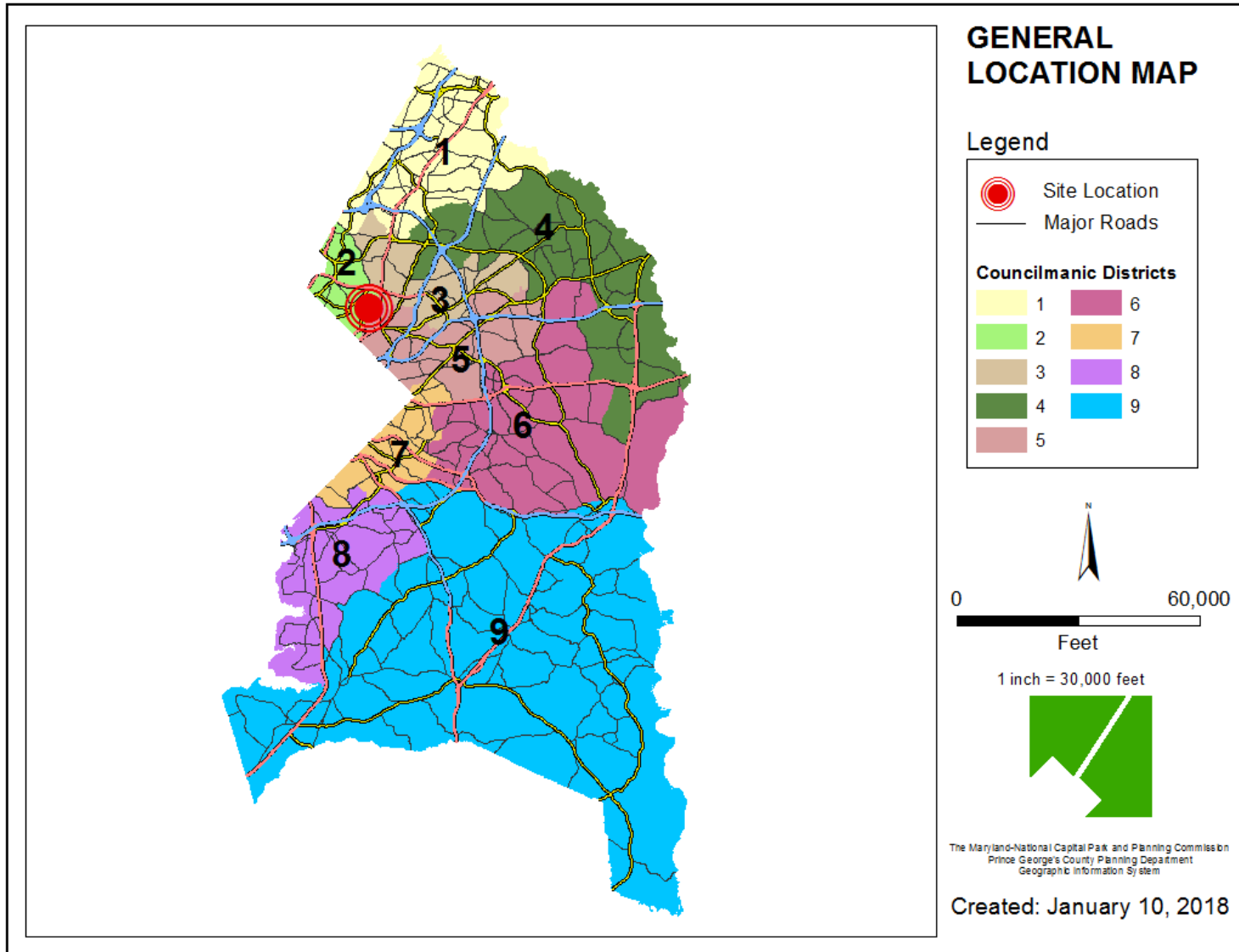


ITEM: 23

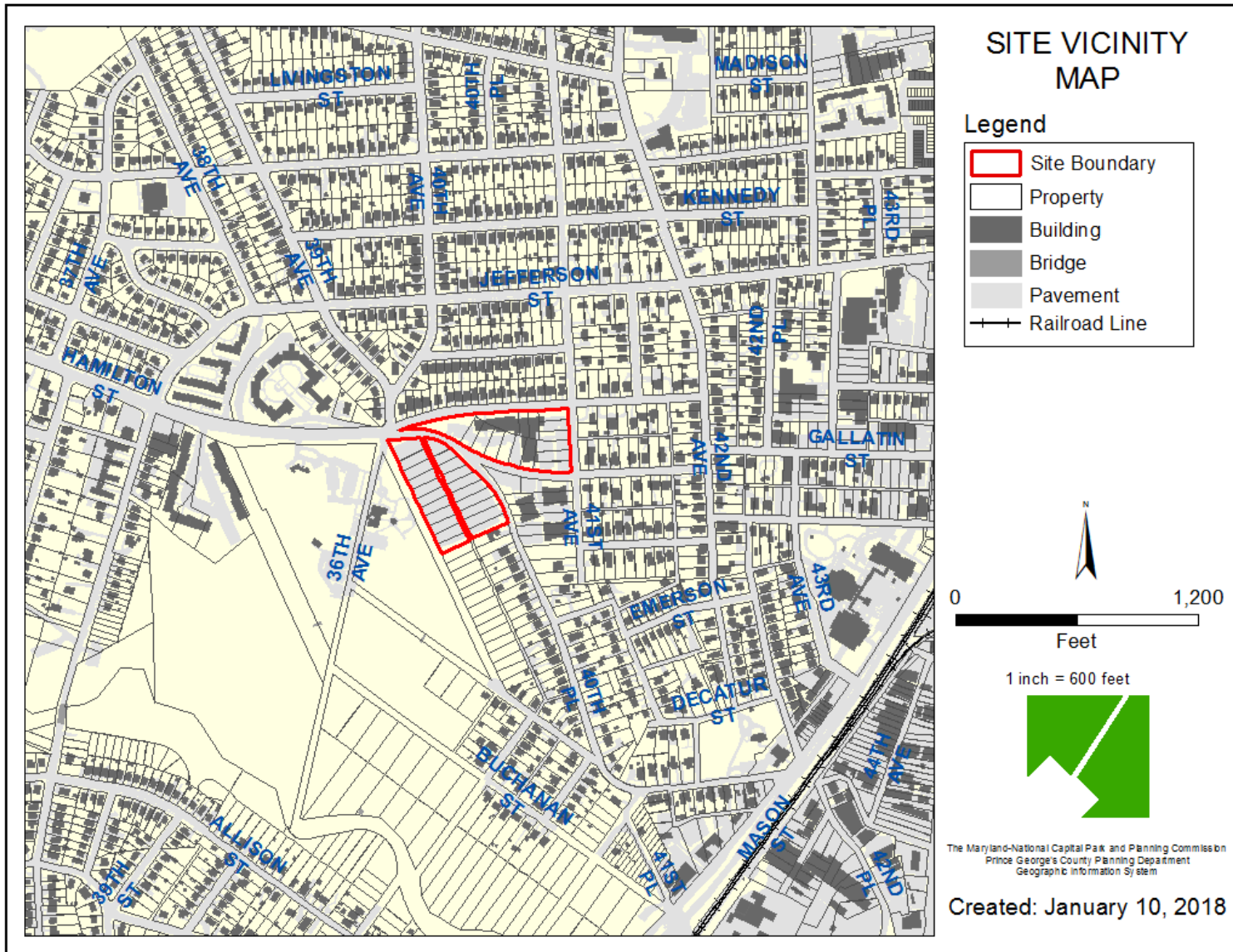
CASE: CSP-18002

MAGRUDER POINTE

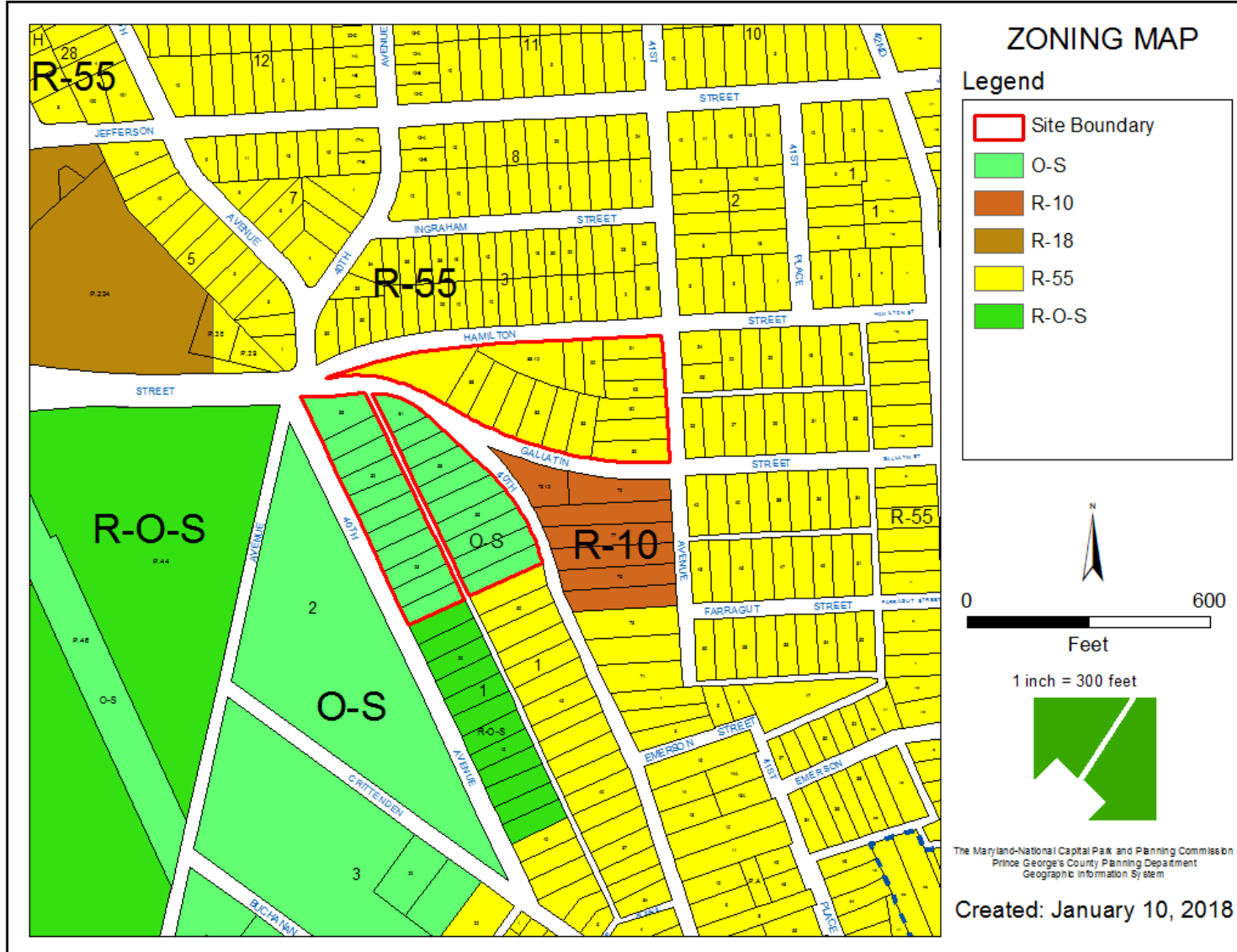
GENERAL LOCATION MAP



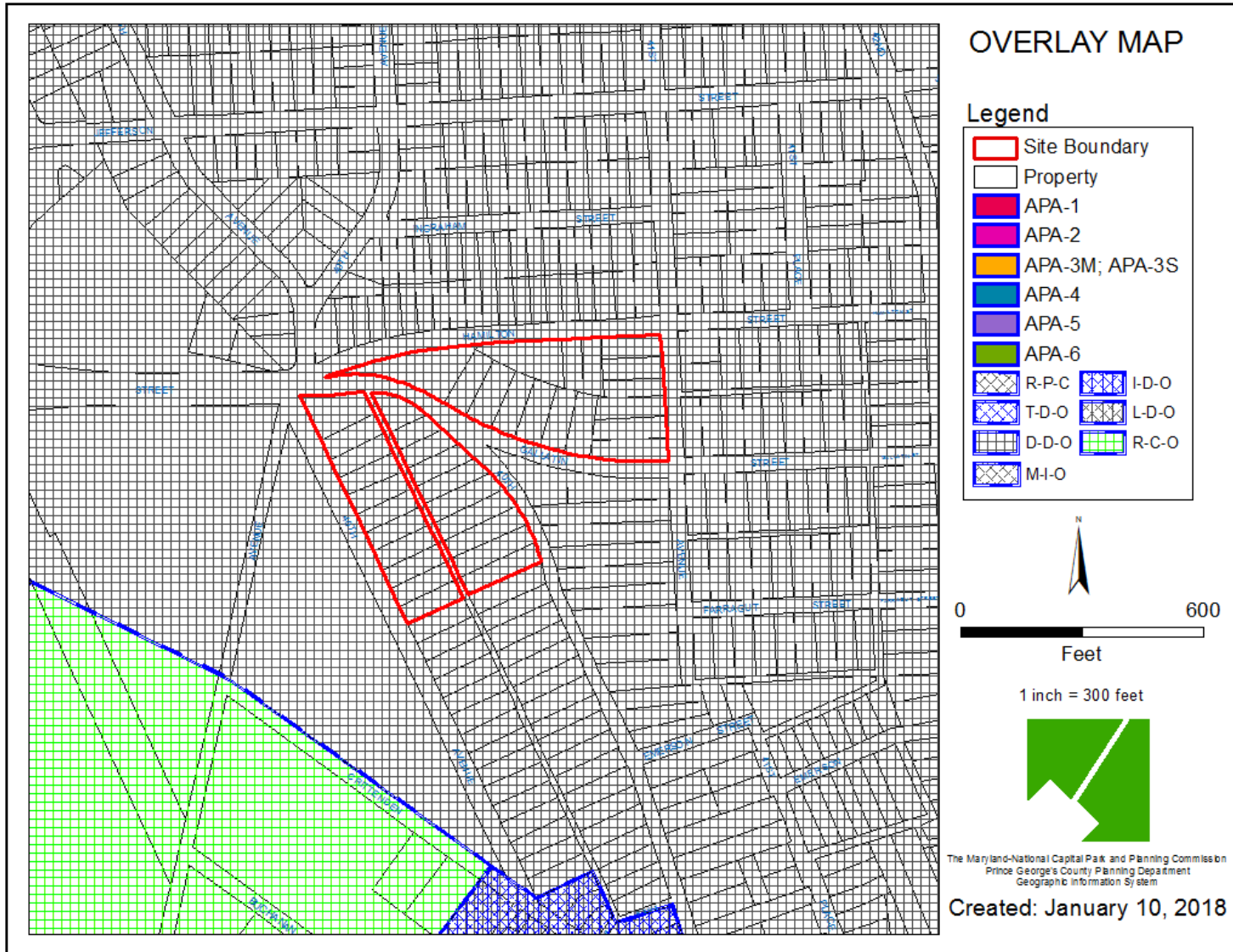
SITE VICINITY



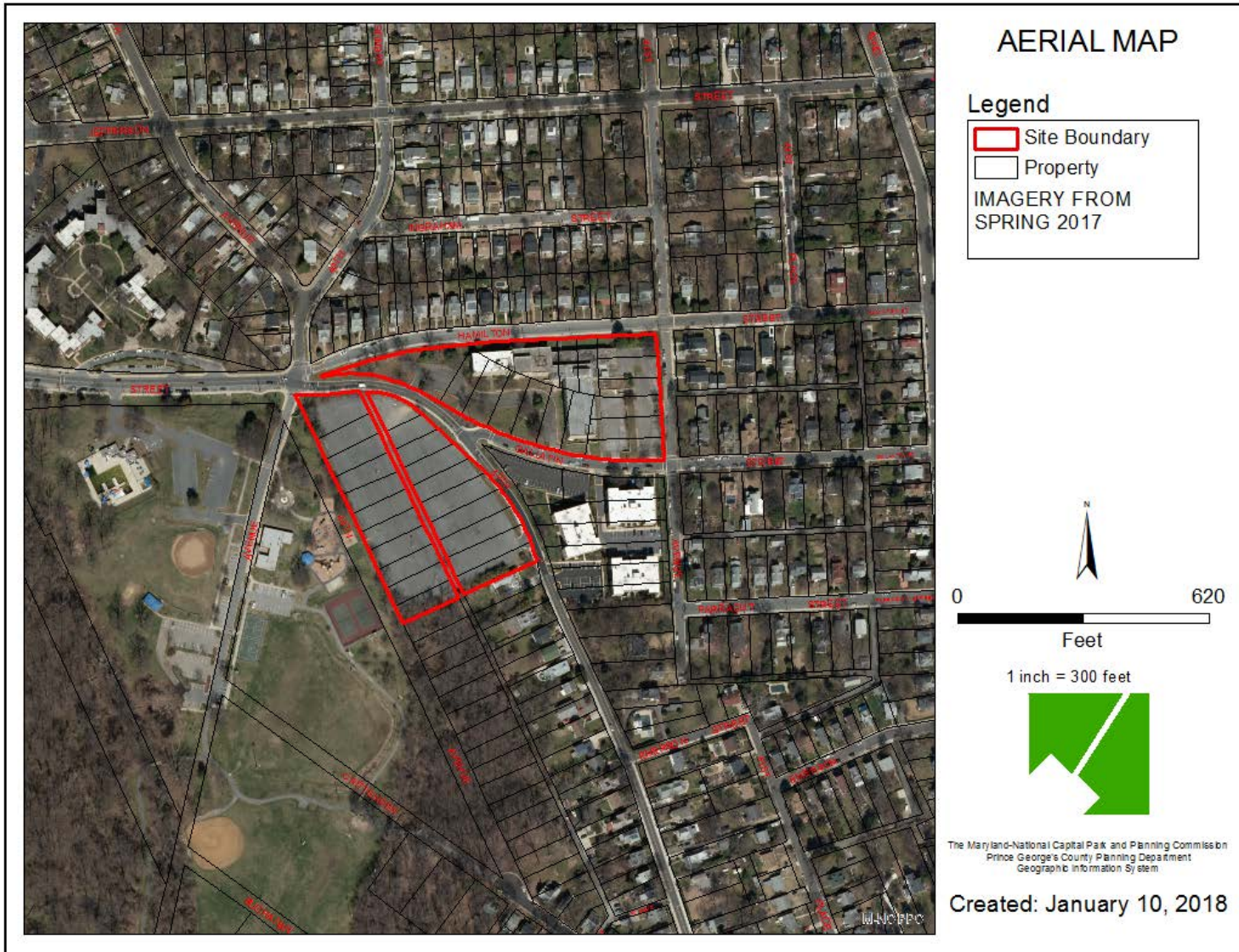
ZONING MAP



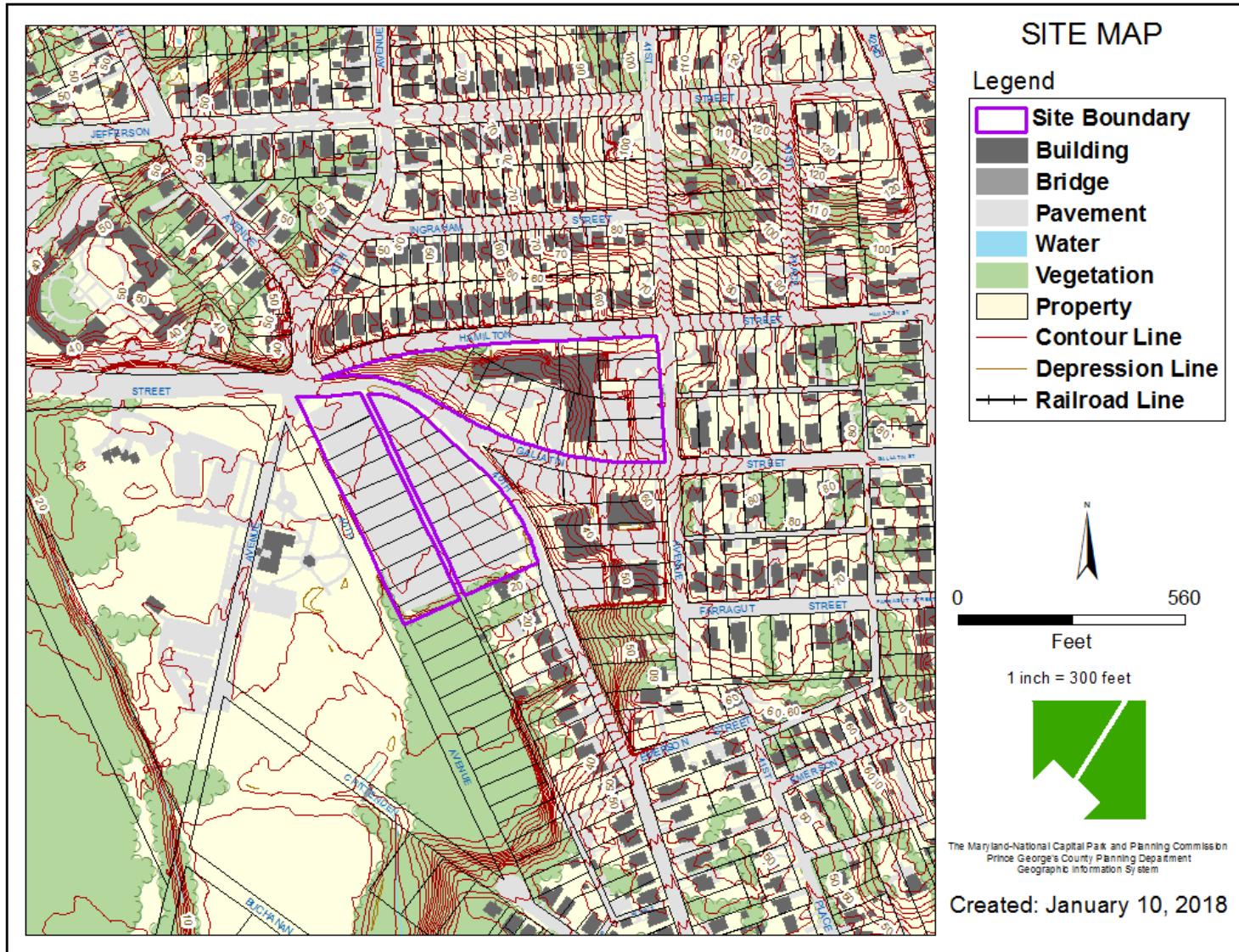
OVERLAY MAP



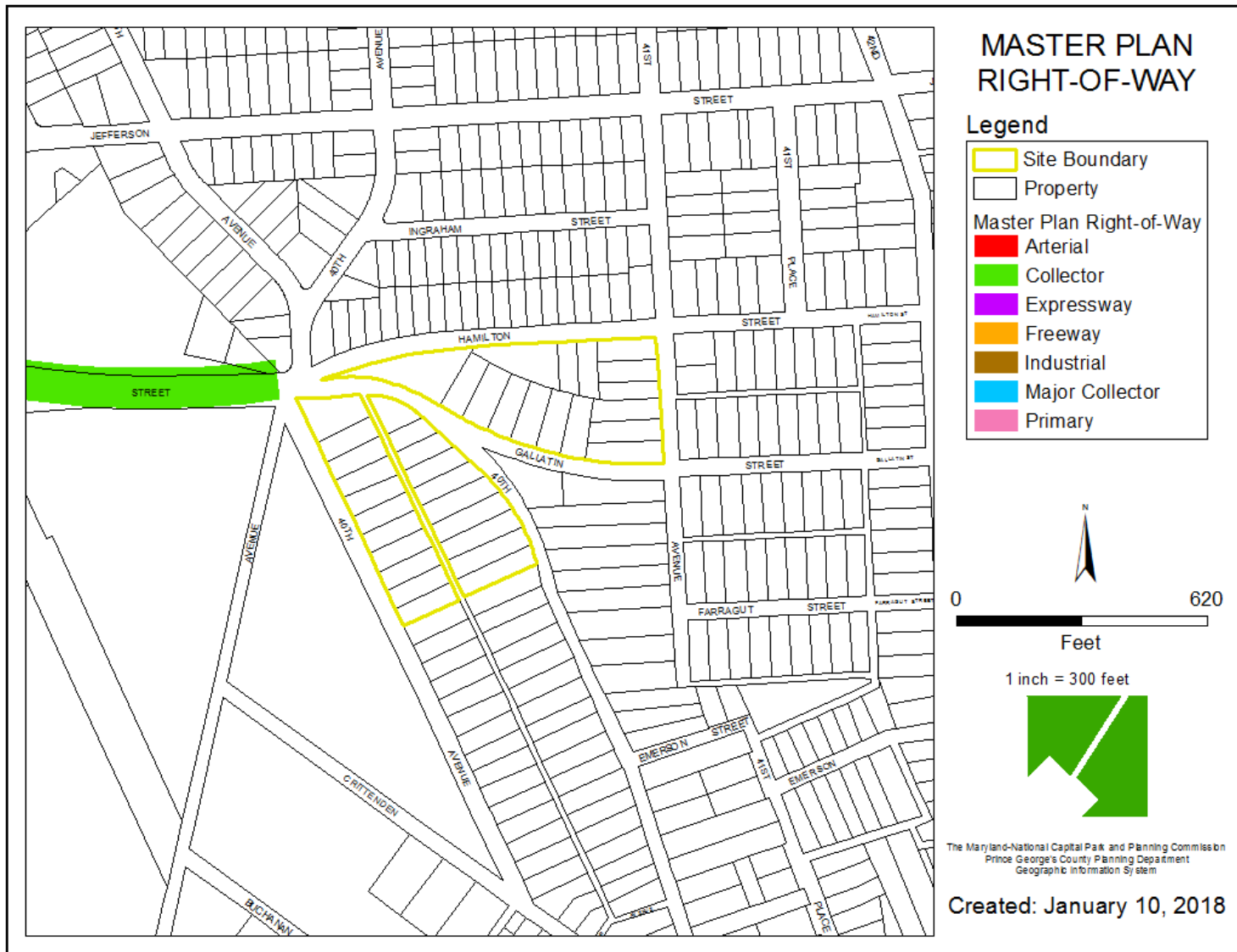
AERIAL MAP



SITE MAP

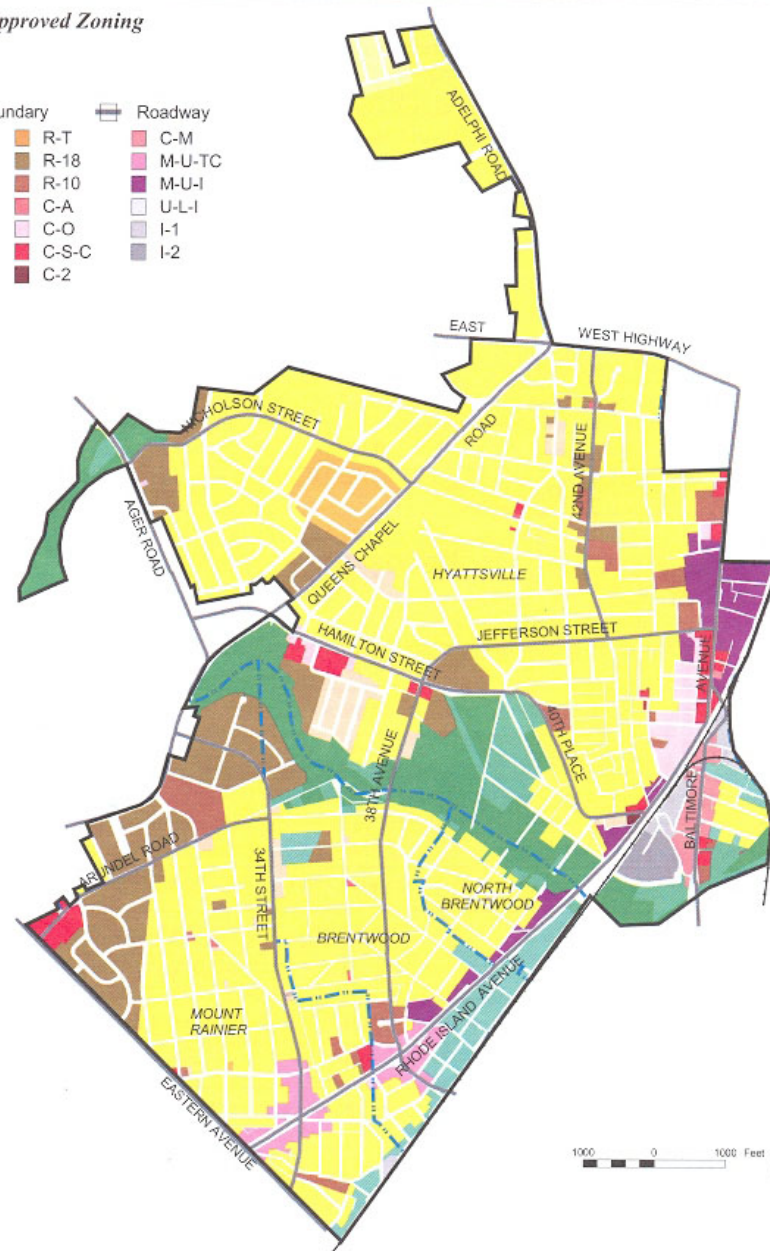
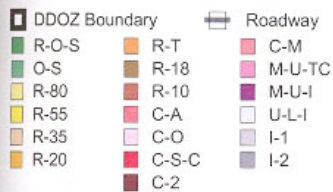


MASTER PLAN RIGHT-OF-WAY MAP



APPROVED ZONING FOR GATEWAY ARTS DISTRICT (MAP 13)

Map 13: Approved Zoning

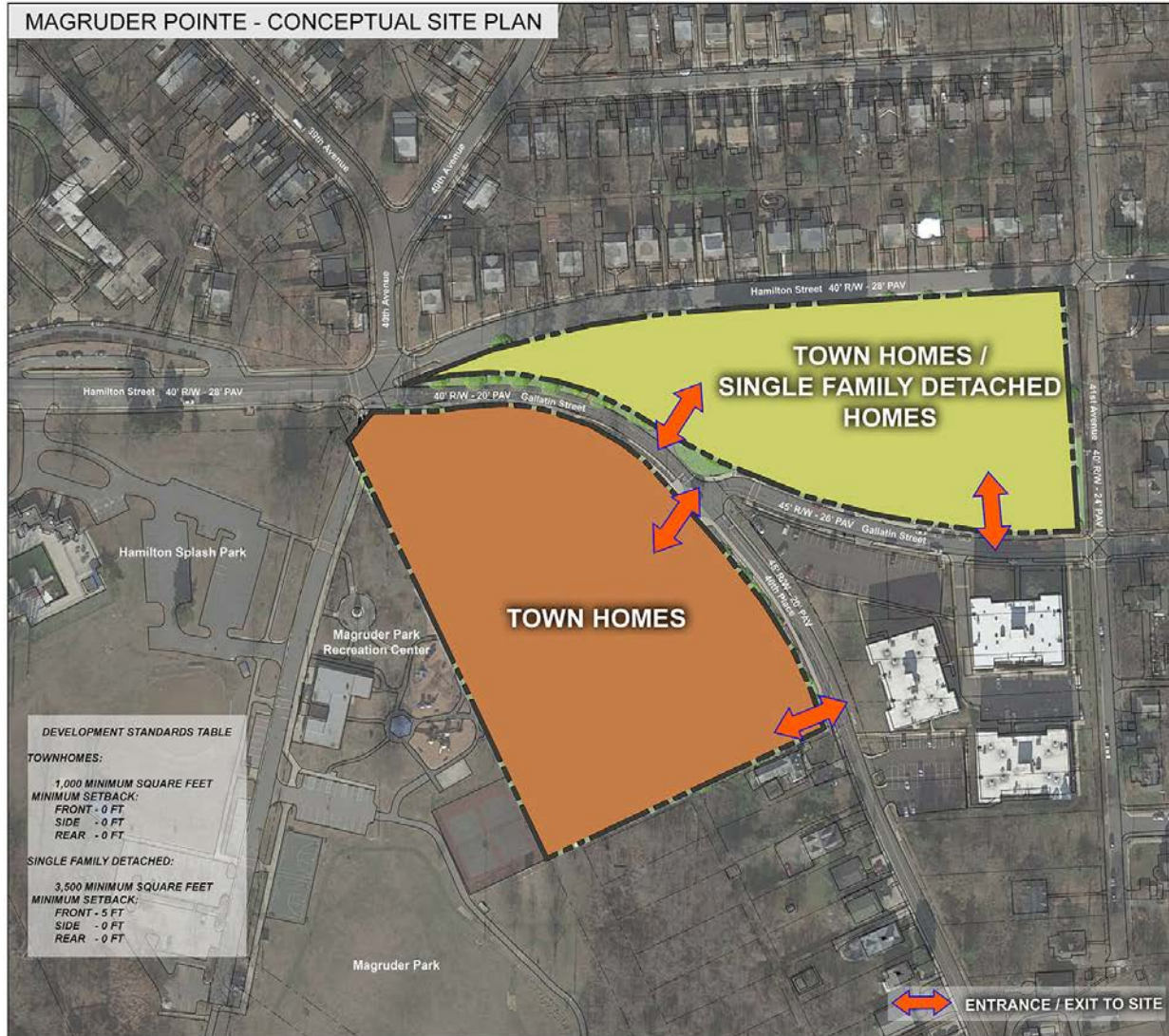


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

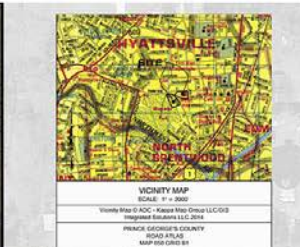


ILLUSTRATIVE PLAN

MAGRUDER POINTE - CONCEPTUAL SITE PLAN



29 MARCH 2018



General Notes:

- 1.) Project Name: Magruder Pointe
- 2.) Owner:
Werlein WSSC LLC
522 Defense Highway
Annapolis, MD 21401
- 3.) Total Acreage: 8.26 AC
- 4.) Existing Zoning:
O-S (Open Space): 4.66 AC
R-55 (One-Family Detached Residential): 3.60 AC
- 5.) Existing Use of Property:
Parking Lot: 4.66 AC
WSSC Property (Vacant): 3.60 AC
- 6.) Proposed Use of Property: Residential
- 7.) 200 foot Reference (WSSC Map): 206NE03
- 8.) Tax Map Number and Grid: 050B1
- 9.) Number of Units:
66 Attached DU
16 Detached Single Family
82 Total Dwelling Units (Max.)
- 10.) Water Category (Existing/Proposed): W-3
Sewer Category (Existing/Proposed): S-3



Dewberry
400 FORBES BOULEVARD, SUITE 300
FARMERSVILLE, MD 21048
P: 410.774.1551

This information provided herein, which is subject to change, is for conceptual purposes only and is based on current regulations and existing information available. Detailed planning and engineering must be completed and all preconditions approved prior to initiation of this plan.