EXHIBIT A
<table>
<thead>
<tr>
<th>Acct. ID</th>
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<tr>
<td>09-257004</td>
<td>Jabez Properties LLC 2941 Green Valley Rd Ijamsville MD 21754</td>
<td>Ijamsville</td>
<td></td>
<td></td>
</tr>
<tr>
<td>09-260994</td>
<td>Enoch R. &amp; Michelle M. Moses 104 West Main Street New Market MD 21774-6237</td>
<td>New Market</td>
<td></td>
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</tr>
<tr>
<td>09-256768</td>
<td>Dennis L. &amp; Neva E. Kimble 116 West Main Street New Market, MD 21774</td>
<td>New Market</td>
<td></td>
<td></td>
</tr>
<tr>
<td>09-263772</td>
<td>Michael K. Black &amp; Jill K. Black 122 West Main Street New Market, MD 21774-0312</td>
<td>New Market</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
EXHIBIT B
EXHIBIT C
SURVEY NOTATIONS

1. Existing Utilities are shown from best available records.
2. Survey notes include details for water mains, sanitary sewers and related structures.
3. Special provisions and amendments to the survey.
4. The site is located in the New Market Sewer Treatment Service Area.
5. Town of New Market will submit W3 reclassification request under the WSAA 4 Amendment.
6. Water and Sewer Classification: Parcel 3880 is W3/S1 and Parcel 3881 is W5/S1.
7. A water and sewer contract will be executed with Frederick County DUSWM prior to recordation of first lot.
8. All water and sewer construction shall be in accordance with the Frederick County "General Conditions and Standard Specifications" and related documents.

GENERAL NOTATIONS

1. Survey was conducted in the Maryland coordinate system (NAD 2011) and the vertical datum is NAVD 88.
2. The horizontal datum for this survey is the Maryland coordinate system (NAD 2011) and the vertical datum is NAVD 88.
3. Field survey was performed by Tony Chmelik and Associates.
4. Town of New Market - 105 West Main St & Lawson
5. Survey notes include details for water mains, sanitary sewers and related structures.
6. Special provisions and amendments to the survey.
7. Existing Utilities are shown from best available records.
8. The site is located in the New Market Sewer Treatment Service Area.
9. Town of New Market will submit W3 reclassification request under the WSAA 4 Amendment.
10. Water and Sewer Classification: Parcel 3880 is W3/S1 and Parcel 3881 is W5/S1.
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12. All water and sewer construction shall be in accordance with the Frederick County "General Conditions and Standard Specifications" and related documents.

Utilities

Preliminary Plan

BOARD OF EDUCATION
FREDERICK COUNTY, MARYLAND
PLAT BOOK 14, PG. 69

105 WEST MAIN ST & LAWSON
TOWN OF NEW MARKET
FREDERICK COUNTY, MD

Utilities

Preliminary Plan

105 WEST MAIN ST & LAWSON
TOWN OF NEW MARKET
FREDERICK COUNTY, MD
EXISTING CONCRETE APRON

PROPOSED OUTDOOR PATIO AREA

OWNER/DEVELOPER

WEST MAIN STREET PROPERTIES
JABEZ PROPERTIES LLC
2941 GREEN VALLEY ROAD
IJAMSVILLE, MD 21754
XXX-XXX-XXXX

TONY CHMELIK
105 WEST MAIN ST & LAWSON
TOWN OF NEW MARKET
FREDERICK COUNTY, MD

TAX I.D. 09-264361 & 09-257004

MASTER PLAN

1. Horizontal Datum based on MD State Plane NAD 83 (See Survey Notations on Grading, SWM, and Storm Drain Sheet)
3. Tax Map 801, Parcel 3880/3881
4. Overlay Zone: Town Residential / Commercial Mixed Use District (TRC)
5. Water and Sewer Classification: Parcel 3880 is W3/S1 and Parcel 3881 is W5/S1.
6. Existing Use: Retail and Residential
7. Proposed Use: Single Parcel 3881 is existing commercial repair facility and bid pet and Parcel 3880 is residential/commercial
8. Lot Sizes:
   - Average: 1,588.51 SF
   - Minimum: 1,200.00 SF
9. Parcel Area:
   - Area in Residential Lots: 3,859.34 SF
   - Area in Non-Residential Lots: 3,668.42 SF
   - Area in Access Drive & Parking: 1,246.51 SF
10. Height, Area, and Bulk Requirements
    - Minimum Lot Area: None
    - Proposed: 1,000 SF
    - Minimum Lot Width: None
    - Proposed: 16'
    - Front Yard Depth: 5'
    - Side Yard: 5' for commercial lots #1 & 2. 4' for residential lots (3-24) with min. 10' building separation.
    - Rear Yard: 5'
    - Height Restrictions: No building shall exceed 45'.
    - Parking Pad: Residential: Parking Pad for garages to provide a minimum of 18' in length from Alley/Road to Garage Door.
    - Commercial: 90° parking spaces to be 9' x 18' & parallel parking spaces to be 7' x 22'.

Architectural Restrictions
- See L.D.O. Article V exceptions to yard requirements.

Rec. Open Space consist of 20% of total site. 10% of the required open space will be utilized as outdoor recreational space.

Overall open space: 23,881.3344 SF (20% x 119,406.672 SF = 23,881.3344 SF)
Rec. space: 2,388.1334 SF (10% x 23,881.3344 SF = 2,388.1334 SF)

There are no FEMA Floodplains located on this site per FEMA Mapping Panel 245227 and no Wetlands located on site.

Stormwater is anticipated to be provided through proposed on-site bio-facilities and storm drain system connecting to existing storm drainage system.

Refer to Improvement Plans for Sediment Control and Erosion Control Standards.

Layout shown hereon is preliminary and subject to change as the project progresses through the Preliminary Plan, Plat Improvement Plan & Final Plat review process.

Refer to attached NRI / Preliminary Forest Stand Delineation provided by CBM Consulting April 2020 for wetland and forest stand data. Final delineation of forest stand data will be made with Final Forest Stand Delineation and NRI Plans with Preliminary Plat submission.
EXHIBIT G
W MAIN ST
CBM Project No. 0070-00-00

Submitted to:
FREDERICK COUNTY
COMMUNITY DEVELOPMENT DIVISION

Client:
WEST MAIN STREET PROPERTIES
C/O JABEZ PROPERTIES LLC
2941 GREEN VALLEY ROAD
IJAMSVILLE, MD 21754

Prepared By:
CBM CONSULTING, LLC
47 East South Street
Suite 302
Frederick, MD 21701
Phone: (301) 302-6321

JUNE 12, 2020
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2. INTRODUCTION .............................................................................................................. 2  
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APPENDIX B: USDA HYDROLOGIC SOIL GROUP MAP ....................................................... 13
1. VICINITY MAP

VICINITY MAP

SCALE: 1" = 2,000'
Tax Map 801, Grid 00, Parcel 3880
Tax Map 801, Grid 09, Parcel 3887
2. INTRODUCTION

This project is known as “105 West Main Street & Lawson” and the proposed project is located along West Main Street in Town of New Market, adjacent to New Market Elementary and New Market Middle Schools and is currently zoned MRS. The purpose of this report is to present the stormwater management concept study conducted as per Maryland Stormwater Management Regulations and Guidelines.

3. EXISTING SITE INFORMATION

The site currently consists of two existing developed lots as described below:

a. Lot 105 West Main Street, consist of Polymer Clay Express at the Arts commercial business and existing residential dwelling with typically residential landscaping, turf yard, access road and parking.

b. Lot 113 West Main Street, consist of Lawson Outdoor Power Equipment repair facility with associated outdoor storage, access road, parking and residential mobile trailer park with associated residential landscaping and turf areas.

Existing Drainage:
The drainage runoff from the existing site discharges to an existing storm drainage system in two outfall locations (Outfalls #1 and #2) downstream of the property at West Main Street.

Watershed Stream Designation:
The site is located within the Lower Linganor Creek watershed.

Land Use:
The existing site areas consist primarily of residential and commercial developments. On-site area consists predominantly of the roadway, sidewalks and grassy areas. The existing topography of the site is moderately sloped and onward to West Main Street.

Hydrologic Soil Group:
There are two soil types located within the limits of development. There are no highly erodible soils within the project limits. As per the US Department of Agriculture, Soil Conservation Service, the project site is underlain predominantly by soils categorized in the soil hydrologic groups “B” as described in the table below.
100-year Flood Plain:
Per the FEMA FIRM map, 24021C0320D, dated 09/19/2007, the proposed project site is not within the 100-yr delineation.

Wetlands and Water of the US:
There is not a Wetland and Waters of the US present within the project site.

4. PROPOSED SITE INFORMATION

Proposed Development:
The proposed project involves development of 2.741 acres of the property. The project will include the demolition of the existing site features and the construction of residential lots, non-residential lots, parking lots, access drive, roadways, sidewalks, utilities, storm drainage system and stormwater management facilities.

Proposed Drainage Pattern:
The proposed development will maintain the existing drainage conditions as close as possible. The site grading, stormwater management facilities, and storm drain system will be designed in an effort to maintain the existing storm drainage systems at (Outfalls #1 and #2).

Downstream Point of Interest (POI):
A Point of Interest (POI-1) is selected in downstream of the site property boundary where drainage from the project site leaves the property at West Main Street, which covers all drainage areas related to the project site.

5. STORMWATER MANAGEMENT NARRATIVE

In accordance with Supplement No. 1 to the 2000 Maryland Department of the Environment Stormwater Management Design Manual and Chapter 1-15.2 of the Frederick’s County code, the proposed project has been designed to implement Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP). This has been accomplished through utilization of Environmental Site Design planning and design techniques. The ESD implementation includes the reduction of impervious surfaces and the use of non-structural and micro-scale stormwater management practices throughout the proposed development. Only after ESD implementation was exhausted, stormwater management facilities from Chapter 3 of the Maryland Department of the Environment 2000 Stormwater Management Design Manual
were provided to meet the remainder of the stormwater management quality and quantity requirements for the proposed development.

Every effort has been made to protect natural resources, minimize impervious cover, cluster the proposed development, and reduce environmental disturbances, while achieving the minimum required development density for the proposed project. Providing a cluster-type development enabled impervious surfaces to be minimized and increase the areas available for micro-scale facility treatment. The proposed layout utilizes road sections which provide minimum width drive aisles and provides roadside parking to serve multiple buildings. The number of required surface parking spaces has been minimized for the proposed development to reduce the overall amount of impervious surface on the site. Stormwater management non-structural and micro-scale practices have been located in an effort to maximize the amount of runoff treated immediately adjacent to each of these runoff sources through the implementation of modified road sections.

ESD Alternative selections:

- Proposed
- Not proposed
* To be considered

Alternative Surfaces

- Green Roofs: The rooftop pitches proposed on this project exceed the maximum allowed and are not a practicable application for green roofs in this residential development, and are therefore not proposed for this project.
  - Permeable Pavement: Permeable pavement is currently not allowed within the public right-of-way. This option has been considered in private alley’s, but is currently not included in the proposed ESD selection.
- Reinforced Turf: Areas that comply with this criterion are not readily available within the properties boundary, and are therefore not proposed for this project.

Nonstructural Practices

- Disconnection of Rooftop Runoff: On lots where the disconnection distances and slopes can be achieved this option will be considered, but is currently not included in the proposed ESD selection.
- Disconnection of Non-Rooftop Runoff: On lots where the disconnection distances and slopes can be achieved this option will be considered, but is currently not included in the proposed ESD selection.
Sheet flow to Conservation Area: The proposed Conservation Areas on this project are uphill of potential areas for sheet flow, and are therefore not proposed for this project.

Micro-Scale practices

- Rainwater Harvesting: With this type of residential development this option was not considered as viable, and is therefore not proposed for this project.

  - Submerged Gravel Wetlands: This option has been considered as viable in large drainage areas. Additional research will be required to verify if a water source is available to maintain the vegetation, and are therefore not proposed for this project.

- Landscape Infiltration: With this type of residential development this option was not considered as viable, and is therefore not proposed for this project.

- Infiltration Berms: With this type of residential development this option was not considered as viable, and is therefore not proposed for this project.

- Dry Wells: With this type of residential development this option was not considered as viable, and is therefore not proposed for this project.

- Micro-Bio Retention: This ESD type is proposed in multiple locations on the site to treat drainage area of higher imperviousness. Storm drainage systems with be designed to ensure that the maximum drainage area limits are not exceeded. Underdrains and overflow inlets will be detailed in these facilities during the property development phase.

  - Raingardens: With this type of residential development this option was not considered as viable, and is therefore not proposed for this project.

  - Swales: This option has been considered as viable in the roadways project, and is therefore not proposed for this project.

  - Enhanced Filters: Although not pursued in the conceptual design, enhanced filters have not been eliminated as a viable option. These may be applied as the during the property development phase.

In areas where ESD facilities are not feasible, due to available space and required easements and setbacks from utilities or sufficient in quantity, wet ponds will be provided. The wet pond facilities will be used for extended detention treatment of runoff from areas that exceed the maximum allowable drainage areas for micro-scale facilities. These facilities will be sized to provide adequate water quality and quantity treatment for the remaining
contributing runoff and will be sized for additional capacity to adequately store and treat the runoff from the entire 1-year storm event (Cpv) within each study point.

6. METHODOLOGY

The regulations described by Supplement No. 1 of the 2000 Maryland Stormwater Management Design Manual Volume I and II, requires that all new development implement Environmental Site Design (ESD) practices to the Maximum Extent Practicable (MEP). The supplement requires that ESD practices be implemented through site design to maintain predevelopment runoff characteristics and protect natural resources during the developed conditions. If ESD is implemented to the MEP, and the entire ESD volume treatment has not been provided, the development shall address the remaining to meet all of the criteria for channel protection volume (Cpv), Overbank Flood Protection Volume (Qp10), and Extreme Flood Volume (Qf100).

7. ANALYSIS

A. Hydrology

The USDA, NRCS “Runoff Curve Number Method, Technical Release No. 55 (WinTR-55 Small Watershed Hydrology) are the main resources used to develop hydrologic computations for this project site.

B. Stormwater Management – Environmental Site Design (ESD) Requirements

The concept of Environmental Site Design (ESD) to the Maximum Extent Possible (MEP) shall be utilized to meet the site’s stormwater management needs as determined by the methods described above from the Maryland Department of the Environment 2000 Stormwater Management manual, Chapter 5 and the Frederick County Stormwater management Ordinance, revised May 4th, 2010.

The goal of ESD to the MEP is to provide stormwater control to the point where the developed site runoff reflects conditions representative of “woods in good condition”. The Hydrologic Soil Group (HSG) for the entire site is a “B” soils and the equivalent runoff curve number associated to “woods” condition for the proposed development is 55.

Project Development Analysis:
This project has been analyzed using the New development criteria as follows:
Total Property Site Area 119,408 sf
Total existing Impervious Area within Property = 47,119 sf
Percent existing Impervious (I) = (47,119 / 119,408) x 100 = 39.5% < 40%

Because of the existing impervious is less than 40%, therefore the project is subject to New development requirements.

**Target Impervious Area Required Treatment (IART):**
The target impervious area for new development project is required treatment of all proposed impervious surface in developed conditions within the proposed LOD area.

The existing impervious area off-site of property within LOD will be treated in order to compensate the untreated proposed impervious area within the site LOD.

Total Proposed Impervious Area within on-site property = 78,008 sf
Total Proposed Impervious Area outside property = 2,192 sf

Total Impervious Area Required Treatment (IART):
= (Proposed Impervious on-site property) + (Proposed Impervious outside property)
= (78,008) + (2,192) = 80,200 sf
Therefore, Target Impervious Area Required Treatment (IART) = 80,200 sf

**Target ESDv Required Treatment:**
The Target ESDv treatment required was calculated by the total proposed target impervious area of 80,200 sf within the proposed site LOD area of 133,135 sf. Therefore, the percent impervious for the proposed development would be 60.2%.

The calculations yielded a Target ESDv = 13,139 cf required to be treated for this site as a new development project (based on PE=2.0” via 60.2% Impervious and “B” soil).

**A. Environmental Site Design (ESD)**

The proposed ESD Micro-Bioretention facilities being performed as part of this project that have been analyzed using the new development criteria within the proposed site LOD.

New development tabulations yield a required impervious area of 80,200 SF to be treated and total Target ESDv of 13,139 CF. Table below represent the ESDv Summary:

**ESDv Summary Table**

<table>
<thead>
<tr>
<th>REQUIRED</th>
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<tbody>
<tr>
<td>Target PE:</td>
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<td>Target ESDv</td>
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Table below summarizes the required and provided I_{ART}, ESDv For POI-1.

<table>
<thead>
<tr>
<th>POI</th>
<th>(IART)</th>
<th>(ESDv)</th>
<th>Excess (ESDv)</th>
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<tbody>
<tr>
<td></td>
<td>Required (sf)</td>
<td>Provided (sf)</td>
<td>Required (cf)</td>
</tr>
<tr>
<td>(POI-1)</td>
<td>80,200</td>
<td>81,325</td>
<td>13,139</td>
</tr>
</tbody>
</table>

The combined ESD facilities fourteen (14) Micro-Bioretentions (M-6) will treat a total drainage area of 120,745 SF (2.77 acres), of which 81,325 SF (1.87 acres) is impervious. Table below represent the ESD Facilities Summary:

**ESD Facilities Summary Table**

<table>
<thead>
<tr>
<th>ESD’s Facilities and Drainage Area Tabulations</th>
<th>Remarks</th>
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</thead>
<tbody>
<tr>
<td>ESD-1 DA= 19,170 sf Imp. Area= 10,560 sf</td>
<td>Micro-BioRetention</td>
</tr>
<tr>
<td>ESD-2 DA= 8,140 sf Imp. Area= 4,450 sf</td>
<td>Micro-BioRetention</td>
</tr>
<tr>
<td>ESD-3 DA= 13,750 sf Imp. Area= 9,450 sf</td>
<td>Micro-BioRetention</td>
</tr>
<tr>
<td>ESD-4 DA= 2,450 sf Imp. Area= 1,200 sf</td>
<td>Micro-BioRetention</td>
</tr>
<tr>
<td>ESD-5 DA= 11,740 sf Imp. Area= 7,960 sf</td>
<td>Micro-BioRetention</td>
</tr>
<tr>
<td>ESD-6 DA= 12,790 sf Imp. Area= 8,900 sf</td>
<td>Micro-BioRetention</td>
</tr>
<tr>
<td>ESD-7 DA= 5,260 sf Imp. Area= 4,350 sf</td>
<td>Micro-BioRetention</td>
</tr>
<tr>
<td>ESD-8 DA= 6,430 sf Imp. Area= 3,720 sf</td>
<td>Micro-BioRetention</td>
</tr>
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</table>
Downstream Peak Discharge Flow Analysis at (POI-1):
The downstream analysis is performed using the TR-55 hydrologic model for both existing and proposed development to evaluate the downstream impact of proposed development including existing storm drainage system and the peak flow discharge conditions at (POI-1). The drainage area maps are included in Appendix.

The analysis has been done based on the existing conditions as (meadows) and for the proposed development using the Adjusted (Reduced RCN) from provided ESDv storage volume to be utilized in TR-55 hydrologic analysis for the peak flow discharge conditions at downstream (POI-1).

The goal of ESDv to the MEP is to provide stormwater control to the point where the developed site runoff reflects conditions representative of “woods in good condition”. The Hydrologic Soil Group (HSG) for the entire site is a “B” soils and the Equivalent Runoff Curve Number (RCN) associated to “woods” condition for the proposed development is 55.

### Site Drainage Hydrology Conditions

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<th>Existing “Meadows”</th>
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<tr>
<td>DA</td>
<td>2.77 acres</td>
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<tr>
<td>RCN</td>
<td>69</td>
</tr>
<tr>
<td>Tc</td>
<td>0.10 hr</td>
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</table>
### Proposed (Adjusted RCN) “Woods”

<p>| | |</p>
<table>
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<th></th>
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<tbody>
<tr>
<td>DA</td>
<td>2.77 acres</td>
</tr>
<tr>
<td>RCN</td>
<td>55</td>
</tr>
<tr>
<td>Tc</td>
<td>0.10 hr</td>
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</table>

Table below summarizes the downstream discharge flow rates at (POI-1)

### TR-55 Peak Flow Discharge Summary at (POI-1)

<table>
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<tr>
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<tr>
<td>(POI-1)</td>
<td>2.77</td>
<td>2.77</td>
<td>2.76</td>
<td>0.48</td>
<td>7.11</td>
<td>2.93</td>
<td></td>
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</tbody>
</table>
8. CONCLUSION

The site has been conceptually designed to address Chapter 1-15.2 of the Frederick County code and the appropriate MDE stormwater management requirements to meet the pollutant removal goal, maintain groundwater recharges, reduce channel erosion, and pass extreme floods using the appropriate stormwater BMP’s per Supplement No. 1 to the 2000 Maryland Stormwater Design Manual.

Environmental Site Design (ESD) will be implemented to meet stormwater management requirements, to reflect the new development runoff conditions of the proposed site in order additional on-site detention will not be provided, and to ensure adequate outfall through the receiving systems.
## APPENDIX A: ENVIRONMENTAL SITE DESIGN DEVICE SUMMARY

### ESD Summary Table

<table>
<thead>
<tr>
<th>ESD Facility</th>
<th>Drainage Area sq. ft.</th>
<th>Imp. D.A. sq. ft.</th>
<th>% of Imp. Cover</th>
<th>A Soil</th>
<th>B Soil</th>
<th>C Soil</th>
<th>D Soil</th>
<th>Target PE (m³)</th>
<th>Provided Pₑ (m³)</th>
<th>Rv</th>
<th>Target ESDv cu. ft.</th>
<th>Provided ESDv cu. ft.</th>
<th>Excess ESDv cu. ft.</th>
<th>Reduced RCN</th>
<th>Type of Facility</th>
<th>Remarks</th>
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</thead>
<tbody>
<tr>
<td>LOD</td>
<td>153,135</td>
<td>80,200</td>
<td>60.2%</td>
<td>0%</td>
<td>100%</td>
<td>0%</td>
<td>0%</td>
<td>2.0</td>
<td>2.1</td>
<td>0.59</td>
<td>15,139</td>
<td>13,517</td>
<td>377</td>
<td>55</td>
<td>Site Compliance</td>
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</tbody>
</table>

\[
\text{Total Site Target Composite RCN for "Woods in Good Cond."} = 55
\]

\[
\text{Total Site Reduced Composite RCN for "Woods in Good Cond."} = 55
\]

### Phase 1 Individual Facility Summary

<table>
<thead>
<tr>
<th>ESD Facility</th>
<th>Drainage Area sq. ft.</th>
<th>Imp. D.A. sq. ft.</th>
<th>% of Imp. Cover</th>
<th>A Soil</th>
<th>B Soil</th>
<th>C Soil</th>
<th>D Soil</th>
<th>Target PE (m³)</th>
<th>Provided Pₑ (m³)</th>
<th>Rv</th>
<th>Target ESDv cu. ft.</th>
<th>Provided ESDv cu. ft.</th>
<th>Excess ESDv cu. ft.</th>
<th>Reduced RCN</th>
<th>Type of Facility</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESD #1</td>
<td>19,170</td>
<td>19,560</td>
<td>55%</td>
<td>0%</td>
<td>100%</td>
<td>0%</td>
<td>0%</td>
<td>1.8</td>
<td>2.4</td>
<td>0.58</td>
<td>1,569</td>
<td>2,900</td>
<td>131</td>
<td>55</td>
<td>Micro Bioretention</td>
<td>XXX</td>
</tr>
<tr>
<td>ESD #2</td>
<td>8,140</td>
<td>4,450</td>
<td>55%</td>
<td>0%</td>
<td>100%</td>
<td>0%</td>
<td>0%</td>
<td>1.8</td>
<td>2.0</td>
<td>0.54</td>
<td>662</td>
<td>735</td>
<td>73</td>
<td>55</td>
<td>Micro Bioretention</td>
<td>XXX</td>
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<tr>
<td>ESD #3</td>
<td>13,750</td>
<td>9,450</td>
<td>69%</td>
<td>0%</td>
<td>100%</td>
<td>0%</td>
<td>0%</td>
<td>2.2</td>
<td>1.9</td>
<td>0.67</td>
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<td>0%</td>
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<td>0%</td>
<td>0%</td>
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<td>0%</td>
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<td>2.2</td>
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<td>0%</td>
<td>0%</td>
<td>2.2</td>
<td>2.3</td>
<td>0.79</td>
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<td>798</td>
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<td>ESD #8</td>
<td>6,430</td>
<td>3,720</td>
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<td>0%</td>
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<td>0%</td>
<td>0%</td>
<td>2.0</td>
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<td>662</td>
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<td>ESD #11</td>
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<td>0%</td>
<td>0%</td>
<td>2.4</td>
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<td>0%</td>
<td>0%</td>
<td>1.8</td>
<td>2.5</td>
<td>0.52</td>
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<td>0%</td>
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<td>Micro Bioretention</td>
<td>XXX</td>
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<td>ESD #14</td>
<td>2,740</td>
<td>1,750</td>
<td>64%</td>
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<td>100%</td>
<td>0%</td>
<td>0%</td>
<td>2.0</td>
<td>2.6</td>
<td>0.62</td>
<td>265</td>
<td>370</td>
<td>84</td>
<td>55</td>
<td>Micro Bioretention</td>
<td>XXX</td>
</tr>
</tbody>
</table>

**TOTALS** 120,745 sqft 81,325 sqft 13,517 cu-ft
APPENDIX B: USDA HYDROLOGIC SOIL GROUP MAP
EXHIBIT H
Fiscal Impact Statement

Per the Town of New Market 2019 Financial reports the Town had a general fund revenues of $942,578.00 which was up by 11.5% from the prior year. The Town stated there were no outstanding debt as of June 30, 2019.

The Project anticipates private drives and parking areas, open space, internal sidewalks, stormwater managements, and internal landscaping to be owned and maintained by an association entity to be formed by the Applicant or its successors. Water and sewer will be maintained by Frederick County Division of Utility Solid Waste Management.

**Public Works.** The Project will create little demand on existing public facilities. No additional public roads or water and sewer infrastructure is needed to service the development. The storm drain, private common drives, parking, landscaping, lighting, and open space areas will be owned and maintained by Project association.

The attached Traffic Trip Generation Rates shows the existing and proposed weekday A.M. and P.M. peak hour trips. The proposed infill design anticipates:

- An additional 11 A.M entrance trips;
- An additional 2 A.M. exit trips;
- An additional 27 P.M. entrance trips; and
- No increase in P.M. exit trips.

105 West Main has a W-1 / S-1 classification with 29 fixture units for 2.9 taps. 113 West Main has a W-5 / S-1 classification. The requested reclassification application from W-5 to W-3 has been submitted to the Frederick County for review and approval. The owner has paid for 92 fixtures for 9.2 taps. Both water and sewer infrastructure is located at the Project.

**General Administration.** The assumption is current Town staff and services will remain constant with the addition of 13 townhouse dwellings.

**Police Protection.** It is anticipated that service increases by one full-time deputy for approximately 925 dwelling units. With the addition of only 13 townhouse dwelling units it is anticipated that exiting levels are adequate.

**Fire and Rescue.** The primary fire and rescue service provider to the Subject Property is the New Market District Volunteer Fire Company (“NMVFC”) located within 400 hundred feet. Other planned improvements for public safety include a new fire station on site in the Hamptons West area of the Linganore PUD on Gas House Pike. Statistically, Frederick County has a fire-rescue call volume of one (1) response per 7.5 people. The Town increases funding to the NMVFD as a percent of real property tax each year and should be adequate to service the subject property and the Project.
**Waste Collection.** At an average cost of $269 per household, it is anticipated the 13 townhouse dwellings will increase waste collection by $3,497.00.

**Public Schools.** The Town does not provide public education services and does not have an adequate public facilities ordinance. The County collects impact fees from new homes built within municipalities. Schools are funded by general obligation bonds. The County services the dept on these bonds from the revenues generated from impact fees and recordation taxes from the construction of new homes.

**Parks, Recreation and Open Space.** The Town owns and maintains two small public parks on East Main Street and a 100 acre open space parcel located north of the Subject Property (designated as open space on the Town Zoning Map) that is partially forested and partially used by LOUYAA for youth athletic fields.

The adjacent New Market Elementary and Middle Schools participate in Frederick County’s School Community Center Program. The schools provide their facilities for a variety of youth and adult activities after school, evenings and weekends. Additionally, Frederick County’s Division of Parks and Recreation operates a recreation center at Deer Crossing Elementary School.

The combination of existing parks and on site passive central open space by the Application will be more than adequately accommodate and serve the needs of the current and new residents of the Town.

**Library.** The Town does not currently have a public library. There is a planned regional library site shown in the Linganore Town Center.

**Local Development Patterns.** The Project follows the Master Plan Section X(A) keeps the West Main Street character by maintaining the building footprint placements of the existing Lawson retail building and readapted use of residential dwelling.
### Summary of Multi-Use Trip Generation

#### Average Weekday Driveway Volumes

**July 16, 2020**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>24 Hour Two-Way Volume</th>
<th>AM Pk Hour Enter</th>
<th>AM Pk Hour Exit</th>
<th>PM Pk Hour Enter</th>
<th>PM Pk Hour Exit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached Housing</td>
<td>1 Dwelling Units</td>
<td>15</td>
<td>3</td>
<td>8</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Mobile Home Park</td>
<td>8 Dwelling Units</td>
<td>306</td>
<td>2</td>
<td>8</td>
<td>4</td>
<td>3</td>
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<tr>
<td>Specialty Retail Center</td>
<td>3.7 T.G.L.A.</td>
<td>164</td>
<td>0</td>
<td>0</td>
<td>4</td>
<td>6</td>
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<tr>
<td>Automobile Parts and Service Center</td>
<td>7.6 Th.Gr.Sq.Ft.</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>14</td>
<td>20</td>
</tr>
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</table>

**Total**                           | 485                | 5                      | 16               | 23              | 30               |

*Note: A zero indicates no data available.*

**TRIP GENERATION BY MICROTRANS**
113 W. Main St - New Market - Proposed Conditions  
Summary of Multi-Use Trip Generation  
Average Weekday Driveway Volumes  
July 16, 2020

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>24 Hour Two-Way Volume</th>
<th>AM Pk Hour Enter</th>
<th>AM Pk Hour Exit</th>
<th>PM Pk Hour Enter</th>
<th>PM Pk Hour Exit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Condominium / Townhouse</td>
<td>22 Dwelling Units</td>
<td>129</td>
<td>2</td>
<td>8</td>
<td>8</td>
<td>4</td>
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<tr>
<td>General Office Building</td>
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<td>40</td>
<td>5</td>
<td>1</td>
<td>1</td>
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<tr>
<td>High Turnover (Sit-Down) Restaurant</td>
<td>1.54 Th.Gr.Sq.Ft.</td>
<td>196</td>
<td>9</td>
<td>9</td>
<td>10</td>
<td>7</td>
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<tr>
<td>Quality Restaurant 6.1 Th.Gr.Sq.Ft.</td>
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<td>549</td>
<td>0</td>
<td>0</td>
<td>31</td>
<td>15</td>
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<tr>
<td>Total</td>
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<td>914</td>
<td>16</td>
<td>18</td>
<td>50</td>
<td>30</td>
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</table>

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS
July 17, 2020  
Development Review Planning and Engineering  
Frederick County Community Development Division  
30 N. Market Street  
Frederick, MD 21701  
Attn: Tim Goodfellow  

SUBJECT: Lawson Property, Town of New Market  
Water Re-classification for Lawson Property  
CBM Project No. 0070-00-001 (the “Project”)  

Dear Tim:  

We are pleased to submit the enclosed Application for Water Plan Amendment on behalf of Jabez Properties, LLC (the “Applicant”). The project is located in the New Market Planning Region in Frederick County, Maryland (the “County”) in the Town of New Market zoned Mixed Services Residential District. The property consist of an operational tractor sales and repair facility with associated storage and eight (8) mobile homes. The property currently has a County Water and Sewerage Plan classification of S-1/W-5.  

In accordance with the County Water and Sewerage Plan as approved in November, 2011, the Applicant requests a Water Plan Classification change from the current W-5 category to the W-3 classification. Chapter 1, Section IV of the County Water and Sewerage Plan and its “Classification System” lists the criteria for the S-3/W-3 Concept Evaluation Phase.  

The Applicant anticipates hooking up to water within three (3) years once purchase of property has been completed. The property has 92 fixture units which equals 9.2 taps.  

The enclosed Application package includes the following:  

- 2019 Application Form  
- Letter of Authorization from Property Owner  
- Letter of Support from Town of New Market, Maryland  
- Description of Property - 8.5X11 highlighted Tax Map (Exhibit A) with SDAT listings, as well as a Water Map (Exhibit B) and Town Zoning Map (Exhibit C)  
- Justification Statement  
- Public Ethics Law form – Applicant Disclosure Form
The Property meets the following criteria for the W-3 classification and is outlined below.

a. *Criteria required for the S-4/W-4 classification have been complied with (as explained below):*

The Property is located in the Town of New Market with the Mixed Services Residential District (MRS) zone and S-1 sewerage Plan classification. The property consist of an operational tractor sales and repair facility with associated storage and eight (8) mobile homes. The owner has paid for 92 fixtures which equals 9.2 taps.

b. *Applicant shall provide a study of the components of the existing water and wastewater system and identify inadequacies that may result from the development of the property. This study may be performed in conjunction with the Adequate Public Facilities Ordinance (APFO) studies.*

The property can connect to the public water system now at the property line. As stated above the owner has paid for 92 fixtures which equals 9.2 taps.

c. *A preliminary subdivision plan, site plan, or Phase II Plan (in the case of PUDs and MXDs), or equivalent plan in a municipality has been approved by the Planning Commission.*

The property consist of an operational tractor sales and repair facility with associated storage and eight (8) mobile homes.

d. *A discharge permit, where appropriate, has been approved by all appropriate State agencies.*

No discharge permit will be required for this Project.

e. *A hydrogeologic study, where appropriate, supports the establishment of a community water system, which will not be detrimental to adjoining wells or surface waters. The hydrogeologic study is typically required to appropriate both ground (well) or surface waters. A Water Appropriation and Use Permit, where appropriate, has been approved by all appropriate State agencies.*

Public water and sewer systems are at the site.

f. *If County funded CIP project(s) are needed to provide service, then construction funds for each project must be contained in the first or second year of the County’s approved CIP.*

No CIP project(s) are required to provide service. Water system is to the site.

g. *If service is to be provided by developer initiated and funded projects, the developer must have approved and signed water/sewer improvement plans and an approved cost proposal*
for all improvements required to bring adequate water and sewer service to the site. This “service to the site” requirement is considered “met” if adequate water and sewer lines abut the site and are located within a public right-of-way or a public water/sewer easement which abut the site.

As stated above, the property can connect to the public water system now at the property line and the owner has paid for 92 fixtures which equals 9.2 taps.

h. Satisfaction of Items f. and g. will create a rebuttable presumption in favor of the applicant that service will be available within 3 years.

Noted.

In conclusion, the Applicant’s reclassification request from Water classification of W-5 to W-3 is fully consistent with the purpose, intent, objectives, and criteria of the County Water and Sewerage Plan. For all the reasons advanced by way of this Application, the Applicant respectfully requests approval of the proposed reclassification.

Sincerely,
CBM Consulting, LLC

[Signature]

Donavon Corum, RLA, AICP, LEED AP