

Z:\Shared\0070-00-00 - 105113 W Main\CAD\Preliminary Plan\Sht 003 - Grading-Paving-SD-Plan.dwg (Sht 3 GRADING)

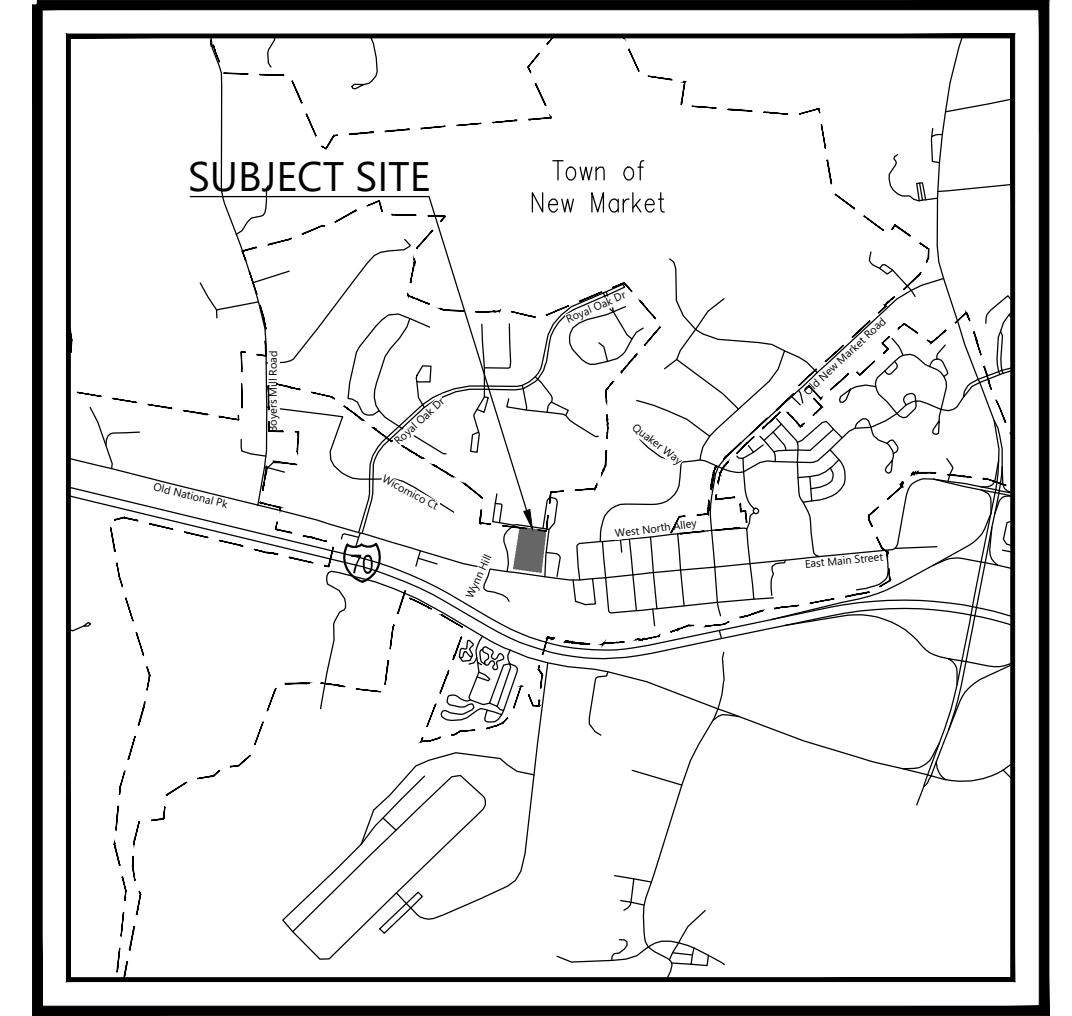
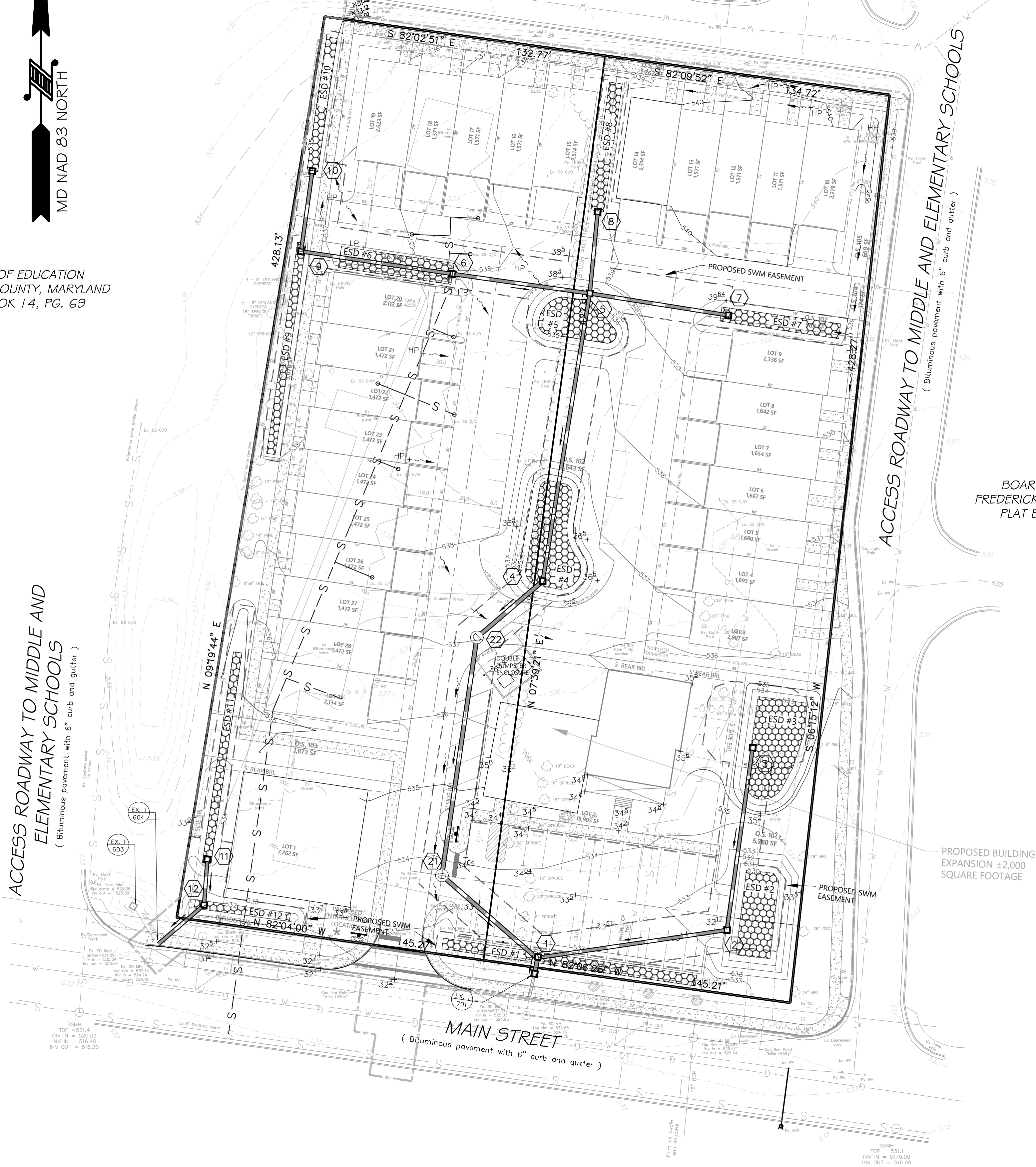
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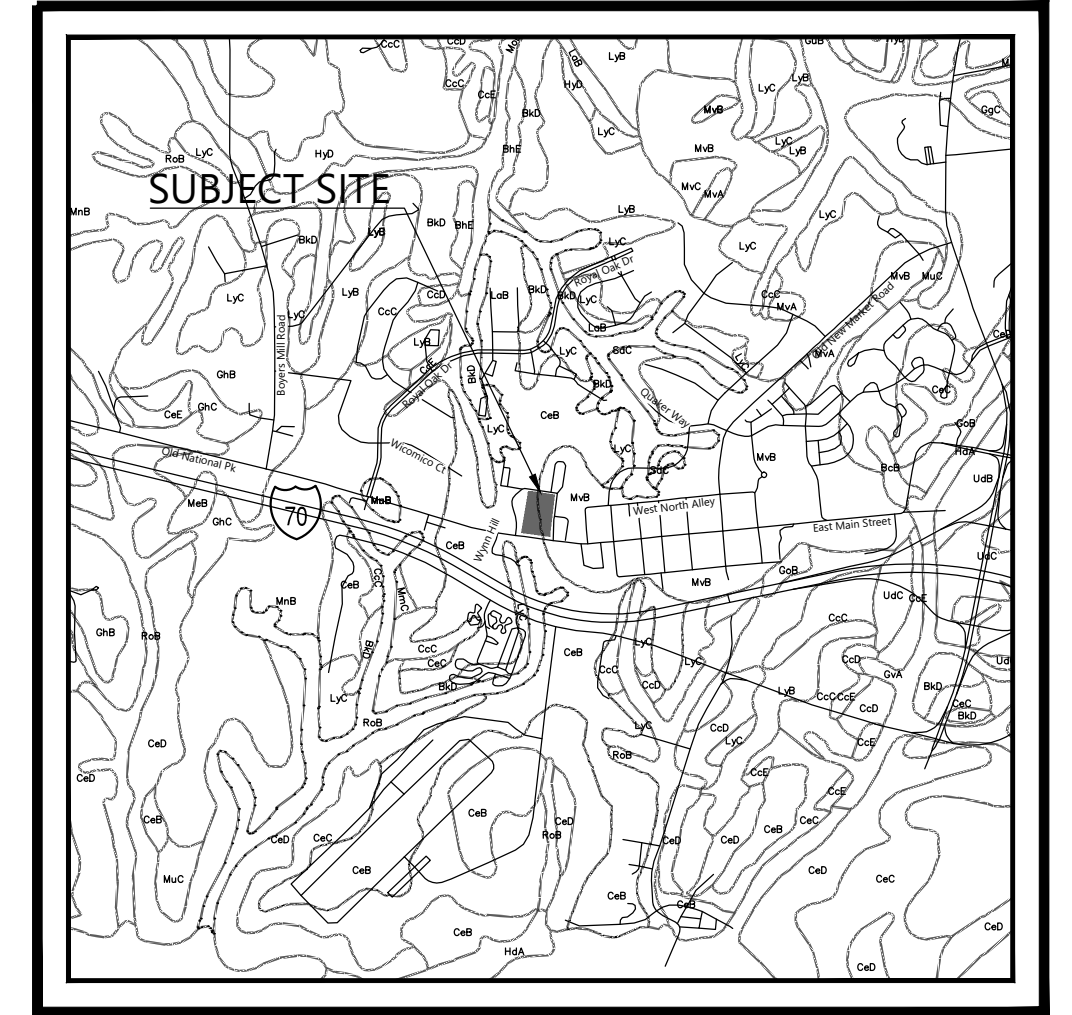
ACCESS ROADWAY TO MIDDLE AND
ELEMENTARY SCHOOLS
(Bituminous pavement with 6" curb and gutter)

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



VICINITY MAP

SCALE: 1" = 2,000'
Tax Map 801, Grid 00, Parcel 3880
Tax Map 801, Grid 09, Parcel 3887



SOILS MAP

SCALE: 1" = 2,000'

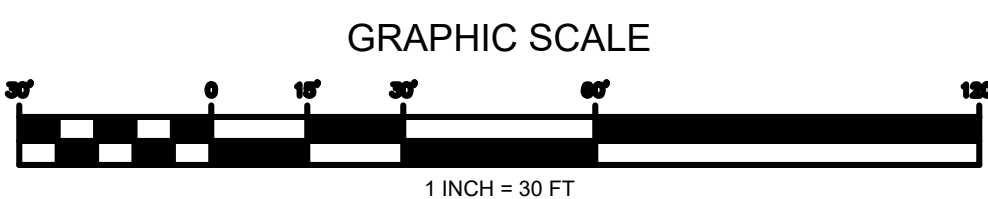
| SYMBOL | SOIL TYPE/CLASSIFICATION |
|--------|---|
| CeB | Catoclin-Spoilsville complex, 3 to 8 percent slopes |
| MvB | Myersville silt loam, 3 to 8 percent slopes |

SURVEY NOTATIONS

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

GENERAL NOTATIONS

- SWM for the proposed development is proposed 119,408 SF.
- Stormwater Management shall be in accordance with the "2000 Maryland Stormwater Design Manual".
- The limit of disturbance includes all areas necessary to construct the plan as shown and will be refined during the ESC and SWM, and improvement plan submission and review process. There are no environmental resources within the limits of this plan.
- There are no areas proposed for stormwater infiltration or recharge within the subject area of this plan.
- Phasing is not anticipated for this area of this plan. This plan includes 27 dwelling units and 2 non-residential lots totaling ±7,375 SF of building area.
- There are no soils at high risk of erosion (i.e. K-factor higher than 0.37) within this plan. The site consist of Catoclin-Spoilsville complex (3-8% slopes) and Myersville silt loam (3-8% slopes).
- At time of ESC and improvement plan submission details and notations will be provided as required for final approval for stabilization of disturbed areas.
- The subject area is within the Lake Linganore drainage shed of the Lower Monocacy River (MDE 02140302). Lake Linganore has completed TMDLs for Sediment / Siltation and Phosphorus. The watershed will be protected from discharges from the site in several ways, such as a stone construction entrance, maintained silt fence perimeter, and inlet protection. These elements will be shown and detailed with the ESC and Improvement Plan submission.



APPROVED BY THE TOWN OF NEW MARKET

BY: _____ DATE: _____

| REVISION | DATE | REVISION | DATE |
|--|----------|----------|------|
| REV. TO ADDRESS COMMENTS DATE 10/23/20 | 12/10/20 | | |
| REV. TO ADDRESS DUSWM 2/1/21 COMMENTS | 03/01/21 | | |
| REV. TO ADDRESS STAFF COMMENTS | 06/15/21 | | |

OWNER/DEVELOPER
WEST MAIN STREET PROPERTIES
JABEZ PROPERTIES LLC

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

**GRADING, PAVING &
STORM DRAIN
PRELIMINARY PLAT**

47 E South Street, Suite 302 | Frederick, MD 21701 | Office: 240-578-0110 | 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

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. 3 OF 8 |