

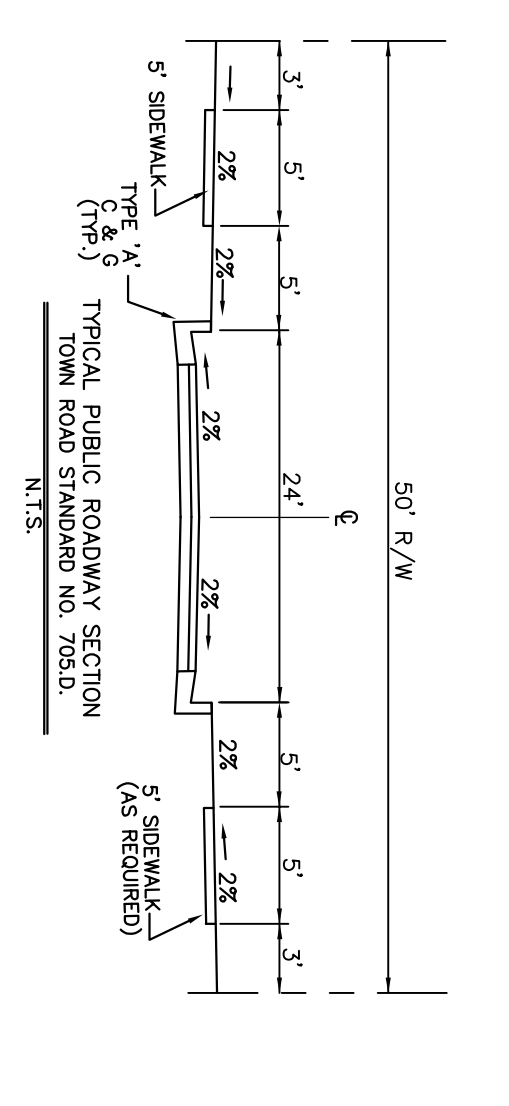
Table 1: Area Summary

| AREA SUMMARY | AREA | ALLOWABLE DENSITY | TOTAL UNITS ALLOWED |
|------------------------------|----------|-------------------|---------------------|
| SR SINGLE FAMILY RESIDENTIAL | 7.63 AC | 3.00/AC | 23 |
| SR MULTI FAMILY RESIDENTIAL | 4.67 AC | 8 UNITS/AC | 37 |
| TOTAL | 12.30 AC | | 60 |

Table 2: Combined Density

COMBINED DENSITY PER ALLOWABLE ZONE DENSITIES = 63/123 = 51 UNITS/AC
 PROPOSED COMBINED DENSITY SR AND MR ZONES = 48/123 = 39 UNITS/AC
 TOTAL PROPOSED UNITS = 48

- Table 3: Zoning Density Requirements**
- | SR ZONE | MIN. FRONT | MIN. SIDE | MIN. REAR | MIN. LOT WIDTH | MIN. LOT AREA | TOTAL MIN. AREA |
|---------|------------|-----------|-----------|----------------|---------------|-----------------|
| SR | 20' | 15' | 25' | 100' | 15,000 SF | 15,000 SF |
| MR | 30' | 30' | 40' | 140' | 40,000 SF | 40,000 SF |
1. HORIZONTAL DATUM BASED ON MARYLAND STATE PLAIN GPD.
 2. VERTICAL DATUM IS MVD-88.
 3. TOPOGRAPHY IS THE RESULT OF AN AERIAL SURVEY MADE BY THE OWNER.
 4. THE MAP IS PART OF THE RECORD SURVEY NO. 11-02.
 5. OWNER: DEAN LLC, 11611 HARP HILL RD, MYERSVILLE, MD 21773, 301-668-7411
 6. AREA SUMMARY: SR SINGLE FAMILY RESIDENTIAL 7.63 AC, 3.00/AC, 23 UNITS; SR MULTI FAMILY RESIDENTIAL 4.67 AC, 8 UNITS/AC, 37 UNITS; TOTAL 12.30 AC, 60 UNITS.
 7. BUILDING SETBACKS: SR ZONE - FRONT 20', SIDE 15', REAR 25', LOT WIDTH 100', LOT AREA 15,000 SF; MR ZONE - FRONT 30', SIDE 30', REAR 40', LOT WIDTH 140', LOT AREA 40,000 SF. HEIGHT EXCEEDS 20' - PROPOSED HEIGHT = 30'. ** A 5' BUFFER IS REQUIRED ADJACENT TO SF DETACHED STRUCTURE.
 8. ZONING DENSITY REQUIREMENTS: SR ZONE - COMBINED USE (AGE QUALIFIED UNITS) TOTAL PROPOSED UNITS = 33; MR ZONE - MULTI FAMILY (AGE QUALIFIED UNITS) (MIN) LOT AREA/UNIT = 3,000 SF TOTAL PROPOSED UNITS = 15.
 9. FOREST CONSERVATION ORDINANCE COMPS 12.30 AC X 0.15 = 1.845 AC REQUIRED 0.24 AC TO BE PROVIDED ON-SITE AT FINALEY SECTION.
 10. PARKING: (2.0 SPACES PER UNIT REQUIRED) 2 x 48 UNITS = 96 SPACES REQUIRED. (GARAGE & DRIVEWAY) = 2 SPACES PER UNIT. PARKING PROVIDED = 2 SPACES PER UNIT x 48 UNITS = 96 SPACES. ADDITIONAL PARKING PROVIDED (12' x 30' RV) = 4 SPACES. TOTAL PARKING PROVIDED = 100 SPACES.
 11. OPEN/GREEN SPACE REQUIREMENTS: SR - 15% MIN. REQD. 7.63 AC X 0.15 = 1.145 AC. MR - 15% MIN. REQD. 40.00 AC X 0.15 = 6.00 AC. TOTAL OPEN/GREEN SPACE REQUIRED = 7.145 AC. TOTAL ACTUAL OPEN/GREEN SPACE PROVIDED (ALLOWED BY COMD) 6.483 AC. OR 92.7% (USING ENTIRE SRW ROND AREA) = 8.823 AC. OR 55.5%.
 12. LOT SUMMARY: AREA OF PROP. ROAD DEDICATION = 2.33 AC (NEW ROAD) (BLVD). AREA OF PROP. ROAD DEDICATION = 0.04 AC (MAPLEVILLE ROAD). AREA OF PROP. ROAD DEDICATION = 0.267 AC (WATERVILLE ROAD). TOTAL LOT AREA = 12.3 AC.
 13. THERE ARE NO STREAM BUFFERS REQUIRED ON SITE.
 14. PUBLIC ROAD IS RESIGNED TO THE ROAD STANDARD NO. 705.D.
 15. ALL WATER LINES TO BE 8" - 16" I.D.
 16. NO FENCE OR OBSTRUCTIONS SHALL BE ALLOWED IN THE ACCESS EGRESS OR COMMON ORNAMENTAL AREAS AS REQUIRED BY TOWN OR COUNTY ORDINANCE.
 17. TRASH SERVICE FOR THE UNITS WILL BE OBTAINED FROM THE TOWN OF BOONSBORO.



OWNER/DEVELOPER:
 DEAN 8486, LLC
 11611 HARP HILL RD
 MYERSVILLE, MD 21773

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REVISIONS:
 10/13/08 FLIPPED LAYOUT
 10/13/08 Revised plan based on Planning Commission comments

AGE QUALIFIED HOUSING CONCEPT LAYOUT

FLETCHERS GROVE
 DEAN SOUTH SECTION
 LOCATED ON CHASE SIX BLVD & MD RT. 66
 WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 50'
 DRAWN: ER
 BY: MG, REC
 CHECKED: MG, REC
 DATE: JAN 2008
 SHEET: 00-081
 PROJECT: CL