

GENERAL NOTES

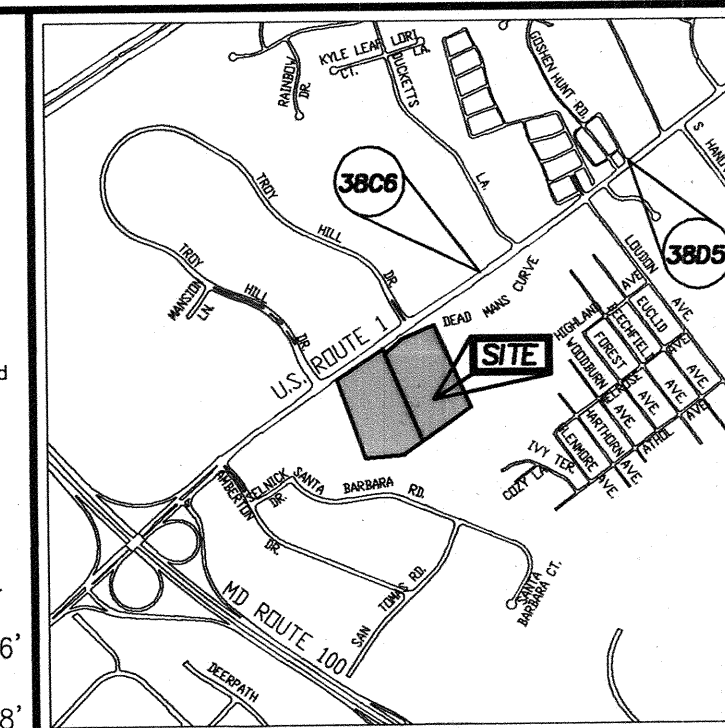
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE PROJECT BOUNDARY IS BASED ON A DAFT McCUNE WALKER, INC., SURVEY DATED FEBRUARY 2004.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL SURVEY BY VRM DATED FEBRUARY 2004.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT. WATER QUALITY, CHANNEL PROTECTION, 10 AND 100 YEAR STORMWATER MANAGEMENT TO BE PROVIDED THROUGH UNDERGROUND FACILITIES FOR THE COMMERCIAL COMPONENT OF THE SITE. WATER QUALITY, CHANNEL PROTECTION, 10 AND 100 YEAR STORMWATER MANAGEMENT TO BE PROVIDED BY TWO MICROPOOL EXTENDED DETENTION FACILITIES FOR THE RESIDENTIAL PORTION OF THE SITE. RECHARGE VOLUME TO BE PROVIDED BY TWO BIORETENTION FACILITIES. THE TWO BIORETENTION FACILITIES (BMP #3 AND #4) AND THE MICROPOOL EXTENDED DETENTION POND REMAINING ONSITE (BMP #2) TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA, HAZARD CLASS 'A'. THE STATE HIGHWAY ADMINISTRATION HAS AGREED TO ACCEPT TITLE TO THAT PORTION OF THE OTHER MICROPOOL EXTENDED DETENTION POND (BMP #1) THAT IS WITHIN THE PROPERTY BOUNDARY. BMP #1 WILL BE DESIGNED AND BUILT TO THE STANDARDS OF SHA AND HOWARD COUNTY, MARYLAND DEPARTMENT OF PLANNING AND ZONING. SHA, HOWARD COUNTY AND THE HOA WILL ENTER INTO A 3 PARTY AGREEMENT THAT WILL HAVE THE DEVELOPER BUILD THE BMP #1 AND UPON ITS COMPLETION AND ACCEPTANCE HAVE THE HOA PROVIDE APPROPRIATE SURETY FOR MAINTENANCE IN ACCORDANCE WITH SHA STANDARDS AND HAVE HOWARD COUNTY PROVIDE ONGOING MAINTENANCE INSPECTION SERVICES TO COUNTY AND/OR MADE STANDARDS.
- WETLAND DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC., COMPLETED SEPTEMBER 2003.
- FLOODPLAIN DATA TAKEN FROM HOWARD COUNTY FLOODPLAIN STUDY AND ADJUSTED PER TOPOGRAPHY.
- FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MAY 2004.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MAY 2004.
- THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- ALL LANDSCAPING REQUIREMENTS SHALL BE COMPLIED WITH AS SET FORTH IN THE LANDSCAPE MANUAL.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- TRASH COLLECTION AND RECYCLING WILL BE PRIVATE.
- THIS PROPERTY IS IN COMPLIANCE WITH THE ROUTE 1 MANUAL FOR CAC ZONING WITH THE FOLLOWING EXCEPTIONS:
THE REQUIREMENT FOR THE REQUIRED COMMERCIAL SPACE HAS BEEN REDUCED FROM 300 SQ FT TO 200 SF PER RESIDENTIAL UNIT BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING BASED UPON THE CONDITIONS OUTLINED IN SECTION 12.7.5 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED.
- THERE IS A COMMON ACCESS EASEMENT AGREEMENT BETWEEN THE RESIDENTIAL UNITS AND A SHARED PARKING AGREEMENT.
- RECREATIONAL OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
- IF IT IS DETERMINED ON FUTURE SITE PLANS OR RESUBDIVISION PLANS THAT THE NUMBER OF UNITS ON THIS SKETCH PLAN (S-04-10) CANNOT BE ACCOMMODATED ON SITE DUE TO NONCOMPLIANCE WITH REGULATIONS, THEN THE DEVELOPER MAY BE REQUIRED TO DELETE UNITS FROM THE FUTURE PLANS AND FORFEIT THOSE ALLOCATIONS.
- NO ACCESS IS PERMITTED ALONG U.S. ROUTE 1 EXCEPT FOR THE COMMERCIAL PARCEL ENTRANCE.
- THIS PLAN IS SUBJECT TO WP-04-152 APPROVED AUGUST 3, 2004 TO WAIVE SECTION 16.116g.(1) TO ALLOW DISTURBANCE TO A WETLAND AREA AND THE WETLAND BUFFER, AS SHOWN ON THE SKETCH PLAN(S-04-10). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE PETITIONER SHALL OBTAIN ANY NECESSARY WETLAND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
DENIED WAIVER TO SECTION 16.116.b.(1) WHICH PROHIBITS GRADING AND CLEARING ON SLOPES OVER 25% IN GRADE, AND OVER 20,000 SQUARE FEET IN CONTIGUOUS, DENIAL IS BASED ON THE FOLLOWING:
1. THE LOCATION OF THE SWM POND AND THE PARKING LOT AREA CAN BE SHIFTED TO AVOID DISTURBANCE TO THE STEEP SLOPE AREA, WHICH IS PART OF A SENSITIVE ENVIRONMENTAL AREA ASSOCIATED WITH THE STREAM VALLEY SYSTEM ON THE SUBJECT SITE AND EXTENDING ONTO THE ADJOINING PROPERTY. THE JUSTIFICATION PRESENTED DOES NOT DEMONSTRATE THAT THERE IS AN UNDO HARDSHIP ON THE PETITIONER IN COMPLYING WITH THE REGULATIONS, NOR DOES IT DEMONSTRATE THAT THERE ARE NO REASONABLE ALTERNATIVES TO THE PROPOSED SITE LAYOUT.
- AT THE REQUEST OF HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, THE OWNER/DEVELOPER HAS ENTERED INTO A PHASING AGREEMENT WITH BRANTLY DEVELOPMENT GROUP, INC., THE DEVELOPER OF ELKRIDGE CROSSING (SOP-04-11) FOR PARCELS 30 AND 38, TAX MAP 38.
- LANDSCAPE BUFFERING, LANDSCAPE WALLS AND/OR EARTH BERMS WILL BE PROVIDED TO SCREEN THE RETAIL PARKING AREA ALONG ROUTE 1.
- THE ENVIRONMENTAL DISTURBANCE ASSOCIATED WITH THE SIDEWALK/PATHWAY SYSTEM IS CONSIDERED "NECESSARY" DISTURBANCE IN ACCORDANCE WITH SECTION 16.116 OF HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

DEEP RUN CROSSING SKETCH PLAN

BUILDABLE BULK PARCELS 'A' & 'C' & NON-BUILDABLE BULK PARCEL 'B'

LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Light Poles
- Concrete



BENCHMARKS

HOWARD COUNTY BENCHMARK 38D5
N 558,378.575 E 1,386,524.158 ELEV.: 193.726'
HOWARD COUNTY BENCHMARK 38C6
N 557,155.459 E 1,384,992.262 ELEV.: 175.228'

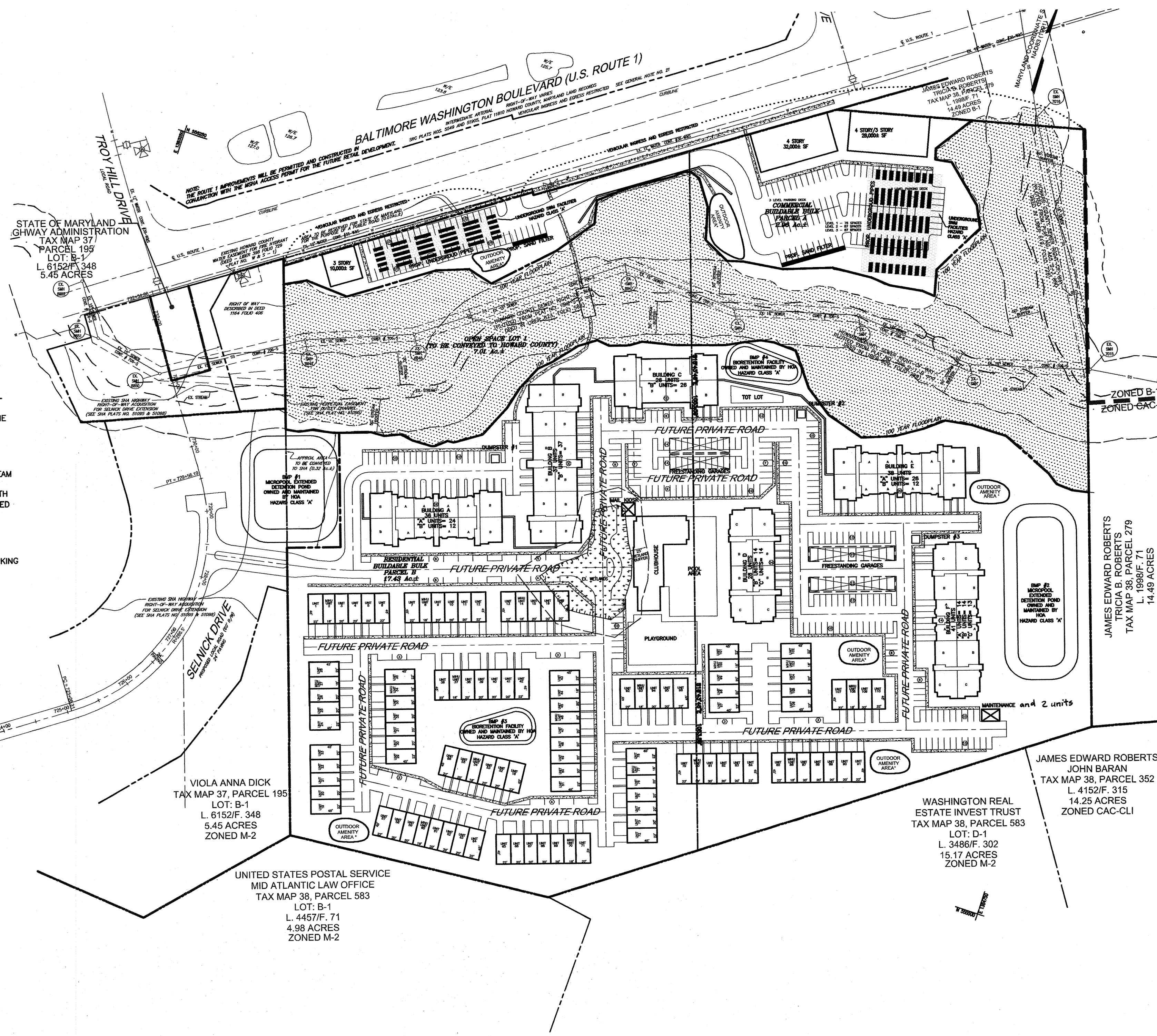
SITE DATA

LOCATION: TAX MAP 37, PARCELS 196, 198, & 199
1ST ELECTION DISTRICT
EXISTING ZONING: CAC
GROSS AREA OF PARCEL: 27.8 AC.±
AREA OF FLOODPLAIN: 6.6 AC.±
AREA OF STEEP SLOPES: 0.9 AC.±
NET AREA OF PROJECT: 20.3 AC.±
NUMBER OF PROPOSED PARCELS: 3 BULK PARCELS
AREA TO BE RESERVED FOR STATE OF MARYLAND: 0.37 AC.±
UNITS PERMITTED: 20.3 AC x 25 DU/AC. = 507 UNITS
UNITS PROPOSED: 318 UNITS
110 CONDOMINIUMS
208 APARTMENT UNITS
UNITS PROPOSED: 318 UNITS
MIHU REQUIRED - CONDOMINIUMS: 110 UNITS x 15% = 16.5 UNITS
MIHU PROVIDED - CONDOMINIUMS: 17 UNITS
MIHU REQUIRED - APARTMENTS: 208 UNITS x 15% = 31.2 UNITS
MIHU PROVIDED - APARTMENTS: 32 UNITS
REQUIRED COMMERCIAL SPACE: 200 SQ FT PER RESIDENTIAL UNIT
318 UNITS x 200 SQ FT/UNIT = 63,600 SQ FT
PROPOSED COMMERCIAL SPACE: 70,000 SQ FT

Type of Requirement	Volume Required	Volume Provided
Re, (Recharge Vol for Entire Site)	4.0386 acres or 14,240 cubic-feet	Provided in 2 Bioretention Facilities in Study Point #2
WQ:		
Study Point #1 (9.01 acres)	20,051 cu ft	Provided in Underground Facility
Study Point #2 (30.85 acres)	61,616 cu ft	Provided in 2 Micropool Extended Detention Ponds and 2 Bioretention
Study Point #3 (0.64 acres)	N/A	No Disturbance
Cp:		
Study Point #1 (9.01 acres)	0.8865 acre-feet	Provided in Underground Facility
Study Point #2 (30.85 acres)	2,241 acre-feet	Provided in 2 Micropool Extended Detention Ponds
Study Point #3 (0.64 acres)	N/A	< 2.0 cfs for 1-Year Storm
Q:		
Study Point #1 (9.01 acres)	0.7 acre-feet	Provided in Underground Facility
Study Point #2 (30.85 acres)	3.4 acre-feet	Provided in 2 Micropool Extended Detention Ponds
Study Point #3 (0.64 acres)	N/A	N/A
Q2:		
Study Point #1 (9.01 acres)	0.9 acre-feet	Provided in Underground Facility
Study Point #2 (30.85 acres)	4.6 acre-feet	Provided in 2 Micropool Extended Detention Ponds
Study Point #3 (0.64 acres)	N/A	< 2.0 cfs for 1-Year Storm

The recharge volume for the entire site is met through the use of 2 bioretention facilities located on the residential portion of this property. For Study Point #1, the commercial portion of this site, the required water quality and water quantity volume for the 1, 10 and 100 year storms is being managed through the use of underground quality and quantity management facilities. For Study Point #2, the residential portion of this site, the required water quality volume is being provided through the use of 2 micropool extended detention ponds and 2 bioretention facilities. The required water quantity volume for the 1, 10 and 100 year storms is being managed through the use of the same 2 micropool extended detention facilities.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE: 2/15/05



PLAN

SCALE: 1"=100'

PARKING TABULATION

RESIDENTIAL
PARKING SPACES REQUIRED: 318 UNITS x 2.3 SPACES/UNIT = 732 SPACES
110 CONDOMINIUMS x 2.3 = 253 SPACES
208 APARTMENT UNITS x 2.3 = 479 SPACES
PARKING SPACES PROVIDED - CONDOMINIUMS:
2 SPACES PER CONDOMINIUM (GARAGE + DRIVEWAY) = 110 x 2 = 220 SPACES
OFF STREET PARKING = 33 SPACES
TOTAL = 253 SPACES
PARKING SPACES PROVIDED - APARTMENTS:
2 SPACES PER GARAGE (GARAGE + DRIVEWAY) = 58 x 2 = 116 SPACES
OFF STREET PARKING = 278 SPACES
TOTAL = 394 SPACES

COMMERCIAL
PARKING SPACES REQUIRED: 46,000 SQ FT OFFICE x 3.3 SPACES/1,000 SQ FT = 152 SPACES
24,000 SQ FT RETAIL x 5 SPACES/1,000 SQ FT = 120 SPACES
TOTAL = 272 SPACES
PARKING SPACES PROVIDED: 303 SPACES

PHASING TABULATION

JULY 1, 2007	JULY 1, 2008	JULY 1, 2009
110	101	107

SKETCH PLAN
COVER SHEET
DEEP RUN CROSSING
BUILDABLE BULK PARCELS 'A' & 'B' & OPEN SPACE LOT 1
TAX MAP 37 BLOCK 18 PARCEL '196, 198, 199'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

DESIGN BY: JMJ
DRAWN BY: DZ
CHECKED BY: RVV
DATE: SEPTEMBER 2004
SCALE: AS SHOWN
W.O. NO.: 04-08.00

OWNER/DEVELOPER
REVAL ELKRIDGE, LLC
301 PENNSYLVANIA AVENUE
RALEIGH, NC 27609

1 SHEET OF 3

N 556850
E 138450

N 556250
E 138450

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 3)



VIOLA ANNA DICK
TAX MAP 37, PARCEL 195
LOT: B-1
L. 6152/F. 348
5.45 ACRES
ZONED M-2

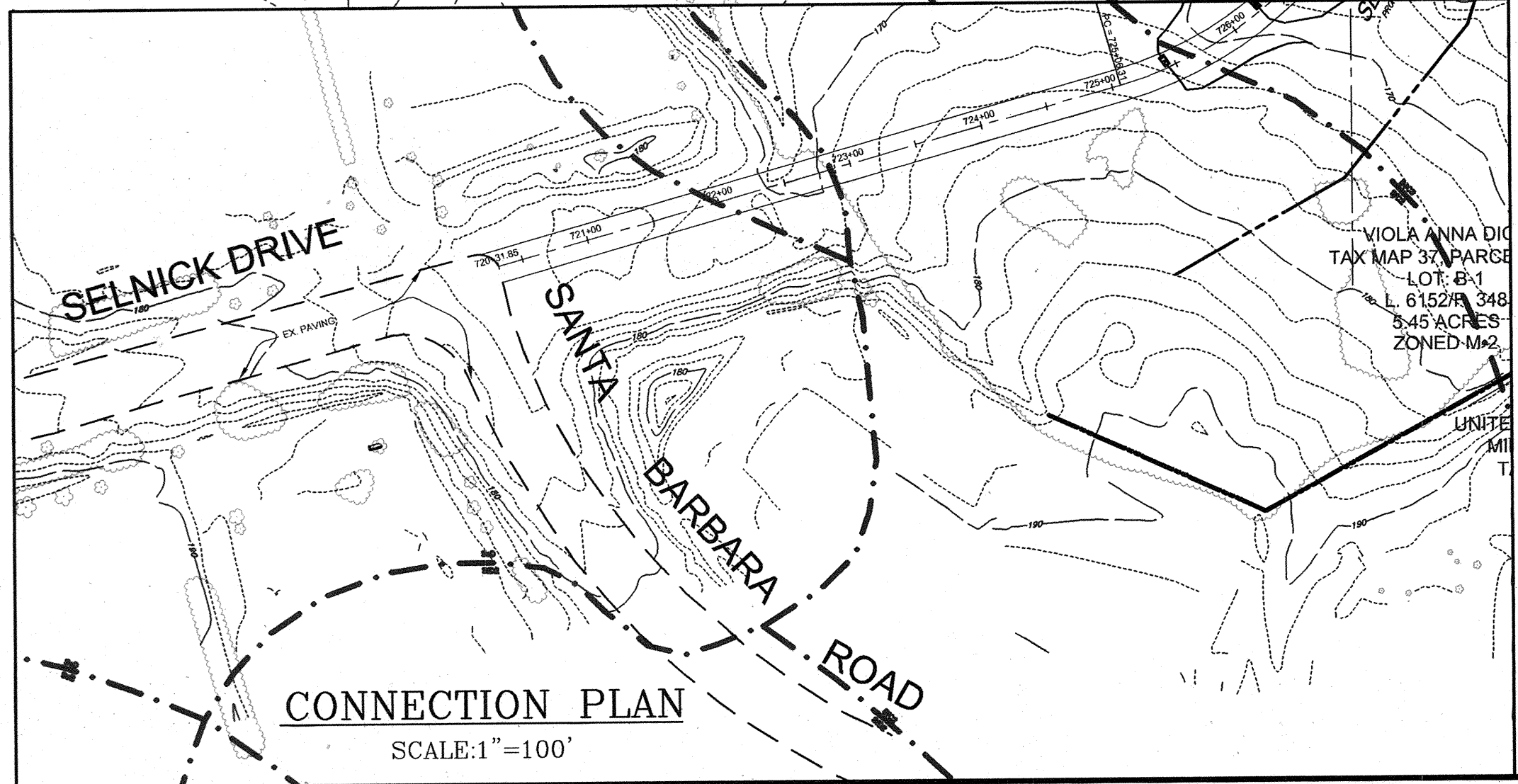
UNITED STATES POSTAL SERVICE
MID ATLANTIC LAW OFFICE
TAX MAP 38, PARCEL 583
LOT: B-1
L. 4457/F. 71
4.98 ACRES
ZONED M-2

WASHINGTON REAL
ESTATE INVEST TRUST
TAX MAP 38, PARCEL 583
LOT: D-1
L. 3486/F. 302
15.17 ACRES
ZONED M-2

JAMES EDWARD ROBERTS
JOHN BARAN
TAX MAP 38, PARCEL 352
L. 4152/F. 315
14.25 ACRES
ZONED CAC-CL1

JAMES EDWARD ROBERTS
TRICIA B. ROBERTS
TAX MAP 38, PARCEL 279
L. 1998/F. 71
14.49 ACRES
ZONED CAC-CL1

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OF HOWARD COUNTY
PLANNING DIRECTOR DATE 2/15/05



* OUTDOOR AMENITY AREAS ADJACENT TO RETAIL SITES TO INCLUDE TABLES, SITTING AREAS, WALKWAYS, GARDENS AND PICNIC AREAS.

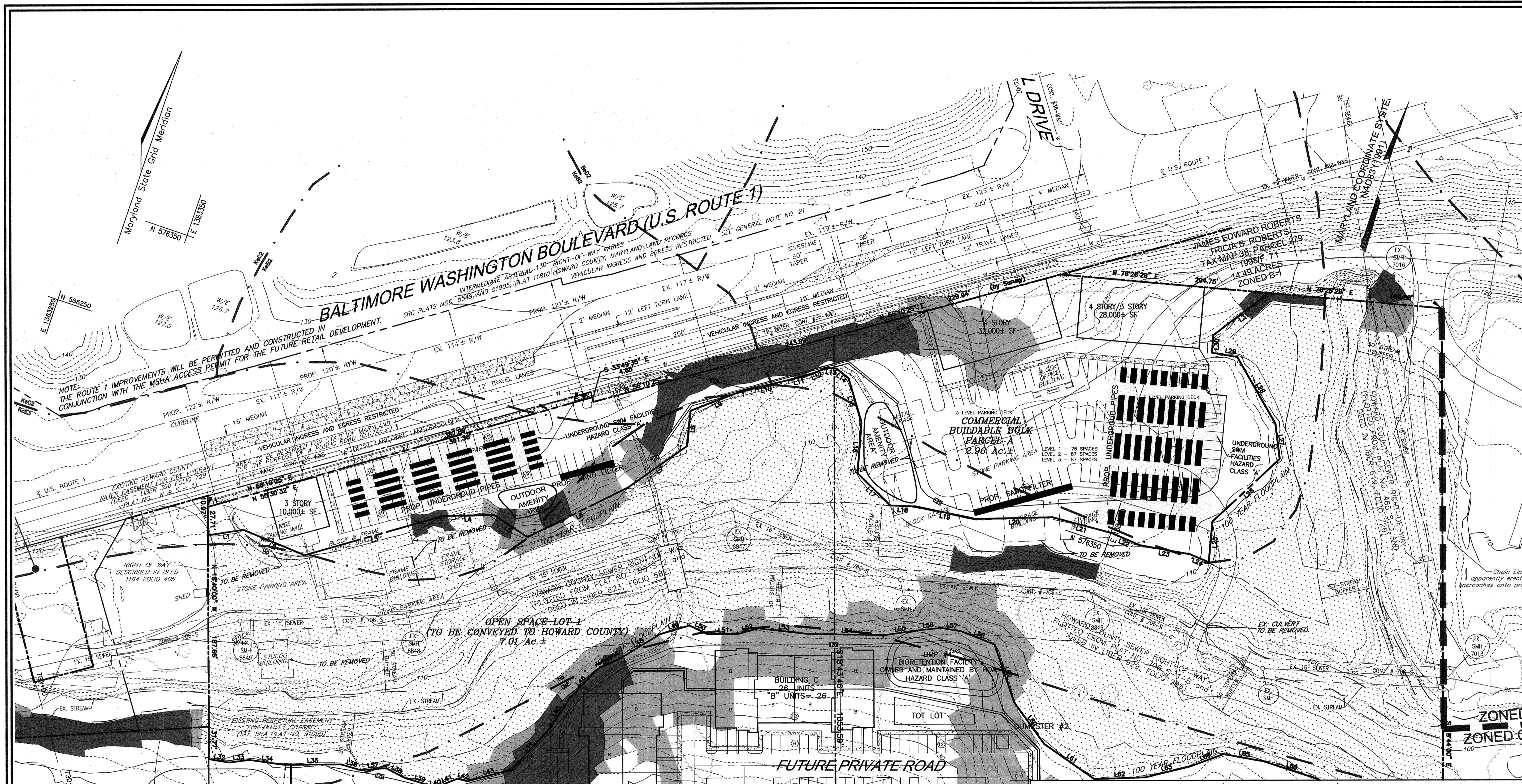
PLAN
SCALE: 1"=50'

SKETCH PLAN
SITE PLAN
DEEP RUN CROSSING
BUILDABLE BULK PARCELS 'A' & 'B' & OPEN SPACE LOT 1
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2 SHEET OF 3



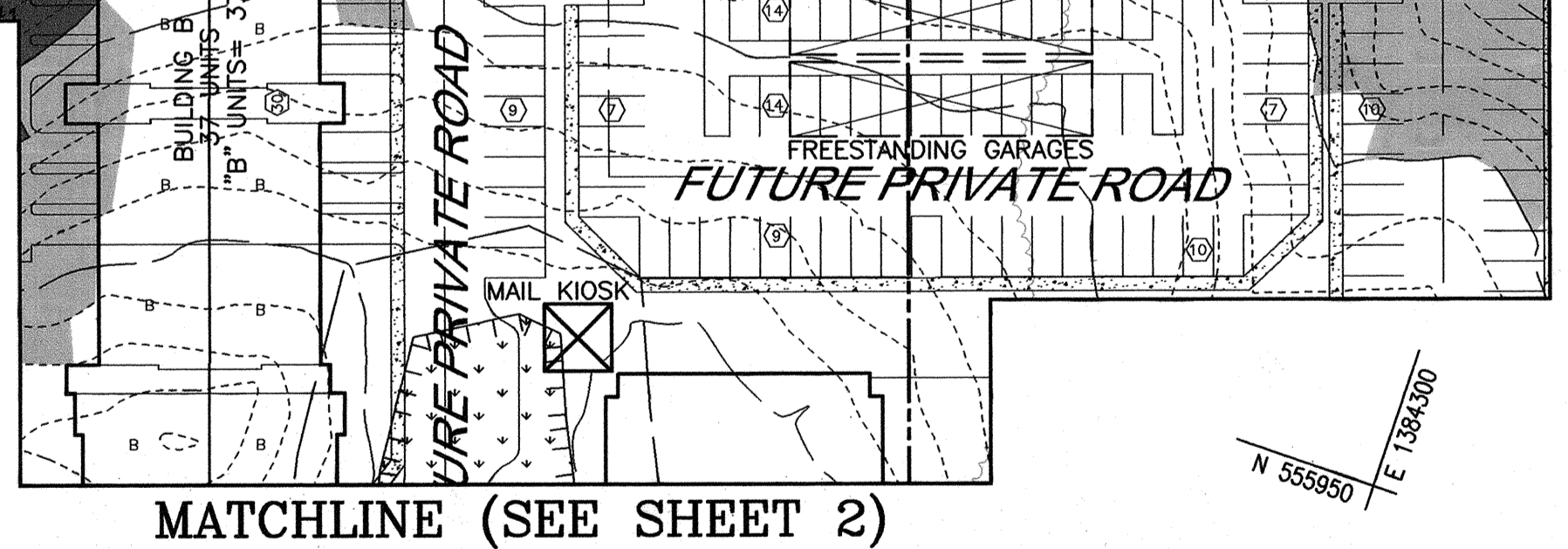
LEGEND:

	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING SD MANHOLE
	EXISTING STORM DRAIN
	EXISTING GASOLINE
	EXISTING TREES (FIELD LOCATED)
	EXISTING TREE LINE (FIELD LOCATED)
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SOILS BOUNDARY
	EXISTING WETLANDS
	STEEP SLOPES 25% or GREATER
	MODERATE SLOPES 15% - 24.9%
	EDGE OF STREAM
	PUBLIC 100 YEAR FLOODPLAIN

MATCHLINE (SEE SHEET 2)

MATCHLINE (SEE SHEET 2)

* OUTDOOR AMENITY AREAS ADJACENT TO RETAIL SITES TO INCLUDE TABLES, SITTING AREAS, WALKWAYS, GARDENS AND PICNIC AREAS.



MATCHLINE (SEE SHEET 2)

PLAN
SCALE: 1"=50'

TENTATIVELY APPROVED
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HOWARD COUNTY

David A. Vogel 2/15/05
DATE

SKETCH PLAN
SITE PLAN
DEEP RUN CROSSING
BUILDABLE BULK PARCELS 'A' & 'B' & OPEN SPACE LOT 1
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3 SHEET OF 3