FOR CURVE DATA SEE SHEET 5

WOODLANDS AREA

STEEP SLOPES AREA

EX. 20' WATER ESMT DB. 785 PG. 1755

PIN 64--((A))--120
SANDRA ANNE CARPER AMBROSE
ZONED: RA
USE: RESIDENTIAL

8' HIKER/ BIKER TRAIL

PIN 65--((A))--2
SANDRA ANNE CARPER AMBROSE
ZONED: RA
USE: AGRICULTURAL

S 00°16'39" W 1040.30'

EX 20' F.C.S.A. ESMT DB. 676 PG. 833

S 25°15'46" W 323.05'

20' ROAD EFFICIENCY BUFFER TO UTILIZE EX. WOODLAND STRIP WILL BE PROVIDED AS PERMITTED BY ZONING SECTION 165.370. SCREENING (2) FULL SCREEN. DEVELOPER WILL UTILIZE EX. WOODLANDS WHERE PRACTICAL. NO WOODLAND DISTURBANCE IS PERMITTED IN THE 50' BUFFER. SUPPLEMENTAL PLANTINGS MAY BE REQUIRED BY PLANNING STAFF. SEE DETAIL ON SHEET 3.

EX 20' F.C.S.A. ESMT DB. 676 PG. 833 TO BE ABANDONED

58.7868 ACRES (ORIGINAL)
20.7435 ACRES (REMAINDER)
ZONED: RP
USE: RESIDENTIAL

20' SAN. SEWER ESM'T

FUTURE RAVEN OAKS

FUTURE INTERNAL ROAD (R/W TO BE DETERMINED)

OPEN SPACE 1.58 AC.

8' HIKER/ BIKER TRAIL

A. H. UNDERWOOD SUBDIVISION
ZONED: RP
USE: RESIDENTIAL
D.B. 193 P. 600

DEVONSHIRE DR. 50' R/W 25 MPH

PROVIDE JERSEY BARRIER ACROSS UNDERWOOD AS SHOWN UNTIL RECORDATION OF SECTION 9

SECTION 6 PHASE 2
24 LOTS

SECTION 6 PHASE 1
50 LOTS

20' WATER EASEMENT
20' SEWER EASEMENT
20' DRAINAGE EASEMENT

TACOART DRIVE - 54' R/W 25 MPH

SECTION 9
16 LOTS

OPEN SPACE 1.17 AC.

EX 20' SAN. SEWER ESM'T DB. 893 PG. 147 TO BE ABANDONED

N 07°40'36" W 398.49'

20' SEWER ESM'T

REPLAT OF LOTS 33-44
OF A.H. UNDERWOOD SUBDIVISION
ZONED: RP
USE: RESIDENTIAL
D.B. 217 P. 137

OPEN SPACE 0.31 AC.

EX. 20' WATER ESMT. DB. 785 PG. 1755

SECTION 5 PHASE 2
19 LOTS

SUMMERFIELD DR. 50' R/W 25 MPH

SEWER EASEMENT

BOGLIN AVE. 50' R/W 25 MPH

SECTION 6 PHASE 3
11 LOTS

EXISTING WOODLANDS

CAHILLE DRIVE - 54' R/W 25 MPH

SECTION 5 PHASE 1
45 LOTS

OAKDALE CROSSING
SECTION 2
ZONED: RP
USE: RESIDENTIAL

EX. FAIRFIELD DR.

OAKDALE CROSSING
SECTION 3
ZONED: RP
USE: RESIDENTIAL
020008672

PROPOSED DETENTION POND SEE SHEET 4 & 25

OPEN SPACE 7.90 ACRES

KILLANEY COURT - 50' R/W 25 MPH

RAVENWING
SECTION 1
ZONED: RP
USE: RESIDENTIAL
DB. 971 P. 45

EX. CAHILLE DRIVE

EX. KINROSS DRIVE 54' R/W 25 MPH

RAVENWING SECTION 3

EX 20' F.C.S.A. ESMT DB. 685 PG. 379 TO BE ABANDONED

ROAD EFFICIENCY BUFFER

PIN. 64--((A))--117
95.1393 ACRES (ORIGINAL)
20.9063 ACRES (REMAINDER)
ZONED: RP
USE: RESIDENTIAL

20' DRAINAGE ESM'T

20' SAN. SEWER ESM'T

8' HIKER/ BIKER TRAIL

0.21 Mi. TO RTE. 50

OPEN SPACE

EXACT LOCATION OF 8' HIKE/BIKE TRAIL TO BE DESIGNATED IN THE FIELD. (SEE TRAIL SECTION SHEET 3).

ALL WOODLANDS WITHIN DESIGNATED OPEN SPACE TO BE PRESERVED.

EXISTING WOODLANDS

OPEN SPACE CONSERVATION EASEMENT – NO STRUCTURES OTHER THAN FENCES AND PET HOUSES ARE PERMITTED WITHIN THE EASEMENT AND NO TREES LARGER THAN 6" DIAMETER AT 6" HEIGHT MAY BE REMOVED WITHIN THE EASEMENT.

GRAPHIC SCALE
100 50 0 100 200
(In Feet)
1 Inch = 100 ft.

Oakdale III, Raven Pointe, Raven Oaks and RavenWing Residential Development Summary

Subdivision	Total Area (Ac) S.D.P.	Total Area (Ac) M.D.P.	Area in Lots (Ac) S.D.P.	Area in Lots (Ac) M.D.P.	Area in ROW (Ac) S.D.P.	Area in ROW (Ac) M.D.P.	Number of Lots S.D.P.	Number of Lots M.D.P.	Gross Density (Lots/ Ac) S.D.P.	Gross Density (Lots/ Ac) M.D.P.	Housing Type	Open (Ac)	Sp. Req'd Percent	Open (Acres)	Sp. Prvd Percent S.D.P.	Open (Acres) M.D.P.	Sp. Prvd Percent M.D.P.
Oakdale II	25.68	25.60	20.81	20.78	4.87	4.87	53	53	2.06	2.07	Trad/Cond	0	n/a	n/a	n/a	n/a	n/a
Oakdale III	10.26	9.00	8.63	7.59	1.43	1.38	24	21	2.34	2.33	Trad/Cond	0	n/a	n/a	n/a	n/a	n/a
RavenWing I	37.12	37.12	24.46	24.46	6.75	6.75	80	80	2.15	2.16	Urban	5.57	15%	5.92	15.94%	5.92	15.95%
RavenWing II	28.58	28.66	18.79	19.35	5.00	4.59	64	65	2.24	2.24	Urban	4.29	15%	4.79	16.76%	4.62	15.95%
RavenWing III	18.59	18.18	13.70	13.07	3.28	3.28	47	46	2.53	2.53	Urban	2.79	15%	1.81	8.58%	1.53	10.07%
RavenWing IV	39.54	38.54	30.22	30.08	3.92	3.60	66	67	2.16	2.35	Urban	4.58	15%	6.38	20.94%	4.96	17.83%
RavenWing Sub-Totals-	114.83	112.80	77.17	76.96	18.85	18.62	257	258	2.24	2.29		17.22	15%	18.72	16.30%	17.03	15.27%
RavenPointe V	25.94	31.06	20.63	23.38	3.69	4.27	64	86	2.47	2.77	Urban	3.89	15%	1.47	5.47%	3.41	10.96%
RavenPointe VI	42.36	31.05	26.44	18.79	8.15	7.73	85	85	2.01	2.74	Urban	6.35	15%	8.57	20.23%	4.6	14.82%
RavenPointe IX	8.04	15.24	4.96	11.83	1.60	1.36	18	43	1.59	2.82	Urban	1.21	15%	1.46	18.41%	2.11	13.85%
RavenPointe Sub-Totals-	76.34	77.33	52.03	53.91	13.44	13.36	165	214	2.16	2.77		11.45	15%	11.45	15.00%	10.12	13.08%
Oakdale, RavenWing RavenPointe Totals	227.11	224.73	159.04	159.24	38.89	38.17	499	646	2.20	2.43		28.68	15%	30.17	15.78%	27.15	14.36%

Open space area summary deletes Oakdale II & III areas

Woodland Features		Oakdale II	Crossing III	RavenWing I	RavenWing II	RavenWing III	RavenWing IV	RavenPointe V	RavenPointe VI	RavenPointe IX	Development Totals
Woodland Area	(Acres)	0	0	37.0	1.50	4.7	12.4	13.5	18.9	0.0	80.0
Woodland Disturbance (ROW)	(Acres)	0	0	0.7	0.02	0.4	0.9	1.7	1.3	0.0	10.8
Woodland Disturbance (Lots)	(Acres)	0	0	4.0	0.14	0.5	1.2	3.1	1.7	0.0	10.6
Total Woodland Disturbance	(Acres)	0	0	10.7	0.2	0.9	2.1	4.8	2.8	0.0	21.4
Percent of Woodland Disturbed		n/a	n/a	28.9%	10.7%	18.1%	16.9%	35.6%	25.8%	n/a	26.8%
Steep Slope Features											
Steep Slope Acre	(Acres)	0	0	6.1	1.27	0.0	6.90	2.38	4.82	0.20	21.4
Steep Slope Disturbance (ROW)	(Acres)	0	0	0.8	0.17	0.0	0.11	0.33	0.38	0.00	1.8
Steep Slope Disturbance (Lots)	(Acres)	0	0	0.4	0.12	0.0	0.57	1.39	0.78	0.00	3.6
Total Steep Slope Disturbance	(Acres)	0	0	1.2	0.29	0.00	0.96	1.52	1.16	0.00	5.2
Percent of Steep Slope Disturbed		n/a	n/a	20.3%	22.8%	n/a	14.2%	63.9%	24.1%	n/a	24.2%
Lakes and Pond Features											
Lakes and Pond Area	(Acres)	0	0	0	0.18	0.39	0	0	0	0	0.57
Lakes and Pond Disturbance (ROW)	(Acres)	0	0	0	0.02	0	0	0	0	0	0.02
Lakes and Pond Disturbance (Lots)	(Acres)	0	0	0	0.16	0.05	0	0	0	0	0.21
Total Lakes and Pond Disturbance	(Acres)	0	0	0	0.18	0.05	0	0	0	0	0.23
Percent of Lakes and Pond Disturbed		n/a	n/a	n/a	100.0%	12.8%	n/a	n/a	n/a	n/a	40.4%

NO.	DATE	DESCRIPTION	BY	CHK'D
1	05/27/03	REVISED PER PLANNING COMMENTS	JLC	RAM
2	08/22/03	REVISED PER PLANNING COMMENTS	JLC	RAM
3	09/24/03	ADDED STR. B1, AND OLIVERT B4.	JLC	RAM
4	10/25/03	REVISED LOT 137, 138 AND OPEN SPACE	JLC	RAM
5	01/04/06	REVISED NUMBER OF LOTS IN SECTION 6 PHASE 1 & 2 & 3.	JLC	RAM
6	01/10/06	REVISED NUMBER OF LOTS IN SECTION 6 PHASE 1 & 2 & 3.	JLC	RAM

AS - BUILTS
Section 6 Phase 1
February 24, 2006

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COMMONWEALTH OF VIRGINIA
Donald A. Mitterling
CERTIFICATE NO. 020674
REGISTERED PROFESSIONAL ENGINEER

Raven Pointe

Key Map

VIRGINIA

FREDERICK COUNTY

SCALE 1"=100'
DRAWN BY JLC
PROJECT NO.
DATE 08/29/02

SHEET 2 OF 25

CAD STA: JLC raven pointe\Raven Point.dwg