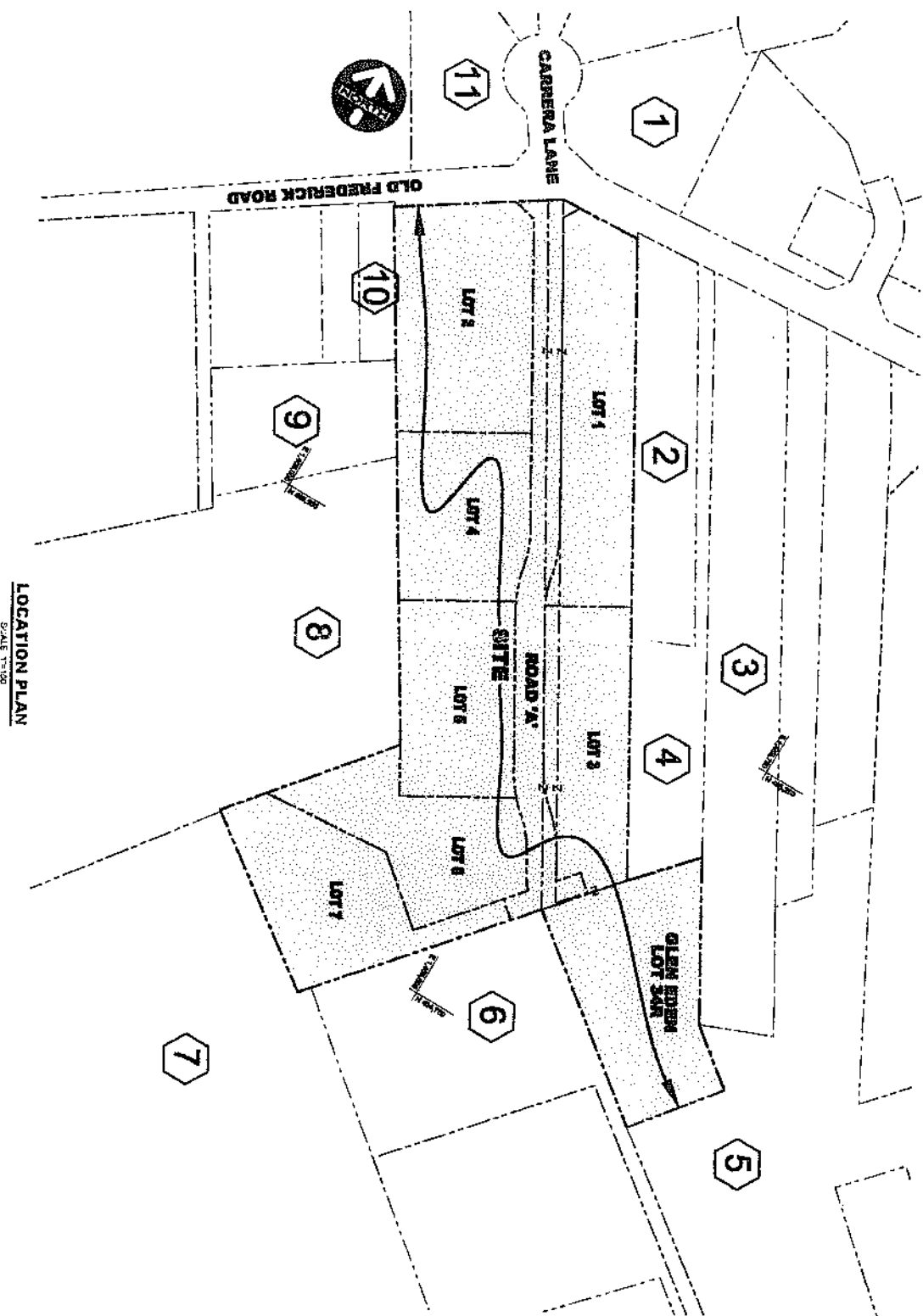


OLD FREDERICK ROAD MODIFICATION PLAN

ADJACENT OWNER INFORMATION

- 1 SHAWN E. SHOULTZ 15314 GORDY
1501 CARRERA LANE
ANNOD MD 21012
L 1548 F 483
ZONING R-1
- 2 DAVAL L. HILLARY
4301 FREDERICK RD
ANNOD MD 21012
L 1548 F 483
ZONING R-1
- 3 JONATHAN W. WILSON
P.O. BOX 1071
ANNOD MD 21012
L 1548 F 483
ZONING R-1
- 4 JOHN H. HILLARY
4301 FREDERICK RD
ANNOD MD 21012
L 1548 F 483
ZONING R-1
- 5 C.R. PROPERTY COMPANY
P.O. BOX 1071
ANNOD MD 21012
L 1548 F 483
ZONING R-1
- 6 JEFFREY S. LESHA
3850 FREDERICK RD
ANNOD MD 21012
L 1548 F 483
ZONING R-1
- 7 FIRST UNITED REFORMATION
CHURCH OF ANNODUS M.D. INC.
P.O. BOX 278
ANNOD MD 21012
L 1548 F 483
ZONING R-1
- 8 EAST UNITED REFORMATION
CHURCH OF ANNODUS M.D. INC.
P.O. BOX 278
ANNOD MD 21012
L 1548 F 483
ZONING R-1
- 9 FIRST UNITED REFORMATION
CHURCH OF ANNODUS M.D. INC.
P.O. BOX 278
ANNOD MD 21012
L 1548 F 483
ZONING R-1
- 10 MICHAEL G. CARLIS & S
CONCRETE CONCRETE
37 OLD FREDERICK RD
ANNOD MD 21012
L 1548 F 483
ZONING R-1
- 11 GUSIAK, MICHAEL
722 FREDERICK RD
ANNOD MD 21012
L 1548 F 483
ZONING R-1



LEGEND

- EXISTING ROADWAY
- ADJACENT PROPERTY L.S.R.
- EXISTING SITE AREA

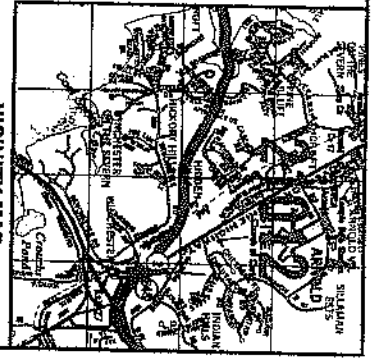
AREA TABULATIONS

EXISTING ZONING		PROPOSED ZONING	
TOTAL SITE AREA	411,480 S.F.	R-1	9.45 AC
TOTAL CRITICAL AREA (RCA) AND DISTURBANCE	0 S.F.	R-1	0.00 AC
TOTAL FLOODPLAIN AREA	0 S.F.	R-1	0.00 AC
TOTAL WETLAND AREA OUTSIDE FLOODPLAIN	0 S.F.	R-1	0.00 AC
TOTAL NET SITE AREA	411,480 S.F.	R-1	9.45 AC
NET DENSITY PERMITTED	10 UNITS / LOT	R-1	9.45 AC
NET DENSITY PROPOSED	5 INDIVIDUAL LOTS	R-1	9.45 AC

TOTAL NUMBER OF PROPOSED LOTS		TOTAL NUMBER OF EXISTING LOTS	
TOTAL LOTS	5 LOTS	3 LOTS	3 LOTS
TOTAL LOT AREA	370,402 S.F.	51,991 S.F.	1,19 AC
EXISTING LOT 1	56,824 S.F.	56,824 S.F.	1.22 AC
EXISTING LOT 2	208,363 S.F.	208,363 S.F.	4.78 AC
PROPOSED LOTS	41,675 S.F.	41,675 S.F.	0.95 AC
AVERAGE S.F. / LOT AREA (SINGLE & FAMILY LOT)	40,210 S.F.	40,210 S.F.	0.92 AC
MINIMUM S.F. / LOT AREA (SINGLE & FAMILY LOT)			

TOTAL RECREATION AREA		TOTAL ACTIVE REC AREA	
REQUIRED	5,000 S.F.	2,500 S.F.	0.06 AC
PROVIDED	2,500 S.F.	2,500 S.F.	0.06 AC
TOTAL ACTIVE REC AREA	2,500 S.F.	2,500 S.F.	0.06 AC
TOTAL NONACTIVE REC AREA	0 S.F.	0 S.F.	0.00 AC
TOTAL ACTIVE REC AREA (FCR+1.48)	91,727 S.F.	91,727 S.F.	2.11 AC
TOTAL NONACTIVE REC AREA (FCR+1.48)	0 S.F.	0 S.F.	0.00 AC
TOTAL OPEN SPACE AREA	181,849 S.F.	181,849 S.F.	2.34 AC
TOTAL REQUIRED (30% OF SITE)	0 S.F.	0 S.F.	0.00 AC
TOTAL PROVIDED	0 S.F.	0 S.F.	0.00 AC
TOTAL PUBLIC RIGHT-OF-WAY AREA	41,067 S.F.	41,067 S.F.	0.94 AC
TOTAL PROVIDED	41,067 S.F.	41,067 S.F.	0.94 AC
TOTAL CONSERVATION PROPERTY	91,727 S.F.	91,727 S.F.	2.11 AC
TOTAL PROVIDED	91,727 S.F.	91,727 S.F.	2.11 AC
CONSERVATION PROPERTY #1	20,387 S.F.	20,387 S.F.	0.47 AC
CONSERVATION PROPERTY #2	11,816 S.F.	11,816 S.F.	0.27 AC
CONSERVATION PROPERTY #3	59,524 S.F.	59,524 S.F.	1.37 AC

NOTE: THE TOTAL OPEN SPACE REQUIRED FOR THE SITE IS BASED ON THE TOTAL SITE AREA LESS THE AREA OF LOT 34.



OWNERS(S) / DEVELOPER:	
DESIGNED	MPD '07
DRAWN	KAS '07
CHECKED	STA '07
APPROVED	STA '07

REVISIONS			
DATE	DESCRIPTION	APPROVED	DATE

DFI
ENGINEERS & ARCHITECTS
CONSTRUCTION MANAGEMENT
137 BUSINESS PARK
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-308-2100 FAX 443-308-2108

MODIFICATION PLAN - LOCATION PLAN
OLD FREDERICK ROAD
5 SINGLE FAMILY HOMES
TAY HAP 39 BLOCK 24 PARCELS 261, 261 & 265
SCALE 1"=40'
OCTOBER 2017
ZONING R-1
2ND CODE 2102
ANNE ARUNDEL COUNTY MARYLAND

SHEET
1
OF
2