

REVISED PLAN SUBMITTAL

TO: Pat Faux and Shawn Burnett
Town of New Market

FROM: Jody Walker

DATE: July 8, 2024

SUBJECT: **England Woods – Preliminary Plat of Subdivision
Permit No. 1877B**

Please find below responses to your July 2, 2024, comments on England Woods.

STAFF REPORT

General Comments

1. **COMMENT:** Staff suggests the applicant request a 5-year approval for the Preliminary Plat of Subdivision to coincide with the NRI/FSD approval period. The Preliminary Plat of Subdivision can be extended once the NRI/FSD is updated and reapproved
Response: The applicant is requesting a 10-year approval for the Preliminary Plat.

Preliminary Plat Requirements

Section 4.1 General Style and Form

2. **COMMENT:** Add PE, PLS, or LA information to Sheet 1.
Response: LA information and stamp added to Sheet 1.
3. **COMMENT:** Add PE, PLS, LA Design Certification block; sign and seal title sheet.
Response: LA information and stamp added to Sheet 1.
4. **COMMENT:** Staff acknowledges the applicant will be requesting a variance for the proposed 9'x18' parking spaces as they do not meet the LDO's required 180 square foot area. Staff has concern with minimum driveway parking dimensions: There is a potential for vehicles to partially block the sidewalk given the minimum driveway depth of 18' from the garage door to the ROW Line. Larger vehicles such as pickup trucks can exceed 20' feet in length.
Response: 20' to the sidewalk is provided. 1' behind the sidewalk within the ROW + 18' front setback + an additional foot to the building = 20'.

Section 4.3 Information As To Proposed Development

- 5. COMMENT: (Sheet 5 of 14) Plan view labels the 10' shared-use path as 5' sidewalk.**
Response: Labels corrected.

With these revisions, I believe all outstanding comments have been addressed.

Jody L. Walker

cc: HSA/Planning

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