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

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

TOWN OF NEW MARKET
FREDERICK COUNTY, MD

MASTER PLAN

1. Horizontal Datum Based on MD State Plane NAD 83 (See Survey Notations on Grading, SWM, and Storm Drain Sheet)
2. Topography and boundary is by Field Survey by Gary Castle and Associates dated July, 2018
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 and Parcel 3880 is residential/commercial
8. Lot Sizes:
   - Average = 3,416.92 SF
   - Minimum = 1,324.40 SF
   - Maximum = 21,504.62 SF
9. Parcel Area: 2.7412 AC. (119,406.672 SF)
   - Area in Residential Lots: 0.9960 Ac. (43,385.760 SF)
   - Area in Non-Residential Lots: 0.8567 Ac. (37,317.852 SF)
   - Area in Access Drive & Parking: 0.4890 Ac. (21,300.840 SF)
   - Area in Open Space/SWM: 0.3995 Ac. (17,402.220 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 Pads: Residential: Parking pads 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’ & par. parking spaces to be 7’ x 22’.
11. Architectural Projections
    - See L.D.O. Article V 1.4 exceptions to yard requirements.
12. REC. Open space consist of 20% of total site. 10% of the required open space will be utilized as outdoor recreational
    - 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)
13. There are no FEMA Floodplains located on this site per FEMA Mapping Panel 245227 and no Wetlands located on site.
14. Stormwater is anticipated to be provided through proposed on-site bio-facilities and storm drain system connecting to existing storm drainage system.
15. Refer to Improvement Plans for Sediment Control and Erosion Control Standards.
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19. Refer to Improvement Plans for Sediment Control and Erosion Control Standards.
20. Refer to Improvement Plans for Sediment Control and Erosion Control Standards.

TRC ZONING NOTES

GENERAL NOTES:
1. The horizontal datum for this survey is the Maryland coordinate system (NAD 2011) and the vertical datum is NAVD 88.
2. Field survey boundary and topography was prepared by Gary Castle and Associates dated July, 2018.