

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

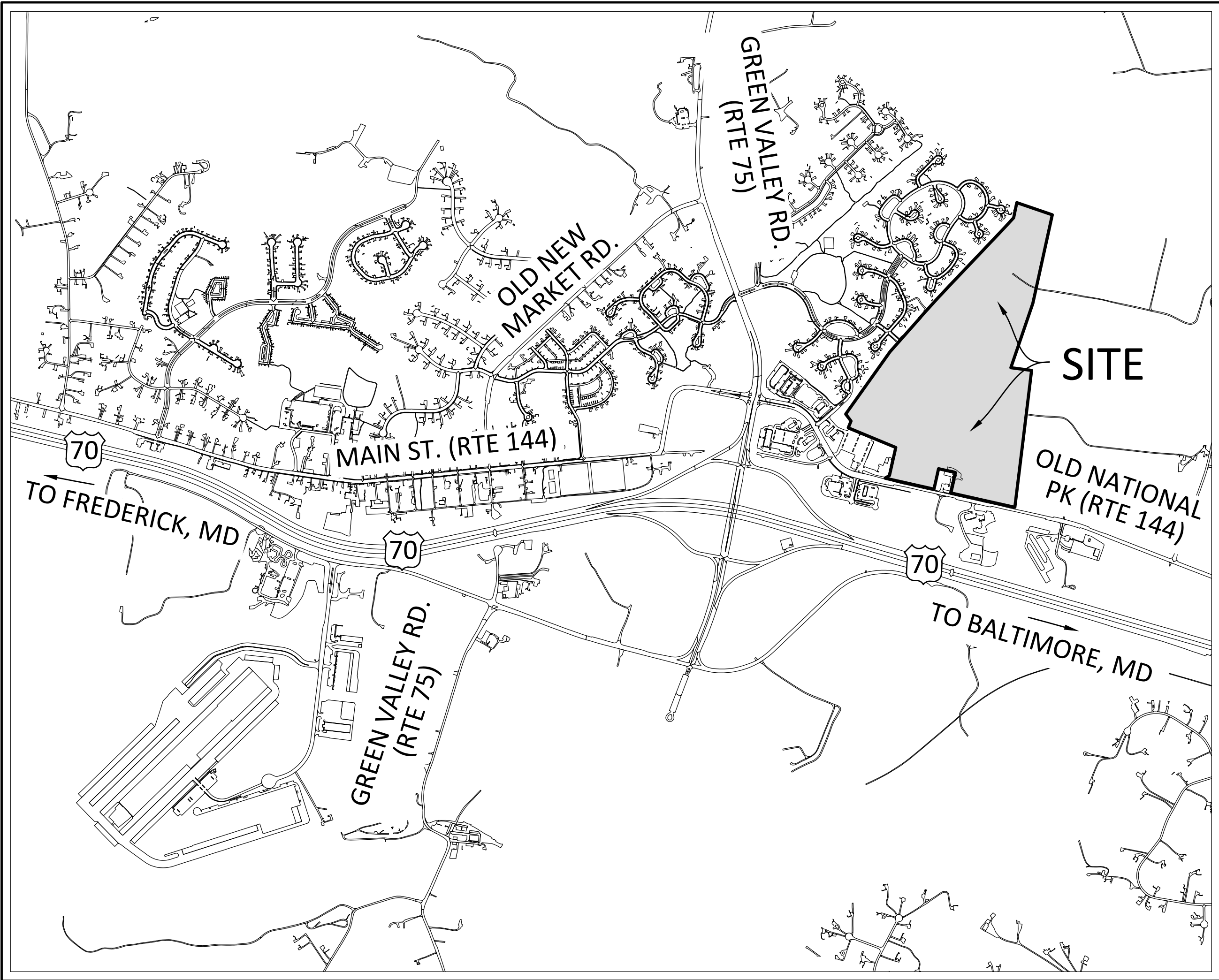
	EXISTING	PROPOSED
INTERIOR LOT LINE		
R/W--PROPERTY LINE		
CENTERLINE		
EASEMENTS		
CURBING AND CURB & GUTTER		
BUILDINGS		
SPOT ELEVATIONS	+296.0	+96.0
BENCH MARK		
CONTOURS	-310	
STORM DRAIN		
SANITARY SEWER	SS	SS
WATER LINES	W	W
U/G GAS,ELEC.OR TELEPHONE	G,E,T,	G,E,T,
OVERHEAD ELEC. LINES		
DRAINAGE 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:

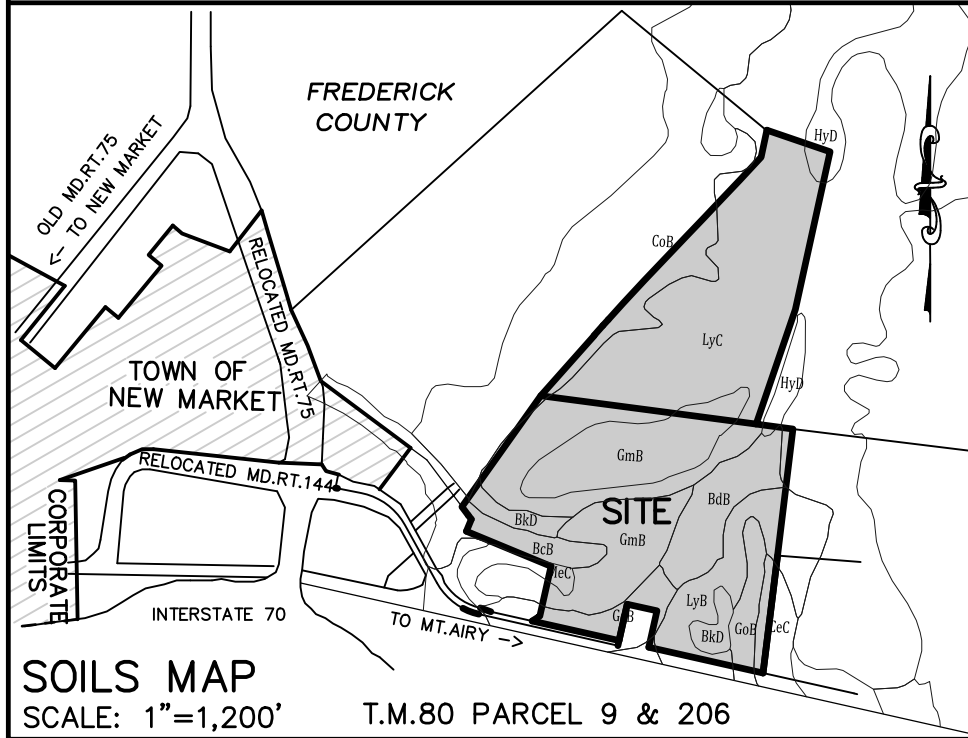
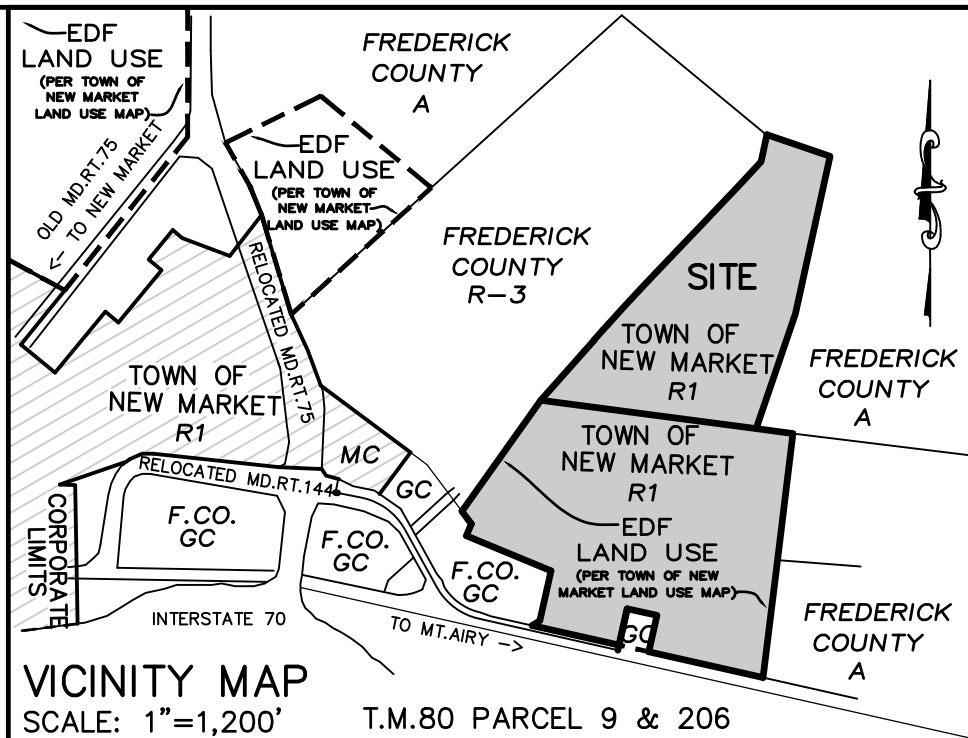
1. THERE ARE NO EXISTING WILDLIFE CORRIDORS ON THE PROPERTY.



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.

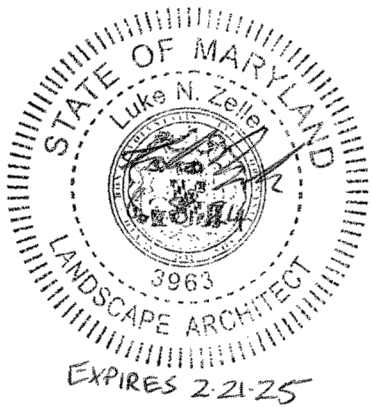
Approval for this Preliminary Plat shall be for 10 years per LDO, Article VI, Section 2.2.56. The site's NRI/FSD approvals expire 5 years from the date of approval. After 5 years the NRI/FSD shall be updated for those areas of the site not subject to a Final Forest Conservation Plan at that time.



- NOTES:
1. NO TITLE REPORT WAS FURNISHED.
 2. HORZ. 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.

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

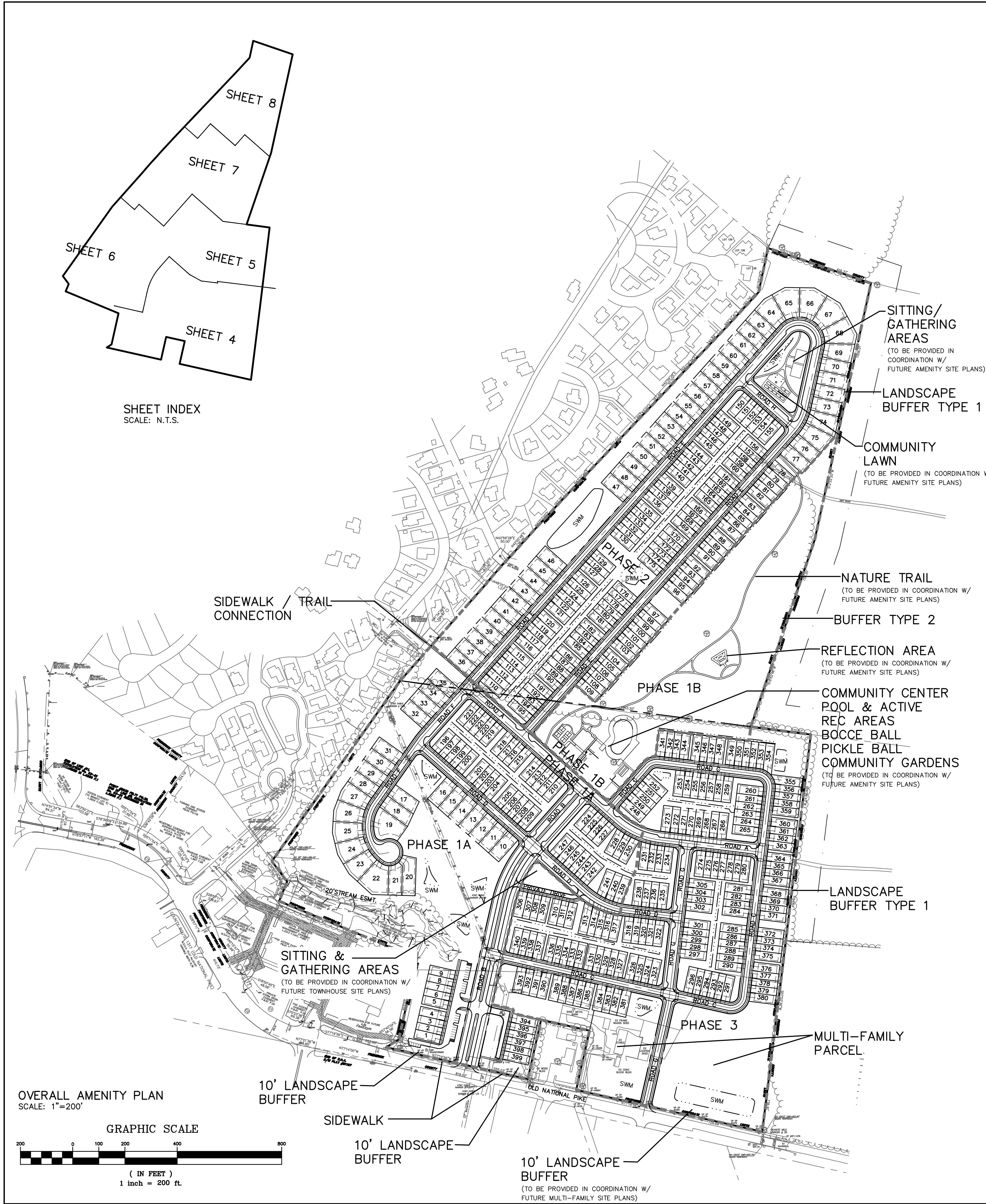
HARRIS SMARIGA PLANNERS • ENGINEERS • SURVEYORS	1255 CARROLL STREET SUITE 100 NEW MARKET, MD 21701 P: 301.662.4988 F: 301.662.4986 www.harris-smariga.com	REV. 08.20.24 PER STAFF COMMENTS



PRELIMINARY COVER SHEET	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 NOTED ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341	1
			1

Sheet Number	Sheet Title
1	PRELIMINARY COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PRELIMINARY PLAN TYPICAL DETAILS
4	Overall Utility Plan
5	PRELIMINARY PLAN
6	PRELIMINARY PLAN
7	PRELIMINARY PLAN
8	PRELIMINARY PLAN
9	PRELIMINARY PLAN
10	PRELIMINARY LANDSCAPE PLAN
11	PRELIMINARY LANDSCAPE PLAN
12	PRELIMINARY LANDSCAPE PLAN
13	PRELIMINARY LANDSCAPE PLAN
14	PRELIMINARY LANDSCAPE PLAN

DATE: 02/24/24	BY: J.L.W.	10 YEARS
DATE: 02/24/24	BY: CS	APPROVAL DURATION
SHEET: 1	PROJECT: 6357	
OF: 14		



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.

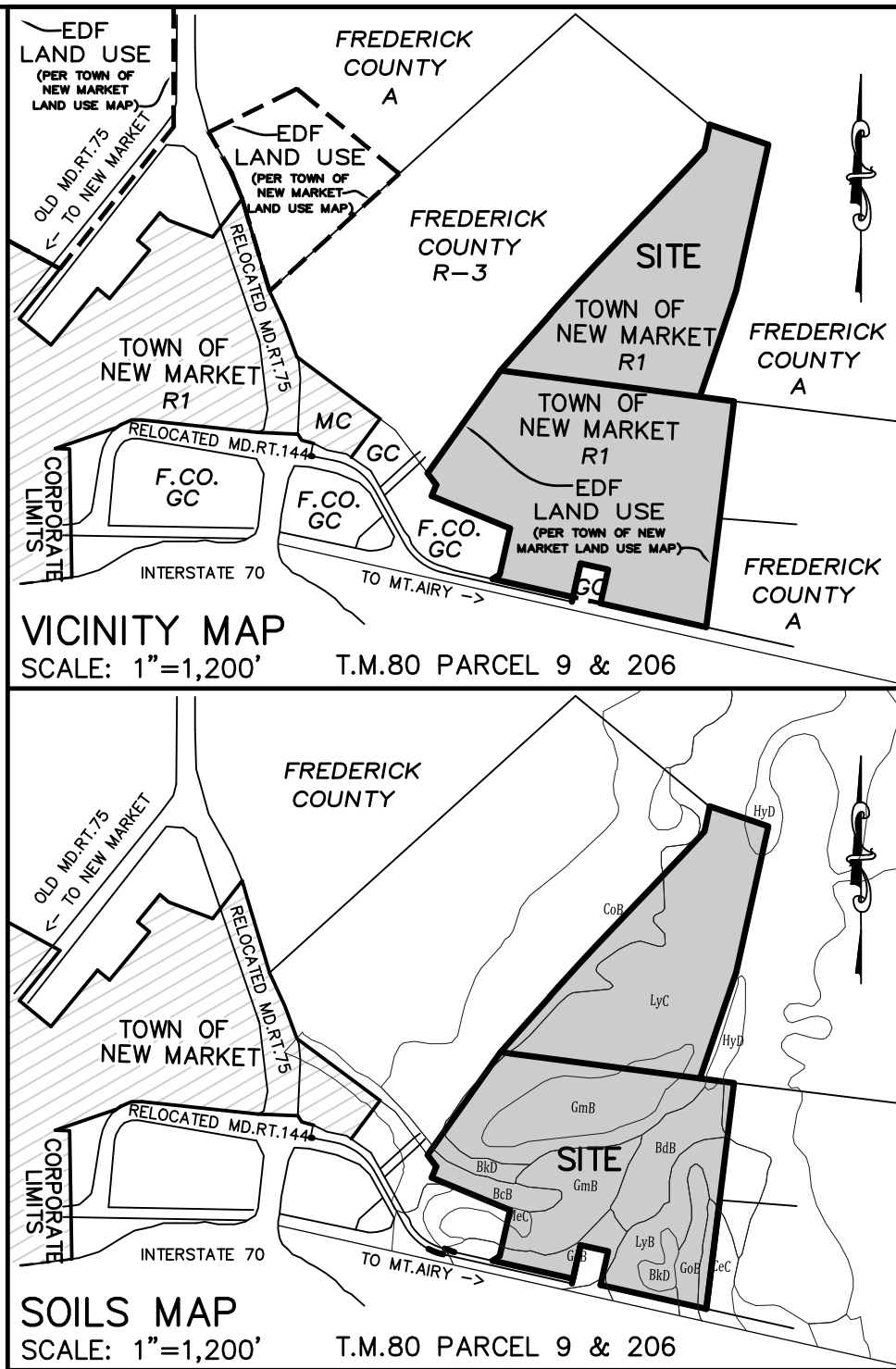
FRONT YARD SETBACKS:		SIDE YARD SETBACKS:
SINGLE FAMILY: 18'		SINGLE FAMILY: 5'
TOWNHOMES/VILLAS: 18'		TOWNHOMES/VILLAS: 5' (ENDS)
MULTIFAMILY: 5'		MULTIFAMILY: 5'
REAR YARD SETBACKS:		HEIGHT RESTRICTIONS:
SINGLE FAMILY: 10'		NO BUILDING SHALL EXCEED 40'
TOWNHOMES/VILLAS: 10'		BUILDING HEIGHT TO BE MEASURED FROM FINISH GRADE AT BUILDING FRONT TO THE MIDPOINT OF THE EAVES TO ROOF.
MULTIFAMILY: 10'		

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.
10. 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.
11. STORMWATER MANAGEMENT: IS INTENDED TO BE PROVIDED THROUGH PROPOSED ON-SITE BIO FACILITIES. SWM TO BE HANDLED OFF LOTS WHERE FEASIBLE.
12. SEDIMENT CONTROL AND EROSION CONTROL: TO BE PROVIDED AT IMPROVEMENT PLAN STAGES.
13. 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.
14. INFRASTRUCTURE AGREEMENT SHALL BE SIGNED PRIOR TO THE PRELIMINARY PLAN APPROVAL.
15. 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.)
16. RESIDENTIAL PARKING REQUIREMENTS:

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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HARRIS SMARIGA
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1255 CARROLL STREET
SUITE 100
NEW MARKET, MD 21770
P: 301.662.4488
F: 301.662.4906
www.harris-smariga.com

REVISIONS:
REV. 08.20.24 PER STAFF COMMENTS

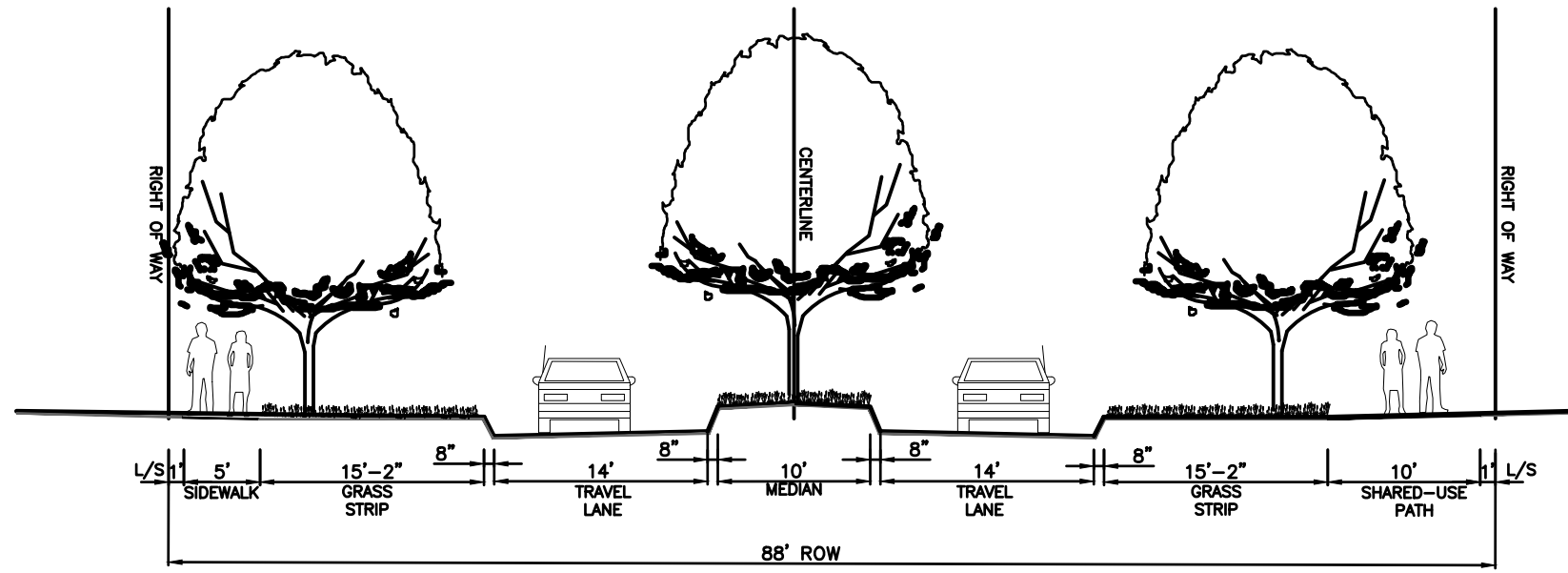
OVERALL PRELIMINARY PLAN

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

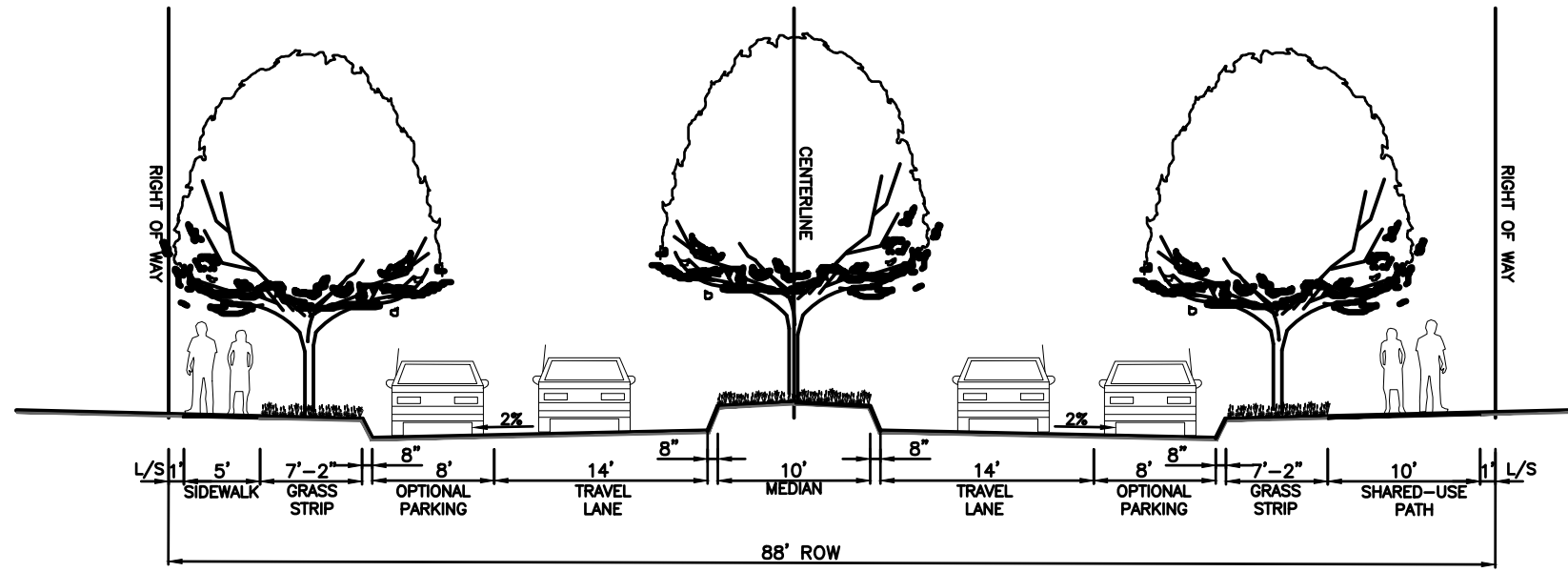
SCALE: AS NOTED
DRAWN BY: J.L.W.
CHECKED BY: CS
DATE: 2024
SHEET: 2
OF: 14
PROJECT: 6357

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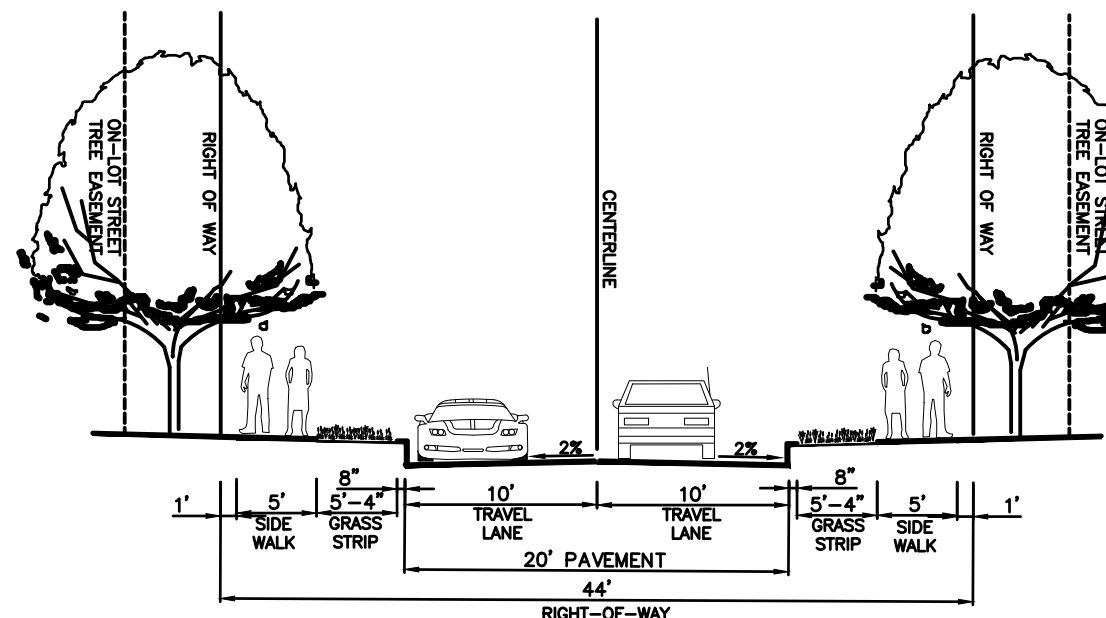
88' PUBLIC RIGHT OF WAY
(TWO-WAY W/ MEDIAN WITH
NO PARKING)

NOTE: ROADWAYS TO BE SIGNED TO IDENTIFY
"ALL ROADWAYS ARE TO BE SHARED WITH BICYCLES"
*NOTE: HOA SHALL MAINTAIN ALL MEDIAN PLANTINGS.



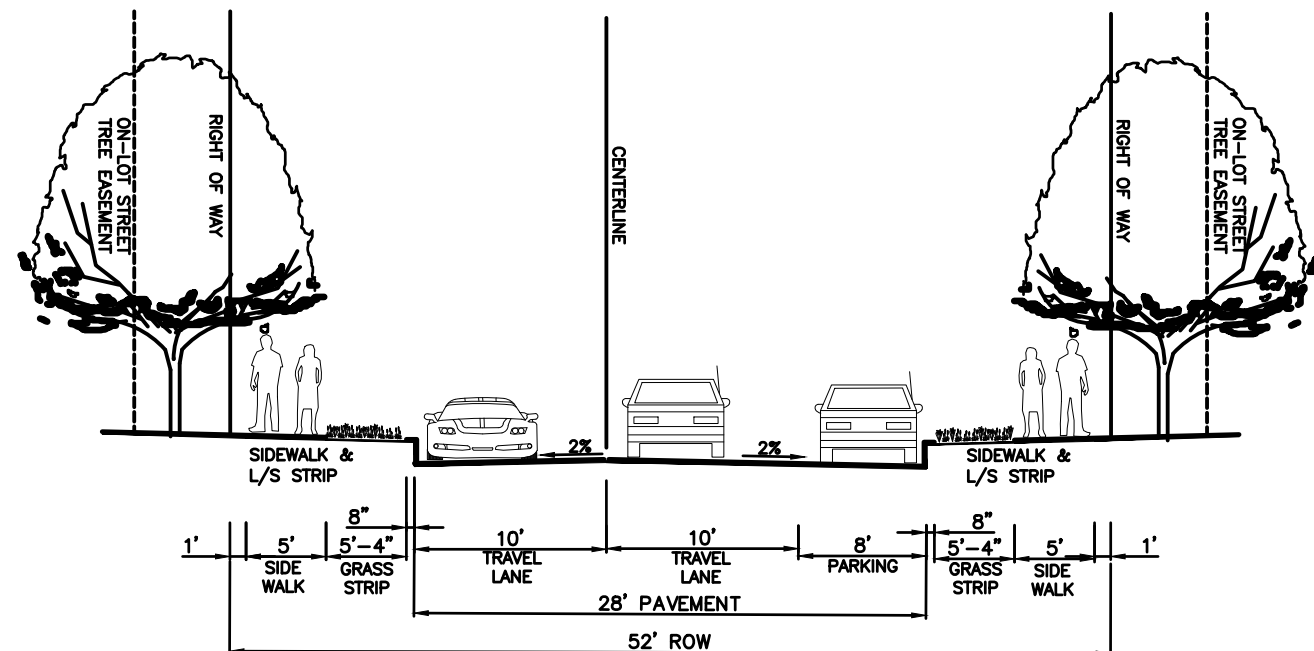
88' PUBLIC RIGHT OF WAY
(TWO-WAY W/ MEDIAN AND
PARKING BOTH SIDES)

NOTE: ROADWAYS TO BE SIGNED TO IDENTIFY
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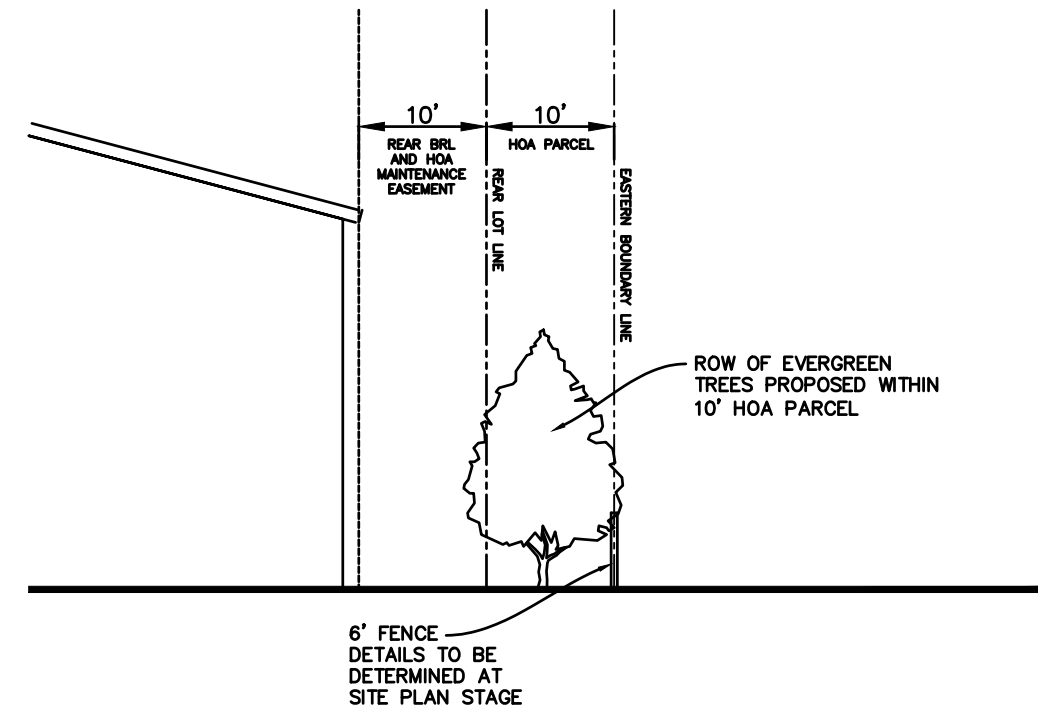
44' PUBLIC RIGHT OF WAY
(TWO WAY WITH NO PARKING)

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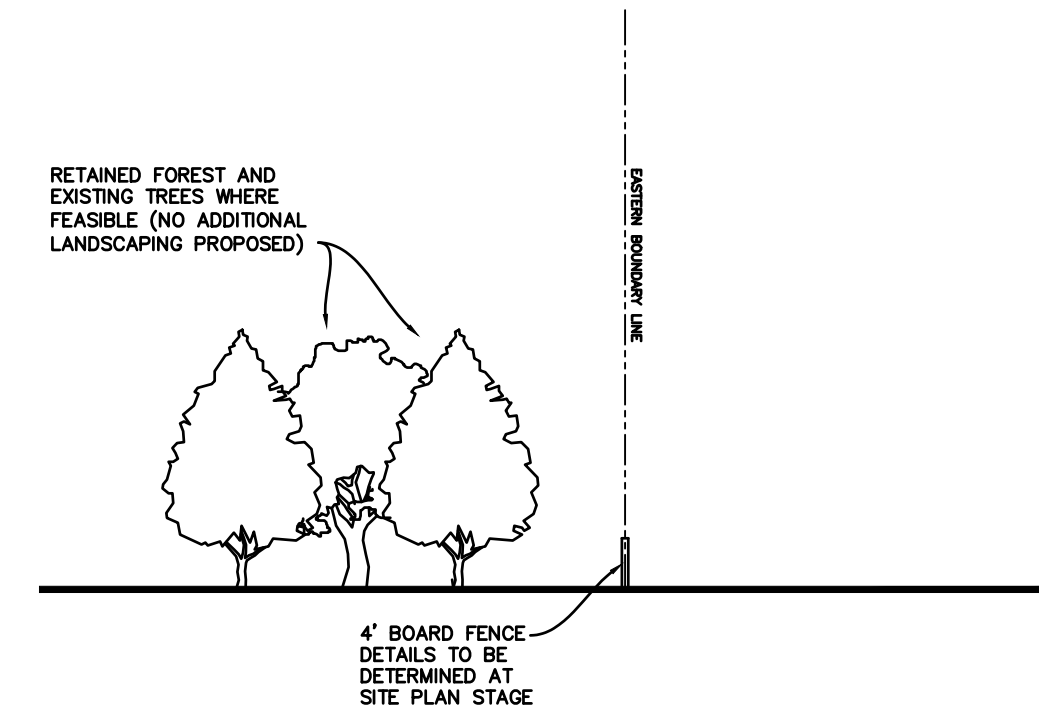


52' RIGHT OF WAY
(TWO WAY WITH PARKING
ON ONE SIDE OF STREET)

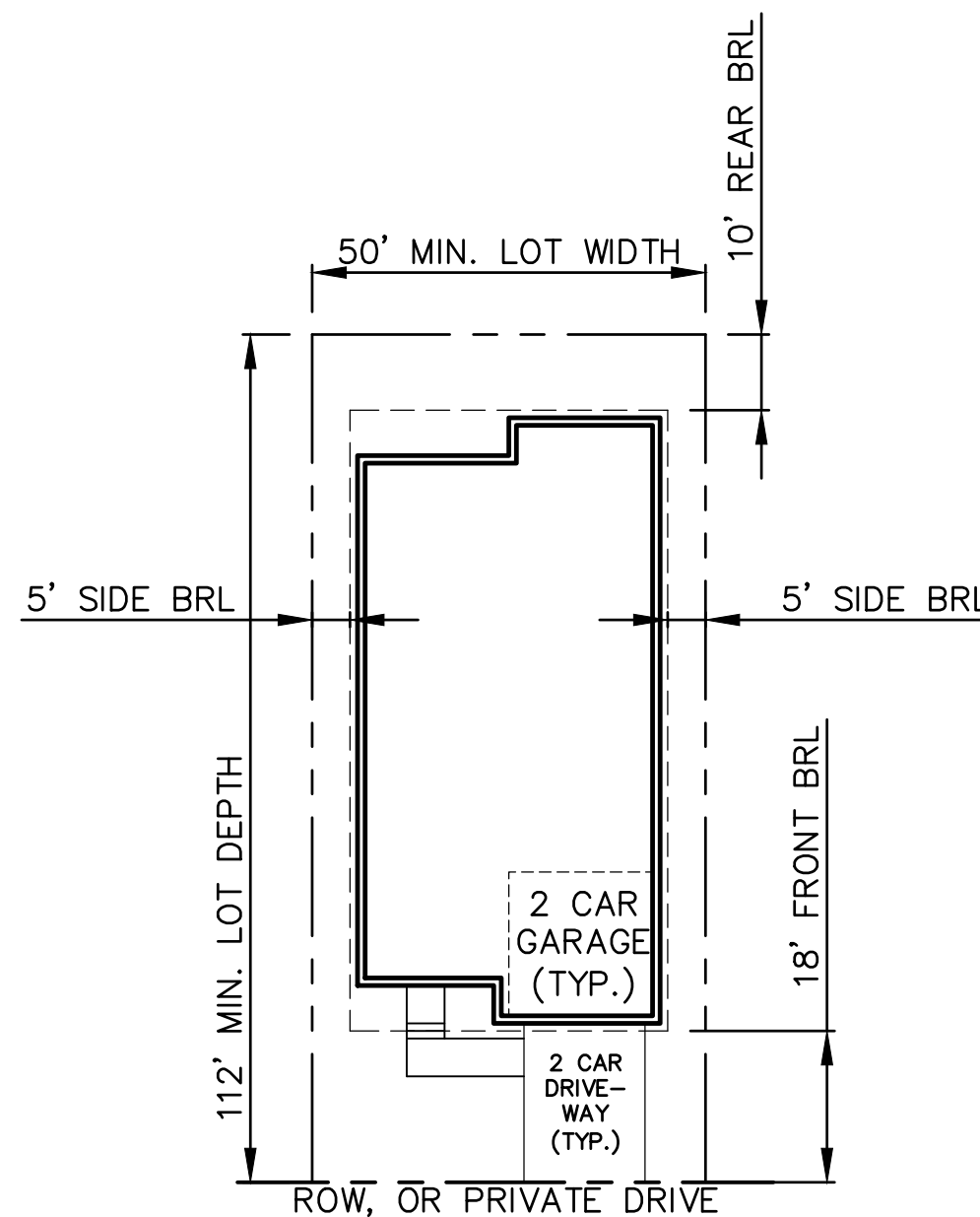
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TYPICAL LANDSCAPE BUFFER TYPE 1
ADJACENT TO PROPOSED LOTS



TYPICAL BUFFER TYPE 2
ADJACENT TO OPEN SPACE PARCELS,
NOT IMMEDIATELY ADJACENT TO
PROPOSED LOTS



TYPICAL SINGLE FAMILY
LOT DETAIL

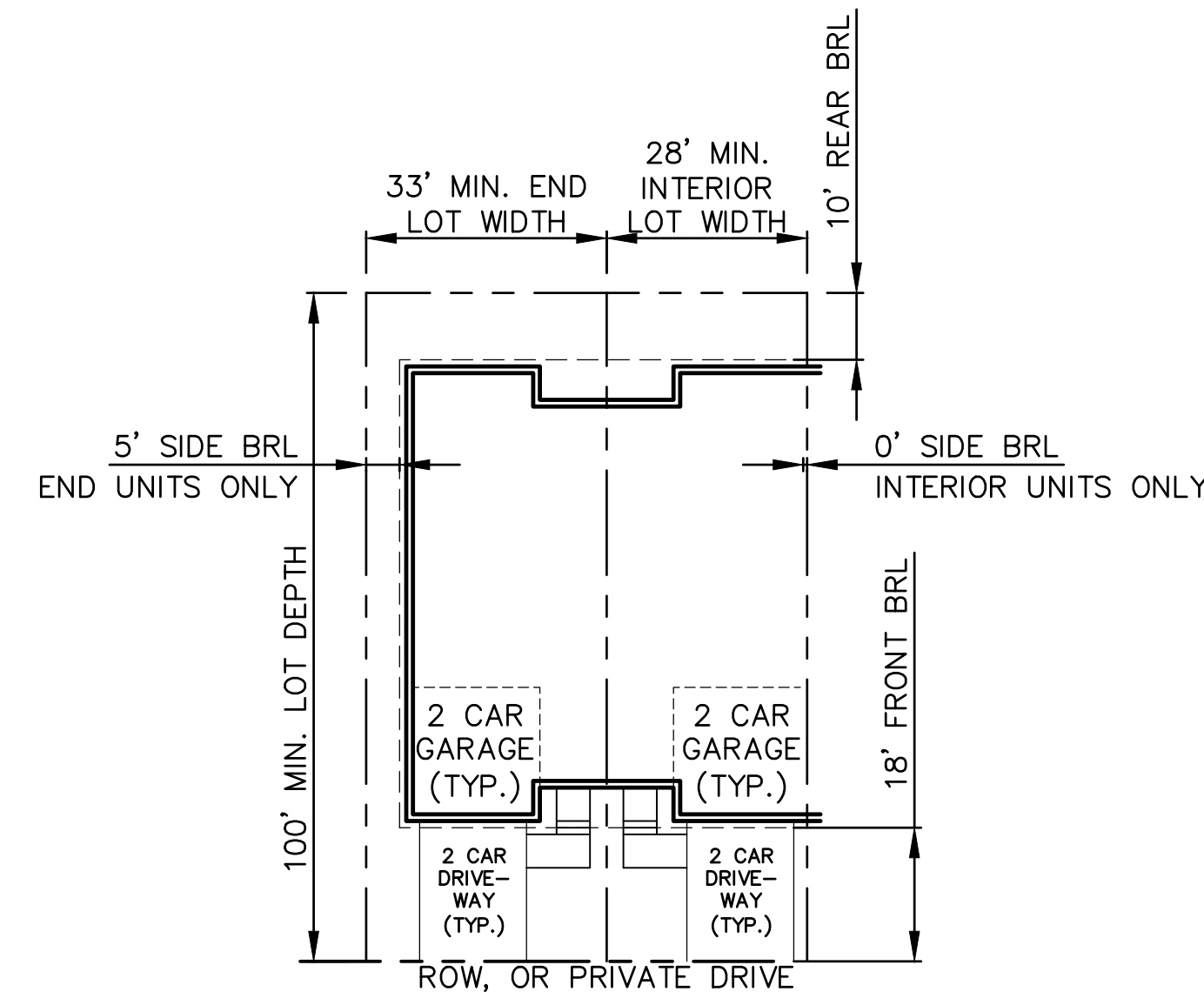
SCALE: N.T.S.
TYPICAL LOT DIMENSIONS:
MINIMUM: 50' X 112' (±5,600 SF)

*NOTE: STEPS AND PATIOS MAY EXTEND INTO THE
FRONT & REAR SETBACKS TO THE PROPERTY LINE BUT
MAY NOT EXTEND INTO SIDE SETBACKS.

ARCHITECTURAL FEATURES OF BUILDINGS SUCH AS
WINDOWSILLS, CORNICES, ROOF OVERHANGS AND
UNENCLOSED PORCHES (DECKS), OPEN FIRE ESCAPES,
FIREPROOF OUTSIDE STAIRWAYS, CHIMNEYS AND FLUES
MAY PROJECT NO MORE THAN THREE (3) FEET INTO
REQUIRED YARD SETBACKS.

FENCES MAY BE CONSTRUCTED IN OR PROJECT INTO
YARDS PROVIDED THAT:

- NO FENCE OR PLANTING MORE THAN THREE (3)
FEET HIGH SHALL BE LOCATED WITHIN THIRTY (30)
FEET OF A STREET INTERSECTION,
- NO FENCE MORE THAN FOUR (4) FEET HIGH MAY BE
LOCATED CLOSER TO THE FRONT OF THE LOT THAN
THE PRINCIPAL BUILDING, (INCLUDING ON CORNER
LOTS THAT ABOUT A ROAD RIGHT OF WAY ON 2
SIDES) AND
- NO FENCE MORE THAN EIGHT (8) FEET HIGH SHALL
BE ALLOWED ON ANY PART OF THE LOT.



TYPICAL VILLA
LOT DETAIL

SCALE: N.T.S.
TYPICAL LOT DIMENSIONS:
MINIMUM: 28' X 100' (±2,800 SF)

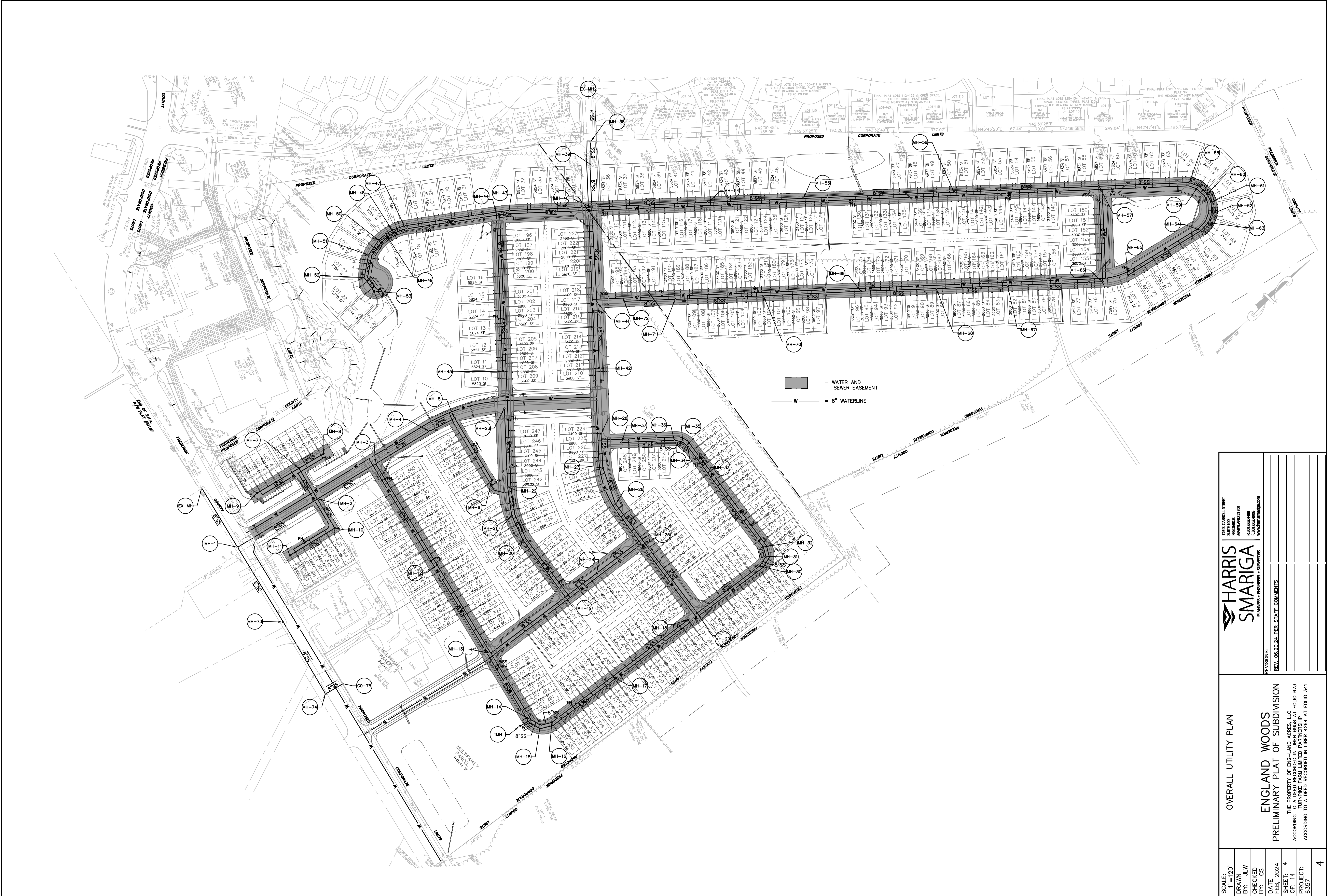
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SCALE: AS NOTED DRAWN BY: J.L.W CHECKED BY: CS DATE: 2024 FEB: 2024 SHEET: 3 OF: 14 PROJECT: 6357	PRELIMINARY PLAN TYPICAL DETAILS ENGLAND WOODS PRELIMINARY PLAT OF SUBDIVISION THE PROPERTY OF ENG-LAND ACRES, LLC ACCORDING TO A DEED RECORDED IN LIBER 6958 AT FOLIO 673 UNRECORDED INSTRUMENT FILED IN LIBER 4284 AT FOLIO 341	HARRIS SMARIGA PLANNERS • ENGINEERS • SURVEYORS 125 S. CARROLL STREET SUITE 100 HOUSTON, TEXAS 77001 P: 281.662.4988 F: 281.662.4986 www.harris-smariga.com	REVISIONS: REV. 06/20/24 PER STAFF COMMENTS



SCALE: 1"=120'

DRAWN BY: J.L.W

CHECKED BY: CS

DATE: FEB. 2024

SHEET: 4

OFF: 14

PROJECT: 6357

OVERALL UTILITY PLAN

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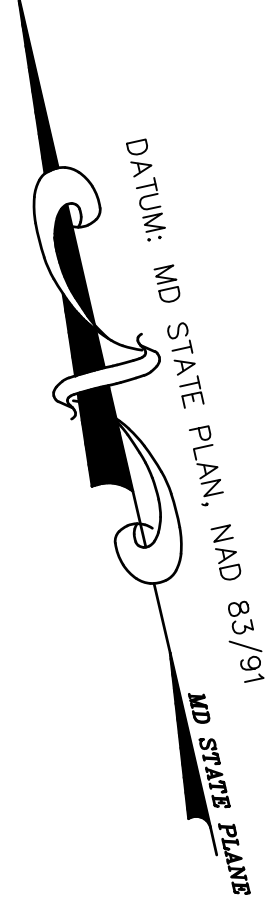
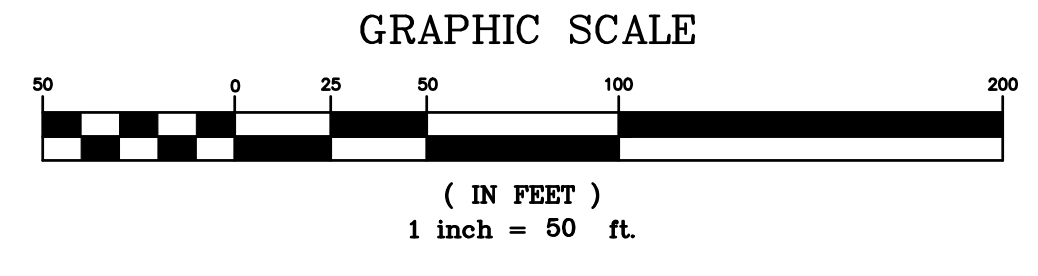
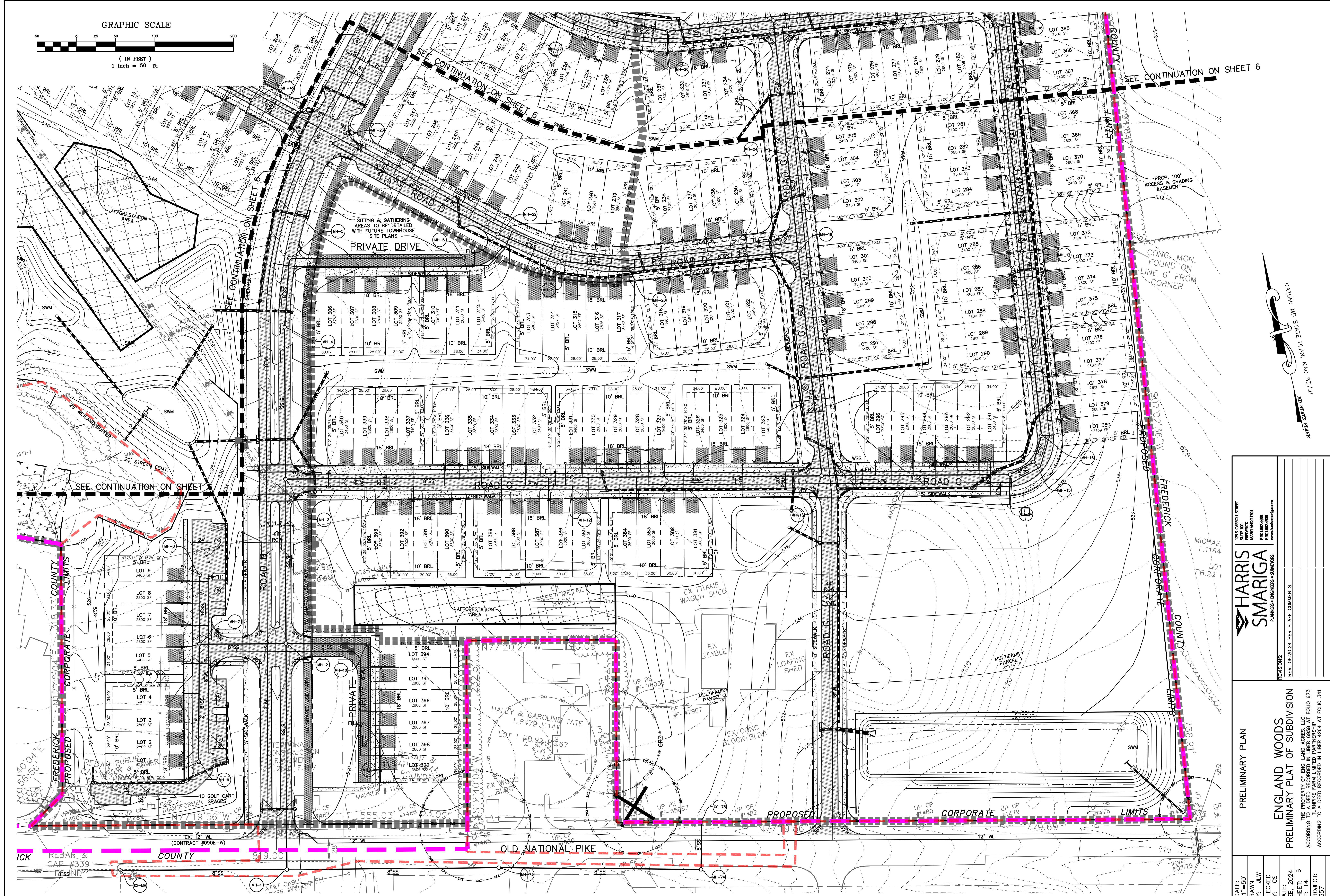
HARRIS
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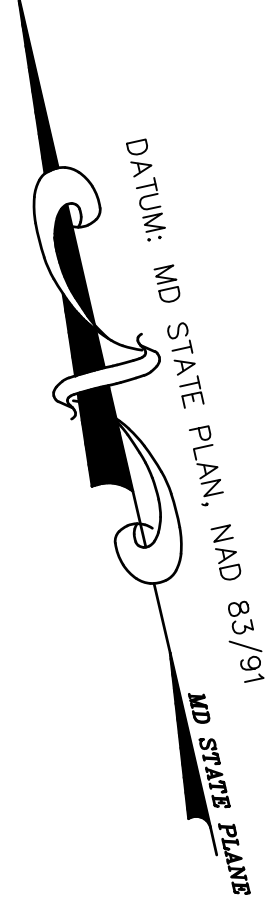
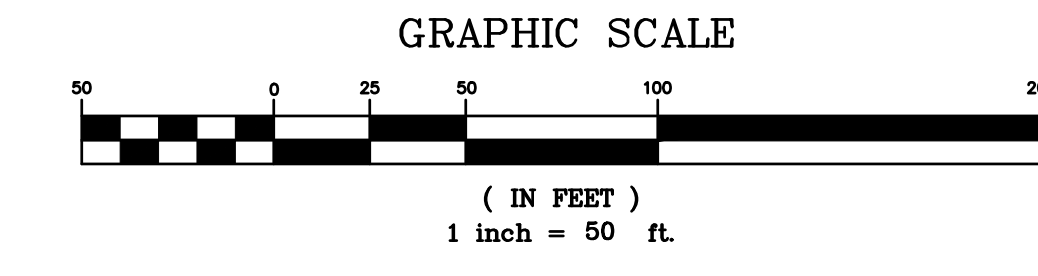
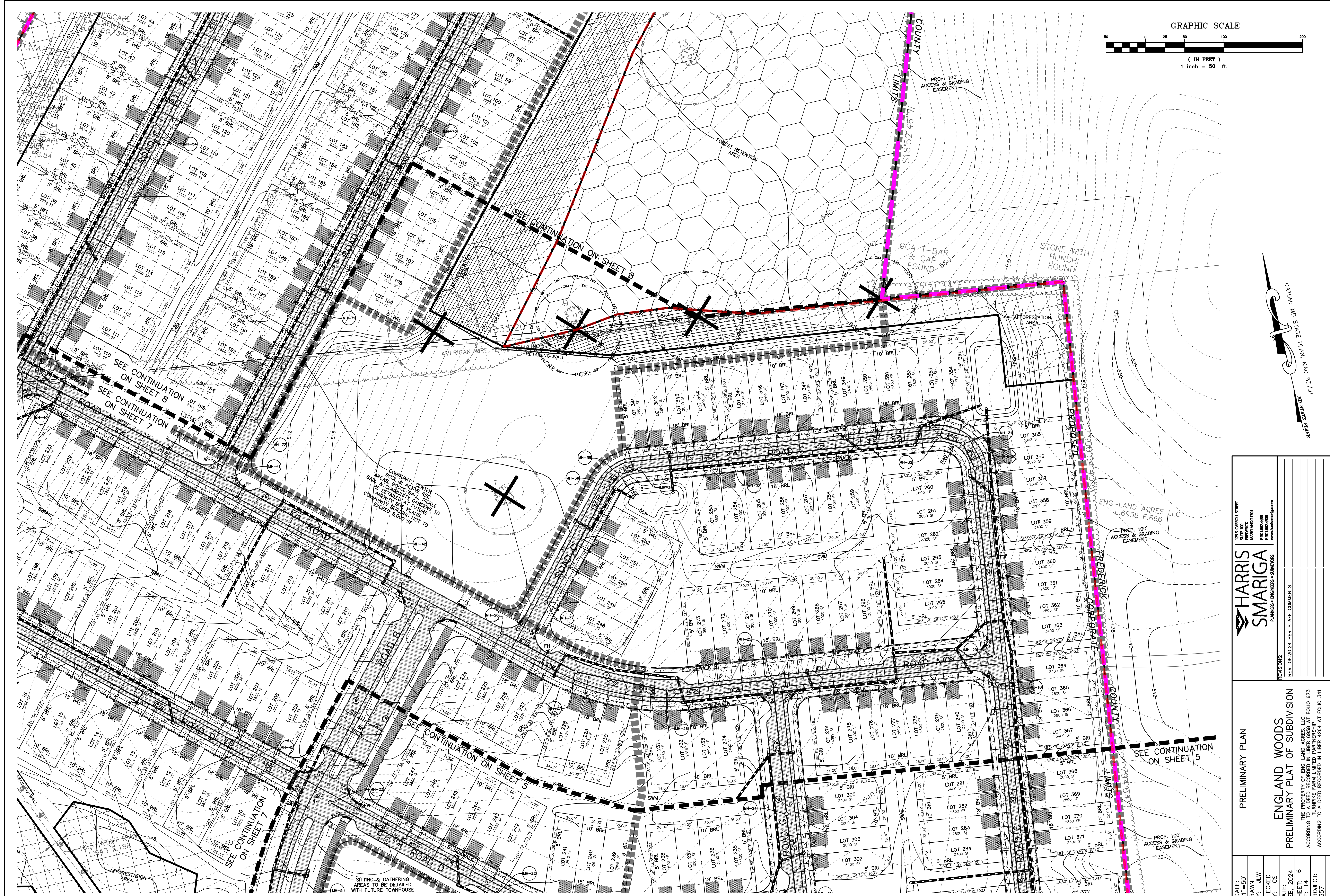
125 S. CARROLL STREET
SUITE 100
MARIETTA, GA 30067
770.391.6524
F 770.391.6524
WWW.HARRIS-SMARIGA.COM

REVISIONS:
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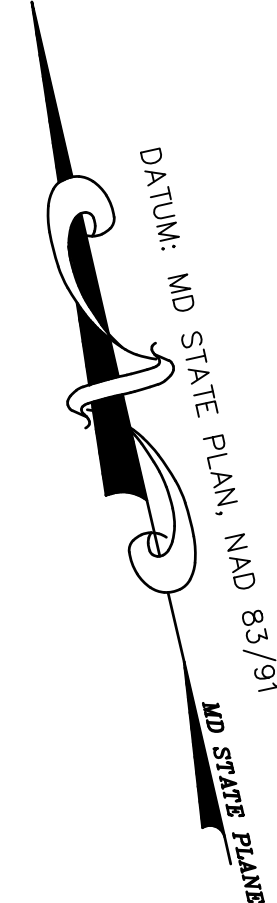
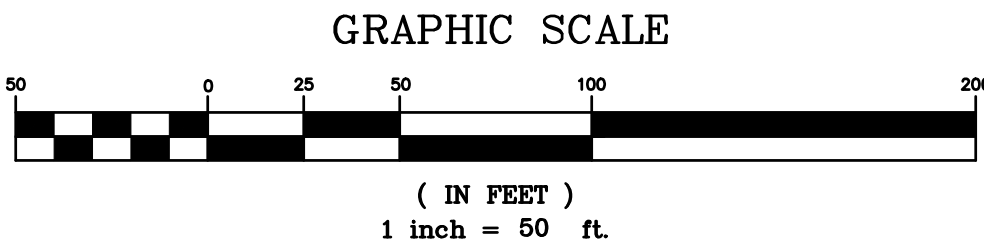
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PRELIMINARY PLAN		ENGLAND WOODS PRELIMINARY PLAN OF SUBDIVISION	
SCALE: 1"=50'		THE PROPERTY OF ENGLAND ACRES, LLC ACCORDING TO A DEED RECORDED IN LIBER 6958 AT FOLIO 673 ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341	
DRAWN BY: J.L.W.	CHECKED BY: CS	DATE: 2024	SHEET: 5
PROJECT: 6357		5	



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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		REVISIONS: REV. 08.20.24 PER STAFF COMMENTS	
SCALE: 1"=50'		DATE: 2024	
DRAWN BY: J.L.W.		SHEET: 6	
CHECKED BY: CS		PROJECT: 6357	
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SCALE: 1"=50' DRAWN BY: J.L.W CHECKED BY: CS DATE: FEB. 2024 SHEET: 7 OF: 14 PROJECT: 6.357	PRELIMINARY PLAN ENGLAND WOODS PRELIMINARY PLAN OF SUBDIVISION THE PROPERTY OF EUS-LAND APRES, LLC ACCORDING TO A DEED RECORDED IN LIBER 6958 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: CS

DATE: 2024

SHEET: 6

OF: 14

PROJECT: 6357

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

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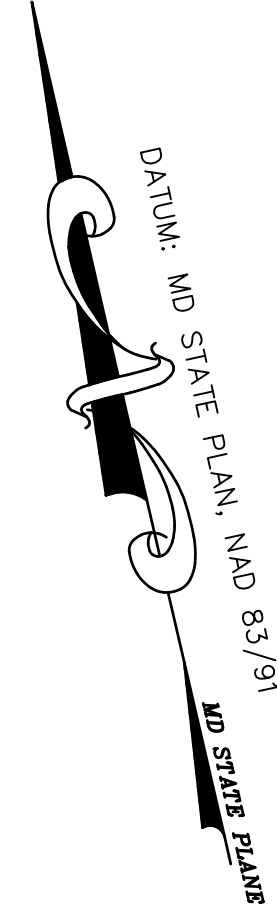
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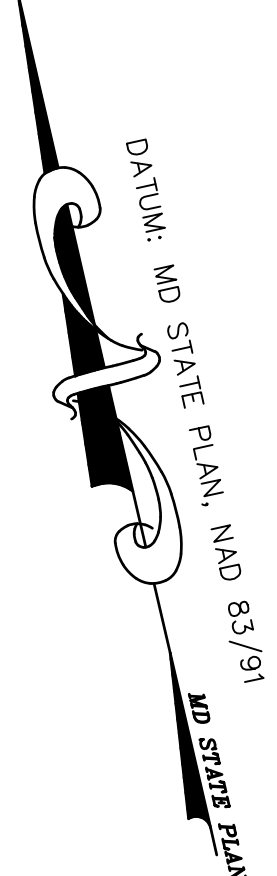
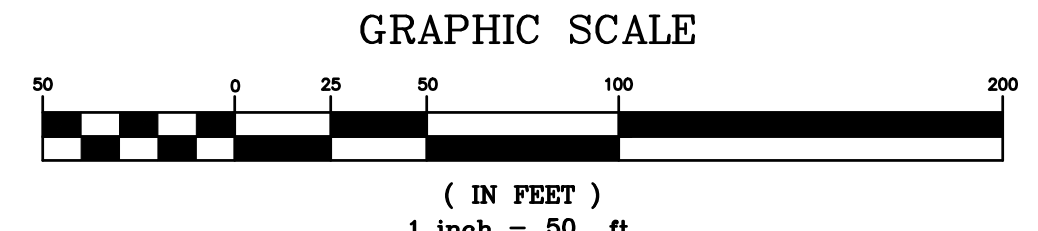
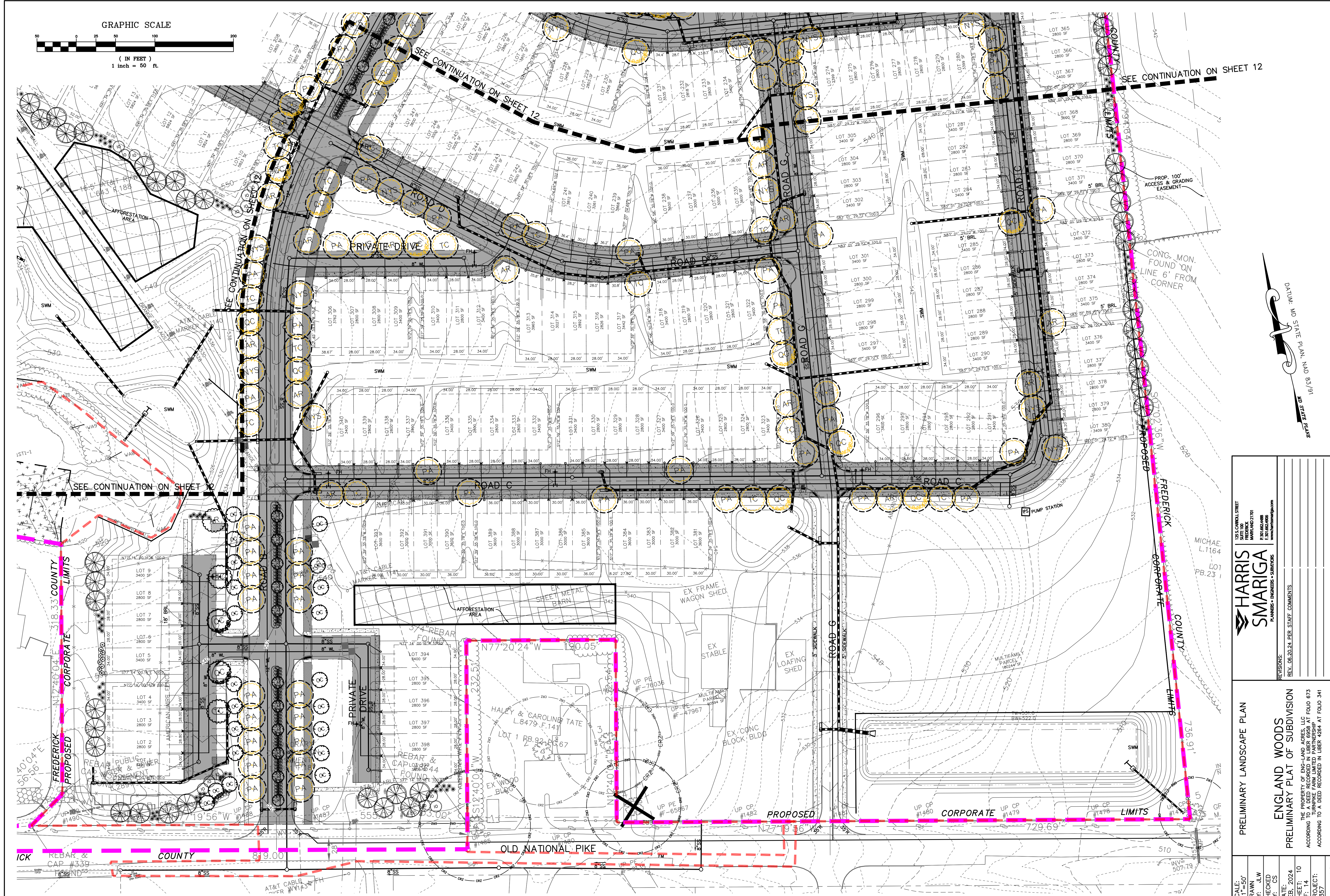
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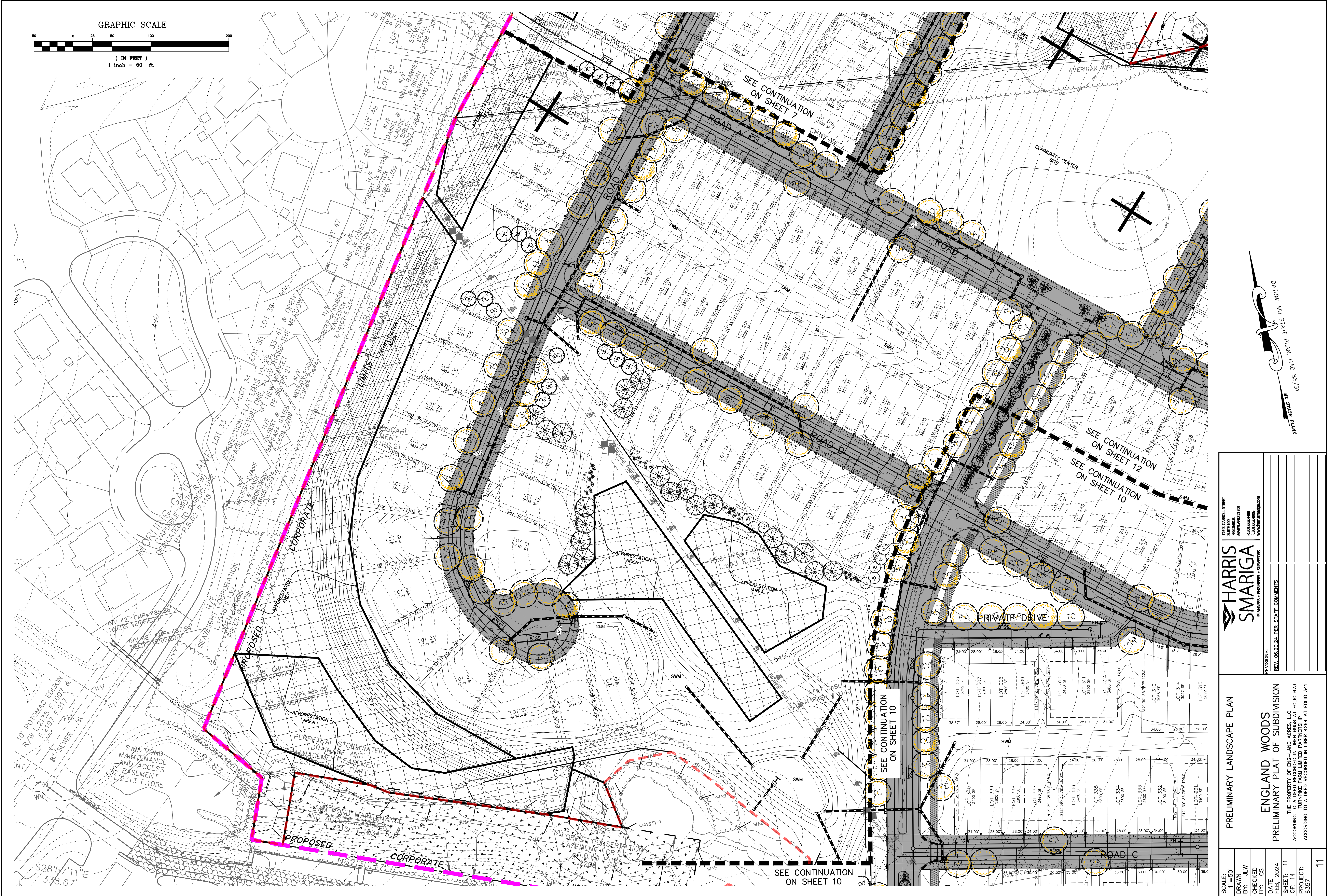
PRELIMINARY LANDSCAPE PLAN

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

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DATE: 08.20.24
SHEET: 10
PROJECT: 6357

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SCALE: 1"=50'

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CHECKED BY: J.L.W.

DATE: FEB. 2024

SHEET: 11

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 UNRECORDED IN LIBER 4284 AT FOLIO 341
ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341

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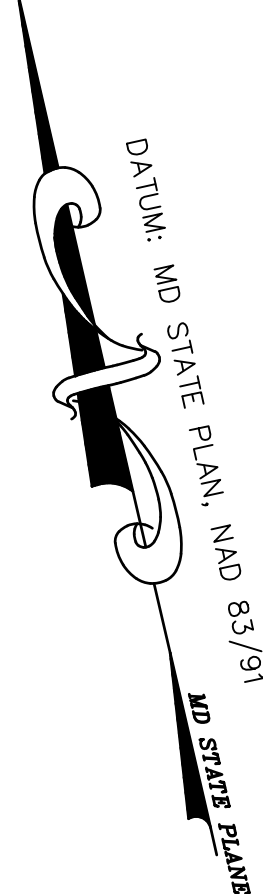
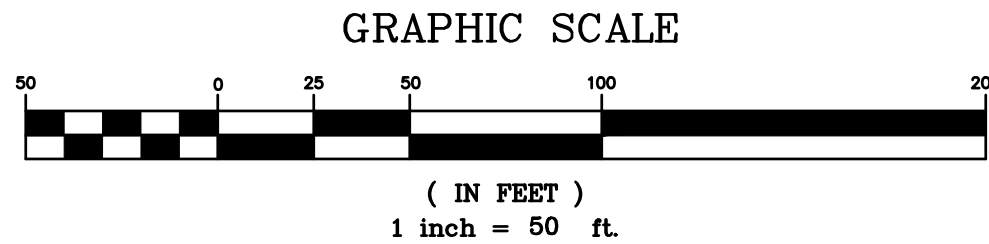
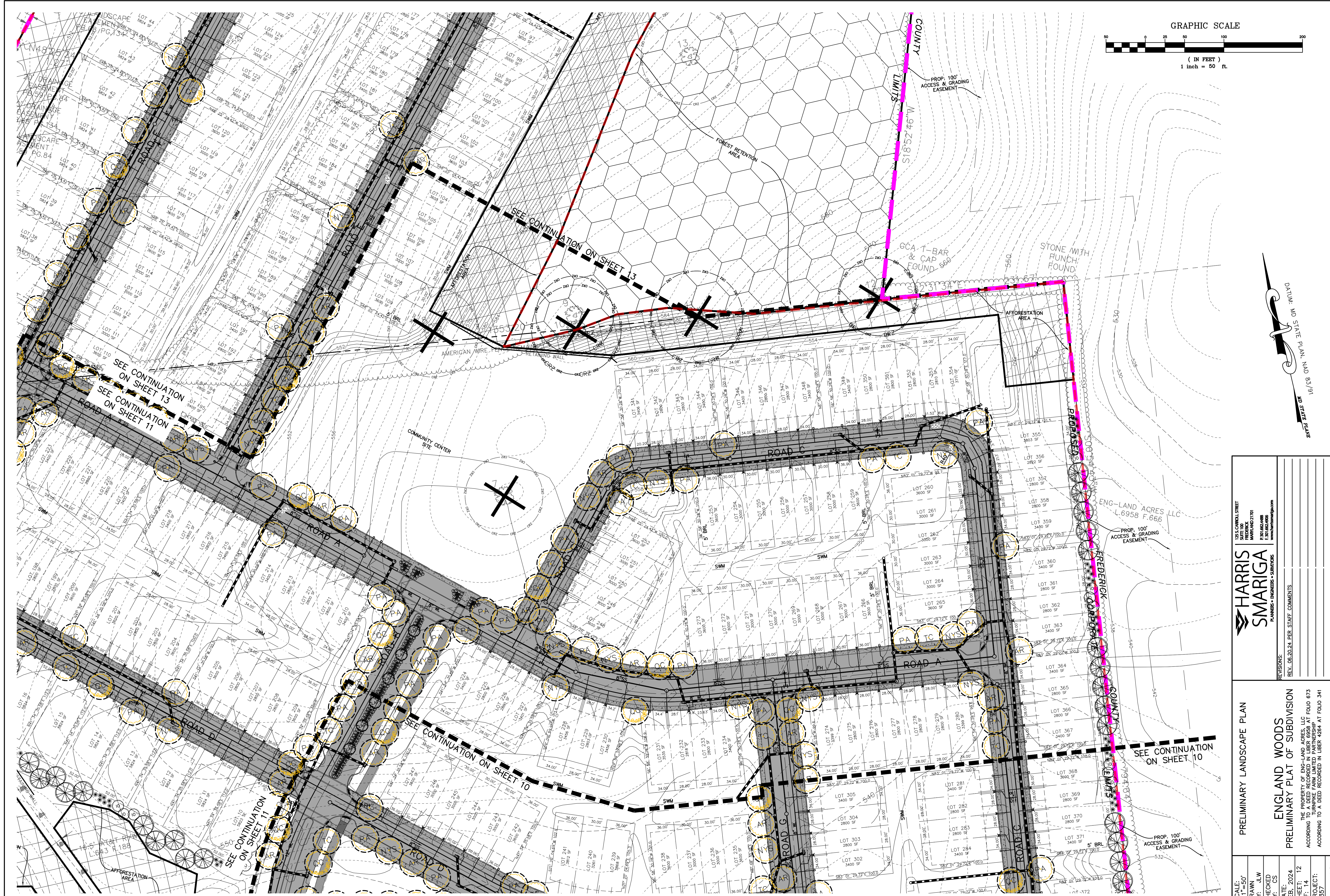
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SCALE: 1"=50' DRAWN BY: J.L.W. CHECKED BY: CS DATE: FEB. 2024 SHEET: 12 OF: 14 PROJECT: 6357	PRELIMINARY LANDSCAPE PLAN	ENGLAND WOODS PRELIMINARY PLAT OF SUBDIVISION	THE PROPERTY OF ENG-LAND ACRES, LLC ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 673 TURNPIKE FARM LIMITED PARTNERSHIP ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341	 HARRIS SMARIGA PLANNERS • ENGINEERS • SURVEYORS	12515 CARROLL STREET SUITE 100 HARRISBURG, PA 17109 P: 717.662.4800 F: 717.662.4805 www.harrisfirm.com
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SCALE: 1"=50'

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DATE: 08/20/24

SHEET: 13

PROJECT: 6557

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

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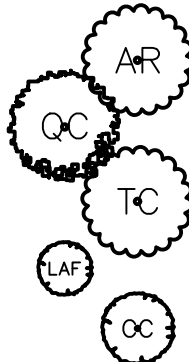
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STREET TREE SCHEDULE				
Count	COMMON_NAME	LATIN_NAME	REMARKS	SIZE
56	RED MAPLE	ACER RUBRUM	B&B	2-2-1/2" CAL
52	BLACK GUM	NYSSA SYLVATICA	B&B	2-2-1/2" CAL
100	LONDON PLANETREE	PLATANUS ACERIFOLIA	B&B	2-2-1/2" CAL
45	SCARLET OAK	QUERCUS COCCINEA	B&B	2-2-1/2" CAL
55	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2-2-1/2" CAL

HOA LANDSCAPE SCHEDULE				
Count	COMMON_NAME	LATIN_NAME	REMARKS	SIZE
1	RED MAPLE	ACER RUBRUM	B&B	2-2-1/2" CAL
2	SCARLET OAK	QUERCUS COCCINEA	B&B	2-2-1/2" CAL
2	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2-2-1/2" CAL
17	CAPE MYRTLE	LAGERSTROMIA X FAUERIA NATCHEZ	B&B	2-2-1/2" CAL
42	EASTERN REDBUD	CERCIS CANADENSIS	B&B	2-2-1/2" CAL

HOA EVERGREEN TREE SCHEDULE				
Count	COMMON_NAME	LATIN_NAME	REMARKS	SIZE
47	AMERICAN HOLLY	ILEX OPACA	B&B	2-2-1/2" CAL
131	DWARF WHITE SPRUCE	PICEA GLAUCA 'NORTH STAR'	B&B	4-6' HGT.
70	BLUE SPRUCE	PICEA PUNGENS	B&B	6-8' HGT.

HOA SHRUBS SCHEDULE				
Count	COMMON_NAME	LATIN_NAME	REMARKS	SIZE
137	RED LEAVED MISCANTHUS	MISCANTHUS PURPURASCENS	CONT.	2 GAL
303	ENGLISH SPREADING YEW	TAXUS BACCATA 'REPANDENS'	CONT.	2-3' HGT.

LANDSCAPING REQUIREMENTS:

1. ARTICLE V, SECTION 3.2.3 - STREET TREES

(c) 1 TREE / 40 LF OF STREET FRONTAGE OR OPEN SPACE

ROAD A - 1,290 LF / 40' = 32 TREES REQUIRED, 27 TREES PROVIDED
ROAD B - 1,149 LF / 40' = 29 TREES REQUIRED, 48 TREES PROVIDED
ROAD C - 2,475 LF / 40' = 62 TREES REQUIRED, 44 TREES PROVIDED
ROAD D - 1,170 LF / 40' = 29 TREES REQUIRED, 25 TREES PROVIDED
ROAD E - 3,869 LF / 40' = 97 TREES REQUIRED, 84 TREES PROVIDED
ROAD F - 756 LF / 40' = 19 TREES REQUIRED, 33 TREES PROVIDED
ROAD G - 413 LF / 40' = 10 TREES REQUIRED, 10 TREES TO BE PROVIDED AT MULTIFAMILY SITE PLAN
ROAD H - 215 LF / 40' = 5 TREES REQUIRED, 2 TREES PROVIDED
TOTAL TREES: 283 TREES REQUIRED, 308 TREES PROVIDED

(d) UNLESS OTHERWISE APPROVED BY THE TOWN, STREET TREES SHALL BE PLANTED A MINIMUM OF TEN FEET FROM THE ROAD RIGHT-OF-WAY.

*A MODIFICATION IS BEING REQUESTED TO ALLOW THE STREET TREE PLANTING TO OCCUR WITHIN THE PROPOSED 5' LANDSCAPE STRIP BETWEEN THE BACK OF CURB AND SIDEWALK WITHIN THE PUBLIC ROW WHERE POSSIBLE.

2. ARTICLE V, SECTION 9.10.9 - PARKING LOT LANDSCAPING

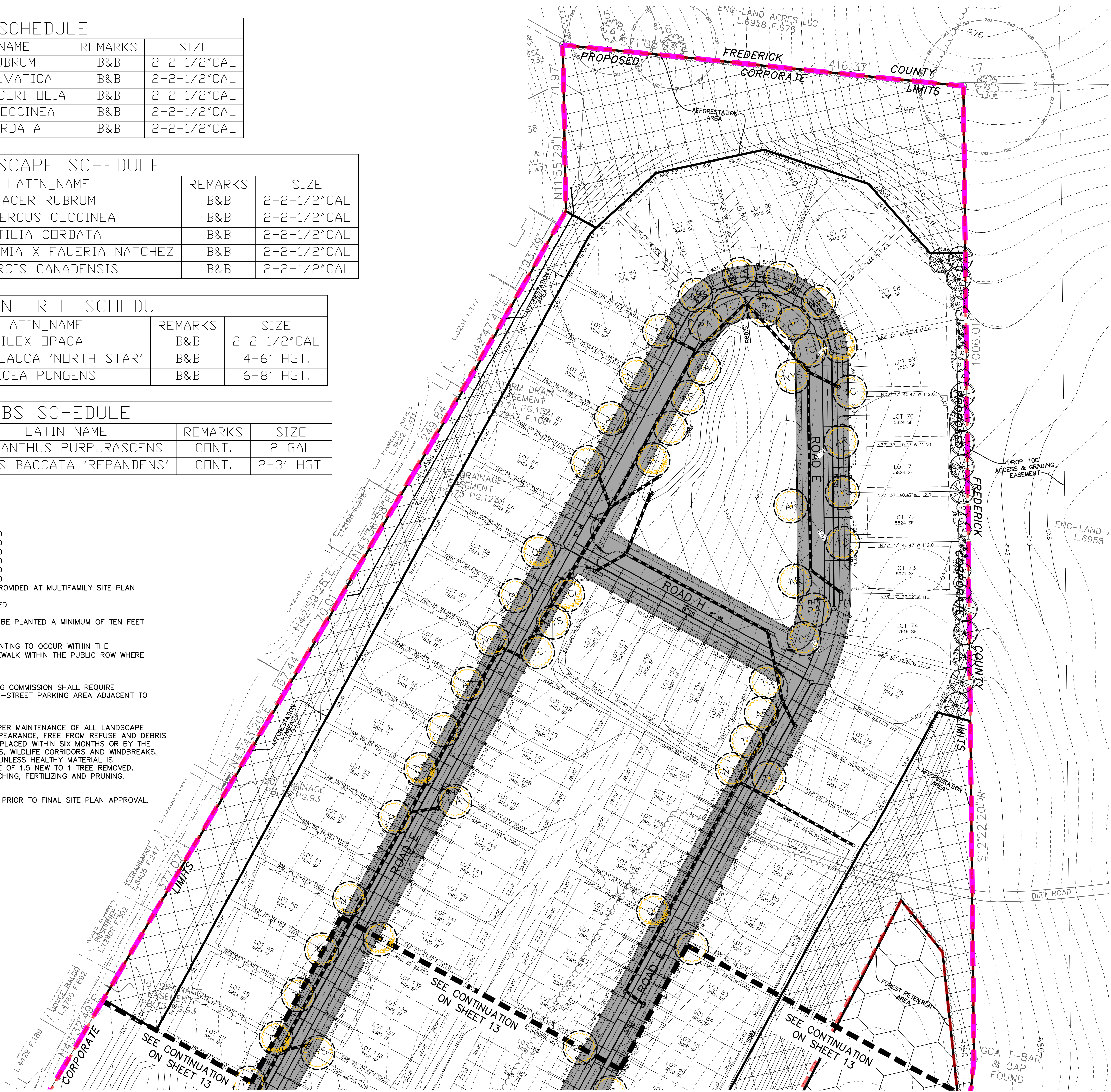
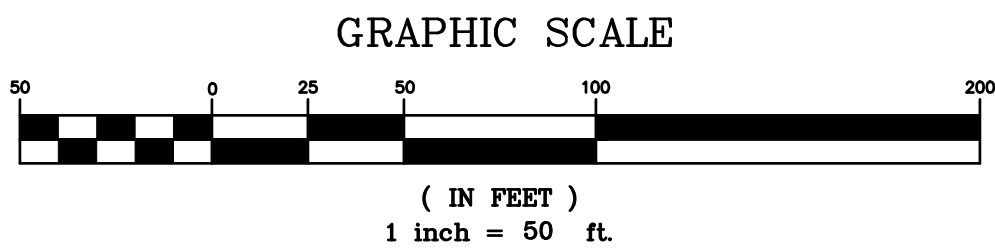
IN OFF-STREET PARKING AREAS OF FIVE OR MORE SPACES, THE PLANNING COMMISSION SHALL REQUIRE LANDSCAPING. ADDITIONAL LANDSCAPING HAS BEEN PROVIDED IN THE OFF-STREET PARKING AREA ADJACENT TO LOTS 1-9.

3. MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL LANDSCAPE MATERIALS AND SHALL KEEP THEM IN A PROPER NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN SIX MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST. IN BUFFERS, SCREENS, WILDLIFE CORRIDORS AND WINDBREAKS, TREES SHALL BE REPLACED AT A RATE OF 1 NEW TO 1 REMOVED TREE, UNLESS HEALTHY MATERIAL IS DELIBERATELY REMOVED, THEN VEGETATION WILL BE REPLACED AT A RATE OF 1.5 NEW TO 1 TREE REMOVED. PROPER MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, MULCHING, FERTILIZING AND PRUNING.

4. PARKING LOT SCREENING

PARKING LOT SCREENING SHALL BE APPROVED BY THE HDC AND THE PC PRIOR TO FINAL SITE PLAN APPROVAL.



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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
UNLESS OTHERWISE INDICATED OTHERWISE AT FOLIO 341
ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341

SCALE: 1"=50'

DRAWN BY: J.L.W.

CHECKED BY: J.L.W.

DATE: 2024

SHEET: 14

OF: 14

PROJECT: 6357

REVISIONS:

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