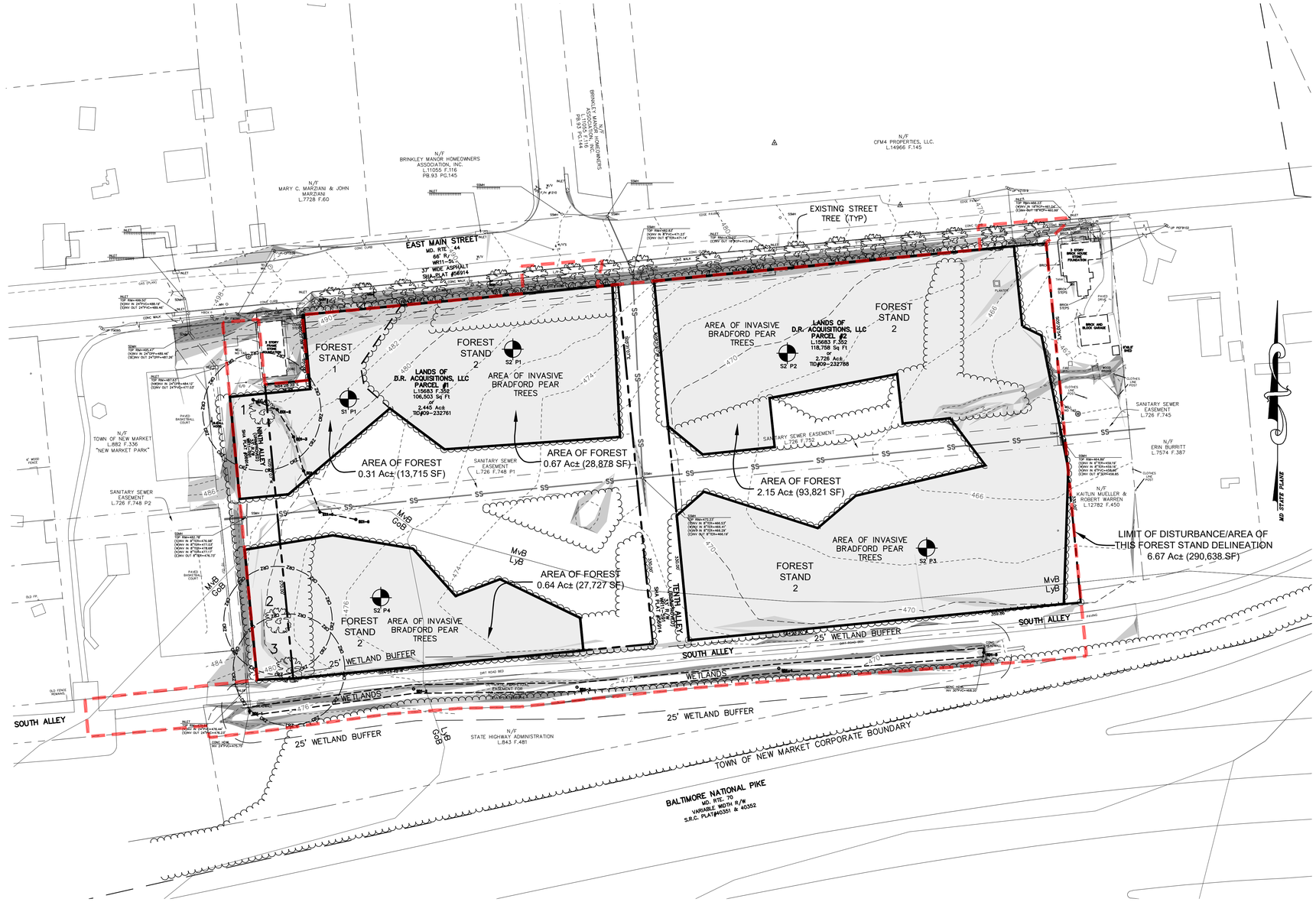
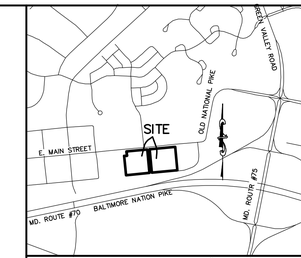
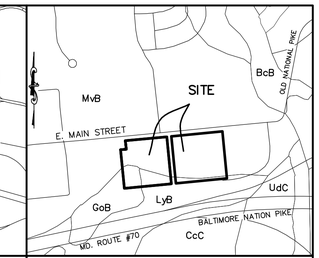




VICINITY MAP SCALE: 1"=1000'±

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 channery silt loam, 1/3 Restricted, 3–8% slopes
MvB–Myersville silt loam, Non–Restricted, 3–8% slopes

BASE NOTES:

1. HORIZONTAL DATUM & COORDINATES MARYLAND STATE PLANE (NAD 83/91); BASED ON FREDERICK COUNTY CONTROL MONUMENTS "MEADOW" & "CHAVEZ AZ.".
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.
4. SITE IS ALL OF THE LANDS OF D.R. ACQUISITIONS, LLC AS RECORDED IN LIBER 15683 AT FOLIO 352.
5. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. SITE IS ZONED 'RM'.
7. 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 #FR4585174), 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 channery 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 ERODIBLE 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.

LEGEND

- SLOPES 15–25%
- SLOPES >25%
- EXISTING TREELINE
- SPECIMEN TREE
- EXISTING FOREST = 3.77 ac
- SOIL DELINEATION (MvB / LyB)
- EXISTING STREET TREE
- SAMPLING PLOT LOCATION (S1 P1)
- 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	Triple-stem, 1 stem leans toward lodge, would hit lodge if it fell. 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 5', 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.

STATE OF MARYLAND
Luke N. Zeller
7/25/23
No. 5963
LANDSCAPE ARCHITECT
EXPIRES 2-21-25

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

HARRIS SMARIGA
PLANNERS • ENGINEERS • SURVEYORS
125 S. CARROLL STREET
SUITE 100
FREDERICK,
MARYLAND 21701
P. 301.662.4488
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www.harrissmariga.com

REVISIONS:
03/17/23 REVISED PER 02/20/23 COMMENTS
07/25/23 REVISED PER 03/23/23 COMMENTS
07/26/23 REVISED PER 07/25/23 COMMENT

EXISITING CONDITIONS PLAN AND FOREST STAND DELINEATION
NEW MARKET EAST MAIN

LANDS OF D.R. ACQUISITIONS, LLC
L.15683, F.352
PARCEL #1, TAX ID #09-232761
PARCEL #2, TAX ID #09-232788

LOCATED ON E.MAIN ST. & TENTH ALLEY
NEW MARKET MARYLAND
NEW MARKET ELECTION DISTRICT NO. 9
FREDERICK COUNTY, MARYLAND

SCALE:	1"=50'
DRAWN BY:	LNZ
CHECKED BY:	SFZ
DATE:	JAN. 2023
SHEET:	1 OF: 1
PROJECT:	7705
	1

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