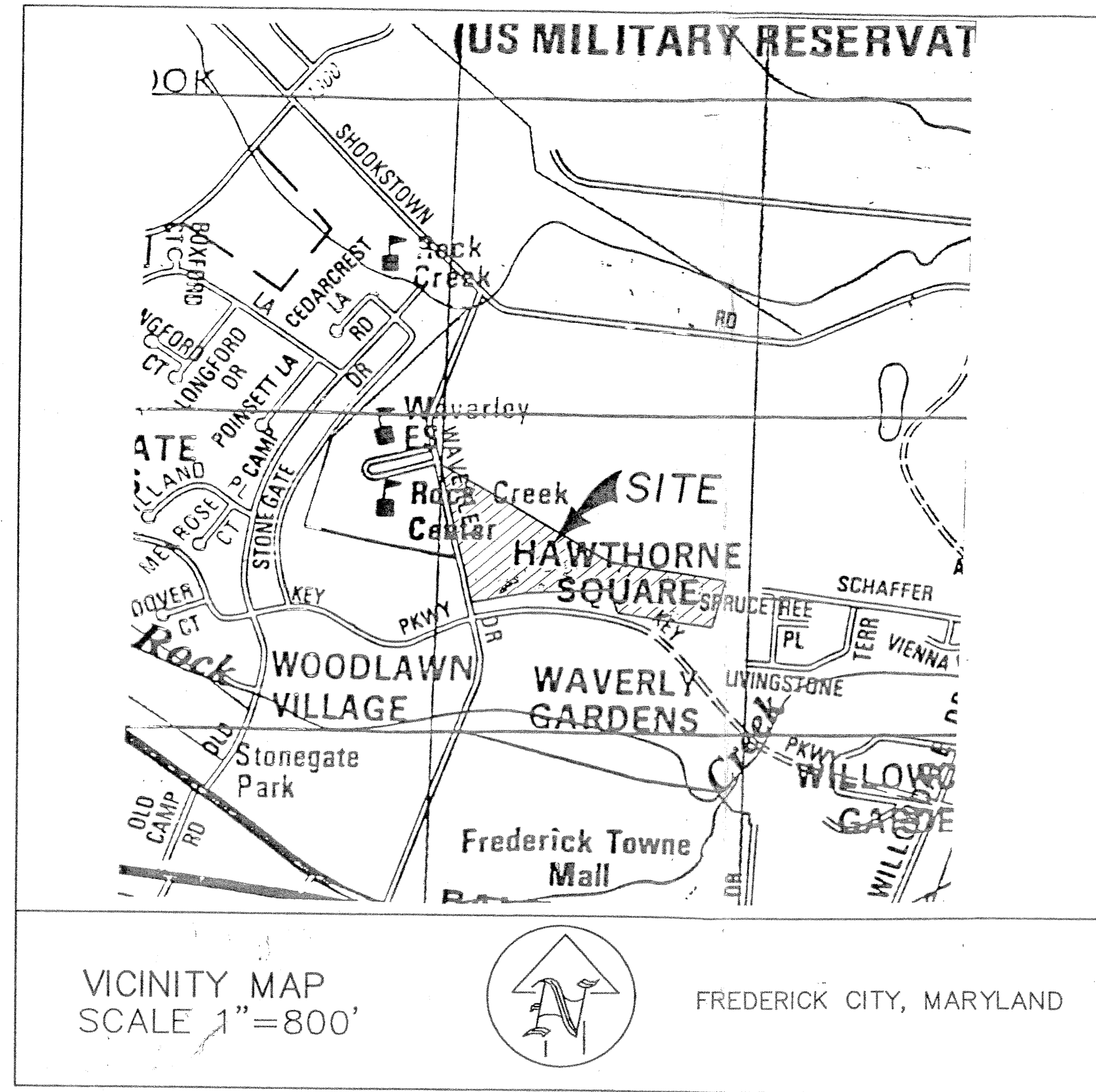
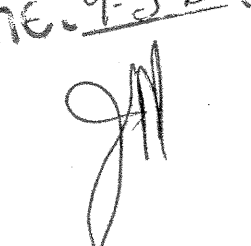


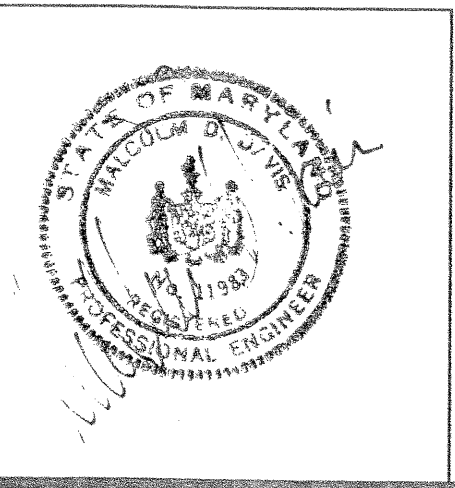
# THE COMMONS OF AVALON

## FINAL SITE PLAN



Conditions of Approval no. 9-392  


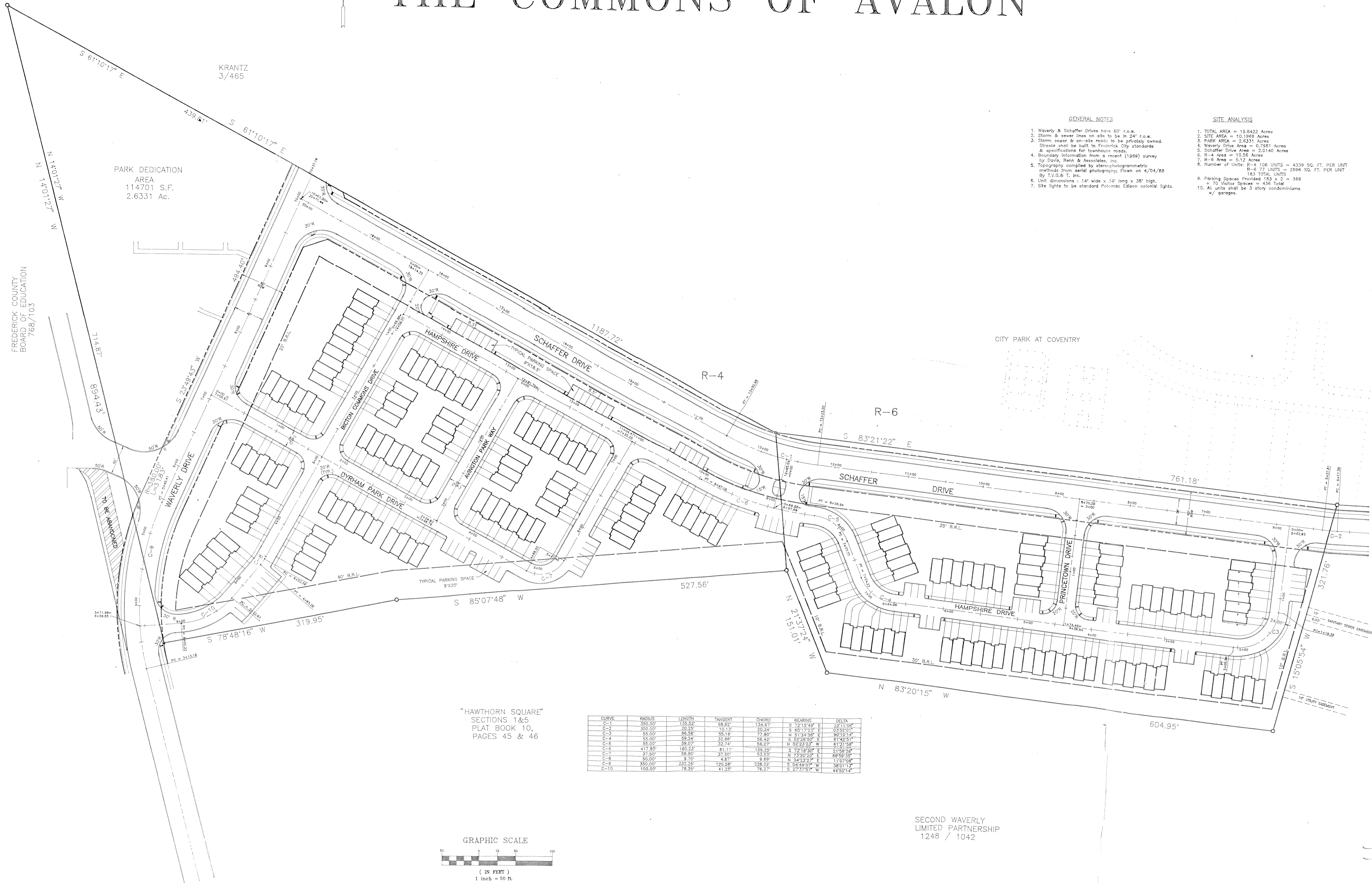
APPROVED	
FREDERICK CITY PLANNING COMMISSION	
DATE _____	CHAIRMAN OR SECRETARY _____
OWNER: KEY FEDERAL SAVINGS BANK 7-F GWYNNS MILL COURT OWINGS MILLS, MD. 21117	
DEVELOPER / CONTRACT PURCHASER: TROSTAR BUILDERS, INC. 1802 BRIGHTSEAT ROAD SUITE 310 LANDOVER, MD. 20785	



DAVIS, RENN & ASSOCIATES, INC.



# THE COMMONS OF AVALON



- GENERAL NOTES**
1. Waverly & Schaffer Drives have 60' r.o.w.
  2. Storm & sewer lines on site to be in 24" r.o.w.
  3. Storm sewer & on-site roads to be privately owned.
  4. Streets shall be built to Frederick City standards & specifications for townhouse roads.
  5. Boundary information from a recent (1988) survey by Davis, Renn & Associates, Inc.
  6. Topography compiled by stereophotogrammetric methods from aerial photography; Flown on 4/04/88 by T.V.R. & T. Inc.
  7. Limit dimensions: 14' wide x 34' long x 38' high.
  8. Site lights to be standard Poloma Edison colonial lights.
- SITE ANALYSIS**
1. TOTAL AREA = 15.8422 Acres
  2. SITE AREA = 10.1969 Acres
  3. PARK AREA = 2.6331 Acres
  4. Waverly Drive Area = 0.7981 Acres
  5. Schaffer Drive Area = 2.0140 Acres
  6. R-4 Area = 15.55 Acres
  7. R-6 Area = 5.12 Acres
  8. Number of Units: R-4 106 UNITS = 4339 SQ. FT. PER UNIT  
R-6 77 UNITS = 2896 SQ. FT. PER UNIT  
183 TOTAL UNITS
  9. Parking Spaces Provided: 183 x 2 = 366  
= 30 Visitor Spaces = 436 Total
  10. All units shall be 3 story condominiums w/ garages.

PARK DEDICATION  
AREA  
114701 S.F.  
2.6331 Ac.

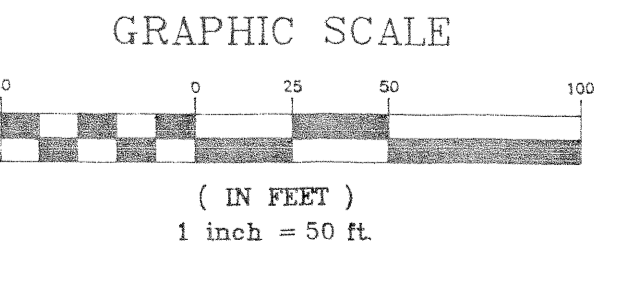
FREDERICK COUNTY  
BOARD OF EDUCATION  
766/705

KRANTZ  
3/465

CITY PARK AT COVENTRY

"HAWTHORN SQUARE"  
SECTIONS 1&5  
PLAT BOOK 10,  
PAGES 45 & 46

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	350.00'	130.52'	88.62'	134.67'	S 72°15'49" E	22°11'00"
C-2	300.00'	29.25'	18.13'	25.24'	S 85°17'25" E	03°32'00"
C-3	55.00'	86.58'	35.16'	73.80'	N 51°34'30" E	60°15'14"
C-4	55.00'	59.24'	32.86'	56.42'	S 52°28'20" E	61°42'51"
C-5	55.00'	59.01'	32.14'	56.57'	N 52°23'23" W	61°31'58"
C-6	417.80'	180.23'	81.11'	159.25'	S 72°18'30" E	21°55'22"
C-7	37.50'	54.80'	37.50'	53.03'	N 33°20'20" E	89°59'35"
C-8	50.00'	9.70'	4.87'	9.69'	N 34°32'24" E	110°10'00"
C-9	350.00'	232.25'	120.58'	228.02'	S 04°49'00" W	38°01'13"
C-10	100.00'	74.25'	41.25'	76.27'	S 27°15'30" W	44°50'14"



SECOND WAVERLY  
LIMITED PARTNERSHIP  
1248 / 1042

DATE:	5/2/90
CHECKED BY:	
DATE:	
APPROVED BY:	
DATE:	
FILE NO.	

THE COMMONS OF AVALON  
FREDERICK COUNTY  
MARYLAND

DAVIS, RENN & ASSOCIATES, INC.  
ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
HAGERSTOWN, MARYLAND  
P.O. BOX 246  
TELEPHONE 301-739-5660  
21741

SCALE	1" = 50'
PROJECT NO.	891043
SHEET NO.	2 OF 6
DATE	