



LAKE LINGANORE

EXISTING TRAILS

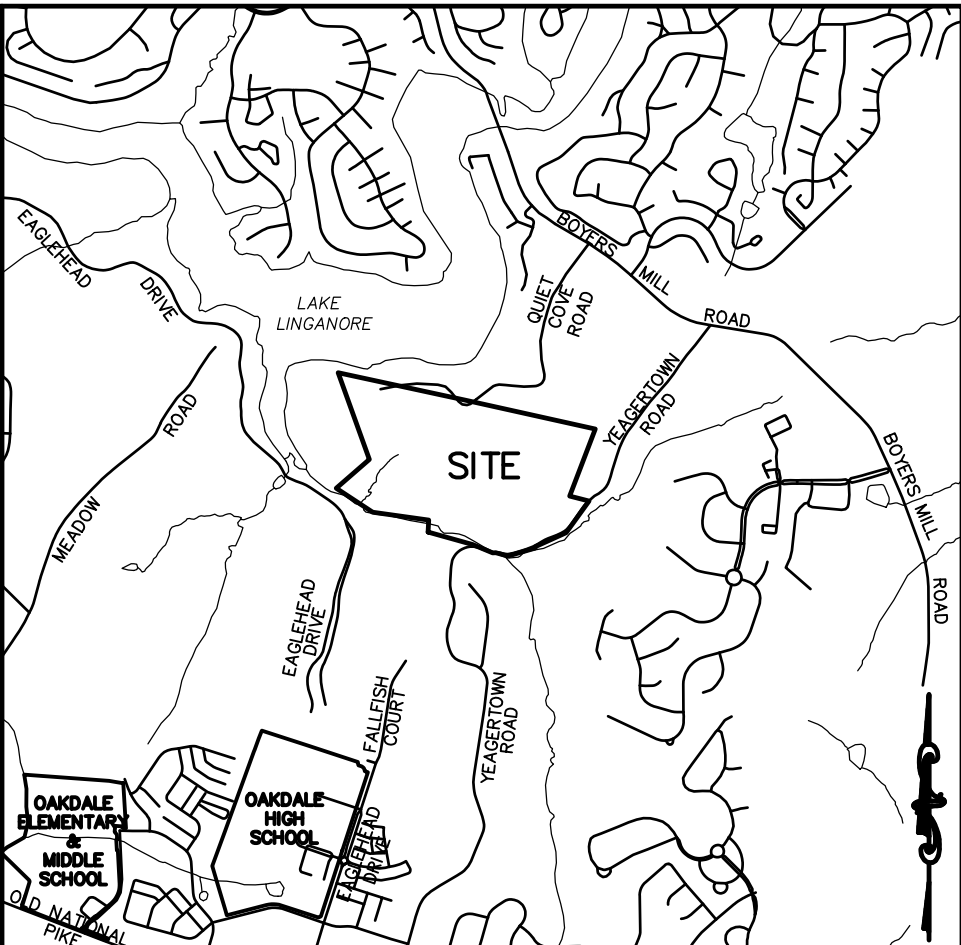
CLUB

COMMUNITY GARDEN

COMMUNITY TRAILS

REC AREA

- COMPARATIVE ANALYSIS:**
- PROJECT GROSS DENSITY:** 248 UNITS/75.493 ACRES = 3.29 GROSS DENSITY
- PROJECT NET DENSITY:** 248 UNITS /36.47 PROJECT BUILDABLE ACREAGE = 6.80 NET DENSITY
- NET DENSITY EXCLUDES:**
- FEMA FLOODPLAIN & BUFFER
 - PRIORITY FOREST CONSERVATION AND FORESTATION AREAS
 - WETLANDS AND WETLAND BUFFERS
 - PERENNIAL/INTERMITTENT STREAMS & SETBACKS
 - STEEP SLOPES (OVER 25%) ASSOCIATED WITH HYDROLOGICAL FEATURES AND/OR ERODIBLE SOILS
 - NONRESIDENTIAL COMPONENTS (I.E. COMMERCIAL AREAS)
 - ROADWAYS AND OTHER LAND PROPOSED TO BE DEDICATED FOR PUBLIC PURPOSE



VICINITY MAP
SCALE: 1"=2,000'

TAX MAP #79, PARCEL 96
TAX ID #09-231137

TABULATION:
28' "VILLA" - 248

**EXHIBIT L
CONCEPT PLAN**
SCALE: 1"=100'



1" = 100'		EXHIBIT L – CONCEPT PLAN	 HARRIS SMARIGA PLANNERS • ENGINEERS • SURVEYORS	125 S. CARROLL STREET SUITE 100 FREDERICK, MD 21701 P: 301.652.4988 F: 301.652.4905 www.harris-smariga.com	
DRAWN BY: LNZ				REVISIONS:	
CHECKED BY: SFZ					
DATE: APRIL 2024					
SHEET: 10 OF: 11					
PROJECT: 1510		TAX MAP 79, PARCEL 96 ACCORDING TO A DEED RECORDED IN LIBER 16199 FOLIO 393 SITUATED AT FREDERICK ELECTION DISTRICT NO. 9 FREDERICK COUNTY, MARYLAND		10	