



PDD MASTER PLAN NOTES:

1. PARCEL #1, TAX ID #09-225382 & PARCEL #2, TAX ID #09-322779. TOTAL SITE AREA: ±93.739 AC.
2. SITE WAS ANNEXED INTO THE TOWN OF NEW MARKET ON NOVEMBER 10TH, 2022. THE PETITIONER'S PROPOSED LAND USE IS RESIDENTIAL, SPECIFICALLY FOR AN AGE RESTRICTED OVER 55 RESIDENTIAL COMMUNITY WITH UP TO 550 RESIDENTIAL UNITS. THE PETITIONERS COMMITTED TO DESIGNATE A MINIMUM OF 12.5% OF THESE UNITS AS AFFORDABLE HOUSING W/ THE ANNEXATION.
3. MUNICIPAL SERVICES PERFORMED IN THE TOWN AT THE TIME OF ANNEXATION PETITION INCLUDE RESIDENTIAL TRASH PICK-UP, MUNICIPAL STREET AND SIDEWALK MAINTENANCE, SNOW AND ICE REMOVAL; AND RECREATION AT TOWN PARKS.
4. EXISTING ZONING: AGRICULTURAL, ANNEXED AS RESIDENTIAL
5. PROPOSED OVERLAY ZONING: PDD - PLANNED DEVELOPMENT DISTRICT
6. WATER & SEWER CLASSIFICATION: PLANNED SERVICE
7. EXISTING USE: AGRICULTURAL
8. PROPOSED USE: RESIDENTIAL
9. **LAND USE SUMMARY:**
 EXISTING FARM LOT 1 (PB 82, PG 194) L.6958 F.673: ±36.012 AC.
 EXISTING PARCEL 1 (PB 29, PG 144) L.4264 F.341: ±55.877 AC.
 EXISTING FREDERICK COUNTY B.O.C.C.L. 2258 F.1315: ±2.050 AC.
 TOTAL GROSS SITE: ±93.739 AC.
 TOTAL AREA IN WETLANDS: ±0.58 AC.
 TOTAL AREA IN FLOODPLAIN: ±0.00 AC.
 TOTAL AREA IN PROPOSED ROW: ±15.44 AC.
 TOTAL AREA IN LOTS: ±77.72 AC.
 OPEN SPACE REQUIRED: ±23.43 AC. (25%)
 OPEN SPACE PROVIDED: ±30.39 AC. (32.4%)
 RECREATION SPACE REQUIRED: ±2.34 AC. (10% OF REQUIRED OPEN SPACE)
 RECREATION SPACE PROVIDED: ±2.58 AC. (11.0%)
10. **PROPOSED LOTS & BLOCKS STANDARDS, APPROVED BY THE PLANNING COMMISSION ON 11/1/2023**
 TYPICAL LOT AREA AS SHOWN:
 SINGLE FAMILY: 50' X 120' = ±6,000 SF
 TOWNHOMES: 30' X 120' = ±3,600 SF
 FRONT YARD SETBACKS:
 SINGLE FAMILY: 20'
 TOWNHOMES/VILLAS: 20'
 REAR YARD SETBACKS:
 SINGLE FAMILY: 20'
 TOWNHOMES/VILLAS: 20'
 SIDE YARD SETBACKS:
 SINGLE FAMILY: 5'
 TOWNHOMES/VILLAS: 5' (ENDS)
 HEIGHT RESTRICTIONS:
 NO BUILDING SHALL EXCEED 40'
 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 20' IN LENGTH FROM ROAD TO GARAGE DOOR.
 PARKING DIMENSIONS: 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.
11. **ENVIRONMENTAL RESTRAINTS:**
 FEMA FLOODPLAIN: THERE IS NO 100 YEAR FEMA FLOODPLAIN MAPPED FOR THE SITE, PER FEMA MAPS #24021C03200 & 24021C03400.
 WETLANDS: THERE IS A SMALL LINEAR PATCH OF WETLANDS ALONG THE SOUTH BOUNDARY OF THE PROPERTY.
12. **STORMWATER MANAGEMENT:** IS INTENDED TO BE PROVIDED THROUGH PROPOSED ON-SITE BIO FACILITIES.
13. **SEDIMENT CONTROL AND EROSION CONTROL:** TO BE PROVIDED AT IMPROVEMENT PLAN STAGES.
14. PUBLIC SIDEWALK SHALL BE PROVIDED ALONG ALL PRIVATE / AND / OR PUBLIC ROW. DETAIL GRADING & CONSTRUCTION IMPROVEMENTS WILL BE PROVIDED WITH IMPROVEMENT PLANS. THE HOA WILL ALSO HAVE MAINTENANCE RESPONSIBILITIES FOR THE ONSITE COMMON OPEN SPACE, COMMON DRIVES, AND OFFSTREET PARKING.
15. RECORDED AGREEMENTS TO BE EXECUTED AT TIME OF FINAL PLATS.
16. REFER TO ATTACHED NRI/PRELIMINARY FOREST STAND DELINEATION FOR ADDITIONAL WETLAND AND FOREST STAND DATA.
17. **PROPOSED DENSITIES:**
 MINIMUM DENSITY REQUIRED (SEC. 15.6.3): 328 UNITS (3.5 DU/AC.)
 PROPOSED RESIDENTIAL DENSITY: UP TO 550 UNITS (5.87 DU/AC.)
18. **RESIDENTIAL PARKING REQUIREMENTS:**

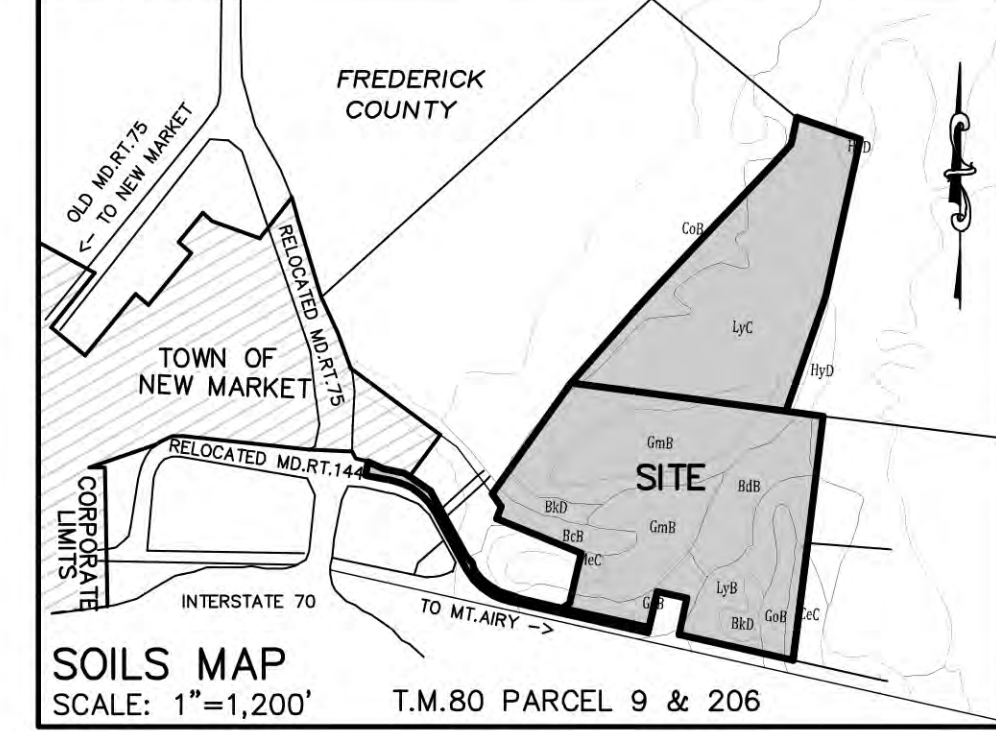
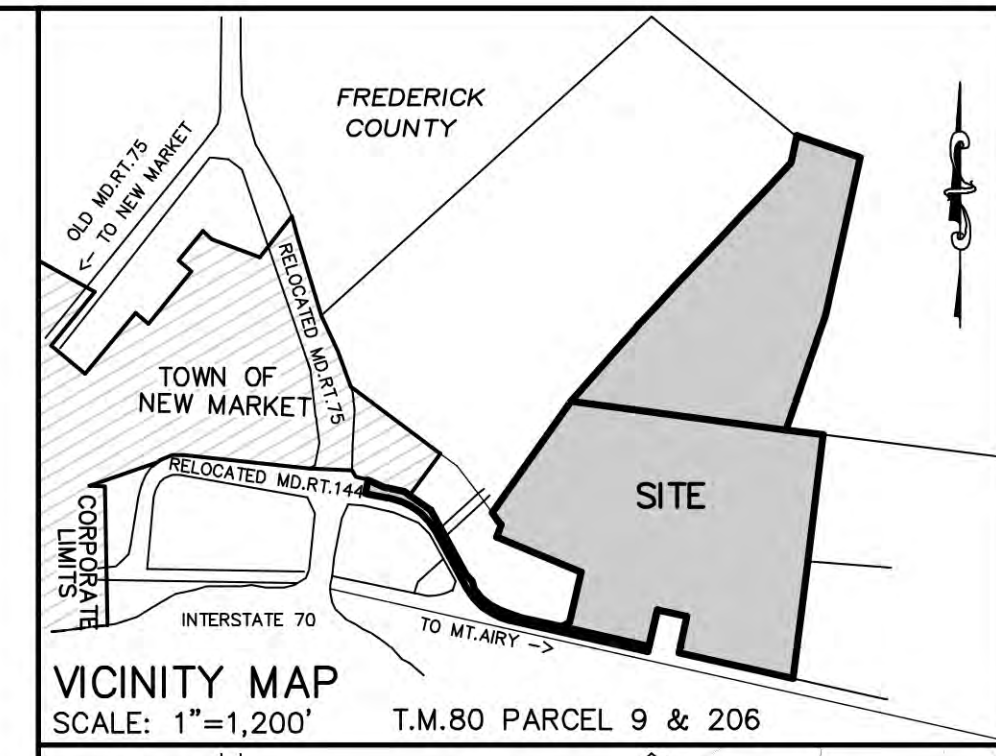
UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING		PROVIDED PARKING					
		REQUIRED PARKING/UNIT	TOTAL REQUIRED PARKING	GARAGE SPACES PROVIDED	GARAGE EQUIVALENT PROVIDED (1/2 GARAGE)	TOTAL GARAGE EQUIVALENT SPACES PROVIDED (1/2)	**PARKING PAD SPACES PROVIDED (ON LOT)	TOTAL PARKING SPACES PROVIDED (ON LOT)	TOTAL ONLOT SPACES PROVIDED
SINGLE FAMILY	50	2	100	2	1	50	**2	100	150
TOWNHOUSE	350	*2.5	875	2	1	350	**2	700	1050
MULTIFAMILY	150	2	300	-	-	0	-	300	300
TOTALS	550	-	1275	-	-	400	-	1100	1500

*NOTE: THE ABOVE TOWNHOUSE CALCULATIONS ASSUME 3 BEDROOM UNITS. REQUIRED PARKING IS 2/UNIT +0.5 PER BEDROOM OVER 2 = 2.5 SPACES REQUIRED PER UNIT. FINAL PLAN LAYOUT IS SUBJECT TO CHANGE AT PRELIMINARY PLAN / SITE PLAN STAGE. PARKING COUNTS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY AT THIS POINT.
 **NOTE: VARIANCE REQUESTED FOR MINIMUM SQUARE FOOTAGE PER PARKING PAD BE DECREASED FROM THE MINIMUM 180 SF TO 162 SF (9' X 18' TYPICAL) FOR ON LOT DRIVEWAY SPACES.

19. **PROPOSED DWELLING UNIT MIX:** *NOTE: FINAL UNIT MIX SUBJECT TO CHANGE AT PRELIMINARY / SITE PLAN.

PROPOSED DWELLING UNIT MIX			
UNIT TYPE	NUMBER OF UNITS	TYPICAL BUILDING ENVELOPE	TYPICAL LOT SIZE
SINGLE FAMILY	50	40' WIDE X 75' MIN.	50' WIDE X 120' DEEP
TOWNHOUSE	350	20' WIDE X 75' MIN.	30' WIDE X 120' DEEP
MULTIFAMILY	150	N/A	N/A
TOTAL	550	---	---

20. **PROPOSED 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.
21. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND DEPICTS GENERAL LOCATIONS OF PROPOSED LAND USES AS REQUIRED BY SECTION 15.2.16 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.
22. 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 AND FINAL PLAT REVIEW PROCESS.
23. OPEN SPACE AREAS AND ROAD RIGHT-OF-WAYS MAY CONTAIN STORMWATER MANAGEMENT ESD FACILITIES.
24. REFER TO ATTACHED NRI/PRELIMINARY FOREST STAND DELINEATION PROVIDED BY HARRIS, SMARIGA, & ASSOCIATES FOR WETLAND AND FOREST STAND DATA.



- NOTES:**
1. NO TITLE REPORT WAS FURNISHED.
 2. HORZ. DATUM: MD STATE PLANE, NAD 83/91. PER FREDERICK COUNTY MONUMENTS "MEADOW" AND "CHEVES AV."
 3. VERT. DATUM: NAVD 88, PER SAME.
 4. ADJOINING PROPERTY INFORMATION TAKEN FROM AVAILABLE TAX RECORDS.
 5. IMPROVEMENTS SHOWN HEREON ARE POTOMAC AERIAL SURVEY SUPPLEMENTED WITH AVAILABLE IMPROVEMENT PLANS.
 6. NO FLOODPLAIN ON SITE PER FEMA FIRM RATE MAPS #24021C03200 & 24021C03400.
 7. TOPOGRAPHY IS PROVIDED BY POTOMAC AERIAL SURVEYS.

HARRIS SMARIGA
PLANNERS • ENGINEERS • SURVEYORS

225 CARROLL STREET
SUITE 200
FREDERICK, MARYLAND 21701
P: 301.662.4488
F: 301.662.4906
www.harris-smariga.com

PDD SCHEMATIC MASTER PLAN
ENGLAND WOODS
PDD MASTER PLAN

THE PROPERTY OF ENGLAND WOODS, LLC
ACCORDING TO THE RECORDS OF THE CLERK OF THE DISTRICT COURT OF FREDERICK COUNTY, MARYLAND, FOLIO 673
TURNPIRE FARM LIMITED PARTNERSHIP
ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341

SCALE: 1"=200'
DRAWN BY: J.L.W.
CHECKED BY: C.S.
DATE: JUNE, 2023
SHEET: 1
OF: 1
PROJECT: 6387

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