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March 3, 2011

Mayor Winslow Burhans II  
Town of New Market  
39 West Main Street  
P.O. Box 27  
New Market, Maryland 21774

Re: Municipal Growth Element  
File: 800-076.17-07

Dear Mayor Burhans:

Our office has reviewed the July 20, 2010 letter from Keith Bounds, Maryland Department of Transportation Regional Planner, and the August 11, 2010 letter from the Maryland Department of Planning concerning the referenced document. These agencies mention the New Market Region Traffic Growth Study, which our office prepared for Frederick County. We offer the following points of clarification regarding the Traffic Growth Study:

1. The methodology used in the traffic evaluation for the Traffic Growth Study was reviewed and accepted by Frederick County Office of Transportation Engineering staff.
2. MWCOG's travel forecasting model analyzes traffic patterns within large regions, on a macro level or bigger picture scale, and the results are typically given as average daily traffic (ADT) volumes on regional roadways (e.g. interstate freeways, state routes). The Traffic Growth Study was conducted to evaluate projected operation within a subregion on a micro level or localized scale, along regional and local roadways, which was considered more appropriate for the intended analysis.
3. The traffic impact of installing full movement at the I-70/Meadow Road interchange was considered in all scenarios evaluated in the Traffic Growth Study.
4. The SHA project planning study of providing full traffic movements at the I-70/Meadow Road interchange has not progressed to the point where future ADTs and peak hour volumes have been projected for build conditions at the interchange. The development of build condition traffic volumes would provide an indication of the impact of the full movement interchange on the projected travel patterns on the area regional roadways.
5. The SHA I-70/Meadow Road interchange study provides traffic volumes along I-70, MD 144 and MD 75. Volumes were not projected along Old National Pike or Main Street.

Mayor Winslow Burhans II  
March 3, 2011  
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6. The 2010 adopted Countywide Comprehensive Plan includes a land use scenario that was not evaluated in the Traffic Growth Study. At the request of the Town our office conducted a brief analysis of the land use changes and the results indicate a potential reduction of approximately 30 projected peak hour trips along Main Street. This reduction is not expected to result in volume to capacity ratios below 0.75 along Main Street in future years.

We hope these clarifications on the Traffic Growth Study developed for the New Market Region Plan assist the Town in responding to the comments on the Municipal Growth Element.

Very truly yours,

THE WILSON T. BALLARD COMPANY

By Shawn Burnett

stb

cc: Mr. Jim Gugel, Frederick County P&Z  
File

RESOLUTION NO. \_\_\_\_\_  
OF  
THE TOWN OF NEW MARKET  
TO ENLARGE THE CORPORATE BOUNDARIES  
OF THE TOWN, BY ADDING THERETO  
10.2223 ACRES OF LAND, MORE OR LESS,  
OWNED BY EAST STREET PLAZA PARTNERSHIP,  
NEW MARKET FOOD LION CENTER, LLC,  
AND EAST SIDE ACRES, LLC

RESOLUTION of the Mayor and Council of The Town of New Market, adopted pursuant to the authority of Article 11-E of the Constitution of Maryland and Section 19 of the Article 23A of the Annotated Code of Maryland, entitled, "Corporations- Municipal," subheading "Home Rule," "Annexation" to enlarge the corporate boundaries of The Town of New Market (hereinafter the "Town") as identified in Article I, Section 23-4 (Corporate limits) of the Charter of the Town and the description thereof by courses and distances, as referenced said Charter, by adding or annexation to the present Corporate boundaries, the following described parcels of property:

The 10.223 acres of land, more or less, (hereinafter referred to as the "Property"), being comprised of the property owned by NEW MARKET FOOD LION CENTER, LLC described as Lot 2R on the plat of subdivision entitled "Correction Plat, Lots 2R, 3-5 & Outlot, Turnpike Farm" recorded among the Plat Records of Frederick County, Maryland in Plat Book 70 Page 164, containing 4.7456 acres, more or less (hereinafter "Lot 2R"); the property owned by NEW MARKET FOOD LION CENTER, LLC described as Outlot on the plat of subdivision entitled "Correction Plat, Lots 2R, 3-5 & Outlot, Turnpike Farm" recorded among the Plat Records of Frederick County, Maryland in Plat Book 70 Page 164, containing 0.7215 acres, more or less (hereinafter "Outlot"); the property owned by EAST SIDE ACRES, LLC described as Lot 3 on the plat of subdivision entitled "Correction Plat, Lots 2R, 3-5 & Outlot, Turnpike Farm" recorded among the Plat Records of Frederick County, Maryland in Plat Book 70 Page 164, containing .6616 acres, more or less (hereinafter "Lot 3"); the property owned by EAST STREET PLAZA PARTNERSHIP described as Lot 4 on the plat of subdivision entitled "Correction Plat, Lots 2R, 3-5 & Outlot, Turnpike Farm" recorded among the Plat Records of Frederick County, Maryland in Plat Book 70 Page 164, containing 1.4097 acres, more or less (hereinafter "Lot 4"); the property owned by EAST STREET PLAZA PARTNERSHIP described as Lot 5 on the plat of subdivision entitled "Addition Plat, Addition of Seawright Corporation to Lot 5, Turnpike Farm" recorded among the Plat Records of Frederick County, Maryland in Plat Book 71 Page 39 (incorrectly indexed as "Plat Book 70 Page 39") containing 2.2273 acres, more or less (hereinafter "Lot 5"); and a part the property owned by EAST STREET PLAZA PARTNERSHIP and dedicated to public use as "Morning Gate Lane (Variable Width R/W dedication to public use)" on the plat of subdivision entitled "Combined Preliminary/Final Plat And Resubdivision Plat, Section I, Lot 2 Into Lots 2R, 3-5 & Outlot, Turnpike Farm" recorded among the Plat Records of Frederick County, Maryland in Plat Book 62 Page 118, the part thereof to be

**APPENDIX G**  
**FREDERICK COUNTY AND FREDERICK CITY RESIDENTIAL DEVELOPMENTS**



FREDERICK COUNTY DEVELOPMENT STATUS

April 2010

School District	Subdivision	Dwelling Units Approved	Bldg Permits/Units Issued	Traditional Pipeline	Recorded Units	Recorded Units Available	Unrecorded Units	Pending
Elem	Column Formula	A Input	B Input	C (A-B)	D Input	E (D-B)	F Input	G (A-D-F)
BES	Brunswick Crossing	1,505	0	1,505	0	0	1,505	0
	<b>Brunswick Subtotal</b>	<b>1,505</b>	<b>0</b>	<b>1,505</b>	<b>0</b>	<b>0</b>	<b>1,505</b>	<b>0</b>
CES	Urbana PUD (Villages of Urbana)	3,013	2,618	395	3,013	395	0	0
CES	Urbana Highlands	471	422	49	438	16	33	0
	<b>Centerville Subtotal</b>	<b>3,484</b>	<b>3,040</b>	<b>444</b>	<b>3,451</b>	<b>411</b>	<b>33</b>	<b>0</b>
CMES	Adamstown Commons	200	165	35	200	35	0	0
CMES	Canal Run PUD	325	237	88	325	88	0	0
CMES	Carroll Manor Fire Co. Prop.	50	0	50	0	0	0	50
	<b>Carroll Manor Subtotal</b>	<b>575</b>	<b>402</b>	<b>173</b>	<b>525</b>	<b>123</b>	<b>0</b>	<b>50</b>
DCES	Alpine	0	0	0	0	0	0	0
DCES	Aspen	334	75	259	220	145	0	114
DCES	Aspen North	117	0	117	117	117	0	0
DCES	Audubon Terrace	204	178	26	204	26	0	0
DCES	Balmoral 829 E	78	68	10	78	10	0	0
DCES	Coldstream	235	230	5	233	3	0	0
DCES	Heritage Ridge/Hampton	0	0	0	0	0	0	0
DCES	Isle Balmoral 829 C	2	0	2	2	2	0	0
DCES	Lake Anita Louise	126	122	4	126	4	0	0
DCES	Meadows	406	359	47	406	47	0	0
DCES	Nightingale	153	12	141	33	21	0	120
DCES	North Shore	127	125	2	127	2	0	0
DCES	Pinehurst	691	534	157	691	157	0	0
DCES	Summerfield	327	327	0	327	0	0	0
DCES	Woodridge	226	148	78	226	78	0	0
DCES	Woodridge Retreat	98	0	98	98	98	0	0
	<b>Deer Crossing Subtotal</b>	<b>3,124</b>	<b>2,178</b>	<b>946</b>	<b>2,888</b>	<b>710</b>	<b>0</b>	<b>234</b>
EES	Brookfield	144	101	43	144	43	0	0
EES	Southgate	36	27	9	36	9	0	0
	<b>Emmitsburg Subtotal</b>	<b>180</b>	<b>128</b>	<b>52</b>	<b>180</b>	<b>52</b>	<b>0</b>	<b>0</b>
GES	Sun Meadow	265	200	65	265	65	0	0
	<b>Glade Subtotal</b>	<b>265</b>	<b>200</b>	<b>65</b>	<b>265</b>	<b>65</b>	<b>0</b>	<b>0</b>
KES	Windsor Knolls	243	217	26	227	10	16	0
	<b>Kemptown Subtotal</b>	<b>243</b>	<b>217</b>	<b>26</b>	<b>227</b>	<b>10</b>	<b>16</b>	<b>0</b>

FREDERICK COUNTY DEVELOPMENT STATUS

April 2010

School District Elem	Column Formula	Subdivision		Dwelling Units Approved		Bldg Permits/Units Issued		Traditional Pipeline (A-B)		Recorded Units		Recorded Units Available (D-B)		Unrecorded Units Pass APFO		Pending APFO (A-D-F)	
		A Input	B Input	C (A-B)	D Input	E (D-B)	F Input	G (A-D-F)	H Input	I (A-B)	J Input	K (D-B)	L Input	M (A-D-F)			
LES	Cramer Property	54	0	54	0	0	0	54	0	0	54	0	0	0	0	0	0
LES	Overlook Section 8	32	0	32	0	32	0	32	32	32	0	0	0	0	0	0	0
	<b>Lincoln Subtotal</b>	<b>86</b>	<b>0</b>	<b>86</b>	<b>0</b>	<b>32</b>	<b>0</b>	<b>86</b>	<b>32</b>	<b>32</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
MES	Foxfield Phase 2-6	154	131	23	131	148	0	23	148	17	6	0	0	0	0	0	0
MES	Foxfield Senior - Villages	81	79	2	79	81	0	2	81	2	0	0	0	0	0	0	0
MES	Glenbrook	350	329	21	329	329	0	21	329	0	31	0	0	0	0	0	0
MES	Chesterbrook Phase 2	16	0	16	0	0	0	16	0	0	16	0	0	0	0	0	0
MES	Coblentz	91	0	91	0	0	0	91	0	0	0	0	0	0	0	91	91
	<b>Middletown Subtotal</b>	<b>692</b>	<b>539</b>	<b>153</b>	<b>539</b>	<b>558</b>	<b>0</b>	<b>153</b>	<b>558</b>	<b>19</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>91</b>	<b>91</b>
MOES	Homewood Phase I	140	0	140	0	0	0	140	0	0	0	0	0	0	0	140	140
	<b>Monocacy Subtotal</b>	<b>140</b>	<b>0</b>	<b>140</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>140</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>140</b>	<b>140</b>
MYES	Meadow Ridge Knoll	17	0	17	0	0	0	17	0	0	17	0	0	0	0	0	0
MYES	Saber Ridge	41	7	34	7	7	0	34	7	0	41	0	0	0	0	0	0
MYES	Quail Run	108	0	108	0	0	0	108	0	0	108	0	0	0	0	0	0
	<b>Myersville Subtotal</b>	<b>166</b>	<b>7</b>	<b>159</b>	<b>7</b>	<b>7</b>	<b>0</b>	<b>159</b>	<b>7</b>	<b>0</b>	<b>166</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
NFES	Canterbury Station (Odd Fellows)	359	0	359	0	0	0	359	0	0	0	0	0	0	0	359	359
NFES	Hope VI (North Market Revitalization)	97	62	35	62	97	0	35	62	35	0	0	0	0	0	0	0
NFES	Market Square	463	0	463	0	0	0	463	0	0	463	0	0	0	459	4	4
NFES	Maxwell Square	49	5	44	5	10	0	44	10	5	0	0	0	0	0	39	39
NFES	River Crest	114	51	63	51	114	0	63	51	63	0	0	0	0	0	0	0
NFES	Riverside Apartments (Lot 301)	312	219	93	219	312	0	93	219	93	0	0	0	0	0	0	0
NFES	Rocky Pointe	15	15	0	15	15	0	0	15	0	0	0	0	0	0	0	0
	<b>North Frederick Subtotal</b>	<b>1,409</b>	<b>352</b>	<b>1,057</b>	<b>352</b>	<b>548</b>	<b>0</b>	<b>1,057</b>	<b>548</b>	<b>196</b>	<b>459</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>459</b>	<b>402</b>	<b>402</b>
NMES	Royal Oaks	120	32	88	32	74	0	88	32	42	46	0	0	0	0	0	0
NMES	Brinkley Manor	105	61	44	61	58	0	44	58	-3	47	0	0	0	0	0	0
NMES	Orchard at New Market	104	14	90	14	37	0	90	37	23	67	0	0	0	0	0	0
NMES	Westwinds	500	339	161	339	500	0	161	339	161	0	0	0	0	0	0	0
	<b>New Market Subtotal</b>	<b>829</b>	<b>446</b>	<b>383</b>	<b>446</b>	<b>669</b>	<b>0</b>	<b>383</b>	<b>669</b>	<b>223</b>	<b>160</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>160</b>	<b>0</b>	<b>0</b>
NMIES	Grimes Subdivision	2	1	1	1	2	0	1	1	1	0	0	0	0	0	0	0
NMIES	Nicole Rae	5	0	5	0	5	0	5	0	5	0	0	0	0	0	0	0
NMIES	Eaves	1	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0
	<b>New Midway Subtotal</b>	<b>8</b>	<b>1</b>	<b>7</b>	<b>1</b>	<b>8</b>	<b>0</b>	<b>7</b>	<b>8</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

FREDERICK COUNTY DEVELOPMENT STATUS

April 2010

School District Elem	Subdivision Column Formula	Dwelling Units Approved		Bldg Permits/Units Issued		Traditional Pipeline		Recorded Units		Recorded Units Available		Unrecorded Units		Pending	
		A Input	B Input	C (A-B)	D Input	E (D-B)	F Input	G (A-D-F)	Pass APFO	Input	Pass APFO	Input	Pass APFO	Input	Pass APFO
OES	Bare/Nusbaum	38	0	38	0	0	0	0	0	0	0	0	0	0	38
OES	Resco Inv.	216	0	216	0	0	0	0	0	0	0	0	0	0	216
OES	Town Center	1,130	0	1,130	0	0	0	0	0	0	0	0	0	0	1,130
OES	Preston	125	39	86	39	0	39	0	0	0	0	0	0	0	86
	<b>Oakdale Subtotal</b>	<b>1,471</b>	<b>39</b>	<b>1,432</b>	<b>39</b>	<b>0</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,432</b>
OGES	Ballenger Creek Center (Towns)	176	153	23	176	23	176	0	0	0	0	0	0	0	0
OGES	Emerald Farm	185	179	6	185	6	185	0	0	0	0	0	0	0	0
OGES	Jefferson Tech Park East	825	0	825	0	0	0	0	0	0	825	0	0	0	0
OGES	Jefferson Park West	375	0	375	0	0	0	0	0	0	0	0	0	0	375
OGES	Poplar Ridge (Crouch Property)	24	0	24	0	0	0	0	0	0	24	0	0	0	0
	<b>Orchard Grove Subtotal</b>	<b>1,585</b>	<b>332</b>	<b>1,253</b>	<b>361</b>	<b>29</b>	<b>361</b>	<b>29</b>	<b>849</b>	<b>375</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>375</b>
SRES	Galleria @ Carroll Creek (Site D)	127	0	127	127	127	127	0	0	0	0	0	0	0	0
SRES	Nicodemus	457	0	457	0	0	0	0	0	0	457	0	0	0	0
SRES	Whispering Creek	58	49	9	58	9	58	9	58	9	0	0	0	0	0
	<b>Spring Ridge Subtotal</b>	<b>642</b>	<b>49</b>	<b>593</b>	<b>185</b>	<b>136</b>	<b>185</b>	<b>136</b>	<b>457</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
TES	Hobb's Division	2	0	2	2	2	2	0	0	0	0	0	0	0	0
TES	Jermoe Estates	108	78	30	108	30	108	0	0	0	0	0	0	0	0
TES	Park Lane Estates	2	0	2	2	2	2	0	0	0	0	0	0	0	0
TES	Sandy Spring Knolls	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Thurmont Subtotal</b>	<b>112</b>	<b>78</b>	<b>34</b>	<b>112</b>	<b>34</b>	<b>112</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
TUES	Ballenger Run	970	0	970	0	0	0	0	0	0	970	0	0	0	0
TUES	Linton at Ballenger	763	87	676	150	63	150	63	605	8	0	0	0	0	8
TUES	Younkins	237	0	237	0	0	0	0	0	0	0	0	0	0	237
	<b>Tuscarora Subtotal</b>	<b>1,970</b>	<b>87</b>	<b>1,883</b>	<b>150</b>	<b>63</b>	<b>150</b>	<b>63</b>	<b>1,575</b>	<b>245</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>245</b>
UES	Kidwiler Park/Farms	87	36	51	87	51	87	51	0	0	0	0	0	0	0
	<b>Urbana Subtotal</b>	<b>87</b>	<b>36</b>	<b>51</b>	<b>87</b>	<b>51</b>	<b>87</b>	<b>51</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
VES	Woodbourne Manor (smith prop)	199	0	199	0	0	0	0	181	18	0	0	0	0	18
	<b>Valley Subtotal</b>	<b>199</b>	<b>0</b>	<b>199</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>181</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>
WAES	Birdseye View Estates (Bowers)	39	0	39	38	38	38	0	1	0	0	0	0	0	0
WAES	Bowers Park	21	0	21	21	21	21	0	0	0	0	0	0	0	0
WAES	Brooklawn Limited Partnership	68	0	68	0	0	0	0	68	0	0	0	0	0	0
WAES	Commons of Avalon	66	0	66	0	0	0	0	0	0	0	0	0	0	66
WAES	Waverley View PND	739	0	739	0	0	0	0	739	0	0	0	0	0	0
	<b>Waverley Subtotal</b>	<b>933</b>	<b>0</b>	<b>933</b>	<b>59</b>	<b>59</b>	<b>59</b>	<b>59</b>	<b>808</b>	<b>66</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>66</b>

FREDERICK COUNTY DEVELOPMENT STATUS

April 2010

School District Elem	Subdivision Column Formula	Dwelling Units Approved		Bldg Permits/Units Issued		Traditional Pipeline		Recorded Units		Recorded Units Available		Unrecorded Units		Pending	
		A Input	A Input	B Input	B Input	C (A-B)	D Input	D Input	E (D-B)	F Input	F Input	G (A-D-F)	G (A-D-F)		
WES	Monocacy Park (Main Property)	177	177	11	166	177	166	177	177	0	0	0	0		
WES	Worman's Mill PND	1,497	1,497	1,083	414	1,497	414	0	0	0	0	0	0		
	<b>Walkersville Subtotal</b>	<b>1,674</b>	<b>1,674</b>	<b>1,094</b>	<b>580</b>	<b>1,674</b>	<b>580</b>	<b>177</b>	<b>177</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
WHES	Arrowood	23	23	0	23	0	0	0	0	23	0	23	0		
WHES	Barrick	301	301	0	301	0	0	301	301	0	0	0	0		
WHES	Millies Delight	59	59	0	59	0	0	59	59	0	0	0	0		
WHES	Walnut Ridge Subdivision	521	521	316	205	317	1	0	0	204	0	204	0		
WHES	Whittier PND	1,590	1,590	1,517	73	1,590	73	0	0	0	0	0	0		
WHES	Arrowood	23	23	0	23	23	23	0	0	0	0	0	0		
	<b>Whittier Subtotal</b>	<b>2,517</b>	<b>2,517</b>	<b>1,833</b>	<b>684</b>	<b>1,930</b>	<b>97</b>	<b>360</b>	<b>360</b>	<b>227</b>	<b>227</b>	<b>227</b>	<b>227</b>		
YSES	Cannon Bluff	187	187	48	139	50	2	0	0	137	0	137	0		
YSES	Clover Ridge	393	393	195	198	209	14	184	184	0	0	0	0		
YSES	Tuscarora Creek	847	847	60	787	125	65	0	0	722	0	722	0		
	<b>Yellow Springs Subtotal</b>	<b>1,427</b>	<b>1,427</b>	<b>303</b>	<b>1,124</b>	<b>384</b>	<b>81</b>	<b>184</b>	<b>184</b>	<b>859</b>	<b>859</b>	<b>859</b>	<b>859</b>		
	The Woods	5	5	0	5	0	0	0	0	5	0	5	0		
	Horman Apartments	9	9	0	9	0	0	9	9	0	0	0	0		
	Old Towne Villas	4	4	0	4	0	0	4	4	0	0	0	0		
	<b>Miscellaneous Subtotal</b>	<b>18</b>	<b>18</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>13</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>		
	<b>Subtotal</b>	<b>25,341</b>	<b>25,341</b>	<b>11,361</b>	<b>13,980</b>	<b>14,339</b>	<b>2,978</b>	<b>7,050</b>	<b>7,050</b>	<b>4,144</b>	<b>4,144</b>	<b>4,144</b>	<b>4,144</b>		
	All other recorded lots available				1,482		1,482								
	<b>Total</b>	<b>25,341</b>	<b>25,341</b>	<b>11,361</b>	<b>15,462</b>	<b>14,339</b>	<b>4,460</b>	<b>7,050</b>	<b>7,050</b>	<b>4,144</b>	<b>4,144</b>	<b>4,144</b>	<b>4,144</b>		

**City of Frederick - Major Residential Developments  
Pipeline of Available Lots  
Updated through: Jan. 31, 2010**

School	#	Subdivision	Column Formula	Dwelling Units Approved	Bldg Permit Applications/Units (Month)	Bldg Permit Applications/Units Year to date	Bldg Permits / Units Issued (Total)	Traditional Pipeline	Recorded Units	Recorded Units Available
				A	B	C	D	E (A-D)	F	G (F-D)
LES	1	Cramer Property		54	0	0	0	54	0	0
	2	Emerald Farm		185	0	0	179	6	185	6
	3	Overlook Section 8		32	0	0	0	32	32	32
NFES	4	Canterbury Station (Odd Fellows)		359	0	0	0	359	0	0
	5	Homewood Phase I		140	0	0	0	140	0	0
	6	Hope VI (North Market Revitalization)		97	0	0	62	35	97	35
	7	Market Square		463	0	0	0	463	0	0
	8	Maxwell Square (MS)		49	5	5	5	44	10	5
	9	River Crest		114	0	0	51	63	114	63
OGES	10	Rocky Pointe (RP)		15	0	0	15	0	15	0
SRES	11	Ballengier Creek Center Towns (BC)		176	0	0	147	29	176	29
	12	Galleria		127	0	0	0	127	127	127
	13	Nicodemus		457	0	0	0	457	0	0
WAES	14	Birdseye View Estates (Bowers)		39	0	0	0	39	38	38
	15	Bowers Park		21	0	0	0	21	21	21
	16	Brooklawn Limited Partnership		68	0	0	0	68	0	0
	17	Commons of Avalon		66	0	0	0	66	0	0
	18	Waverley View		739	0	0	0	739	0	0
WES	19	Monocacy Park (Main Property) (MP)		177	0	0	11	166	177	166
	20	Rivenwalk Apartments Lot 301		312	0	0	219	93	312	93
	21	Worman's Mill PND (WM)		1,497	1	1	1,083	414	1,497	414
WHES	22	Barrick		301	0	0	0	301	0	0
	23	Millies Delight		59	0	0	0	59	0	0
	24	Walnut Ridge		521	0	0	316	205	317	1
	25	Whittier PND (WH)		1,590	0	0	1,517	73	1,590	73
YSES	26	Cannon Bluff (CB)		187	1	1	48	139	50	2
	27	Clover Ridge (CR)		393	5	5	193	200	209	16
	28	Tuscarora Creek (TCK)		847	10	10	59	788	125	66
???	29	The Woods		5	0	0	0	5	0	0
		Other SF / Townhouse		N/A	0	0	N/A	N/A	N/A	N/A
		Other MF		N/A	0	0	N/A	N/A	N/A	N/A
<b>City of Frederick Subtotal</b>				<b>9,090</b>	<b>22</b>	<b>22</b>	<b>3,905</b>	<b>5,185</b>	<b>5,092</b>	<b>1,187</b>

Dwelling Units Approved: Includes units approved at the Preliminary Plat or PND stage.  
 Traditional Pipeline: Dwelling Units Approved minus the number of Building Permits Issued.  
 Recorded Units: Of units in approved developments, those units with a final plat.

Note: "Units" includes single-family, townhouse, and multi-family units.

**FCPS Equated Enrollment Projections**  
(Includes projects with construction funding approved)

	Current State Rated Capacity	Actual										Projected				
		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019				
1 Ballenger Creek Elementary	663	621	609	601	603	608	604	618	631	640	652	676				
2 Brunswick Elementary	611	502	531	535	571	602	597	600	609	620	629	646				
3 Carroll Manor Elementary	696	523	528	553	562	582	603	607	622	634	640	661				
4 Centerville Elementary (2)	675	888	891	871	884	776	781	783	797	821	837	864				
5 Deer Crossing Elementary	641	772	658	670	694	686	681	690	706	718	728	755				
6 Ermitasburg Elementary	316	275	282	295	308	316	319	321	335	337	343	355				
7 Glade Elementary (1)	638	683	560	567	597	590	600	611	627	640	651	673				
8 Green Valley Elementary	504	456	505	475	474	469	461	467	476	488	494	519				
9 Hillcrest Elementary	682	669	704	721	758	779	776	775	798	812	829	852				
10 Kempdown Elementary	435	507	452	450	475	488	489	490	500	514	521	541				
11 Lewistown Elementary	232	195	201	212	219	225	222	227	235	239	241	254				
12 Liberty Elementary	364	308	310	306	306	315	311	315	323	329	334	348				
13 Lincoln Elementary (3)	575	401	420	447	452	455	458	451	464	474	482	497				
14 Middletown Elementary	629	429	455	472	491	519	546	555	561	554	547	553				
15 Middletown Primary	482	437	459	482	489	491	483	472	483	511	540	567				
16 Monocacy Elementary	567	607	600	588	588	584	570	585	602	613	626	646				
17 Monocacy Valley Montessori	210	210	213	216	220	220	220	220	220	220	220	220				
18 Myersville Elementary	458	442	452	438	456	463	479	475	478	482	496	524				
19 New Market Elementary	702	557	686	703	726	749	769	767	781	800	814	834				
20 New Midway/Woodsboro Elementary	340	317	321	322	336	341	342	342	351	359	368	382				
21 North Frederick Elementary	518	536	560	561	566	576	587	589	608	623	634	654				
22 Oakdale Elementary (2)	434	507	504	498	511	631	622	623	634	641	649	669				
23 Orchard Grove Elementary	660	621	643	663	678	694	691	705	721	733	747	774				
24 Parkway Elementary	248	246	255	263	281	292	301	302	306	314	319	331				
25 Sabillasville Elementary	160	142	143	146	141	140	146	149	156	159	161	167				
26 Spring Ridge Elementary	577	481	469	472	471	469	461	491	498	512	527	540				
27 Thurmont Elementary	483	375	377	366	357	353	355	380	386	390	385	388				
28 Thurmont Primary	592	394	388	380	406	411	407	412	412	434	455	471				
29 Tuscarora Elementary	662	670	684	690	724	734	738	755	760	773	786	817				
30 Twin Ridge Elementary	674	526	498	495	498	497	497	514	515	528	539	558				
31 Urbana Elementary	663	675	692	753	809	845	868	892	912	930	943	966				
32 Valley Elementary	504	441	450	431	416	415	419	432	436	445	453	471				
33 Walkersville Elementary (1)	714	534	653	662	662	658	645	660	661	658	661	673				
34 Waverley Elementary	483	451	469	474	493	499	507	515	512	520	528	546				
35 Whittier Elementary	671	725	714	710	723	727	727	743	749	763	780	806				
36 Wolfsville Elementary	226	188	185	197	209	212	212	216	220	225	228	236				
37 Yellow Springs Elementary	435	411	420	428	441	452	452	466	469	477	488	506				
<b>ELEMENTARY SCHOOL TOTAL</b>	<b>19,124</b>	<b>17,722</b>	<b>17,950</b>	<b>18,105</b>	<b>18,570</b>	<b>18,856</b>	<b>18,946</b>	<b>19,215</b>	<b>19,554</b>	<b>19,930</b>	<b>20,275</b>	<b>20,940</b>				
<b>TOTAL PERCENT OF CAPACITY</b>		<b>95%</b>	<b>94%</b>	<b>95%</b>	<b>97%</b>	<b>98%</b>	<b>99%</b>	<b>100%</b>	<b>102%</b>	<b>104%</b>	<b>106%</b>	<b>109%</b>				

Elementary enrollments are equated for half day Pre-K programs  
 (1) Walkersville ES kindergarten program temporarily housed at Glade ES until addition opens in 2010  
 (2) Centerville ES and Oakdale ES projections assume shifting of students from CES to OES in August 2013 in accordance with OHS redistricting decisions  
 (3) Construction of Lincoln ES add/renovation expected to be completed August 2012 will add 84 seats

	Current		Projected									
	SRC	Actual	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
38 Ballenger Creek Middle	870	694	679	685	706	691	684	667	689	711	748	766
39 Brunswick Middle	884	546	512	536	542	568	552	550	571	587	624	640
40 Crestwood Middle	600	616	577	535	504	546	594	610	629	648	689	712
41 Gov. Thomas Johnson Middle	900	533	520	488	526	550	562	530	527	536	591	606
42 Middletown Middle	914	819	799	796	797	820	796	835	884	961	989	994
43 Monocacy Middle	860	716	728	717	713	731	744	738	739	743	783	798
44 Monocacy Valley Montessori	60	73	70	66	62	62	62	62	62	62	62	62
45 New Market Middle	881	765	510	520	545	539	526	533	556	580	606	618
46 Oakdale Middle	600	600	650	649	633	643	648	641	627	634	678	690
47 Thurmont Middle	900	710	680	661	652	664	658	640	637	654	688	706
48 Urbana MS	600	694	640	710	750	784	787	826	859	929	966	988
49 Walkersville Middle	1051	801	794	798	758	779	785	797	747	730	744	731
50 West Frederick Middle	955	830	795	801	827	868	890	904	932	952	988	997
51 Windsor Knolls Middle	924	606	905	893	824	760	724	706	699	707	748	764
<b>MIDDLE SCHOOL TOTAL</b>	<b>10,999</b>	<b>9,003</b>	<b>8,859</b>	<b>8,855</b>	<b>8,839</b>	<b>9,005</b>	<b>9,012</b>	<b>9,039</b>	<b>9,158</b>	<b>9,434</b>	<b>9,904</b>	<b>10,082</b>
<b>TOTAL PERCENT OF CAPACITY</b>		<b>82%</b>	<b>81%</b>	<b>81%</b>	<b>80%</b>	<b>82%</b>	<b>82%</b>	<b>82%</b>	<b>83%</b>	<b>86%</b>	<b>90%</b>	<b>92%</b>

	Current		Projected									
	SRC	Actual	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
52 Brunswick High	893	819	780	760	738	685	711	716	711	745	732	740
53 Catoclin High	1135	945	960	957	963	949	926	911	915	908	890	895
54 Frederick High	1603	1,373	1,350	1,328	1,297	1,255	1,262	1,278	1,286	1,356	1,392	1,419
55 Gov Thomas Johnson High	2091	1,949	1,685	1,534	1,338	1,293	1,300	1,285	1,308	1,342	1,326	1,338
56 Linganore High	1600	1,766	1,602	1,553	1,494	1,494	1,487	1,448	1,412	1,370	1,338	1,350
57 Middletown High	1169	1,328	1,257	1,228	1,207	1,135	1,159	1,153	1,148	1,159	1,188	1,238
58 Oakdale High (4)	1600	0	664	962	1,233	1,198	1,200	1,183	1,210	1,222	1,186	1,204
59 Tuscarora High	1606	1,485	1,570	1,557	1,582	1,542	1,496	1,514	1,499	1,526	1,550	1,575
60 Urbana High	1636	1,843	1,541	1,456	1,391	1,482	1,564	1,625	1,673	1,668	1,696	1,757
61 Walkersville High	1197	1,253	1,228	1,169	1,156	1,121	1,089	1,083	1,095	1,082	1,084	1,076
<b>HIGH SCHOOL TOTAL</b>	<b>14,530</b>	<b>12,761</b>	<b>12,637</b>	<b>12,504</b>	<b>12,399</b>	<b>12,154</b>	<b>12,194</b>	<b>12,196</b>	<b>12,257</b>	<b>12,378</b>	<b>12,382</b>	<b>12,592</b>
<b>TOTAL PERCENT OF CAPACITY</b>		<b>99%</b>	<b>87%</b>	<b>86%</b>	<b>85%</b>	<b>84%</b>	<b>84%</b>	<b>84%</b>	<b>84%</b>	<b>85%</b>	<b>85%</b>	<b>87%</b>

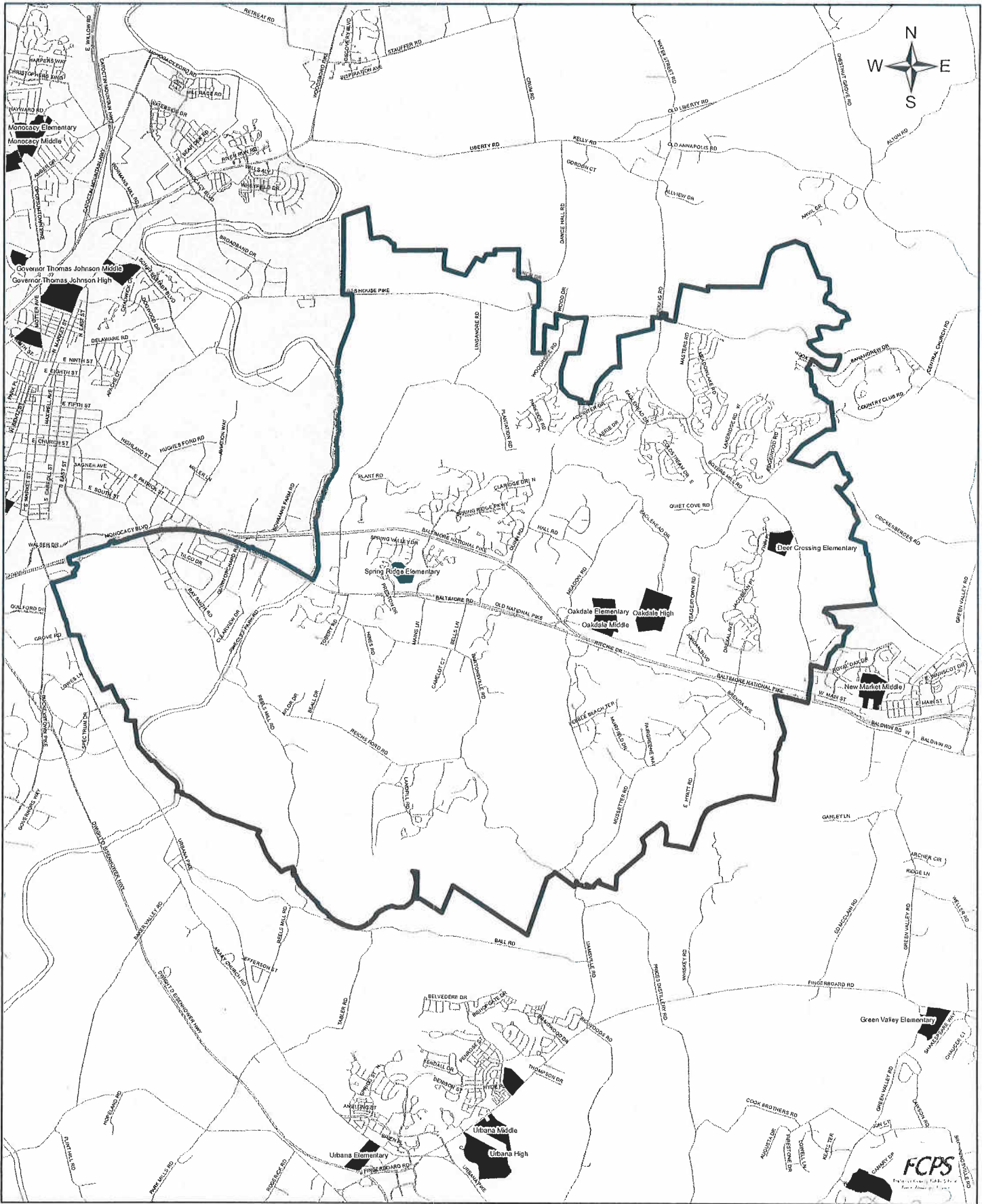
(4) Oakdale HS opens in 2010 with freshmen and sophomores; another class added each year until full implementation of OHS redistricting decisions in 2012

Other:

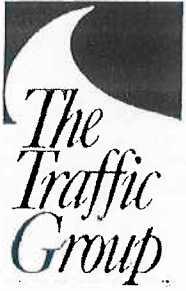
(Rock Creek, Heather Ridge, evening high)	390	234	245	245	245	245	245	245	245	245	245	245
<b>TOTAL EQUATED</b>	<b>45,043</b>	<b>39,720</b>	<b>39,691</b>	<b>39,709</b>	<b>40,053</b>	<b>40,260</b>	<b>40,397</b>	<b>40,695</b>	<b>41,214</b>	<b>41,987</b>	<b>42,806</b>	<b>43,859</b>
<b>TOTAL PERCENT OF CAPACITY</b>		<b>88%</b>	<b>88%</b>	<b>88%</b>	<b>89%</b>	<b>89%</b>	<b>90%</b>	<b>90%</b>	<b>91%</b>	<b>93%</b>	<b>95%</b>	<b>97%</b>

Source: Frederick County Public Schools, Facilities Services Division, May 2010





# Oakdale HS Feeder Area 2010-2011



Corporate Office  
Baltimore, MD  
Suite H  
9500 Franklin Square Drive  
Baltimore, Maryland 21236  
410.931.6600  
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1.800.583.8411

April 13, 2010

Mr. Edward Scott, General Partner  
East Street Plaza Partnership  
117 West Patrick Street  
Frederick, Maryland 21701

RE: East Street Plaza Partnership  
Frederick County, Maryland  
Our Job No.: 2010-0322

Dear Mr. Scott:

East Street plaza Partnership is preparing to Annex into the Town of New Market the following properties (Please see the attached Annexation Plat):

- East Side Acres, LLC;
- East Street Plaza Partnership; and
- New Market Food Lion Center, LLC.

East Street Plaza Partnership plans to develop Lot 3 with an approximate 3,300 square foot Bank with Drive Thru Lanes and develop Lot 5 with another 3,300 square foot Bank with Drive Thru Lanes.

Since the Town of New Market does not have an APFO, the applicant has requested that the Traffic Group, Inc. analyze the traffic impact associated with these uses under Frederick County's APFO Methodology. We have reviewed the traffic impacts associated with these uses on affected intersections in the area and have determined that the two affected intersections are Old National Pike @ Bartholows Road and Old National Pike @ Morning Gate Lane. These two intersections currently have escrow accounts established under the County APFO. In order to comply with County APFO Methodology, East Street Plaza Partnership would be required to make a pro rata share contribution to these intersections based on the following analysis:

- Old National Pike @ Bartholows Road – Escrow Account Number 3309 for Traffic Signalization – Total Escrow = \$110,500; and
- Old National Pike @ Morning Gate Lane – Escrow Account Number 3299 for Traffic Signalization – Total Escrow = \$184,368.

The Traffic Group, Inc. has recently completed a few projects in which similar contributions were made to these intersections based on their impact to these intersections. The Traffic Group, Inc. used the traffic data and study results from the recently completed CVS Traffic Impact Study which is located on the south side of Old National Pike just to the east of this development.

*Mr. Edward Scott  
April 13, 2010  
Page 2 of 2*

Lot 3 is planned to be developed with a 3,300 square foot Bank with Drive Thru Lanes and the trips expected to be generated can be found on Exhibit 1. Based on the McDonalds Corporation Site Plan Approval (SP98-37 – See attached), Lot 5 was approved under Frederick County APFO for a 5,000 square foot McDonalds with Drive Thru; however, a 3,686 square foot McDonalds with Drive Thru was constructed which allowed for the excess trips to be allocated to the remaining section of undeveloped portion of Lot 5. Exhibit 2 details the difference in trips that can be allocated to the remaining portion of Lot 5. We have developed the trips expected to be generated by this development and it can be found on Exhibit 2. Please note that for pro rata share purposes, the difference of trips approved minus trips associated with the constructed McDonalds was removed.

Therefore, the following pro rata share contributions would be as follows:

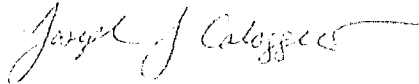
**Lot 3 and Lot 5**

- *3,300 square foot Bank with Drive Thru Lanes on each (see Exhibit 3) = \$17,215*

It was also requested to review the need for an additional right turn lane from eastbound Old National Pike to northbound MD 75. Based on our review of past Traffic Impact Studies, additional improvements at the intersection of MD 75 @ Old National Pike are not necessary especially with the improvements recently made at this location by the State Highway Administration with the additional left turn from eastbound Old National Pike to southbound MD 75.

If you have questions, please let me know.

Sincerely,



Joseph J. Caloggero, P.E., PTOE, PTP  
Senior Project Manager

JJC:clg  
(F:\2010\2010-0322\wp\Scott.doc)

## TRIP GENERATION RATES

<u>LAND USE</u>	<u>FORMULA</u>	<u>DISTRIBUTION</u>
Fast Food Rest. w/Drive-Thru (ksf, ITE-934)		
Morning Trips =	49.35 x ksf	51/49
Evening Trips =	33.84 x ksf	52/48
Drive-in Bank (ksf, ITE-912)		
Morning Trips =	12.35 x ksf	56/44
Evening Trips =	25.82 x ksf	50/50

## TRIP GENERATION TOTALS

	<b>Morning Peak Hour</b>			<b>Evening Peak Hour</b>				
	<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>		
<b>Existing McDonald's</b>								
Approved	5,000	sq.ft. Fast Food Rest.	126	121	247	88	81	169
Existing	3,686	sq.ft. Fast Food Rest.	93	89	182	65	60	125
Line 1 --	Difference		33	32	65	23	21	44

## **New Market Annexation - Lot 5**

3,300	sq.ft. Drive-in Bank	23	18	41	42	43	85
	Deduction (Line 1)	<u>-33</u>	<u>-32</u>	<u>-65</u>	<u>-23</u>	<u>-21</u>	<u>-44</u>
	Total Trips	-10	-14	-24	19	22	41
	<u>Pass-by Trips (PM-47%)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>-9</u>	<u>-10</u>	<u>-19</u>
	New Trips	-10	-14	-24	10	12	22

Note: Trip generation rates derived from ITE Trip Generation, 8th Edition, 2008.



EXHIBIT 2  
TRIP GENERATION RATES AND TOTALS  
FOR NEW MARKET ANNEXATION - LOT 5

**CALCULATION OF PRO-RATA SHARE PERCENTAGE**

		CLV	CLV	CLV	CLV ADDED	% SHARE	AM - PM
		EX	BACK	TOTAL	BY SITE	BY SITE	AVERAGE
<b>Morning Peak Hour Traffic</b>							
1	OLD NATIONAL PIKE @ BARTHOLOWS ROAD	261	327	331	4	5.71%	6.01%
	TOTAL CLV LESS EXISTING CLV			70			
2	OLD NATIONAL PIKE @ MORNING GATE LANE	688	959	973	14	4.91%	5.74%
	TOTAL CLV LESS EXISTING CLV			285			
<b>Evening Peak Hour Traffic</b>							
1	OLD NATIONAL PIKE @ BARTHOLOWS ROAD	481	585	592	7	6.31%	
	TOTAL CLV LESS EXISTING CLV			111			
2	OLD NATIONAL PIKE @ MORNING GATE LANE	799	1226	1256	30	6.56%	
	TOTAL CLV LESS EXISTING CLV			457			

**CALCULATION OF PRO-RATA SHARE COST**

DOL	Escrow Account Location	Escrow Account	Escrow Cost	Pro-Rata Share	Pro-Rata Cost
1	OLD NATIONAL PIKE @ BARTHOLOWS ROAD Traffic Signalization	#33309 (21565)	\$110,500	6.01%	\$6,641
2	OLD NATIONAL PIKE @ MORNING GATE LANE Traffic Signalization	#3299 (21561)	\$184,368	5.74%	\$10,574
	<b>TOTALS - ESCROW &amp; PRO-RATA</b>	<b>All Accounts</b>	<b>\$294,868</b>		<b>\$17,215</b>



EXHIBIT 3  
PRO-RATA SHARE ANALYSIS - NEW MARKET ANNEXATION  
LOT 3 & LOT 5

**CALCULATION OF PRO-RATA SHARE PERCENTAGE**

	CLV	CLV	CLV	CLV ADDED	% SHARE
<b>Morning Peak Hour Traffic</b>	<b>EX</b>	<b>BACK</b>	<b>TOTAL</b>	<b>BY SITE</b>	<b>BY SITE</b>
1 OLD NATIONAL PIKE @ BARTHOLOWS ROAD	261	327	331	4	5.71%
TOTAL CLV LESS EXISTING CLV			70		
2 OLD NATIONAL PIKE @ MORNING GATE LANE	688	959	973	14	4.91%
TOTAL CLV LESS EXISTING CLV			285		
<b>Evening Peak Hour Traffic</b>	<b>EX</b>	<b>BACK</b>	<b>TOTAL</b>	<b>BY SITE</b>	<b>BY SITE</b>
1 OLD NATIONAL PIKE @ BARTHOLOWS ROAD	481	585	590	5	4.59%
TOTAL CLV LESS EXISTING CLV			109		
2 OLD NATIONAL PIKE @ MORNING GATE LANE	799	1226	1244	18	4.04%
TOTAL CLV LESS EXISTING CLV			445		

AM - PM	AVERAGE
	5.15%
	4.48%

**CALCULATION OF PRO-RATA SHARE COST**

DOL	Escrow Account Location	Escrow Account	Escrow Cost	Pro-Rata Share	Pro-Rata Cost
1	OLD NATIONAL PIKE @ BARTHOLOWS ROAD Traffic Signalization	#33309 (21565)	\$110,500	5.15%	\$5,691
2	OLD NATIONAL PIKE @ MORNING GATE LANE Traffic Signalization	#3299 (21561)	\$184,368	4.48%	\$8,250
<b>TOTALS - ESCROW &amp; PRO-RATA</b>			<b>All Accounts</b>		<b>\$13,941</b>



EXHIBIT 3A  
PRO-RATA SHARE ANALYSIS - NEW MARKET ANNEXATION  
LOT 3 ONLY

myc: 100321new market annexation pro rata share xls-coastshare-case2: 10/4/12/10

WILSON T. BALLARD - 1968

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JEFFREY S. ZIEGENFUSS, ASSOCIATE

April 28, 2010

Mayor Winslow Burhans III  
Town of New Market  
39 West Main Street  
P.O. Box 27  
New Market, Maryland 21774

Re: Food Lion Annexation  
File: 800-076.20

Dear Mayor Burhans:

Per your request, we have reviewed the pro rata share contributions for existing County roadway escrow accounts presented in the April 13, 2010 letter from The Traffic Group to East Street Plaza Partnership regarding the referenced project. From our review of the calculations and conversations with staff at The Traffic Group, we conclude the following pro rata share contributions are appropriate for the traffic impact from the two proposed 3,300 SF Drive-in Banks proposed on Lots 3 and 5 in this project:

Location	Account ID	Pro Rata Share
Old National Pike @ Bartholows Road	3309 (21565)	\$6,630
Old National Pike @ Morning Gate Lane	3299 (21561)	\$10,675
MD 75 @ I-70 EB ramps	3251 (21577)	\$1,210
MD 75 @ I-70 WB ramps	3252 (21578)	\$1,471
	TOTAL	\$19,986

The total \$19,986 pro rata share contribution compares to the \$17,215 contribution proffered in the above letter. The major difference in these two totals is the inclusion of contributions to the existing accounts along MD 75 in our review.

Very truly yours,

THE WILSON T. BALLARD COMPANY

By Shawn Burnett

stb  
cc: File

# New Market Station #15 Current Response Area

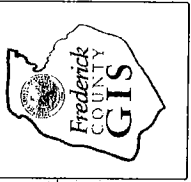
75

New Market Vol Fire/Rescue Company

Green Valley/New Market

Spring Ridge Fire Station

70



**Response Time (minutes)**  
Includes 1 minute dispatch + 1 minute turnout

6	10	12
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