SITE DATA:

1. THE TOPOGRAPHIC INFORMATION DEPICTED ON THE PLAN WAS PROVIDED BY WINGS AERIAL MAPPING CO., DATED APRIL 14, 1989.
2. THE PLANNING COMMISSION HAS CONFIRMED THAT THE LIMITS OF THE SUBJECT PARCEL ARE ENTIRELY WITHIN THE URBAN GROWTH AREA, ACCORDING TO THE FOX & ASSOCIATES, INC. REVISED FINAL DEVELOPMENT PLAN, DATED FEBRUARY, 2007.
3. BEARINGS AND DISTANCES IN AGREEMENT WITH A SURVEY BY FOX & ASSOCIATES, INC.
4. PROPERTY SHOWN HEREON IS NOT WITHIN THE 100-YR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 240070-0095-B.
5. SITE AREA: 220.11 AC
   EXISTING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D)
   THE ENTIRE PUD AREA IS SUBJECT TO CHANGE
   PERMITTED GROSS DENSITY: 12.0 DWELLING UNITS PER ACRE
   PERMITTED UNITS: 2,641 UNITS
   PROPOSED UNITS: 585 UNITS
   PROPOSED GROSS DENSITY: 2.7 DWELLING UNITS PER ACRE
6. RESIDENTIAL UNIT TYPES AND BUILDING HEIGHTS

RESIDENTIAL	UNITS	MAX HEIGHTS
SINGLE-FAMILY DETACHED	125	32'
SEMI-DETACHED	68	32'
TOWNHOUSES	232	42
MULTI-FAMILY	160	55'
	585	

7. REQUIRED OPEN SPACE: 55.03 AC (25% OF GROSS ACREAGE)
8. PROVIDED OPEN SPACE: 56 AC
8. THERE WILL NOT BE ANY COMMERCIAL USE ASSOCIATED WITH THE PROPOSED PUD.
9. MULTIFAMILY BUFFER SHALL BE 50' FROM COMMON BOUNDARY OF SINGLE-FAMILY USE ACCORDING TO SECTION 16.7(e).
10. ESTIMATED AVERAGE DAILY TRAFFIC VOLUMES*

SINGLE FAMILY: 9.55 X 125	1,194
SEMI-DETACHED: 9.55 X 68	650
TOWNHOUSES: 5.86 X 232	1360
MULTI -FAMILY: 5.86 X 300	938
GROSS VEHICLE TRIPS PER DAY:	4,142

*DATA SOURCE: INSTITUTE OF TRANSPORTATION ENGINEERS, TEXT DATED 1994

11. ESTIMATED DAILY WATER CONSUMPTION AND SEWER FLOW
    WATER: 200 GAL. / UNIT = 117,000
    SEWER: 200 GAL. / UNIT = 117,000

NOTES:

1. PROPOSE BUFFER YARDS, WHERE REQUIRED SHALL COMPLY WITH SECTION 16.7 (E).
2. PROPOSED SETBACKS (FRONT, REAR, AND SIDE YARD) IN THE MULTI-FAMILY SECTION ARE TEN(10) FEET.
3. A TEN (10) FOOT EASEMENT FOR UTILITIES AND DRAINAGE TO BE DEDICATED ALONG INTERIOR OF ALL FRONT LOT LINES.
4. AN EIGHT (8) FOOT EASEMENT FOR UTILITIES AND DRAINAGE TO BE DEDICATED ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES.
5. INTERSECTION, IMPROVEMENTS WILL BE REQUIRED AT MT. AETNA ROAD AND ELATH BOULEVARD INTERSECTION , TO INCLUDE ACCEL. AND DECEL. LANE CONSTRUCTION.
6. PROPOSED WALKS WITHIN THE COUNTY RIGHT-OF-WAY MUST BE PORTLAND CEMENT CONCRETE AND MAINTAINED BY THE H.O.A.
7. ALL LANDSCAPE AREAS IN A PARTICULAR PHASE SHALL BE INSTALLED BEFORE ANY SUBSEQUENT PHASE CAN BE STARTED.
8. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF BUS WAITING AREA(S) IN ACCORDANCE WITH THE APPLICABLE REQUIREMENT OF THE WASH. CO. ZONING ORDINANCE UPON DETERMINATION OF LOCATION(S) BY THE WASH CO TRANSPORTATION DEPT. & THE BOARD OF EDUCATION

SOIL TYPES:

Dmo	DUFFIELD SILT LOAM, 0 TO 3 PERCENT SLOPES
DmB2	DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
FvC2	FRANKSTOWN VERY ROCKY SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED
FwB2	FRANKSTOWN AND DUFFIELD CHANNERY SILT LOAMS, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
FwC2	FRANKSTOWN AND DUFFIELD CHANNERY SILT LOAMS, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
FwC3	FRANKSTOWN AND DUFFIELD CHANNERY SILT LOAMS, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
HbD2	HAGERSTOWN EXTREMELY ROCKY SILT LOAM, 0 TO 25 PERCENT SLOPES,MODERATELY ERODED
HcD2	HAGERSTOWN EXTREMELY ROCKY SILTY CLAY LOAM, 0 TO 25 PERCENT SLOPES,MODERATELY ERODED
HeB2	HAGERSTOWN SILT LOAM, 0 TO 8 PERCENT SLOPES, MODERATELY ERODED
HeC2	HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
HgC2	HAGERSTOWN VERY ROCKY SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED
HhC2	HAGERSTOWN VERY ROCKY SILTY CLAY LOAM, 3 TO 15 PERCENT SLOPES,MODERATELY ERODED
HhC3	HAGERSTOWN VERY ROCKY SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
Hex	HUNTINGTON SILT LOAM, LOCAL ALLUVIUM
Ark	ROCKY ERODED LAND

DEVELOPMENT SCHEDULE:

NEIGHBORHOODS A, B, C 2022-2024
NEIGHBORHOODS D, E, F 2024-2026
NEIGHBORHOODS G, L H 2026-2028

THIS PHASING/DEVELOPMENT SCHEDULE MAY BE EFFECTED BY THE SEWER CAPACITY LIMITATIONS PER THE CITY OF HAGERSTOWN SEWER CAPACITY ALLOCATION PROGRAM.

SITE AMENITY SCHEDULE:

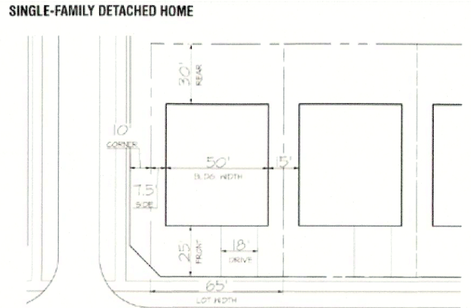
PHASE 2: PUBLIC PARK (SPECIFIC AMENITIES TO BE DETERMINED)

*SUBSEQUENT PHASES OF DEVELOPMENT WILL NOT BE APPROVED UNTIL THE SITE AMENITIES CALLED FOR IN PHASE 2 ARE CONSTRUCTED

LEGEND:

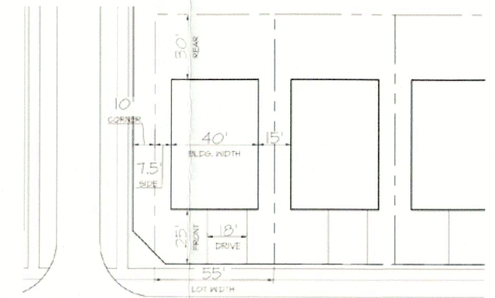
- CONTOUR 10'
- CONTOUR 2'
- PROPERTY LINE
- STEEP SLOPE 15-25-H
- STEEP SLOPE 25+/-H

SINGLE-FAMILY DETACHED HOME

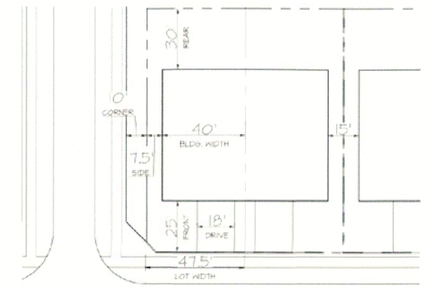


LOT SIZE: 65' x 115'

50' WIDE x 60' DEEP BUILDING
2-CAR FRONT GARAGE
25' MINIMUM FRONT YARD
7.5' MINIMUM SIDE YARD (15' COMBINED)
ADDITIONAL 10' MIN. SIDE ON CORNER LOTS
30' MINIMUM REAR YARD (35' PROVIDED)
115' MINIMUM LOT DEPTH (120' PROVIDED)

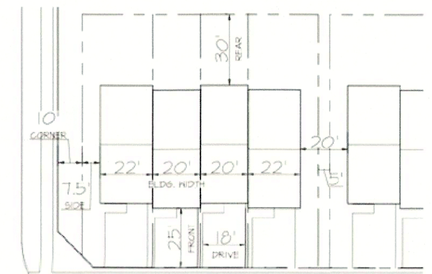


SINGLE-FAMILY SEMI-ATTACHED HOME



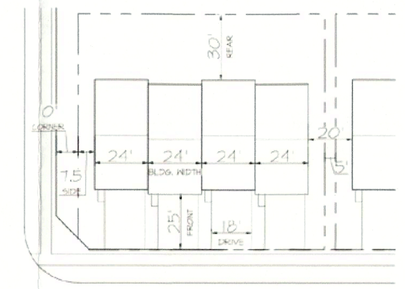
LOT SIZE: 55' x 115'

50' WIDE x 60' DEEP BUILDING
2-CAR FRONT GARAGE
25' MINIMUM FRONT YARD
7.5' MINIMUM SIDE YARD (15' COMBINED)
ADDITIONAL 10' MIN. SIDE ON CORNER LOTS
30' MINIMUM REAR YARD (35' PROVIDED)
115' MINIMUM LOT DEPTH (120' PROVIDED)



LOT SIZES: 47.5' x 119' (95' x 119' FOR TWO)

40' WIDE x 64' DEEP BUILDING
2-CAR FRONT GARAGE, 18' x 25' DRIVEWAYS
25' MINIMUM FRONT YARD
7.5' MINIMUM SIDE YARD (15' COMBINED)
ADDITIONAL 10' SIDE ON CORNER LOTS
30' MINIMUM REAR YARD (31' PROVIDED)
119' MINIMUM LOT DEPTH (120' PROVIDED)



LOT SIZES: 20' x 107' CENTERS, 29.5' x 107' ENDS

20' WIDE x 50' DEEP CENTERS, 22' WIDE x 50' DEEP ENDS
1-CAR FRONT GARAGE
25' MINIMUM FRONT YARD
2' STAGGER ALONG FRONTS
7.5' MINIMUM SIDE YARD (15' COMBINED)
ADDITIONAL 10' SIDE ON CORNER LOTS
20' BUILDING-TO-BUILDING (5' BETWEEN PROPERTY LINES)
30' REAR YARD (35' PROVIDED)
107' MINIMUM LOT DEPTH (112' PROVIDED)

SINGLE-FAMILY ATTACHED HOME

LOT SIZES: 24' x 107' CENTERS, 31.5' x 107' ENDS

24' WIDE x 50' DEEP BUILDING
2-CAR FRONT GARAGE
25' MINIMUM FRONT YARD
2' STAGGER ALONG FRONTS
7.5' MINIMUM SIDE YARD (15' COMBINED)
ADDITIONAL 10' SIDE ON CORNER LOTS
20' BUILDING-TO-BUILDING (5' BETWEEN PROPERTY LINES)
30' REAR YARD (35' PROVIDED)
107' MINIMUM LOT DEPTH (112' PROVIDED)

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ARCHITECTS, PLANNERS, URBAN DESIGNERS, LANDSCAPE ARCHITECTS, ENGINEERS, AND SURVEYORS
1414 KEY HIGHWAY
SUITE M301
BALTIMORE, MD 21230
(443) 490-7175 / (410) 935-5050
sdavis@mragta.com

DRB GROUP
Washco MANAGEMENT

BLACK ROCK

CONCEPTUAL SITE PLAN- PUD MINOR AMENDMENTS

HAGERSTOWN, WASHINGTON COUNTY, MARYLAND

© CONTENTS COPYRIGHT 2019 MORRIS & RITCHIE ASSOCIATES, INC.

NO.	REVISION	DATE

JOB NO.	SCALE	ISSUED
9999	1"=200'	12/30/21

SHEET TITLE

SHEET NUMBER

P:\9999\LD\9999 BLACK ROCK PUD\9999 BLACK ROCK PUD.DWG, 12/30/2021 1:48:55 PM, MJOHN,
1:1, Copyright 2021 Morris & Ritchie Associates, Inc.