

Z:\Shared\0070-00-00 - 105113 W Main\CAD\Preliminary Plan\Sht 002 - Layout Plan.dwg (Sht 2)

SURVEY NOTATIONS

- 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.

GENERAL DEVELOPMENT NOTATIONS

- Tax Map 801, Parcel 3880/3881
- Existing Zoning: Town Residential / Commercial Mixed Use District (TRC)
- Water and Sewer Classification: Parcel 3880 is W5/S1 and Parcel 3881 is W1/S1
- Existing Use: Single Parcel 3880 is existing commercial repair facility and trailer park and Parcel 3881 is residential and commercial
- Proposed Use: Residential Dwellings and Non-Residential Uses

Lot Sizes:	Average = 2,585 SF
	Minimum = 1,472 SF
	Maximum = 18,754 SF

7. Parcel Area: 2.7412 AC. (119,406.672 SF)

Area in Residential Lots:	1.1238 Ac. (48,950.860 SF)
Area in Non-Residential Lots:	0.6237 Ac. (27,166.720 SF)
Area in ROW:	0.4276 Ac. (18,625.680 SF)
Area in Open Space/SWM:	0.5662 Ac. (24,664.770 SF)

8. Building Height, Lot Area, Setbacks and Bulk Requirements Approved by the Planning Commission on June 3, 2021- Master Plan Application:

- 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: No building shall exceed 35'.
Proposed: Building Height to be 35' measured from finish grade at building front to the midpoint of the eaves to roof.
- Parking:
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: ±24,665 sq. ft. min., and 2,388 sq. ft. outdoor recreation min. provided in central village green.
- There is 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.
- This Preliminary Plat Layout application shall be referred to and considered by the Town Historic District Commission. Public sidewalk along the subject property is shown. Detail grading & construction improvements will be provided with improvement plans. The HOA will also have maintenance responsibilities for the onsite common open space, the common drive and off-street parking beyond Main Street right of way and sidewalks outside of the Main Street right of way.
- Private Alley Easement and agreement will be recorded and noted on the Final Plat.
- Recorded agreements to be executed at time of Final Plans.
- Final commercial parking requirements will be reviewed by the Planning Commission at the time of Site Plan review and Use permits for commercial Site Plans.
- Residential Parking Charts:

UNIT MIX	PARKING REQUIRED		PARKING PROVIDED			AVERAGE ON LOT SPACE PER UNIT
	UNITS	REQ. SPACES	GARAGE EQUIVALENT	PAD	SURFACE / ON-STREET	
20' TH	19	47.5	38	38	-	4.0
24' TH	8	20	16	16	-	4.0
UNASSIGNED RESIDENTIAL PARKING	-	-	-	-	8	-
TOTALS	27	67.5	54 spaces	54 spaces	8 spaces	4.3 spaces/unit
TOTAL						116 spaces

- RESIDENTIAL PARKING TABLE NOTES:**
- 20' TOWNHOUSES HAVE 3 BR'S = 2 SPACE / UNIT + 0.5 SPACE PER BEDROOM OVER 2 = 2 + 0.5 = 2.5 SPACES REQ./UNIT X 19 = 47.5 TOTAL REQ.
 - 24' TOWNHOUSES HAVE 3 BR'S = 2 SPACE / UNIT + 0.5 SPACE PER BEDROOM OVER 2 = 2 + 0.5 = 2.5 SPACES REQ./UNIT X 8 = 20 TOTAL REQ.
 - VARIANCE REQUESTED- PROPOSED MINIMUM SQUARE FOOTAGE FOR PAD PARKING PER VEHICLE IS 162 SF OR 9' X 18' SPACE**

18. Preliminary Commercial Parking Charts will be updated with future non-residential site plans.

UNIT MIX	BUILDING SF	PARKING RATIO	PARKING PROVIDED	
			MAX. ALLOWED SPACES PER ARTICLE V SEC. 9.4	PROVIDED ON LOT
LOT 1	RESTAURANT USE	3,270 SF	1 per 150 sf	22
LOT 2	RESTAURANT USE	4,105 SF	1 per 150 sf	28
LOT 2	OFFICE, BUSINESS OR PROFESSIONAL	1,540 SF	1 per 300 sf	6
TOTALS	8,915 SF			56

42 - 45 spaces
1 per 198 - 212 sf

- NON-RESIDENTIAL PARKING TABLE NOTES:**
- REQUIREMENTS BASED ON THE TOWN OF NEW MARKET LDO AND SHARED PARKING TABLE IN THE LMC OF THE CITY OF FREDERICK.
 - PROPOSED RESTAURANTS DO NOT HAVE DRIVE-THRU.
 - VARIANCE REQUESTED-DIMENSIONS TO BE APPROVED BY THE PLANNING COMMISSION: 9' X 18' 162 SF PERPENDICULAR (90°) PARKING SPOTS, WITH 20' DRIVE AISLE, 8' X 22' - 176 SF PARALLEL PARKING SPOT**

19. Proposed Dwelling Unit Mix:

PROPOSED TOWNHOUSE DWELLINGS	
Proposed Footprint	Count
20 X 48	19
24 X 48	8
Total	27

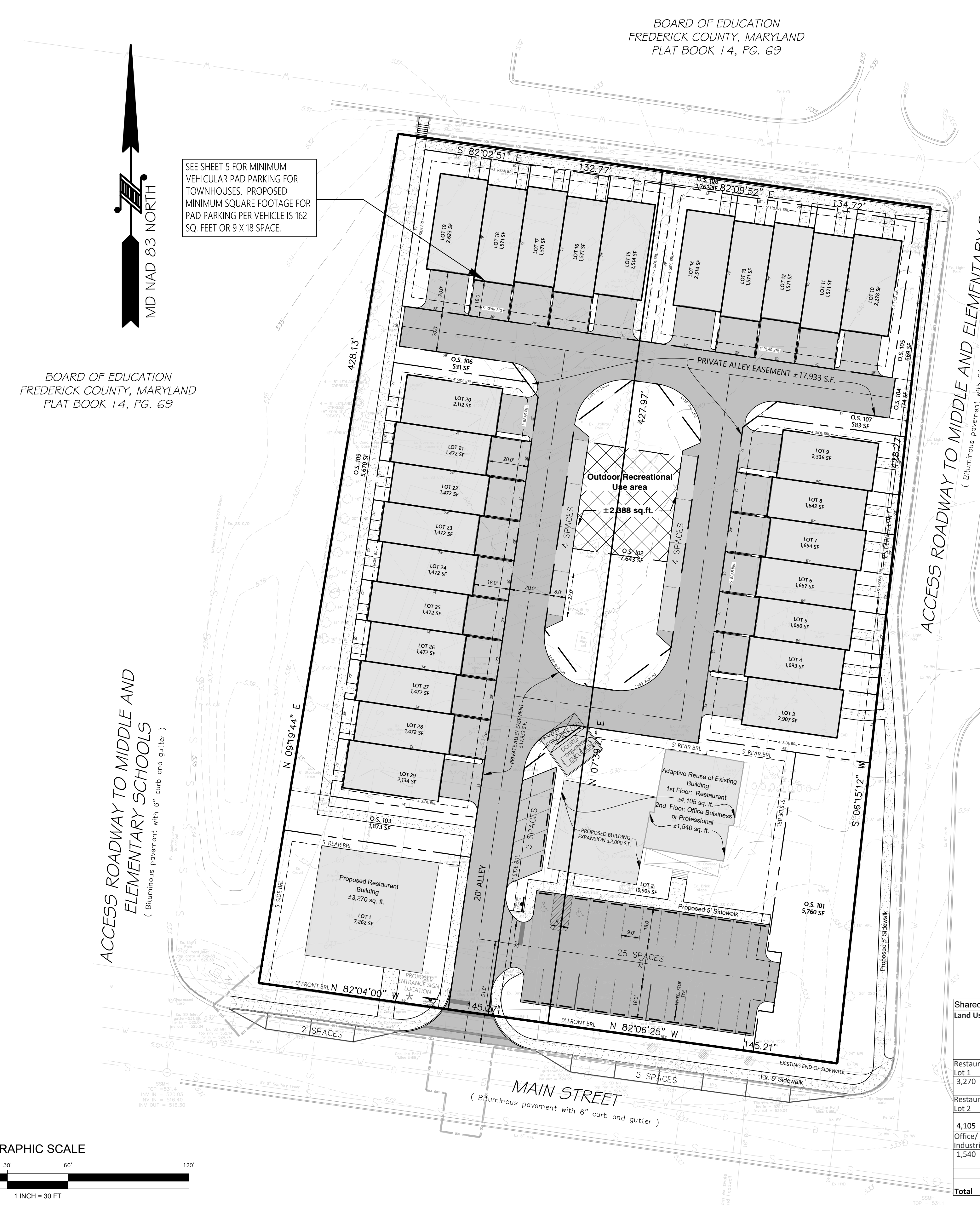
22. Trash pickup will be the HOA's (Home Owner Association) responsibility and is anticipated to occur once a week.
*Off-site parallel parking count to be determined at Site Plan and Improvement Plan stages.

20. Proposed FAR is 0.34 (maximum allowed is .40), and 13.8 du/acre (13.8 du/ac maximum approved)

21. Architectural standards will be approved by the Architectural Review Commission (ARC) prior to Site Plan approval by the Planning Commission. The site will be subject to Historic District Commission (HDC) design standards for Commercial structures in-lieu of preparing site specific standards.

APPROVED BY THE TOWN OF NEW MARKET

BY: _____ DATE _____



SEE SHEET 5 FOR MINIMUM VEHICULAR PAD PARKING FOR TOWNHOUSES. PROPOSED MINIMUM SQUARE FOOTAGE FOR PAD PARKING PER VEHICLE IS 162 SQ. FEET OR 9 X 18 SPACE.

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PLAT BOOK 14, PG. 69

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ACCESS ROADWAY TO MIDDLE AND ELEMENTARY SCHOOLS
(Bituminous pavement with 6" curb and gutter)

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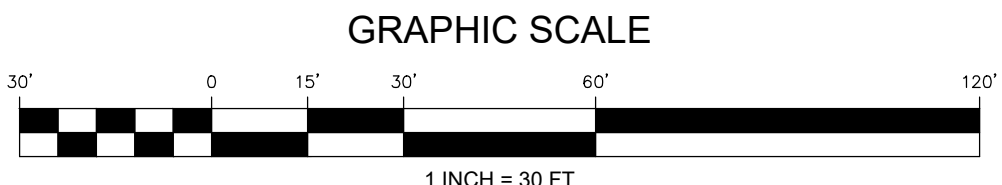
OPEN SPACE AREAS TABLE

101	± 5,760 sf ± .132 ac.
102	± 7,643 sf ± .175 ac.
103	± 1,873 sf ± .043 ac.
104	± 174 sf ± .004 ac.
105	± 669 sf ± .015 ac.
106	± 531 sf ± .012 ac.
107	± 583 sf ± .013 ac.
108	± 1,762 sf ± .040 ac.
109	± 5,670 sf ± .130 ac.
Total	± 24,665 sf ± .566 ac.

Outdoor Recreational Use area within OS 102 (min.) ± 2,388 sf ± .055 ac.

Shared Parking Table

Land Use	Parking Generation	Weekday		Weekend	
		(A) Daytime (9 a.m.—4 p.m.)	(B) Evening (6 p.m.—midnight)	(C) Daytime (9 a.m.—4 p.m.)	(D) Evening (6 p.m.—midnight)
Restaurant	1 per 150	60%	90%	100%	70%
Restaurant	1 per 150	13	20	22	15
Restaurant	1 per 150	50%	100%	100%	100%
4,105 sf Office/Industrial	1 per 300	14	28	28	3
1,540 sf	6	6	1	1	0
Total	56	33	48	51	44



REVISION	DATE	REVISION	DATE
REV. TO ADDRESS COMMENTS DATE 10/23/20	12/10/20		
REV. TO ADDRESS COMMENTS, PROPOSED BULK REQUIREMENTS CLARIFIED, OPEN SPACE TABLE AND NOTE, FAR NOTE, PROPOSED COMMERCIAL BUILDINGS LABELED ON PLAN	06/15/21		

OWNER/DEVELOPER
WEST MAIN STREET PROPERTIES
JABEZ PROPERTIES LLC

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

**SITE LAYOUT
PRELIMINARY PLAT**

CBM Consulting

47 E South Street, Suite 302 | Frederick, MD 21701 | Office: 240-578-0010 | cdm-consulting.com

BY	DATE
BASE DATA	12/11/18
DESIGNED	DC/BM 03/30/20
DRAWN	WK/VM 03/30/20
REVIEWED	RM 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: 07/14/20
SHEET No. 2 OF 8