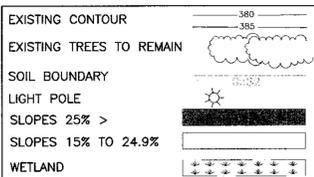


**SITE DATA**

LOCATION: LOTS 1-10, BLK. 4 AND LOTS 9, 10 AND 19-22, BLK. 6  
 6TH ELECTION DISTRICT  
 EXISTING ZONING: CAC  
 AREA OF PARCEL: 142,363 SF (3.27 AC.)  
 AREA TO BE OBTAINED FROM : 4713 SF (0.10 AC.)  
 GROVER PLACE RIGHT OF WAY  
 GROSS AREA OF PARCEL: 147,076 SF (3.38 AC.)  
 AREA OF FLOODPLAIN: 0.0  
 AREA OF STEEP SLOPES: N/A  
 NET AREA OF PROJECT: 147,076 SF (3.38 AC.)  
 AREA OF OPEN SPACE REQUIRED: N/A  
 AREA OF OPEN SPACE PROVIDED: N/A  
 RECREATIONAL OPENSAPCE REQUIRED: N/A  
 RECREATIONAL OPENSAPCE PROVIDED: N/A  
 NUMBER OF PROPOSED PARCELS: 1  
 UNITS PERMITTED: 3.27 AC x 25 DU/AC. = 81 UNITS  
 UNITS PROPOSED: 80 APARTMENT UNITS  
 15% MODERATE INCOME HOUSING PROVIDED: 12 UNITS  
 REQUIRED COMMERCIAL SPACE: 200 SQ FT PER RESIDENTIAL UNIT  
 80 UNITS x 200 SQ FT/UNIT = 16,000 SQ FT  
 PROPOSED COMMERCIAL SPACE: 16,000 SQ FT  
 AMENITY AREA(10% OF NET SITE AREA) REQUIRED: 14,723 SF (0.338 AC.)  
 AMENITY AREA(10% OF NET SITE AREA) PROVIDED: 14,778 SF (0.339 AC.)

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	K VALUE	TYPE
EVC	EVESBORO LOAMY SAND, 5% TO 15% SLOPE	.17	A
C1C3	CHILLUM GRAVELLY LOAM, 5%-10% SLOPES, SEVERELY ERODED	.43	B
BeB2	BELTSVILLE SILT LOAM, 1% TO 5% SLOPES, MODERATELY	.43	C

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 26

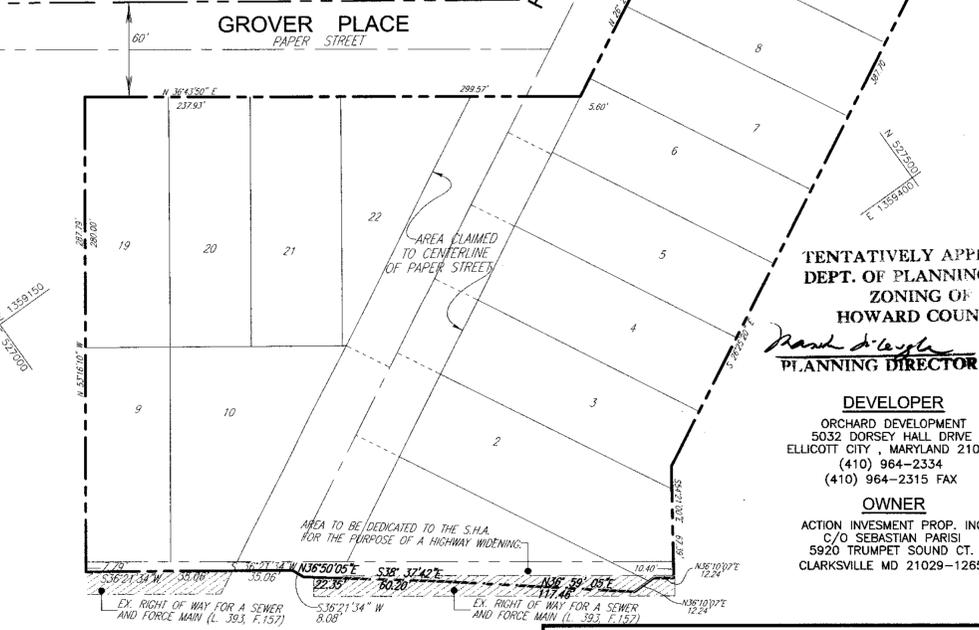
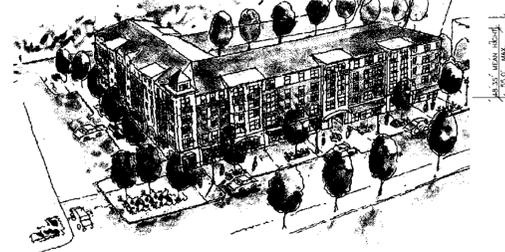
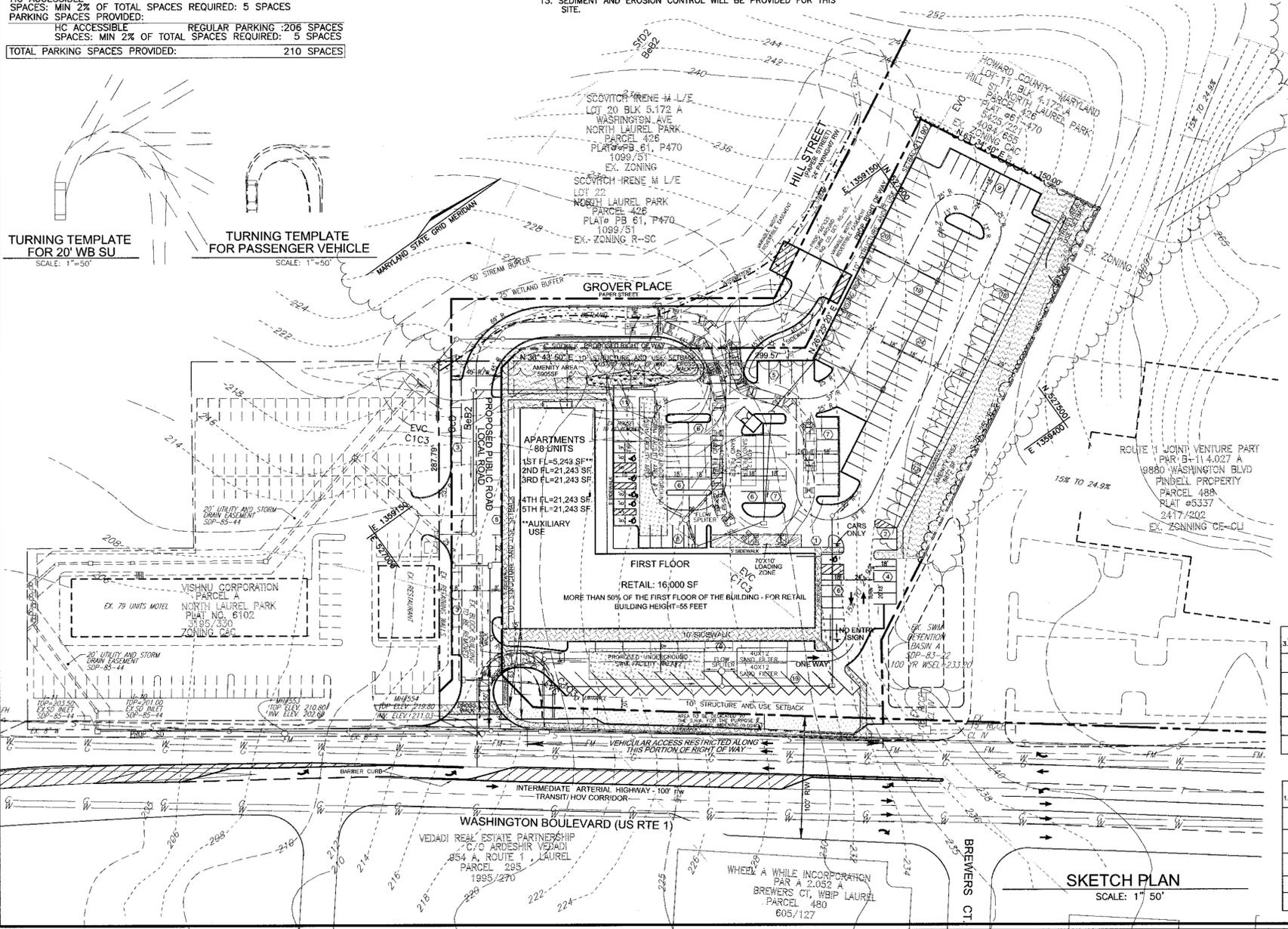
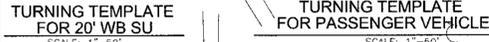


**GENERAL NOTES**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- DEED REFERENCE: 479/676, 832/562, 815/344
- THE PROJECT BOUNDARY IS BASED ON A SURVEY PERFORMED BY PATTON HARRIS RUST & ASSOCIATES, DATED SEPT. 2003.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAPHY.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. PROPOSED SEWER FOR THE SITE WILL BE CONNECTED TO EXISTING PUBLIC SEWER CONTRACT #29-S, AND PROPOSED PUBLIC WATER WILL BE CONNECTED TO EXISTING PUBLIC CONT.# 1-W.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT. WATER QUALITY TO BE PROVIDED BY SAND FILTERS, AND QUANTITY (Cv) TO BE STORED UNDERGROUND. SWM MANAGEMENT FACILITY WILL BE OWNED AND MAINTAINED BY THE HOA.
- WETLANDS DELINEATION WAS PERFORMED BY EXPLORATION RESEARCH, INC., DATED JULY, 2004.
- NO FLOODPLAIN IS LOCATED ONSITE.
- NO STEEP SLOPES ARE LOCATED ONSITE.
- FOREST STAND DELINEATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY, 2003. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED APRIL 7, 2004.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN STREET LIGHTS AND TREES.
- A NOISE STUDY IS NOT REQUIRED.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS EFFECTIVE 10/2/03.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE.
- A WETLAND PERMIT IS REQUIRED FOR THE DISTURBANCE SHOWN ON THIS PLAN.
- WP-05-45: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED NOVEMBER 30, 2004, TO WAIVE SECTION 16.116 (c) (1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH PROHIBITS THE GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 25 FEET OF A WETLAND IN ANY ZONING DISTRICT AND WITHIN 50' OR 75' OF A STREAM IN RESIDENTIAL AND NON RESIDENTIAL ZONING DISTRICTS. THIS PLAN PROPOSES THE FILLING OF WETLANDS, A STREAM AND THE DISTURBANCE OF THE 25' WETLAND BUFFER AND 50' STREAM BUFFER FOR THE CONSTRUCTION OF HILL STREET, GROVER PLACE, PARKING LOT PAVING AND A PORTION OF THE NEW BUILDING.
- THE SUBJECT PROPERTY IS ZONED "CAC" CORRIDOR ACTIVITY CENTER PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- SEE THE FOLLOWING PREVIOUS DPZ FILES FOR THIS PROPERTY, WP-96-112, WP-98-30, F-99-109, F-98-10, BA 366-D, WP-05-45 FILES.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT WILL BE ADDRESSED AS PART OF THE SITE DEVELOPMENT PLAN SUBMISSION IN ACCORDANCE WITH THE FOREST CONSERVATION MANUAL.

**PARKING TABULATION**

RESIDENTIAL	
PARKING SPACES REQUIRED:	80 UNITS-2 BED ROOM UNITS/2 SPACES/UNIT=100 SPACES
PARKING SPACES PROVIDED:	30 UNITS-1 BED ROOM UNITS/1 SPACES/UNIT=30 SPACES * SEE NOTE #31.
COMMERCIAL	
PARKING SPACES REQUIRED:	16,000 SQ FT RETAIL x 5 SPACES/1,000 SQ FT = 80 SPACES* SEE GENERAL NOTE#30
TOTAL PARKING SPACES REQUIRED:	210 SPACES
HC ACCESSIBLE SPACES:	MIN 2% OF TOTAL SPACES REQUIRED: 5 SPACES
PARKING SPACES PROVIDED:	206 SPACES
HC ACCESSIBLE SPACES:	MIN 2% OF TOTAL SPACES REQUIRED: 5 SPACES
TOTAL PARKING SPACES PROVIDED:	210 SPACES



**EXISTING PROPERTY LAYOUT**  
SCALE: 1" = 50'

SUMMARY TABLE AREA 1					
AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	0.10 AC.FT.		0.10 AC. FT.	PROVIDED IN UNDERGROUND SAND FILTER
2	RECHARGE VOLUME REV	0.04 AC.FT.		0.04 AC.FT.	PROVIDED IN UNDERGROUND SAND FILTER
3	CHANNEL PROTECTION VOLUME CPV	0.08 AC.FT.		0.08 AC.FT.	PROVIDED IN UNDERGROUND STORAGE
4	OVERHEAD FLOOD PROTECTION, GFOP	N/A	N/A	N/A	
5	EXTREME FLOOD VOLUME GFOP	N/A	N/A	N/A	

SUMMARY TABLE AREA 2					
AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	0.10 AC.FT.		0.10 AC. FT.	PROVIDED IN UNDERGROUND SAND FILTER
2	RECHARGE VOLUME REV	0.03 AC.FT.		0.03 AC.FT.	PROVIDED IN UNDERGROUND SAND FILTER
3	CHANNEL PROTECTION VOLUME CPV	0.11 AC.FT.		0.11 AC.FT.	PROVIDED IN UNDERGROUND STORAGE
4	OVERHEAD FLOOD PROTECTION, GFOP	N/A	N/A	N/A	
5	EXTREME FLOOD VOLUME GFOP	N/A	N/A	N/A	



THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:  
 50BA (N) 527,561.678 (E) 1,359,772.604  
 50B5 (N) 524,999.375 (E) 1,357,925.748

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*David D. Taylor* 4/6/05  
 PLANNING DIRECTOR

**DEVELOPER**  
 ORCHARD DEVELOPMENT  
 5032 DORSEY HALL DRIVE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 964-2334  
 (410) 964-2315 FAX

**OWNER**  
 ACTION INVESTMENT PROP. INC.  
 C/O SEBASTIAN PARISI  
 5920 TRUMPET SOUND CT.  
 CLARKSVILLE MD 21029-1285

**SKETCH PLAN**  
**HILL STREET APARTMENTS AND RETAIL**  
 RETAIL AND APARTMENT HOUSING UNITS

FUTURE BULK PARCEL A, A RESUBDIVISION OF EXISTING PARCEL 426, LOTS 1 THRU 10, BLOCK 4 AND LOTS 9, 10 AND 19 THRU 22, BLOCK 6, NORTH LAUREL PARK

TAX MAP 50 GRID 4, 6TH ELECTION DISTRICT

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961



DESIGN BY: RJ  
 DRAWN BY: RJ  
 CHECKED BY: RHW  
 DATE: 01/05/2005  
 SCALE: 1"=50'  
 W.O. NO.: 2044028.00