

GENERAL NOTES

- EXISTING ZONING NEW TOWN - APARTMENTS
- SITE AREA 10.8 AC
- TOTAL AREA OF INTERIOR ROADS 1.5 AC
- WATER SERVICE TO BE PUBLIC
- SEWER SERVICE TO BE PUBLIC
- STORMWATER MANAGEMENT TO BE OFFSITE
- EXISTING 100 YEAR FLOOD PLAIN OCCURS AT ELEVATION 373.0
- APPLICABLE PLANNING AND ZONING FILES:
F-88-171 FINAL PLAT
WP-89-25* WAIVER PETITION
FDP-197A FINAL DEVELOPMENT PLAN CRITERIA
- WAIVER PETITION ADDRESSES THE FOLLOWING:
1) WAIVER OF PRELIMINARY PLAN SUBMISSION
2) WAIVER OF REQUIREMENT FOR SPECIFIC SIDEWALKS
- ALL PUBLIC ROADWAY ENGINEERING, GRADING, AND HORIZONTAL ALIGNMENT INFORMATION PROVIDED BY PURDUM AND JESCHKE, CONSULTING ENGINEERS AND LAND SURVEYORS FOR THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY.
- EXISTING VEGETATION COMPRISED OF SECOND GROWTH MIXED HARDWOODS AND SOFTWOODS, 15-40' HEIGHT.
- ALL RECREATION FACILITIES ARE INTENDED FOR THE RESIDENTS AND GUESTS OF ASHTON MEADOW ONLY.
- PROPOSED STREET NAMES: (SUBJECT TO APPROVAL)
GREYSTONE LANE
COBBLEFIELD DRIVE
AUTUMN RIDGE DRIVE
- ALL RETAINING WALLS ARE LESS THAN 3' IN HEIGHT MEASURED FROM BOTTOM OF WALL TO TOP OF WALL, AT THE HIGHEST POINT.
- A TRAFFIC STUDY FOR THIS PARCEL HAS BEEN PREVIOUSLY SUBMITTED UNDER F-88-171.
- WATER QUALITY CERTIFICATION FROM THE MARYLAND STATE HEALTH DEPARTMENT AND SECTION 404 PERMITS FROM THE ARMY CORP OF ENGINEERS HAVE BEEN ACQUIRED IN ACCORDANCE WITH FDP-197A AND F-88-171.

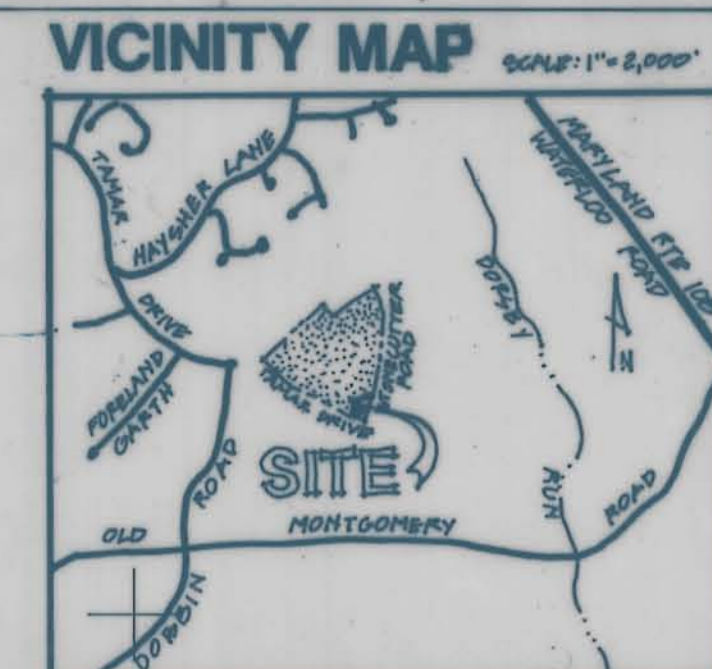
DENSITY TABULATIONS

1. MULTI-FAMILY	176 DU
2. DENSITY	16.3 DU/AC
3. PARKING SPACES REQUIRED @ 1.5 SPACES/1 BR. OR 2 BR. UNIT 2.0 SPACES/3 BR. UNIT	271
4. PARKING SPACES PROVIDED	278
5. PROJECT BUILDING LOT COVERAGE (INCLUDES BUILDINGS, CLUB & POOL, AND CARPORTS)	20.8%

PARKING TABULATIONS

PARKING TABULATION:

1 BR	59 ea.	X 1.5	=	88.5
2 BR	103 ea.	X 1.5	=	154.5
3 BR	14 ea.	X 2.0	=	28.0
				271.0 Total Required Spaces

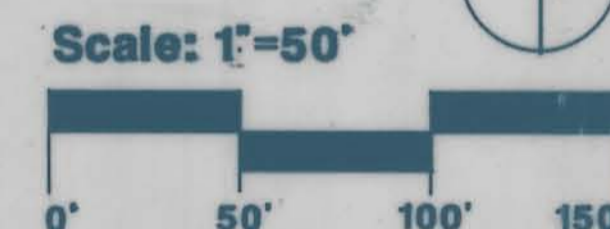


- LEGEND**
- HYDRANT
 - 6" W WATER LINE
 - STORM SEWER LINE
 - SAN. SEWER LINE
 - SAN. SEWER JUNCTION BOX
 - PROPOSED STREET LIGHT

FENCING AND/OR LANDSCAPE SCREENING SHALL BE PROVIDED AROUND TRASH COMPACTOR



- RELOCATE HYDRANT
- PROPOSED HYDRANT RELOCATION
- POTENTIAL EXISTING TREES TO REMAIN. 2ND GROWTH MIXED HARDWOODS, 2" - 6" CAL.
- CONCRETE SIDEWALK TYP.



DATE 10-21-88
PROJECT NO. 87547
REVISIONS:

TENTATIVELY APPROVED ON 10-16-88
DATE
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR DATE 11.21.88
LWS

ASHTON MEADOW PRELIMINARY SITE PLAN

VILLAGE OF LONGREACH
SECTION 3 AREA 2, PARCEL A
SIXTH ELECTION DISTRICT
TAX MAP 36, PORTION OF PARCEL 27

HOWARD COUNTY, MARYLAND

DEVELOPER/OWNER:
SUMMIT PROPERTIES
203 FRANCIS SCOTT KEY HIGHWAY
BALTIMORE, MARYLAND 21230
(301) 236-0070

PRESENT OWNER:
HOWARD RESEARCH AND DEVELOPMENT
LAND COMPANY
THE ROUSE COMPANY BUILDING
COLUMBIA, MARYLAND 21044
(301) 992-6000

LAND PLANNER:
LAND DESIGN, INCORPORATED
1216 PRINCE STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7784

ARCHITECT:
DAVID FURMAN ARCHITECTURE
508 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA 28203
(704) 332-2942

ENGINEER:
STV/LYON ASSOCIATES
21 GOVERNOR'S COURT
BALTIMORE, MARYLAND 21207
(301) 944-9112

SURVEYOR:
FISHER, COLLINS & CARTER, INC.
8388 COURT AVENUE
ELLICOTT CITY, MARYLAND 21043
(301) 461-2855

- 1701 East Boulevard, Charlotte, NC 28203 704/333-0325
- 1216 Prince Street, Alexandria, VA 22314 703/549-7784
- 225 Hillborough Street, Raleigh, NC 919/834-9127

Land Design
Landscape Architecture Land Planning
Urban Design

SHEET NO. 1 OF 1