SITE DATA

EXISTING ZONING: "P.U.D."—RESIDENTIAL PLANNED UNIT DEVELOPMENT
GROSS ACREAGE: 220.77 Ac.
PROPOSED UNITS: 595 Units
PROPOSED GROSS DENSITY: 2.70 D.U.A.

PROPOSED LAND USES:

REQUIRED OPEN SPACE: (25% OF GROSS ACREAGE) 55.19 Ac.
PROVIDED OPEN SPACE/RECREATION: 60.58 Ac.

RESIDENTIAL:	UNITS	AREA (Ac.)	D.U.A	MAX HT. (FT)
SINGLE-FAMILY:	186	148.76	1.2	32
ZERO LOT LINE SINGLE-FAMILY:	79	20.95	3.8	32
SEMI-DETACHED:	50	17.41	2.9	32
TOWNHOMES:	100	18.17	5.5	35
CONDOMINIUMS:	180	13.97	12.9	40
STORMWATER MGMT.:		10.00		
WATER TOWER:		1.51		

ESTIMATED AVE. DAILY TRAFFIC VOLUMES*:
SINGLE-FAMILY: 9.55 x 260 2,483
SEMI-DETACHED: 9.55 x 50 478
TOWNHOMES: 5.86 x 100 586
CONDOMINIUMS: 5.86 x 180 1,055
GROSS # OF VEHICLE TRIPS PER DAY: 4,592
*Data Source: Institute of Transportation Engineers, Text Dated 1994

ESTIMATED AVE. DAILY WATER CONSUMPTION: 300 Gal./Unit
ESTIMATED AVE. DAILY SEWAGE FLOW: 300 Gal./Unit

NOTES

1. PROPOSED BUFFER YARDS, WHERE REQUIRED SHALL COMPLY WITH SECTION 16.7 (E).
2. THERE WILL NOT BE ANY COMMERCIAL USES ASSOCIATED WITH THE PROPOSED PUD.
3. THE TOPOGRAPHIC INFORMATION DEPICTED ON THE PLAN WAS PROVIDED BY WINGS AERIAL MAPPING CO., DATED APRIL 14, 1989.
4. THE PLANNING COMMISSION HAS CONFIRMED THAT THE LIMITS OF THE SUBJECT PARCEL ARE ENTIRELY WITHIN THE URBAN GROWTH AREA.
5. PROPOSED SETBACKS (FRONT, REAR, AND SIDE YARD) IN THE CONDOMINIUM SECTION ARE TEN (10) FEET.
6. ROADWAY CROSSINGS SHALL BE REVIEWED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
7. BEARINGS AND DISTANCES IN AGREEMENT WITH A SURVEY BY FOX & ASSOCIATES, INC.
8. PROPERTY SHOWN HEREON IS NOT WITHIN THE 100-YR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP No. 240070-0095-B.
9. A TEN (10) FOOT EASEMENT FOR UTILITIES AND DRAINAGE TO BE DEDICATED ALONG INTERIOR OF ALL FRONT LOT LINES.
10. AN EIGHT (8) FOOT EASEMENT FOR UTILITIES AND DRAINAGE TO BE DEDICATED ALONG INTERIOR OF ALL SIDE AND REAR LOT LINES, WITH THE EXCEPTION OF ZERO SETBACK LOT LINES.
11. INTERSECTION IMPROVEMENTS WILL BE REQUIRED AT MT. AETNA ROAD AND ELATH LANE INTERSECTION, AND THE MT. AETNA AND JERRY DRIVE INTERSECTION TO INCLUDE ACCEL. AND DECEL. LANE CONSTRUCTION
12. THE CONDOMINIUM AND TOWNHOUSE PORTION OF THIS PROJECT WILL BE A GATED COMMUNITY WITH PRIVATE STREETS MAINTAINED BY THE H.O.A.
13. PROPOSED WALKS WITHIN THE COUNTY RIGHT-OF-WAY MUST BE PORTLAND CEMENT CONCRETE AND MAINTAINED BY THE H.O.A.
14. ALL LANDSCAPE AREAS IN A PARTICULAR PHASE SHALL BE INSTALLED BEFORE ANY SUBSEQUENT PHASES CAN BE STARTED.
15. TOT LOT REQUIREMENTS (280 MULTI-FAMILY UNITS):

18 UNITS = 225 S.F.
262 UNITS @ 12 S.F./UNIT = 3,144 S.F.
280 UNITS TOTAL = 3,369 S.F.

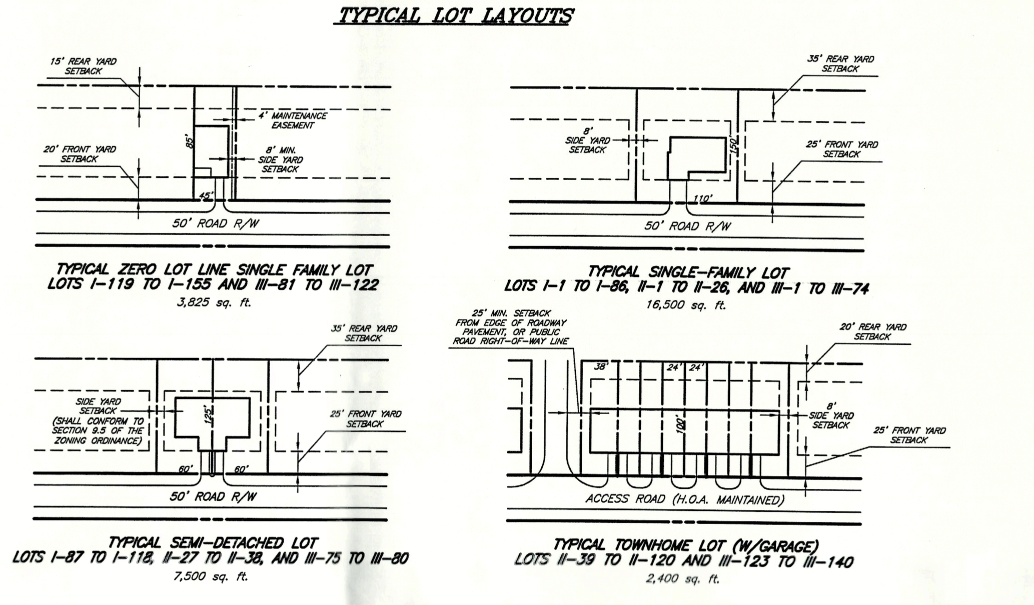
3,369 S.F./ 780 S.F. = 5 LOTS REQ'D

DEVELOPMENT SCHEDULE

PHASE 1 (155 DWELLINGS), ACTIVE RECREATION FACILITIES 2004–2006 (3 YEARS)
PHASE 2 (210 DWELLINGS) 2007–2009 (3 YEARS)
PHASE 3 (230 DWELLINGS) 2010–2013 (4 YEARS)

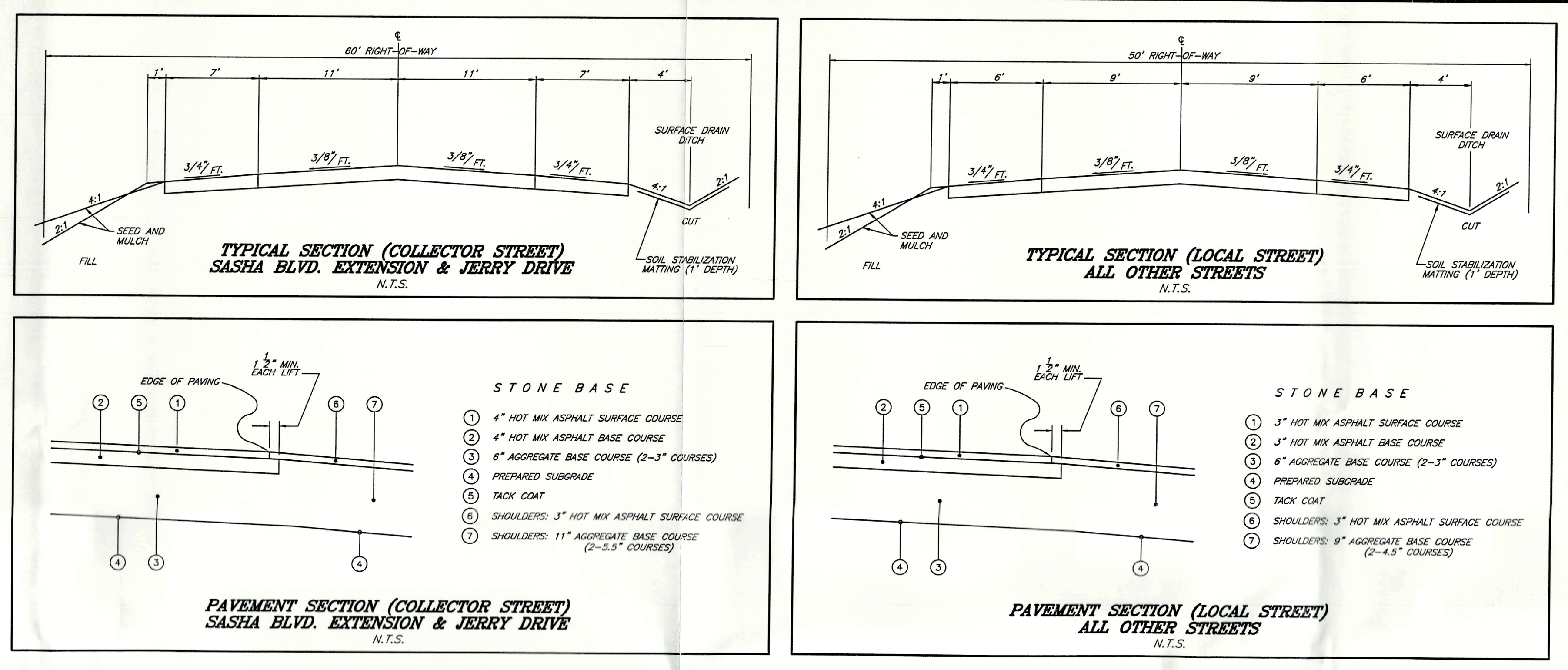
FOREST EASEMENT AREA
EXIST. STRUCTURES TO BE RAZED
EXIST. FOREST EASEMENT AREA

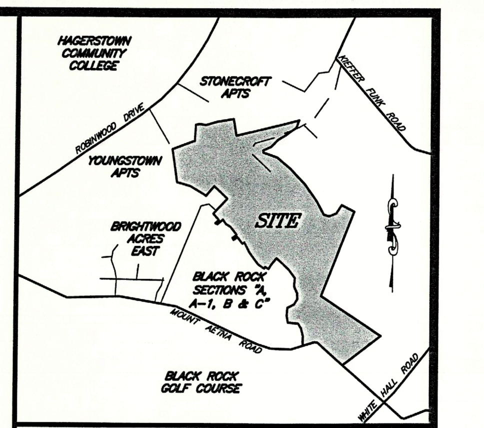
TYPICAL LOT LAYOUTS



SENSITIVE AREA NOTE

THE STREAM BUFFER SHOWN ON THIS PLAT IS ESTABLISHED PURSUANT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE ARTICLE IV, SECTION 409. IN AN EFFORT TO PRESERVE OR IMPROVE WATER QUALITY, THE PROPERTY OWNER IS REQUIRED TO ESTABLISH AND THEREAFTER MAINTAIN IN PERPETUITY VEGETATIVE GROUND COVER IN ACCORDANCE WITH RURAL OR URBAN BEST MANAGEMENT PRACTICES RECOMMENDED BY THE W.C.S.C.D. NO PERMANENT STRUCTURES AND NO CONSTRUCTION ARE PERMITTED WITHIN THE STREAM BUFFER EXCEPT THOSE DESIGNATED TO IMPROVE WATER QUALITY OR FLOW AS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, LAWS AND POLICIES. NO SEPTIC SYSTEM SHALL BE CONSTRUCTED WITHIN THE BUFFER.





VICINITY MAP
SCALE: 1" = 2000'
TAX MAP 50 PARCEL 309 & 321
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 20301161

OWNER/DEVELOPER
MANSOOR E. SHAOOL
72 WEST WASHINGTON STREET
HAGERSTOWN, MARYLAND 21740
PHONE: (301) 797-7434

REZONING CASE No. RZ-02-006
APPROVED ON 11/19/2002

PRELIMINARY DEVELOPMENT PLAN
BLACK ROCK P.U.D.

SITUATE NORTH OF MOUNT AETNA ROAD
AND WEST OF WHITE HALL ROAD
WASHINGTON COUNTY, MARYLAND

STORM WATER MANAGEMENT EASEMENT AREAS SHOWN HEREON ARE APPROXIMATE AND AREA MAY BE REQUIRED TO INCREASE WITH FINAL STORM WATER MANAGEMENT DESIGN. THE NUMBER OF LOTS SHOWN HEREON AND THE LAYOUT MAY BE REQUIRED TO CHANGE DUE TO THE FINAL DRAINAGE DESIGN AND DRAINAGE EASEMENT REQUIREMENTS.

AREA TABULATION

	PHASE I (155 UNITS)	PHASE II (210 UNITS)	PHASE III (230 UNITS)	TOTAL (595 UNITS)
TOTAL ACREAGE	110.29	44.76	66.19	221.24
OPEN SPACE	39.71	11.59	9.75	61.05
RIGHT-OF-WAY	12.66	7.19	10.91	30.76
LOT ACREAGE	50.89	23.01	44.02	117.92
WATER TOWER LOT			1.51	1.51
STORMWATER MGMT.	7.03	2.97		10.00
DENSITY (UNIT/Ac.)	1.4	4.7	3.5	2.7
CUMULATIVE DENSITY (UNIT/Ac.)	1.4	2.4	2.7	

SOIL TYPES

Dma	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
Hx	HUNTINGTON SILT LOAM, LOCAL ALLUVIUM
Rk	ROCKY ERODED LAND

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

RECEIVED
JUL 22 2004
WASHINGTON COUNTY PLANNING DEPT.

PREPARED BY:
FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MOUNT AETNA ROAD
HAGERSTOWN, MARYLAND 21740
PHONE: (301) 733-8503 FAX: (301) 733-1853

PROJECT No. 01-50135 DATE: JANUARY, 2003
DRAWING No. DD-2465 DRAWN BY: J.FRITZ