

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEED PLOTS.
2. TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY.
3. WATER SERVICE WILL BE PUBLIC AND BE PROVIDED BY CONTRACT NUMBER # 1 W
4. SEWER SERVICE WILL BE PUBLIC AND BE PROVIDED BY CONTRACT NUMBER # 29 S
5. THIS PROPERTY IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS EFFECTIVE 10/02/03.
6. THIS SITE IS LOCATED IN THE METROPOLITAN DISTRICT.
7. APFO TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, DATED JUNE 29, 2005. IN ACCORDANCE WITH THE APFO TRAFFIC STUDY,
8. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
9. THERE ARE NO WETLANDS ON THE SITE.
10. THERE ARE NO FLOODPLAINS ON THIS SITE.
11. ALL LANDSCAPING REQUIREMENTS SET FORTH IN THE HOWARD COUNTY LANDSCAPE MANUAL WILL BE COMPLIED WITH.
12. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
13. THE FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL, INC., DATED JULY 2005.
14. STREET LIGHTING WILL BE PROVIDED FOR THIS SITE.
15. THERE ARE NO BURIAL OR CEMETERY LOCATIONS ON SITE.
16. STORMWATER MANAGEMENT WILL BE PROVIDED BY UNDERGROUND SWM (CPV), SANDFILTER (WQV) AND GRAVEL TRENCH (REV).
17. THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
18. TWO EXISTING STRUCTURES LOCATED ON-SITE WILL BE REMOVED AND TWO POWER POLES ON THE SITE WILL BE REMOVED.
19. THE SUBJECT PROPERTY IS ZONED 'CAC-CL' CORRIDOR ACTIVITY CENTER PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
20. THE FOREST CONSERVATION PLAN REQUIREMENTS FOR THIS DEVELOPMENT WILL BE ADDRESSED ON THE SITE DEVELOPMENT PLAN.

OWNER

COHEN & MASON
6000 EXECUTIVE BLVD.
ROCKVILLE, MD 20852-3803
TAX MAP: 50 GRID: 10 PARCEL: 379
DEED/REF: 6647/687

COHEN & MASON
6000 EXECUTIVE BLVD.
ROCKVILLE, MD 20852-3803
TAX MAP: 50 GRID: 10 PARCEL: 408
DEED/REF: 6647/687

DEVELOPER

10071 WASHINGTON BLVD, LLC
C/O PATRIOT GROUP
1003 K STREET, NW
SUITE 207
WASHINGTON, DC 20001
202-737-9640

PLAN
SCALE: 1"=50'

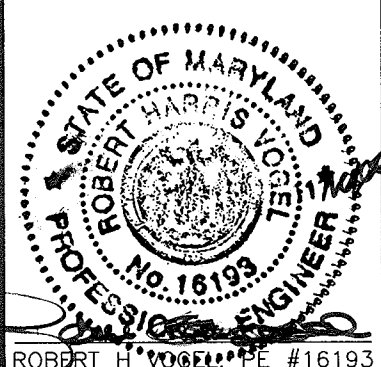
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark D. Lynch 1/27/06
PLANNING DIRECTOR DATE

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
EVB	EVESBORO LOAMY SAND, 1% TO 5% SLOPES	A
CmB2	CHILLUM SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED	B
Em	ELKTON SILT LOAM	C
Md	MADE LAND	

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 26

SKETCH PLAN
FUTURE BUILDABLE BULK PARCEL A
EXISTING CONDITION PLAN
**ASHBURY COURTS
RETAIL CENTER**
140 APARTMENT UNITS
TAX MAP 50 BLOCK 10 PARCEL 379, 408, 423
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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



DESIGN BY: RJRHV
DRAWN BY: RJ
CHECKED BY: RHV
DATE: JANUARY 2006
SCALE: AS SHOWN
W.O. NO.: 05-15-00

OWNER
 COHEN & MASON
 6000 EXECUTIVE BLVD.
 ROCKVILLE, MD 20852-3803
 TAX MAP: 50 GRID: 10 PARCEL: 379
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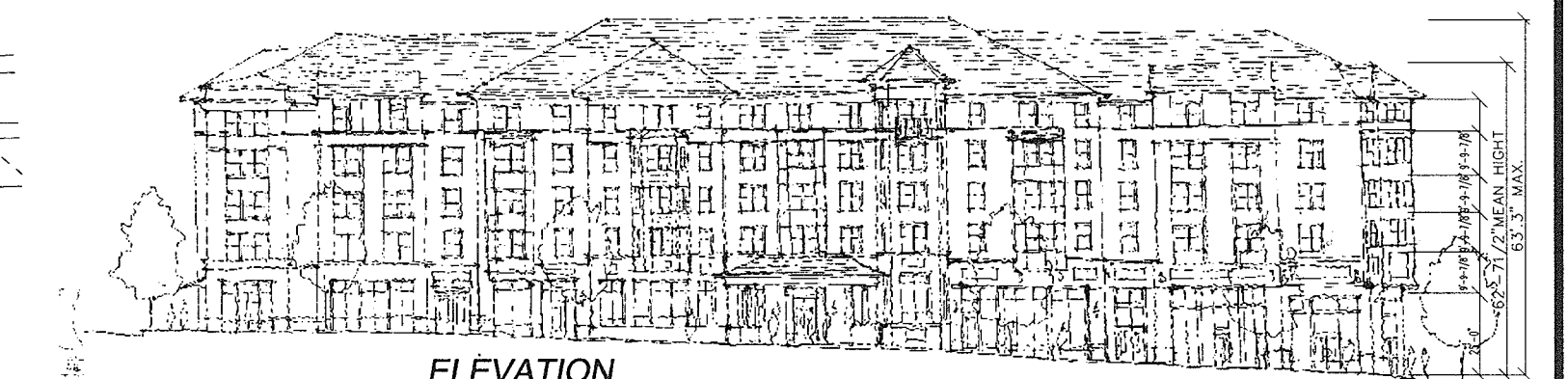
COHEN & MASON
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 DEED/REF: 6647/687

DEVELOPER
 COHEN & MASON
 6000 EXECUTIVE BLVD.
 ROCKVILLE, MD 20852-3803
 TAX MAP: 50 GRID: 10 PARCEL: 408
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LEGEND

- AMENITY AREA
24,655 SF
- 15' WIDE SIDEWALKS W/ 2-FOOT WIDE STAMPED CONCRETE BAND ALONG THE CURB EDGE TO MATCH THE IMPRINTED CONCRETE AS INSTALLED AT THE NORTH LAUREL COMMUNITY GATEWAY SIGN ON ROUTE #1. (TYP. ALONG ROUTE #1 RIGHT OF WAY)
- SPACES ALONG NORTH LAUREL ROAD



ELEVATION

SITE DATA CHART

TRACT AREA:	5.66 AC
ONSITE STEEP SLOPE AREA:	0.00 AC
FLOODPLAIN AREA:	0.00 AC
NET PROPERTY AREA:	5.66 AC
EXISTING ZONING:	CAC-CL1
EXISTING USE:	TRAILER PARKING
PROPOSED USE:	APARTMENTS AND RETAIL
DENSITY CALCULATION:	25 UNITS PER NET ACRE
UNITS ALLOWED:	140
UNITS PROPOSED:	140
REQUIRED COMMERCIAL SPACE:	200 SQ FT PER RESIDENTIAL UNIT
	140 UNITS x 200 SQ FT/UNIT = 28,000 SQ FT
PROPOSED COMMERCIAL SPACE:	28,000 SQ FT
OPEN SPACE CALCULATION:	N/A
OPEN SPACE REQUIRED:	N/A
RECREATIONAL OPEN SPACE REQUIRED:	N/A
RECREATIONAL OPEN SPACE PROVIDED:	N/A
AMENITY AREA(10% OF NET SITE AREA) REQUIRED:	24,655 SF (0.566 AC.)
AMENITY AREA(10% OF NET SITE AREA) PROVIDED:	24,655 SF (0.566 AC.)
15% MODERATE INCOME HOUSING REQUIRED:	21 UNITS
15% MODERATE INCOME HOUSING PROVIDED:	21 UNITS

PARKING TABULATION

NUMBER OF UNITS	140
RESIDENTIAL PARKING REQUIRED:	
PARKING SPACES REQUIRED:	140 UNITS x 1.2 SP./UNIT* = 168 SPACES
SPACES FOR GUEST OVERFLOW PARKING REQUIRED =	0.3 SP./UNIT* = 42 (IN ACCORDANCE WITH APPROVED PARKING ANALYSIS.)
COMMERCIAL PARKING REQUIRED:	
PROPOSED COMMERCIAL SPACE:	28,000 SQ FT
28,000 SQ FT RETAIL x 5 SPACES/1,000 SQ FT =	140 SPACES REQUIRED.
TOTAL PARKING SPACES REQUIRED:	= 350 SPACES
ON-SITE PARKING :	348 SPACES
PARALLEL SPACES ALONG NORTH LAUREL ROAD:	10 SPACES
TOTAL SPACES PROVIDED:	358 SPACES.
H.C. ACCESSIBLE SPACES:	MIN 2% OF TOTAL SPACES PROVIDED.

* A PARKING NEEDS ANALYSIS WAS APPROVED TO PROVIDE 1.5 PARKING SPACES PER UNIT. THIS ANALYSIS IS BASED ON A STUDY PERFORMED ON SEPTEMBER 7 AND 29, 2005 FROM THE TRAFFIC GROUP. THE 0.3 SPACE GUEST PARKING SPACE REQUIREMENT IS ACCOMMODATED WITHIN THE 1.5 SPACES PER UNIT PROVIDED.

NOTES

1. THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATION FOR THIS DEVELOPMENT.
2. FRONTAGE IMPROVEMENTS ALONG NORTH LAUREL ROAD SHALL BE REQUIRED INCLUDING CURB AND GUTTER, 10 PARALLEL PARKING SPACES, STREET TREES AND LIGHTS IN FUTURE SUBMISSIONS.
3. STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL.
4. THE FOREST CONSERVATION OBLIGATION REQUIREMENTS FOR THIS PROJECT SHALL BE PROVIDED AT AN OFF-SITE LOCATION OR/AND FROM PURCHASING CREDITS FROM A FOREST MITIGATION BANK TO BE DETERMINED AT SITE DEVELOPMENT PLAN.
5. THIS PROJECT DOES NOT REQUIRE A NOISE STUDY.
6. THIS PROJECT IS NOT PHASED. 140 HOUSING UNIT ALLOCATIONS WILL BE GRANTED FOR THIS SUBDIVISION UPON THE APPROVAL OF THIS PLAN.
7. THIS DEVELOPMENT PROJECT IS SUBJECT TO FINAL PLAT SUBMISSION TO CONSOLIDATE THE 3 PARCELS INTO ONE BUILDABLE BULK PARCEL.
8. REFERENCE WAIVER PETITION WP-06-057 APPROVED ON NOVEMBER 8, 2005 TO ALLOW:
 - a. ACCESS TO A HIGHER CLASSIFICATION ROAD (SECTION 16.119 (f))
 - b. LOCATION OF RESIDENTIAL PARKING SPACES TO EXCEED 200' FROM THE APARTMENT BUILDING ENTRANCE (SECTION 16.120 (b)(12)).
9. REFERENCE WAIVER PETITION WP-06-29 APPROVED ON JANUARY 9, 2006 BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING TO WAIVE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.146 WHICH REQUIRES THE SUBMISSION OF A PRELIMINARY PLAN FOR A MULTI-FAMILY RESIDENTIAL AND NON-RESIDENTIAL MIXED-USE DEVELOPMENT:
 - a. ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS SHALL BE COMPLIED WITH.
 - b. A BUILDING PERMIT FOR THE STRUCTURE SHALL BE OBTAINED WITHIN TWO YEARS FROM DECEMBER 28, 2005 AND SUBSTANTIAL CONSTRUCTION SHALL BE COMPLETED WITHIN THREE YEARS.
 - c. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE STRUCTURE AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Daniel M. Wright 1/2/06
 PLANNING DIRECTOR DATE

SKETCH PLAN
 FUTURE BUILDABLE BULK PARCEL A
 PROPOSED LAYOUT PLAN
ASHBURY COURTS
 RETAIL CENTER
 140 APARTMENT UNITS

TAX MAP 50 BLOCK 10 PARCEL 379, 408, 423
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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2 SHEET OF 2

