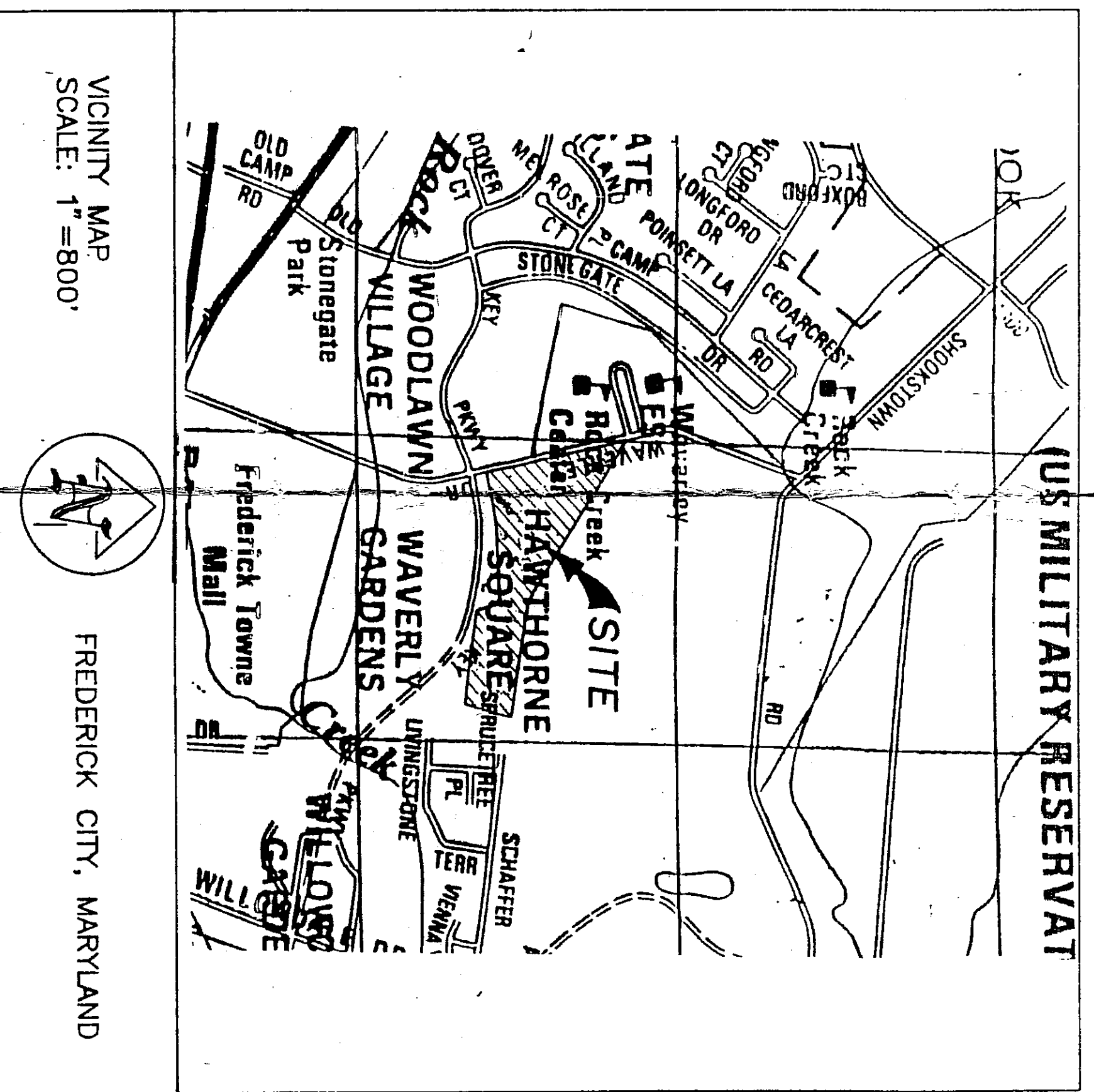


THE COMMONS OF AVALON



REVISED FINAL SITE PLAN

- GENERAL NOTES**
1. WAVERLY AND SCHAFER DRIVES HAVE 60' RIGHT-OF-WAYS.
 2. STORM AND SEWER LINES ON SITE ARE TO BE IN 24" RIGHT-OF-WAYS.
 3. STORM SEWER AND ON-SITE ROADS TO BE PRIVATELY OWNED SECTIONS FROM TOWNHOUSE ROADS.
 4. BOUNDARY INFORMATION FROM A RECENT (1989) SURVEY BY DAVIS, RENN AND ASSOCIATES, INC. PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY, PLANNED ON 4/4/88 BY T.V.G.&T., INC.
 5. UNIT DIMENSIONS: 14'x34', 18'x30', 30'x30' BY 38" TIER.
 6. SITE LIGHTS TO BE SPANNED POTENTIAL EDITION COLONIAL LIGHTS.
 - 7.

- SITE ANALYSIS**
1. TOTAL AREA = 15.442 ACRES
 2. SITE AREA = 10.722 ACRES
 3. PARK AREA = 2.492 ACRES
 4. SCHAFER DR. AREA = 2.014 ACRES
 5. R-4 AREA = 10.56 ACRES
 6. R-6 AREA = 5.12 ACRES
 7. TOTAL NUMBER OF UNITS: R-4 52 UNITS 5000 SQFT PER UNIT R-6 47 UNITS 3229 SQFT PER UNIT
 8. TOTAL NUMBER OF UNITS: 99
 9. PARKING SPACES PROVIDED 158 X 2 = 316 + 63 VISITOR SP. = 379
 10. ALL UNITS SHALL BE 3 STORY COMBINATIONS W/ CONDOS.

CITY OF FREDERICK
 APPROVED: *[Signature]*
 DATE: 7/21/92
 CITY ENGINEER

CONSTRUCTION APPROVAL BY CITY ENGINEER
 VALID FOR A PERIOD OF SIX (6) MONTHS
 FROM DATE OF APPROVAL. THIS PERMIT IS
 SUBJECT TO THE CITY ENGINEER'S
 ATTEMPT TO COMMENCE CONSTRUCTION HAS
 CITY APPROVAL. THIS IS FINAL AND IS NOT
 SUBJECT TO ANY OTHER REVIEW.

Conditions of Approval met 8/21/92 (date)
 CASE #997031/2

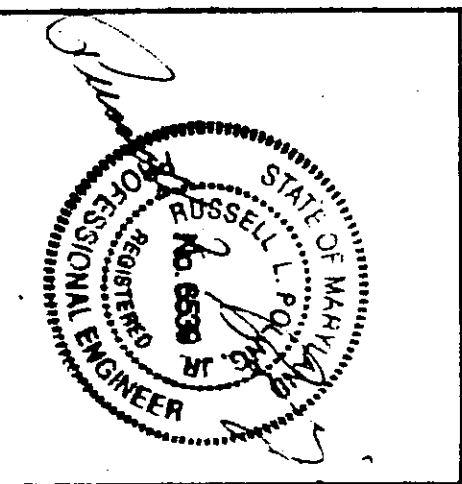
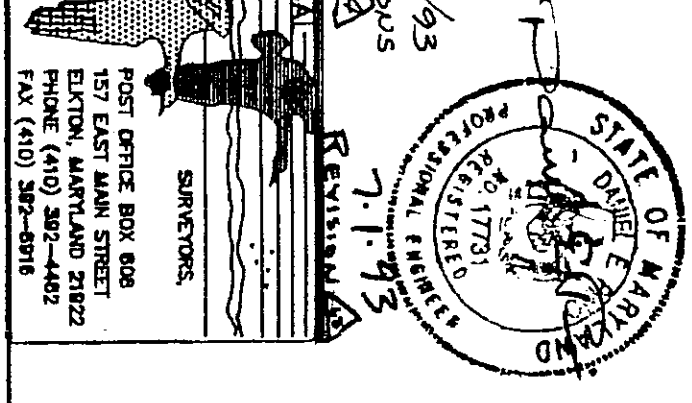
REVIEWED FOR FREDERICK SOIL
 AND METS TECHNICAL REQUIREMENTS

APPROVED BY: *[Signature]* DATE: 7-21-92
 DISTRICT MANAGER

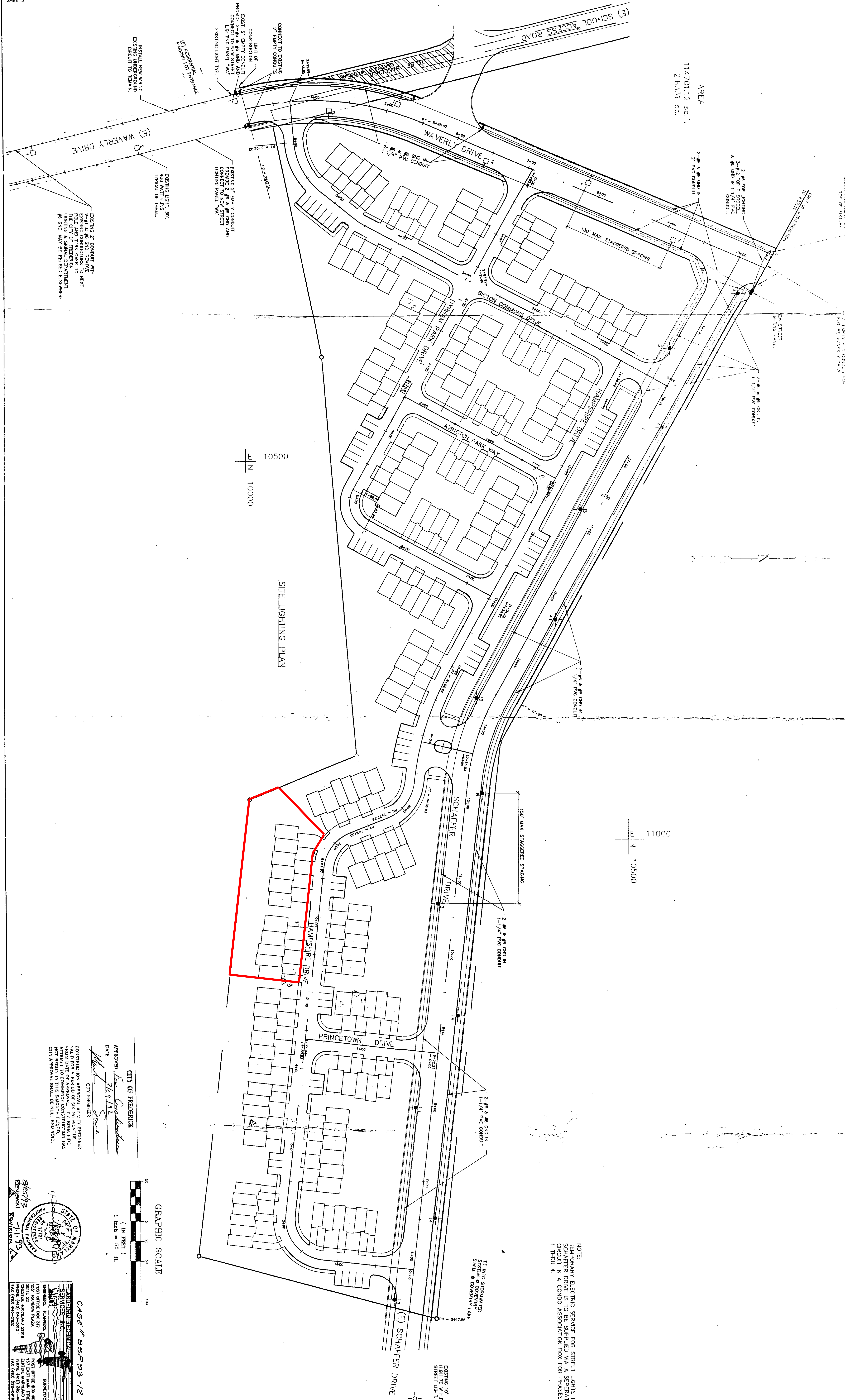
US SOIL CONSERVATION SERVICE
 FREDERICK SOIL CONSERVATION DISTRICT

APPROVED	FREDERICK CITY PLANNING COMMISSION
DATE	CARTERMAN OR SECRETARY
GENERAL	KEY FEDERAL SAVINGS BANK 7-2 GREENS MITL COURT OWINGS MILLS, MARYLAND 21117
DEVELOPER / CONTRACT PURCHASER	PROTEA BUILDERS, INC. 1802 BRIDGEBEND RD LANDOVER, MARYLAND 20785

DATE	REVISION	NO.	BY	FOR
7/17/92	ADD COMMENTS	1	[Signature]	REVISION
7/17/92	ADD COMMENTS	2	[Signature]	REVISION



DAVIS, RENN & ASSOCIATES, INC.



SITE LIGHTING PLAN

10500
10000

11000
10500

GENERAL NOTES

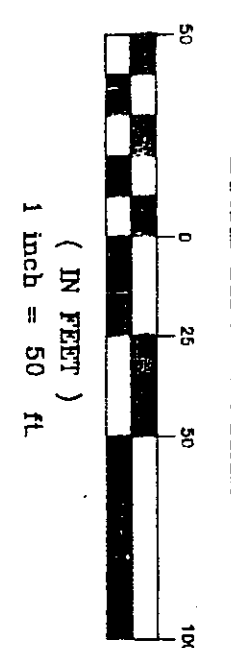
1. CONTRACTOR SHALL PROVIDE ALL LIGHT FIXTURES, POLES, POLE BASES, WIRE AND CONDUIT, FRANCHISING AND BIDDING, TO BE INSTALLED TO MEET CITY OF FREDERICK STANDARDS AND SPECIFICATIONS. ALL MATERIALS TO BE FULLY OPERABLE SYSTEM.
2. SUCCESSFUL CONTRACTOR SHALL CALL BOTH M&T UTILITY AND CITY OF FREDERICK 48 HOURS PRIOR TO ANY EXCAVATION FOR LOCATION OF ALL UTILITIES.
3. ALL CONTRACTOR SHALL PICK UP LATEST EDITION OF CITY OF FREDERICK STREET LIGHTING SPECIFICATIONS AND DETAILS BEFORE BIDDING TO FURNISH THE PROJECT WITH RESPECTIVE TO THE CITY OF FREDERICK.
4. EACH LIGHT POLE SHALL BE DESIGNATED, CIRCUIT AND TAGGED WITH A PERMANENT LABEL LOCATED NEAR THE FOUNDATION.

ELECTRICAL LEGEND

- CONTRACTOR SHALL PROVIDE ALL LIGHT FIXTURES, POLES, POLE BASES, WIRE AND CONDUIT, FRANCHISING AND BIDDING, TO BE INSTALLED TO MEET CITY OF FREDERICK STANDARDS AND SPECIFICATIONS. ALL MATERIALS TO BE FULLY OPERABLE SYSTEM.
- CONTRACTOR SHALL PICK UP LATEST EDITION OF CITY OF FREDERICK STREET LIGHTING SPECIFICATIONS AND DETAILS BEFORE BIDDING TO FURNISH THE PROJECT WITH RESPECTIVE TO THE CITY OF FREDERICK.
- EACH LIGHT POLE SHALL BE DESIGNATED, CIRCUIT AND TAGGED WITH A PERMANENT LABEL LOCATED NEAR THE FOUNDATION.
- CONTRACTOR SHALL PROVIDE ALL LIGHT FIXTURES, POLES, POLE BASES, WIRE AND CONDUIT, FRANCHISING AND BIDDING, TO BE INSTALLED TO MEET CITY OF FREDERICK STANDARDS AND SPECIFICATIONS. ALL MATERIALS TO BE FULLY OPERABLE SYSTEM.

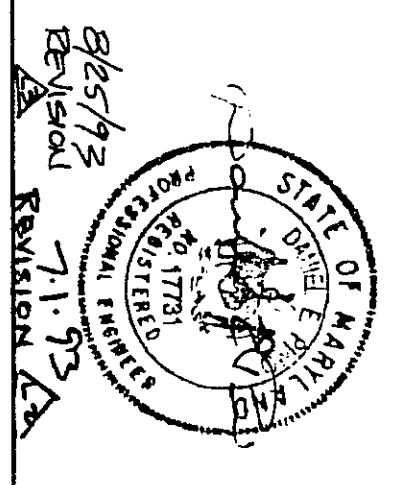
NOTE: NEARBY ELECTRIC SERVICE FOR STREET LIGHTS IN SCHAFER DRIVE IS TO BE SUPPLIED VIA A SEPARATE CIRCUIT IN A CONDO ASSOCIATION BOX FOR PHASES 1 THRU 4.

GRAPHIC SCALE



CITY OF FREDERICK
APPROVED FOR: *[Signature]*
DATE: 7/17/12
CITY ENGINEER

CONSTRUCTION APPROVAL BY CITY ENGINEER
VALID FOR A PERIOD OF SIX (6) MONTHS
ATTEMPT TO COMPLETE CONSTRUCTION HAS
NOT BEGUN IN THE EVENT OF DELAY, THE
CITY APPROVAL SHALL BE VOID.



CASE # 55093-12
PROJECT NO. 517
DATE: 7/17/12
R. H. L. ENGINEERING COMPANY, INC.
P.O. BOX 248
HAGERSTOWN, MARYLAND 21741
301/739-9860

REVISED FINAL SITE PLAN

NO.	REVISION	DATE	BY	CHKD.
6		11-25-90	C.P.S.	
5		11-25-90		
4	REVISED UNIT FOOTPRINT	11-25-90		
3	REVISED UNIT FOOTPRINT	11-25-90		
2	REVISED UNIT FOOTPRINT	11-25-90		
1	REV SCHOOL ENTRANCE	11-25-90		

THE COMMONS OF AVALON
FREDERICK COUNTY MARYLAND
COMPOSITE PLAN

DAVIS, RENN & ASSOCIATES, INC.
ENGINEERS ARCHITECTS PLANNERS SURVEYORS
P.O. BOX 248
HAGERSTOWN, MARYLAND 21741
301/739-9860

RHL ENGINEERING COMPANY, INC.
3 West Second Street
Frederick, Md. 21701
(301) 695-9424

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER
R. H. L.
11-20-90