



NOTES

- A. EXPAND EXISTING NEIGHBORHOOD PARK AROUND MATHEWAN.
- B. CREATE BUFFER ALONG R.R. TRACKS PRESERVE EXISTING TREES.
- C. PROVIDE A VARIETY OF NEIGHBORHOOD PARKS AND GREENS WITHIN EACH WALKING DISTANCE FROM ALL RESIDENTS (EACH OF TWO BLOCKS FAMILY TRAIL).
- D. TRANSPORTATION SHOULD BE CONNECTED TO PROVIDE FOR REGIONAL PROVIDE FLOW FOR RURAL R.R. OVERPASS/UNDERPASS.
- E. PROVIDE VEGETATION AND FUNCTIONAL CONNECTIONS TO ADJACENT PROPERTIES.
- F. PROVIDE SHARED NEIGHBORHOOD PARK WITH ADJACENT NEIGHBORHOODS THAT DETACHED PARKS.
- G. POTENTIAL ACTIVE RECREATION PARK.
- H. INTERSECTION OF LEPERVY EXTENDED AND BITTON-COVINGTON CONNECTOR UP TO 2300'S OF NON RESIDENTIAL USE DETAIL OR COVINGTON HAYDEN ROAD LAYOUT FOR ALTERNATIVE DETAIL.
- I. DETAIL COVINGTON CENTER AND POOL FOR NEIGHBORHOOD CENTER UP TO 200'S OF NON RESIDENTIAL USE.
- J. DETAIL CENTER COMMUNITY CENTER AND POOL FOR NEIGHBORHOOD CENTER UP TO 200'S OF NON RESIDENTIAL USE.
- K. DETAIL NEIGHBORHOOD CENTER DETAIL WITH NEW TRADITIONAL CHARACTER AT CORNER OF COVINGTON AND HAYDEN ROAD LAYOUT FOR ALTERNATIVE DETAIL.
- L. DETAIL NEIGHBORHOOD CENTER DETAIL WITH NEW TRADITIONAL CHARACTER AT CORNER OF COVINGTON AND HAYDEN ROAD.
- M. DETAIL NEIGHBORHOOD CENTER DETAIL WITH NEW TRADITIONAL CHARACTER AT CORNER OF COVINGTON AND HAYDEN ROAD.
- N. DETAIL NEIGHBORHOOD CENTER DETAIL WITH NEW TRADITIONAL CHARACTER AT CORNER OF COVINGTON AND HAYDEN ROAD.
- O. AMOUNT DRAWING FOR NON-COMMERCIAL.
- P. PROVIDED PUBLIC PARKS.
- Q. ROAD ALIGNMENT SIZE DETERMINED WITH FINAL ENGINEERING.
- R. ROAD ALIGNMENT FOR POTENTIAL FUTURE RESIDENTIAL DEVELOPMENT. OTHERS.

NOTES

- 1. Secondary Street patterns are subject to change based upon lot and unit configuration under the TND Code as indicated in the future Regulating Plan.
- 2. Variations may include road location as a result of differences in lot depth permitted by certain parts of the project, the alignment of roads to permit the development of a portion of the property that are:
- 3. The exact location of one building area Regulating Plan stage.
- 4. Open Space Regulating Plan conditions based on Columbia Code chapter 31B (Public Dedication - 5.0% open space required throughout).

LEGEND

PROPOSED PUBLIC ROAD	PROPOSED BIKE ROUTE	PROPOSED PUBLIC TRAIL	PROPOSED CIVIC BUILDING	HAYDEN PARK CONDOCOR	PROPOSED OPEN SPACE	GREEN SQUARE	PARK	CPD	NEIGHBORHOOD GENERAL	NEIGHBORHOOD CENTER	NEIGHBORHOOD EDGE	NEIGHBORHOOD GENERAL	NEIGHBORHOOD CENTER	NEIGHBORHOOD EDGE	NEIGHBORHOOD GENERAL	NEIGHBORHOOD CENTER	NEIGHBORHOOD EDGE

SITE DATA

RINGS	NET SITE AREA	NET SITE AREA	NET SITE AREA	NET SITE AREA	NET SITE AREA	NET SITE AREA	NET SITE AREA	NET SITE AREA
LESS AVE RD ROW	848.1 AC	848.1 AC	848.1 AC	848.1 AC	848.1 AC	848.1 AC	848.1 AC	848.1 AC
LESS CPD	812.2 AC	812.2 AC	812.2 AC	812.2 AC	812.2 AC	812.2 AC	812.2 AC	812.2 AC
NET SITE AREA	810.1 AC	810.1 AC	810.1 AC	810.1 AC	810.1 AC	810.1 AC	810.1 AC	810.1 AC
NEIGHBORHOOD GENERAL	151 UNITS	151 UNITS	151 UNITS	151 UNITS	151 UNITS	151 UNITS	151 UNITS	151 UNITS
NEIGHBORHOOD CENTER	42 UNITS	42 UNITS	42 UNITS	42 UNITS	42 UNITS	42 UNITS	42 UNITS	42 UNITS
NEIGHBORHOOD EDGE	15 UNITS	15 UNITS	15 UNITS	15 UNITS	15 UNITS	15 UNITS	15 UNITS	15 UNITS
NEIGHBORHOOD GENERAL	41.1 DU/AC	41.1 DU/AC	41.1 DU/AC	41.1 DU/AC	41.1 DU/AC	41.1 DU/AC	41.1 DU/AC	41.1 DU/AC
NEIGHBORHOOD CENTER	55.59 DU/AC	55.59 DU/AC	55.59 DU/AC	55.59 DU/AC	55.59 DU/AC	55.59 DU/AC	55.59 DU/AC	55.59 DU/AC
NEIGHBORHOOD EDGE	64.14 DU/AC	64.14 DU/AC	64.14 DU/AC	64.14 DU/AC	64.14 DU/AC	64.14 DU/AC	64.14 DU/AC	64.14 DU/AC
OPEN SPACE PROVIDED	12.27 AC	12.27 AC	12.27 AC	12.27 AC	12.27 AC	12.27 AC	12.27 AC	12.27 AC
PUBLIC PARKS	21.9 AC	21.9 AC	21.9 AC	21.9 AC	21.9 AC	21.9 AC	21.9 AC	21.9 AC

TND DEVELOPMENT PLAN

Includes: Districts, Conceptual Bicycle Plan, Conceptual Thoroughfare Plan & Quick Street Building Sites

Prepared for: Dominion Homes

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Don Ber 7-1-04

RINGS / CLAGG PROPERTIES

George L. McLean 6/17/04

