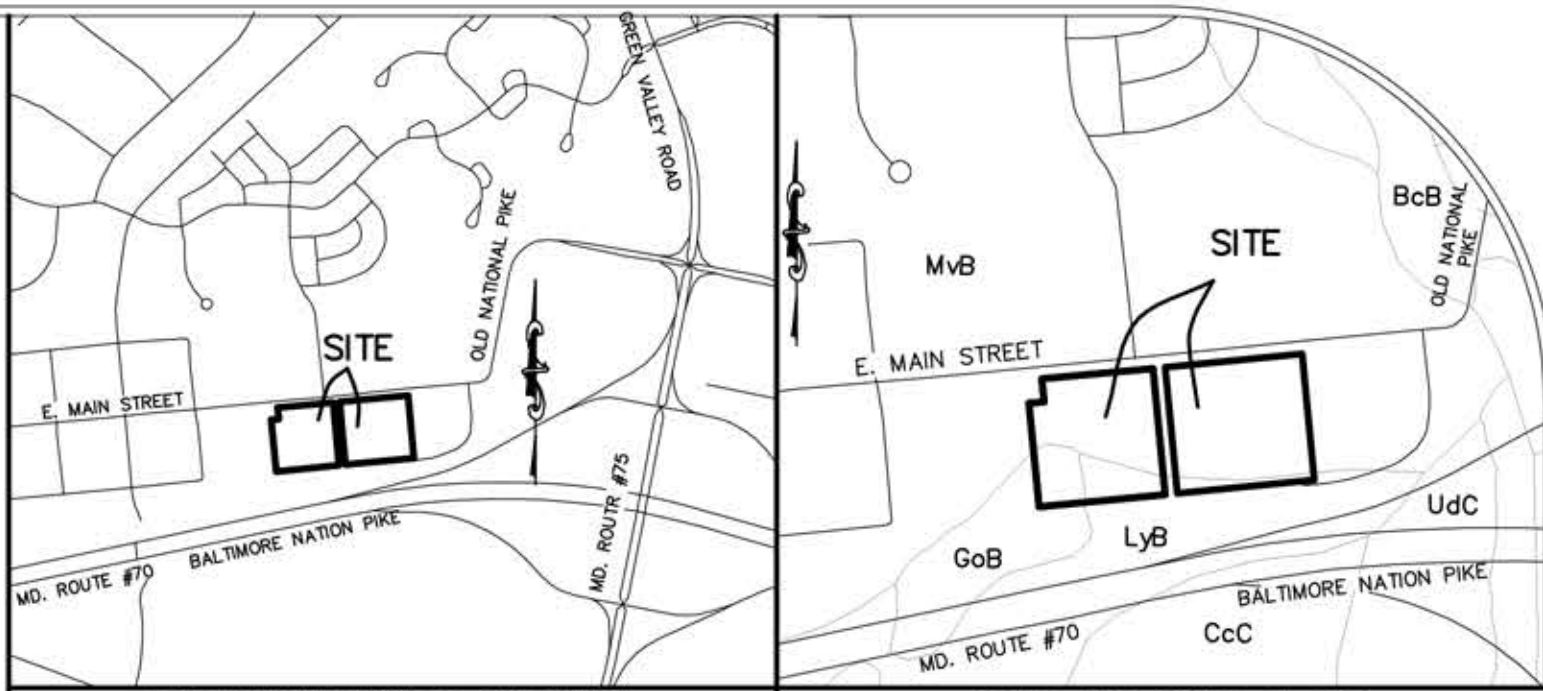




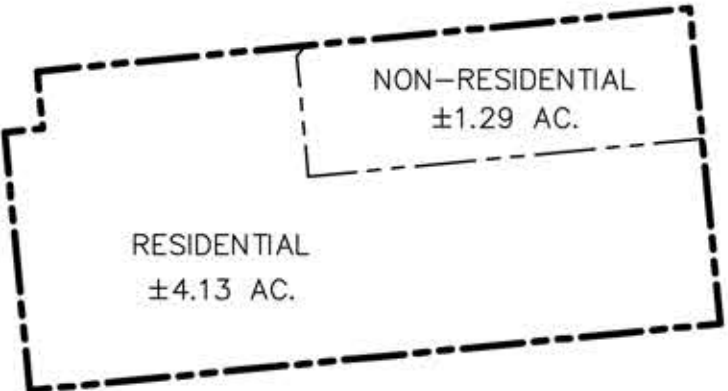
OPEN SPACE AREAS TABLE	
OS PARCEL	AREA (AC.)
HOA OS-1	0.02
HOA OS-2	0.03
HOA OS-3	0.55
HOA OS-4	.03
HOA OS-5	.22
HOA OS-6	.29
TOTAL	1.14



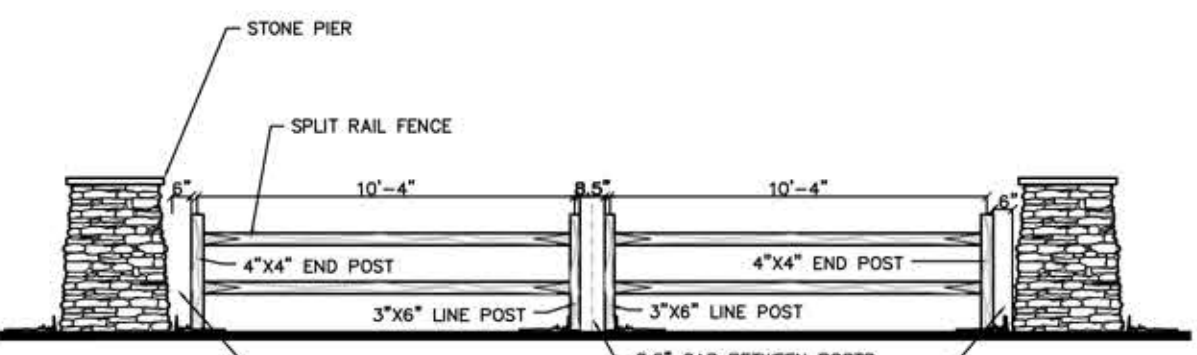
VICINITY MAP SCALE: 1"=1000'
T.M.79, PARCEL 3812, TAX ID NO. 09-232788
T.M.79, PARCEL 3813, TAX ID NO. 09-232761

SOILS MAP SCALE: 1"=500'
GoB-Glenville silt loam, Restricted, 3-8% slopes
LyB-Linganore-Hyattstown clayey silt loam, 1/3 Restricted, 3-8% slopes
MdB-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.



RESIDENTIAL/NON-RESIDENTIAL
USE DIAGRAM
SCALE: N.T.S.



STREET WALL PIER & FENCING DETAIL
SCALE: N.T.S.

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
- 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 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-RES. LOT:	±1.29 AC. (23.8%)
PROPOSED ALLEYS & ACCESS:	±1.08 AC. (19.9%)
PROPOSED OPEN SPACE:	±1.14 AC. (21.0%)

ROW 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:
DUPLX: 68' X 30' = ±2,020 SF
TOWNHOMES: 65' X 20' = ±1,300 SF
NON-RESIDENTIAL: ±136' X ±412' = ±56,115 SF

FRONT YARD SETBACKS:		SIDE YARD SETBACKS:	
DUPLX:	0'	DUPLX:	5'
TOWNHOMES:	0'	TOWNHOMES:	5' (ENDS)
NON-RESIDENTIAL:	0'	NON-RESIDENTIAL:	5'
REAR YARD SETBACKS:		HEIGHT RESTRICTIONS:	
DUPLX:	12'	NO BUILDING SHALL EXCEED 35'	
TOWNHOMES:	12'	BUILDING HEIGHT TO BE	
NON-RESIDENTIAL:	5'	MEASURED FROM FINISH GRADE	
		AT BUILDING FRONT TO THE	
		MIDPOINT OF THE EAVES TO	
		ROOF.	

- 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 ON MAIN STREET, PERMISSION VIA TOWN LICENSES APPROVED BY THE TOWN COUNCIL MAY BE REQUESTED SO THAT PORCHES, STOOPS, 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.
- RECORDED AGREEMENTS TO BE EXECUTED AT TIME OF FINAL PLATS.
- FINAL COMMERCIAL PARKING REQUIREMENTS WILL BE REVIEWED BY THE PLANNING COMMISSION AT THE TIME OF SITE PLAN REVIEW AND USE PERMITS FOR COMMERCIAL SITE PLANS.
- 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

18. RESIDENTIAL PARKING REQUIREMENTS:

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

19. NON-RESIDENTIAL PARKING REQUIREMENTS:

NON-RESIDENTIAL PARKING REQUIREMENTS						
BUILDING NUMBER	USE	REQUIRED PARKING		ON LOT SURFACE SPACES PROVIDED	ON-STREET SPACES PROVIDED	TOTAL PARKING SPACES PROVIDED
		REQUIRED PARKING/UNIT	TOTAL REQUIRED PARKING			
1	4,000 SF RETAIL	1/200 SF	20	20	0	20
2	3,000 SF OFFICE	1/300 SF	10	10	0	10
	4,000 SF RETAIL	1/200 SF	20	20	0	20
3	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 RESTAURANT	1/150 SF	27	12	15	27
TOTALS	22,000 SF		100	89	15	104
**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.						

20. PROPOSED DWELLING UNIT MIX:

PROPOSED DWELLING UNIT MIX				
UNIT TYPE	LOT NUMBERS	NUMBER OF UNITS	TYPICAL BUILDING ENVELOPE	TYPICAL LOT SIZE
DUPLX	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, AND OFFSTREET PARKING BEYOND MAIN STREET RIGHT-OF-WAY AND SIDEWALKS OUTSIDE OF THE MAIN STREET RIGHT-OF-WAY.
TRASH PICK UP WILL BE THE HOA'S (HOME OWNER ASSOCIATION) RESPONSIBILITY AND IS ANTICIPATED TO OCCUR ONCE A WEEK.
- MAINTENANCE AND ACCESS EASEMENTS:
A. MAINTENANCE EASEMENTS SHALL BE RECORDED FOR THE TOWN LAND IN THE TENTH 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 PRIVATE ALLEY B.
- 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

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

TOWN OF NEW MARKET
PLANNING COMMISSION CHAIR

TRC MASTER PLAN PLAT
FOR
NEW MARKET - EAST MAIN
HSA PROJECT #7705
SCALE: 1"=50' 07.25.23

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