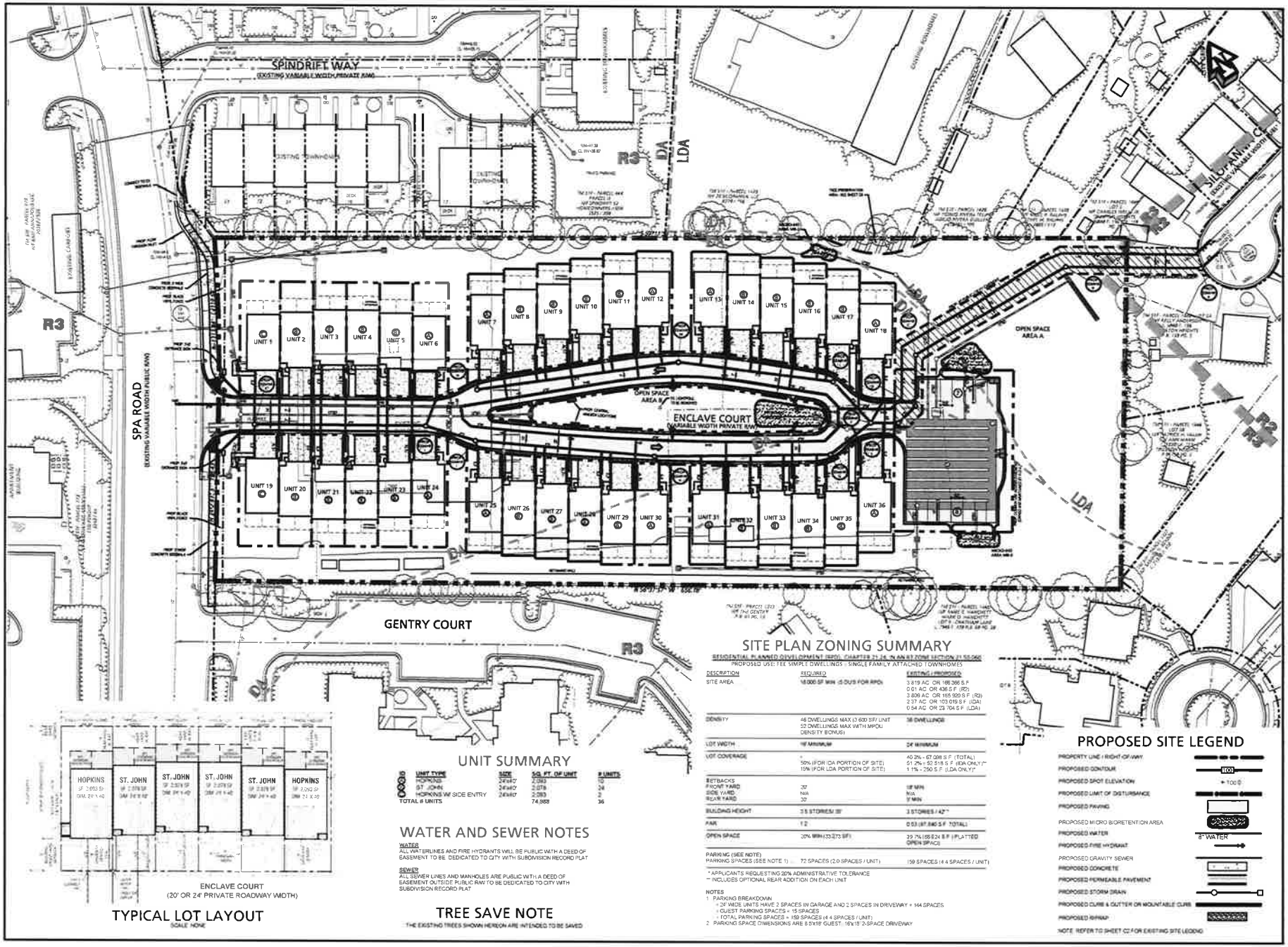

UNIT SUMMARY

UNIT TYPE	SIZE	SQ. FT. OF UNIT	# UNITS
HOPKINS	24'x40'	2,080	12
ST. JOHN	24'x40'	2,078	24
HOPKINS W/ SIDE ENTRY	24'x40'	2,080	2
TOTAL # UNITS		74,988	36

SITE PLAN ZONING SUMMARY

RESIDENTIAL PLANNED DEVELOPMENT (RPD) CHAPTER 21.24 "PLANNED DEVELOPMENT" SECTION 21.50.060

PROPOSED USE: FEE-SIMPLE DWELLINGS - SINGLE FAMILY ATTACHED TOWNHOMES

DESCRIPTION	REQUIRED	EXISTING / PROPOSED
SITE AREA	18,000 SF MIN. (5 DUS FOR RPD)	3.819 AC OR 166,366 S.F. 0.01 AC. OR 436 S.F. (RD) 2.806 AC. OR 165,930 S.F. (R3) 2.37 AC. OR 103,019 S.F. (LDA) 0.54 AC. OR 23,704 S.F. (LDA)
DENSITY	48 DWELLINGS MAX (3,600 SF/ UNIT 52 DWELLINGS MAX WITH MPDU DENSITY BONUS)	36 DWELLINGS
LOT WIDTH	18' MINIMUM	24' MINIMUM
LOT COVERAGE	50% (FOR LDA PORTION OF SITE) 15% (FOR LDA PORTION OF SITE)	40.2% - 67,098 S.F. (TOTAL) 51.2% = 52,518 S.F. (LDA ONLY)** 1.1% - 250 S.F. (LDA ONLY)*
SETBACKS FRONT YARD SIDE YARD REAR YARD	20' N/A 20'	18' MIN N/A 5' MIN
BUILDING HEIGHT	3 ½ STORIES/ 35'	3 STORIES / 42'*
FAR	1.2	0.53 (87,840 S.F. TOTAL)
OPEN SPACE	20% MIN (33,273 SF)	39.7% (65,824 S.F.) PLATTED OPEN SPACE
PARKING (SEE NOTE) PARKING SPACES (SEE NOTE 1)	72 SPACES (2.0 SPACES / UNIT)	159 SPACES (4.4 SPACES / UNIT)

* APPLICANTS REQUESTING 20% ADMINISTRATIVE TOLERANCE
** INCLUDES OPTIONAL REAR ADDITION ON EACH UNIT

NOTES
1. PARKING BREAKDOWN
   - 24' WIDE UNITS HAVE 2 SPACES IN GARAGE AND 2 SPACES IN DRIVEWAY = 144 SPACES
   - GUEST PARKING SPACES = 15 SPACES
   - TOTAL PARKING SPACES = 159 SPACES (4.4 SPACES / UNIT)
2. PARKING SPACE DIMENSIONS ARE 8.5'x18' GUEST, 16'x18' 2-SPACE DRIVEWAY

PROPOSED SITE LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- PROPOSED CONTOUR — 100
- PROPOSED SPOT ELEVATION — + 100.0
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED PAVING
- PROPOSED MICRO BIORETENTION AREA
- PROPOSED WATER — 8" WATER
- PROPOSED FIRE HYDRANT
- PROPOSED GRAVITY SEWER
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED CURB & GUTTER OR MOUNTABLE CURB
- PROPOSED RIPRAP

NOTE: REFER TO SHEET C2 FOR EXISTING SITE LEGEND

ENCLAVE COURT
(20' OR 24' PRIVATE ROADWAY WIDTH)

TYPICAL LOT LAYOUT

SCALE: NONE

WATER AND SEWER NOTES

WATER
ALL WATERLINES AND FIRE HYDRANTS WILL BE PUBLIC WITH A DEED OF EASEMENT TO BE DEDICATED TO CITY WITH SUBDIVISION RECORD PLAT

SEWER
ALL SEWER LINES AND MANHOLES ARE PUBLIC WITH A DEED OF EASEMENT OUTSIDE PUBLIC R/W TO BE DEDICATED TO CITY WITH SUBDIVISION RECORD PLAT

TREE SAVE NOTE

THE EXISTING TREES SHOWN HEREON ARE INTENDED TO BE SAVED

Revisions

Rev. #	By	Date	description
1	TLS	8/20/18	REVISE UNITS TO SINGLE / DOUBLE GARAGE, MOVE OFFSITE UTILITY CONNECTION PER DPW/TRE COMMENTS, REVISE CONNECTION SUMMARY

Terry Schumann — Date 3/13/18
License No. 22693 — Exp./Renewal Date

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Date: MARCH 2013
Job Number: 06-2011
Scale: 1"=30'
Drawn By: T.S.
Approved By: T.S.
Folder Reference: CLOW PROPERTY, SPA ROAD, ANNAPOLIS

SITE & UTILITY PLAN
RESIDENTIAL PLANNED DEVELOPMENT PLANS (PD 2013-011)
OF THE
The Enclave On Spa
1023 SPA ROAD
TAX MAP 51F, GRID 13, PARCEL 1318
TRUXTON HEIGHTS, CITY OF ANNAPOLIS, MARYLAND
THIRD DISTRICT ANNE ARUNDEL COUNTY 2ND REGION

Sheet No. C5 OF C18

PLOTTED: Jul 22, 2015 - 12:23pm
INCLUDED XREFS & IMAGES: 24x36 dwg CLOW 1023SPA SITE.dwg