

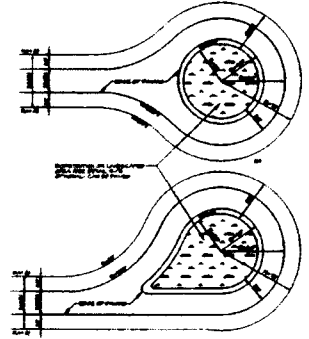
**LOCATION MAP**  
SCALE: 1" = 3000'

**SITE DATA**

- OWNER:** ADREY & SUE BROOME, CAROL & THOMAS A. LYNN AND CHRISTIE L. BRINK, 300 BLOOMFIELD FARM LANE, CHARLESTOWN, MD 21037-2814. (T) 301 PARCEL 101 (S) 283 282 281 280
- DEVELOPER:** 408 L.L.C., 22 LAWRENCE DEVELOPMENT CO., P.O. BOX 678, BEL AIR, MARYLAND 21034. (T) 410 381-1200. (F) 410 381-1201. (C) 410 381-1202.
- PLAN PREPARED BY:** MORRIS & RITCHE ASSOCIATES, INC., 3445-A BOX MILL CORPORATE CENTER DRIVE, ARMDOR, MARYLAND 21004.
- EXISTING ZONING:** RR-874 (COMMUNITY FACILITIES) (R-2) (TOWN OF CHARLESTOWN)
- TOTAL ACRES:** 108.28 AC.
- CO-THRU OPEN SPACE:** TOTAL ACRES REQUIRED = NOT SPECIFICALLY REQUIRED. TOTAL ACRES PROVIDED = 21.04 AC.
- TOTAL NUMBER OF LOTS SHOWN:** 300 SINGLE FAMILY DETACHED.
- DENSITY:** PERMITTED: 47.6 BU./AC. (20,000 S.F. PER FAMILY). PROPOSED: 300 S.F./AC. (1,875 S.F./LOT).
- PARKING:** REQUIRED: 404 SPACES (2 PER DU). PROVIDED: 404 SPACES (2 PER LOT).
- THIS SITE IS NOT IMPACTED BY A 100 YEAR FLOODPLAIN AS EVIDENCED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 24004 0007A AND 24004 0008A, EFFECTIVE DATE APRIL 4, 1985.**
- SOURCE OF TOPOGRAPHY:** AERIAL TOPOGRAPHY PROVIDED BY MCGRAW.
- THIS COMMUNITY IS TO BE SERVED BY PUBLIC WATER AND SEWER.**
- THE WETLAND LOCATIONS SHOWN HEREON ARE BASED UPON A JUNCTIONAL DETERMINATION PLAN, WITH APPROVAL LETTER DATED APRIL 14, 2004, DELIVERED BY BOTA (BAYWATER) DIVISION, U.S. ENVIRONMENTAL PROTECTION AGENCY, AND NO WETLANDS ON PARCEL 35 WERE DELICATED BY BOTA.**
- THE SITE BOUNDARY IS BASED ON A BOUNDARY DESCRIPTION PROVIDED BY MCGRAW, DATED APRIL 9, 2004.**
- SEWER-WATER MANAGEMENT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALVERT COUNTY AND MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATIONS.**

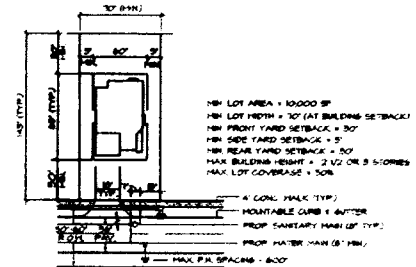
**LEGEND**

- EXISTING 5' INTERVAL CONTOUR
- EXISTING 25' INTERVAL CONTOUR
- EXISTING MAPPED STREAM CENTER LINE
- EXISTING HOODY VEGETATION
- EXISTING HOODY VEGETATION TO REMAIN
- LOT PROPERTY LINE
- RIGHT-OF-WAY LINE
- ROAD CENTER LINE
- BOUNDARY LINE
- EX. ADJOINING PROPERTY LINE
- PROPOSED LOT NUMBER
- SOILS LINE AND DESIGNATION
- STATE WETLANDS BUFFER
- LEFT OF HORIZONTAL WETLANDS
- IDENTIFIED WATERS OF THE US
- STEEP SLOPES (25% OR GREATER)
- WETTER SLOPES (10% - 25%)
- CHARLESTOWN CORPORATE LIMITS



**SOILS DATA**

SURFICAL	SOIL SERIES	SLOPE	HYDRC	MOISTURE
B2	SHARLAW	2-5%	80	80
B22	SHARLAW	2-5%	80	100
B2	ELKTON	0-5%	100	100
B2	ELKTON	0-5%	100	100
B2	ELKTON	2-5%	100	100
P2	PALLSPRING	2-5%	100	100
P2	PALLSPRING	2-5%	100	100
P22	CEVING	2-5%	80	100
P22	CEVING	2-5%	80	100
L2	LURYSVILLE	2-5%	80	100
M2	MARAPACE	2-5%	80	100
M22	MARAPACE	10-25%	80	100
R	FIXED ALLOWANCE (LAW)	-	YES	10
B22	SHARLAW	2-5%	80	100
B22	SHARLAW	2-5%	80	100
P22	CEVING	2-5%	80	100



**TYPICAL LAYOUT**  
SINGLE FAMILY DETACHED DWELLING (R-2)  
NOT TO SCALE

**STANDARD CECL COUNTY RR-141**  
**RESIDENTIAL CUL-DE-SAC ROAD DETAIL**

**MRA** MORRIS & RITCHE ASSOCIATES, INC.  
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS  
3445-A BOX MILL CORPORATE CENTER DRIVE  
ARMDOR, MARYLAND 21008  
(410) 815-8000  
FAX (410) 815-8002

**TENTATIVE SKETCH PLAN**  
FOR  
**COOL SPRINGS**  
AT  
**CHARLESTOWN**  
TOWN OF CHARLESTOWN

DATE	REVISIONS	JOB NO.	SCALE
08/14/05	REVISED PER TOWN, T.A.C., AND FIRE DEPARTMENT COMMENTS.	138-00	1" = 200'
	ADDITION OF PARCEL 309		12/21/04
		DESIGN BY:	MRL/MCP
		DRAWN BY:	JMK
		REVIEW BY:	JMK