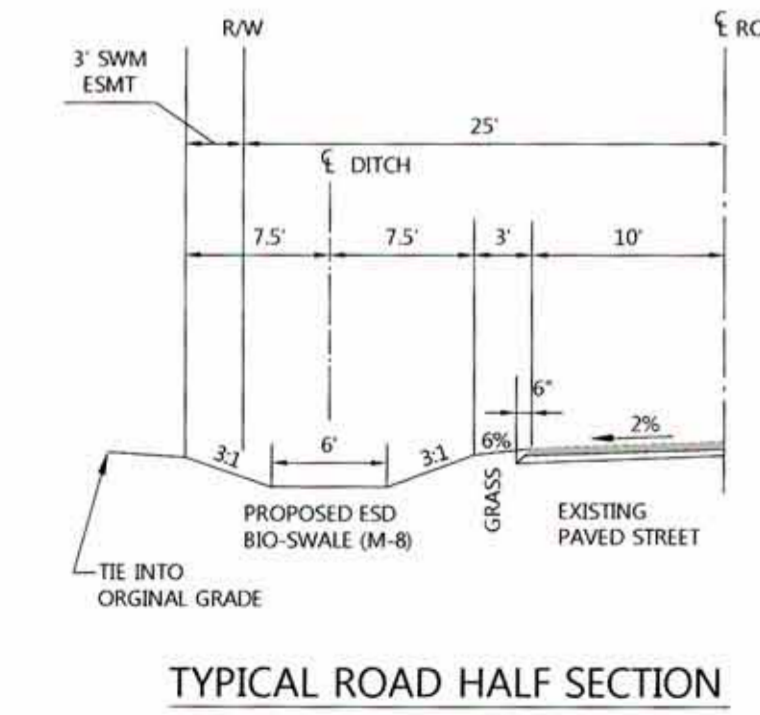


- GENERAL NOTES**
- SITE IS ZONED R-3 RESIDENTIAL, CONTAINS 9.995 AC± AND IS LOCATED ON RUNNYMEADE DRIVE IN FREDERICK COUNTY, MD. SITE IS PROPOSED TO BE DEVELOPED UNDER THE R-3 ZONING CRITERIA WITH 11 STANDARD AND TAPER LOTS.
 - EXISTING LAND USE: RESIDENTIAL - 1 PARCEL (L 9810F 001)
 - PROPOSED LAND USE: RESIDENTIAL - 11 LOTS
 - DEED REFERENCE: LIBER 9810, FOLIO 001
 - THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY DMW, INC. IN NOVEMBER 2013.
 - THERE ARE NO WETLANDS WITHIN THE AREA BEING DEVELOPED AS DETERMINED BY A SITE VISIT BY DMW, INC.
 - SUBJECT AREA IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP, PANEL No. 24021C0283D DATED SEPT. 19, 2007. THERE IS NO FEMA 100 YR FLOOD PLAIN ON THIS SITE.
- | R-3 LOT DESIGN STANDARDS: | Req. by R-3 Ord. | Required by Restrictive Covenants | Provided |
|---------------------------|------------------|-----------------------------------|---------------|
| MINIMUM LOT SIZE ALLOWED: | 12,000 S.F. | 18,000 S.F.* | 18,000 S.F. ± |
| MINIMUM WIDTH AT B.R.L.: | 80' | 90' | 90' |
| MIN. FRONT YARD SETBACK: | 30' | 40' | 40' |
| MIN. SIDE YARD SETBACK: | 10' | 10' | 10' |
| MIN. REAR YARD SETBACK: | 30' | 30' | 30' |
| MAX. BUILDING HEIGHT: | 30' | 30' | 30' |
- * FROM PRIVATE RESTRICTIVE COVENANTS RECORDED IN LIBER 9872, FOLIO 011 (WHICH EXCEED THE R-3 SETBACKS) HAVE BEEN APPLIED TO THIS PROJECT.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
 - SWM SHALL BE IN ACCORDANCE WITH THE 2009 MARYLAND STORMWATER DESIGN MANUAL AND THE FREDERICK COUNTY SWM ORDINANCE INCLUDING ALL REVISIONS AND ALL SUPPLEMENTS. A SWM CONCEPT PLAN (AP# 14620) WAS SUBMITTED TO FREDERICK COUNTY AND IS CURRENTLY UNDER REVIEW.
 - A FOREST CONSERVATION PLAN (AP# 14622) WAS SUBMITTED TO FREDERICK COUNTY AND IS CURRENTLY UNDER REVIEW.
 - FREDERICK COUNTY WATER AND SEWER CLASSIFICATION: W/S & S-1. THIS PROPERTY IS PROPOSED TO BE SERVED BY EXISTING PUBLIC SEWER & PRIVATE WELLS. PROPOSED WELLS WILL BE DRILLED, INSTALLED, TESTED AND APPROVED PRIOR TO FINAL PLAT RECORDATION. EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED UNDER SUPERVISION OF THE HEALTH DEPARTMENT. EXISTING WELLS SCHEDULED FOR REUSE MUST BE TESTED AND INSPECTED BY THE HEALTH DEPARTMENT.
 - APFO - AN APPLICATION FOR APFO TESTING (AP# 14621) WAS SUBMITTED TO FREDERICK COUNTY AND IS CURRENTLY UNDER REVIEW. A LETTER OF UNDERSTANDING (LOU) WILL BE DEVELOPED BY THE COUNTY FOR THIS PROJECT AND SIGNED BY THE DEVELOPER.
 - AREA SUMMARY
 - TOTAL AREA OF SITE: 9.995 ACRES± OR 435,388 S.F. ±
TOTAL AREA WITHIN PROPOSED LOTS: 9.995 ACRES± OR 435,388 S.F. ±
 - AVERAGE LOT SIZE PROPOSED: 0.909 ACRES± OR 39,581 S.F. ±
 - EROSION AND SEDIMENT CONTROL MEASURES WILL BE ADDRESSED DURING THE IMPROVEMENT PLAN STAGE AND WILL BE MANAGED WITHIN THE DISTURBANCE AREA OF THE SITE.
 - ALL ON-SITE TRAFFIC CONTROL, SUCH AS SIGNS, STRIPING, AND PAVEMENT MARKINGS, SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - THE PROPERTY ADDRESS AND STREET SIGNS SHALL BE FABRICATED AND POSTED IN ACCORDANCE WITH FREDERICK COUNTY PREMISE IDENTIFICATION ORDINANCE No. 05-01-362.
 - ON SITE SOILS:
-HbB- HAGERSTOWN LOAM, 3-8 % SLOPES (B SOIL)
-Hb- HAGERSTOWN SILT LOAM, 3-8 % SLOPES (B SOIL)
-DwB- DUFFIELD-HAGERSTOWN-URBAN LAND COMPLEX, 3-8 % SLOPES (B SOIL)
 - NO DIRECT ACCESS TO POOLE JONES SHALL BE PERMITTED.
 - RUNNYMEADE DRIVE WILL BE OVERLAYED AT THE COMPLETION OF CONSTRUCTION. EXISTING STRUCTURES AND IMPROVEMENTS THAT CROSS OVER PROPOSED LOT LINES SHALL BE REMOVED. THE OWNER SHALL APPLY FOR THE APPROPRIATE DEMO PERMITS AND COMPLETE ALL WORK PRIOR TO LOT RECORDATION.
 - EXISTING BARN ON LOT 3 SHALL BE CONVERTED INTO A SINGLE FAMILY RESIDENCE. EXISTING BARN AND OTHER BUILDINGS ON LOT 4, 5, 6 & 7 (NOT NOTED FOR REMOVAL) SHALL BE USED ONLY AS ACCESSORY STRUCTURES.
 - AS SHOWN, THE EXISTING SPECIMEN TREE LOCATED ON LOT 7 SHALL BE REMOVED. THE REMAINING EIGHT (8) SPECIMEN TREES ON LOTS 6 & 7 SHALL BE SAVED AND MAINTAINED IN ACCORDANCE WITH STATE AND COUNTY FOREST CONSERVATION LAW. TREE SAVE AREA MUST BE SAVED AND PROTECTED FOR TWO YEARS OR UNTIL THE END USER (HOMEOWNER) OCCUPIES THE SITE, WHICHEVER IS LONGER.
 - DEMOLITION AND REMOVAL OF EXISTING STRUCTURES WITHIN THE CRITICAL ROOT ZONE (CRZ) OF THE SPECIMEN TREES SHALL BE PERFORMED WITH CAUTION TO PROTECT THE SPECIMEN TREES AND THEIR ROOT SYSTEMS.

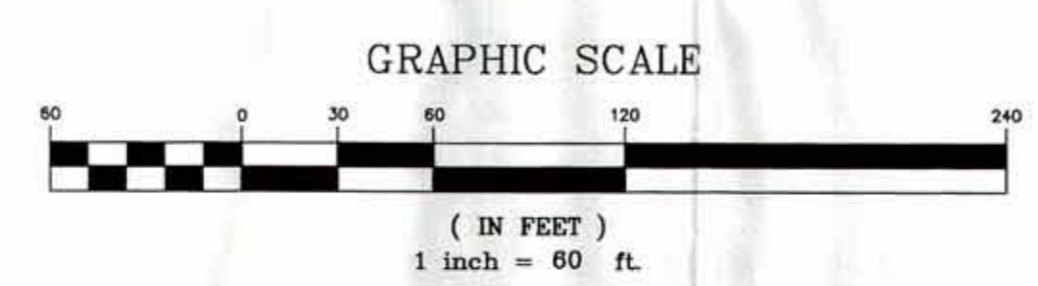


LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
---	CENTER LINE	---
---	EASEMENT LINE	---
---	BLDG. RESTRICTION LINE	---
---	TREE	---
---	STORM DRAIN & MH	---
---	CONTOUR LINE	---
---	SPECIMEN TREE WITH CRITICAL ROOT ZONE	---

CURVE TABLE

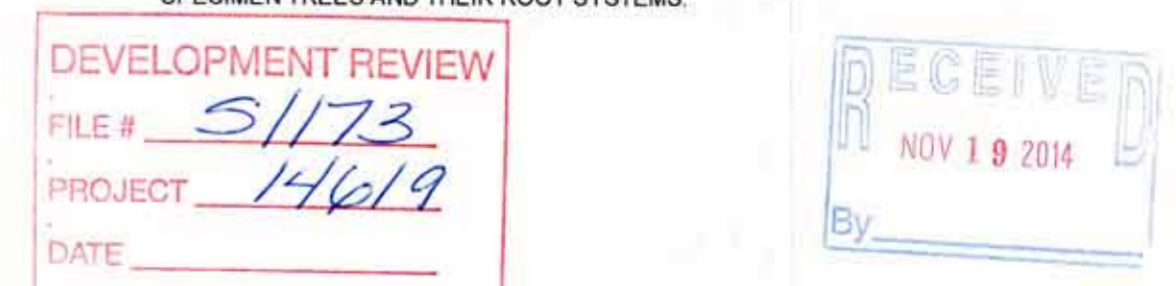
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	43°40'28"	495.00'	377.32'	S 21°37'46" W	368.25'	198.36'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY SHOWN HEREON IS CORRECT BASED ON A SURVEY PREPARED BY DAFT, McCUNE, WALKER, INC. IN OCTOBER 2013.

DATE: 11-18-14
MARK S. CRISSMAN
MD PROFESSIONAL LAND SURVEYOR NO. 20,008
LICENSE EXPIRATION DATE: SEPTEMBER 26, 2016



APPLICATION No. AP 14619

DMW
DAFT MCCUNE WALKER INC
8 EAST SECOND STREET SUITE 201 FREDERICK, MD 21701
P: 301 696 9040 F: 301 696 9041 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

LAND DESIGN BY: DMW/LPC
PRELIMINARY ENGINEERING FEATURES BY: DMW
DRAFTED BY: DMW/LPC
AUTOCAD VERSION 2014
DRAWING FILE PATH: D:\Projects\Taurus\Pre-Plan\InitialSub...
Taurus-Prop-PP-InitialSub.dwg

PLAN REVISIONS:

NO.	REVISIONS	BY	DATE
1	ADDRESS 7-29-14 STAFF REVIEW COMMENTS	MSC	08-12-14
2	ADDRESS 9-11-14 STAFF REVIEW COMMENTS	MSC	09-29-14
3	ADDRESS 10-07-14 STAFF REVIEW COMMENTS	MSC	10-08-14
4	CONDITIONS OF 11-12-14 PC APPROVAL	MSC	11-17-14

OWNER / APPLICANT:
BETTER WORLD BUILDERS, LLC
2661 RIVA ROAD
SUITE 300
ANNAPOLIS, MD. 21401
410-266-5100
ATTN: VICTOR WHITE

Lingg Property Consulting
256 West Patrick Street
Suite 2A
Frederick, Maryland 21701
T: (301) 644-2121
F: (301) 698-3221
LinggPC@ccu.net

Land Use Consulting
Land Planning & Design
Project Management
Site Planning
Subdivision Planning
Development Rights & Approval Strategies Consulting

Preliminary Plan

ENCLAVE AT CLOVER HILL

PART OF NEW PARCELA, TAURUS TRUST ADDITION TO TAURUS TRUST PLAT BOOK 71, PAGE 13 SITUATED ON RUNNYMEADE DR. TUSCARORA ELECTION DISTRICT No. 21 FREDERICK COUNTY, MARYLAND

SCALE: 1" = 60'
INITIAL DWG DATE: JUNE, 2014
SHEET 1 OF 1
LPC PROJECT NO. 00XX-XX
DMW PROJECT NO. 13709

NOV 12 2014
REVIEW DEPT