

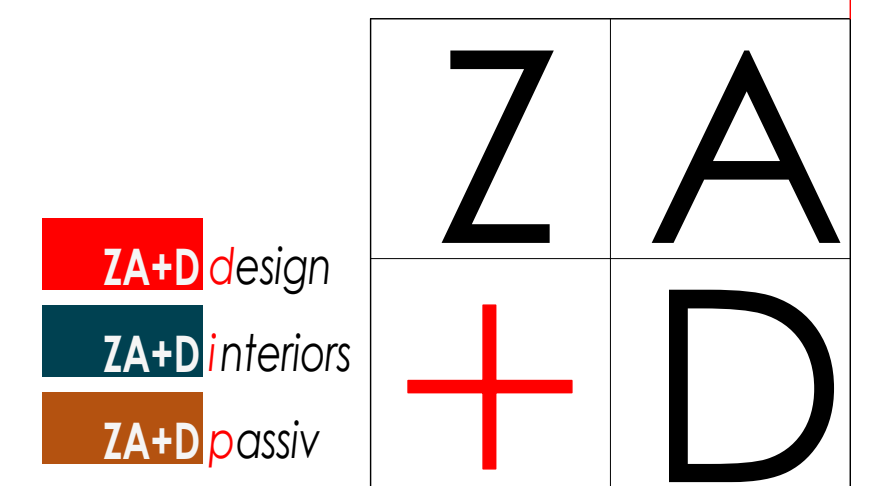


BIRDSEYE VIEW 1



BIRDSEYE VIEW 2

NEW MARKET, COMMERCIAL





MAIN STREET VIEW 1

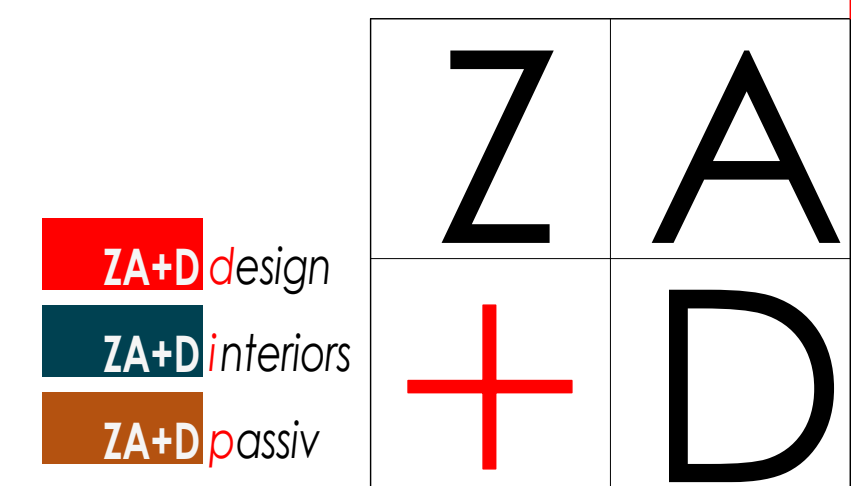


MAIN STREET VIEW 2



MAIN STREET VIEW 3

NEW MARKET, COMMERCIAL





PLAZA VIEW 1



PLAZA VIEW 2

NEW MARKET, COMMERCIAL

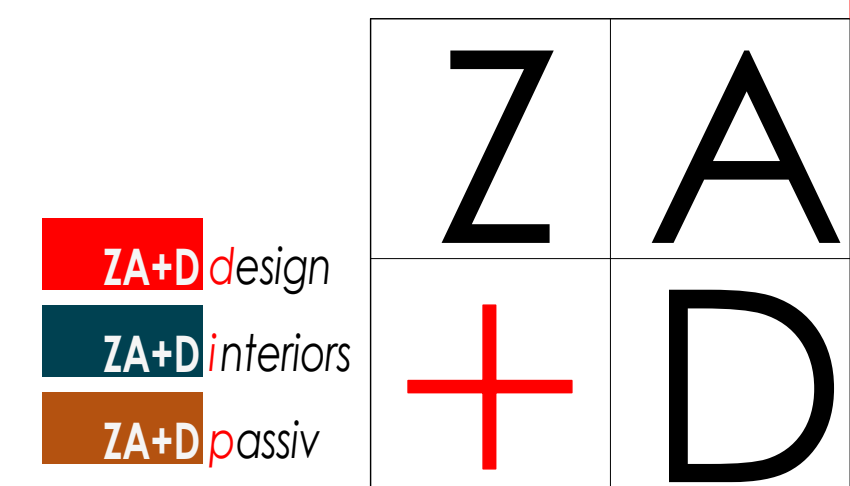


COMMERCIAL VIEW (DAY)



COMMERCIAL VIEW (NIGHT)

NEW MARKET, COMMERCIAL





BIRDSEYE VIEW 3

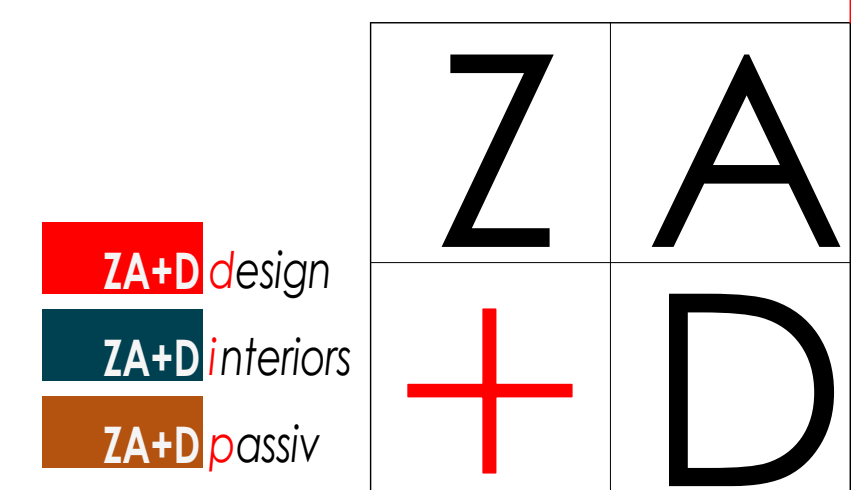


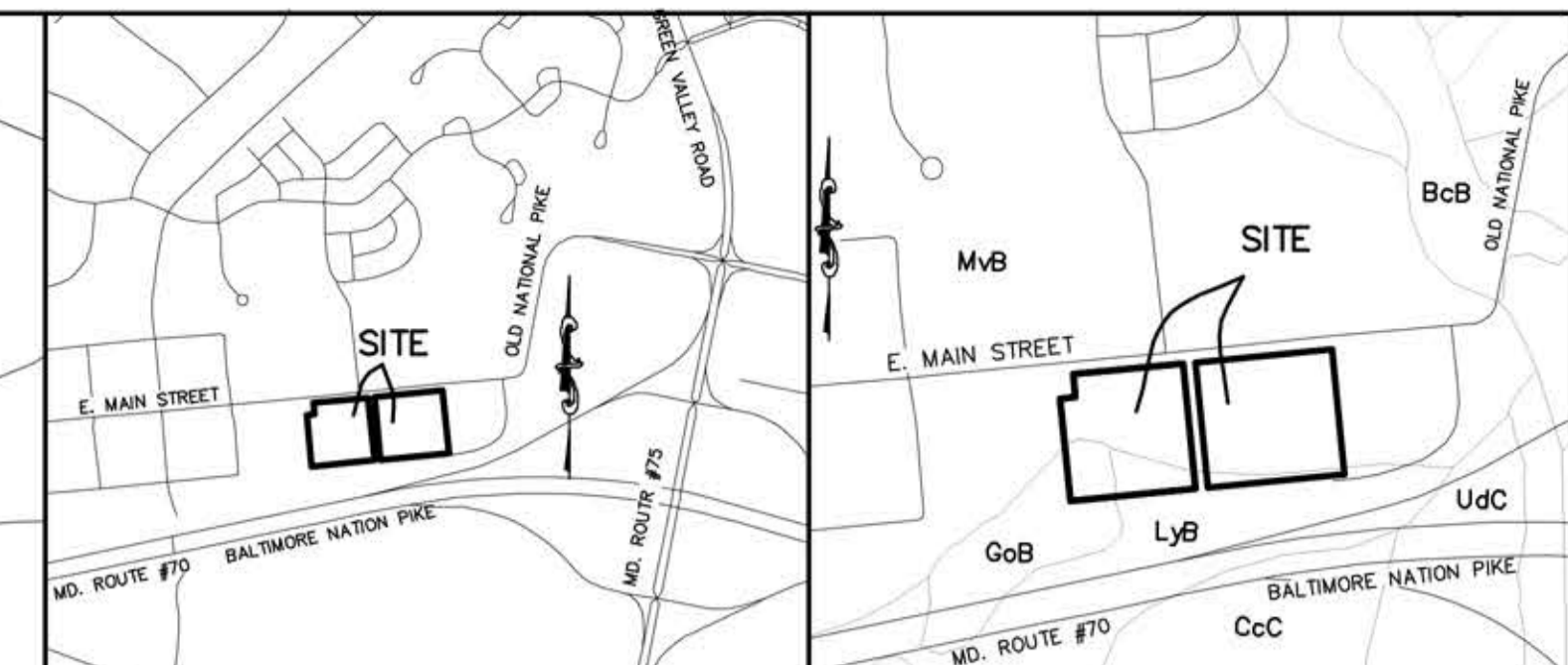
TYPICAL TOWNHOUSE ELEVATION



MAIN STREET VIEW 3

NEW MARKET, COMMERCIAL





VICINITY MAP SCALE: 1"=1000'±
 T.M.79, PARCEL 3812, TAX ID NO. 09-232788
 T.M.79, PARCEL 3813, TAX ID NO. 09-232761

SOILS MAP SCALE: 1"=500'±
 CoB-Glenville silt loam, Restricted, 3-8% slopes
 LyB-Lingone-Hottelton cherty silt loam, 1/3 Restricted, 3-8% slopes
 MdB-Myersville silt loam, Non-Restricted, 3-8% slopes

- BASE NOTES:**
- HORIZONTAL DATUM & COORDINATES MARYLAND STATE PLANE (NAD 83/91); BASED ON FREDERICK COUNTY CONTROL MONUMENTS "MEADOW" & "CHAVEZ AZ."
 - VERTICAL DATUM: NAVD 88; BASED ON SAME MONUMENTS.
 - TOPOGRAPHY AND PLANIMETRY PROVIDED BY HSA, MARCH 25, 2022
 - UTILITIES SHOWN ARE FIELD RUN AS-BUILT LOCATIONS BY HARRIS, SMARIGA & ASSOCIATES, INC. AND SUPPLEMENTED BY AVAILABLE UTILITY DRAWINGS. THEIR LOCATION SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - SITE IS ALL OF THE LANDS OF D.R. ACQUISITIONS, LLC AS RECORDED IN LIBER 15683 AT FOLIO 352.
 - THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - SITE IS ZONED "RM".
 - NO FLOODPLAIN ON SITE PER FEMA MAP #24021C0320D, DATED SEPTEMBER 19, 2007.

TRC ZONING NOTES:

- PARCEL #1, TAX ID #09-232761 & PARCEL #2, TAX ID #09-232788.
- EXISTING ZONING: RM - RESIDENTIAL MERCHANT DISTRICT
- PROPOSED OVERLAY ZONING: TRC - TOWN RESIDENTIAL/COMMERCIAL MIXED USE DISTRICT
- WATER & SEWER CLASSIFICATION: W-4, S-3
- EXISTING USE: VACANT LOT
- PROPOSED USE: RESIDENTIAL & NON-RESIDENTIAL USES
- LAND USE SUMMARY:**
 EXISTING PARCEL #1: ±2.44 AC.
 EXISTING PARCEL #2: ±2.73 AC.
 OVERALL SITE: ±5.17 AC.
 ±EXISTING TENTH ALLEY ROW: ±0.25 AC.
 PROPOSED GROSS AREA: ±5.42 AC.
 PROPOSED NEW PUBLIC ROW: ±0.45 AC. (8.3%)
 PROPOSED RESIDENTIAL LOTS: ±1.46 AC. (27.0%)
 PROPOSED NON-RES. LOT: ±1.29 AC. (23.8%)
 PROPOSED ALLEYS & ACCESS: ±1.08 AC. (19.9%)
 PROPOSED OPEN SPACE: ±1.14 AC. (21.0%)
- PROPOSED LOTS & BLOCKS STANDARDS:**
 TYPICAL LOT AREA AS SHOWN:
 DUPLEX: 68' X 30' = ±2,020 SF
 TOWNHOMES: 65' X 20' = ±1,300 SF
 NON-RESIDENTIAL: ±136' X ±412' = ±56,115 SF
- FRONT YARD SETBACKS:**
 DUPLEX: 0'
 TOWNHOMES: 5'
 NON-RESIDENTIAL: 0'
- REAR YARD SETBACKS:**
 DUPLEX: 18'
 TOWNHOMES: 18'
 NON-RESIDENTIAL: 5'
- SIDE YARD SETBACKS:**
 DUPLEX: 0'
 TOWNHOMES: 5' (ENDS)
 NON-RESIDENTIAL: 5'
- HEIGHT RESTRICTIONS:**
 NO BUILDING SHALL EXCEED 35'
 BUILDING HEIGHT TO BE 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 PARKING: 90° PARKING TO BE 9' X 18', AND PARALLEL SPACES TO BE 8' X 22'.
 ARCHITECTURAL PROJECTIONS: SEE L.D.O. ARTICLE V 1.4 EXCEPTIONS TO YARD REQUIREMENTS.
- PARKS & OPEN SPACE:**
 MINIMUM OPEN SPACE REQUIRED: 20% OF TOTAL SITE, WITH 10% OF THE REQUIRED OPEN SPACE TO BE OUTDOOR RECREATIONAL USE.
 OVERALL OPEN SPACE REQUIRED: 5.42 AC. X 20% = ±1.08 AC.
 REQUIRED OUTDOOR RECREATIONAL USE OPEN SPACE: 1.08 AC. X 10% = 0.11 AC.
- ENVIRONMENTAL RESTRAINTS:**
 FEMA FLOODPLAIN: THERE IS NO 100 YEAR FEMA FLOODPLAIN MAPPED FOR THE SITE, PER FEMA MAP #24021C0320D.
 WETLANDS: THERE IS A SMALL LINEAR PATCH OF WETLANDS JUST SOUTH OF THE EXISTING SOUTH ALLEY. PER THE TOWN OF NEW MARKET'S REQUEST, SOUTH ALLEY IS TO BE UPGRADED, AND IS PROPOSED AS 16' OF PAVEMENT.
- STORMWATER MANAGEMENT:** IS INTENDED TO BE PROVIDED THROUGH PROPOSED ON-SITE BIO FACILITIES AND STORM-DRAIN SYSTEM CONNECTING TO EXISTING STORM DRAINAGE SYSTEMS.
- SEDIMENT CONTROL AND EROSION CONTROL:** TO BE PROVIDED AT IMPROVEMENT PLAN STAGES.
- LAYOUT SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE AS THE PROJECT PROGRESSES THROUGH PRELIMINARY AND FINAL SITE PLANS, PLATS, IMPROVEMENT PLANS & FINAL PLAT REVIEW PROCESS.
- REFER TO ATTACHED NRI/PRELIMINARY FOREST STAND DELINEATION FOR ADDITIONAL WETLAND AND FOREST STAND DATA. FINAL DELINEATION OF FOREST STAND DATA WILL BE MADE WITH FINAL FOREST DELINEATION AND NRI PLANS WITH PRELIMINARY PLAT SUBMISSION.
- PROPOSED DENSITIES:**
 PROPOSED NON-RESIDENTIAL FAR: 18,000 SF / 56,115 SF = 0.32 FAR (MAXIMUM PERMITTED IS 0.40 FAR)
 PROPOSED RESIDENTIAL DENSITY: 42 UNITS / 4.13 AC. = 10.17 DU/AC.

OWNER:
 DR ACQUISITIONS, LLC
 7945 WORMANS MILL ROAD
 FREDERICK MD.21701

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 SUITE 200
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 www.harris-smariga.com

**MASTER PLAN DEVELOPMENT PLAN
 NEW MARKET
 EAST MAIN**

LANDS OF D.R. ACQUISITIONS, LLC
 L15683, F.352
 PARCEL #1, TAX ID #09-232761
 PARCEL #2, TAX ID #09-232788

LOCATED ON E MAIN ST. & TENTH ALLEY
 NEW MARKET TOWN, DISTRICT NO. 9
 NEW MARKET, FREDERICK COUNTY, MARYLAND

SCALE: 1"=50'
 DRAWN BY: JLW
 CHECKED BY: CS
 DATE: JULY, 2016
 SHEET: 01
 OF: 5
 PROJECT: 7508

01

11/29/2022 4:49 PM