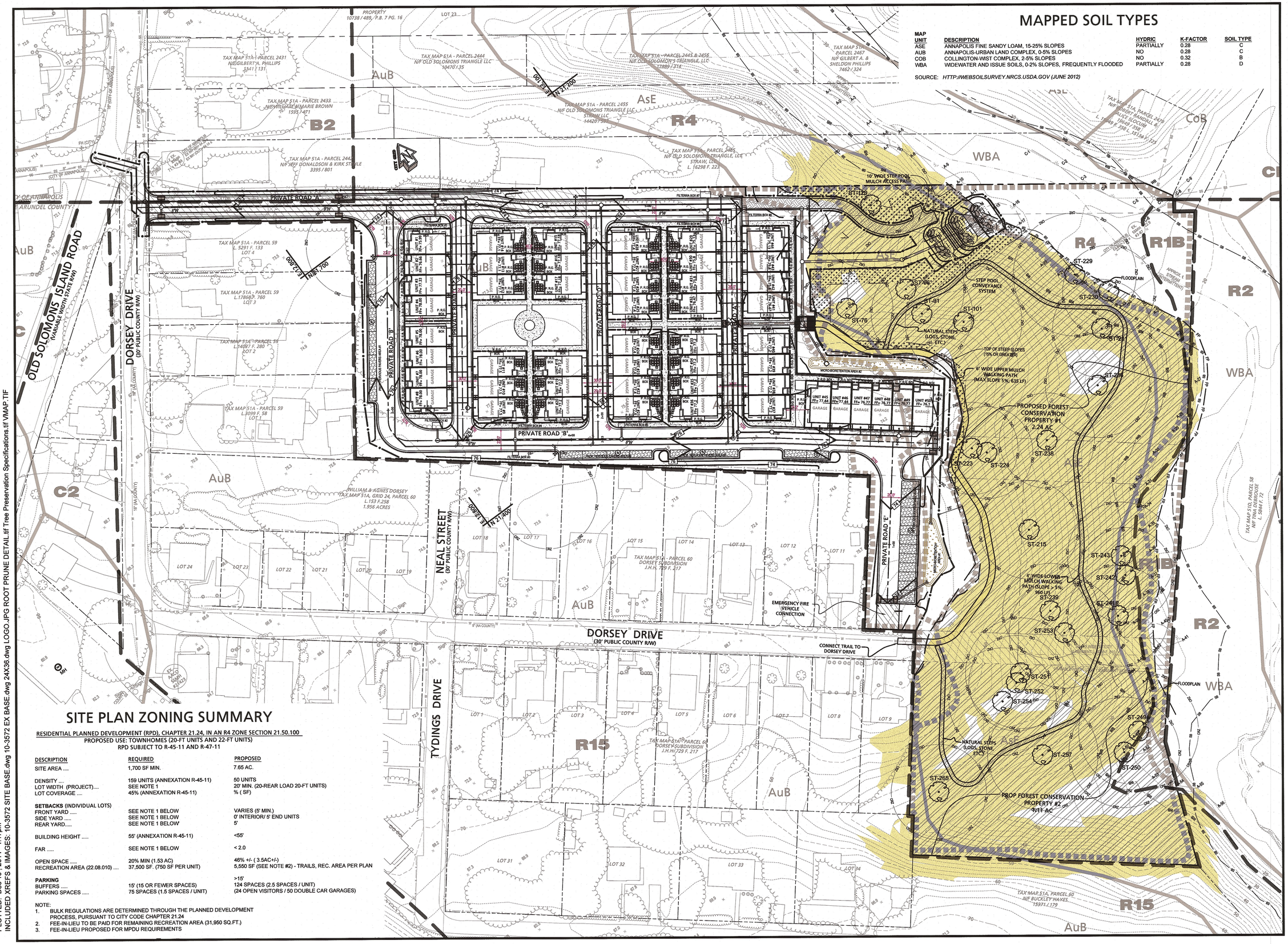

MAPPED SOIL TYPES

MAP UNIT	DESCRIPTION	HYDRIC	K-FACTOR	SOIL TYPE
ASE	ANNAPOLIS FINE SANDY LOAM, 15-25% SLOPES	PARTIALLY	0.28	C
AUB	ANNAPOLIS-URBAN LAND COMPLEX, 0-5% SLOPES	NO	0.28	C
COB	COLLINGTON-WIST COMPLEX, 2-5% SLOPES	NO	0.32	B
WBA	WIDEWATER AND ISSUE SOILS, 0-2% SLOPES, FREQUENTLY FLOODED	PARTIALLY	0.28	D

SOURCE: *HTTP://WEBSOILSURVEY.NRCS.USDA.GOV (JUNE 2012)*

SITE PLAN ZONING SUMMARY

RESIDENTIAL PLANNED DEVELOPMENT (RPD), CHAPTER 21.24, IN AN R4 ZONE SECTION 21.50.100
PROPOSED USE: TOWNHOMES (20-FT UNITS AND 22-FT UNITS)
RPD SUBJECT TO R-45-11 AND R-47-11

DESCRIPTION	REQUIRED	PROPOSED
SITE AREA	1,700 SF MIN.	7.65 AC.
DENSITY ...	159 UNITS (ANNEXATION R-45-11)	50 UNITS
LOT WIDTH (PROJECT)....	SEE NOTE 1	20' MIN. (20-REAR LOAD 20-FT UNITS)
LOT COVERAGE	45% (ANNEXATION R-45-11)	% (SF)
SETBACKS (INDIVIDUAL LOTS)		
FRONT YARD	SEE NOTE 1 BELOW	VARIES (5' MIN.)
SIDE YARD	SEE NOTE 1 BELOW	0' INTERIOR/ 5' END UNITS
REAR YARD.....	SEE NOTE 1 BELOW	5'
BUILDING HEIGHT	55' (ANNEXATION R-45-11)	<55'
FAR	SEE NOTE 1 BELOW	< 2.0
OPEN SPACE	20% MIN (1.53 AC)	46% +/- (3.5AC+/-)
RECREATION AREA (22.08.010)	37,500 SF. (750 SF PER UNIT)	5,550 SF (SEE NOTE #2) - TRAILS, REC. AREA PER PLAN
PARKING		>15'
BUFFERS	15' (15 OR FEWER SPACES)	124 SPACES (2.5 SPACES / UNIT)
PARKING SPACES	75 SPACES (1.5 SPACES / UNIT)	(24 OPEN VISITORS / 50 DOUBLE CAR GARAGES)

NOTE:
1. BULK REGULATIONS ARE DETERMINED THROUGH THE PLANNED DEVELOPMENT PROCESS, PURSUANT TO CITY CODE CHAPTER 21.24
2. FEE-IN-LIEU TO BE PAID FOR REMAINING RECREATION AREA (31,950 SQ.FT.)
3. FEE-IN-LIEU PROPOSED FOR MPDU REQUIREMENTS

PLOTTED: Dec 10 , 2014 - 1:17pm
INCLUDED XREFS & IMAGES: 10-3572 SITE BASE.dwg 10-3572 EX BASE.dwg 24X36.dwg LOGO.JPG ROOT PRUNE DETAIL.tif Tree Preservation Specifications.tif VMAP.TIF

24x36, CSC 05-1867 SITE

Revisions

Rev. #	By	Date	Description

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. 19593

Terry Schuman — Date 3/31/16
License No. 19593 — Expiration Date

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Date	DECEMBER 2014
Job Number	10-3572
Scale	1"=40'
Drawn By	L.S.
Approved By	T. SCHUMAN
Folder Reference	HAYES PROPERTY, OLD SOLOMONS ISLAND ROAD, ANNAPOLIS

OVERALL PLAN

SITE DEVELOPMENT PLANS
FOR

ANNAPOLIS TOWNES AT NEAL FARM

TAX MAP 51A, BLOCK 24, PARCELS 8, 8, AND 45
TAX MAP 51D, BLOCK 10, PARCEL 60, LOT 10
TAX MAP 51, BLOCK 24, PARCELS 27, 28, 29, AND 392
DORSEY DRIVE AND TYDING DRIVE
ANNAPOLIS, MARYLAND 21401
SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R4 / R1B / B2 CITY

Sheet No. C4 OF 10

F:\10-3572 Hayes Property Annapolis\Drawing Files\Site Develop Plans\10-3572-SDP-04.dwg