

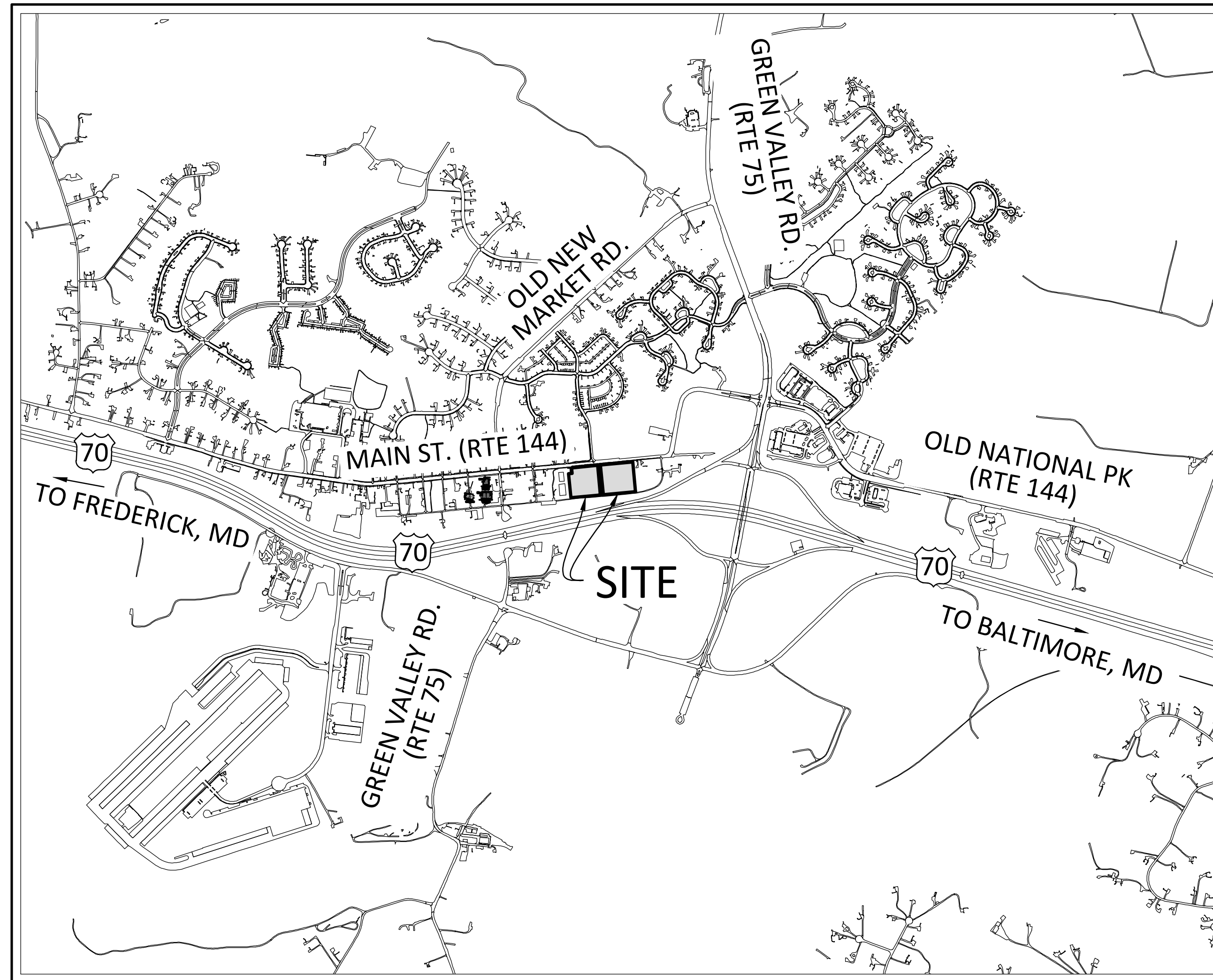
NEW MARKET ELECTION DISTRICT NO. 09
TAX I.D.#'S: 09-232761 & 09-232788
TOWN OF NEW MARKET, FREDERICK COUNTY, MARYLAND

EXISTING PARCEL #1:	±2.44 AC.
EXISTING PARCEL #2:	±2.73 AC.
<u>OVERALL SITE:</u>	<u>±5.17 AC.</u>

PROPOSED NEW PUBLIC ROW: ±0.45 AC. (8.3%)
 PROPOSED RESIDENTIAL LOTS: ±1.46 AC. (27.0%)
 PROPOSED NON-RESIDENTIAL: ±1.29 AC. (23.8%)
 PROPOSED ALLEYS & ACCESS: ±1.08 AC. (19.9%)
 PROPOSED OPEN SPACE / SWM: ±1.14 AC. (21.0%)

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

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE ACCESSIBLE DURING ALL TYPES OF WEATHER AND AT ALL TIMES.
2. FIRE DEPARTMENT ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS AT ALL TIMES AND BE A MINIMUM OF 20' WIDE.
3. FIRE DEPARTMENT ACCESS SHALL BE PROVIDED AND MAINTAINED TO ALL STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION.

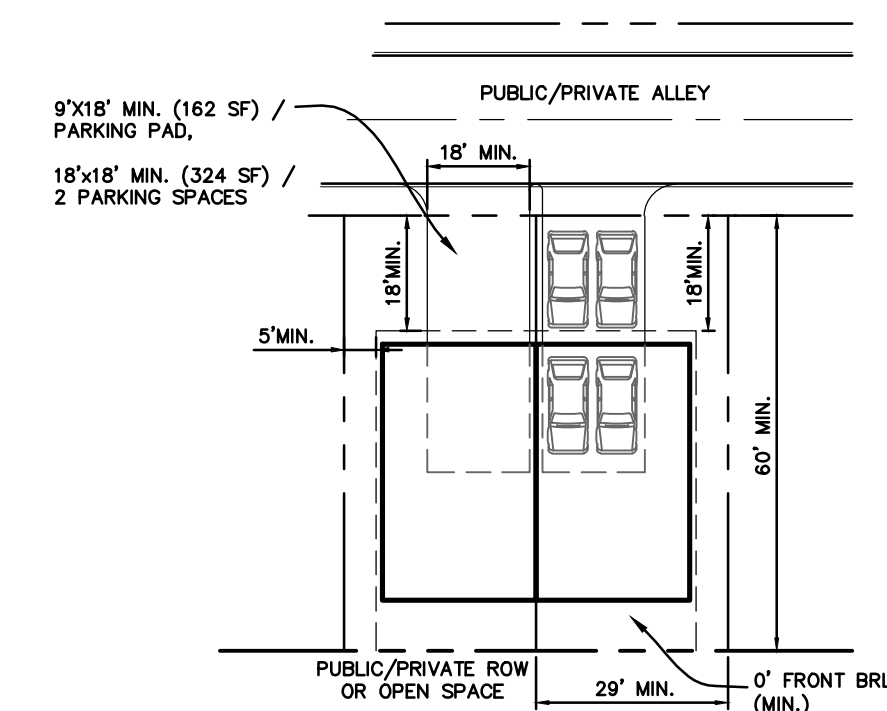


VICINITY MAP

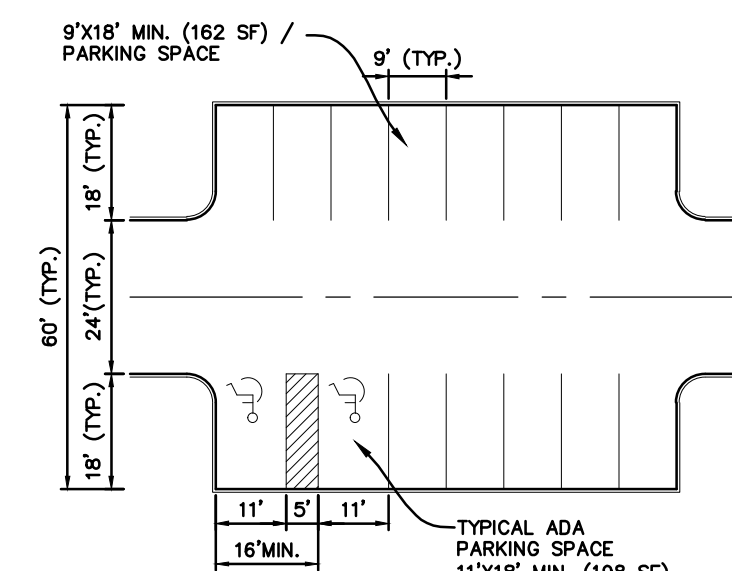
SCALE: 1" = 1,000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	SITE LAYOUT & PRELIMINARY PLAT
3	SITE GRADING, PAVING, AND STORM DRAIN
4	SITE UTILITY PLAN
5	SITE LANDSCAPE PLAN

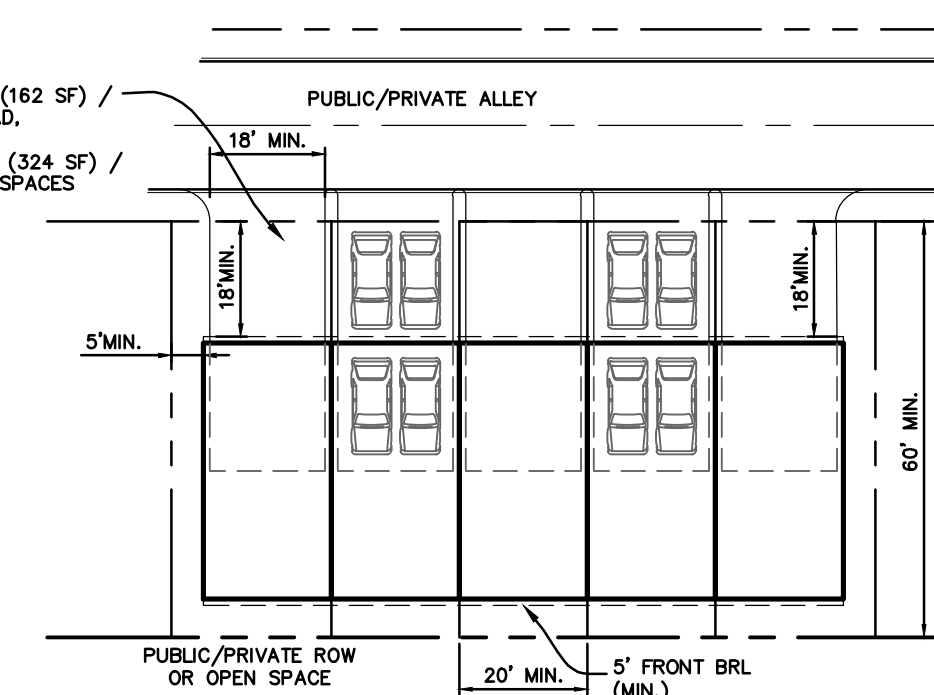
	EXISTING	PROPOSED
INTERIOR LOT LINE		
R/W-PROPERTY LINE		
CENTERLINE		
EASEMENTS		
CURBING AND CURB & GUTTER		
BUILDINGS		
SPOT ELEVATIONS		
BENCH MARK		
CONTOURS		
STORM DRAIN		
SANITARY SEWER		
WATER LINES		
U/G GAS,ELEC.OR TELEPHONE		
OVERHEAD ELEC. LINES		
DRAINAGE FLOW & DIRECTION		
MANHOLE		
INLETS		
PLUG OR CAP		
WATER VALVE		
FIRE HYDRANT		
UTILITY POLE		
LIGHT POLE		
SANITARY SEWER LATERALS		
WATER LATERALS		
REDUCER		
FENCE		
CONCRETE		



DUPLEX UNIT TYPE DETAIL
3 PARKING SPACES PROVIDED / UNIT
30' X 68' TYPICAL LOT SIZE, BUT MAY DIFFER
TO MATCH MINIMUM DIMENSIONS LISTED ABOVE
SCALE: N.T.S.



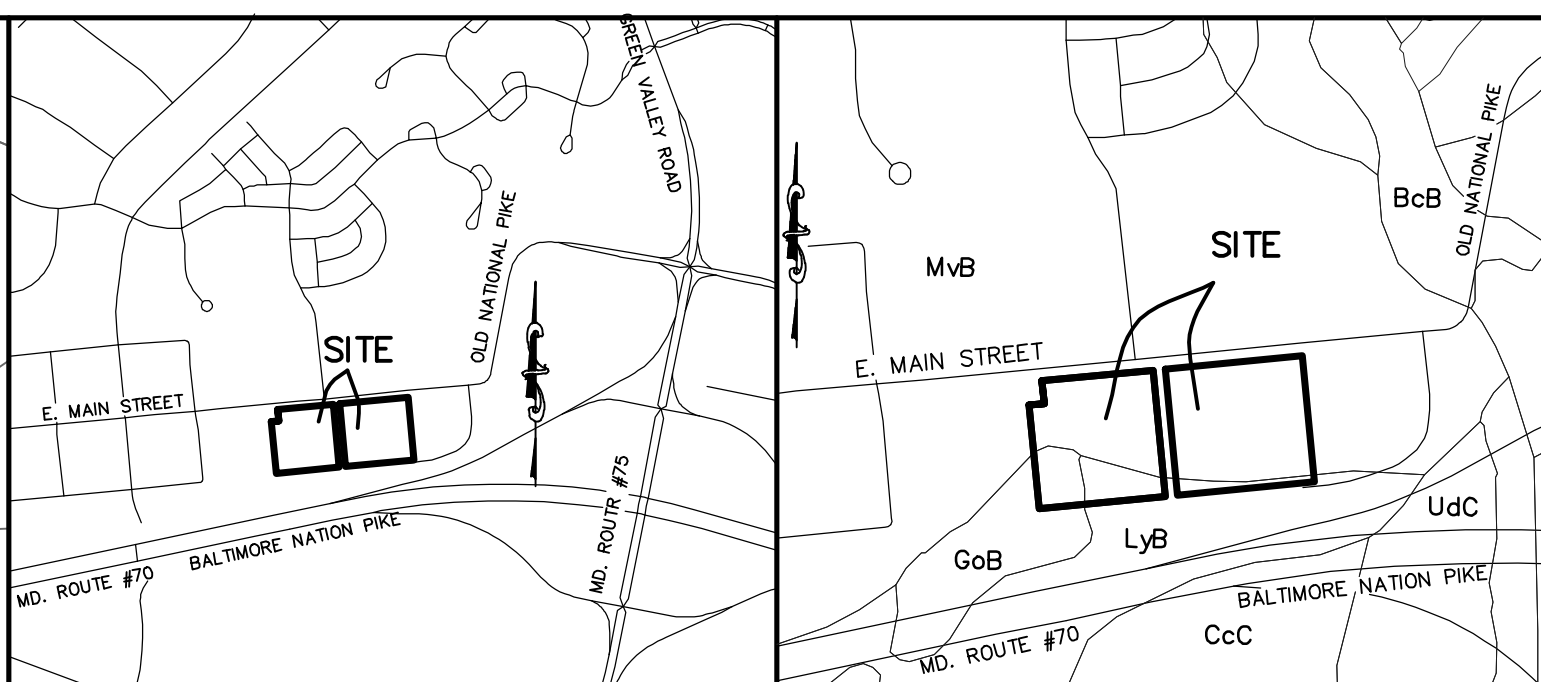
TYPICAL PARKING SPACE DETAIL
9X18' MIN. (162 SF) VARIANCE REQUESTED
SCALE: N.T.S.



TOWNHOUSE UNIT TYPE DETAIL
3 PARKING SPACES PROVIDED / UNIT
20' X 65' TYPICAL LOT SIZE, BUT MAY DIFFER
TO MATCH MINIMUM DIMENSIONS LISTED ABOVE
SCALE: N.T.S.

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

SCALE: 1"=50'	COVER SHEET	NEW MARKET – EAST MAIN TRC COMBINED PRELIMINARY / SITE PLAN LANDS OF D.B. ACQUISITIONS, LLC 15663 F 352 PARCEL #1, TAX ID #09-232761 PARCEL #2, TAX ID #09-232768 LOCATED ON MARKET EAST ALLEY NEW MARKET, MARYLAND NEW MARKET ELECTION DISTRICT NO. 9 FREDERICK COUNTY, MARYLAND
DRAWN BY: J.L.W.		
CHECKED BY: CS		
DATE: MARCH, 2023		
SHEET: 1 OF: 5		
PROJECT: 7705		
1		

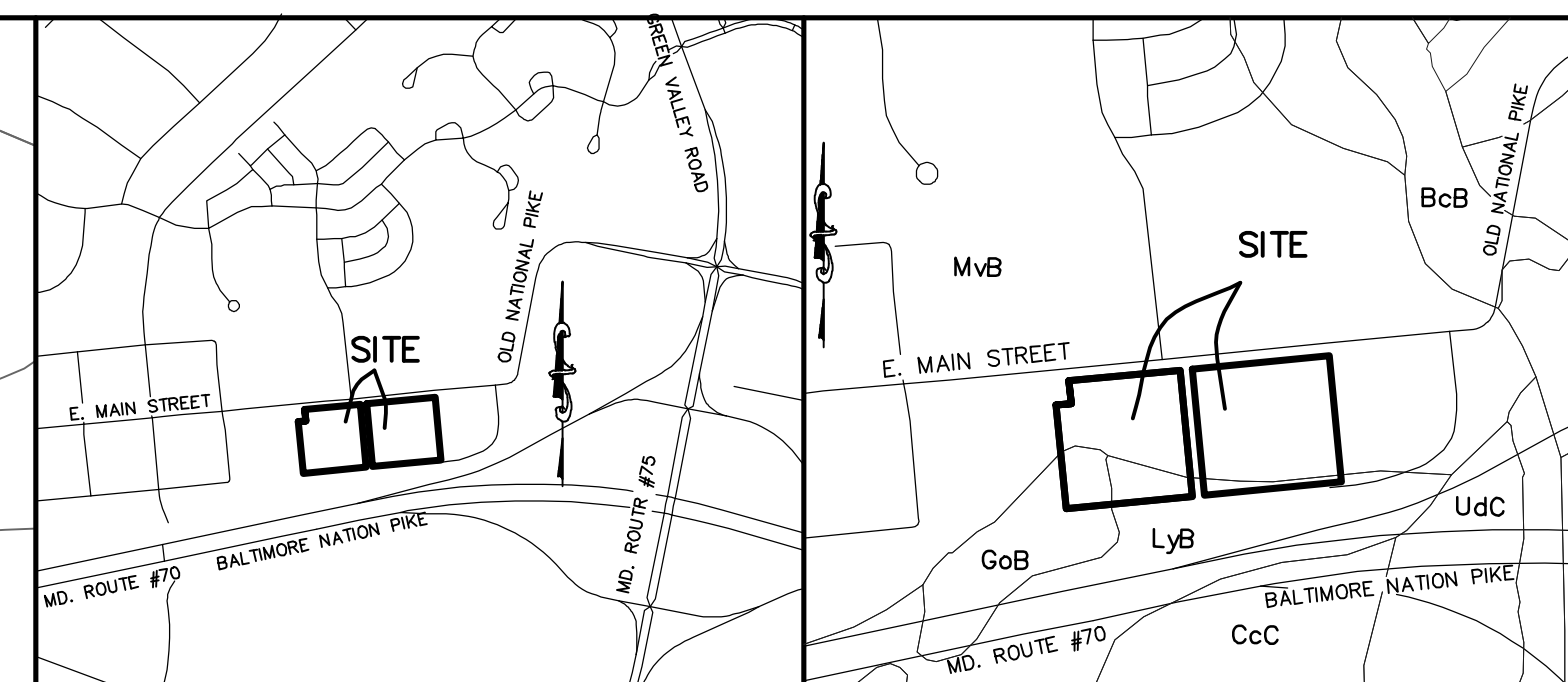


BASE NOTES:

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

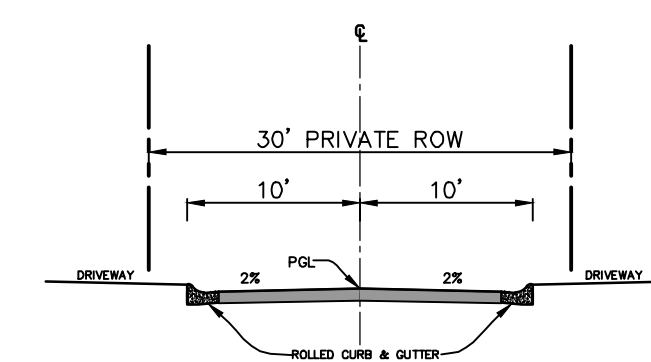
OWNER:
DR ACQUISITIONS, LLC
7945 WORMANS MILL ROAD
FREDERICK MD.21701

SCALE: 1"=50'
 DRAWN BY: JLUW
 CHECKED BY: CS
 DATE: MARCH, 2023
 SHEET: 2 OF 5
 PROJECT: 7705



BASE NOTES:

1. HORIZONTAL DATUM & COORDINATES MARYLAND STATE PLANE (NAD 83/91); BASED ON FREDERICK COUNTY CONTROL MONUMENTS "MEADOW" & "CHAVEZ A2".
2. VERTICAL DATUM: NAD 88; BASED ON SAME MONUMENTS.
3. TOPOGRAPHY AND PLANNOMETRY PROVIDED BY HSA, MARCH 25, 2022.
4. UTILITIES SHOWN ARE FIELD RECON ASSULT LOCATIONS BY HARRIS, MARGA & ASSOCIATES, INC. AND SUPPLEMENTED BY AVAILABLE UTILITY DRAWINGS. THEIR LOCATION SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. SITE IS ALL OF THE LANDS OF D.R. ACQUISITIONS, LLC AS RECORDED IN LIBER 15683 AT FOLIO 352.
6. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. SITE IS ZONED "RM".
8. NO FLOODPLAIN ON SITE PER FEMA MAP #240210C3200, DATED SEPTEMBER 19, 2007.



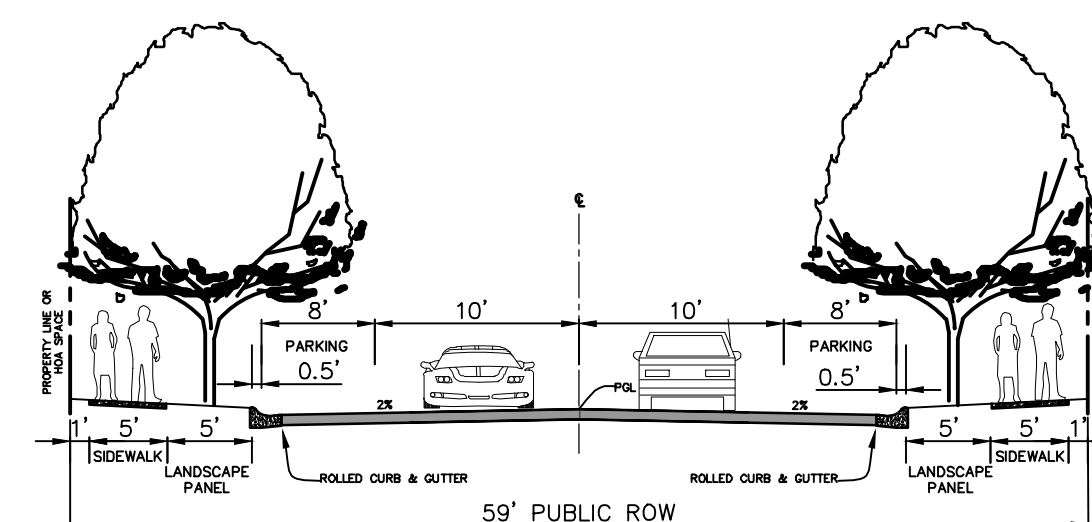


 125 S. CARROLL STREET
 SUITE 100
 HARRIS, AR 71701
 P 301.652.4488
 F 301.652.4906
www.harris-smariga.com

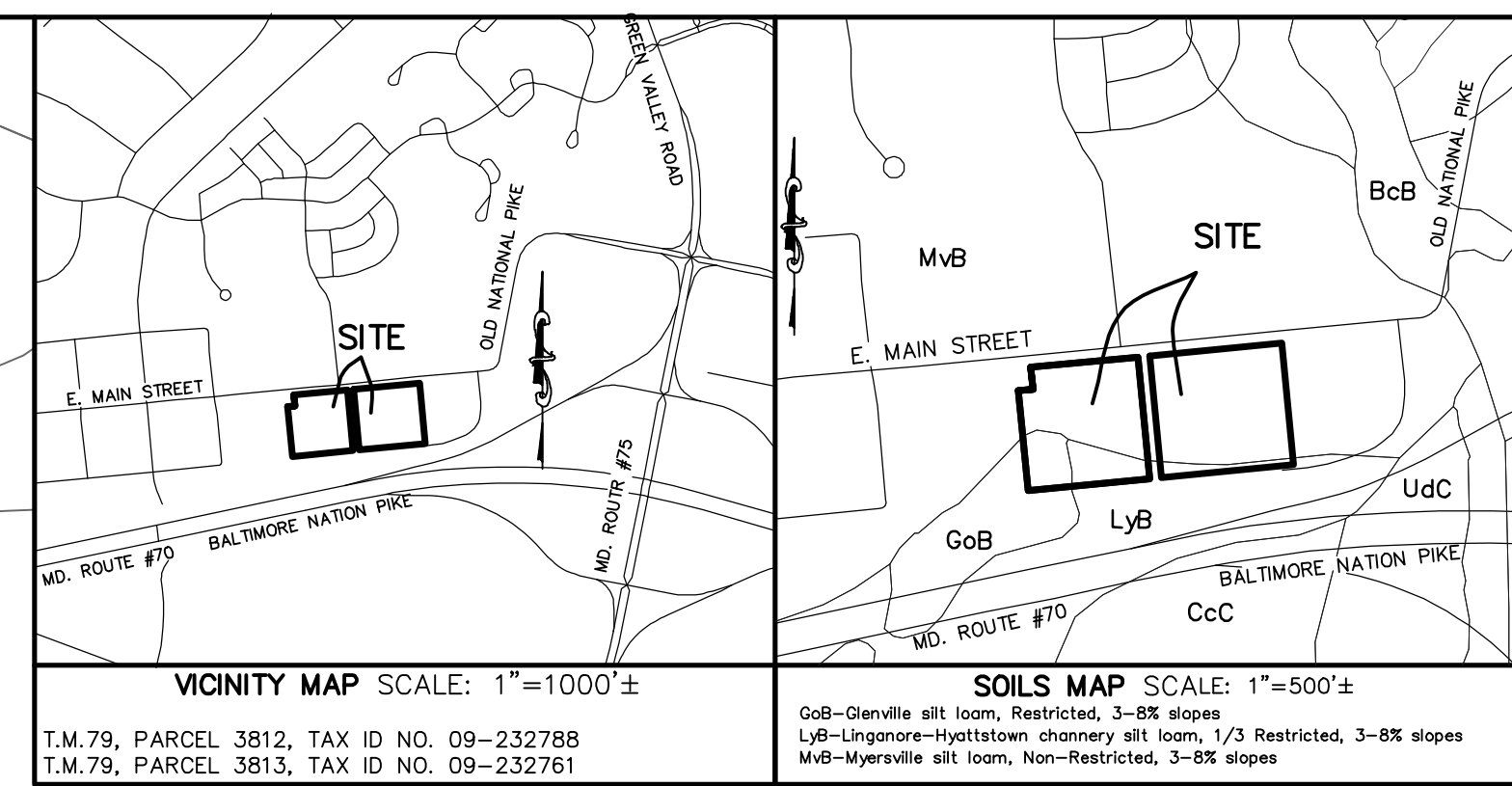
SCALE: 1"=50'
DRAWN BY: J.L.W
CHECKED BY: CS
DATE: MARCH, 2023
SHEET: 3
OF: 5
PROJECT: 7705
3

TIE IN TO EX. PAVEMENT

ROADS PUBLICLY OWNED AND MAINTAINED BY THE TOWN OF NEW MARKET
SCALE: N.T.S.



\\PROJ\7705\DWG\PLANNING\TRC APPLICATION\SITE GRADING-PAVING-SD.DWG 4/24/2023 11:51 AM



- BASE NOTES:**
1. HORIZONTAL DATUM & COORDINATES MARYLAND STATE PLANE (NAD 83/91); BASED ON FREDERICK COUNTY CONTROL MONUMENTS "MEADOW" & "CHAVEZ AZ".
 2. VERTICAL DATUM: NAVD 88; BASED ON SAME MONUMENTS.
 3. SURVEY DATA AND PLANNOMETRY PROVIDED BY HSA, MARCH 25, 2022
 4. UTILITIES SHOWN ARE FIELD RUN ASBLUT LOCATIONS BY HARRIS, SMARGA & ASSOCIATES, INC. AND SUPPLEMENTED BY AVAILABLE UTILITY DRAWINGS. THEIR LOCATION SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 5. SITE IS ALL OF THE LANDS OF D.R. ACQUISITIONS, LLC AS RECORDED IN LIBER 15683 AT FOLIO 352.
 6. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 7. SITE IS ZONED "RM".
 8. NO FLOODPLAIN ON SITE PER FEMA MAP #24021C03200, DATED SEPTEMBER 19, 2007.

: EXISTING STREET TREES

LANDSCAPE SCHEDULE				
Count	COMMON NAME	LATIN NAME	REMARKS	SIZE
12	SAWTOOTH OAK	QUERCUS ACUTISSIMA	B&B	2-2-1/2" CAL
13	RED MAPLE	ACER RUBRUM	B&B	2-2-1/2" CAL
16	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2-2-1/2" CAL
20	AMERICAN HOLLY	ILEX OPACA	B&B	2-2-1/2" CAL
81	DWARF WHITE SPRUCE	PICEA GLAUCA 'NORTH STAR'	B&B	4-6' HGT.

SITE LANDSCAPE PLAN

NEW MARKET — EAST MAIN
TRC COMBINED PRELIMINARY /
SITE PLAN

LANDS OF D.R. ACQUISITIONS, LLC
L150863, P. 352
PARCEL #2, 323761
PARCEL #2, TAX ID #09-232788
LOCATED ON E MAIN ST. & TENTH ALLEY
NEW MARKET, MARYLAND
NEW MARKET ELECTION DISTRICT NO. 9
FREDERICK COUNTY, MARYLAND

HARRIS
SMARIGA
PLANNERS • ENGINEERS • SURVEYORS

125 S. CANTREL STREET
SUITE 100
MARTIN, MISSOURI 64558
P 301.662.4988
F 301.662.4906
www.harris-smariga.com

\\PROJ\7705\DWG\PLANNING\TRC APPLICATION\SITE LANDSCAPE PLAN.DWG 4/24/2023 11:51 AM