



- 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-5, S-1
 - 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%)

- 8. PROPOSED LOTS & BLOCKS STANDARDS, APPROVED BY THE PLANNING COMMISSION ON**
- 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: 5'
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 1.4 EXCEPTIONS TO YARD REQUIREMENTS.

- 9. 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., OVERALL OPEN SPACE PROVIDED: ±1.14 AC.
REQUIRED OUTDOOR RECREATIONAL USE OPEN SPACE: 1.08 AC. X 10% = 0.11 AC.
PROVIDED OUTDOOR RECREATIONAL USE OPEN SPACE: 0.12 AC. ON RETAIL PARCEL.

- 10. 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.

- 11. STORMWATER MANAGEMENT:** IS INTENDED TO BE PROVIDED THROUGH PROPOSED ON-SITE BIO FACILITIES AND STORM-DRAIN SYSTEM CONNECTING TO EXISTING STORM DRAINAGE SYSTEMS.

- 12. SEDIMENT CONTROL AND EROSION CONTROL:** TO BE PROVIDED AT IMPROVEMENT PLAN STAGES.

- PUBLIC SIDEWALK ALONG EAST MAIN STREET 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, COMMON DRIVES, AND OFFSTREET 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 PLATS.
- 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.
- REFER TO ATTACHED NRI/PRELIMINARY FOREST STAND DELINEATION FOR ADDITIONAL WETLAND AND FOREST STAND DATA.
- PROPOSED DENSITIES:**
PROPOSED NON-RESIDENTIAL FAR: 22,000 SF / 56,115 SF = 0.39 FAR (MAXIMUM PERMITTED IS 0.40 FAR)
PROPOSED RESIDENTIAL DENSITY: 42 UNITS / 4.13 AC. = 10.17 DU/AC. NET
42 UNITS / 5.42 AC. = 7.75 DU/AC. GROSS

- 19. RESIDENTIAL PARKING REQUIREMENTS:**

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING		PROVIDED PARKING					TOTAL ONLOT SPACES PROVIDED
		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)	
DUPLEX	6	2	12	2	1	6	**2	12	18
TOWNHOUSE	36	*2.5	90	2	1	36	**2	72	108
TOTALS	42		102			42		84	126

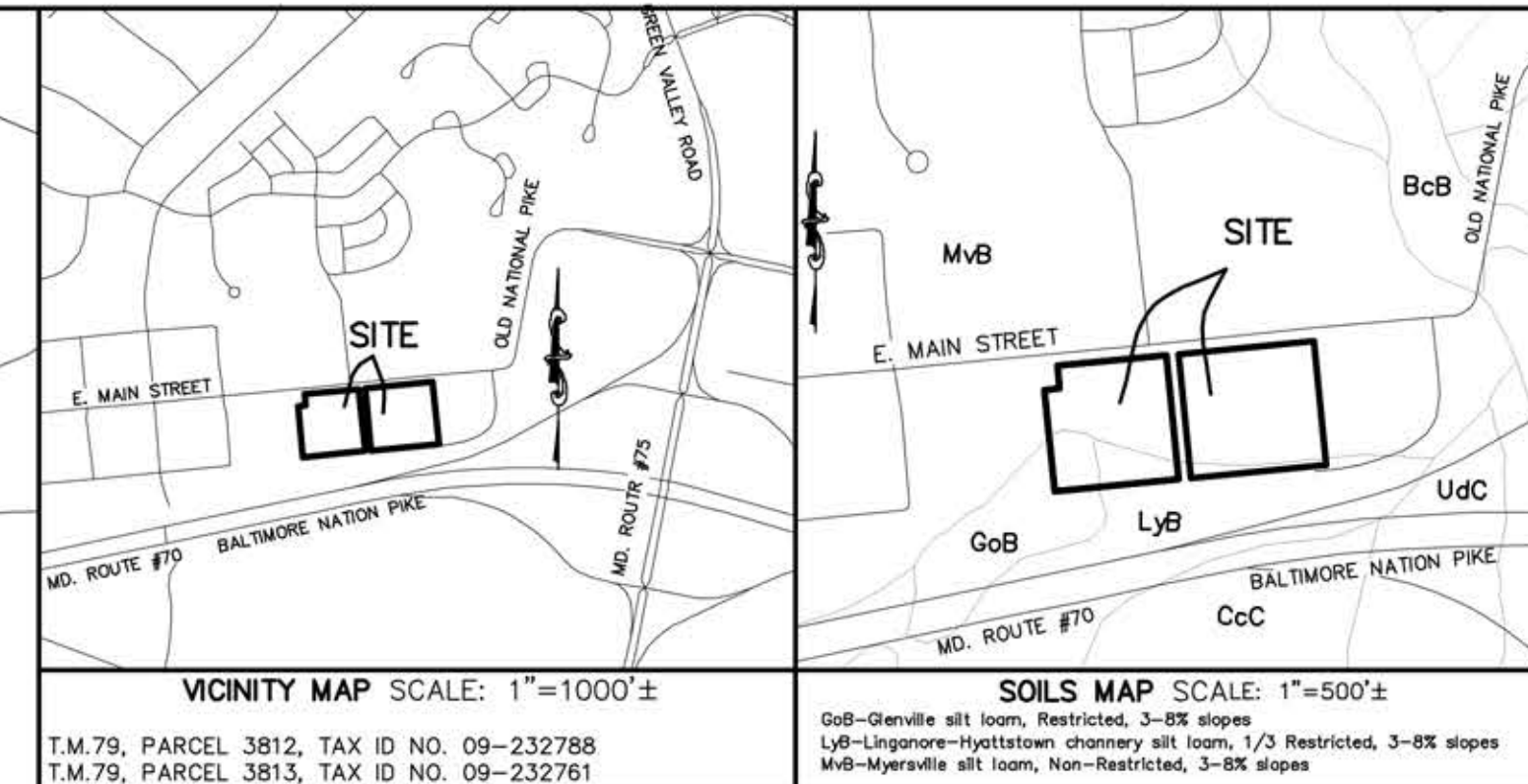
*NOTE: THE ABOVE TOWNHOUSE CALCULATIONS ASSUME 3 BEDROOM UNITS. REQUIRED PARKING IS 2/UNIT +0.5 PER BEDROOM OVER 2 = 2.5 SPACES REQUIRED PER UNIT.

**NOTE: VARIANCE REQUESTED FOR MINIMUM SQUARE FOOTAGE PER PARKING PAD BE DECREASED FROM THE MINIMUM 180 SF TO 162 SF (9' X 18' TYPICAL) FOR ON LOT DRIVEWAY SPACES.

- 20. NON-RESIDENTIAL PARKING REQUIREMENTS:**

BUILDING NUMBER	USE	REQUIRED PARKING		ON LOT SURFACE SPACES PROVIDED	ON-STREET SPACES PROVIDED	TOTAL PARKING SPACES PROVIDED
		REQUIRED PARKING/UNIT	TOTAL REQUIRED PARKING			
1	4,000 SF RETAIL	1/200 SF	20	20	0	20
	3,000 SF OFFICE	1/300 SF	10	10	0	10
2	4,000 SF RETAIL	1/200 SF	20	20	0	20
	3,000 SF OFFICE	1/300 SF	10	10	0	10
	4,000 SF BASEMENT OFFICE	1/300 SF	13	17	0	17
3	4,000 SF RESTAURANT	1/150 SF	27	12	15	27
TOTALS	22,000 SF		100	89	15	104

**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 PERPENDICULAR (90°) PARKING SPACES, AND 176 SF (8' X 22' TYPICAL) FOR PARALLEL PARKING SPACES.



- 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'±**
GcB-Glenville silt loam, Restricted, 3-8% slopes
LyB-Lingore-Hyattstown channery 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.

OPEN SPACE AREAS TABLE	
OS PARCEL	AREA (AC.)
HOA OS-1	0.02
HOA OS-2	0.03
HOA OS-3	0.55
HOA OS-4	.03
HOA OS-5	.22
HOA OS-6	.29
TOTAL	1.14

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

HARRIS SMARIGA
PLANNERS • ENGINEERS • SURVEYORS
15500 E. MAIN STREET
FREDERICK, MARYLAND 21701
P. 301.662.4668
F. 301.662.4668
WWW.HARRIS-SMARIGA.COM

REVISIONS:

**TRC SCHEMATIC PLAN
NEW MARKET - EAST MAIN
TOWN RESIDENTIAL / COMMERCIAL
MIXED USE DISTRICT (TRC) PLAN &
COMBINED PRELIMINARY / SITE PLAN**

LANDS OF D.R. ACQUISITIONS, LLC
L15683, F.352
PARCEL #1, TAX ID #09-232761
LOCATED ON E MAIN ST. & TENTH ALLEY
NEW MARKET ELECTION DISTRICT NO. 9
APPLICANT: SITE DEVELOPER
4/27/2023 8:18 AM

SCALE:
1"=50'
DRAWN
BY: JLW
CHECKED
BY: CS
DATE:
MARCH, 2023
SHEET:
OF: 5
PROJECT:
7705