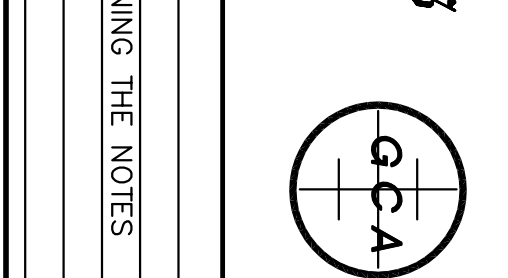


OWNER/DEVELOPER:
Dean, LLC
11611 HARP HILL RD
MYERSVILLE, MD 21773

Gary Castle & Associates
Land Surveyors
300 W. Patrick St., Maryland 21701
Phone: 301 416 0307 Fax: 301 668 0507



B & R
DESIGN GROUP, INC
300 W. Patrick St., Frederick, MD 21701
ph: 301-668-0505 • fax: 301-668-0507

SKETCH PLAN
7500 SF LOTS
DEAN NORTH
FLETCHER'S GROVE
LOCATED ON ALT. US RT. 40 & MD RT. 68
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 50'
DRAWN BY: [blank]
CHECKED BY: REC
DATE: Sept. 3, 2008
SHEET: 1
OF: 1
PROJECT: 00-081
CP-1

REVISIONS:
2008-09-22 MINOR DRAFTING REVISIONS
2008-10-10 MINOR DRAFTING REVISIONS CONCERNING THE NOTES

VICINITY MAP
SCALE: 1"=1000'
Tax Map 68 Parcel 58

TITLE
DEAN NORTH

1. SITE DEVELOPMENT DATA: (DEAN NORTH)
1. HORIZONTAL DATA BASED ON MARYLAND STATE PLAIN GRID.
2. VERTICAL DATA IS NAVD-83.
3. ALL DIMENSIONS ARE IN FEET, UNLESS OTHERWISE NOTED.
4. TAX MAP 68, PART OF PARCEL 58.
5. OWNER: L.C. DEAN/DEANER
11611 HARP HILL RD
301-668-7411

6. AREA SUMMARY:

AREA	AREA (AC)	ALLOWABLE MAX DENSITY (SECTION 514)
MR SINGLE FAMILY DETACHED	16.65 AC	7500 SF
TOTAL PROPOSED UNITS = 61		94.7
PER SECTION 514 MAXIMUM ALLOWABLE UNITS = 133		

7. BUILDING SETBACKS:

ZONE	FRONT	SIDE	REAR	MIN. LOT WIDTH	TOTAL MIN. LOT AREA
MR	10'	5'	20'	60'	7,500 SF

8. STANDARDS FOR MAXIMUM DENSITY (RESIDENTIAL USE) SECTION 514:
MR ZONE - 8 UNITS PER ACRE
MR ZONE - 16.65 AC x 8 DEVELOPED UNITS/AC = 133 UNITS

9. FOREST CONSERVATION ORDINANCE COMPLIANCE:
16.65 AC x 0.15 = 2.50 AC REQUIRED
2.50 AC REQUIRED TO BE PROVIDED ON-SITE (SINGLE SECTION)
(GRADE & SLOPE) = 2 SPACES PER UNIT
PARKING PROVIDED = 2 SPACES PER UNIT x 61 UNITS = 122 SPACES
TOTAL PARKING PROVIDED = 122 SPACES

10. PARKING (122 SPACES PER UNIT REQUIRED):
(GRADE & SLOPE) = 2 SPACES PER UNIT
PARKING PROVIDED = 2 SPACES PER UNIT x 61 UNITS = 122 SPACES
TOTAL PARKING PROVIDED = 122 SPACES

11. OPEN/GREEN SPACE REQUIREMENTS:

REQD.	PROVIDED
MIN. 10% MIN. REQD. = 16.65 AC x 0.10 = 1.67 AC	10.67 AC OR 64.08%
TOTAL OPEN/GREEN SPACE REQUIRED = 1.67 AC	1.52 AC OR 9.13%
FOREST CONSERVATION AREA MAY ACCOUNT	8.15 AC OR 48.95%
MIN. 5% OPEN/GREEN SPACE AREA (CALCULATED BY CODE) 9.67 AC OR 58.08%	10.67 AC OR 64.08%
TOTAL OPEN/GREEN SPACE PROVIDED (CALCULATED BY CODE) 9.67 AC OR 58.08%	10.67 AC OR 64.08%
(USING DNR'S 50M POND AREA)	

12. LOT SUMMARY:

AREA OF POND ROAD DEDICATION	AREA (AC)	(NEW ROAD)
AREA DEDICATED TO POND ROAD	2.89 AC	
AREA DEDICATED TO POND ROAD	2.89 AC	
TOTAL LOT AREA	16.65 AC	

13. THERE ARE NO STREAM SPACES REQUIRED ON SITE.

14. PER POND RESPONSE (TOWN STANDARD NO. 705.0)

15. ALL WATER LINES TO BE 8-INCH.

16. NO FENCE OR OBSTRUCTIONS SHALL BE COMMON AREA EXCEPT AS REQUIRED BY TOWN OR COUNTY ORDINANCE.

17. SIDE AND WALK BE PROVIDED BY THE TOWN OF BOONSBORO.

