

NOTES

- 1. No direct access to any residential lots shall be permitted from White House Road or Harry S Truman Drive.
- 2. The minimum lot size shall be 6,000 SF in Development Envelopes A thru D and 10,000 SF in Development Envelope E.
- 3. A 50 foot non-disturbance buffer shall be provided along the east and south boundaries extending to the east side of Harry S Truman Drive and shall include a six foot high black vinyl clad chain-link fence.
- 4. The minimum 50 foot non-disturbance buffers along the east and south boundaries shall apply along both sides of all streams and shall be expanded to include the 100 year floodplain, wetlands, steep slopes and soils with erodibility factors of 0.35 and greater. Such buffers shall be approved by the Natural Resources Division prior to Specific Design Plan, Phase III. Additional screen plantings may be required to provide adequate screening, to be approved by the Urban Design Section.
- 5. All remaining conditions and considerations adopted by the District Council pursuant to Zoning Ordinance No. 50-1991 and Zoning Ordinance No. 51-1991 shall be addressed and satisfied at the appropriate stage of the development process.

Maureen Eggs McNeil
Maureen Eggs McNeil, CAP, 2012 10.23.001

October 26., 2022

A-9802-C

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J-118

LEGEND

- DEVELOPMENT ENVELOPE SINGLE FAMILY DETACHED
- PROPOSED STORMWATER MANAGEMENT AREA
- RECREATION AREA
- APPROXIMATE EDGE OF OPEN SPACE ENVELOPE
- PRIMARY RESIDENTIAL STREET
- MAJOR VEHICULAR ACCESS POINT TO SITE
- MINOR VEHICULAR ACCESS POINT WITHIN SITE
- 100 YEAR FLOODPLAIN BOUNDARY
- CONTOUR LINES (5 FT. INTERVAL)
- SCHEMATIC PEDESTRIAN TRAIL LOCATION (15 Station Exer-Trail)

SCALE (In Feet)



Additional Proposed Recreation Facilities

OPA	Open Play Area
BC	Basketball Court
TL	Tot Lot
SA	Sitting Area
PA	Picnic Area

Note: 3.3 acres to be provided for recreation including exer-trail & pedestrian trail

SOURCE : M-NCP&PC TRANSPORTATION PLANNING DIVISION

NOTE : BOUNDARY, TOPO AND FLOODPLAIN LOCATION ARE FROM DATA PROVIDED BY DEMBERRY & DAVIS

SITE DATA

APPROVED ZONING : CDZ / RS 1.6 - 2.6

LAND USE QUANTITIES:

- GROSS AREA : +/-62.9 ACRES
- AREA OF 100 YEAR FLOODPLAIN : +/-10.2 ACRES
- NET CDZ AREA : +/-57.9 ACRES
- DENSITY RANGE PERMITTED : 1.6 - 2.18 DU/AC (92 TO 126 DWELLING UNITS)

LAND USE TYPES:

- SINGLE-FAMILY DETACHED DWELLINGS, OPEN SPACE, PUBLIC AND PRIVATE RECREATIONAL AREAS, PERMITTED ACCESSORY USES

THIS PLAN REVISED FEBRUARY 12, 1992 ; MAY 15, 1992 ; JUNE 8, 1992 ; JUNE 9, 1992 ; JULY 23, 1992

BASIC PLAN

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