

SHEET INDEX  
SCALE: N.T.S.

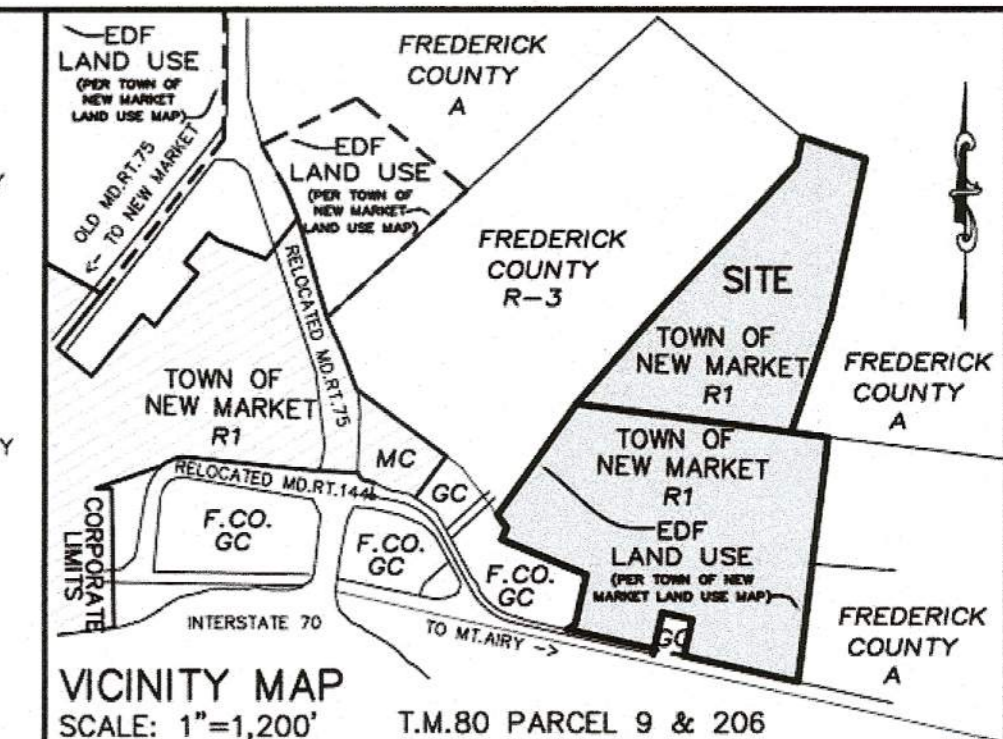
- LEGEND:**
- : FOREST CONSERVATION AREAS
  - : LANDSCAPE BUFFER
  - : OPEN SPACES  
SUBJECT TO FUTURE SITE PLAN APPROVAL
  - : PHASE 1
  - : PHASE 2
  - : PHASE 3
  - : PHASE 4 MULTIFAMILY  
SUBJECT TO FUTURE SITE PLAN APPROVAL
  - : CLUBHOUSE AND ACTIVE AMENITIES  
SUBJECT TO FUTURE SITE PLAN APPROVAL
  - : STORM WATER MANAGEMENT AREAS
  - : TOWN LIMITS
  - : EXISTING AT&T EASEMENT
  - : SINGLE FAMILY HOMES
  - : 28' TOWNHOMES
  - : 30' TOWNHOMES
  - : RETAINING WALLS  
6 RETAINING WALLS SHOWN  
(SUBJECT TO FINAL GRADING)
  - : ENTRY SIGNAGE

**WAIVER REQUESTS:**

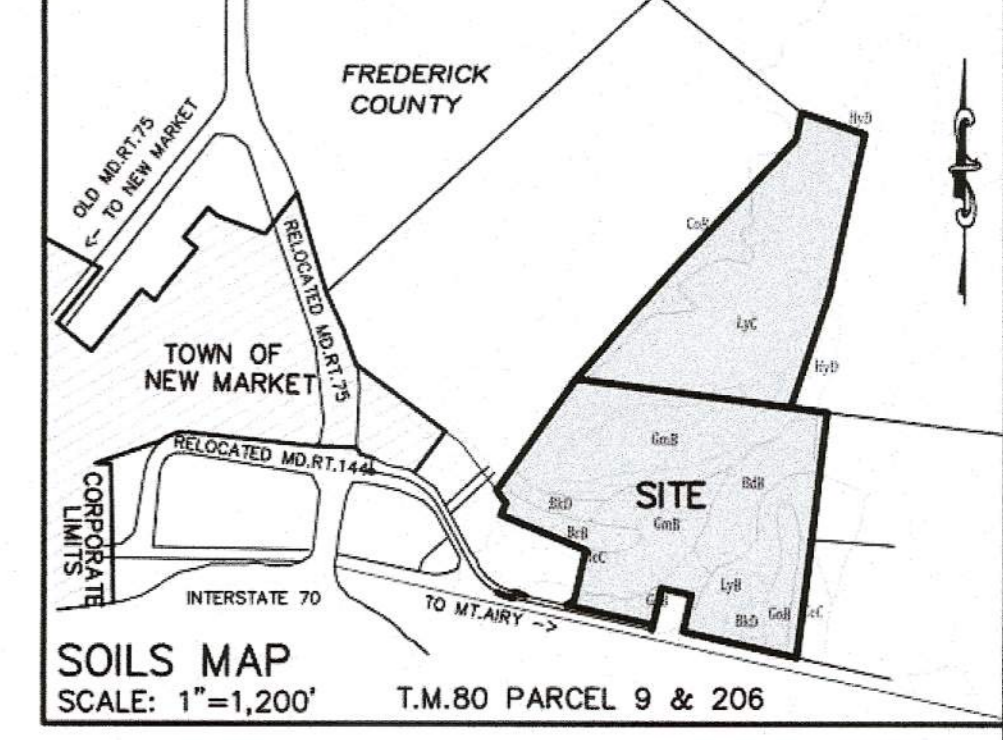
- VARIANCE REQUESTED FOR MINIMUM SQUARE FOOTAGE PER PARKING PAD TO BE DECREASED FROM THE MINIMUM 180 SF TO 162 SF (9' X 18' TYPICAL) FOR ON LOT DRIVEWAY SPACES. VARIANCE WAS APPROVED W/ MASTER PLAN APPROVAL, 05/23/23.  
THIS VARIANCE IS BEING REQUESTED TO BRING THE PARKING SPACE DESIGN IN LINE W/ THE INDUSTRY AND FREDERICK COUNTY STANDARD SPACES OF 9' X 18'.
- A WAIVER TO PERMIT LOTS TO FRONT ONTO PRIVATE DRIVES, RATHER THAN PUBLIC STREETS, IS BEING REQUESTED. ANY SITUATION UTILIZING PRIVATE DRIVES WILL BE OWNED AND MAINTAINED BY THE HOA.

**SITE PLAN NOTES:**

- PARCEL #9, TAX ID #09-225382 & PARCEL #206, TAX ID #09-322779. TOTAL SITE AREA: ±91,689 AC.
  - 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 537 RESIDENTIAL UNITS. THE PETITIONERS COMMITTED TO DESIGNATE A MINIMUM OF 12.5% OF THESE UNITS AS AFFORDABLE HOUSING W/ THE ANNEXATION.
  - MUNICIPAL SERVICES PERFORMED IN THE TOWN AT THE TIME OF ANNEXATION PETITION INCLUDE RESIDENTIAL TRASH PICK-UP, MUNICIPAL STREET MAINTENANCE, SNOW AND ICE REMOVAL.
  - EXISTING ZONING: PDD - PLANNED DEVELOPMENT DISTRICT
  - WATER & SEWER CLASSIFICATION: SITE IS CLASSIFIED PS (PLANNED SERVICE 11-20 YEARS). AS OF OCTOBER 4, 2024, THE INFRASTRUCTURE AGREEMENT BETWEEN ENGLAND WOODS, LLC (DEVELOPER) AND FREDERICK COUNTY, MARYLAND HAS BEEN SIGNED BY DEVELOPER AND APPROVED BY FREDERICK COUNTY DIVISION OF WATER AND SEWER UTILITIES.
  - EXISTING USE: AGRICULTURAL
  - PROPOSED USE: RESIDENTIAL
  - LAND USE SUMMARY:** (AREAS SUBJECT TO CHANGE AT PRELIMINARY SUBDIVISION PLAN)  
 EXISTING FARM LOT 1 (PB 28, PG 194) L.6958 F.673: ±36,012 AC.  
 EXISTING PARCEL 1 (PB 29, PG 144) L.4264 F.341: ±55,677 AC.  
 TOTAL GROSS SITE: ±91,689 AC.  
 TOTAL AREA IN WETLANDS (OUTSIDE EX SWM ESMTS): ±0.39 AC.  
 TOTAL AREA IN FLOODPLAIN: ±0.00 AC.  
 TOTAL AREA IN PROPOSED ROW: ±14.25 AC.  
 (APPROXIMATELY ±12,855 LF OF PUBLIC ROADWAY IS PROPOSED - 2.39 MILES)  
 TOTAL AREA IN EXISTING SWM AND ACCESS ESMTS: ±1.24 AC.  
 TOTAL AREA IN LOTS: ±40.10 AC.  
 OPEN SPACE REQUIRED: ±22.92 AC. (25%)  
 OPEN SPACE PROVIDED: ±37.07 AC. (40.43%)  
 RECREATION SPACE REQUIRED: ±2.29 AC. (10% OF REQUIRED OPEN SPACE)  
 RECREATION SPACE PROVIDED: ±2.58 AC. (11.0%)  
 APPROXIMATELY 27,350 LF OF TRAIL AND SIDEWALKS ARE PROPOSED
  - PROPOSED LOTS & BLOCKS STANDARDS:**  
 TYPICAL LOT AREA AS SHOWN:  
 SINGLE FAMILY: 40'-50' X 112' = ±4,480 - 5,600 SF  
 TOWNHOMES: 28'-30' X 100' = ±2,400 - 3,000 SF, MAXIMUM TH STRING LENGTH = 7 UNITS.  
 MULTIFAMILY: 50' X 100' = ±5,000 SF MIN.  
 FRONT YARD SETBACKS:  
 SINGLE FAMILY: 18'  
 TOWNHOMES/VILLAS: 18'  
 MULTIFAMILY: 5'  
 REAR YARD SETBACKS:  
 SINGLE FAMILY: 10'  
 TOWNHOMES/VILLAS: 10'  
 MULTIFAMILY: 10'  
 SIDE YARD SETBACKS:  
 SINGLE FAMILY: 5'  
 TOWNHOMES/VILLAS: 5' (ENDS)  
 MULTIFAMILY: 5'  
 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.
  - UTILITIES AND DRAINAGE FACILITIES:**  
 FIVE (5) FOOT EASEMENTS SHALL BE PROVIDED ON EACH LOT FOR SIDE OF REAR AND SIDE LOT LINES.  
 RESIDENTIAL PARKING PADS FOR GARAGES TO PROVIDE A MINIMUM OF 18' IN LENGTH FROM PROPERTY LINE TO GARAGE DOOR.  
 PARKING DIMENSIONS: 90' PARKING TO BE 9' X 18', AND PARALLEL SPACES TO BE 8' X 22'. PLAN CURRENTLY SHOWS ±170 PARALLEL SPACES.  
 ACTUAL FINAL PARKING COUNT TO BE ESTABLISHED W/ FUTURE SITE PLANS. A VARIANCE IS BEING REQUESTED TO ALLOW PARKING PADS TO BE REDUCED TO 9' X 18'.  
 ARCHITECTURAL PROJECTIONS: SEE L.D.O. ARTICLE V 1.4 EXCEPTIONS TO YARD REQUIREMENTS.
  - 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. THIS PATCH OF WETLANDS IS TO REMAIN AS IS, AND SHALL NOT BE DISTURBED.
  - STORMWATER MANAGEMENT PLAN STATUS:** STORM WATER MANAGEMENT PLANS ARE UNDER REVIEW W/ FREDERICK COUNTY, MD.
  - SEDIMENT/SOIL EROSION PLAN STATUS:** SWM CONCEPT PLANS ARE UNDER REVIEW W/ FREDERICK COUNTY, MD. SEDIMENT/SOIL EROSION PLANS TO BE PROVIDED AT IMPROVEMENT PLAN STAGES.
  - 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 ON-SITE COMMON OPEN SPACE, COMMON DRIVES, AND OFF-STREET PARKING. MEDIAN PLANTINGS AGREEMENT TO BE SIGNED PRIOR TO IMPROVEMENT PLAN APPROVAL.
  - PROPOSED DENSITIES:** (FINAL DENSITY SUBJECT TO CHANGE AT PRELIMINARY SUBDIVISION PLAN)  
 MINIMUM DENSITY REQUIRED (SEC. 15.6.3): 328 UNITS (3.5 DU/AC.)  
 PROPOSED RESIDENTIAL DENSITY: UP TO 537 UNITS (5.86 DU/AC.)
  - RESIDENTIAL PARKING REQUIREMENTS:**
- | UNIT TYPE     | REQUIRED PARKING        |                       | PROVIDED PARKING       |                        |  |  |
|---------------|-------------------------|-----------------------|------------------------|------------------------|--|--|
|               | APPROX. NUMBER OF UNITS | REQUIRED PARKING/UNIT | TOTAL REQUIRED PARKING | GARAGE SPACES PROVIDED | **PARKING PAD SPACES PROVIDED (ON LOT) | TOTAL PARKING SPACES PROVIDED (ON LOT) |
| SINGLE FAMILY | 68                      | 2                     | 136                    | 2                      | **2                                    | 544                                    |
| TOWNHOUSE     | 331                     | *2.5                  | 828                    | 2                      | **2                                    | 1,324                                  |
| MULTIFAMILY   | 138                     | 2                     | 276                    | -                      | -                                      | 276                                    |
| <b>TOTALS</b> | <b>537</b>              | -                     | <b>1240</b>            | -                      | -                                      | <b>2,144</b>                           |
- \*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.  
 \*\*NOTE: VARIANCE REQUESTED FOR MINIMUM SQUARE FOOTAGE PER PARKING PAD TO BE DECREASED FROM THE MINIMUM 180 SF TO 162 SF (9' X 18' TYPICAL) FOR ON LOT DRIVEWAY SPACES. VARIANCE WAS APPROVED W/ MASTER PLAN APPROVAL, 05/23/23.
- PROPOSED DWELLING UNIT MIX:** \*NOTE: FINAL UNIT MIX SUBJECT TO CHANGE AT PRELIMINARY / SITE PLAN.
- | UNIT TYPE     | APPROX. NUMBER OF UNITS | TYPICAL MINIMUM BUILDING ENVELOPE | TYPICAL LOT SIZE     |
|---------------|-------------------------|-----------------------------------|----------------------|
| SINGLE FAMILY | 66                      | 40' WIDE X 84' MIN.               | 50' WIDE X 112' DEEP |
| TOWNHOUSE     | 333                     | 28' WIDE X 72' MIN.               | 28' WIDE X 100' DEEP |
| MULTIFAMILY   | 138                     | N/A                               | N/A                  |
| <b>TOTAL</b>  | <b>537</b>              | -                                 | -                    |
- PROPOSED IMPERVIOUS COVERAGE:** 35% IMPERVIOUS COVERAGE IS PROPOSED. ALL IMPERVIOUS AREAS WILL BE TREATED IN ACCORDANCE WITH LOCAL AND STATE SEDIMENT AND STORMWATER MANAGEMENT REGULATIONS.
  - OPEN SPACE AREAS MAY CONTAIN STORMWATER MANAGEMENT ESD FACILITIES. ESD ELEMENTS WILL NOT BE PLACED IN LOTS, ROW'S TO BE DEDICATED TO THE TOWN OR IN AREAS COUNTED AS ACTIVE RECREATION.
  - REFER TO THE APPROVED NRI/PRELIMINARY FOREST STAND DELINEATION PROVIDED BY HARRIS, SMARIGA, & ASSOCIATES FOR WETLAND AND FOREST STAND DATA.
  - A 10' ENHANCED LANDSCAPE BUFFER AND AGRICULTURAL STYLE WOOD FENCE SHALL BE PROVIDED ADJACENT TO THE ENG-LAND ACRES, LLC PROPERTY TO THE EAST.
  - ALL ROAD RIGHT-OF-WAY SHOWN SHALL BE PUBLIC, EXCEPT SHARED PRIVATE DRIVES/ALLEYS.
  - OFF-SITE SIDEWALK, CROSSWALKS, AND TRAIL CONNECTIONS AT WELLSRING WAY SHALL BE PROVIDED.
  - AN ADDITIONAL WAIVER TO PERMIT LOTS TO FRONT ONTO PRIVATE DRIVES, RATHER THAN PUBLIC STREETS, IS BEING REQUESTED. ANY SITUATION UTILIZING PRIVATE DRIVES WILL BE OWNED AND MAINTAINED BY THE HOA.
  - DESIGN IS BEING COMPLETED WITH THE INFORMATION CURRENTLY AVAILABLE. IF CHANGES ARE DEMANDED BY AT&T, A REVISED PACKAGE WILL BE SUBMITTED FOR AN ADMINISTRATIVE REVIEW BY PC.
  - STREET TREES ARE TO BE PLACED IN ACCORDANCE WITH FREDERICK COUNTY GUIDELINES FOR TRAFFIC CONTROL DEVICES, STREET LIGHTS AND STREET TREES FOR NEW DEVELOPMENTS.
  - ADDITIONAL ORNAMENTAL PLANTINGS ON HOA COMMON AREAS WILL BE SHOWN ON FUTURE AMENITY SITE PLANS, AND PROTOTYPICAL PLANTINGS FOR LOTS TO BE SOLD WILL BE APPROVED BY THE ARC.
  - ANY PROTECTIONS NECESSARY FOR ADJACENT WELL SITES SHALL BE PROVIDED AT IPS.
  - SCOPE & TIME PERIOD FOR FUTURE PHASES:**  
 28.1. ANTICIPATED SITE PLANS FOR AMENITY AREAS IN EARLY 2025, AND CONSTRUCTION OF AMENITIES TO BE COMPLETED PRIOR TO PHASE 2.  
 28.2. MULTI-FAMILY IS MARKET DRIVEN AND SITE PLANS ARE ANTICIPATED SOMETIME AROUND THE CONSTRUCTION OF PHASE 2, W/ CONSTRUCTION COINCIDING W/ CONSTRUCTION OF PHASE 3.
  - THE ACCESS AND GRADING EASEMENTS FROM ADJOINING PROPERTY OWNER IS UNDERWAY, AND SHALL BE COMPLETED PRIOR TO MASS GRADING PERMITS.
  - MAINTENANCE AGREEMENTS FOR PROPOSED PLANTINGS WITHIN ROW AREAS SHALL BE IN PLACE PRIOR TO APPROVAL OF IPS.

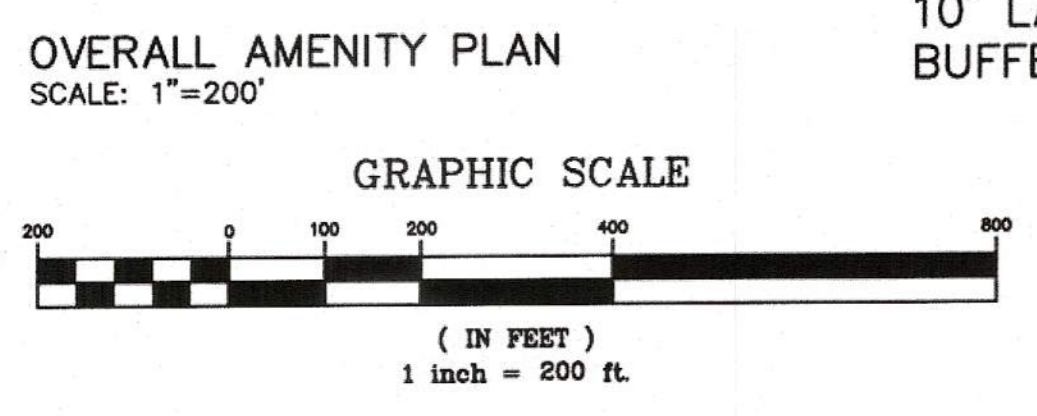


VICINITY MAP  
SCALE: 1"=1,200' T.M.80 PARCEL 9 & 206



SOILS MAP  
SCALE: 1"=1,200' T.M.80 PARCEL 9 & 206

- NOTES:**
- NO TITLE REPORT WAS FURNISHED.
  - HORIZ. DATUM: MD STATE PLANE, NAD 83/91. PER FREDERICK COUNTY MONUMENTS "MEADOW" AND "CHEVES AV."
  - VERT. DATUM: NAVD 88, PER SAME.
  - ADJOINING PROPERTY INFORMATION TAKEN FROM AVAILABLE TAX RECORDS.
  - IMPROVEMENTS SHOWN HEREON ARE POTOMAC AERIAL SURVEY SUPPLEMENTED WITH AVAILABLE IMPROVEMENT PLANS.
  - NO FLOODPLAIN ON SITE PER FEMA FIRM RATE MAPS #24021C03200 & 24021C03400.
  - TOPOGRAPHY IS PROVIDED BY POTOMAC AERIAL SURVEYS. TOPOGRAPHY WAS VERIFIED BY HARRIS, SMARIGA, & ASSOCIATES IN AUGUST, 2021.



OVERALL AMENITY PLAN  
SCALE: 1"=200'

**HARRIS SMARIGA**  
PLANNERS • ENGINEERS • SURVEYORS

1515 E. CARROLL STREET  
SUITE 100  
FREDERICK, MARYLAND 21701  
P: 301.663.4488  
F: 301.663.4086  
www.harris-smariga.com

REVISIONS:

REV.	DATE	DESCRIPTION
REV.	09/18/24	PER STAFF COMMENTS
REV.	10/08/24	PER STAFF COMMENTS
REV.	10/29/24	PER STAFF COMMENTS
REV.	10/30/24	PER STAFF COMMENTS
REV.	10/31/24	PER STAFF COMMENTS

**OVERALL SITE PLAN**  
**ENGLAND WOODS**  
**FINAL SITE PLAN**

THE PROPERTY OF ENGLAND WOODS ACRES, LLC  
 ACCORDING TO A DEED RECORDED IN LIBER 6568 AT FOLIO 673  
 TURNPIKE FARM LIMITED PARTNERSHIP  
 ACCORDING TO A DEED RECORDED IN LIBER 4284 AT FOLIO 341

SCALE: AS NOTED  
 DRAWN BY: J.L.W.  
 CHECKED BY: CS  
 DATE: JULY, 2024  
 SHEET: 2  
 OF: 15  
 PROJECT: 6357

2