



GENERAL NOTES

1. The subject property is located on Tax Map 79 in the 9th election district, Town of New Market, Frederick County, Maryland.
2. Water and Sewer classification is W4 / S4 for Frederick County. New Market is entered into both water and sewer service agreements with Frederick County.
3. Property Boundary, Topography and Existing Conditions information is provided by Bowman Consulting Group, Ltd.

PDD ZONING NOTES

4. Total Gross Property Acreage = 262.41 +/- Acres
5. Total Area in Wetlands = 6.81 +/- Acres
6. Total Area in Floodplain = 0.00 +/- Acres
7. Total Area in Proposed ROW = 52.04 +/- Acres
8. Existing Land to Remain Zoned R2 = 3.4 Acres
(Includes the existing farm and proposed Lot on Boyers Mill Road)
9. Proposed Use - Single Family Detached and Townhome Residential
10. Density Required (Sec. 15.6.3) = 919 Units minimum (3.5 Dwelling Units per Acre of the PDD Overlay)
Density Provided = 925 Units (3.53 Dwelling Units Per Acre of the PDD Overlay)
11. Open Space Required (Sec. 15.6.5) = 64.75 Acres (25% of Total Gross Acreage)
Open Space Provided = 90 Acres (34% of Total Gross Acreage)
12. Recreation Space Required = 6.48 Acres (10% of required Open Space)
Recreation Space Provided = 7.5 Acres (12% of required Open Space)
13. Parking Spaces Required =
Offstreet - Single Family Detached = 2 P.S. / Unit = 914 P.S.
Offstreet - Townhouse = 2 P.S. / Unit + 0.5 / bedroom over 2 bedrooms = 1,170 P.S.*
Clubhouse = 1 P.S. / 250 s.f. of pool and building space = 78 P.S. (19,500 s.f. combined pool and clubhouse)
Offstreet Total Required = 1,850 P.S.
*Assumes 3 bedrooms per townhome

Parking Spaces Provided:
Residential Units (Offstreet*) = 2,587
On Street = 237
Clubhouse = 78
Total Parking Provided = 2,902
* Assumes 2 surface parking and 2 garage spaces per 22' townhome, 62' 72' & 80' Lots; 2 garage spaces per 50' lot.
14. Proposed Impervious Coverage - 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.
15. 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 and Improvement Plan review and approval process. See the Community Architectural Design Guidelines for lot coverage and design parameters.
16. All future local streets and Comprehensive Plan road alignments shown hereon are preliminary and subject to change as the project progresses through the Preliminary Plan, Plat, Improvement Plan & Final Plat review process.
17. Open space areas and road Right-Of-Ways may contain Stormwater Management ESD facilities.
18. Refer to attached NRI / Preliminary Forest Stand Delineation provided by Bowman Consulting Group, Ltd. January 2015 for wetland and forest stand data. final delineation of wetlands will be made with Final Forest Stand Delineation and NRI Plans with Preliminary Plat submission.

EXHIBIT E MASTER PLAN