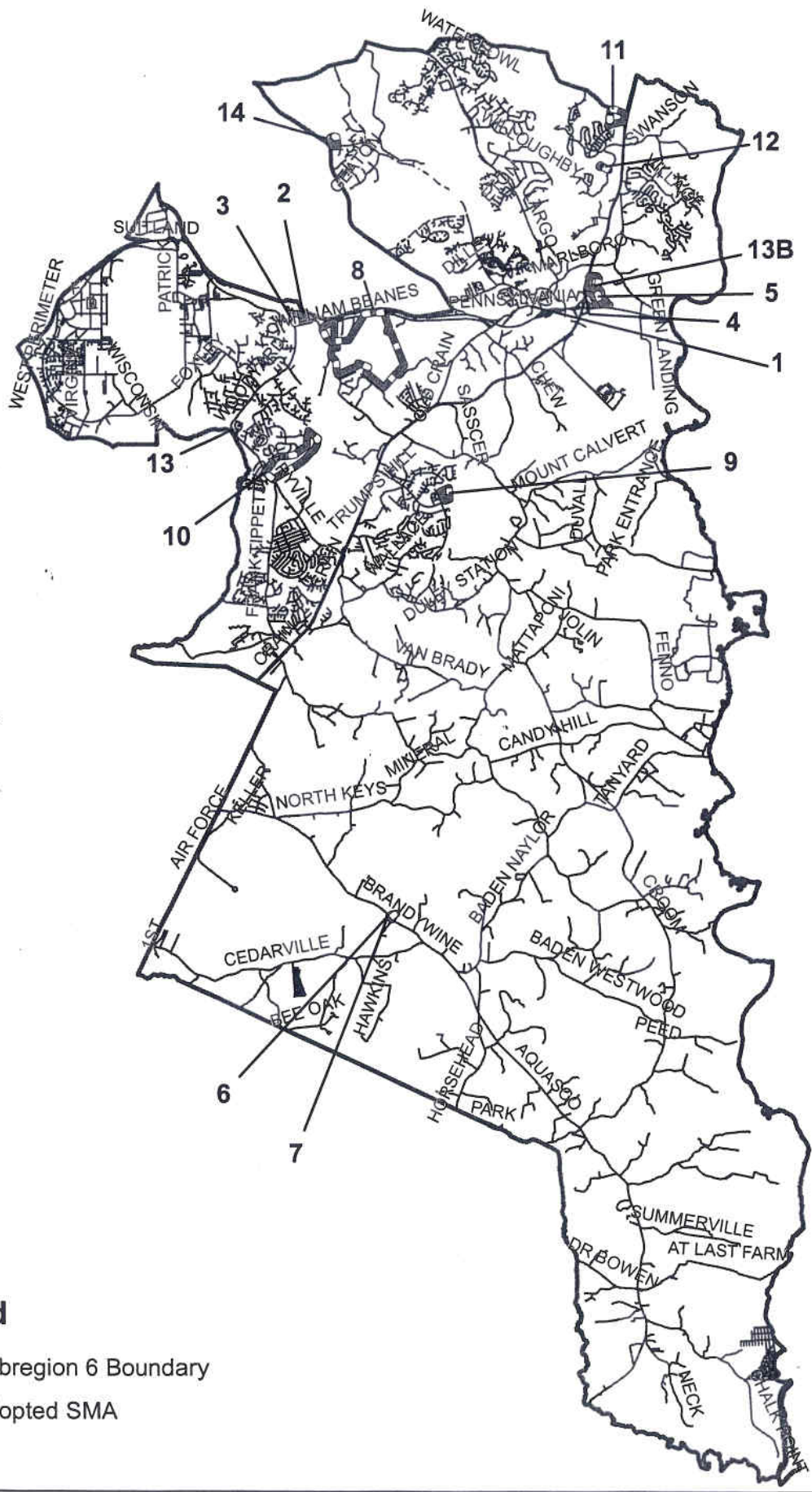


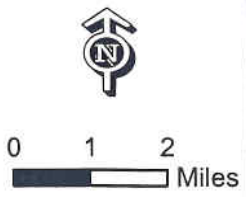


CR - 62 - 2009 Subregion 6 Master Plan and SMA

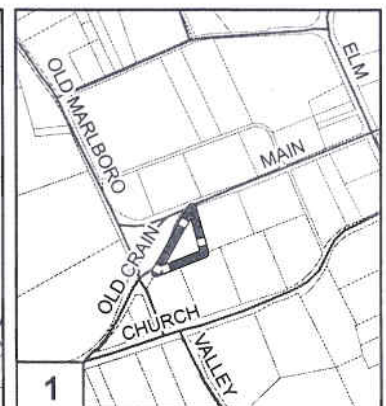
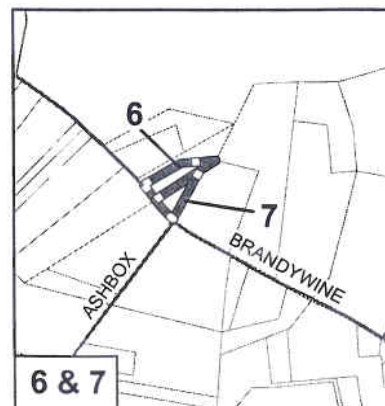
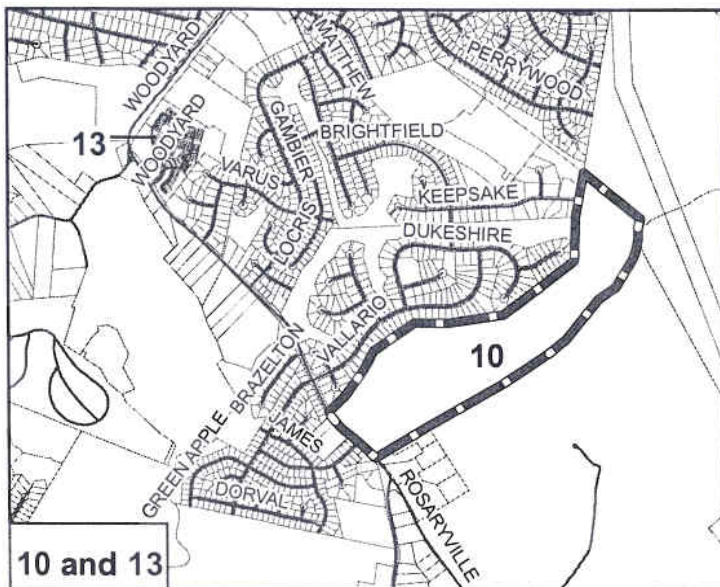
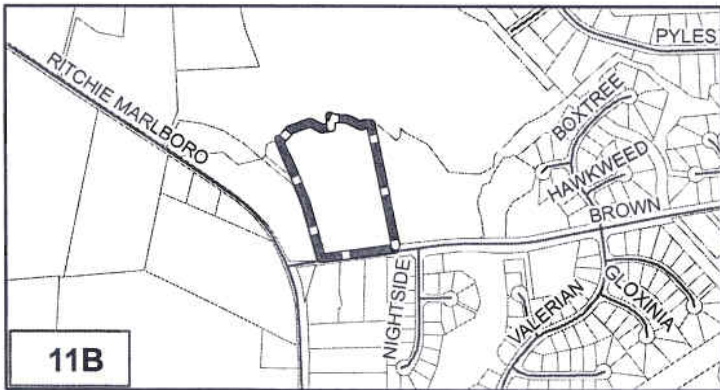
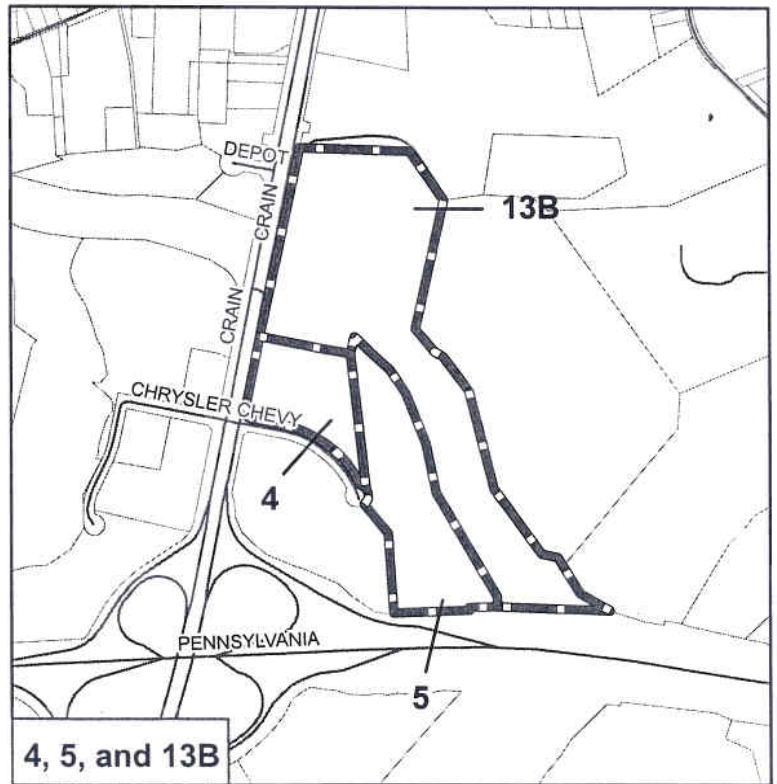
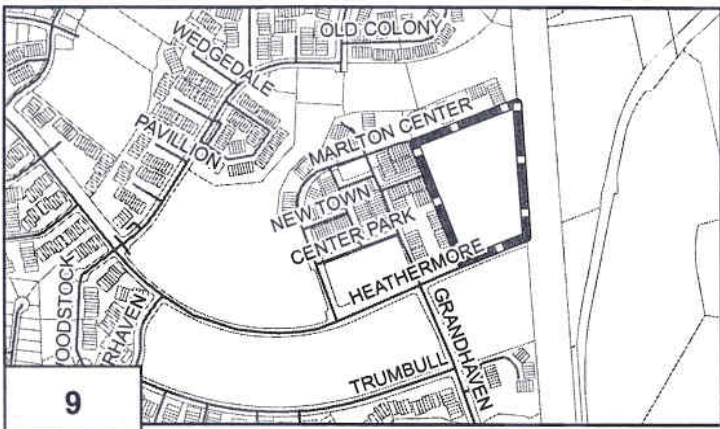
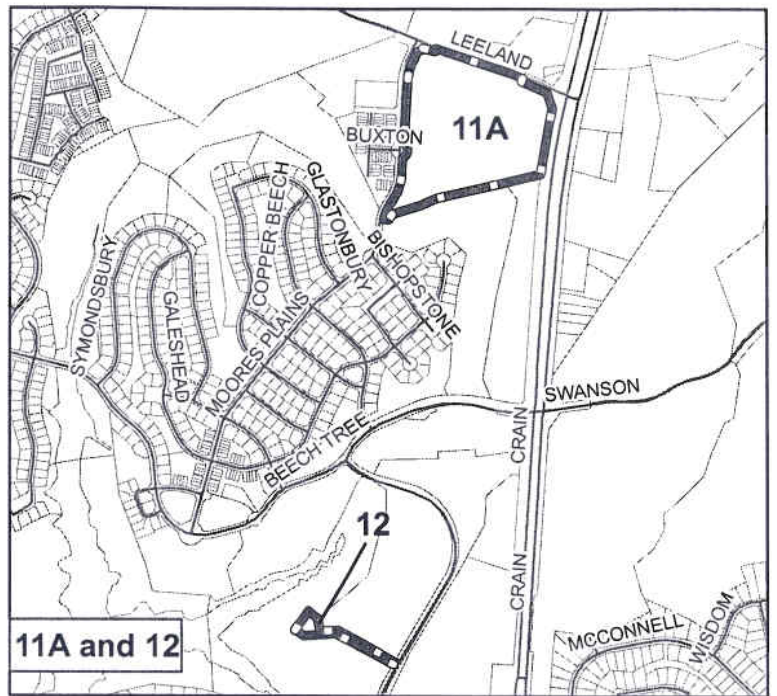
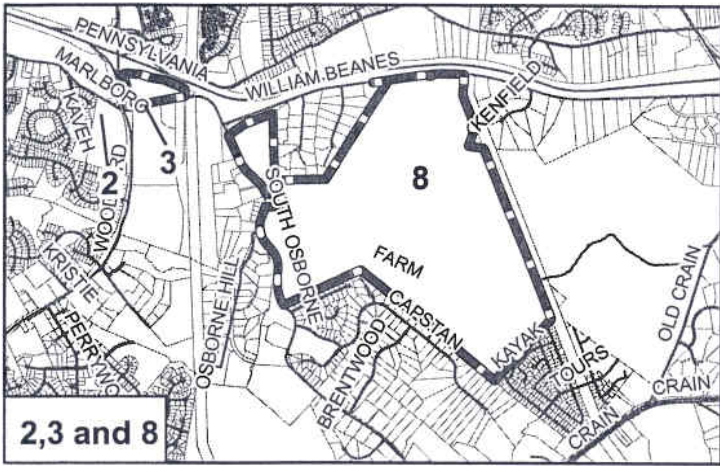


Legend

-  Subregion 6 Boundary
-  Adopted SMA



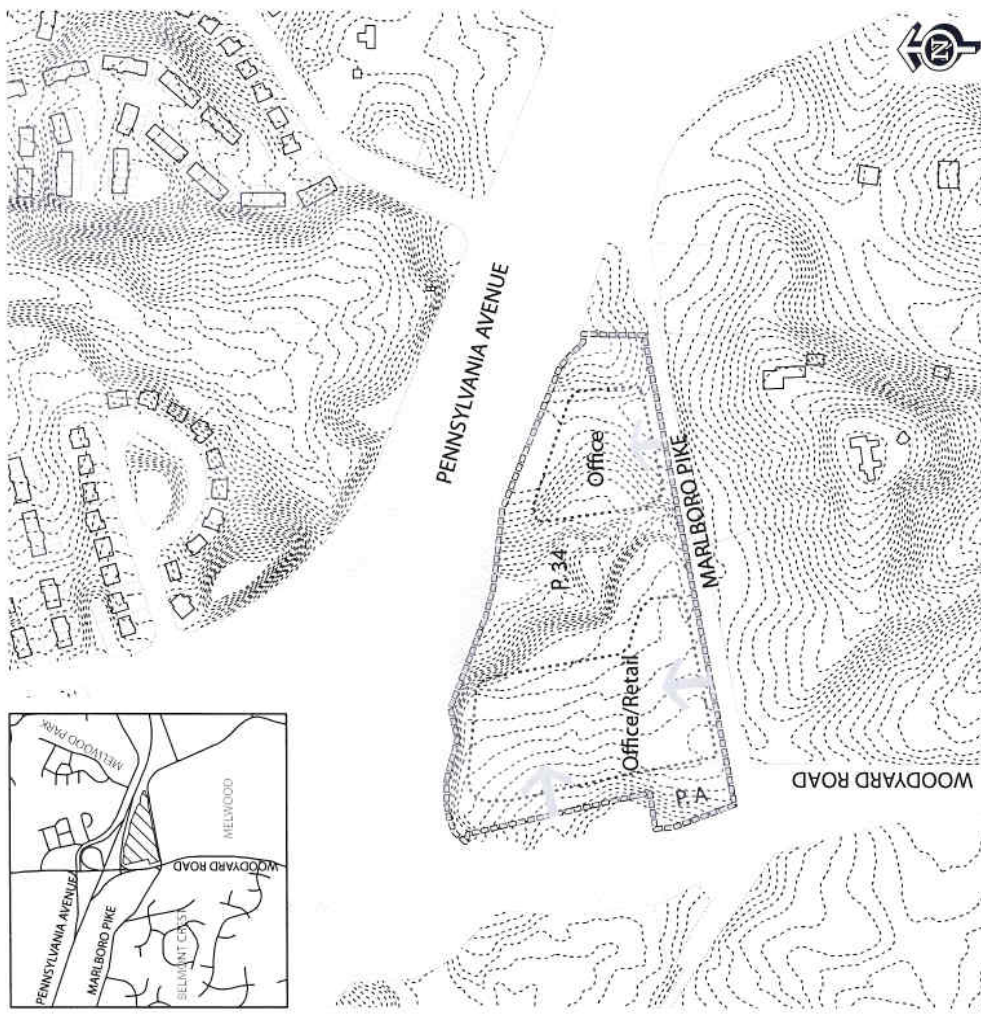
CR - 62 - 2009 Subregion 6 Master Plan and SMA



CR-62-2009 Attachment A

Properties within Amendments 2 and 3

L-A-C Basic Plan



General Notes

1 Topographic base map is based on the following:
 A. Digital Source: The Maryland-National Capital Park and Planning Commission, March 2001.

Site Notes

Zoning: Current O-5
 L-A-C
 100/R3/Parcel 34
 Tax Map/GRID/Parcel: 208SE09
 200 MAP#:
 Sewer: Category W-4
 Water: Category W-4
 Zoning: Current C-O
 L-A-C
 100/R4/Parcel A
 Tax Map/GRID/Parcel: 208SE09
 200 MAP#:
 Sewer: Category S-3
 Water: Category W-3

Parcel A and 34

O-5 Zone 71 ac (+)
 C-O Zone 15.32 ac (+)
 Total 16.03 ac (+)

L-A-C Zoning

Total Area* 16.03 ac (+)
 Development Area* 13.41 ac(+)

* RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES BASED ON TOTAL L-A-C AREA.

Building & Lot restrictions	TH	MF	All Other
Minimum Building Width	20 ft.		
Minimum lot area	1,800 SF		
Minimum gross living area	1,250 SF		
Maximum building height	6'		80ft.
Minimum units/building group			
Minimum units w/masonry	60%		
Front facades	Rear Loaded**		
Garage parking			
Maximum percentage of Total dwelling units	40%		30%

* Except as provided in section 27-433 (d) (2) of the zoning ordinance

** Garage parking within all building groups shall be provided in rear-loaded garages except where the rear of the units are located along open space areas along the perimeter of the development area or areas of steep topography.

L-A-C Village Center General Standards

Minimum tract size 10 adjoining gross ac.
 Base residential density 10 du/gross resid. ac.
 Max. residential density 15 du/gross resid.
 Base commercial intensity 0.2 FAR 0.2 FAR
 Max. commercial intensity 0.64 FAR
 Max. mixed retirement development density 8 du/gross ac.

LEGEND

- L-A-C BOUNDARY
- DEVELOPMENT AREAS

VEHICULAR ACCESS



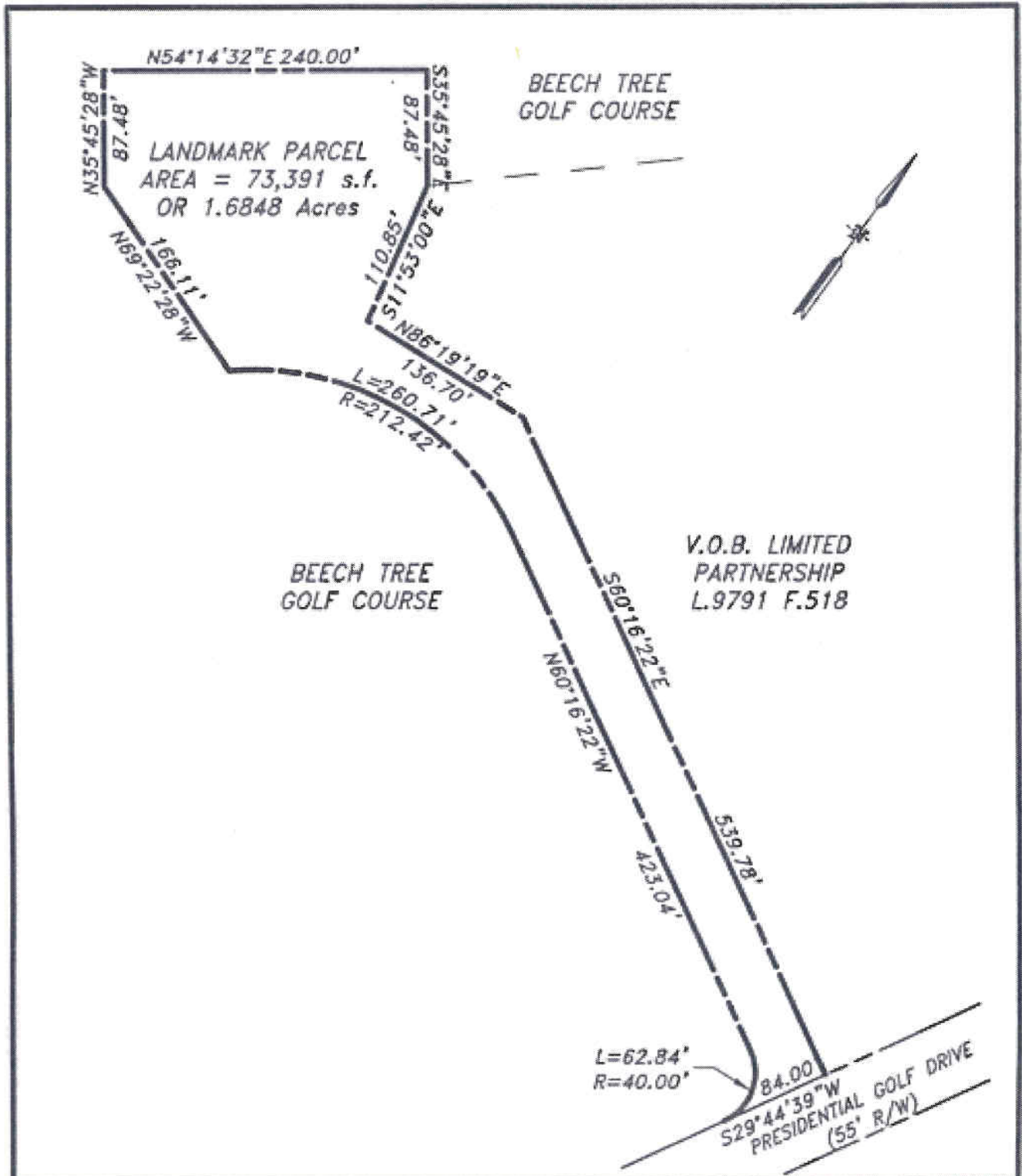
1 inch = 375 feet

CR-62-2009 **Attachment B**
Properties within Amendment 8 for rezoning

ATTACHMENT B

Parcel/Lot	Tax Map/Grid	Tax Acct #	Acres	Ag Tax Acct #	Ag Acres	Total Acreage
Parcel 2	109-F1	1785294	1	1785302	108.76	
Parcel 3	109-F1	1731850	1.234			
Parcel 4	109-F1	1731835	2.06			
Parcel 9	100-E3	1724103	1	1724111	257.8817	
Parcel 14	100-C4	1780170	5			
Parcel 15	100-D4	1780162	36.17			
Parcel 19	100-C4	1779941	1	1779958	63.532	
Parcel 31	109-F1	1786300	0.4983			
Parcel 31	100-D4	1736206	2	1736214	73.76	
Parcel 32	109-F1	1786797	0.4982			
Parcel 42 (part of)	110-A1	1724053	16.95			
Parcel 45	109-E1	1785344	1	1785351	37.0041	
Parcel 50	109-E1	1785369	1	1785377	1.0964	
Parcel 51	109-E1	1785385	1	1785393	1.0637	
Parcel 55	109-E1	1785401	1	1785419	2.2849	
Parcel 57	109-D1	1727056	5.26			
Parcel 87	109-E1	1785328	1	1785336	4.9267	
Parcel 90	109-F1			2834430	40.38	
Parcel 96	109-E1	3238680	1	3422359	1.0033	
Parcel 104	109-F1			3841624	2.02	
Lot 1	109-F1			1785310	2.1009	
Lot 1	100-D3	1781533	2.0013			
Totals			80.6718		595.8137	676.4855

CR-62-2009 Attachment C
 Property within Amendment 12 for rezoning



GPI GREENMAN-PEDERSEN, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
 10977 GULFORD ROAD ANNAPOLIS JUNCTION, MD 20701
 WASH. (301) 470-2772 BALT. (410) 880-3055
 FAX: (301) 490-2649 www.gpinet.com

**LANDMARK PARCEL
 SKETCH OF THE LAND**

DRAWN BY: NRB
 SCALE: 1"=100'
 DATE: FEB., 2009
 JOB NO. 97179
 PROJECT: BEECH TREE

CR -62- 2009 Attachment D
Properties within Amendment 13 for retaining existing zoning

Parcel/Lot	TaxMap/Grid	Tax Acct #	Acres
1	108-E3	3075371	0.0496
2	108-E3	3075389	0.0367
3	108-E3	3075397	0.0367
4	108-E3	3075405	0.0491
5	108-E3	3075413	0.0496
6	108-E3	3075421	0.0367
7	108-E3	3075439	0.0367
8	108-E3	3075447	0.0367
9	108-E3	3075454	0.0367
10	108-E3	3075462	0.0367
11	108-E3	3075470	0.0496
12	108-E3	3075488	0.0496
13	108-E3	3075496	0.0367
14	108-E3	3075504	0.0367
15	108-E3	3075512	0.0372
16	108-E3	3075520	0.0386
17	108-E3	3075538	0.0524
18	108-E3	3075793	0.0459
19	108-E3	3075801	0.0367
20	108-E3	3075819	0.0367
21	108-E3	3075827	0.0367
22	108-E3	3075835	0.0367
23	108-E3	3075843	0.0367
24	108-E3	3075850	0.0367
25	108-E3	3075868	0.0496
26	108-E3	3075876	0.0496
27	108-E3	3075884	0.0367
28	108-E3	3075892	0.0367
29	108-E3	3075900	0.0367
30	108-E3	3075918	0.0367
31	108-E3	3075926	0.0496
32	108-E3	3076130	0.0506
33	108-E3	3076148	0.0391
34	108-E3	3076155	0.0408
35	108-E3	3076163	0.0403
36	108-E3	3076171	0.0535
37	108-E3	3076189	0.0496
38	108-E3	3076197	0.0367
39	108-E3	3076205	0.0367
40	108-E3	3076213	0.0367
41	108-E3	3076221	0.0367
42	108-E3	3076239	0.0367
43	108-E3	3076247	0.0367
44	108-E3	3076254	0.0496

CR -62- 2009 Attachment D**Properties within Amendment 13 for retaining existing zoning**

Parcel/Lot	TaxMap/Grid	Tax Acct #	Acres
45	108-E3	3076718	0.0466
46	108-E3	3076726	0.0344
47	108-E3	3076734	0.0344
48	108-E3	3076742	0.0344
49	108-E3	3076759	0.045
50	108-E3	3076767	0.046
51	108-E3	3076775	0.0344
52	108-E3	3076783	0.0344
53	108-E3	3076791	0.0344
54	108-E3	3076809	0.0453
55	108-E3	3076817	0.0494
56	108-E3	3076825	0.0367
57	108-E3	3076833	0.0367
58	108-E3	3076841	0.0367
59	108-E3	3076858	0.0494
60	108-E3	3076262	0.0425
61	108-E3	3076270	0.0344
62	108-E3	3076288	0.0344
63	108-E3	3076296	0.0429
64	108-E3	3076304	0.043
65	108-E3	3076312	0.0344
66	108-E3	3076320	0.0344
67	108-E3	3076338	0.0343
68	108-E3	3076346	0.0417
69	108-E3	3075934	0.043
70	108-E3	3075942	0.0344
71	108-E3	3075959	0.0344
72	108-E3	3075967	0.0344
73	108-E3	3075975	0.0344
74	108-E3	3075983	0.043
75	108-E3	3075991	0.043
76	108-E3	3076007	0.0344
77	108-E3	3076015	0.0344
78	108-E3	3076023	0.0344
79	108-E3	3076031	0.0344
80	108-E3	3076049	0.043
81	108-E3	3075546	0.0496
82	108-E3	3075553	0.0367
83	108-E3	3075561	0.0367
84	108-E3	3075579	0.0367
85	108-E3	3075587	0.0367
86	108-E3	3075595	0.0496
87	108-E3	3076056	0.0496
88	108-E3	3076064	0.0367
89	108-E3	3076072	0.0367
90	108-E3	3076080	0.0367

CR -62- 2009 Attachment D
Properties within Amendment 13 for retaining existing zoning

Parcel/Lot	TaxMap/Grid	Tax Acct #	Acres
91	108-E3	3076098	0.0367
92	108-E3	3076106	0.0459
93	108-E3	3076353	0.043
94	108-E3	3076361	0.0344
95	108-E3	3076379	0.0344
96	108-E3	3076387	0.0344
97	108-E3	3076395	0.0344
98	108-E3	3076403	0.0344
99	108-E3	3076411	0.043
100	108-E3	3076486	0.043
101	108-E3	3076494	0.0344
102	108-E3	3076502	0.0344
103	108-E3	3076510	0.0344
104	108-E3	3076528	0.0344
105	108-E3	3076536	0.0344
106	108-E3	3076544	0.043
107	108-E3	3075603	0.043
108	108-E3	3075611	0.0344
109	108-E3	3075629	0.0344
110	108-E3	3075637	0.0344
111	108-E3	3075645	0.0344
112	108-E3	3075652	0.0344
113	108-E3	3075660	0.0344
114	108-E3	3075678	0.043
115	108-E3	3075686	0.0494
116	108-E3	3075694	0.0367
117	108-E3	3075702	0.0367
118	108-E3	3075710	0.0367
119	108-E3	3075728	0.0496
120	108-E3	3075736	0.0496
121	108-E3	3075744	0.0367
122	108-E3	3075751	0.0367
123	108-E3	3075769	0.0367
124	108-E3	3075777	0.0496
125	108-E3	3076551	0.0496
126	108-E3	3076569	0.0367
127	108-E3	3076577	0.0367
128	108-E3	3076585	0.0367
129	108-E3	3076593	0.0496
130	108-E3	3076601	0.0493
131	108-E3	3076619	0.0367
132	108-E3	3076627	0.0367
133	108-E3	3076635	0.0367
134	108-E3	3076643	0.0367
135	108-E3	3076650	0.0496
136	108-E3	3076668	0.043

CR -62- 2009 Attachment D
Properties within Amendment 13 for retaining existing zoning

Parcel/Lot	TaxMap/Grid	Tax Acct #	Acres
137	108-E3	3076676	0.0344
138	108-E3	3076684	0.0344
139	108-E3	3076692	0.043
140	108-E3	3076429	0.043
141	108-E3	3076437	0.0344
142	108-E3	3076445	0.0344
143	108-E3	3076452	0.0429
PARCEL A	108-E3	3075785	3.65
PARCEL B	108-E3	3076114	1.5
PARCEL D	108-E3	3076460	1.79
PARCEL E	108-E3	3076700	3.87
PARCEL F	108-E3	3076874	2.76
PARCEL G	108-E3	3076866	1
Total			20.2484

CR -62- 2009 Attachment E
Properties within Amendment 15 for removal from the Rural Tier

Parcel/Lot	Tax Map/Grid	Tax Acct #	Acres	Ag Tax Acct #	Ag Acres	Total Acreage
Parcel 2	109-F1	1785294	1	1785302	108.76	
Parcel 3	109-F1	1731850	1.234			
Parcel 4	109-F1	1731835	2.06			
Parcel 9	100-E3	1724103	1	1724111	257.8817	
Parcel 31	109-F1	1786300	0.4983			
Parcel 31	100-D4	1736206	2	1736214	73.76	
Parcel 32	109-F1	1786797	0.4982			
Parcel 42 (part of)	110-A1	1724053	16.95			
Parcel 45	109-E1	1785344	1	1785351	37.0041	
Parcel 50	109-E1	1785369	1	1785377	1.0964	
Parcel 51	109-E1	1785385	1	1785393	1.0637	
Parcel 57	109-D1	1727056	5.26			
Parcel 87	109-E1	1785328	1	1785336	4.9267	
Parcel 90	109-F1			2834430	40.38	
Parcel 96	109-E1	3238680	1	3422359	1.0033	
Parcel 104	109-F1			3841624	2.02	
Lot 1	100-D3	1781533	2.0013			
Totals			37.5018		527.8959	565.3977