



COMMUNITY CENTER RECREATION

113 SFA 18' WIDE

29 SFA 24' WIDE

106 SFA 20' WIDE

74 SFA 20' WIDE

35 SFA 22' WIDE

Notes:

The exact location of the 60 foot wide public water main (Baltimore City) that crosses the property will need to be accurately located. Please note that construction drawings indicate that the 105 inch main may have fairly shallow cover, which could be a limitation relative to proposed public roads crossing or paralleling the water main.
 Forest/Stream buffers are approximate and need to be confirmed by an environmental specialist.
 Floodplain limits are approximate.
 Townhouses may be front loaded garages, or may have parking in surface lots.
 Forest conservation requirements to be computed and determined by an environmental specialist.
 Storm water management facilities are to be provided in accordance with the 2011 ESD requirements. It is assumed that vegetated swales, bioretention, bioinfiltration, and other facilities will be utilized in the open space areas.
 Three active recreation facilities are anticipated and labeled on the Schematic Plan. A Community Center has been located at the main entrance to the site from White Marsh Road. The amount of recreation area provided will be computed at grading plan stage, as it must meet gradient requirements.

Proposed program:

SINGLE FAMILY DETACHED	
50' x 50' homes	48 lots
70' by 100' lots	
Single family attached	
18' x 36' homes	113 lots
20' x 40' homes	180 lots
22' x 50' homes	35 lots
24' x 40' homes	29 lots
TOTAL LOTS	405 lots

**SCHEMATIC PLAN
DIETER
PROPERTY
WHITE MARSH, MARYLAND**

PREPARED BY:
 Moser Consulting
 501 West University Parkway, 2B
 Baltimore, MD 21210
 410 889-0599
 email: moserconsulting@verizon.net
 Scale 1" = 100'

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