

EAST MAIN
NEW MARKET
TRC COMBINED PRELIMINARY / SITE PLAN
NEW MARKET ELECTION DISTRICT NO. 09
TAX I.D.#'S: 09-232761 & 09-232788
TOWN OF NEW MARKET, FREDERICK COUNTY, MARYLAND

OVERALL SITE AREA SUMMARY:

EXISTING PARCEL #1: ±2.44 AC.
EXISTING PARCEL #2: ±2.73 AC.
OVERALL SITE: ±5.17 AC.

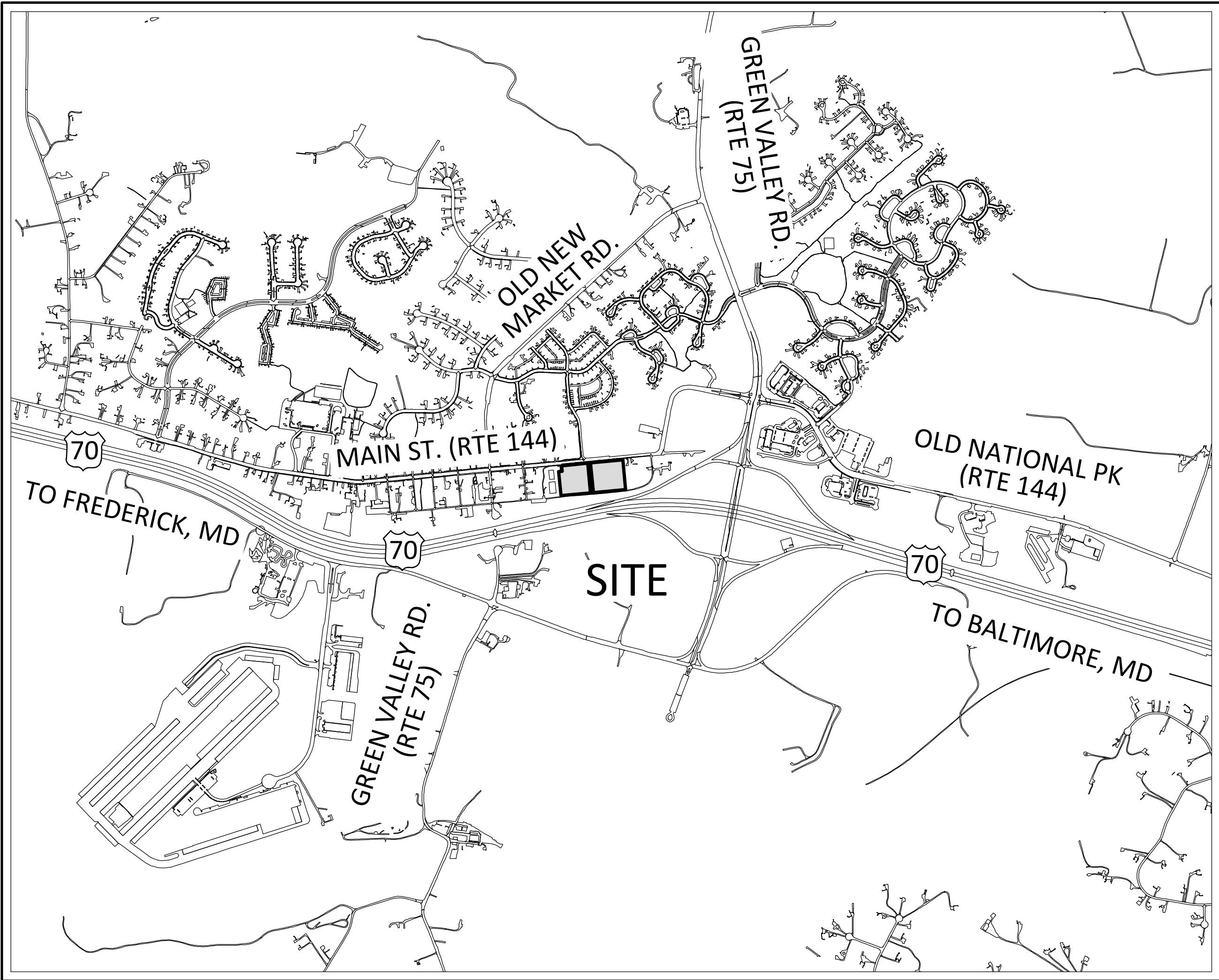
EXISTING TENTH ALLEY ROW: ±0.25 AC.
PROPOSED GROSS AREA: ±5.42 AC.

PROPOSED NEW PUBLIC ROW: ±0.45 AC. (8.3%)
PROPOSED RESIDENTIAL LOTS: ±1.46 AC. (27.0%)
PROPOSED NON-RESIDENTIAL: ±1.29 AC. (23.8%)
PROPOSED ALLEYS & ACCESS: ±1.08 AC. (19.9%)
PROPOSED OPEN SPACE / SWM: ±1.14 AC. (21.0%)

OPEN SPACE AREAS TABLE	
OS PARCEL	AREA (AC.)
HOA OS-1	0.02
HOA OS-2	0.03
HOA OS-3	0.55
HOA OS-4	.03
HOA OS-5	.22
HOA OS-6	.29
TOTAL	1.14

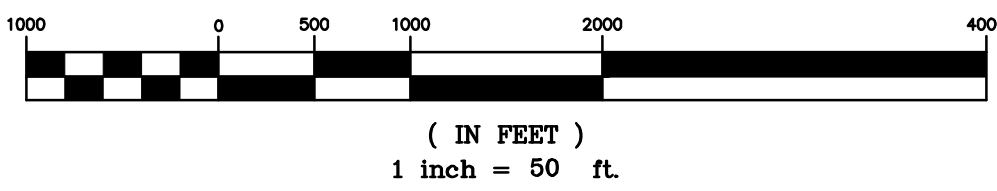
FIRE AND RESCUE NOTES:

- FIRE DEPARTMENT ACCESS ROADS SHALL BE ACCESSIBLE DURING ALL TYPES OF WEATHER AND AT ALL TIMES.
- FIRE DEPARTMENT ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS AT ALL TIMES AND BE A MINIMUM OF 20' WIDE.
- FIRE DEPARTMENT ACCESS SHALL BE PROVIDED AND MAINTAINED TO ALL STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION.



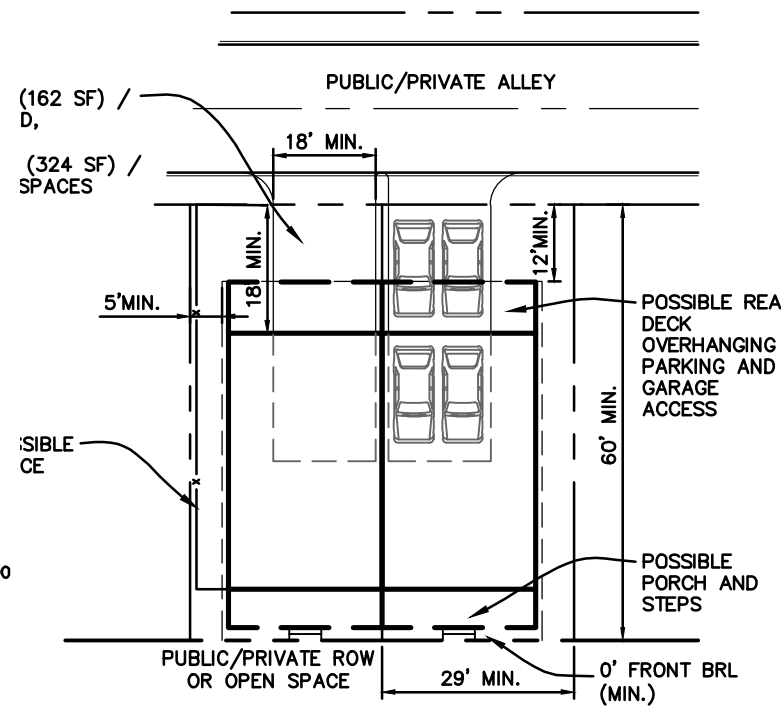
VICINITY MAP
SCALE: 1" = 1,000'

GRAPHIC SCALE

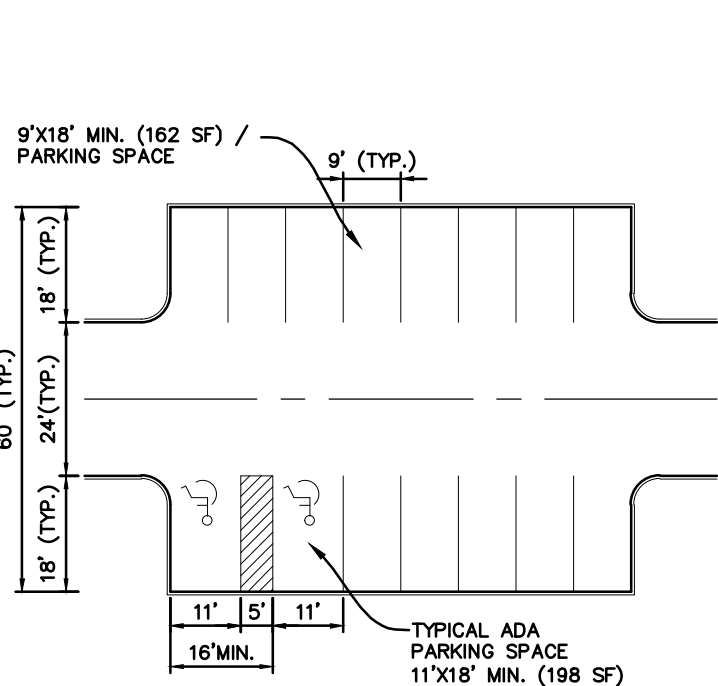


LEGEND

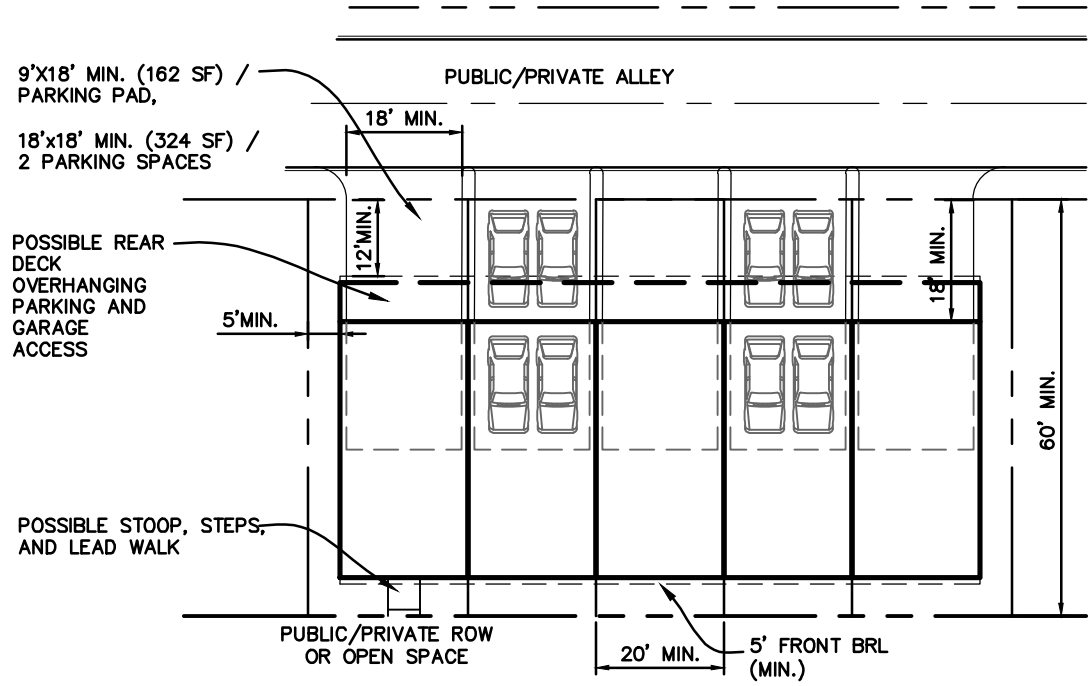
	EXISTING	PROPOSED
INTERIOR LOT LINE		
R/W-PROPERTY LINE		
CENTERLINE		
EASEMENTS		
CURBING AND CURB & GUTTER		
BUILDINGS		
SPOT ELEVATIONS	+296.0	+96.0
BENCH MARK		
CONTOURS		
STORM DRAIN		
SANITARY SEWER	SS	SS
WATER LINES	W	W
U/G GAS,ELEC.OR TELEPHONE	G.E.T.	G.E.T.
OVERHEAD ELEC. LINES		
DRAINAGE FLOW & DIRECTION		
MANHOLE		
INLETS		
PLUG OR CAP		
WATER VALVE		
FIRE HYDRANT		
UTILITY POLE		
LIGHT POLE		
SANITARY SEWER LATERALS		
WATER LATERALS		
REDUCER		
FENCE		
CONCRETE		



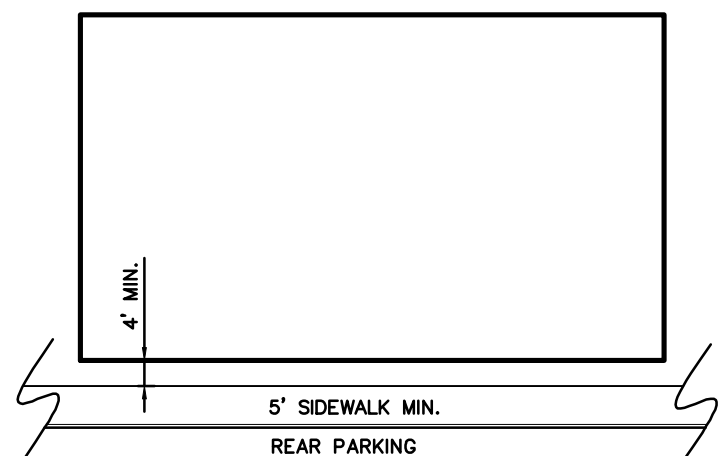
DUPLEX UNIT TYPE DETAIL
3 PARKING SPACES PROVIDED / UNIT
30' X 68' TYPICAL LOT SIZE, BUT MAY DIFFER TO MATCH MINIMUM DIMENSIONS LISTED ABOVE
SCALE: N.T.S.



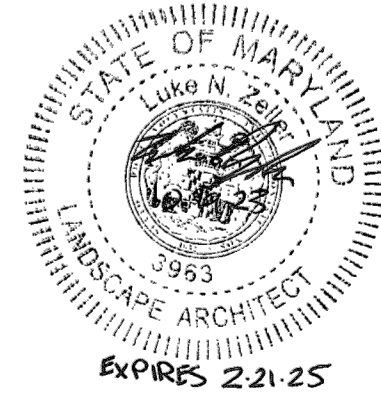
TYPICAL PARKING SPACE DETAIL
9'x18' MIN. (162 SF) VARIANCE REQUESTED
SCALE: N.T.S.



TOWNHOUSE UNIT TYPE DETAIL
3 PARKING SPACES PROVIDED / UNIT
20' X 65' TYPICAL LOT SIZE, BUT MAY DIFFER TO MATCH MINIMUM DIMENSIONS LISTED ABOVE
SCALE: N.T.S.



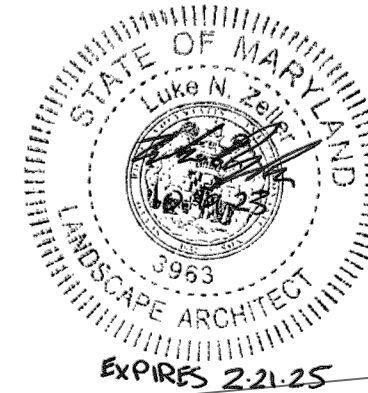
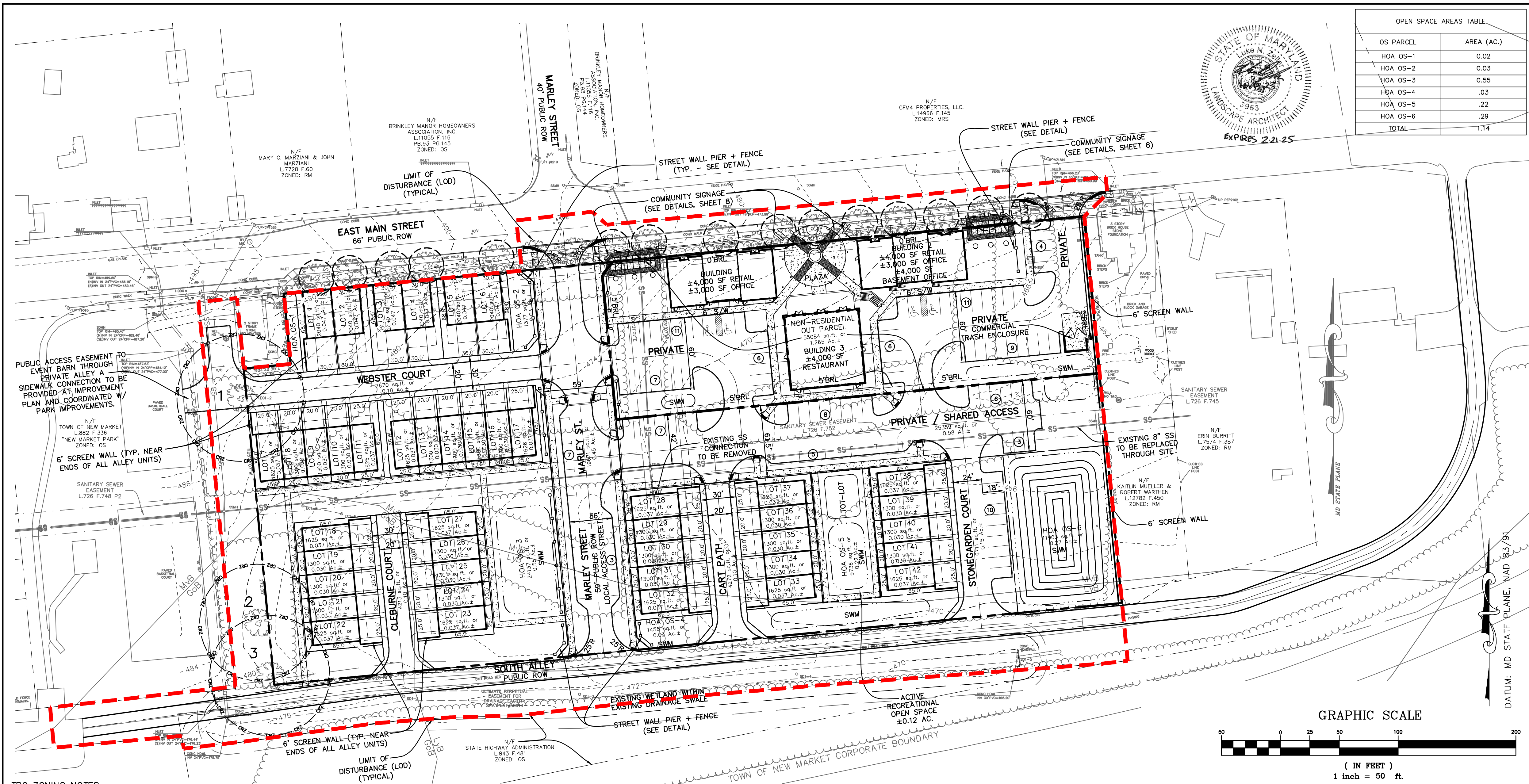
NON-RESIDENTIAL UNIT TYPE DETAIL
BUILDING TO BE PLACED 4' MIN. FROM REAR SIDEWALKS TO ACCOMMODATE DOORWAY ACCESS AND UNENCUMBERED SIDEWALK ACCESS.
SCALE: N.T.S.



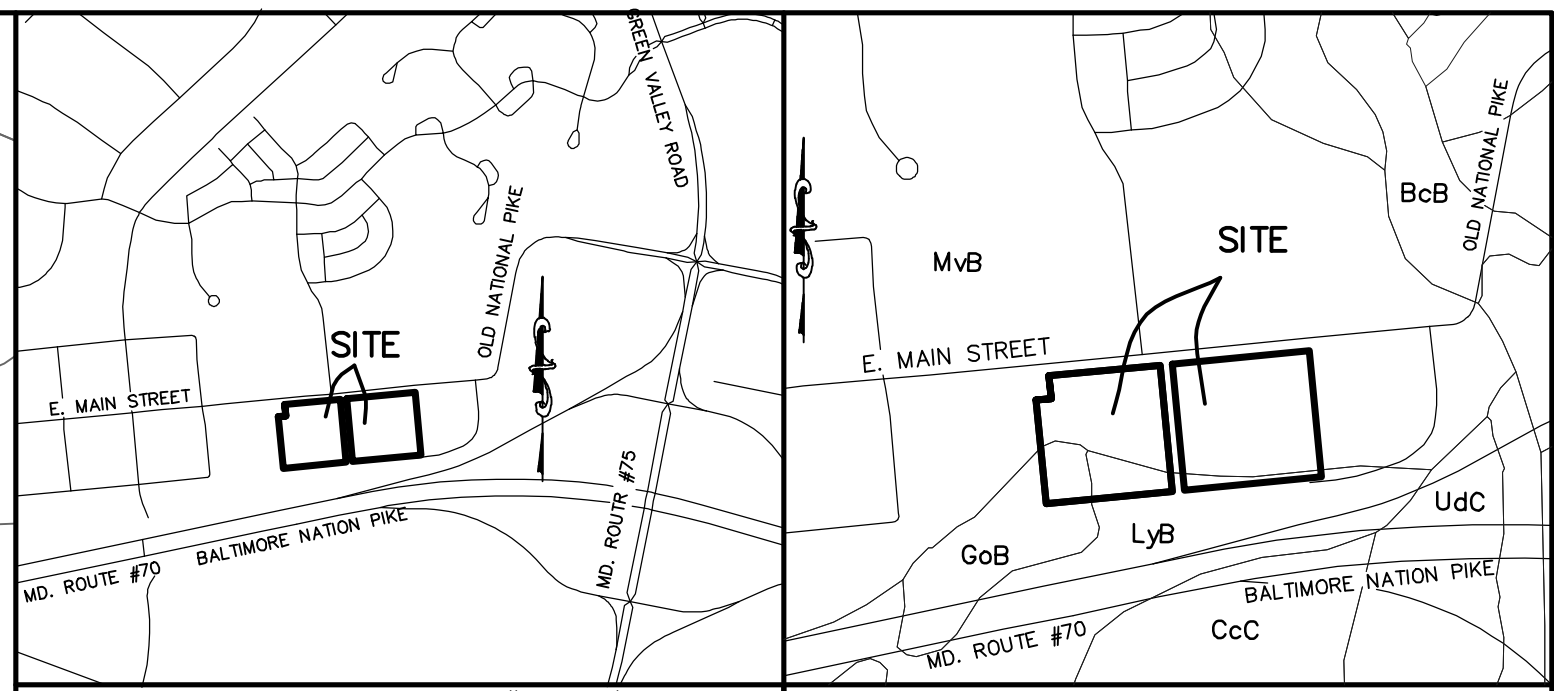
OWNER/DEVELOPER:
DR. ACQUISITIONS, LLC
7945 WORMANS MILL ROAD
FREDERICK, MD 21701

 HARRIS SMARIGA PLANNERS • ENGINEERS • SURVEYORS	125 S. CARROLL STREET SUITE 100 NEW MARKET, MD 21701 P 301.662.4988 F 301.662.4986 www.harris-smariga.com
	REVISIONS:
	ORIGINAL SUBMITTAL: 03.20.23
	REV. 09.08.23 PER TOWN COMMENTS
	REV. 10.19.23 PER TOWN COMMENTS
	REV. 02.09.24 PER TOWN COMMENTS
	REV. 02.28.24 PER TOWN COMMENTS
REV. 04.10.24 PER TOWN COMMENTS	
REV. 04.23.24 PER TOWN COMMENTS	

COVER SHEET	
NEW MARKET – EAST MAIN TRC COMBINED PRELIMINARY / SITE PLAN	
SCALE: 1"=50'	DATE: MARCH, 2023
DRAWN BY: J.L.W.	SHEET: 1
CHECKED BY: CS	PROJECT: 7705
LANDS OF D.R. ACQUISITIONS, LLC PARCEL #1, TAX ID #09-232761 LOCATED ON E MAIN ST. & TENTH ALLEY NEW MARKET, MARYLAND NEW MARKET ELECTION DISTRICT NO. 9 FREDERICK COUNTY, MARYLAND	1



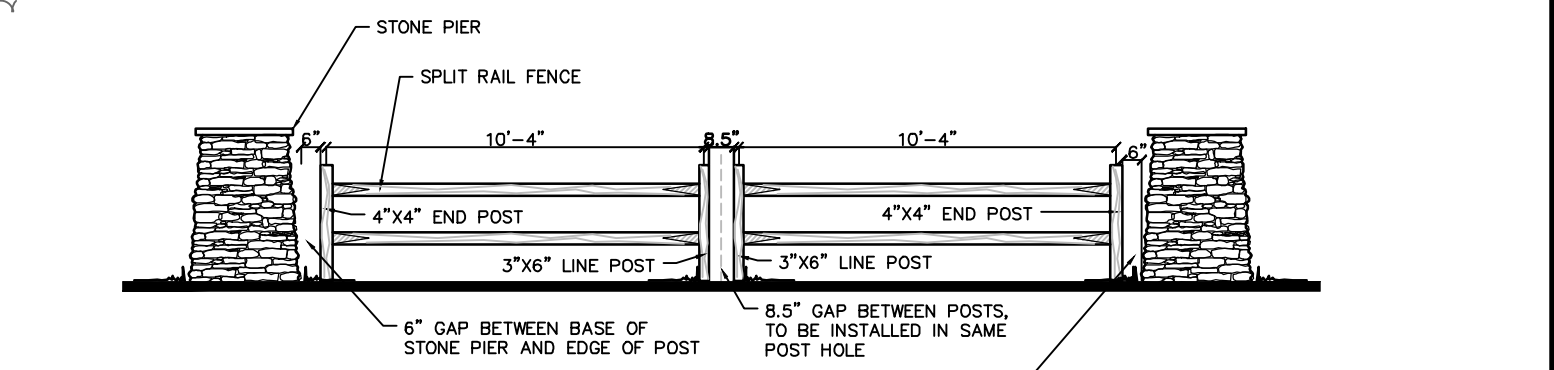
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TOTAL	1.14



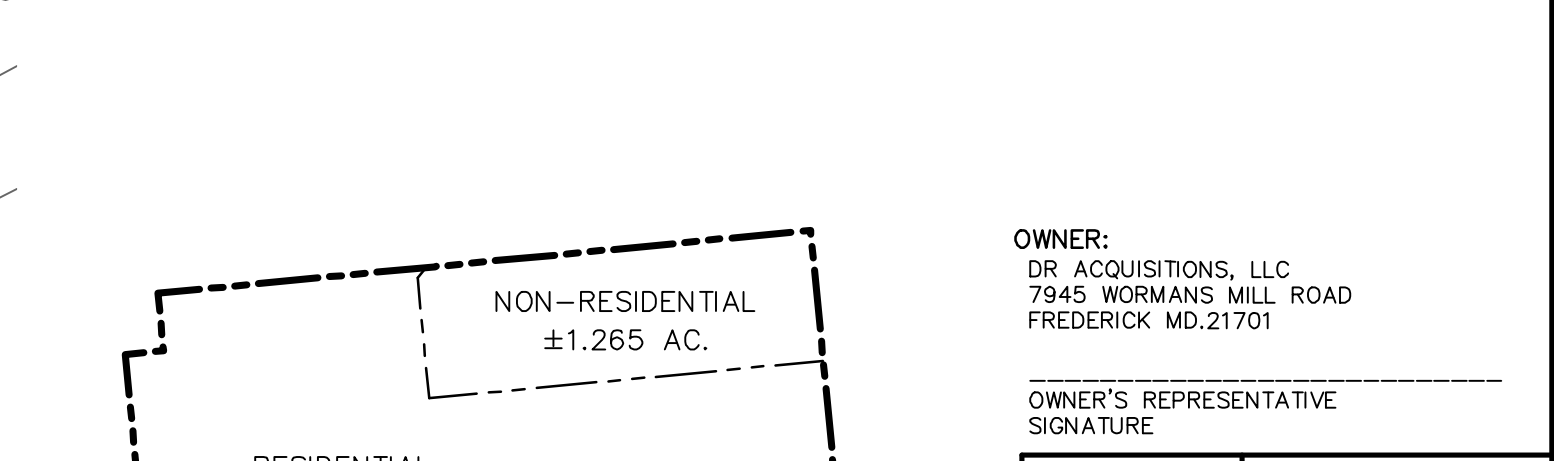
VICINITY MAP SCALE: 1"=1000'
T.M.79, PARCEL 3812, TAX ID NO. 09-232788
T.M.79, PARCEL 3813, TAX ID NO. 09-232761

SOILS MAP SCALE: 1"=500'
GoB-Glenville silt loam, Restricted, 3-8% slopes
LyB-Linganore-Hyattstown channely silt loam, 1/3 Restricted, 3-8% slopes
MvB-Myersville silt loam, Non-Restricted, 3-8% slopes

- BASE NOTES:
- HORIZONTAL DATUM & COORDINATES MARYLAND STATE PLANE (NAD 83/91); BASED ON FREDERICK COUNTY CONTROL MONUMENTS "MEADOW" & "CHAVEZ AZ."
 - VERTICAL DATUM: NAVD 88; BASED ON SAME MONUMENTS.
 - TOPOGRAPHY AND PLAINIMETRY PROVIDED BY HSA, MARCH 25, 2022
 - UTILITIES SHOWN ARE FIELD RUN AND AS-BUILT LOCATIONS BY HARRIS, SMARIGA & ASSOCIATES, INC. AND SUPPLEMENTED BY AVAILABLE UTILITY DRAWINGS. THEIR LOCATION SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - SITE IS ALL OF THE LANDS OF D.R. ACQUISITIONS, LLC AS RECORDED IN LIBER 15683 AT FOLIO 352.
 - THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - SITE IS ZONED "RM".
 - NO FLOODPLAIN ON SITE PER FEMA MAP #24021C0320D, DATED SEPTEMBER 19, 2007.



STREET WALL PIER & FENCING DETAIL
*FINAL DESIGN AND DETAIL SUBJECT TO FINAL APPROVAL AT SCALE:N.T.S. IMPROVEMENT PLANS.
**PARKING LOT SCREENING SHALL BE APPROVED BY THE HDC AND PC PRIOR TO FINAL SITE PLAN APPROVAL.



OWNER:
DR ACQUISITIONS, LLC
7945 WORMANS MILL ROAD
FREDERICK MD.21701

OWNER'S REPRESENTATIVE
SIGNATURE

- TRC ZONING NOTES:
- PARCEL #1, TAX ID #09-232761 & PARCEL #2, TAX ID #09-232788.
 - EXISTING ZONING: RM - RESIDENTIAL MERCHANT DISTRICT
 - PROPOSED OVERLAY ZONING: TRC - TOWN RESIDENTIAL/COMMERCIAL MIXED USE DISTRICT, & HISTORIC DISTRICT (HD) OVERLAY 10TH ALLEY ZONING: TRC - TOWN RESIDENTIAL/COMMERCIAL MIXED USE DISTRICT, & HISTORIC DISTRICT (HD) OVERLAY
 - WATER & SEWER CLASSIFICATION: W-5, S-1.
ESTIMATED UTILITY DEMANDS ARE:
12.51 GPM ESTIMATED DOMESTIC WATER DEMAND
250 GPM ESTIMATED SPRINKLER DEMAND WITH 50 PSI FROM THE STREET
1,500 GPM ESTIMATED HOSE STREAM ALLOWANCE
WATER METER SIZE IS 6"x1.5"
 - EXISTING USE: VACANT LOT
 - PROPOSED USE: RESIDENTIAL & NON-RESIDENTIAL USES
 - LAND USE SUMMARY:
EXISTING PARCEL #1: ±2.44 AC.
EXISTING PARCEL #2: ±2.73 AC.
OVERALL SITE: ±5.17 AC.
EXISTING TOWN ALLEY ROW: ±0.25 AC.
PROPOSED GROSS AREA: ±5.42 AC.
PROPOSED NEW PUBLIC ROW: ±0.45 AC. (8.3%)
PROPOSED RESIDENTIAL LOTS: ±1.46 AC. (27.0%)
PROPOSED NON-RES. LOT: ±1.265 AC. (23.8%)
PROPOSED ALLEYS & ACCESS: ±1.105 AC. (19.9%)
PROPOSED OPEN SPACE: ±1.14 AC. (21.0%)

- NON-ABANDONMENT / RELOCATION SHALL OCCUR PRIOR TO MASTER PLAN, DEDICATION TO OCCUR AFTER CONSTRUCTION
- PROPOSED LOTS & BLOCKS STANDARDS, APPROVED BY THE PLANNING COMMISSION ON / / /
TYPICAL LOT AREA AS SHOWN:
DUPLEX: 68' X 30' = ±2,020 SF
TOWNHOMES: 65' X 20' = ±1,300 SF
NON-RESIDENTIAL: ±136' X ±412' = ±56,115 SF
- FRONT YARD SETBACKS:
DUPLEX: 0'
TOWNHOMES: 5' (ENDS)
NON-RESIDENTIAL: 0'
- REAR YARD SETBACKS:
DUPLEX: 12'
TOWNHOMES: 12'
NON-RESIDENTIAL: 5'
- PROPOSED BUILDING HEIGHT: 35'
- PARKING:
RESIDENTIAL PARKING PADS FOR GARAGES TO PROVIDE A MINIMUM OF 18' IN LENGTH FROM ALLEY/ROAD TO GARAGE DOOR.
- COMMERCIAL PARKING: 90' PARKING TO BE 9' X 18', AND PARALLEL SPACES TO BE 8' X 22'.
- ARCHITECTURAL PROJECTIONS: SEE L.D.O. ARTICLE V 1.4 EXCEPTIONS TO YARD REQUIREMENTS.
- FOR STRUCTURES FRONTING ONTO MAIN STREET, PERMISSION VIA TOWN LICENSES APPROVED BY THE TOWN COUNCIL MAY BE REQUESTED SO THAT PORCHES, STOOPS, STEPS, PATIOS, AWNINGS, ETC. MAY BE CONSTRUCTED WITHIN TOWN ROW PER THE TOWN CHARTER.
- PARKS & OPEN SPACE:
MINIMUM OPEN SPACE REQUIRED: 20% OF TOTAL SITE, WITH 10% OF THE REQUIRED OPEN SPACE TO BE OUTDOOR RECREATIONAL USE.
OVERALL OPEN SPACE REQUIRED: 5.42 AC. X 20% = ±1.08 AC., OVERALL OPEN SPACE PROVIDED: ±1.14 AC.
REQUIRED OUTDOOR RECREATIONAL USE OPEN SPACE: 1.08 AC. X 10% = 0.11 AC.
PROVIDED OUTDOOR RECREATIONAL USE OPEN SPACE: 0.12 AC.

- ENVIRONMENTAL RESTRAINTS:
FEMA FLOODPLAIN: THERE IS NO 100 YEAR FEMA FLOODPLAIN MAPPED FOR THE SITE, PER FEMA MAP#24021C0320D.
WETLANDS: THERE IS A SMALL LINEAR PATCH OF WETLANDS JUST SOUTH OF THE EXISTING SOUTH ALLEY. PER THE TOWN OF NEW MARKET'S REQUEST, SOUTH ALLEY IS TO BE UPGRADED, AND IS PROPOSED AS 16' OF PAVEMENT.
- STORMWATER MANAGEMENT: IS INTENDED TO BE PROVIDED THROUGH PROPOSED ON-SITE BIO FACILITIES AND STORM-DRAIN SYSTEM CONNECTING TO EXISTING STORM DRAINAGE SYSTEMS.
- SEDIMENT CONTROL AND EROSION CONTROL: TO BE PROVIDED AT IMPROVEMENT PLAN STAGES.
- PRIVATE ALLEY EASEMENT AND AGREEMENT WILL BE RECORDED AND NOTED ON THE FINAL PLAT. THE ONLY ANTICIPATED PUBLIC STREETSCAPE CHANGES ALONG MAIN STREET ARE TO BE THE ENTRANCES ONTO THE PROPERTY. THE EXISTING STREET TREES, SIDEWALKS, CURB, ETC. ARE TO REMAIN AS IS. ANY ADDITIONAL NECESSARY IMPROVEMENTS WILL BE DETAILED AT IMPROVEMENT PLANS.
- RECORDED AGREEMENTS TO BE EXECUTED AT TIME OF FINAL PLATS. ALLEY A WILL HAVE A CROSS EASEMENT PERMITTING PUBLIC ACCESS AT FINAL PLAT.
- REFER TO ATTACHED NRI/PRELIMINARY FOREST STAND DELINEATION FOR ADDITIONAL WETLAND AND FOREST STAND DATA.
- PROPOSED DENSITIES:
PROPOSED NON-RESIDENTIAL FAR: 22,000 SF / 56,115 SF = 0.39 FAR NET (MAXIMUM PERMITTED IS 0.40 FAR)
22,000 SF / 236,150 SF = 0.93 FAR GROSS
PROPOSED RESIDENTIAL DENSITY: 42 UNITS / 4.13 AC. = 10.17 DU/AC. NET
42 UNITS / 5.42 AC. = 7.75 DU/AC. GROSS

		RESIDENTIAL PARKING REQUIREMENTS				PROVIDED PARKING		
UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING/UNIT	TOTAL REQUIRED PARKING	GARAGE SPACES PROVIDED	TOTAL GARAGE EQUIVALENT SPACES PROVIDED (1/2)	**PARKING PAD SPACES PROVIDED (ON LOT)	TOTAL PARKING SPACES PROVIDED (ON LOT)	TOTAL ONLOT SPACES PROVIDED
DUPLEX	6	2	12	2	12	**2	12	24
TOWNHOUSE	36	*2.5	90	2	72	**2	72	144
TOTALS	42	102	102	4	84		84	168

*NOTE: THE ABOVE TOWNHOUSE CALCULATIONS ASSUME 3 BEDROOM UNITS. REQUIRED PARKING IS 2/UNIT +0.5 PER BEDROOM OVER 2 = 2.5 SPACES REQUIRED PER UNIT.
**NOTE: VARIANCE REQUESTED FOR MINIMUM SQUARE FOOTAGE PER PARKING PAD BE DECREASED FROM THE MINIMUM 180 SF TO 162 SF (9' X 18' TYPICAL) FOR ON LOT DRIVEWAY SPACES.

		NON-RESIDENTIAL PARKING REQUIREMENTS				PROVIDED PARKING		
BUILDING NUMBER	USE	REQUIRED PARKING/UNIT	TOTAL REQUIRED PARKING	ON LOT SURFACE SPACES PROVIDED	**NON-STREET SPACES PROVIDED	TOTAL PARKING SPACES PROVIDED		
1	4,000 SF RETAIL	1/200 SF	20	20	0	20		
	3,000 SF OFFICE	1/300 SF	10	10	0	10		
2	4,000 SF RETAIL	1/200 SF	20	20	0	20		
	3,000 SF OFFICE	1/300 SF	10	10	0	10		
	4,000 SF BASEMENT OFFICE	1/300 SF	13	17	0	17		
3	4,000 SF BASEMENT OFFICE	1/150 SF	27	11	15	28		
TOTALS		22,000 SF	100	88	15	103		

*NOTE: VARIANCE REQUESTED FOR MINIMUM SQUARE FOOTAGE PER PARKING PAD BE DECREASED FROM THE MINIMUM 180 SF TO 162 SF (9' X 18' TYPICAL) FOR PERPENDICULAR (90°) PARKING SPACES, AND 176 SF (8' X 22' TYPICAL) FOR PARALLEL PARKING SPACES. **NOTE: A VARIANCE IS REQUESTED TO ALLOW ON-STREET PARKING TO COUNT TOWARD MEETING PARKING REQ'S.

*NOTE: THE MAXIMUM NUMBER OF EMPLOYEES FOR WHICH BUILDINGS ARE DESIGNED SHALL BE DETERMINED AT BUILDING PERMIT, NOT TO EXCEED THE PROVIDED PARKING ABOVE.

- PROPOSED DWELLING UNIT MIX:

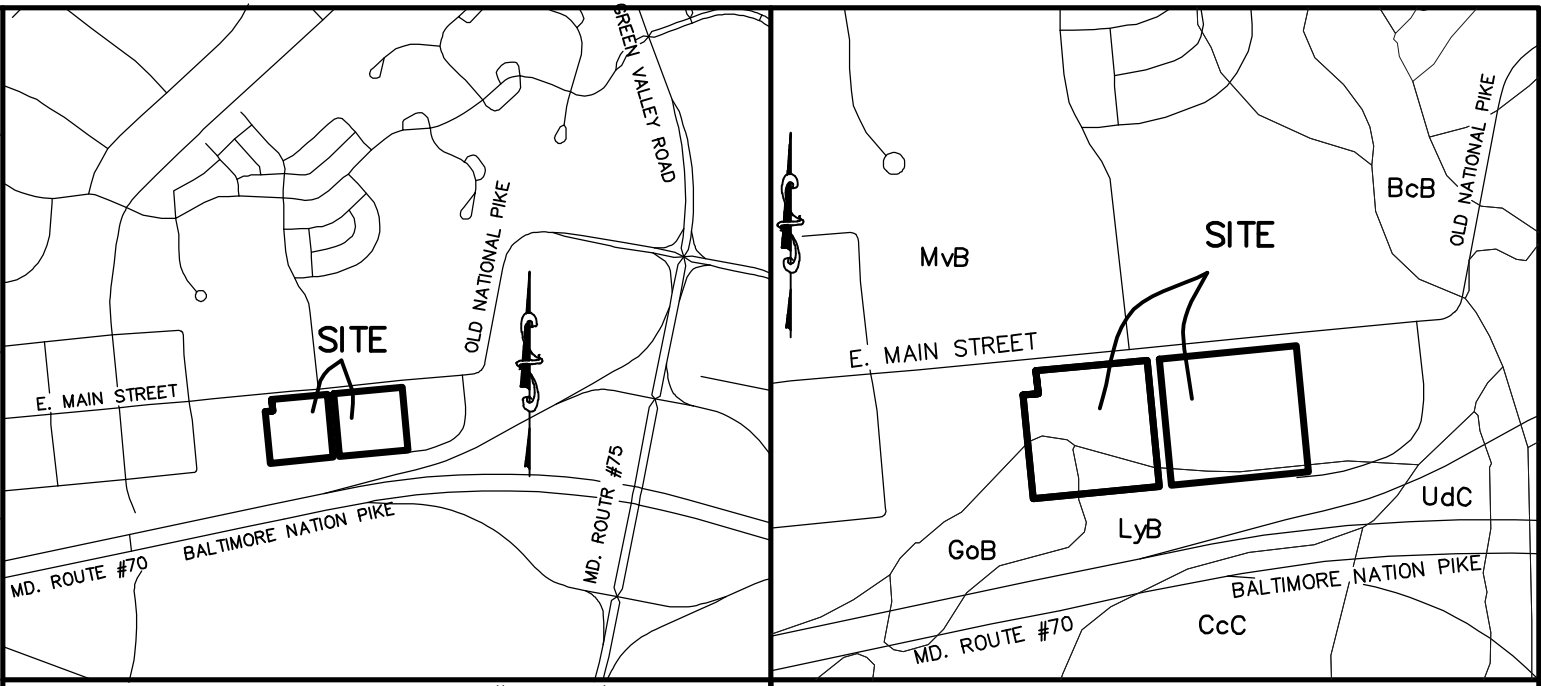
UNIT TYPE	LOT NUMBERS	NUMBER OF UNITS	TYPICAL BUILDING ENVELOPE	TYPICAL LOT SIZE
DUPLEX	1-6	6	25' WIDE X 49' DEEP	30' WIDE X 68' DEEP
TOWNHOUSE	7-42	36	20' WIDE X 42' DEEP	20' WIDE X 65' DEEP
TOTAL	42 LOTS	42	---	---
- ARCHITECTURAL STANDARDS: WILL BE APPROVED BY THE ARCHITECTURAL REVIEW COMMISSION (ARC) PRIOR TO SITE PLAN APPROVAL BY THE PLANNING COMMISSION.
- HOA RESPONSIBILITY:
PUBLIC SIDEWALK ALONG EAST MAIN STREET IS SHOWN. DETAIL GRADING & CONSTRUCTION IMPROVEMENTS WILL BE PROVIDED WITH IMPROVEMENT PLANS. THE HOA WILL ALSO HAVE MAINTENANCE RESPONSIBILITIES FOR THE ONSITE COMMON OPEN SPACE, COMMON DRIVES, OFF-STREET PARKING BEYOND MAIN STREET RIGHT-OF-WAY AND SIDEWALKS OUTSIDE OF THE MAIN STREET RIGHT-OF-WAY.
HOA WILL ALSO BE RESPONSIBLE FOR SWM FACILITY MAINTENANCE AND ALL STORM DRAIN OUTSIDE THE TOWN ROW.
TRASH PICK UP WILL BE THE HOA'S (HOME OWNER ASSOCIATION) RESPONSIBILITY AND IS ANTICIPATED TO OCCUR ONCE A WEEK.
THE HOA WILL BE RESPONSIBLE FOR SWM FACILITY MAINTENANCE AND ALL STORM DRAIN OUTSIDE THE TOWN ROW.
- MAINTENANCE AND ACCESS EASEMENTS:
A. MAINTENANCE EASEMENTS SHALL BE RECORDED FOR THE TOWN LAND IN THE NINTH ALLEY ROW AND THE MAIN ST. ROW FRONTAGE.
B. A PUBLIC ACCESS EASEMENT ON THE PRIVATE ALLEY LEADING TO THE EVENT BARN SHALL BE RECORDED.
- IN LIEU OF SITE SPECIFIC GUIDELINES THE TOWN'S HDC GUIDELINES FOR CLASS 3 STRUCTURES AND SIGNS SHALL APPLY TO THE PROPERTY UNTIL OR UNLESS SITE SPECIFIC GUIDELINES ARE APPROVED BY THE HDC.
- SOUTH ALLEY WILL BE SIGNED AS ONE-WAY GOING EAST BETWEEN THE COMMUNITY PARK PARKING LOT AND CLEBURNE COURT.
- SUPPLEMENTAL SITE PLANS/GRADING PLANS WILL BE PROVIDED AT BUILDING PERMIT FOR EACH COMMERCIAL BUILDING.
- VARIANCES REQUESTED:
A. RESIDENTIAL AND COMMERCIAL PARKING DIMENSIONS - MINIMUM SQUARE FOOTAGE PER PARKING PADS
B. PROPOSED LOTS & BLOCKS STANDARDS
C. MODIFICATION TO ALLOW 20' PAVEMENT IN ALLEYS
D. ARTICLE VI, SECTION 3.4.2 - ACCESS, EVERY LOT SHALL ABUT ON A PUBLIC STREET, HOWEVER, THIS REQUIREMENT MAY BE WAIVED. NOT ALL TOWNHOME LOTS FRONT ONTO A PUBLIC STREET. THESE LOTS ARE PROVIDED SO THAT SMALL POCKET PARKS AND STORMWATER MANAGEMENT AREAS MAY BE PROVIDED THROUGHOUT THE PLAN. ADEQUATE ACCESS TO THESE LOTS SHALL BE PROVIDED VIA PRIVATE ALLEYS TO THE REAR OF THESE UNITS.
E. VARIANCE TO ALLOW ON-STREET PARKING TO COUNT TOWARD MEETING PARKING REQUIREMENTS, PER LOD ARTICLE V, SECTION 9.5 a AND b PARKING ALTERNATIVES.
F. VARIANCE TO NOT PROVIDE A DEDICATED LOADING AREA FOR THE NON-RESIDENTIAL BUILDINGS PER ARTICLE V, SECTION 9.12.
G. VARIANCE TO ALLOW STREET TREES TO BE PLACED WITHIN THE PUBLIC ROW WHERE POSSIBLE.
- PER ARTICLE VI, SECTION 2.2.6, AN APPROVAL PERIOD OF THREE (3) YEARS IS BEING REQUESTED FOR THIS PLAN.
- LIGHTING PLAN: A LIGHTING PLAN FOR THE NON-RESIDENTIAL PARKING WILL BE PROVIDED AT IMPROVEMENT PLANS.
- FINAL SITE PLAN APPROVAL IS REQUIRED PRIOR TO FINAL PLAT WHEN ALL SUPPORTING DOCUMENTS AND TOWN COUNCIL APPROVALS ARE IN PLACE - SEE ARTICLE V 3.4 AND ARTICLE.
- NONRESIDENTIAL LOTS: A WASTE FIXTURE COUNT MUST BE PERFORMED BY THE FREDERICK COUNTY DWSU BEFORE A BUILDING PERMIT CAN BE APPROVED. EACH TENANT OR OWNER SHALL COMPLETE AN INDUSTRIAL WASTE QUESTIONNAIRE AND COMPLY WITH THE FREDERICK COUNTY INDUSTRIAL WASTE ORDINANCE. FURNISHMENT AND INSTALLATION OF MONITORING MANHOLES, GREASE TRAPS OR OTHER PRETREATMENT DEVICES SHALL BE RESPONSIBILITY OF THE OWNER OR CONTRACT PURCHASER OF THE LOT. THE FINAL LOCATION OF THE SAID DEVICES IS SUBJECT TO THE REVIEW AND APPROVAL BY FREDERICK COUNTY DWSU AS PART OF THE SITE IMPROVEMENT PLAN.
- PHASING: SITE DEVELOPMENT WILL NOT BE PHASED. VERTICAL CONSTRUCTION TO BE COMPLETED WITHIN 2-4 YEARS AFTER SITE DEVELOPMENT IS COMPLETED.

DATE: / /
TIME: / /
DATE: / /
TIME: / /

TOWN OF NEW MARKET
PLANNING COMMISSION
CHAIR

PERMIT NO. /24
3 YEARS
SYNCHRONOUS

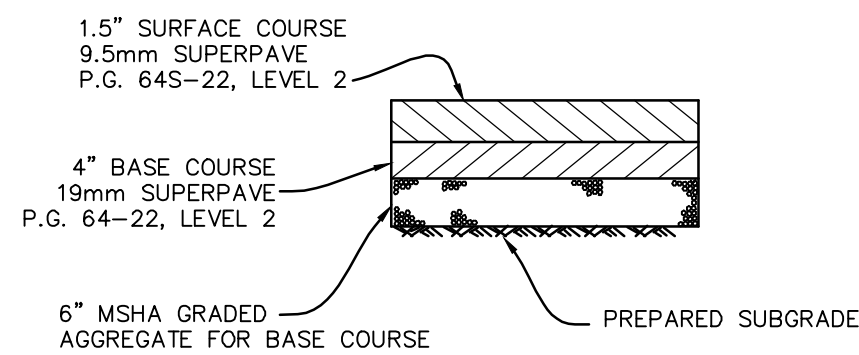
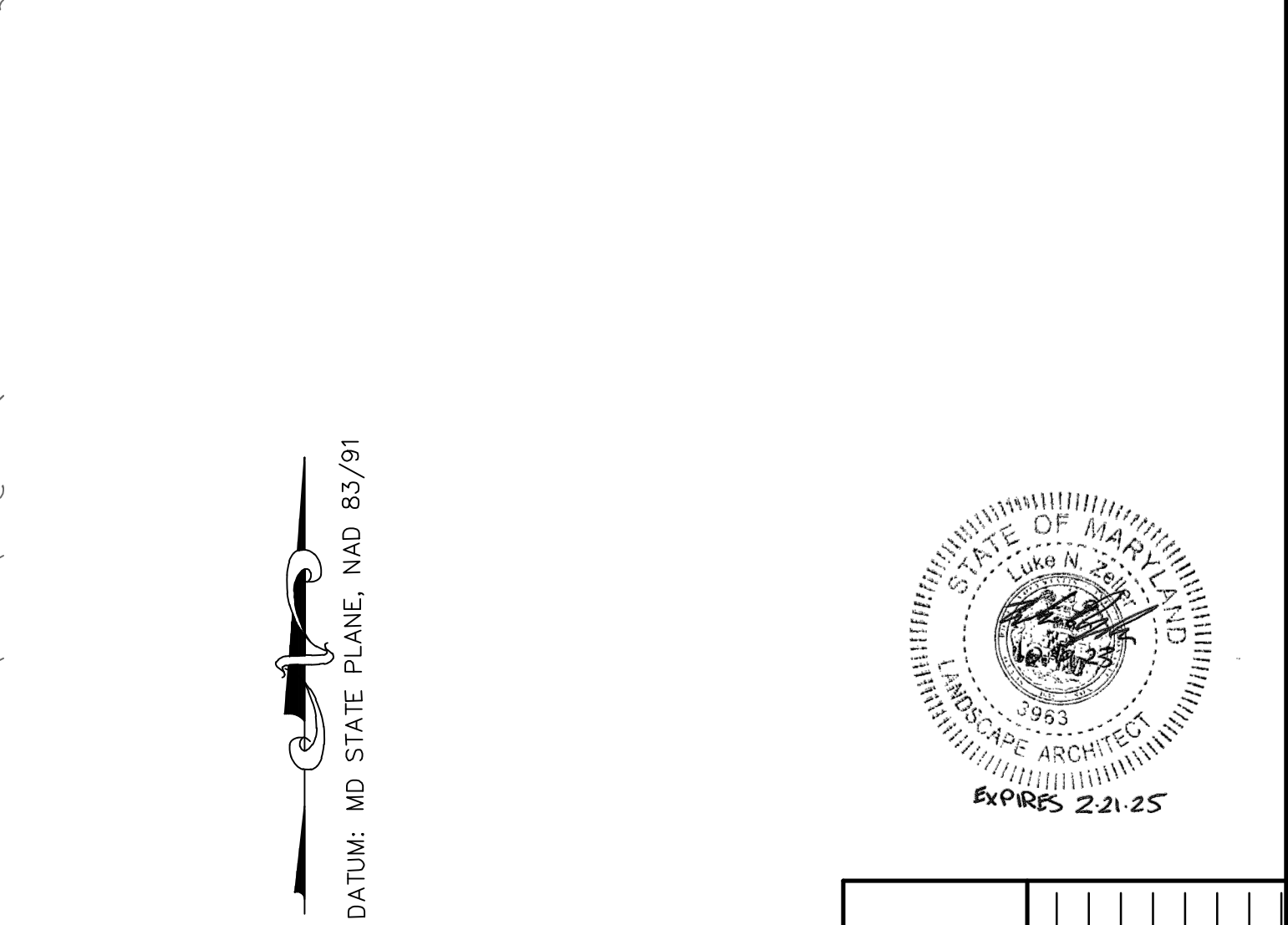
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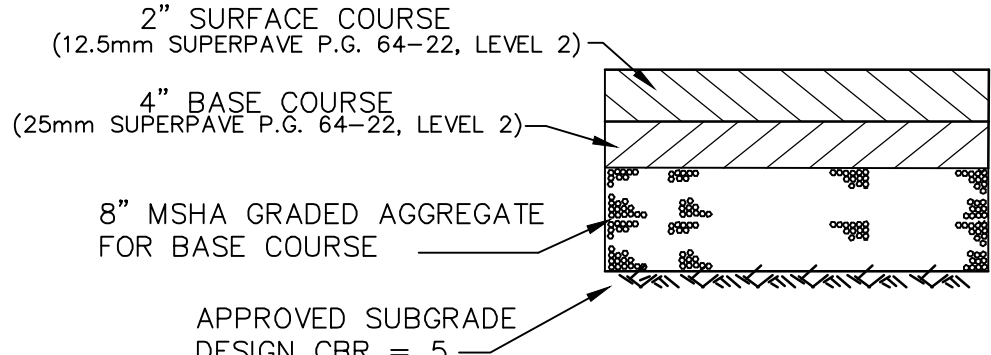
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T.M.79, PARCEL 3813, TAX ID NO. 09-232761

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M&B-Myersville silt loam, Non-Restricted, 3-8% slopes

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 2. VERTICAL DATUM: NAVD 88; BASED ON SAME MONUMENTS.
 3. TOPOGRAPHY AND PLANIMETRY PROVIDED BY HSA, MARCH 25, 2022
 4. UTILITIES SHOWN ARE FIELD RUN ASBUILT LOCATIONS BY HARRIS, SMARIGA & ASSOCIATES, INC. AND SUPPLEMENTED BY AVAILABLE UTILITY DRAWINGS. THEIR LOCATION SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 5. SITE IS ALL OF THE LANDS OF D.R. ACQUISITIONS, LLC AS RECORDED IN LIBER 15683 AT FOLIO 552.
 6. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 7. SITE IS ZONED "RM".
 8. NO FLOODPLAIN ON SITE PER FEMA MAP #24021C0320D, DATED SEPTEMBER 19, 2007.



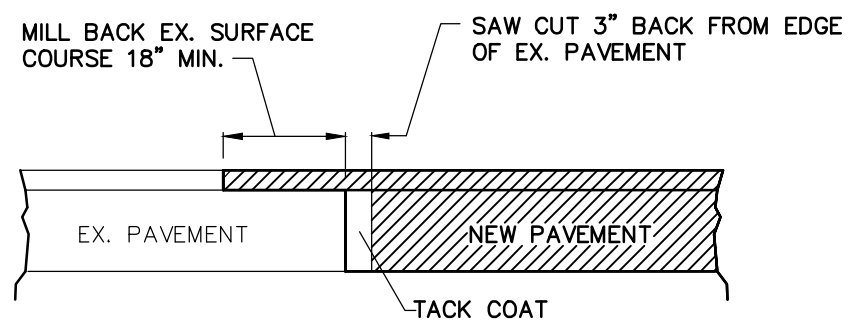
ALL OTHER STREETS
NTS



TYP. COUNTY PAVEMENT SECTION

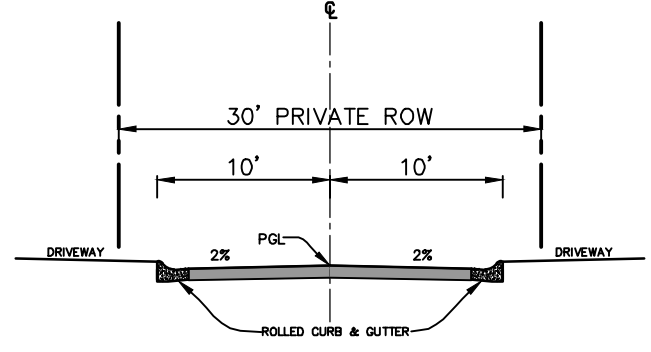
- * CBR MUST BE PROVIDED. IF CBR LESS THAN 5, PAVEMENT MUST BE REDESIGN
- ** THIS SECTION WILL BE REQUIRED FOR TOWN ROW (MARLEY STREET & SOUTH ALLEY)

TYPICAL PAVEMENT DETAIL
NOTE: PAVEMENT SECTIONS SHOWN ON THIS PLAN ARE FROM COUNTY STANDARD PAVING SECTIONS AND/OR FROM OTHER SOURCES AND ARE SHOWN FOR BIDDING PURPOSES ONLY. THEY HAVE NOT BEEN REVIEWED OR ANALYZED BY HSA FOR STRUCTURAL ADEQUACY FOR THIS PROJECT. THE OWNER OR THE DEVELOPER IS RESPONSIBLE TO EMPLOY THE SERVICES OF A GEOTECHNICAL ENGINEER TO DESIGN THE PAVEMENT SECTION TO SUPPORT CONSTRUCTION AND OTHER ANTICIPATED TRAFFIC FOR A 20-YEAR MINIMUM SERVICE LIFE. HSA ASSUMES NO RESPONSIBILITY FOR PAVEMENT DESIGN.

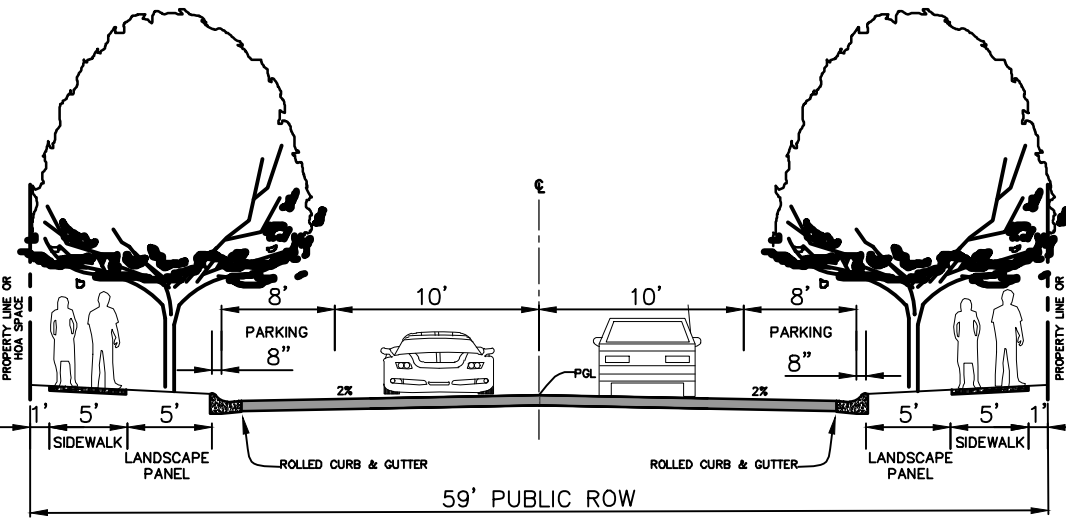


- NOTES:**
1. WHERE PROPOSED PAVEMENT CONNECTS TO EXISTING PAVEMENT SAW CUT THE EXISTING PAVEMENT FOR THE FULL LENGTH OF THE CONNECTION FOR THE SURFACE COURSE. THE EXISTING PAVEMENT SHALL BE MILLED BACK A MINIMUM OF 18" TO ALLOW FOR A SMOOTH OVERLAP.
 2. THE DEVELOPER IS RESPONSIBLE TO EMPLOY THE SERVICES OF A GEOTECHNICAL ENGINEER TO INVESTIGATE, TEST AND ANALYZE THE PAVEMENT SUBGRADE AND DESIGN THE PAVEMENT SECTION TO SUPPORT CONSTRUCTION AND OTHER ANTICIPATED TRAFFIC FOR A 20 YEAR MINIMUM SERVICE LIFE.

TIE IN TO EX. PAVEMENT



PRIVATE SECTION FOR ALLEYS
PRIVATE ALLEY WEBSTER COURT, GLEBURNE COURT, CART PATH COURT, & STONEGARDEN COURT
ROADS PRIVATELY OWNED AND MAINTAINED BY HOA
SCALE: N.T.S.



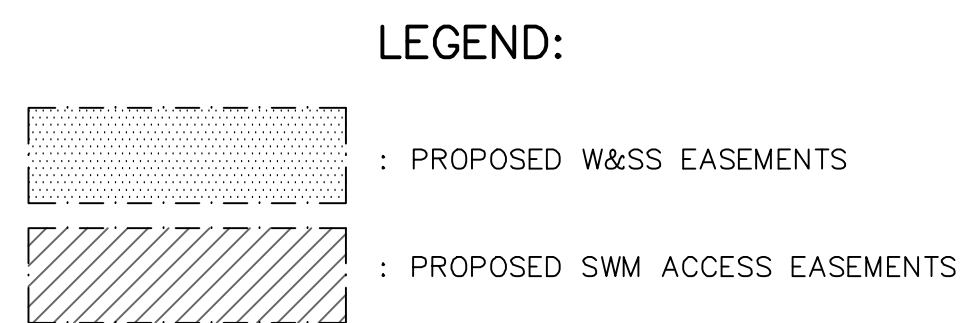
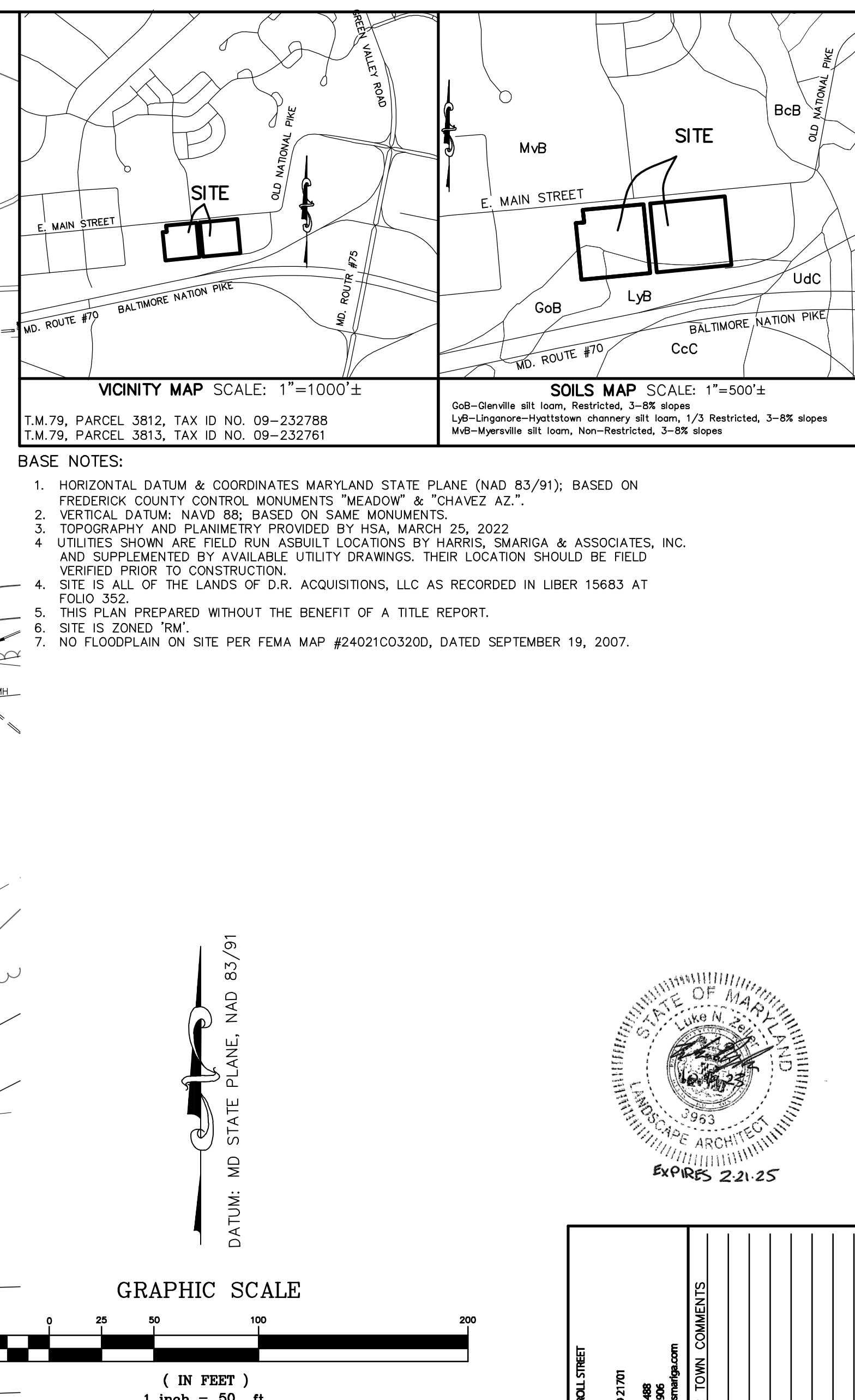
LOCAL ACCESS STREET / PUBLIC SECTION FOR ROADS
W/ PARKING ON BOTH SIDES
PUBLIC ROW DEDICATION
MARLEY STREET
ROADS PUBLICLY OWNED AND MAINTAINED BY THE TOWN OF NEW MARKET
SCALE: N.T.S.

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
TOWN OF NEW MARKET
PLANNING COMMISSION
CHAIR

DATE: 3/23/23
CHECKED BY: J.L.W.
TOWN OF NEW MARKET
PLANNING COMMISSION
CHAIR

HARRIS SMARIGA PLANNERS • ENGINEERS • SURVEYORS	
1255 CARROLL STREET SUITE 100 ANNAPOLIS, MD 21401 P: 410.662.4488 F: 410.662.4496 www.harris-smariga.com	REV. 05.22.24 PER TOWN COMMENTS
ORIGINAL SUBMITTAL: 03.20.23	REV. 09.08.23 PER TOWN COMMENTS
REV. 10.19.23 PER TOWN COMMENTS	REV. 02.08.24 PER TOWN COMMENTS
REV. 02.08.24 PER TOWN COMMENTS	REV. 04.10.24 PER TOWN COMMENTS
REV. 04.10.24 PER TOWN COMMENTS	REV. 04.23.24 PER TOWN COMMENTS

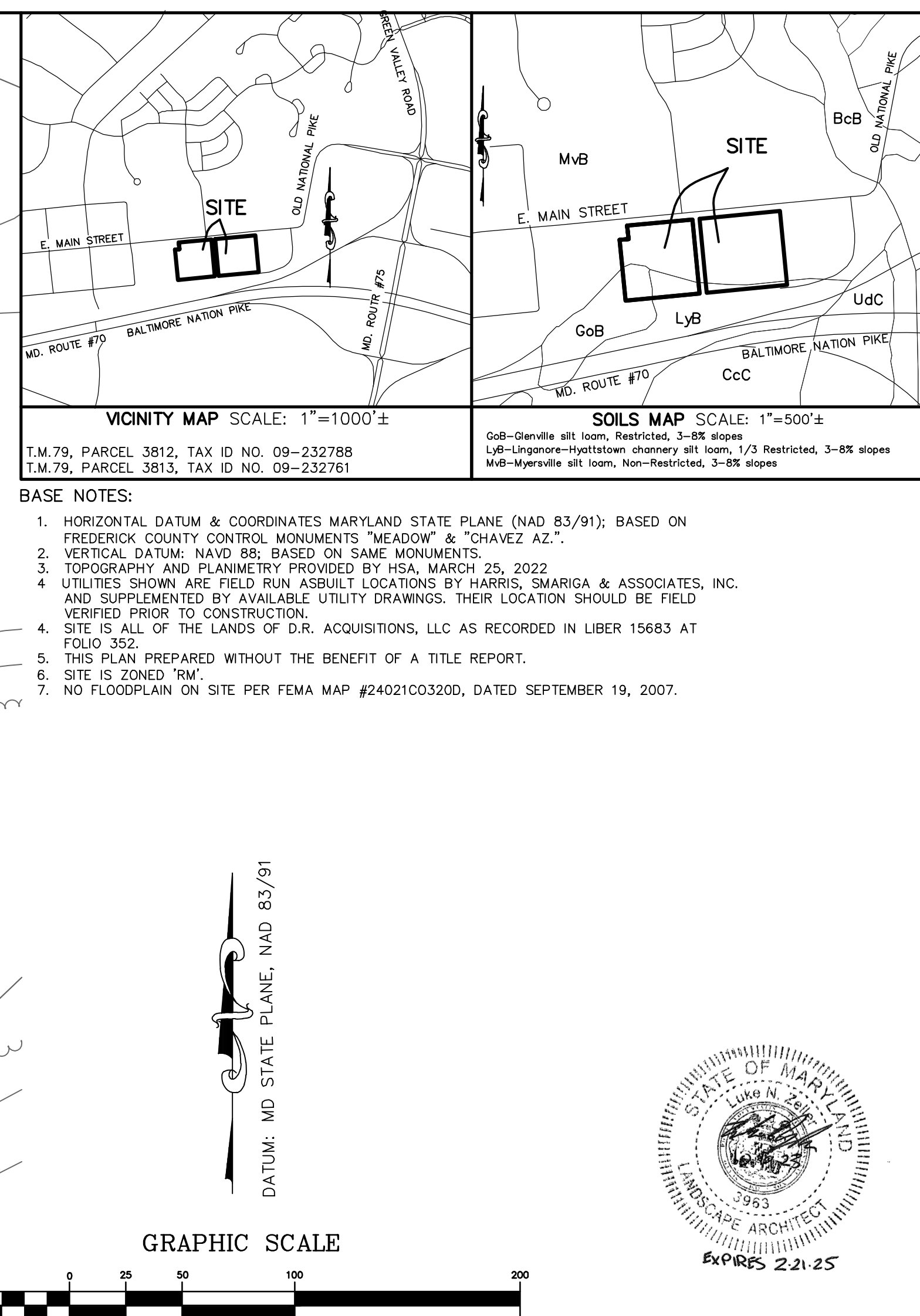
SITE GRADING, PAVING, AND STORM DRAIN NEW MARKET - EAST MAIN TRC COMBINED PRELIMINARY / SITE PLAN	
LANDS OF D.R. ACQUISITIONS, LLC PARCEL #1, TAX ID #09-232761 LOCATED ON E MAIN ST. & TENTH ALLEY NEW MARKET, MARYLAND NEW MARKET ELECTION DISTRICT NO. 9 FREDERICK COUNTY, MARYLAND	DATE: MARCH, 2023 SHEET: 3 PROJECT: 7705
SCALE: 1"=50' DRAWN BY: J.L.W. CHECKED BY: CS DATE: MARCH, 2023 SHEET: 3 PROJECT: 7705	3



SIGN NAME _____
 PRINT NAME _____
 TOWN OF NEW MARKET
 PLANNING COMMISSION
 CHAIR
 / /23
 PLAN APPROVAL DATE
 / /23
 PLAN EXPIRATION DATE
 3 YEARS
 APPROVAL DURATION

SCALE: 1"=50'	SITE UTILITY PLAN
DRAWN BY: J.W.	NEW MARKET - EAST MAIN
CHECKED BY: CS	TRC COMBINED PRELIMINARY / SITE PLAN
DATE: MARCH, 2023	LANDS OF D.P. ACQUISITIONS, LLC PARCEL #1, TAX ID #93-232761 PARCEL #2, TAX ID #93-232788 LOCATED AT NEW MARKET NORTH ALLEY NEW MARKET, MARYLAND NEW MARKET ELECTION DISTRICT NO. 9 FREDERICK COUNTY, MARYLAND
SHEET: 4 OF: 8	
PROJECT: 77705	
4	

I:\PROJ\7705\DWG\PLANNING\TRC APPLICATION\SITE UTILITY PLAN.DWG 5/21/2024 3:45 PM



LANDSCAPING REQUIREMENTS:

- ARTICLE V, SECTION 3.2.3 – STREET TREES

(c) 1 TREE / 40 LF OF STREET FRONTAGE OR OPEN SPACE

EAST MAIN STREET – 603 LF / 40' = 15 TREES REQUIRED, 15 EXISTING TREES TO REMAIN
PUBLIC ROW DEDICATION – 310 LF / 40' = 8 TREES REQUIRED, 9 TREES PROVIDED
INTERIOR HOA OPEN SPACE FRONTAGE – 460 LF / 40' = 12 TREES REQUIRED, 14 TREES PROVIDED

(d) UNLESS OTHERWISE APPROVED BY THE TOWN, STREET TREES SHALL BE PLANTED A MINIMUM OF TEN FEET FROM THE ROAD RIGHT-OF-WAY.

*A MODIFICATION IS BEING REQUESTED TO ALLOW THE STREET TREE PLANTING TO OCCUR WITHIN THE PROPOSED 5' LANDSCAPE STRIP BETWEEN THE BACK OF CURB AND SIDEWALK WITHIN THE PUBLIC ROW
- ARTICLE V, SECTION 9.10.9 – PARKING LOT LANDSCAPING

IN OFF-STREET PARKING AREAS OF FIVE OR MORE SPACES, THE PLANNING COMMISSION SHALL REQUIRE LANDSCAPING. 11 TREES HAVE BEEN PROVIDED WITHIN THE PARKING LOT AREA ASSOCIATED W/ THE COMMERCIAL USES.
- MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL LANDSCAPE MATERIALS AND SHALL KEEP THEM IN A PROPER NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN SIX MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST. IN BUFFERS, SCREENS, WILDLIFE CORRIDORS AND WINDBREAKERS, TREES SHALL BE REPLACED AT A RATE OF 1 NEW TO 1 REMOVED TREE, UNLESS HEALTHY MATERIAL IS DELIBERATELY REMOVED, THEN VEGETATION WILL BE REPLACED AT A RATE OF 1.5 NEW TO 1 TREE REMOVED. PROPER MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, MULCHING, FERTILIZING AND PRUNING.
- PARKING LOT SCREENING

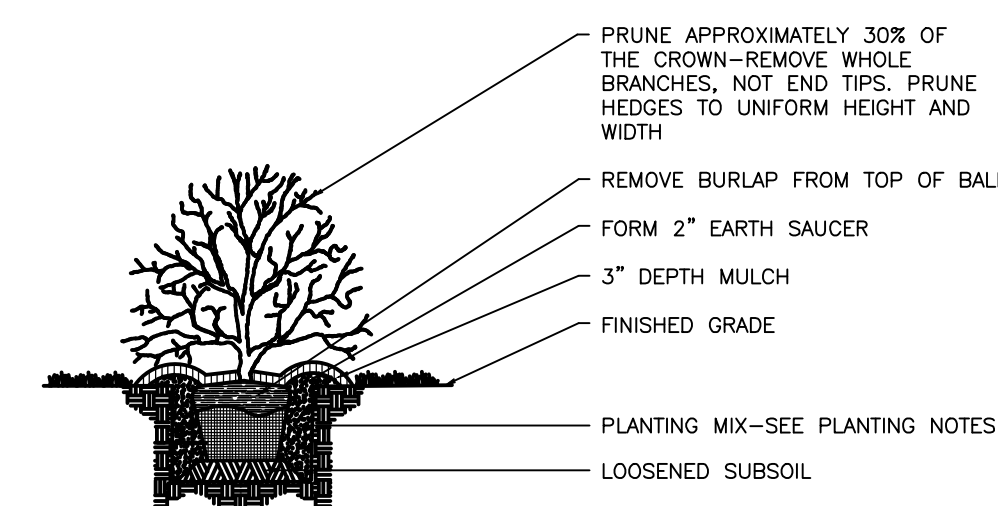
PARKING LOT SCREENING SHALL BE APPROVED BY THE HDC AND THE PC PRIOR TO FINAL SITE PLAN APPROVAL.

 : PROPOSED STREET TREES
 (USED FOR FOREST CONSERVATION CREDITS)

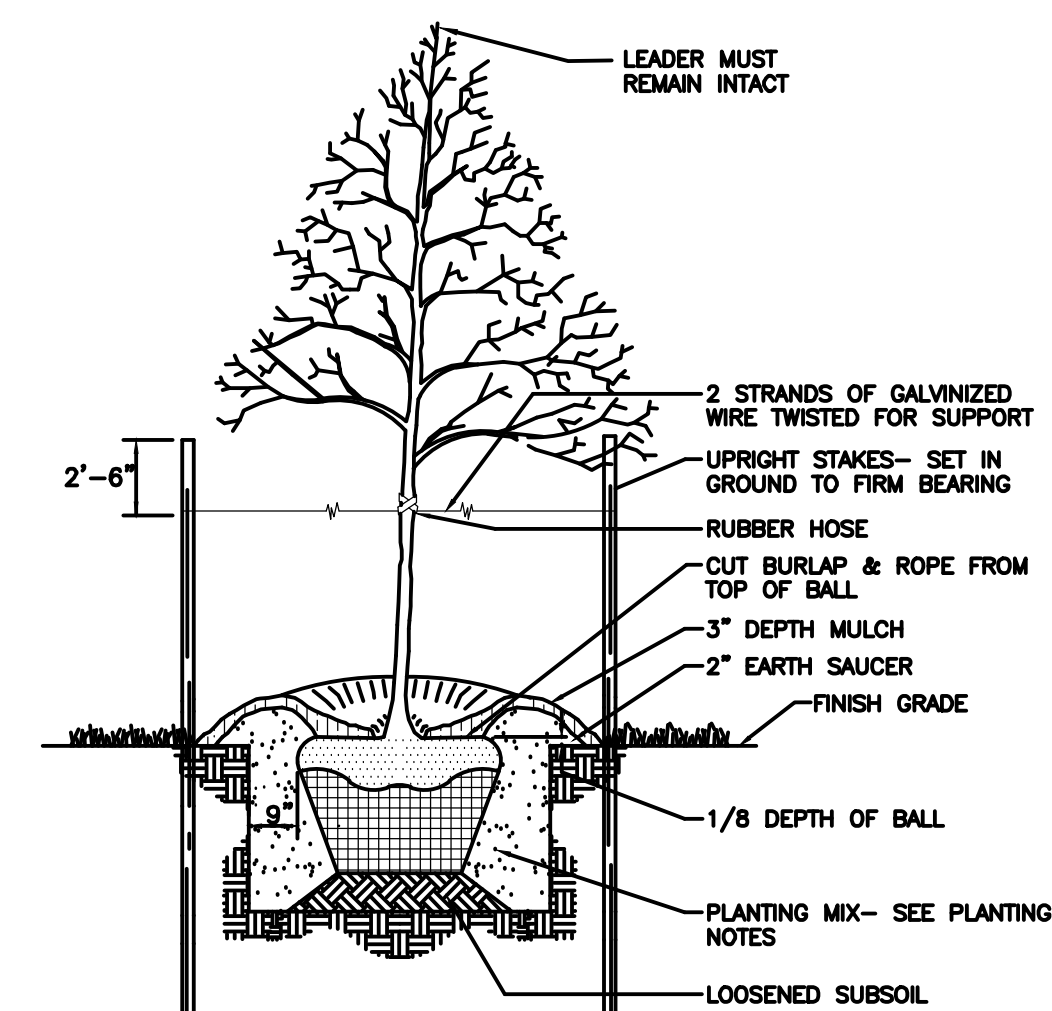
 : EXISTING STREET TREES (EASTERN REDBUD TYP.)

*NOTE: AT FINAL SITE ALL PLANTINGS PROVIDED PER THE SWM REQUIREMENTS WILL BE SHOWN ON THIS PLAN FOR COORDINATION PURPOSES.

*NOTE: AT FINAL SITE ALL PLANTINGS PROVIDED PER THE SWM REQUIREMENTS WILL BE SHOWN ON THIS PLAN FOR COORDINATION PURPOSES.



SHRUB PLANTING
DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE



NOTES

1. SEE "LANDSCAPE GUIDELINES"
FOR SUPPORTING TREES LARGER
THAN 2-1/2" CALIPER.
2. PLACE UPRIGHT STAKES
PARALLEL TO WALKS &
BUILDINGS.
3. KEEP MULCH 1" FROM TRUNK

TREE PLANTING AND STAKING

DECIDUOUS AND EVERGREEN TREES	NOT TO SCALE
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SIGN NAME _____

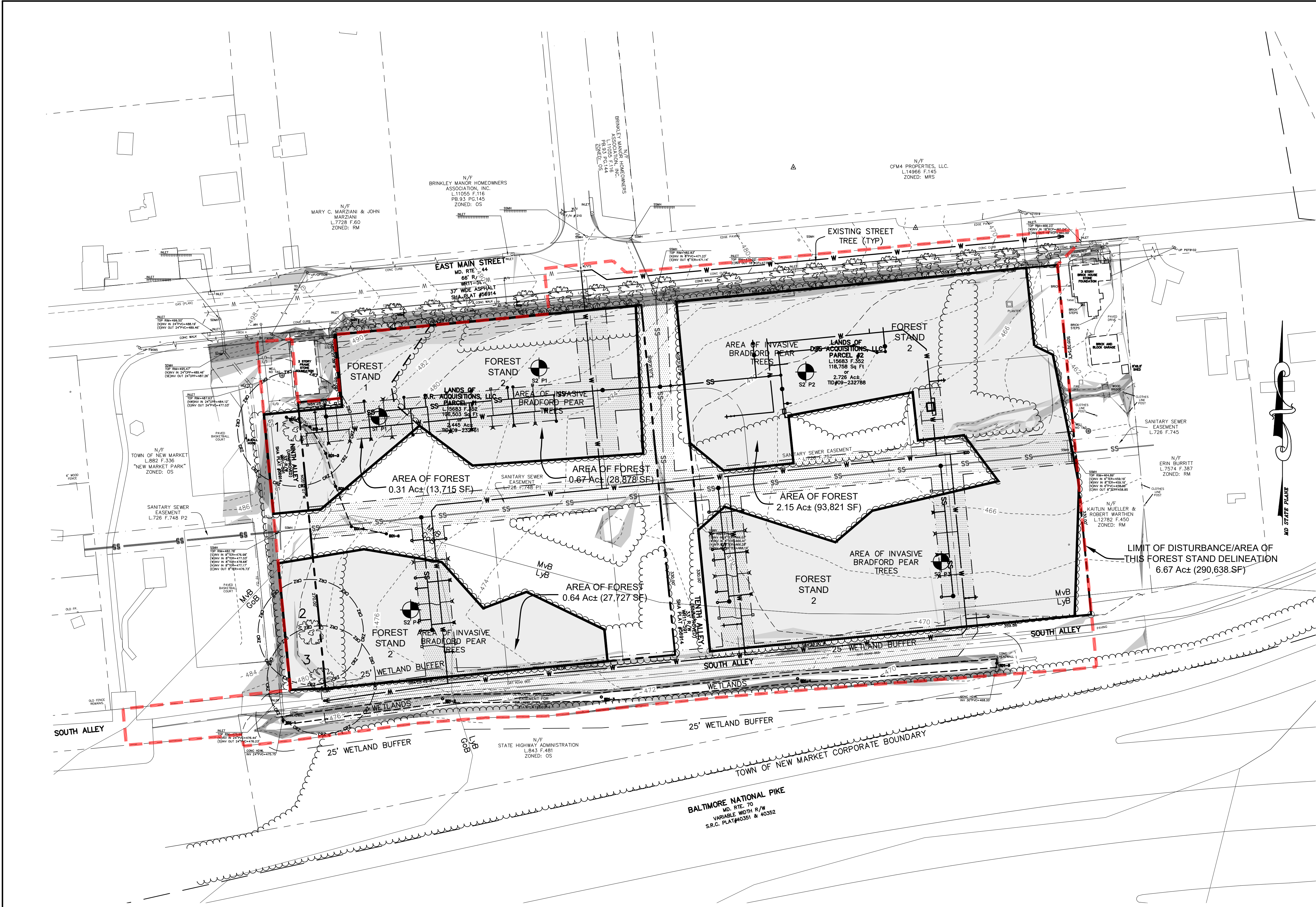
PRINT NAME _____

TOWN OF NEW MARKET
PLANNING COMMISSION
CHAIR

_____/_____/23
PLAN APPROVAL DATE

_____/_____/23
PLAN EXPIRATION DATE

3 YEARS
APPROVAL DURATION



LEGEND

- SLOPES 15-25%
- SLOPES >25%
- EXISTING TREELINE
- SPECIMEN TREE
- EXISTING FOREST
- SOIL DELINEATION
- EXISTING STREET TREE
- SAMPLING PLOT LOCATION
- WETLANDS & 25' BUFFER
- AREA OF SITE/LIMITS OF DISTURBANCE

SPECIMEN TREES

#	COMMON NAME	SCIENTIFIC NAME	SIZE	CRZ RADIUS	COND.	NOTES
1	Red Maple	Acer rubrum	36.0'	54'	Poor to Fair	Trunk stem, 1 stem leans toward lodge, small 1st lodge if it falls Dead Locust Tree grown into base
2	Black Locust	Juglans nigra	33.0'	49.5'	Very Poor	Large cavity and broken branches
3	Mulberry Tree	Morus spp.	34.0'	51'	Poor	Lots of cavities, forks into two stems at 6' Leans over South Alley, Lots of cut limbs over Alley

Forest Stand Delineation Narrative

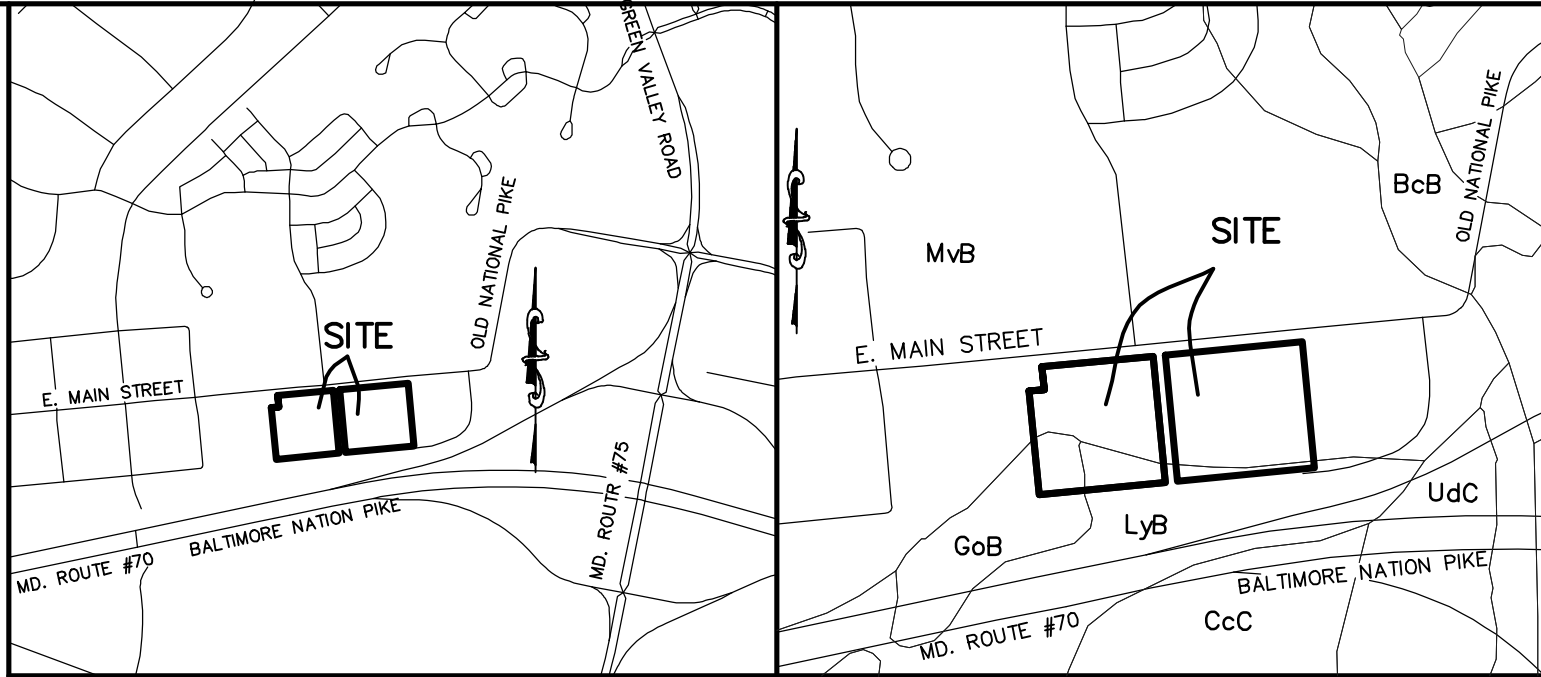
The site consists of two parcels divided by an unimproved Tenth Alley that dissects the site on a North-South Axis extending down to beneath South Alley to the south and also includes unimproved Ninth Alley to the West with a total of approximately, including areas of proposed connection onto East Main street the site contains 6.67 Acres. East Main Street is situated to the North, South Alley exists as a dirt road bed to the South, Ninth Alley, the New Market Community Park and the James Stewart Lodge #49 to the West and residential single-family homes to the East. The site is currently vacant and while the majority of the site is covered with tree canopy the vast majority of this site consists of highly invasive Bradford Pear trees and Morrow Honeysuckle. A small section of forest consisting of native tree species exists in the northwest corner of the Site adjacent to the James E. Stewart Lodge, all other treed areas onsite are comprised almost entirely of Bradford Pear and Morrow Honeysuckle. The site contains three Specimen sized trees within Ninth Avenue with critical root zones encroaching onto the private parcel and adjacent parkland and they are identified on this plan. The private parcels contain no intermittent or perennial streams and no wetlands per a field investigation by American Land Concepts in November 2021, while no streams or wetlands were identified on these parcels, ephemeral channels were found coming from both Ninth Alley to the West and leading offsite to the East. While the forest identified continues offsite it is a contiguous stand and not part of a larger forested corridor. There are no floodplains onsite, no flooding soils and no considerable areas of steep slopes. Wetlands were located to the south beneath the unimproved areas of South Alley, development within and around these buffers will require coordination with the appropriate agencies (MDE, USACE) to determine impacts and permits required. The site contains no priority retention areas apart from the existing forest stand and the wetlands south of South Alley.

Forest Stand #1

This stand is generally gently sloped with the exception steep banks along the ephemeral channel. It is at a late successional stage forest. This stand consists of mainly of Black Walnut, Black Locust and Mulberry. The stand is fairly well established but does include some invasive Bradford Pear trees and Morrow Honeysuckle. Invasive plant species make up approximately ±20% of species in this stand.

Forest Stand #2

These areas of forest are almost entirely comprised of invasive Bradford Pear trees and Morrow Honeysuckle. Invasive plant species make up approximately ±95% of species in this stand. These areas are considered low-quality forest.



VICINITY MAP SCALE: 1"=1000'

T.M.79, PARCEL 3812, TAX ID NO. 09-232788
T.M.79, PARCEL 3813, TAX ID NO. 09-232761

SOILS MAP SCALE: 1"=500'

GoB-Glenville silt loam, Restricted, 3-8% slopes
LyB-Linganore-Hyattstown channel silt loam, 1/3 Restricted, 3-8% slopes
MvB-Myersville silt loam, Non-Restricted, 3-8% slopes

BASE NOTES:

- HORIZONTAL DATUM & COORDINATES MARYLAND STATE PLANE (NAD 83/91); BASED ON FREDERICK COUNTY CONTROL MONUMENTS "MEADOW" & "CHAVEZ AZ".
- VERTICAL DATUM: NAVD 88; BASED ON SAME MONUMENTS.
- TOPOGRAPHY AND PLANIMETRY PROVIDED BY HSA, MARCH 25, 2022.
- UTILITIES SHOWN ARE FIELD RUN AS-BUILT LOCATIONS BY HARRIS, SMARIGA & ASSOCIATES, INC. AND SUPPLEMENTED BY AVAILABLE UTILITY DRAWINGS. THEIR LOCATION SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- SITE IS ALL OF THE LANDS OF D.R. ACQUISITIONS, LLC AS RECORDED IN LIBER 15683 AT FOLIO 352.
- THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- SITE IS ZONED 'RM'.
- NO FLOODPLAIN ON SITE PER FEMA MAP #24021C0320D, DATED SEPTEMBER 19, 2007.

SOIL TYPES	HSG	Wetsoil	Floodplain
GoB Glenville	C/D	Yes	No
LyB Linganore-Hyattstown	C	No	No
MvB Myersville	B	No	No

SITE FEATURES

PERENNIAL AND INTERMITTENT STREAMS:

None, a small ephemeral channel exists to the west near Ninth Alley, this channel was utilized as an outfall prior to the Maryland State Highway Administration 2005 MD 144 Drainage Improvement Plans (Contract #R4585174), with the MD SHA plans the water from MD 144 is now piped within an easement beyond the West property line to the existing ditch on the South side of South Alley, there is no longer a large discharge and flow of SWM across this site. There is also an ephemeral channel to the east near the adjacent residential property.

WETLANDS:

None observed on site per field investigation by American Land Concepts in November, 2021.

SOILS:

GoB: Glenville silt loam, 3-8% slopes
LyB: Linganore-Hyattstown channel silt loams, 3-8% slopes
MvB: Myersville silt loam, 3-8% slopes
(Reference: Frederick County Soil Map Atlas)

HYDRIC SOILS:

None

WET SOILS:

GoB

FLOODPLAIN SOILS:

None

STEEP FLOODIBLE SOILS(Slopes greater than or equal to 15% with a K value greater than 0.35):

Kf-GoB, LyB Kw-GoB

PRIME FARMLAND:

GoB, MvB
LyB is considered "Farmland of Statewide Importance"

HIGH INFILTRATION RATE SOILS:

Group B-MvB

STEEP SLOPES:

25%+ Slopes exist along the ephemeral channel at the West and East ends of the site as well as along East Main Street to the north and the dirt road bed to the South.

CRITICAL HABITATS:

None observed.

CULTURAL FEATURES:

None evident. No structures on the site.

HISTORIC SITES:

None
(Reference: Frederick County "Windshield Survey")

FORESTED CORRIDORS:

None.

FOREST:

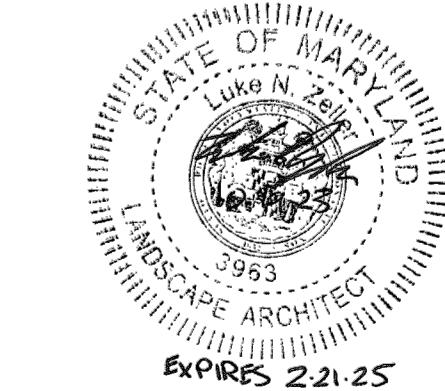
Yes forest exists onsite.

100-YR FLOODPLAIN:

None per FEMA floodmaps 24021C0320D.

SITE DISCHARGE/EXISTING DRAINAGE DISCHARGE POINTS:

Site drains to the east.



HARRIS SMARIGA PLANNERS • ENGINEERS • SURVEYORS	1255 CARROLL STREET SUITE 100 HARRISBURG, MD 21751 P: 301.662.6988 F: 301.662.6986 www.harris-smariga.com	REV. 05.22.24 PER. TOWN COMMENTS
	REV. 03.20.23	ORIGINAL SUBMITTAL
	REV. 09.08.23 PER TOWN COMMENTS	REV. 09.08.23 PER TOWN COMMENTS
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		REV. 04.23.24 PER TOWN COMMENTS
		REV. 04.23.24 PER TOWN COMMENTS

SCALE: 1"=50'	DATE: MARCH, 2023
DRAWN BY: LINZ	SHEET: 6
CHECKED BY: SEZ	PROJECT: 7705
EXISTING CONDITIONS PLAN AND FOREST STAND DELINEATION NEW MARKET - EAST MAIN TRC COMBINED PRELIMINARY / SITE PLAN	
6	

