



PDD MASTER PLAN NOTES:

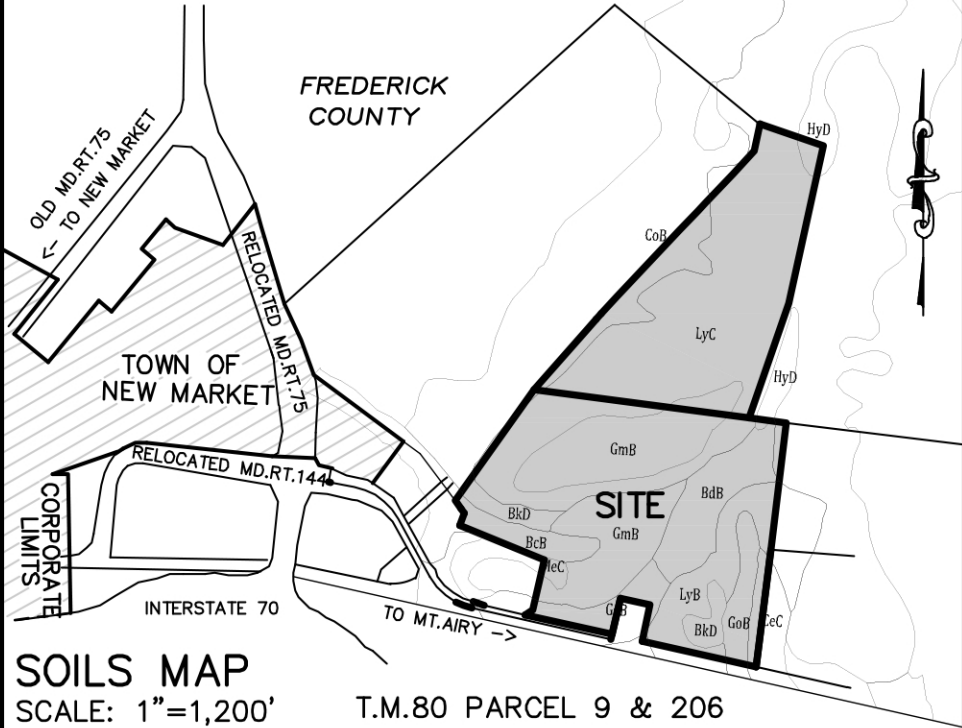
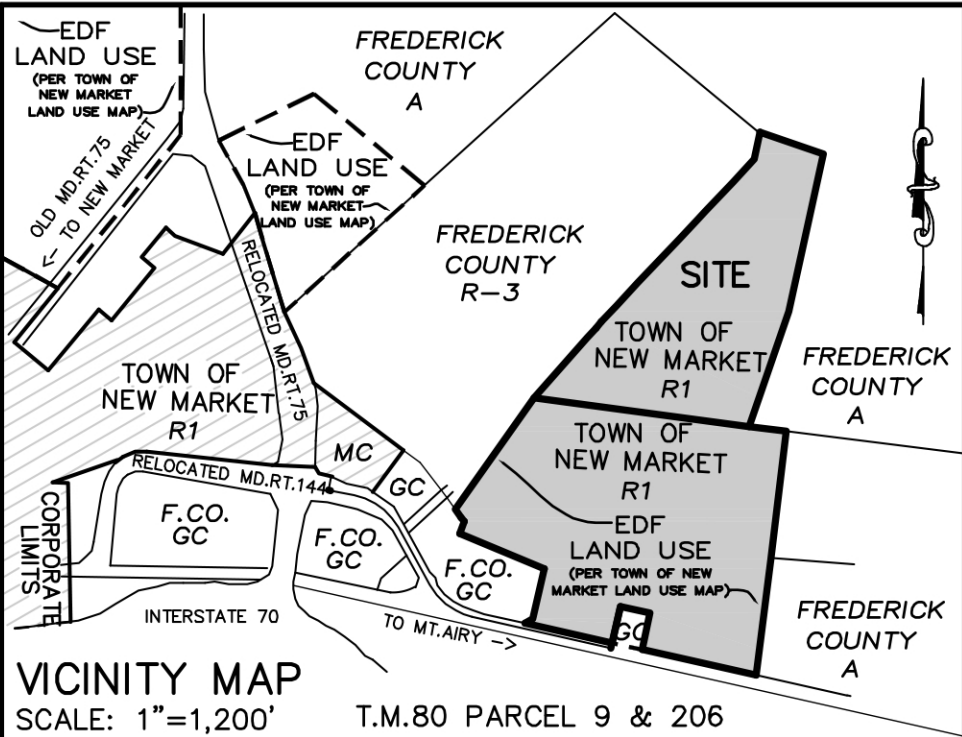
1. PARCEL #9, TAX ID #09-225382 & PARCEL #206, TAX ID #09-322779. TOTAL SITE AREA: ±93.739 AC.
2. SITE WAS ANNEXED INTO THE TOWN OF NEW MARKET ON NOVEMBER 10TH, 2022. THE PETITION'S PROPOSED LAND USE IS RESIDENTIAL, SPECIFICALLY FOR AN AGE RESTRICTED OVER 55 RESIDENTIAL COMMUNITY WITH UP TO 550 RESIDENTIAL UNITS. THE PETITIONERS COMMITTED TO DESIGNATE A MINIMUM OF 12.5% OF THESE UNITS AS AFFORDABLE HOUSING W/ THE ANNEXATION.
3. MUNICIPAL SERVICES PERFORMED IN THE TOWN AT THE TIME OF ANNEXATION PETITION INCLUDE RESIDENTIAL TRASH PICK-UP, MUNICIPAL STREET AND SIDEWALK MAINTENANCE, SNOW AND ICE REMOVAL, AND RECREATION AT TOWN PARKS.
4. EXISTING ZONING: EDF (ECONOMIC DEVELOPMENT FLEX) & R-1 (LOW DENSITY RESIDENTIAL)
5. PROPOSED FLOATING ZONING: PDD – PLANNED DEVELOPMENT DISTRICT
6. WATER & SEWER CLASSIFICATION: SITE IS CLASSIFIED PS (PLANNED SERVICE 11–20 YEARS)
7. EXISTING USE: AGRICULTURAL
8. PROPOSED USE: RESIDENTIAL
9. **LAND USE SUMMARY:** (AREAS SUBJECT TO CHANGE AT PRELIMINARY SUBDIVISION PLAN)  
EXISTING FARM LOT 1 (PB 82, PG 194) L.6958 F.673: ±36.012 AC.  
EXISTING PARCEL 1 (PB 29, PG 144) L.4264 F.341: ±55.677 AC.  
TOTAL GROSS SITE: ±91.689 AC.  
  
TOTAL AREA IN WETLANDS (OUTSIDE EX SWM ESMTS): ±0.39 AC.  
TOTAL AREA IN FLOODPLAIN: ±0.00 AC.  
TOTAL AREA IN PROPOSED ROW: ±13.22 AC.  
(APPROXIMATELY ±12,835 LF OF PUBLIC ROADWAY IS PROPOSED – 2.39 MILES)  
TOTAL AREA IN EXISTING SWM AND ACCESS ESMTS: ±1.24 AC.  
TOTAL AREA IN LOTS: ±44.98 AC.  
  
OPEN SPACE REQUIRED: ±22.92 AC. (25%)  
OPEN SPACE PROVIDED: ±29.28 AC. (31.2%)  
  
RECREATION SPACE REQUIRED: ±2.29 AC. (10% OF REQUIRED OPEN SPACE)  
RECREATION SPACE PROVIDED: ±2.58 AC. (11.0%)  
  
APPROXIMATELY 27,350 LF OF TRAIL AND SIDEWALKS ARE PROPOSED
10. **PROPOSED LOTS & BLOCKS STANDARDS, APPROVED BY THE PLANNING COMMISSION ON** / / /  
TYPICAL LOT AREA AS SHOWN:  
SINGLE FAMILY: 40'-50' X 112' = ±4,480 – 5,600 SF  
TOWNHOMES: 24'-30' X 100' = ±2,400 – 3,000 SF, MAXIMUM TH STRING LENGTH = 7 UNITS.  
MULTIFAMILY: 50' X 100' = ±5,000 SF MIN.  
  
FRONT YARD SETBACKS:  
SINGLE FAMILY: 18'  
TOWNHOMES/VILLAS: 18'  
MULTIFAMILY: 5'  
  
SIDE YARD SETBACKS:  
SINGLE FAMILY: 5'  
TOWNHOMES/VILLAS: 5' (ENDS)  
MULTIFAMILY: 5'  
  
REAR YARD SETBACKS:  
SINGLE FAMILY: 10'  
TOWNHOMES/VILLAS: 10'  
MULTIFAMILY: 10'  
  
HEIGHT RESTRICTIONS:  
NO BUILDING SHALL EXCEED 40'  
BUILDING HEIGHT TO BE 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 PROPERTY LINE TO GARAGE DOOR.  
  
PARKING DIMENSIONS: 90' PARKING TO BE 9' X 18', AND PARALLEL SPACES TO BE 8' X 22'. PLAN CURRENTLY SHOWS ±170 PARALLEL SPACES. ACTUAL FINAL PARKING COUNT TO BE ESTABLISHED W/ FUTURE SITE PLANS. A VARIANCE IS BEING REQUESTED TO ALLOW PARKING PADS TO BE REDUCED TO 9' X 18'.  
  
ARCHITECTURAL PROJECTIONS: SEE L.D.O. ARTICLE V 1.4 EXCEPTIONS TO YARD REQUIREMENTS.
11. **ENVIRONMENTAL RESTRAINTS:**  
FEMA FLOODPLAIN: THERE IS NO 100 YEAR FEMA FLOODPLAIN MAPPED FOR THE SITE, PER FEMA MAPS #24021C0320D & 24021C0340D.  
WETLANDS: THERE IS A SMALL LINEAR PATCH OF WETLANDS ALONG THE SOUTH BOUNDARY OF THE PROPERTY. THIS PATCH OF WETLANDS IS TO REMAIN AS IS, AND SHALL NOT BE DISTURBED.
12. **STORMWATER MANAGEMENT:** IS INTENDED TO BE PROVIDED THROUGH PROPOSED ON-SITE BIO FACILITIES. SWM TO BE HANDLED OFF LOTS WHERE FEASIBLE.
13. **SEDIMENT CONTROL AND EROSION CONTROL:** TO BE PROVIDED AT IMPROVEMENT PLAN STAGES.
14. PUBLIC SIDEWALK SHALL BE PROVIDED ALONG ALL PRIVATE / AND / OR PUBLIC ROW. 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.
15. RECORDED AGREEMENTS TO BE EXECUTED AT TIME OF FINAL PLATS.
16. **PROPOSED DENSITIES:** (FINAL DENSITY SUBJECT TO CHANGE AT PRELIMINARY SUBDIVISION PLAN)  
MINIMUM DENSITY REQUIRED (SEC. 15.6.3): 328 UNITS (3.5 DU/AC.)  
PROPOSED RESIDENTIAL DENSITY: UP TO 537 UNITS (5.86 DU/AC.)
17. **RESIDENTIAL PARKING REQUIREMENTS:**

| UNIT TYPE     | APPROX. NUMBER OF UNITS | REQUIRED PARKING      |                        | PROVIDED PARKING       |                                        |
|---------------|-------------------------|-----------------------|------------------------|------------------------|----------------------------------------|
|               |                         | REQUIRED PARKING/UNIT | TOTAL REQUIRED PARKING | GARAGE SPACES PROVIDED | **PARKING PAD SPACES PROVIDED (ON LOT) |
| SINGLE FAMILY | 68                      | 2                     | 136                    | 2                      | **2                                    |
| TOWNHOUSE     | 331                     | *2.5                  | 828                    | 2                      | **2                                    |
| MULTIFAMILY   | 138                     | 2                     | 276                    | –                      | –                                      |
| TOTALS        | 537                     | –                     | 1240                   | –                      | –                                      |

\*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. FINAL PLAN LAYOUT IS SUBJECT TO CHANGE AT PRELIMINARY PLAN / SITE PLAN STAGE. PARKING COUNTS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY AT THIS POINT.

\*\*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.
18. **PROPOSED DWELLING UNIT MIX:** \*NOTE: FINAL UNIT MIX SUBJECT TO CHANGE AT PRELIMINARY / SITE PLAN.

| PROPOSED DWELLING UNIT MIX |                         |                                   |                      |
|----------------------------|-------------------------|-----------------------------------|----------------------|
| UNIT TYPE                  | APPROX. NUMBER OF UNITS | TYPICAL MINIMUM BUILDING ENVELOPE | TYPICAL LOT SIZE     |
| SINGLE FAMILY              | *68                     | 40' WIDE X 84' MIN.               | 50' WIDE X 112' DEEP |
| TOWNHOUSE                  | *331                    | 28' WIDE X 72' MIN.               | 28' WIDE X 100' DEEP |
| MULTIFAMILY                | 138                     | N/A                               | N/A                  |
| TOTAL                      | 537                     | ---                               | ---                  |
19. **PROPOSED IMPERVIOUS COVERAGE:** WILL BE DETERMINED AND FINALIZED AT THE TIME OF PRELIMINARY PLAT AND IMPROVEMENT PLAN REVIEW PROCESS. ALL IMPERVIOUS AREAS WILL BE TREATED IN ACCORDANCE WITH LOCAL AND STATE SEDIMENT AND STORMWATER MANAGEMENT REGULATIONS.
20. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND DEPICTS GENERAL LOCATIONS OF PROPOSED LAND USES AS REQUIRED BY SECTION 15.2.1b OF THE NEW MARKET ZONING ORDINANCE. FINAL BUILDING PLACEMENTS, DWELLING UNIT TYPE PLACEMENTS, ARCHITECTURE AND DESIGN TO BE ESTABLISHED THROUGH THE PRELIMINARY PLAN OF SUBDIVISION, SITE PLAN, AND IMPROVEMENT PLAN REVIEW AND APPROVAL PROCESS.
21. ALL FUTURE LOCAL STREETS AND COMPREHENSIVE PLAN ROAD ALIGNMENTS SHOWN HERON ARE PRELIMINARY AND SUBJECT TO CHANGE AS THE PROJECT PROGRESSES THROUGH THE PRELIMINARY PLAN, PLAT, IMPROVEMENT PLAN AND FINAL PLAT REVIEW PROCESS.
22. OPEN SPACE AREAS MAY CONTAIN STORMWATER MANAGEMENT ESD FACILITIES. ESD ELEMENTS WILL NOT BE PLACED IN LOTS, ROW'S TO BE DEDICATED TO THE TOWN OR IN AREAS COUNTED AS ACTIVE RECREATION.
23. REFER TO ATTACHED NRI/PRELIMINARY FOREST STAND DELINEATION PROVIDED BY HARRIS, SMARIGA, & ASSOCIATES FOR WETLAND AND FOREST STAND DATA.
24. A 10' ENHANCED LANDSCAPE BUFFER AND AGRICULTURAL STYLE WOOD FENCE SHALL BE PROVIDED ADJACENT TO THE ENG–LAND ACRES, LLC PROPERTY TO THE EAST.
25. ALL RIGHT-OF-WAY SHOWN SHALL BE PUBLIC. ANY SHARED PRIVATE DRIVES OUTSIDE THE PUBLIC ROW SHALL BE MAINTAINED BY THE HOA, SUBJECT TO FINAL SITE DESIGN.
26. **GOLF CART USE:** THIS MASTER PLAN DOES NOT INCLUDE APPROVAL OF GOLF CART USE ON TOWN STREETS. THIS ELEMENT WILL REQUIRE TOWN COUNCIL APPROVAL.
27. OFF-SITE SIDEWALK, CROSSWALKS, AND TRAIL CONNECTIONS AT MORNING STAR DRIVE SHALL BE PROVIDED.
28. AN ADDITIONAL WAIVER TO PERMIT LOTS TO FRONT ONTO PRIVATE DRIVES, RATHER THAN PUBLIC STREETS, IS BEING REQUESTED. ANY SITUATION UTILIZING PRIVATE DRIVES WILL BE OWNED AND MAINTAINED BY THE HOA.
29. LDO ARTICLE VI, SECTION 3.2.5, STANDARD TOWN RADIIUSES, MAY BE MODIFIED AT THE TIME OF PRELIMINARY PLAN.



- NOTES:
1. NO TITLE REPORT WAS FURNISHED.
  2. HORIZ. DATUM: MD STATE PLANE, NAD 83/91. PER FREDERICK COUNTY MONUMENTS "MEADOW" AND "CHEVES AV."
  3. VERT. DATUM: NAVD 88, PER SAME.
  4. ADJOINING PROPERTY INFORMATION TAKEN FROM AVAILABLE TAX RECORDS.
  5. IMPROVEMENTS SHOWN HEREON ARE POTOMAC AERIAL SURVEY SUPPLEMENTED WITH AVAILABLE IMPROVEMENT PLANS.
  6. NO FLOODPLAIN ON SITE PER FEMA FIRM RATE MAPS #24021C0320D & 24021C0340D.
  7. TOPOGRAPHY IS PROVIDED BY POTOMAC AERIAL SURVEYS. TOPOGRAPHY WAS VERIFIED BY HARRIS, SMARIGA, & ASSOCIATES IN AUGUST, 2021.

NOTE: ALL DRIVES MARKED IN PINK SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. ALL OTHER ROADWAYS ARE TO BE PUBLIC AND MAINTAINED BY THE TOWN OF NEW MARKET

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HARRIS  
SMARIGA  
PLANNERS • ENGINEERS • SURVEYORS

REVISIONS:  
REV. 11.14.23 PER TOWN COMMENTS

SCALE:  
1"=200'

DRAWN  
BY: J.L.W.

CHECKED  
BY: CS

DATE:  
JUNE, 2023

SHEET: 1  
OF: 3

PROJECT:  
6357

EXHIBIT E – PDD SCHEMATIC  
MASTER PLAN  
ENGLAND WOODS  
PDD MASTER PLAN  
THE PROPERTY OF ENG-LAND ACRES, LLC  
ACCORDING TO A DEED RECORDED IN LIBER 6358 AT FOLIO 673  
TURNPIKE FARM LIMITED PARTNERSHIP  
ACCORDING TO A DEED RECORDED IN LIBER 4264 AT FOLIO 341

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