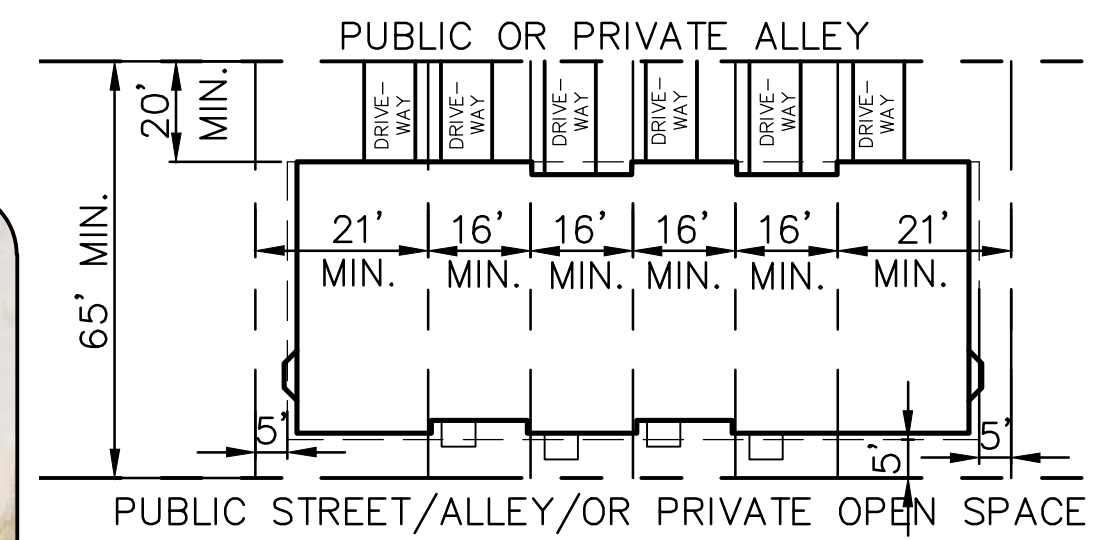
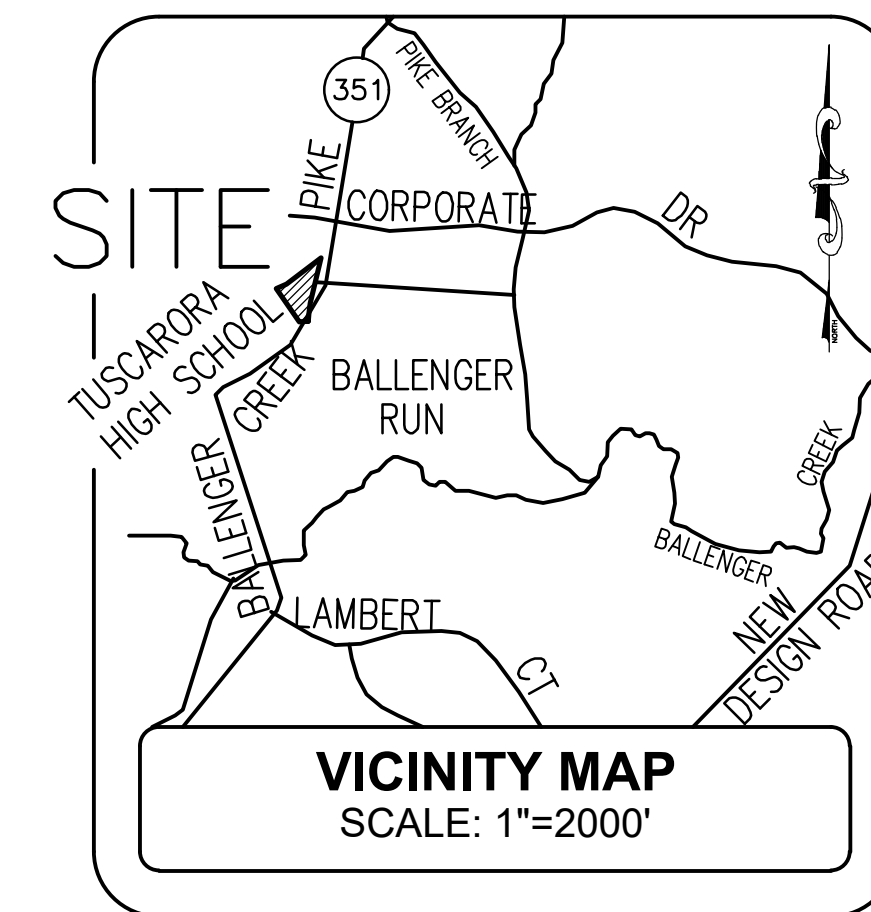


CURVE DATA						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD DIS
C1	5761.58'	93.46'	0°55'46"	46.73'	S10°07'28"W	93.46'
C2	6413.19'	106.13'	0°56'53"	53.07'	S07°15'26"W	106.13'



TH-1
SINGLE FAMILY
ATTACHED HOME
REAR LOADED GARAGE
3 STORIES
±1,800 – 2,600 SF



BASE NOTES:

1. HORIZONTAL DATUM & COORDINATES MARLYAND STATE PLANE (NAD 83/91); BASED ON
FREDERICK COUNTY CONTROL MONUMENTS "BALL" & "BALL AZ."
2. VERTICAL DATUM: NAVD 83; BASED ON
3. TOPOGRAPHY AND PLANIMETRY PROVIDED BY HSA, SEPTEMBER, 2021
4. UTILITIES SHOWN ARE FIELD RUN ASBLUT LOCATIONS BY HARRIS, SMARGA & ASSOCIATES, INC.
AND SUPPLEMENTED BY AVAILABLE UTILITY DRAWINGS; THEIR LOCATION SHOULD BE FIELD
VERIFIED PRIOR TO CONSTRUCTION.
5. SITE IS ALL OF THE LANDS OF DR ACQUISITIONS, LLC AS RECORDED IN LIBER 14777 AT FOLIO
133.
6. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. SITE IS ZONED "MDR" (MEDIUM DENSITY RESIDENTIAL).
8. NO FLOODPLAIN ON SITE PER FEMA MAP #420210C289D, DATED SEPTEMBER 19, 2007.

CONCEPT PLAN NOTES:

1. PROPOSED USE: SITE TO BE DEVELOPED UNDER THE PUD OVERLAY SECTION OF THE FREDERICK COUNTY ORDINANCE 1-19-10.500.1
2. OVERALL SITE AREA IS ±3.265 AC.
±0.287 AC. ZONED I1
±2.978 AC. ZONED MDR
(FOR THE PURPOSES OF DENSITY, ONLY THE MDR ZONED LAND IS USED, IE: 2.978 AC.)
3. DESIGN REQUIREMENTS PROPOSED AS FOLLOWS:
 - 3.1. MIN. LOT AREA: 1,040 SF
 - 3.2. MIN. LOT WIDTH: 16'
 - 3.3. FRONT YARD: 5'
 - 3.4. SIDE YARD: 5'
 - 3.5. REAR YARD: 20'
 - 3.6. MAX. HEIGHT: 40'
4. DENSITY (PER SECTION 1-19-500.6(H))
MAX DENSITY PERMITTED: 6-12 DU/AC., 18-36 UNITS
MAX DENSITY PROPOSED: 29 UNITS PROPOSED (9.74 DU/AC)
5. OPEN SPACE REQUIREMENT (PER SECTION 1-19-500.6(D))
MIN. PERCENTAGE OF OPEN SPACE REQUIRED: 35% (1.10 AC.)
OPEN SPACE PROPOSED: *0.92 AC. (25%)
*A REDUCTION OF NOT MORE THAN 50% OF THE OPEN SPACE REQUIREMENT MAY BE GRANTED BY COUNTY COUNCIL WHEN LOCATED IN CLOSE PROXIMITY TO EXISTING OPEN SPACE.
6. PHASING: 1 PHASE OF DEVELOPMENT IS ANTICIPATED.
7. LAND USE: EXISTING LAND USE: MEDIUM DENSITY RESIDENTIAL
PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
8. TRIP ANALYSIS:

AM			PM		
In	Out	Total	In	Out	Total
3	7	10	8	5	13

**HARRIS
SMARIGA**

125 S. CARROLL STREET
SUITE 100
EVANSTON, ILL. 60201
MARY AND 21701
P. 301.662.4688
F. 301.662.4906

DECLARACION:

CONCEPT PLAN & BUILDING &
SPACES VISUALIZATION

PARK PLACE AT BALLENGER
PUD REZONING
APPLICATION

TAX MAP 86, PARCELS 49, 50, 161 & 171
ACCORDING TO A DEED RECORDED IN LIBER 14777, FOLIO 13
SITUATED ON BALLENGER CREEK PIKE
FREDERICK ELECTION DISTRICT NO.23
FREDERICK COUNTY, MARYLAND

SCALE:	1"=300'
DRAWN	
BY: JLW	
CHECKED	
BY: CS	
DATE:	SEPT. 2021
SHEET: 7	
OF: 4	
PROJECT:	7685

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