

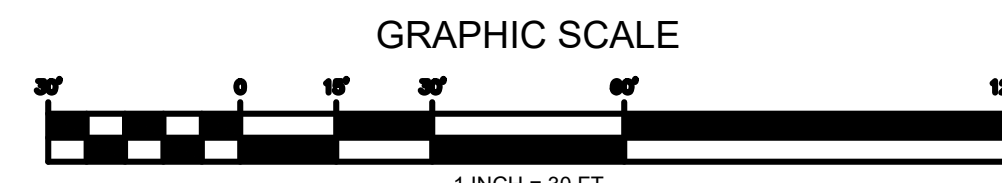


GENERAL NOTES

- The horizontal datum for this survey is the Maryland coordinate system (NAD 2011) and the vertical datum is NAVD 88.
- Field survey boundary and topography was prepared by Gary Castle and Associates dated July, 2018.

TRC ZONING NOTES

- Tax Map 079H, Parcel 3880/3881
- Overlay Zone: Town Residential / Commercial Mixed Use District (TRC)
- Water and Sewer Classification: Parcel 3880 is W/S1 and Parcel 3881 is W1/S1.
- Existing Use: Single Parcel 3880 is existing commercial repair facility and trailer park. The existing commercial use is approved by Special Exception approval granted by the New Market Board of Appeal. Parcel 3881 is residential dwelling and commercial building.
- Proposed Use: Retail and Residential
- Lot Sizes:
 - Average = 2,585 SF
 - Minimum = 1,472 SF
 - Maximum = 18,754 SF
- Parcel Area: 2.7412 AC. (119,406.672 SF)
 - Area in Residential Lots: 1.1238 Ac. (48,960.860 SF)
 - Area in Non-Residential Lots: 0.5972 Ac. (26,015.540 SF)
 - Area in Access Drive & Parking: 0.4491 Ac. (19,563.970 SF)
 - Area in Open Space/SWM: 0.5711 Ac. (24,877.660 SF)
- Building Height, Lot Area, Setbacks and Bulk Requirements Requested:
 - Minimum Lot Area:
 - Proposed: Residential: 1,000 SF
 - Commercial: N/A
 - Minimum Lot Width:
 - Proposed: Residential: 20'
 - Commercial: N/A
 - Front Yard Depth:
 - Proposed: Residential: 5' Front Yard Setback. Proposed Residential Lots are not adjacent to "R" zoned Property. They are located adjacent to institutional uses (New Market Elementary and Middle Schools).
 - Commercial: 0'
 - Side Yard:
 - Proposed: Residential: Proposed 0/4' Side Yard and minimum 18' between buildings.
 - Commercial: 5'
 - Rear Yard:
 - Proposed: Residential: 5'
 - Commercial: 5'
 - Height Restrictions:
 - Proposed: No building shall exceed 35'. Building Height to be 35' measured from finish grade at building front to the midpoint of the eaves to roof.
 - Parking:
 - Proposed: Residential: Parking Pads for garages to provide a minimum of 18' in length from Alley/Road to Garage Door.
 - Commercial: 90° parking spaces to be 9' x 18' & parallel parking spaces to be 8' x 22'.
 - Architectural Projections: See L.D.O. Article V 1.4 exceptions to yard requirements.
- Required Open space: 20% of total site, with 10% of the required open space to be outdoor recreational use.
 - Overall open space: 23,881.3344 SF (20% x 119,406.672 SF = 23,881.3344 SF)
 - Outdoor recreational space: 2,388.1334 SF (10% x 23,881.3344 SF = 2,388.1334 SF)
 - Provided Open Space: 23,881 sq ft., min., and 2,388 sq ft outdoor recreation, min. provided in central village green.
- There are no FEMA Floodplain located on this site per FEMA Mapping Panel 245227 and no Wetlands located on site.
- Stormwater is anticipated to be provided through proposed on-site bio-facilities and storm drain system connecting to existing storm drainage system.
- Refer to Improvement Plans for Sediment Control and Erosion Control Standards.
- Layout shown hereon is preliminary and subject to change as the project progresses through the Preliminary Plan, Plat Improvement Plan & Final Plat review process.
- Refer to attached NRI / Preliminary Forest Stand Delineation provided by CBM Consulting April 2020 for wetland and forest stand data. Final delineation of forest stand data will be made with Final Forest Stand Delineation and NRI Plans with Preliminary Plat submission.
- Proposed FAR is 0.34 (maximum allowed is .40), and 13.8 du/acre (13.8 du/acre maximum approved)



APPROVED JUNE 3, 2021

APPROVED BY THE TOWN OF NEW MARKET

BY: _____ DATE: _____

REVISION	DATE	REVISION	DATE
Address Staff Comments Sept 2, 2020	09/02/20		
Address Staff Comments Feb, 25 2021	03/06/21		
(title/taxmap#)			
Address Staff Comments May 28, 2021	06/09/21		
(scale bar, spell check)			

OWNER/DEVELOPER
WEST MAIN STREET PROPERTIES
JABEZ PROPERTIES LLC

2941 GREEN VALLEY ROAD
 HJAMSVILLE, MD 21754
 301-748-6146
 TONY CHMELIK

MASTER PLAN
DEVELOPMENT PLAN



	BY	DATE
BASE DATA		12/11/18
DESIGNED	DC	03/30/20
DRAWN	WK/VM	03/30/20
REVIEWED	DC	03/30/20
CONTACT:		
RELEASE FOR	<input type="checkbox"/>	
BY: _____	DATE: _____	

105 WEST MAIN ST & LAWSON PROPERTIES

TAX I.D. 09-264361 & 09-257004
 TOWN OF NEW MARKET
 FREDERICK COUNTY, MD

SCALE: 1" = 30'

JOB No. 0070-00-00

DATE: 10/28/20

SHEET No. 1 OF 3