



- GENERAL NOTES:**
- LOCATION: BLOCK PLAT 3590  
WARD 13 / SECTION 2  
LOTS 2 & 3  
(NOTE: THE OWNER WILL CONSOLIDATE LOTS 2 & 3)
  - ZONE: M-11 (INDUSTRIAL DISTRICT) & R-6 (RESIDENTIAL)
  - THE MAJORITY OF THE SITE IS INCLUDED IN A PUD. A PUD AMENDMENT IS PROPOSED TO INCORPORATE LOT 3 INTO THE PUD AREA.
  - SITE AREA: 3.087 ACRES (+/-) (LOTS 2 & 3)
  - OWNER: GREENSPRING PROPERTIES, LLC  
PO BOX 504  
RIDERWOOD, MD 21139-0504
  - DEVELOPER: SKYVIEW, LLC  
1104 S. HIGHLAND AVENUE  
BALTIMORE, MD 21224
  - EXISTING USE: ABANDONED PARKING LOT AND WOODED AREA  
PROPOSED USE: 43 TOWNHOUSE UNITS
  - TYPE OF CONSTRUCTION: WOOD FRAME
  - PARKING: REQUIRED: 1 SPACE PER DWELLING UNIT  
PROVIDED: 1 SPACE PER DWELLING UNIT  
NOTE: 10 VISITOR PARKING SPACES WILL BE PROVIDED ON THE PRIVATE ROAD
  - THE SITE IS NOT LOCATED IN A FLOODPLAIN.
  - THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
  - FOREST CONSERVATION:
    - A FOREST STAND DELINEATION HAS BEEN PERFORMED. THIS INFORMATION WAS SUBMITTED TO THE PLANNING DEPARTMENT IN SEPTEMBER 2005.
    - A REQUEST TO PROVIDE STREET TREE PLANTINGS, PROVIDE OFF-SITE AFFORESTATION AND/OR A PAYMENT OF A FEE-IN-LIEU WILL BE MADE TO FULFILL THE FOREST CONSERVATION REQUIREMENT.
  - BASE INFORMATION FROM SURVEY ENTITLED "ALTA/ ACSM LAND TITLE AND BOUNDARY SURVEY FOR ROLAND VIEW" (BLOCK 3590 / LOTS 1/4 & 18) PREPARED BY STV INCORPORATED AND DATED AUGUST, 2004. THE ABOVE REFERENCED SURVEY IS ALSO SUPPLEMENTED WITH BALTIMORE CITY GIS INFORMATION.
  - PROPOSED LIGHT FIXTURES AND FENCE DETAILING TO BE PROVIDED AS PART OF THE PUD.
  - CONTACT: STV INCORPORATED  
7125 AMBASSADOR ROAD  
BALTIMORE, MD 21244  
ATTN: SUSAN WILLIAMS  
PHONE NUMBER: 410-944-9112

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**STV Incorporated**  
engineers / architects / planners / scientists / construction managers  
7125 Ambassador Road Baltimore, MD 21244-2708 (410) 944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/26/05	PER SPRC AND CLIENT COMMENTS
2	12/5/05	PER FOREST CONSERVATION COMMENTS



PLAN PREPARATION			
DRAWN BY:	V. HEWES	DATE:	DECEMBER, 2005
DESIGNED BY:	H.C.M.	SCALE:	1" = 20'
CHECKED BY:	A. REMY	JOB NO.:	61-03-12508

CONCEPT PLAN

**Skyview Townhomes**  
4101 & 4201 HICKORY AVENUE  
(TO BE COMBINED AS 4201 HICKORY AVENUE)  
BALTIMORE, MD

DRAWING NO. \_\_\_\_\_

SHEET NO. **1 of 1**