

ZONING COMPLIANCE

← SWAPPED →

SITE STATISTICS

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| UNDERLYING EUCLIDEAN ZONING | R-1 | |
| MINIMUM LOT SIZE IN R-1 ZONE | 7,200 SF | |
| MAXIMUM NUMBER OF R-1 LOTS | 431 S (GROSS SITE AREA / 7200) | |
| ALLOWABLE NUMBER OF TRADITIONAL NEIGHBORHOOD DEVELOPMENT (431 X 67.5%) | 291 S | |
| PROPOSED NUMBER OF LOTS | 260 ↓ | |
| MAXIMUM NUMBER OF UNITS PER TND CONDITIONS | 269 | NOT ON PREVIOUS SHEET |
| PROPOSED NUMBER OF UNITS | 269 | |
| MAXIMUM GROSS LAND AREA IN NEIGHBORHOOD EDGE (30% OF GROSS SITE AREA) | 21.392 AC | 931,824.4 SF |
| PROPOSED GROSS LAND AREA IN NEIGHBORHOOD EDGE | 16.214 AC | 706,297.0 SF ↑ 22.3% OF TOTAL |
| MINIMUM GROSS LAND AREA IN NEIGHBORHOOD GENERAL (50% OF GROSS SITE AREA) | 35.653 AC | 1,553,040.7 SF |
| PROPOSED GROSS LAND AREA IN NEIGHBORHOOD GENERAL | 49.586 AC | 2,159,977.2 SF ↓ 68.1% |
| MINIMUM GROSS LAND AREA IN NEIGHBORHOOD CENTER (5% GSA) | 3.565 AC | 155,304.1 SF |
| MAXIMUM GROSS LAND AREA IN NEIGHBORHOOD CENTER (15% GSA) | 10.696 AC | 465,912.2 SF |
| PROPOSED GROSS LAND AREA IN NEIGHBORHOOD CENTER | 6.985 AC | 304,280.7 SF ↑ 9.6% |
| MINIMUM PUBLIC OPEN SPACE (20% OF GROSS SITE AREA) | 14.261 AC | 621,216.3 SF (PUBLIC & SWM) |
| PROPOSED PUBLIC OPEN SPACE (NOT INCLUDING PONDS/BIORET) | 16.573 AC | 721,931.1 SF ↑ 23.2% |
| MAXIMUM COMMERCIAL AREA (5% OF GROSS SITE AREA) | 3.565 AC | 155,304.1 SF |
| PROPOSED COMMERCIAL AREA (SIMILAR TO EXHIB 126) | 3.345 AC | 145,720 SF ↑ 4.7% |
| MAXIMUM SF OF ENCLOSED FIRST FLOOR RETAIL AND OFFICE SPACE (5% OF GROSS COMMERCIAL USE AREA) | | 7,286 SF TOTAL |
| | | 911 SF PER UNIT |
| MAXIMUM SF OF ENCLOSED SECOND FLOOR OF RETAIL AND OFFICE SPACE (2.5% OF GROSS COMMERCIAL USE AREA) | | 3,643 SF TOTAL |
| | | 455 SF PER UNIT |
| MAXIMUM GROSS LAND AREA FOR MULTI-FAMILY (5% GSA) | 3.565 AC | 155,304.1 SF |
| PROPOSED GROSS LAND AREA FOR MULTI-FAMILY | 1.379 AC | 60,064.1 SF ↑ 1.9% |
| MAXIMUM NUMBER OF INN SLEEPING ROOMS | 24 (1 PER 3 AC GROSS SITE AREA) | S |

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| EXISTING GROSS SITE AREA (GSA) | 71.578 AC | 3,117,929.9 SF S |
| AREA OF SITE IN CRITICAL AREA | 70.274 AC | 3,061,123.3 SF S |
| UPLAND AREA | 1.304 AC | 56,806.6 SF S |
| POSSIBLE RIGHT-OF-WAY DEDICATION (YACHT CLUB ROAD) | 0.272 AC | 11,848.5 SF ↓ |
| PROPOSED GROSS SITE AREA (GSA) | 71.306 AC | 3,106,081.4 SF ↑ |
| | LOTS | UNITS |
| TOTAL NUMBER OF RESIDENTIAL LOTS/UNITS | 251 | 251 ↓ |
| NUMBER OF LOTS IN NEIGHBORHOOD EDGE ZONE | 32 | 32 ↓ |
| NUMBER OF LOTS IN NEIGHBORHOOD GENERAL ZONE | 194 | 194 ↓ |
| NUMBER OF MULTI-FAMILY LOTS IN NEIGHBORHOOD CENTER ZONE | 20 | 20 S |
| NUMBER OF SINGLE-FAMILY LOTS IN NEIGHBORHOOD CENTER ZONE | 5 | 5 ↓ |
| OVERALL RESIDENTIAL DENSITY (RESIDENTIAL LOTS / AC) | 3.520 | ↓ |
| NUMBER OF LIVE/WORK LOTS IN NEIGHBORHOOD CENTER ZONE | 8 | 16 S |
| NUMBER OF INN LOTS IN NEIGHBORHOOD CENTER ZONE | 1 | 2 S |
| TOTAL LOTS/UNITS | 260 | 269 ↓ |
| OVERALL DENSITY (TOTAL LOTS / AC) | 3.646 | ↓ |
| AREA OF MULTI-FAMILY | 1.379 AC | 60,064.1 SF ↑ |
| AREA OF LIVE/WORKS | 0.542 AC | 23,622.7 SF S |
| AREA OF INN LOT | 0.279 AC | 12,172.0 SF S |
| AREA OF POOL & TENNIS COURTS | 2.222 AC | 96,792.6 SF ↓ |
| TOTAL AREA OF PRIVATE OPEN SPACE | 2.425 AC | 105,646.3 SF ↓ |
| TOTAL AREA OF PUBLIC RIGHT-OF-WAY | 12.326 AC | 536,900.1 SF ↓ |
| TOTAL AREA OF PRIVATE RIGHT-OF-WAY (ALLEYS & LANES) | 4.497 AC | 195,910.5 SF ↓ |
| PUBLIC OPEN SPACE | 20.573 AC | 896,171.1 SF ↑ |
| AREA OF PARKS / GREENS / SQUARES | 11.559 AC | 503,528.2 SF ↑ |
| AREA OF SWM AND RELATED OPEN SPACE PARCELS | 9.014 AC | 392,642.9 SF ↑ |
| BUDGETED AREA OF SWM PONDS AND BIORETENTION | 4.00 AC | 174,240.0 SF ↑ |
| AREA OF PUBLIC OPEN SPACE LESS AREA OF PONDS/BIORET | 16.573 AC | 721,931.1 SF ↑ |
| TOTAL AREA OF NON-TIDAL WETLANDS | 1.313 AC | 57,179.5 SF S |
| ROUTE 33 FORESTED BUFFER | 3.013 AC | 131,265.0 SF ↓ |
| | MIN. REQUIRED | PROVIDED |
| AVERAGE RESIDENTIAL LOT AREAS: | | |
| NEIGHBORHOOD EDGE LOTS | 7,725 SF | 7,811 SF ↑ |
| NEIGHBORHOOD GENERAL LOTS | 5,379 SF | 5,519 SF ↑ |
| NEIGHBORHOOD CENTER LOTS | 2,700 SF | 3,266 SF ↓ |
| ALL LOTS | 5,433 SF | 5,587 SF ↑ |


REMOVED LIVE FOR PUBLIC OPEN SPACE INCLUDING PONDS/BIORET

"AREA OF BLUE" ON PLAN IS 3.2 AC

IMPERVIOUS AREA CALCULATIONS

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| IMPERVIOUS AREA NOT ASSOCIATED WITH LOTS | 12.926 AC | 563,040 SF ↓ |
| ROADS/ALLEYS/LANES/PARKING/SIDEWALKS | 12.020 AC | 523,590 SF ↑ |
| PUBLIC BUILDINGS/TENNIS COURTS/POOL AREA | 0.906 AC | 39,450 SF ↓ |
| ON-LOT IMPERVIOUS AREA (MAX. PER DESIGN IN CODE) | 19.504 AC | 849,573 SF ↓ |
| TOTAL NEIGHBORHOOD EDGE LOT AREA OF 5.737 AC | 2.869 AC | 124,947 SF ↓ 50% |
| TOTAL NEIGHBORHOOD GENERAL LOT AREA OF 24.581 AC | 14.749 AC | 642,450 SF ↓ 60% |
| TOTAL NEIGHBORHOOD CENTER LOT AREA OF 2.416 AC | 1.887 AC | 82,176 SF ↓ 70% |
| TOTAL IMPERVIOUS AREA ON SITE | 32.430 AC | 1,412,613 SF ↓ 45% |
| IMPERVIOUS PERCENTAGE OF GROSS SITE AREA | | |
| IMPERVIOUS AREA WITHIN CRITICAL AREA | 32.058 AC | 1,396,399 SF ↓ 45% |
| IMPERVIOUS AREA IN UPLAND AREA | 0.372 AC | 16,214 SF S 29% |

MAX LOT COVERAGE ALLOWED IN DESIGN CODE

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|--|---|----------------------|---------------|
| SITE STATISTICS | FILE NAME: SKETCH PLAN-MP-III.dwg | SHEET NO.: 1 OF 1 | |
| FOR: MILES POINT III - 150 |  <p>• Engineering • Environmental Sciences • Construction Services • Land Planning & Surveying ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY</p> <p>207 NORTH LIBERTY STREET CENTREVILLE, MARYLAND 21617 (410) 788-2227 * FAX (410) 788-2484 www.mccrone-inc.com Copyright 2007</p> | DATE: MAY 18, 2009 | SCALE: NONE |
| ELECTION DISTRICT 2, TALBOT COUNTY, MARYLAND | | JOB NUMBER: D1040456 | DRAWN BY: JSK |
| TAX MAP 23, GRID 20, PARCEL 111 | FOLDER REF.: 4135 | DESIGNED BY: SEL | |
| PREPARED FOR: TND DEVELOPMENT, INC. | | APPROVED BY: SEL | |