

NEW MARKET ELECTION DISTRICT NO. 09
TAX I.D.#'S: 09-232761 & 09-232788
TOWN OF NEW MARKET, FREDERICK COUNTY, MARYLAND

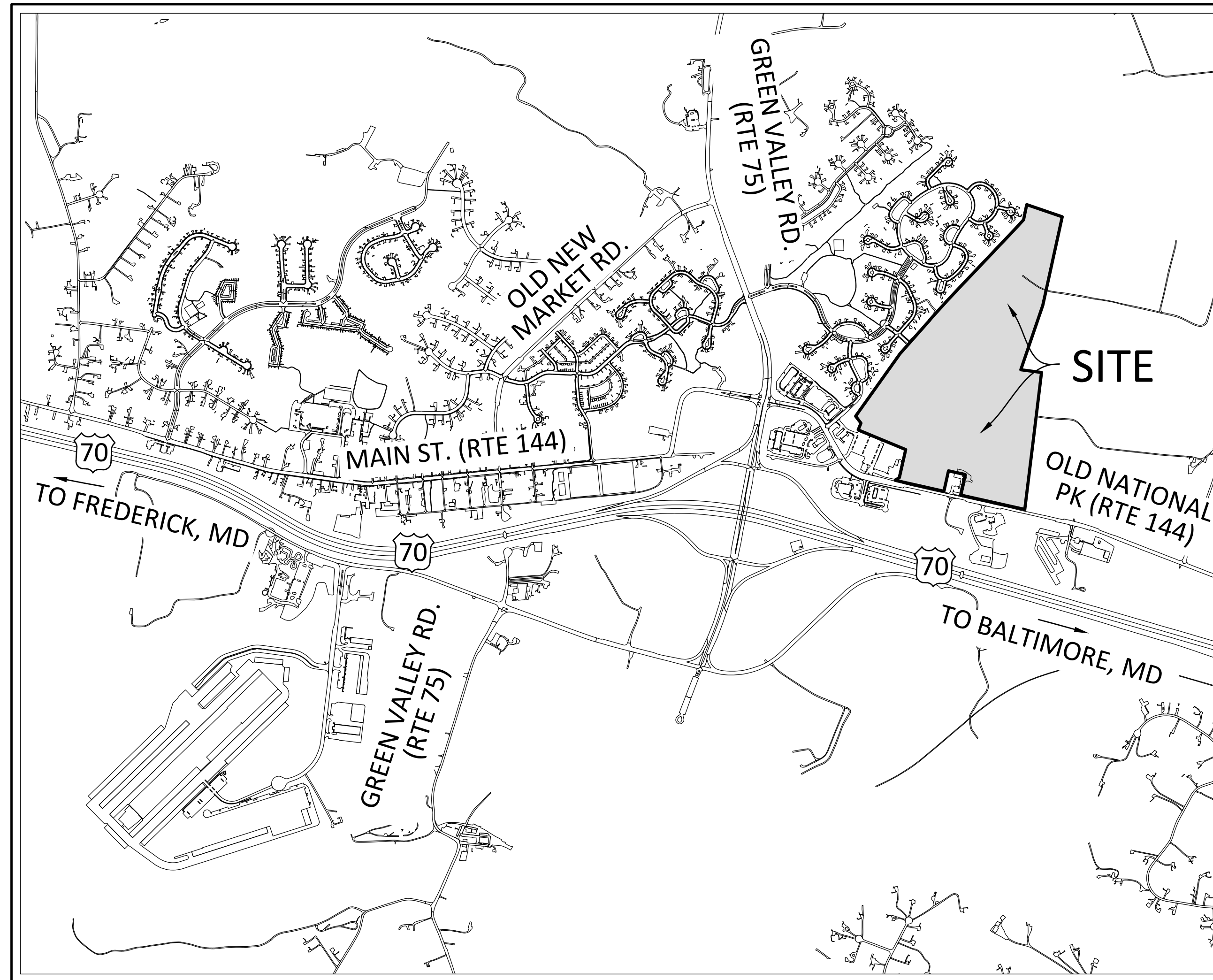
	EXISTING	PROPOSED
INTERIOR LOT LINE		
R/W-PROPERTY LINE		
CENTERLINE		
EASEMENTS		
CURBING AND CURB & GUTTER		
BUILDINGS		
SPOT ELEVATIONS		
BENCH MARK		
CONTOURS		
STORM DRAIN		
SANITARY SEWER		
WATER LINES		
U/G GAS,ELEC.OR TELEPHONE		
OVERHEAD ELEC. LINES		
DRAINAGE FLOW & DIRECTION		
MANHOLE		
INLETS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

FIRE AND RESCUE NOTES:

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

WILDLIFE CORRIDORS:

1. THERE ARE NO EXISTING WILDLIFE CORRIDORS ON THE PROPERTY.

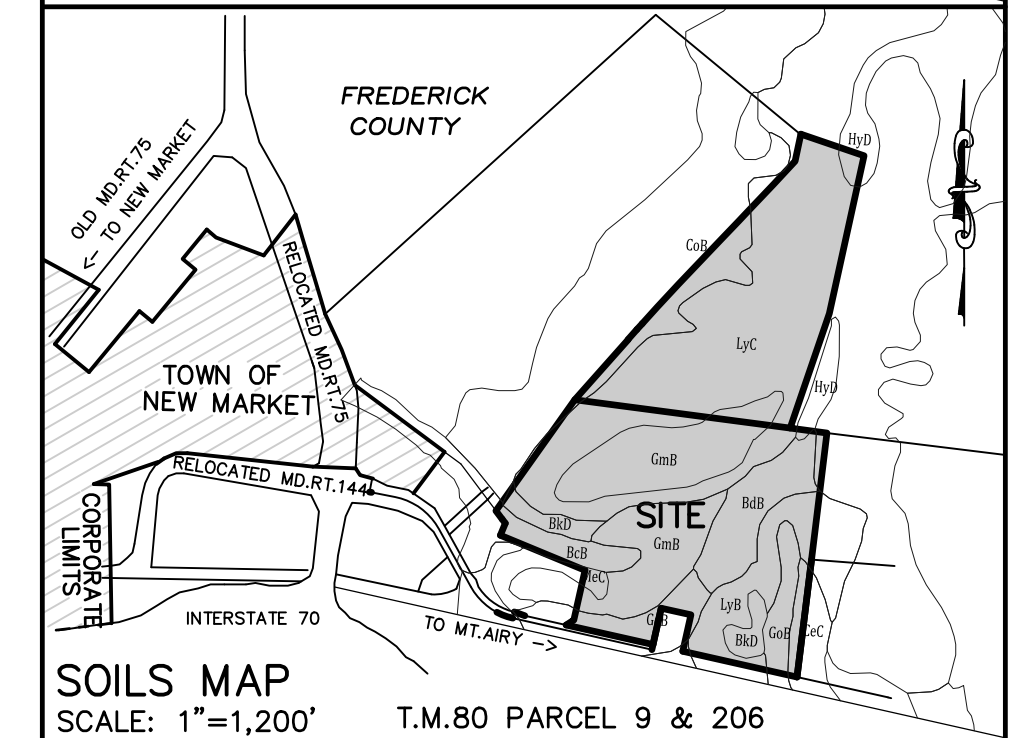
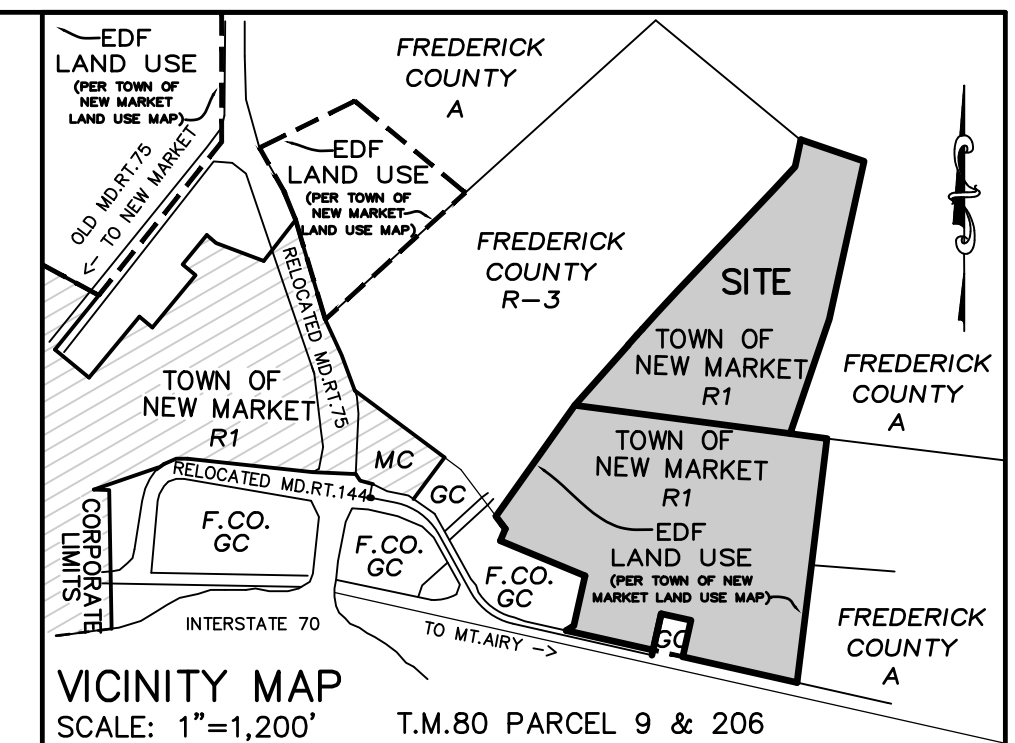


VICINITY MAP

SCALE: 1" = 1,000'

*NOTE: Per LDO Article VI Section 2.2.56, Approval of a preliminary plat shall be valid for not more than one year unless extended in writing by the Planning Commission upon written request. Such extension will be granted if the Commission finds that neither plans for nor conditions in the neighborhood have changed substantially since the original approval. The Planning Commission may enter into an agreement with the developer for longer validity periods in the case of a planned unit development or where the Commission otherwise finds it advisable to do so in order to maintain the integrity of an overall plan.

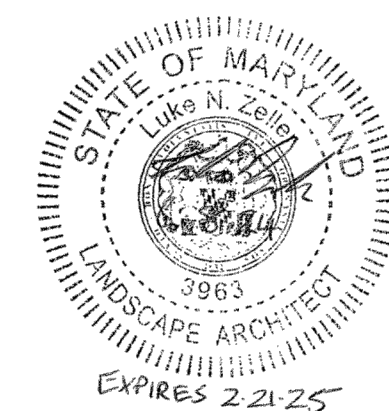
Approval for this Preliminary Plat shall be for 10 years per LDO, Article VI, Section 2.2.56. The site's NRI/FSD approvals expire 5 years from the date of approval. After 5 years the NRI/FSD shall be updated for those areas of the site not subject to a Final Forest Conservation Plan at that time.



- 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. ELEMENTS SHOWN HEREON ARE POTOMAC AERIAL SURVEY SUPPLEMENTED WITH AVAILABLE IMPROVEMENT PLANS.
 6. NO FLOODPLAIN ON SITE PER FEMA FIRM RATE MAPS #24021C03200 & 24021C03200.
 7. TOPOGRAPHY IS PROVIDED BY POTOMAC AERIAL SURVEYS, TOPOGRAPHY WAS VERIFIED BY HARRIS, SMARIGA, & ASSOCIATES IN AUGUST, 2021.

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

Sheet List Table	
Sheet Number	Sheet Title
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4	Overall Utility Plan
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14	PRELIMINARY LANDSCAPE PLAN



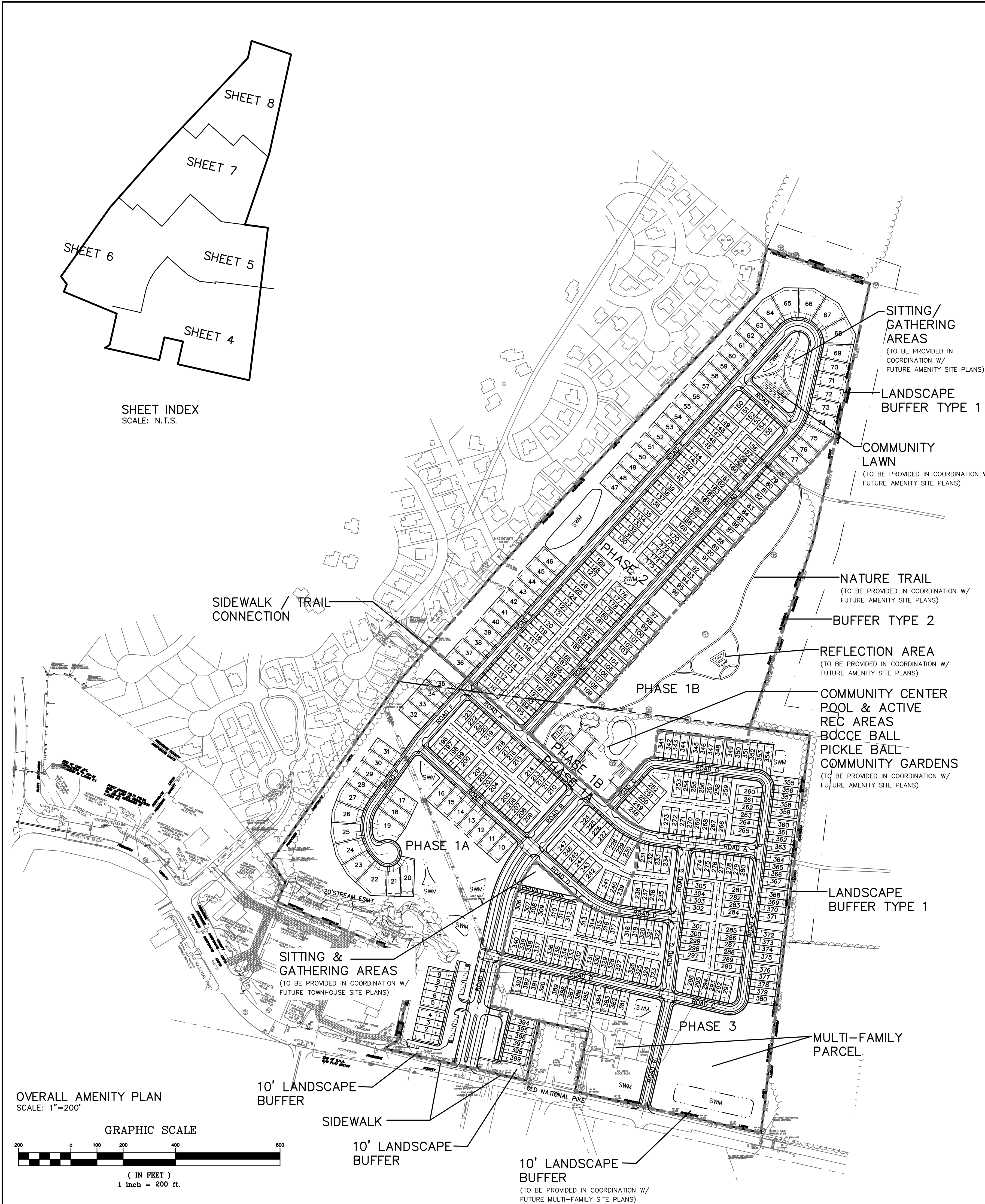
DONOR NAME _____
 PRINT NAME _____
 TOWN OF NEW MARKET
 PLANNING COMMISSION
 CHAIR

_____ / ____ / 24
 PLAN APPROVAL DATE

_____ / ____ / 24
 PLAN EXPIRATION DATE

10 YEARS
 APPROVAL DURATION

SCALE: AS NOTED	PRELIMINARY COVER SHEET	ENGLAND WOODS PRELIMINARY PLAT OF SUBDIVISION THE PROPERTY OF ENGLAND ACRES, LLC ACCORDING TO A DEED RECORDED IN LIBER 8958 AT PAGE 14 OF 14 ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341
DRAWN BY: J.L.W		
CHECKED BY: CS		
DATE: FEB. 2024		
SHEET: 1 OF: 14 PROJECT: 6357		
1		



PRELIMINARY PLAN NOTES:

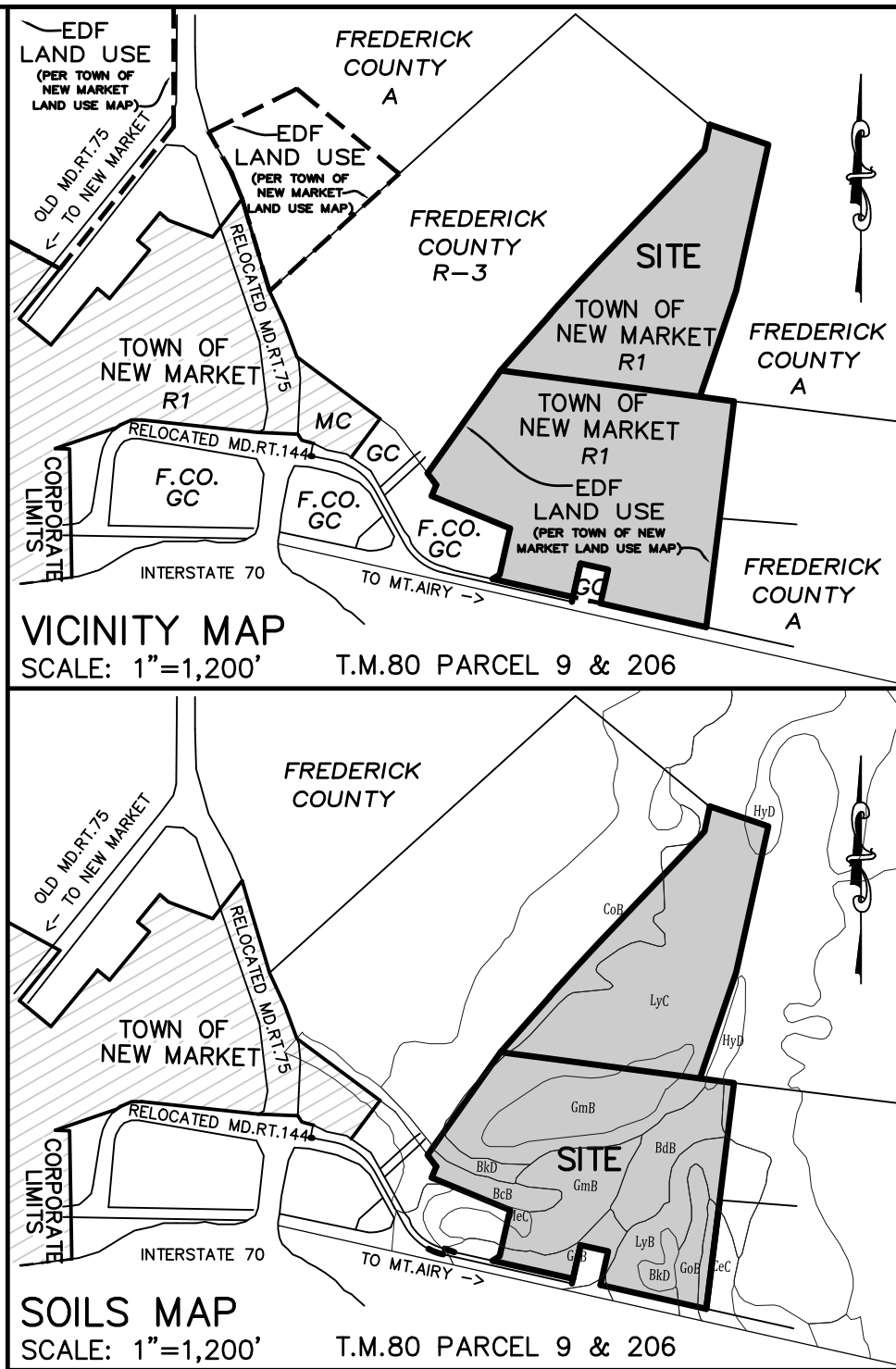
- PARCEL #9, TAX ID #09-225382 & PARCEL #206, TAX ID #09-322779. TOTAL SITE AREA: ±93.739 AC.
- SITE WAS ANNEXED INTO THE TOWN OF NEW MARKET ON NOVEMBER 10TH, 2022. THE PETITION'S PROPOSED LAND USE IS RESIDENTIAL, SPECIFICALLY FOR AN AGE RESTRICTED OVER 55 RESIDENTIAL COMMUNITY WITH UP TO 537 RESIDENTIAL UNITS. THE PETITIONERS COMMITTED TO DESIGNATE A MINIMUM OF 12.5% OF THESE UNITS AS AFFORDABLE HOUSING W/ THE ANNEXATION.
- 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.
- EXISTING ZONING: PDD - PLANNED DEVELOPMENT DISTRICT
- WATER & SEWER CLASSIFICATION: SITE IS CLASSIFIED PS (PLANNED SERVICE 11-20 YEARS)
- EXISTING USE: AGRICULTURAL
- PROPOSED USE: RESIDENTIAL
- 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: ±14.25 AC.
(APPROXIMATELY ±12,635 LF OF PUBLIC ROADWAY IS PROPOSED - 2.39 MILES)
TOTAL AREA IN EXISTING SWM AND ACCESS ESMTS: ±1.24 AC.
TOTAL AREA IN LOTS: ±40.10 AC.
OPEN SPACE REQUIRED: ±22.92 AC. (25%)
OPEN SPACE PROVIDED: ±41.68 AC. (45.5%)
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
- PROPOSED LOTS & BLOCKS STANDARDS, APPROVED BY THE PLANNING COMMISSION ON 11/10/22:
TYPICAL LOT AREA AS SHOWN:
SINGLE FAMILY: 40'-50' X 112' = ±4,480 - 5,600 SF
TOWNHOMES: 28'-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.
UTILITIES AND DRAINAGE FACILITIES:
SIX (6) FOOT EASEMENTS SHALL BE PROVIDED ON EACH LOT FOR SIDE OF REAR AND SIDE LOT LINES.
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.
- 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.
- STORMWATER MANAGEMENT: IS INTENDED TO BE PROVIDED THROUGH PROPOSED ON-SITE BIO FACILITIES. SWM TO BE HANDLED OFF LOTS WHERE FEASIBLE.
- SEDIMENT CONTROL AND EROSION CONTROL: TO BE PROVIDED AT IMPROVEMENT PLAN STAGES.
- 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.
- INFRASTRUCTURE AGREEMENT SHALL BE SIGNED PRIOR TO THE PRELIMINARY PLAN APPROVAL.
- 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.)
- 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.

**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.
- 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	---	---
- PROPOSED IMPERVIOUS COVERAGE: 36% IMPERVIOUS COVERAGE IS PROPOSED. ALL IMPERVIOUS AREAS WILL BE TREATED IN ACCORDANCE WITH LOCAL AND STATE SEDIMENT AND STORMWATER MANAGEMENT REGULATIONS.
- 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.
- REFER TO ATTACHED NRI/PRELIMINARY FOREST STAND DELINEATION PROVIDED BY HARRIS, SMARIGA, & ASSOCIATES FOR WETLAND AND FOREST STAND DATA.
- A 10' ENHANCED LANDSCAPE BUFFER AND AGRICULTURAL STYLE WOOD FENCE SHALL BE PROVIDED ADJACENT TO THE ENG-LAND ACRES, LLC PROPERTY TO THE EAST.
- 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.
- GOLF CART USE: THE MASTER PLAN DID NOT INCLUDE APPROVAL OF GOLF CART USE ON TOWN STREETS. THIS ELEMENT WILL REQUIRE TOWN COUNCIL APPROVAL WITH THIS PRELIMINARY PLAN.
- OFF-SITE SIDEWALK, CROSSWALKS, AND TRAIL CONNECTIONS AT MORNING STAR DRIVE SHALL BE PROVIDED.
- 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.
- LDO ARTICLE VI, SECTION 3.2.5, STANDARD TOWN RADIIUSES, MAY BE MODIFIED AT THE TIME OF PRELIMINARY PLAN.
- MODIFICATIONS APPROVED WITH MASTER PLAN: 27.1.
- ADDITIONAL MODIFICATIONS PROPOSED WITH THIS PRELIMINARY PLAN:
- SITE TO BE SERVED BY WATER PRESSURE ZONE SYSTEM 3.



NOTES:

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- TOPOGRAPHY IS PROVIDED BY POTOMAC AERIAL SURVEYS. TOPOGRAPHY WAS VERIFIED BY HARRIS, SMARIGA, & ASSOCIATES IN AUGUST, 2021.

OVERALL PRELIMINARY PLAN

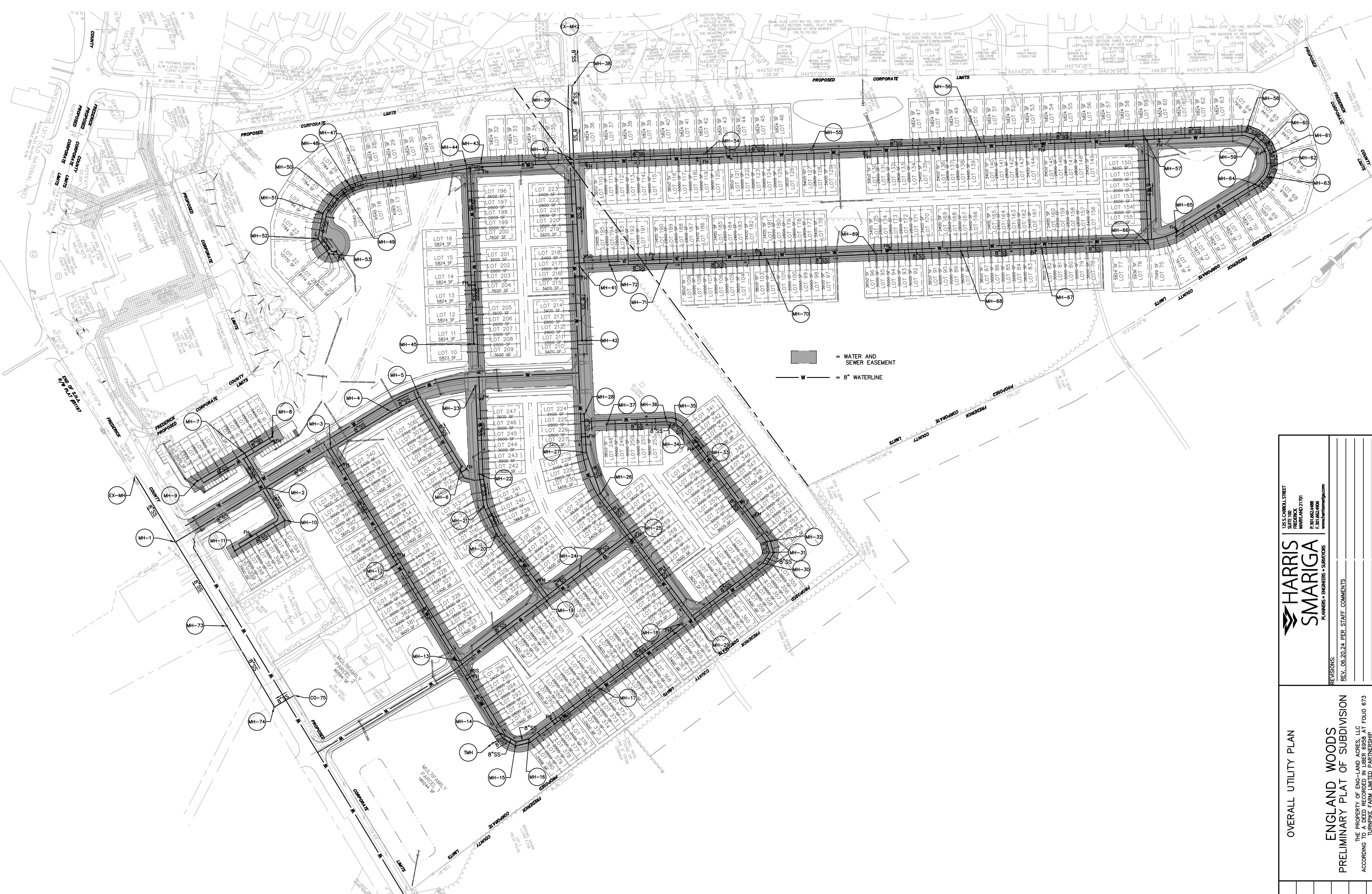
ENGLAND WOODS
PRELIMINARY PLAT OF SUBDIVISION

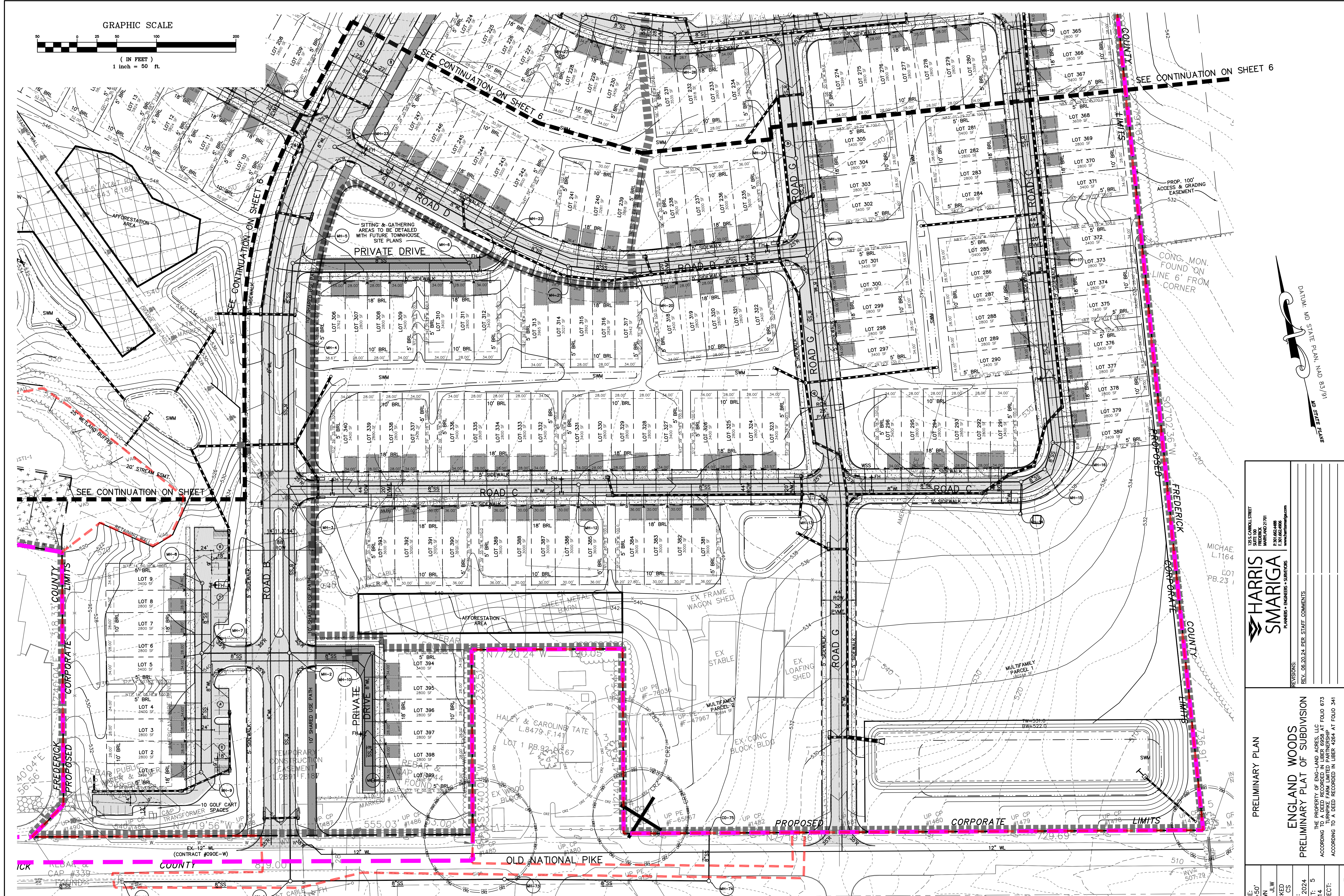
THE PROPERTY OF ENG-LAND ACRES, LLC
ACCORDING TO A DEED RECORDED IN LIBER 6958 AT FOLIO 673
UNLESS OTHERWISE INDICATED
ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341

SCALE: AS NOTED
DRAWN BY: J.L.W.
CHECKED BY: CS
DATE: 2024
SHEET: 2
OF: 14
PROJECT: 6357

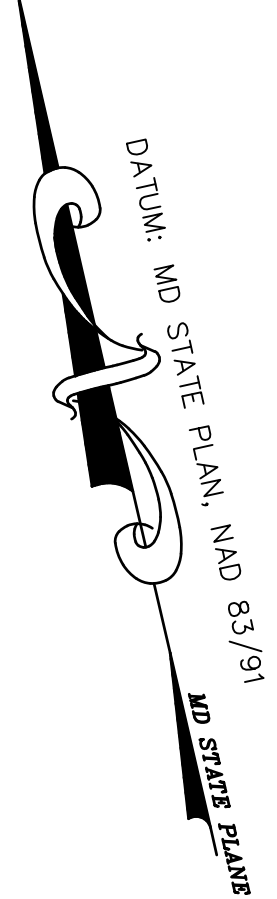
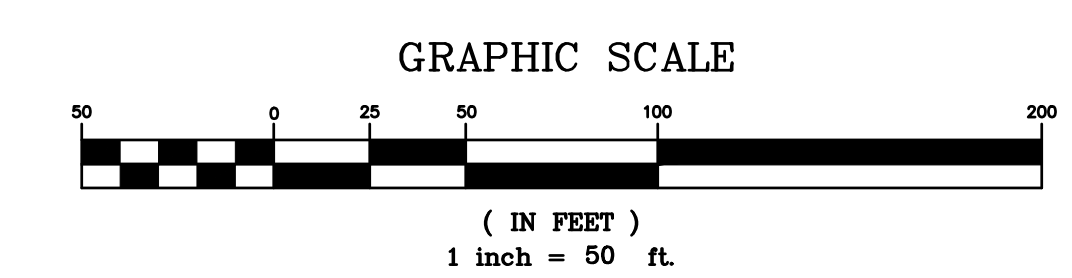
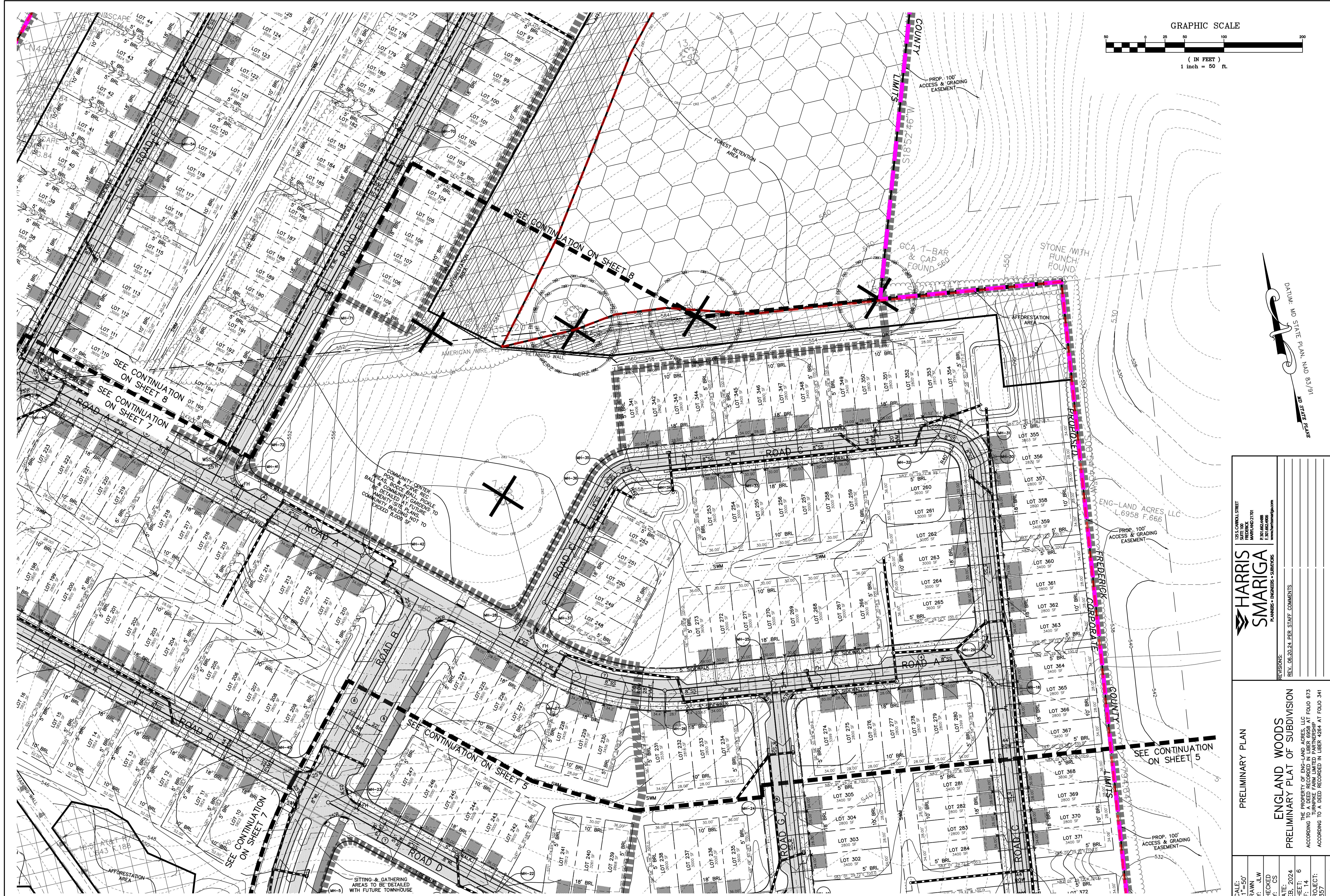
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PRELIMINARY PLAN

ENGLAND WOODS
PRELIMINARY PLAT OF SUBDIVISION

THE PROPERTY OF ENGLAND ACRES, LLC
ACCORDING TO A DEED RECORDED IN LIBER 6958 AT FOLIO 673
ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341

DATE: 2024
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PROJECT: 6357

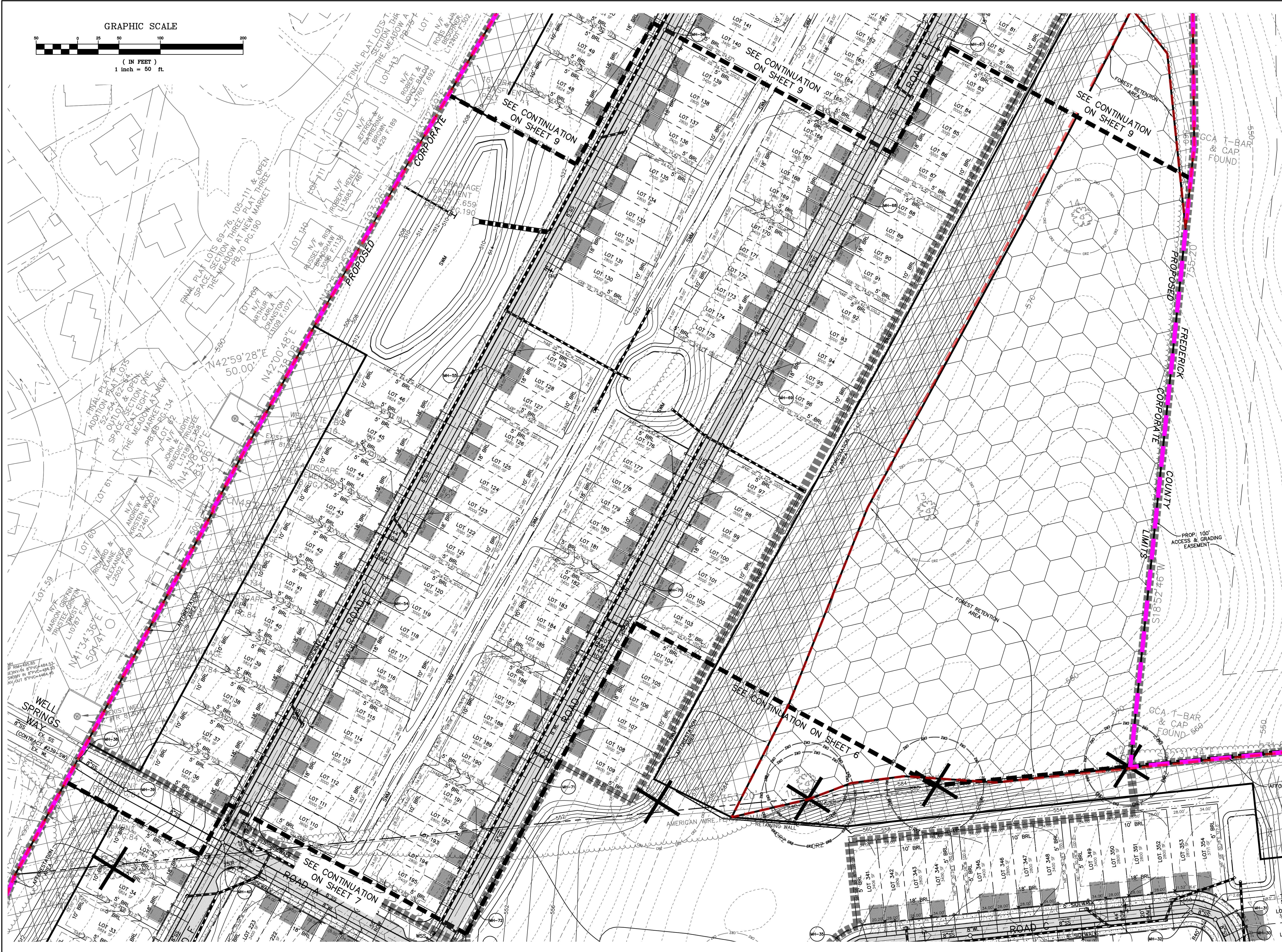
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DATE: 2024
SHEET: 6
PROJECT: 6357



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PRELIMINARY PLAN 1"=50' DRAWN BY: J.L.W CHECKED BY: CS DATE: 02/24/2024 SHEET: 7 OF: 14 PROJECT: 357	ENGLAND WOODS PRELIMINARY PLAT OF SUBDIVISION THE PROPERTY OF ENG-LAND ACRES, LLC ACCORDING TO THE DEED RECORDED AT FOLIO 673 TURNPIKE FARM LIMITED PARTNERSHIP ACCORDING TO A DEED RECORDED IN LIBER 4264 AT FOLIO 341
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SCALE: 1"=50'

DRAWN BY: J.L.W.

CHECKED BY: J.L.W.

DATE: 02/20/24

SHEET: 6

OF: 14

PROJECT: 6357

PRELIMINARY PLAN

ENGLAND WOODS

PRELIMINARY PLAT OF SUBDIVISION

THE PROPERTY OF ENGLAND WOODS, LLC

ACCORDING TO A DEED RECORDED IN LIBER 6958 AT FOLIO 673

ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341

REVISIONS:

REV. 08.20.24 PER STAFF COMMENTS

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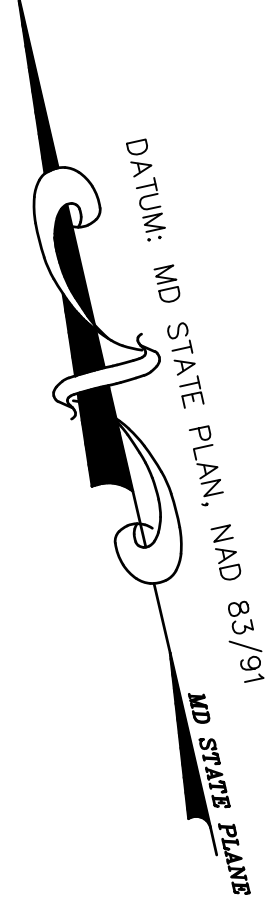
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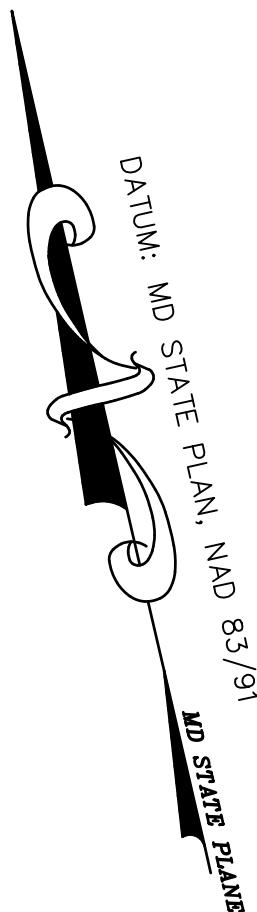
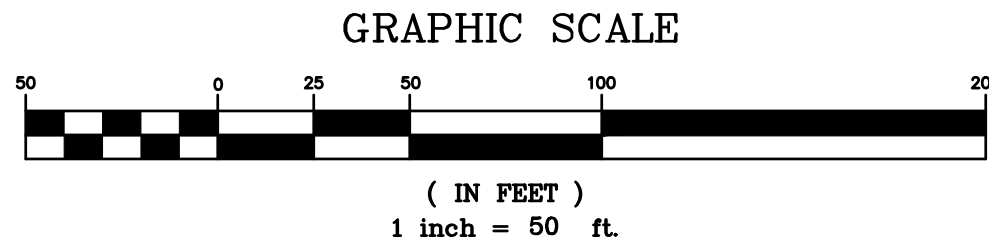
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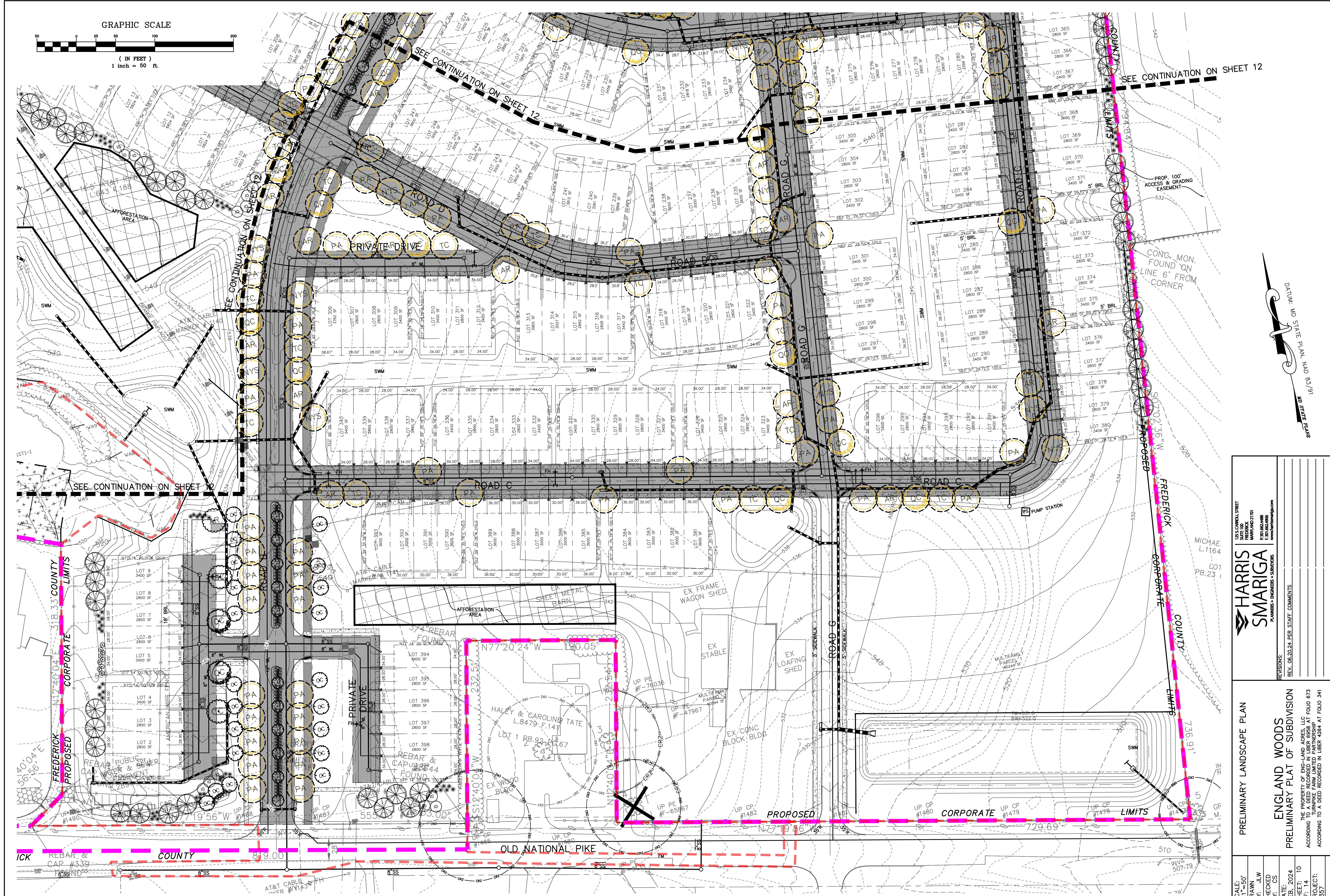
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PRELIMINARY PLAN		ENGLAND WOODS PRELIMINARY PLAT OF SUBDIVISION		DATE: 02.20.24 SHEET: 9 OF: 14 PROJECT: 6357	
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DATE: 02.20.24		SHEET: 9		PROJECT: 6357	
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SHEET: 9		OF: 14		PROJECT: 6357	
PROJECT: 6357		DATE: 02.20.24		SHEET: 9	
DRAWN BY: J.L.W.		CHECKED BY: CS		DATE: 02.20.24	
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PROJECT: 6357		DATE: 02.20.24		SHEET: 9	



DATUM: MD STATE PLAN, NAD 83/91
MD STATE PLANS

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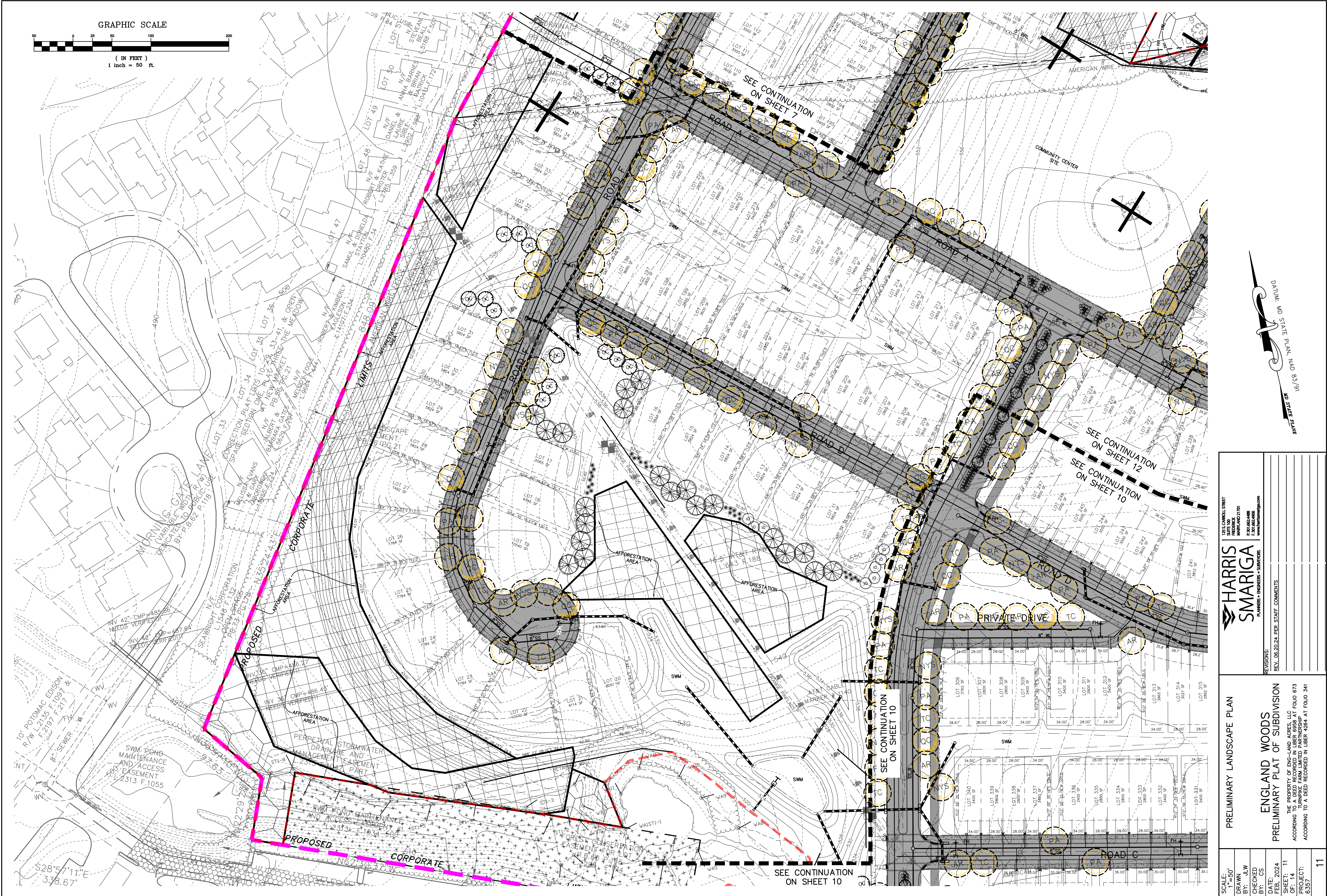
PRELIMINARY LANDSCAPE PLAN

ENGLAND WOODS
PRELIMINARY PLAT OF SUBDIVISION

THE PROPERTY OF ENGLAND WOODS, LLC
ACCORDING TO A DEED RECORDED IN LIBER 6958 AT FOLIO 673
ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341

SCALE: 1"=50'
DRAWN BY: J.L.W.
CHECKED BY: J.S.
DATE: 08.20.24
SHEET: 10
PROJECT: 6357

10



SCALE: 1"=50'

DRAWN BY: J.L.W.

CHECKED BY: CS

DATE: 2024

SHEET: 11

OF: 14

PROJECT: 6357

PRELIMINARY LANDSCAPE PLAN

ENGLAND WOODS

PRELIMINARY PLAT OF SUBDIVISION

THE PROPERTY OF ENGLAND ACRES, LLC
ACCORDING TO A DEED RECORDED IN LIBER 6958 AT FOLIO 673
PARTIAL AND UNDIVIDED LOT 14
ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341

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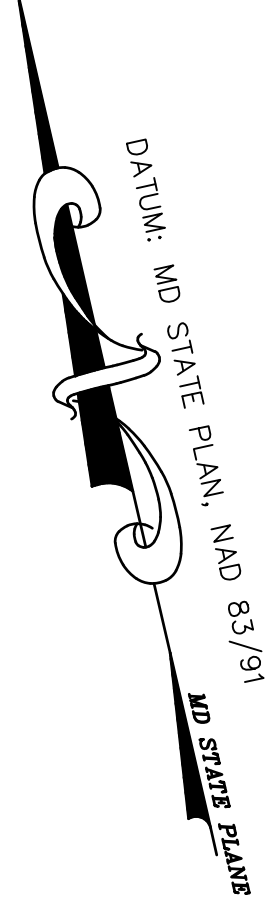
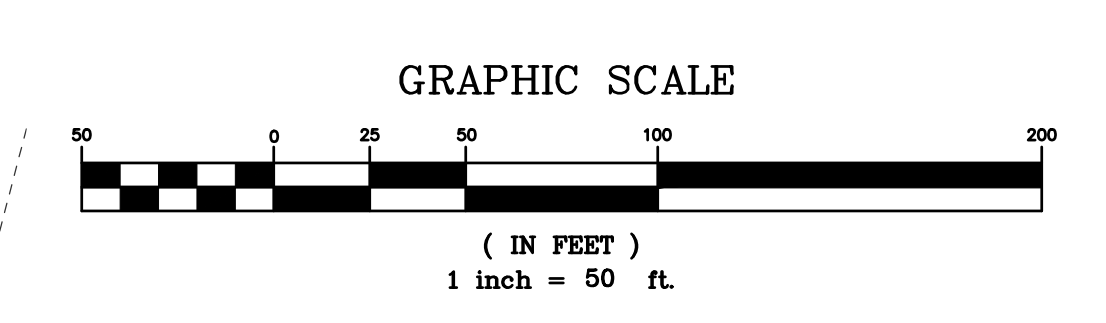
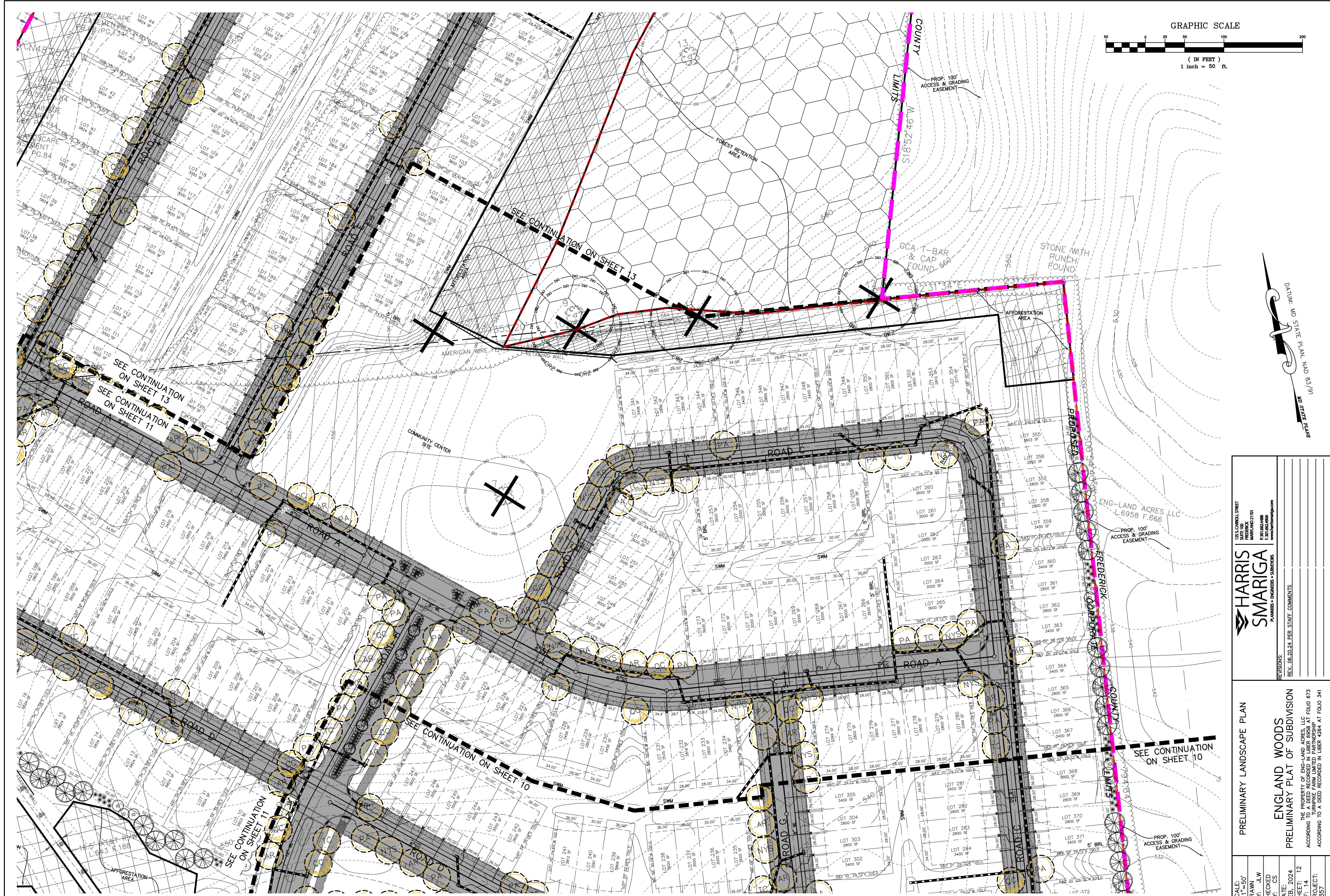
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REVISIONS:

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DATUM: MD STATE PLAN, NAD 83/91

MD STATE PLANS



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PRELIMINARY LANDSCAPE PLAN ENGLAND WOODS PRELIMINARY PLAT OF SUBDIVISION THE PROPERTY OF ENGLAND ACRES, LLC ACCORDING TO A DEED RECORDED IN LIBER 6958 AT FOLIO 673 ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341	
SCALE: 1"=50' DRAWN BY: J.L.W. CHECKED BY: CS DATE: FEB. 2024 SHEET: 12 OF: 14 PROJECT: 6357	12



SCALE: 1"=50'		PRELIMINARY LANDSCAPE PLAN	
DRAWN BY: J.L.W.	CHECKED BY: J.L.W.	HARRIS SMARIGA PLANNERS • ENGINEERS • SURVEYORS	
DATE: 2024	DATE: 2024	REVISIONS:	
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THE PROPERTY OF ENGLAND ACRES, LLC ACCORDING TO A DEED RECORDED IN LIBER 6958 AT FOLIO 673		13	
ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341		7/9/2024 12:28 PM	

