



VICINITY MAP

SCALE: 1"=2000'

SUMMARY:

1. TOTAL VILLA TOWNHOUSE UNITS PROPOSED = 132
2. PARKING
   REQUIRED: 2.75 PARKING SPACES PER UNIT x 132 UNITS = 363
   PROVIDED: 117 SURFACE SPACES PLUS 2 SPACES PER UNIT IN GARAGES = 381

3. AREA SUMMARY

Item	Approximate Area sf	Approximate Area acres	% of Sub-total	% of Total
Old Country Club Road:				
Existing WVDOH Easement (out of flood plain & buffer)	35,914	0.8	82.43%	3.07%
Existing WVDOH Easement (in flood plain & buffer)	1,734	0.0	3.98%	0.15%
Additional Easement Dedication (out of flood plain & buffer)	5,749	0.1	13.20%	0.49%
Additional Easement Dedication (in flood plain & buffer)	170	0.0	0.39%	0.01%
Sub-total	***43,568***	***1.0***	***100%***	***4%***
Proposed onsite private road:				
Paved area	34,257	0.8	65.81%	2.93%
Grassed area	17,798	0.4	34.19%	1.52%
Sub-total	***52,055***	***1.2***	***100%***	***4%***
Fee-Simple Lots:				
Building footprint	292,001	6.7	44.67%	24.93%
Driveways	47,135	1.0	6.66%	3.72%
Grassed area	314,586	7.2	47.98%	26.78%
Sub-total	***653,722***	***15.0***	***100%***	***56%***
Open Space:				
Court drive aisles, parking spaces	97,550	2.2	23.13%	8.33%
4' Walking Trail on onsite pvt. Road and on Rec. Area	6,359	0.1	1.51%	0.54%
Flood plain	29,578	0.7	7.01%	2.53%
Flood plain buffer	25,558	0.6	6.06%	2.18%
Stormwater management areas	79,393	1.8	18.83%	6.78%
Remaining Passive Recreation Areas	183,283	4.2	43.46%	15.65%
Sub-total	***421,721***	***9.7***	***100.00%***	***36%***
TOTAL:	***1,171,066***	***26.9***		***100%***

4. DENSITY CALCULATIONS

Total Site Area	**1,171,066**	**sf or**	**26.9**	**acres**
Sensitive Natural area	-	sf or	0.00	acres
Buffer to a sensitive natural area	-	sf or	0.00	acres
Land qualifying as hillside development	-	sf or	0.00	acres
100 year flood plain & buffer	57,040	sf or	1.31	acres
Sub-total subtraction areas	57,040	sf or	1.31	acres
Net development area	**1,114,026**	**sf or**	**25.57**	**acres**
Required Area Per Dwelling Unit (Townhouses)	3,500	sf or	0.08	acres
Permitted Density for Townhouses			12.45	units per acre
Permitted # of Townhouse Units			318	units
Proposed # of Townhouse Units			**132**	**units**
Gross Density			**4.91**	**units per acre**
Net Density			**5.16**	**units per acre**

Beallair West

SITUATED ON THE EAST SIDE OF OLD COUNTRY CLUB ROAD (W.V. SECONDARY ROUTE 24)

PROPERTY OF

BEALLAIR HOMES, LLC

TAX MAP 10-4, PARCEL 4 AND 6.1, DEED BOOK 1027 PAGE 638

HARPERS FERRY ELECTION DISTRICT NO. 4

JEFFERSON COUNTY, WEST VIRGINIA

SEAL

MICHAEL T. WILEY, P.E., P.S. DATE

FOR BEALLAIR HOMES, LLC.
WEST VIRGINIA PROFESSIONAL ENGINEER NO. 11216
WEST VIRGINIA ENGINEERING CERTIFICATE OF AUTHORIZATION NO. COA118-11
WEST VIRGINIA PROFESSIONAL SURVEYOR NO. 1044
WEST VIRGINIA SURVEYING CERTIFICATE OF AUTHORIZATION NO. 5-5836

SKETCH PLAT

BEALLAIR HOMES, LLC
5283 Corporate Drive
Suite 300
Frederick, MD 21703
301-695-6614

SCALE	1"=100'
DESIGNED BY	RKW
CHECKED BY	MTW
APPROVED BY	EEW
SHEET	1 OF 1
DATE	9-27-07
DRAWING FILE	SKETCHPLATROUGHCONCEPT24X36.DWG

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