unrecorded survey by Catoctin Mountain Surveys (Job # 19P-75), for the following thirteen courses, rotated for this description,
- 250). North 00° 22' 48" West, 70.00' to a capped rebar (#603), thence leaving said Alexander property and running by and with the lands now or formerly owned by Anthony and Tammy Miller (Liber 1274 Folio 659), the following two courses
- 251). South 85° 30' 42" East, 100.00' to an iron pipe, thence
- 252). North 00° 47' 04" West, 200.00' to a capped rebar (#603), thence
- 253). North 00° 47' 04" West, 17.71' to a point in the center of Rocky Ridge Road (Maryland Route #77), thence by and with said center of road the following two courses
- 254). South 84° 58' 05" East, 164.92' to a point, thence
- 255). South 84° 43' 43" East, 151.80' to a point, thence leaving said center of road
- 256). South 22° 26' 54" East, 19.35' to a capped rebar (#603) on the southern margin of said road, thence with said south margin
- 257). South 85° 33' 02" East, 166.81' to a stone, thence leaving said margin
- 258). South 17° 26' 11" East, 323.17' to a capped rebar (#603), thence
- 259). North 73° 50' 14" East, 179.29' to a concrete monument, thence
- 260). South 32° 18' 32" East, 303.02' to a capped rebar (#603), thence
- 261). South 09° 07' 38" East, 133.98' to a rebar, thence
- 262). South 72° 18' 21" West, 631.00' to a point, thence leaving the aforesaid Free property and running by and with the remainder of the Emil Bennett property (Liber 2117 Folio 1012), the following course rotated for this description,
- 263). South 20° 35' 28" East, 391.27' to a rebar at the northwest corner of the lands now or formerly owned by Kenneth and Gloria Angleberger (Liber 952 Folio 827), thence with said Angleberger property the following seven courses, rotated for this description,
- 264). North 71° 14' 22" East, 555.57' to a rebar on the north right-of-way line of Long Road (50' R/W), thence with said right-of-way line the following six courses
- 265). South 28° 33' 26" West, 3.61' to a point of curvature, thence

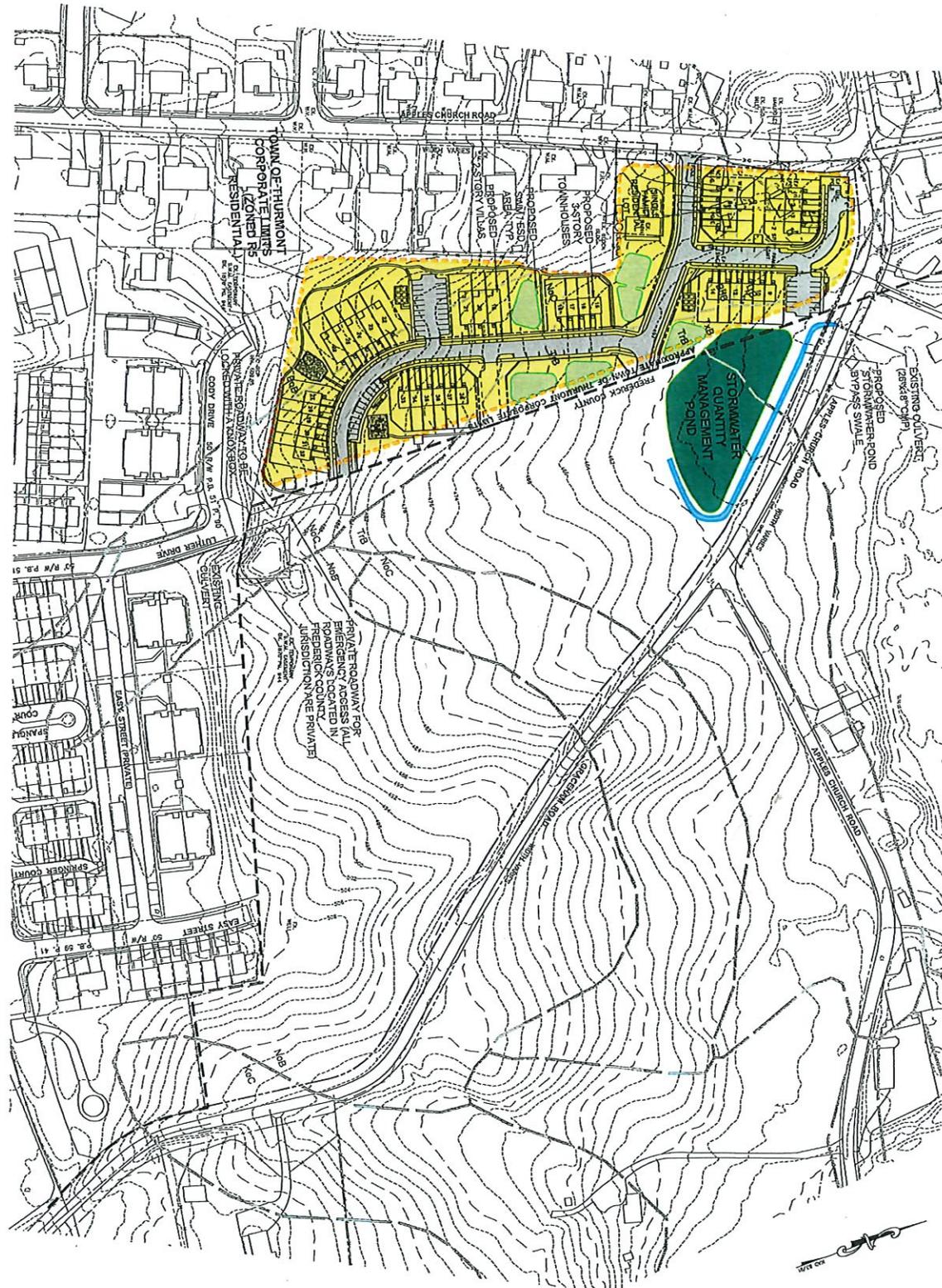
- 266). 119.50' along an arc deflecting to the left, having a radius of 431.94', a central angle of 15° 51' 06" a chord bearing of South 32° 45' 04" West and a chord of 119.12' to a point, thence
- 267). South 24° 49' 31" West, 121.15' to a point of curvature, thence
- 268). 13.86' along an arc deflecting to the right, having a radius of 1271.237', a central angle of 00° 37' 28", a chord bearing of South 25° 08' 15" West and a chord of 13.86' to a point, thence
- 269). South 28° 33' 26" West, 137.82' to a point, thence
- 270). South 30° 58' 53" West, 316.96' to a point on the east or South 19° 28' 25" East, 490.64' line of the aforesaid Gitil Company, Inc., property, thence with a part of said line, rotated for this description, the following three courses,
- 271). South 21° 35' 18" East, 17.48' to a rebar in stone pile, thence
- 272). South 32° 08' 23" West, 426.89' to a fence post, thence
- 273). North 27° 49' 52" West, 46.34' to an iron pipe at the base of a 36" Elm tree at a corner of property now or formerly owned by Lawyer Custom Homes, Inc., (Liber 1887 Folio 919), thence by and with said Lawyer Lands the following three courses, rotated for this description,
- 274). South 82° 10' 08" West, 280.68' to a point in Jimtown Road (Maryland Route #550) (60' R/W), passing over a stone at the end of 238.25', thence with said road the following six courses,
- 275). North 04° 17' 53" West, 133.84' to a point, thence
- 276). North 22° 39' 16" West, 391.97' to a point on the west or South 87° 52' 53" West, 200.00' line of the abovementioned Gitil Company, Inc., property thence running with said Gitil lands the following four courses, rotated for this description,
- 277). South 85° 46' 00" West, 9.09' to a PK nail, thence
- 278). North 26° 43' 59" West, 33.98' to a PK nail, thence
- 279). North 41° 49' 15" West, 800.00' to a PK nail, thence
- 280). North 39° 12' 44" West, 374.70' to a PK nail, thence
- 281). North 38° 24' 57" West, 536.71' to a PK nail, thence leaving said Jimtown Road and running with the lands of David and Mary Akehurst (Liber 1493 Folio 514) the following four courses, rotated for this description,
- 282). South 71° 41' 18" West, 323.66' to a fence post, thence

- 283). North $49^{\circ} 39' 26''$ West, 123.42' to a fence post, thence
- 284). North $45^{\circ} 30' 17''$ East, 338.30' to a point in the abovedescribed road, thence
- 285). North $31^{\circ} 49' 43''$ West, 60.48' to the point of beginning containing 1,937.963 acres of land, more or less

Revised: January, 2001



OWNER: THURMONT TOWN OF THURMONT CORPORATION
 ENGINEER: FOX & ASSOCIATES, INC.
 5501 BUCKLEUP DRIVE, SUITE 100
 FREDERICK, MD 21704
 CONSTRUCTION@FOXANDASSOCIATES.COM



SOIL TYPES

100 - SANDY SILT CLAY, 3 TO 8 PERCENT SAND
 101 - SANDY SILT CLAY, 3 TO 8 PERCENT SAND
 102 - SANDY SILT CLAY, 3 TO 8 PERCENT SAND
 103 - SANDY SILT CLAY, 3 TO 8 PERCENT SAND
 104 - SANDY SILT CLAY, 3 TO 8 PERCENT SAND
 105 - SANDY SILT CLAY, 3 TO 8 PERCENT SAND

SOIL GROUP

100
 101
 102
 103
 104
 105

PROPOSED SWALLED AREAS

PROPOSED STORMWATER STORAGE POND
 EXISTING QUARRY WITH STORMWATER STORAGE POND



OVERALL STORMWATER MANAGEMENT CONCEPT PLAN
SIMMERS PROPERTY

SITUATED AT 304 APPLES CHURCH ROAD
 TOWN OF THURMONT, ELECTION DISTRICT No. 15-022
 FREDERICK COUNTY, MARYLAND

PROJECT NO. 23-10103
 DATE: 08/12/2024
 DRAWN BY: JACOB ZIEGLER
 CHECKED BY: JACOB ZIEGLER
 DATE: 08/12/2024

PROFESSIONAL CERTIFICATION

DATE	REVISION	DRAWN BY
8-15-2024	ADDRESS AGENCY COMMENTS DATED 7-28-2024	
7-12-2024	ADDRESS AGENCY COMMENTS DATED 7-8-2024	
6-19-2024	ADDRESS AGENCY COMMENTS DATED 11-13-2023	
10-27-2023	ADDRESS AGENCY COMMENTS DATED 9-21-2023	

FOX & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS

681 MT. JUSTIN ROAD
 HAGERSTOWN, MD 21740
 PHONE: (301) 733-8503
 # (301) 416-7260
 FAX: (301) 733-1553

82 WORMANS HILL COURT
 SUITE 107
 FREDERICK, MD 21701
 PHONE: (301) 226-6483
 FAX: (301) 293-4009

WWW.FOXANDASSOCIATES.COM



