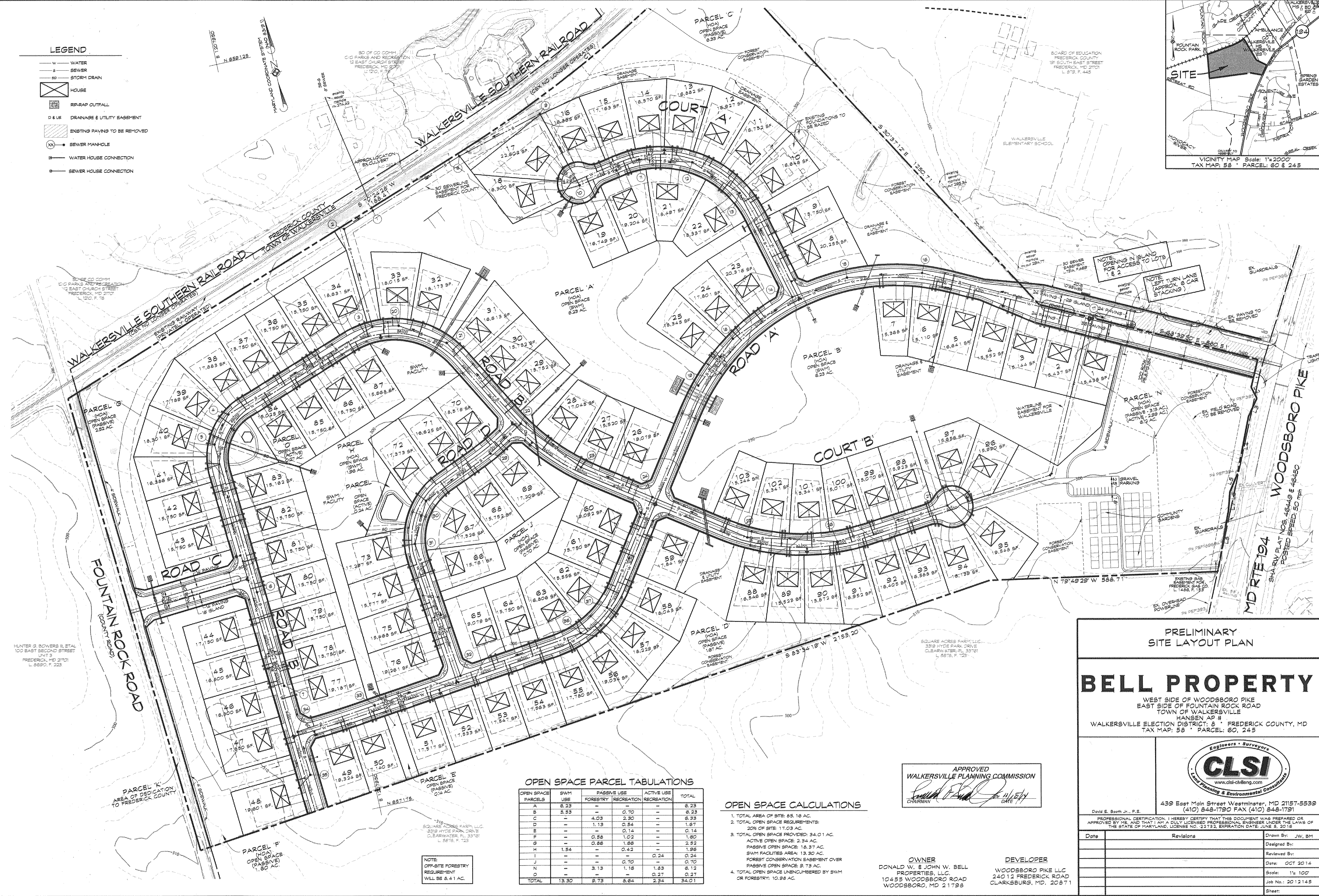
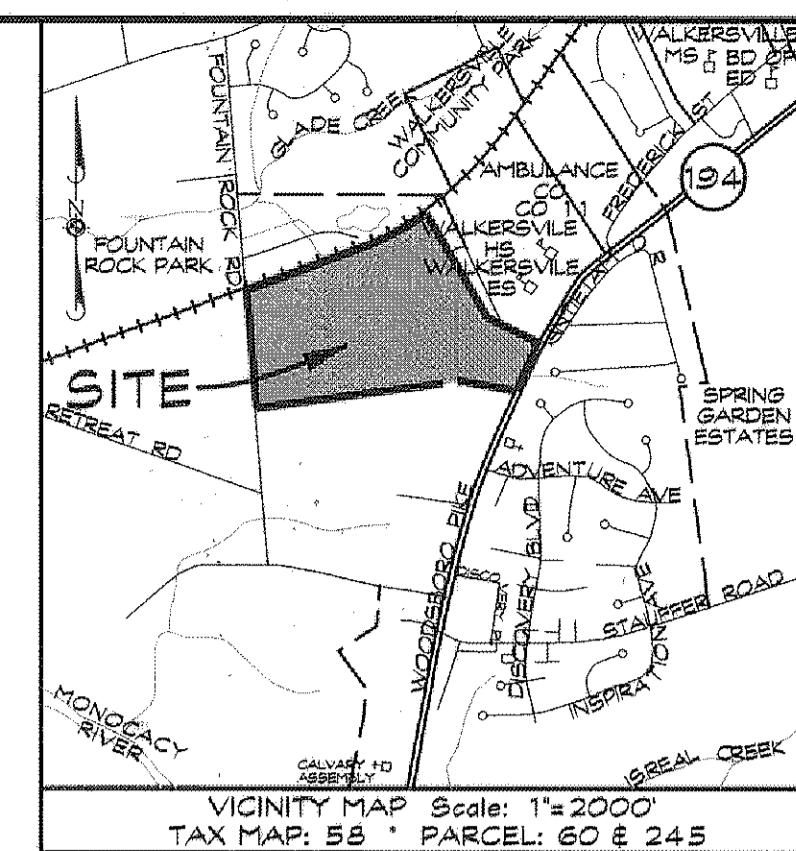


**LEGEND**

- W — WATER
- S — SEWER
- SD — STORM DRAIN
- ⊗ HOUSE
- ⊗ RIP-RAP OUTFALL
- D & U E DRAINAGE & UTILITY EASEMENT
- ▨ EXISTING PAVING TO BE REMOVED
- ⊙ SEWER MANHOLE
- W — WATER HOUSE CONNECTION
- S — SEWER HOUSE CONNECTION



**OPEN SPACE PARCEL TABULATIONS**

OPEN SPACE PARCELS	SWM USE	PASSIVE USE FORESTRY	RECREATION	ACTIVE USE RECREATION	TOTAL
A	6.23	—	0.70	—	6.93
B	5.53	—	0.70	—	6.23
C	—	4.03	2.30	—	6.33
D	—	1.13	0.54	—	1.67
E	—	—	0.14	—	0.14
F	—	0.58	1.02	—	1.60
G	—	0.88	1.88	—	2.76
H	1.54	—	0.42	—	1.96
I	—	—	0.24	0.24	0.48
J	—	—	0.70	—	0.70
N	—	3.13	1.18	1.83	6.14
O	—	—	—	0.27	0.27
<b>TOTAL</b>	<b>13.30</b>	<b>9.73</b>	<b>8.64</b>	<b>2.34</b>	<b>34.01</b>

**OPEN SPACE CALCULATIONS**

- TOTAL AREA OF SITE: 65.18 AC.
- TOTAL OPEN SPACE REQUIREMENTS: 20% OF SITE: 13.04 AC.
- TOTAL OPEN SPACE PROVIDED: 34.01 AC.  
ACTIVE OPEN SPACE: 2.34 AC.  
PASSIVE OPEN SPACE: 16.37 AC.  
SWM FACILITIES AREA: 13.30 AC.  
FOREST CONSERVATION EASEMENT OVER PASSIVE OPEN SPACE: 2.73 AC.
- TOTAL OPEN SPACE UNCOMPLETED BY SWM OR FORESTRY: 10.98 AC.

APPROVED  
WALKERSVILLE PLANNING COMMISSION  
*[Signature]*  
CHAIRMAN DATE: 11/15/14

**OWNER**  
DONALD W. & JOHN W. BELL  
PROPERTIES, LLC.  
10455 WOODSBORO ROAD  
WOODSBORO, MD 21798

**DEVELOPER**  
WOODSBORO PIKE LLC  
240 12 FREDERICK ROAD  
CLARKSBURG, MD. 20871

**PRELIMINARY SITE LAYOUT PLAN**

**BELL PROPERTY**

WEST SIDE OF WOODSBORO PIKE  
EAST SIDE OF FOUNTAIN ROCK ROAD  
TOWN OF WALKERSVILLE

HANSEN AP #  
WALKERSVILLE ELECTION DISTRICT: 8 FREDERICK COUNTY, MD  
TAX MAP: 58 PARCEL: 60, 245



430 East Main Street Westminister, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 22783, EXPIRATION DATE: JUNE 5, 2016

Date	Revisions	Drawn By: JW, BM
		Designed By:
		Reviewed By:
		Date: OCT 2014
		Scale: 1"=100'
		Job No.: 201214.8
		Sheet:

CAD Drawing File Name: