Building 1	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7
Unit Type	F	E	D	E	D	E	F
Lot Area (S.F.)	2,778	1,683	1,402	1,682	1,402	1,682	2,500
Lot Width (L.F.)	40.35	24	20	24	20	24	37.21
Unit Footprint (S.F.)	1,003	964	716	964	716	964	1,003
Floor Area	2,952	2,880	2,160	2,880	2,160	2,880	2,952
Floor Area Ratio	1.06	1.71	1.54	1.71	1.54	1.71	1.18
Lot Coverage (S.F.)	1,263	1,291	1,062	1,271	1,060	1,250	1,263
Rear Yard Setback (L.F.)	16.13	19.16	23.08	20.44	22.9	18.78	16.08
Front Yard Setback (L.F)	12.8	10.39	11.07	9	11.11	10.44	13.17
Side Yard Setback (L.F.)	14	0	0	0	0	0	9.38

Building 2	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Lot 13
Unit Type	F	E	D	E	E	F
Lot Area (S.F.)	2,425	1,680	1,400	1,680	1,680	2,380
Lot Width (L.F.)	35.94	24	20	24	24	34
Unit Footprint (S.F.)	1,003	964	716	964	964	1,003
Floor Area	2,952	2,880	2,160	2,880	2,880	2,952
Floor Area Ratio	1.22	1.71	1.54	1.71	1.71	1.24
Lot Coverage (S.F.)	1,319	1,240	1,046	1,254	1,223	1,293
Rear Yard Setback (L.F.)	21.05	18.38	22.02	19.34	17.33	19.33
Front Yard Setback (L.F)	9.01	11	12	10	12	10
Side Yard Setback (L.F.)	7.05	0	0	0	0	7.67

Building 3	Lot 14	Lot 15	Lot 16	Lot 17	Lot 18	Lot 19
Unit Type	F	E	D	E	E	F
Lot Area (S.F.)	2,380	1,680	1,400	1,680	1,680	2,380
Lot Width (L.F.)	34	24	20	24	24	34
Unit Footprint (S.F.)	1,003	964	716	964	964	1,003
Floor Area	2,952	2,880	2,160	2,880	2,880	2,952
Floor Area Ratio	1.24	1.71	1.54	1.71	1.71	1.24
Lot Coverage (S.F.)	1,293	1,224	1,016	1,224	1,254	1,263
Rear Yard Setback (L.F.)	19.33	17.33	20	17.33	19.33	17.33
Front Yard Setback (L.F)	10	12	14	12	10	12
Side Yard Setback (L.F.)	7.67	0	0	0	0	7.67

Building 4	Lot 20	Lot 21	Lot 22	Lot 23	Lot 24	Lot 25
Unit Type	F	E	D	E	E	F
Lot Area (S.F.)	2,380	1,680	1,400	1,680	1,680	2,380
Lot Width (L.F.)	34	24	20	24	24	34
Unit Footprint (S.F.)	1,003	964	716	964	964	1,003
Floor Area	2,952	2,880	2,160	2,880	2,880	2,952
Floor Area Ratio	1.24	1.71	1.54	1.71	1.71	1.24
Lot Coverage (S.F.)	1,263	1,254	1,046	1,254	1,224	1,293
Rear Yard Setback (L.F.)	17.33	19.33	22	19.33	17.33	19.33
Front Yard Setback (L.F)	12	10	12	10	12	10
Side Yard Setback (L.F.)	7.67	0	0	0	0	7.67

Building 5	Lot 26	Lot 27	Lot 28	Lot 29	Lot 30	Lot 31
Unit Type	F	E	D	E	E	F
Lot Area (S.F.)	2,380	1,680	1,400	1,680	1,680	2,771
Lot Width (L.F.)	34	24	20	24	24	41.16
Unit Footprint (S.F.)	1,003	964	716	964	964	1,003
Floor Area	2,952	2,880	2,160	2,880	2,880	2,952
Floor Area Ratio	1.24	1.71	1.54	1.71	1.71	1.07
Lot Coverage (S.F.)	1,293	1,224	1,016	1,224	1,254	1,271
Rear Yard Setback (L.F.)	19.33	17.33	20	17.33	19.33	17.84
Front Yard Setback (L.F)	10	12	14	12	10	11.5
Side Yard Setback (L.F.)	7.67	0	0	0	0	12.67

Unit Group 6	Lot 32	Lot 33	Lot 34	Lot 35
Unit Type	C	B	A	A
Lot Area (S.F.)	5,469	4,480	4,481	4,727
Lot Width (L.F.)	50	40	40	40
Unit Footprint (S.F.)	1,998	2,024	2,024	2,024
Floor Area	3,903	4,048	4,060	4,060
Floor Area Ratio	0.71	0.90	0.91	0.86
Lot Coverage (S.F.)	2,223	2,339	2,294	2,294
Rear Yard Setback (L.F.)	18	21	18	18
Front Yard Setback (L.F)	15	15	15	15.97
Side Yard Setback (L.F.)	5	5	5	5

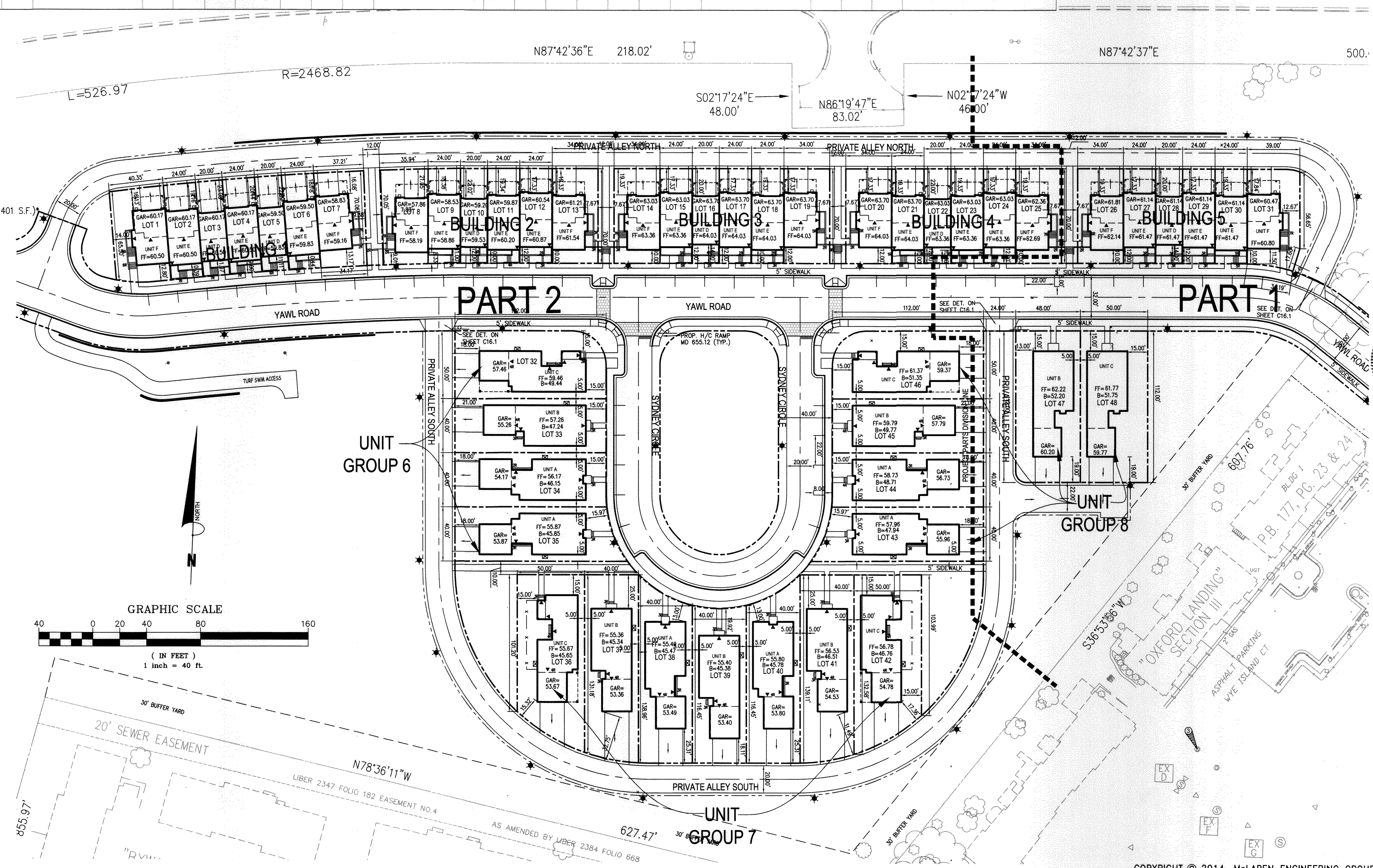
Unit Group 7	Lot 36	Lot 37	Lot 38	Lot 39	Lot 40	Lot 41	Lot 42
Unit Type	C	B	A	B	A	B	C
Lot Area (S.F.)	5,926	5,446	5,006	4,593	5,014	5,474	6,031
Lot Width (L.F.)	50	40	40	40	40	40	50
Unit Footprint (S.F.)	1,998	2,024	2,024	2,024	2,024	2,024	1,998
Floor Area	3,903	4,048	4,060	4,048	4,060	4,048	3,903
Floor Area Ratio	0.66	0.74	0.81	0.88	0.81	0.74	0.65
Lot Coverage (S.F.)	2,468	2,675	2,404	2,296	2,404	2,664	2,505
Rear Yard Setback (L.F.)	15	32.75	25.31	18.11	25.31	31.49	17.36
Front Yard Setback (L.F)	15.32	25	13	19.92	13	25	15
Side Yard Setback (L.F.)	5	5	5	5	5	5	5

Unit Group 8	Lot 43	Lot 44	Lot 45	Lot 46	Lot 47	Lot 48
Unit Type	A	A	B	C	B	C
Lot Area (S.F.)	4,724	4,481	4,480	5,468	5,362	5,600
Lot Width (L.F.)	40	40	40	50	48	50
Unit Footprint (S.F.)	2,024	2,024	2,024	1,998	2,024	1,998
Floor Area	4,060	4,060	4,048	3,903	4,048	3,903
Floor Area Ratio	0.86	0.91	0.90	0.71	0.75	0.70
Lot Coverage (S.F.)	2,294	2,380	2,339	2,268	2,339	2,268
Rear Yard Setback (L.F.)	18	18	21	18	21	18
Front Yard Setback (L.F)	15.97	15	15	15	15	15
Side Yard Setback (L.F.)	5	5	5	5	5	5

ZONING TABULATION

1. TOTAL SITE AREA: 1,018,508 S.F. (23.38 AC.)
   AREA OF PARCELS A&B– 803,378 S.F. (18.44 AC.)
   AREA OF INDIVIDUAL LOTS– 145,127 S.F. (3.33 AC.)
2. EXISTING ZONING:
   AREA CURRENTLY ZONED–R–1= 25,728 S.F. (.59 AC.)
   AREA CURRENTLY ZONED–R–1A= 813,635 S.F. (18.68 AC.)
   AREA CURRENTLY ZONED–R–1B= 179,145 S.F. (4.11 AC.)
3. UNIT MIX AND LOT AREA:
   6– 20' X 98' TOWNHOUSE LOTS (1,963 S.F. AVG. EACH) (TOTAL 11,778 S.F.)
   25– 24' X 98' TOWNHOUSE LOTS (2,800 S.F. AVG. EACH) (TOTAL 70,008 S.F.)
   17– 40' X 130' SINGLE FAMILY DETACHED LOTS (5,553 S.F. AVG. EACH) (TOTAL 94,401 S.F.)*
4. LOT COVERAGE*:
   UNIT "A" BUILDING FOOTPRINT: 2,024 SQ. FT. (AVG. LOT COVERAGE– 85%)
   UNIT "B" BUILDING FOOTPRINT: 2,024 SQ. FT. (AVG. LOT COVERAGE– 81%)
   UNIT "C" BUILDING FOOTPRINT: 1,914 SQ. FT. (AVG. LOT COVERAGE– 82%)
   UNIT "D" BUILDING FOOTPRINT: 720 SQ. FT. (AVG. LOT COVERAGE– 60%)
   UNIT "E" BUILDING FOOTPRINT: 960 SQ. FT. (AVG. LOT COVERAGE– 74%)
   UNIT "F" BUILDING FOOTPRINT: 984 SQ. FT. (AVG. LOT COVERAGE– 75%)
   *LOT COVERAGE INCLUDES DRIVEWAYS AND PARKING PADS,
5. GROSS FLOOR AREA RATIO:
   UNIT "A"– 4,060 SQ.FT. (6 UNITS)– 24,360 SQ. FT.
   UNIT "B"– 4,048 SQ.FT. (6 UNITS)– 24,288 SQ. FT.
   UNIT "C"– 3,903 SQ.FT. (5 UNITS)– 19,515 SQ. FT.
   UNIT "D"– 2,160 SQ.FT. (6 UNITS)– 12,960 SQ. FT.
   UNIT "E"– 2,880 SQ.FT. (15 UNITS)– 43,200 SQ. FT.
   UNIT "F"– 2,952 SQ.FT. (10 UNITS)– 29,520 SQ. FT.
   GROSS FLOOR AREA (G.F.A.): 153,843 S.F. (3.53 AC.)
   TOTAL SITE AREA: 1,018,508 S.F. (23.38 AC.)
   G.F.A./TOTAL SITE AREA: 153.843 S.F./1,018,508 S.F.=.15
6. OPEN SPACE
   PROPOSED OPEN SPACE PROVIDED= 750,113 S.F. (17.22 AC.)
   PERCENTAGE OF OPEN SPACE PROVIDED= 74%
   RESOURCE CONSERVATION AREA = 235,659 S.F. (5.41 AC.)
7. IMPERVIOUS AREA TABULATIONS
   TOTAL IMPERVIOUS AREA = 196,891 S.F. (4.52 AC.)
   TOTAL DISTURBED AREA = 400,903 S.F. (9.20 AC.)
   PERCENT IMPERVIOUS OF DISTURBED AREA = 49%
   PERCENT IMPERVIOUS OF ENTIRE SITE = 19%
8. UNIT DENSITY
   48 DWELLING UNITS PROPOSED
   OVERALL UNIT DENSITY PROPOSED = 2.05 DWELLING UNITS PER ACRE
9. PARKING
   GARAGE SPACES PROVIDED:
   (96 SPACES) ALL UNITS PROVIDE 2 GARAGE SPACES (48 UNITS TOTAL)
   (96 SPACES) TANDEM SURFACE SPACES
   (48 SPACES) ON STREET PARALLEL SPACES PROVIDED
   TOTAL PARKING PROPOSED: 240 PARKING SPACES (5.0 SPACES/UNIT)
   TOTAL PARKING REQUIRED*: 110 PARKING SPACES (2.3 SPACES/UNIT)
   *VISITOR/GUEST SPACES– 15% OF THE TOTAL REQUIRED.
10. BUILDING HEIGHT:
    MAXIMUM PERMITTED BUILDING HEIGHT = 42'–0"*
    *ZONING ADMINISTRATOR TO REVIEW MODIFICATION TO ALLOW FOR AN INCREASE OF 7' (20%) PER MPDU ORDINANCE.

NOTE:
THESE TABULATIONS ARE IN COMPLIANCE WITH THE PUD. MINOR ADJUSTMENTS HAVE OCCURRED AS PART OF THE FINAL ENGINEERING DESIGN.



THESE PLANS ARE BASED UPON PLANS TITLED 'ARIS ALLEN BOULEVARD, LLC MIXED RESIDENTIAL' CREATED BY BOWMAN CONSULTING, PORTIONS OF WHICH ARE USED HEREIN.

FILE NAME: P:\Proj130\130003.01 Aris T. Allen Property\10_Dwgs\CADD\Working\C5.00 DIMENSION PLAN.dwg PLOT TIME: Mon, 02 Jun 2014 - 1:30pm LAST SAVE: Mon, 02 Jun 2014 - 1:30pm BY: JStaley

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NO.	DATE	REVISION	BY

McLaren ENGINEERING GROUP applied ingenuity
McLaren Technical Services, Inc.
601 East Pratt Street, Suite 302 Baltimore, Maryland 21202
T. (410) 243-8787 F. (410) 243-4956 www.mgmclaren.com

PROJECT
ARIS T. ALLEN BOULEVARD
RESIDENTIAL PLANNED DEVELOPMENT
PART 1 - LOTS 26 - 31, 47 & 48
6TH ELECTION DISTRICT
CITY OF ANNAPOLIS, MARYLAND
TAX MAP/GRID: 51E/8

STATE OF MARYLAND PIERO VAN MELLITS No. 21875 REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
License No.: 21875 Expiration Date: 2/12/16

SHEET TITLE
GRADING PERMIT NO.: GRD 14 - 0006
SITE DIMENSION PLAN

PROJECT NO.	130003.01
SCALE	AS SHOWN
DATE	5/30/2014
DRAWN BY	JDS/CLW
CHECKED BY	PVM/TJC
DRAWING NO.	C5.00

9 OF 66 SHTS