

REVISED PLAN SUBMITTAL

TO: Town Planner
Town of New Market

FROM: Chris Smariga

DATE: November 14th, 2023

SUBJECT: England Woods Master Plan
HSA Job No. 6357-TPIKE

The Master Plan comments for England Woods have been addressed per your October 10, 2023 comments as follows:

Preliminary Town Planner & Zoning Administrator Comments on the England Woods PDD Master Plan rezoning application dated 9/8/23.

COMPLETENESS: staff cannot fully review the submitted package without the following additions and changes:

1. The package has a land area error – please delete the 2.05 acres of County ROW. The subject of the application is only the land in the development property.

Response: Land areas have been corrected.

2. The required package is incomplete: please provide the following missing items required per LDO Article IV Section 15.7.215.7.1.

- a. Proposed architectural guidelines with a discussion of architectural themes to be implemented in development. (I recommend providing a preliminary statement of intent with images and a recommendation from the ARC to the PC.

Response: Architectural guidelines to be provided.

- b. Representative architectural elevations of commercial, residential, and institutional structures.

- a. We suggest photos of a similar built project showing street views of unit facades on streets with similar images of all the proposed SFD, Villa and Town house unit types. As the parking chart states that all of these units will have 2 car garage and 2 car driveways. Please show images of proposed façade strings & streetscape character for a street with 2 car garages on units of the same width.

Response: Typical images have been added to the set.

- c. A plat indicating how stormwater will be managed on the site in accordance with applicable State, County or local regulations; (a SWM concept plan at this stage?)

Response: Additional illustrative SWM areas have been added to the plan. SWM will be detailed at future stages of the plan.

- d. Proposed offsite trail connection per the annexation agreement.
Response: The trail connection is shown on the plan. Labels have been added to identify the location.
- e. Key map or proposed right-of-way areas to be dedicated to the Town, County or State.
Response: Private drives have been identified on the plan. All other roadways are to be dedicated to the Town, County or State.
- f. A phasing plan/line that delineates the lot/land area to be reserved for the **Multifamily** units.
Response: The Multifamily lot has been more clearly identified on the current plan.

OVERALL DESIGN:

- 1. Please provide a 2nd site entrance that is a street so there is a functioning second site entrance to the overall site at phase 1 that will not be obstructed during construction of phase 2 – i.e., a road rather than a driveway & parking lot cut through.
Response: A second entrance has been provided through the MF parcel.
- 2. Please clarify and consistently state the design proposal for the SFD & TH units.
 - a. The parking chart on the master plan sheet states that all SFD & TH units will have 2 car garages and 2 car driveways with 18' wide driveways. In the southern portion of the master plan graphic there appears to be gang parking associated with both SFD & TH units, but these units have garages – are there SFD and TH units w/o garages?
Response: No, all units will have garages. The additional parking is provided as additional guest parking.
 - b. Note #18 says that the TH will be 20' wide town homes that 75' long. The master plan graphic layout appears to show 30' wide town homes. Exhibit E shows prototypical lots on which the Town houses are to be no more than 70' long on a 100' lot.
Response: Note 18 has been updated. The minimum townhouse lot is to be 28' x 72' building envelope on a 28' x 100' deep minimum lot. These are to be minimums. The plan may incorporate larger lots on future plans.

COMMENTS BY SHEET

Exhibit A – Existing Conditions Plan:

- 1. What is the ROW that traverses the site? It appears to be an overhead or underground ATT cable. What is the rock cluster that marks the ROW turn? Will it be saved? We suggest doing so.
Response: Correct, this is the underground ATT cable. The rock cluster will be removed.

Exhibit B: PDD Schematic Plan

- 1. NOTES
 - a. Note #1 – update acreage.
Response: Acreage and coordinating notes updated.

- b. Note #9 – update area calculations.

Response: Area calculations updated.

- c. Note #10 – Please either provide a deeper standard lot setbacks for lots along Old National Pike or establish a landscape buffer between the lots and the ROW. As Note reads now the MF structure can come within 5' of the County ROW. We recommend providing a simple cross section of the property edge along Old National Pike to show: the county ROW; existing road edge; planned sidewalk; proposed street trees; anticipated side yard on lots, and a Building Restriction Line.

Response: A 10' buffer will be established along the County ROW of Old National Pike, and has been identified on the plan.

- d. Note #12 – Please clarify – I believe this plan needs to graphically show detail equivalent to a SWM concept plan at this stage.

Response: Details to be provided at a later stage, however additional swm areas have been provided for in the revised plan.

- e. Note #15

1. Please indicate who will own the land connection to Morning Star Lane. Will it be owned by the HOA or dedicated to the Town and maintained by the HOA?

Response: This connection will be owned and maintained by the HOA.

2. Please clarify – the note is there a 5' public sidewalk planned along Old National Pike, is it in the ROW of an HOA common area?

Response: A 5' public sidewalk is provided along Old National Pike within the HOA common area, and will be detailed at future stages.

- f. Note #16 – Please adjust numbers @5.86 DUA on 91.689 acres equals a maximum of 537 units.

Response: Note 16 has been revised per 91.689 acres @ 5.86 du/ac. to equal up to 537 units proposed.

- g. Note #17 – Will there be parking for the community center?

Response: Yes additional parking is provided to the west of the community center, and will be detailed further on future plans.

- h. Note #18 – please adjust numbers @5.86 dua on 91.689 acres equals a maximum of 537 units.

Response: Note 18 has been revised per 91.689 acres, however the maximum number of units will remain at up to 550 units, establishing the DUA at 5.87 du/ac.

- i. New Notes –

1. Please add a note that the master plan does not include approval of golf cart use on town streets. This element requires Town Council approval. We recommend obtaining that approval prior to PP of S.

Response: Note has been added. See note 26.

2. Please add a note about the off-site sidewalk, crosswalks and trail connection at Morning Star Drive as shown in the Annexation Concept Plan and in the annexation agreement.

Response: Note added. See note 27. An additional label and leader have been added to the plan as well.

3. Please request a Waiver to permit lots to front onto private drives not public streets. See LDO Article 5 Section 3.4.2.

Response: Note added. See note 28.

2. GRAPHICS:

1. Street trees – Please show street trees on the master plan that meet the LDO requirements – the plan currently lacks trees in many areas

Response: Additional street trees have been added to the plan, and a new Street tree detail has been added to the Typical Details sheet.

2. Pedestrian network & connections

1. There appears to be a planned 5' +/- common area behind most back-to-back units, is this correct? Is it a grassy access area? Is it a swale or a walkway?

Response: These areas may contain grassy access areas, storm water management areas, grading areas, or possible walkways, or a combination of the above. These will be detailed during future plan stages.

2. Are there midblock walkways planned between the side yards of unit strings?

Response: Midblock walkways may be provided where feasible.

3. Show street trees and landscape buffering envisioned along Old National Pike

Response: Street trees and landscape buffering has been provided along Old National Pike. These areas are to be detailed at future plan stages.

4. Unit types – please color code the 3 unit types on the site

Response: Unit types have been color coded.

5. Please graphically differentiate all private drives from the public streets – (possibly provide a separate diagram for clarity).

Response: Private drives have been graphically identified on the plan.

6. Multifamily Area

1. Please revise the layout so there is a functioning second site entrance to the overall site at phase 1 that will not be obstructed during construction of phase 2.

Response: A second site entrance has been added to the plan.

2. Clearly delineate the phase 2 lot area to be reserved for the MF housing.

Response: The multifamily area has been delineated on the plan.

3. Show subdivision lotting pattern with setback lines on the MF lot.

Response: Setbacks have been added to the MF lot.

4. Revise the preliminary layout of the MF area to show a preliminary layout that could be generally followed later or revised. The parking lot layout as shown is not viable, staff can't recommend approval at the master plan level as shown.

Response: Layout of the MF parcel to be established at Site Plan. Actual layout unknown at this time.

5. What is the parking lot/road area shown behind the dentist's office for? Is it more MF parking or gang parking for the town homes? It is a long way away from the MF units.

Response: This area is intended to be used as overflow parking as well as possible parking for the MF units. Actual layout to be provided at Site Plan.

7. Road layout – Please identify the proposed standard turning radiuses on 90% L corners at 2-, 3- and 4 way intersections and where private driveway eyebrows rejoin public streets. See LDO Article V section 3.2.5 for standard town radiuses. We understand that final road geometrics will be refined in the PP of S

Response: A note has been added to the plan. See note 29. Actual radius and final road geometrics to be provided at Preliminary Plan.

New Exhibit

1. Road section prototypes – See earlier staff comments on the road sections.
2. The Typical Detail sheet shows SFD and TH units with a 20' parking pad from the garage to the ROW line. Note 17 on the Master Plan states a variance will be requested because parking pads will have an 18' depth. Is a variance required?

Response: The details have been revised to coordinate w/ the 18' depth being requested.

3. With the center of tree only 2' from the driveway, what species will be used to avoid root impacts to parking pad and ensure the survivability of the tree?

Response: Upright species or smaller trees suitable for placement in these areas will be explored and further detailed at Preliminary plan.

4. Dimensions on the Typical Detail sheet do not agree between the Typical Villa Lot Detail and the Typical Streetscape Detail. Using the tree dimensions it would indicate the parking pad is only wide enough for 1 vehicle.

Response: The details shown on the plan are not to scale. Parking pads will be adequate to park 2 vehicles.

5. Note 10 – a variance will be required for the 9' x 18' parking spaces.

Response: Note 10 has been revised to mention the variance will be required.

6. Provide a typical section for the private frontage roads that will connect TH units to the public streets. Will these roads be one-way?

Response: These roads may be one-way or two-way. Details to be explored at Preliminary Plan.

7. At the south end of the development there appears to be space for 90 degree parking to the east of the entrance road behind the TH units, please show striping if this area is designated as parking spaces.

Response: This area will be explored and detailed at Preliminary Plan and has been removed from this plan at the moment.

8. In the southeast corner of the property there is a roadway running behind the MF units. Provide a typical section and note if this road will be public or private. If it will be one-way, or if it be signed for emergency equipment only.

Response: This area will be explored and detailed during the MF Site Plan and has been removed from this plan at the moment.

9. In the southeast section of the property clarify if there will be a connection between the MF unit parking area and the public street fronting the TH units.

Response: This area will be explored and detailed during the MF Site Plan and has been removed from this plan at the moment.

With these responses, we believe all comments have been addressed.

cc: HSA/Planning
Tom Poss, The Verdant Companies

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