

- DEVELOPMENT PLAN NOTES:**
1. PROPERTY ADDRESS CHART:

ADDRESS	WARD	SECTION	BLOCK	LOT	AREA
4201 HICKORY AVE	13	2	3590	2	3,087 AC

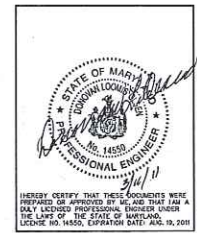
NOTE: BLOCK 3590 LOTS 3 & 2 HAVE BEEN CONSOLIDATED
 2. OWNERS: K HOVANNIAN HOMES
 1802 BRIGHTHEAT ROAD
 LANDOVER, MD 20782
 MICHAEL IRONS
 VICE PRESIDENT - LAND DEVELOPMENT
 PHONE: 301-772-8900
 3. THIS SITE IS SUBJECT TO A PLANNED UNIT DEVELOPMENT, CITY COUNCIL BILL 05-0309. IT IS AN AMENDMENT TO A PREVIOUS PLANNED UNIT DEVELOPMENT APPROVED BY ORDINANCE 90-609.
 4. SITE AREA: 3.087 ACRES (THIS DEVELOPMENT PLAN)
 NOTE: CURRENT PUD CONSISTS OF 9,912 ACRES OF WHICH 5,925 IS COMMERCIAL AND 3,987 IS RESIDENTIAL.
 5. EXISTING ZONING: PLANNED UNIT DEVELOPMENT;
 WITH UNDERLYING M-1-1 (INDUSTRIAL) AND R-8 (RESIDENTIAL)
 PROPOSED ZONING: NO CHANGE FROM RECENTLY ADOPTED PLANNED UNIT DEVELOPMENT
 6. ZONING GENERAL: SETBACKS, LOT COVERAGE AND BUILDING HEIGHTS ARE PER THE PLANNED UNIT DEVELOPMENT AND/OR FINAL DESIGN APPROVAL.
 7. DENSITY: THE DENSITY CALCULATIONS FOR THE PROPERTY (SHOWN ON THIS SHEET) ARE TO BE BASED UPON THE R-6 ZONING DISTRICT, AND ARE TO BE CALCULATED ON A CUMULATIVE BASIS, AND NOT A LOT-BY-LOT BASIS. PERMITTED DENSITY (134,659.72 S.F./1500) 90 UNITS, 43 UNITS ARE PROPOSED.
 8. FOREST CONSERVATION: WILL BE SUBMITTED SEPARATELY.
 9. CRITICAL AREA: THIS SITE IS NOT IN THE CRITICAL AREA.
 10. FLOOD PLAIN: THIS SITE IS NOT WITHIN A FLOOD PLAIN.
 11. URBAN RENAISSANCE PLAN: THIS SITE IS NOT SUBJECT TO ANY URBAN RENAISSANCE PLAN.
 12. HISTORIC DISTRICT: THERE ARE NO EXISTING BUILDINGS LOCATED ON-SITE THAT ARE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 13. ACCESS TO THE SITE WILL COME FROM 43RD STREET VIA FALLS ROAD. A REMOVABLE/RETRACTABLE BOLLARD WILL BE PLACED AT THE EASTERN MOST POINT OF SIGHTVIEW FOR FIRE/EMERGENCY ACCESS.
 14. TEN GUEST PARKING SPACES HAVE BEEN PROVIDED SURROUNDING THE COMMUNITY COURTYARD AND NEAR THE BASE OF THE ENTRANCE DRIVE.
 15. CONTACT PERSON: SUSAN WILLIAMS
 STV INCORPORATED
 7125 AMBASSADOR ROAD
 BALTIMORE, MD 21244
 PHONE: 410-944-9112

LVM LIMITED PARTNERSHIP
 LIBER S.E.B. 1112, FOLIO 288

SHOPPING CENTER
 LOT 4
 SUBDIVISION-10
 W. 21ST STRE
 & 4201 FALLS R
 PLAT BOOK F.M.C.

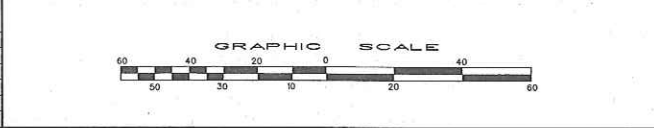
10'x40' GRADING AREA
 5' WIDE GRADING AREA

- LEGEND**
- TRACT BOUNDARY
 - PROPOSED LINE OF DIVISION
 - PROPOSED UTILITY EASEMENT
 - PROPOSED FOREST CONSERVATION LINE
 - PROPOSED RETAINING WALL
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED METAL PICKET FENCE
 - PROPOSED WOODEN FENCE
 - PROPOSED STREET LIGHT
 - PROPOSED ENTRANCE SIGN
 - LOT NUMBER
 - BUILDING ADDRESS



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

REVISIONS		
NO.	DATE	DESCRIPTION



PLAN PREPARATION

DESIGN BY:	A. OWEN	DATE:	3/10/11
REVISION BY:	A. DEWANI	SCALE:	1" = 20'
CHECKED BY:	A.K.GREEN	DRAWING NO.:	3014901

DEVELOPMENT PLAN

SKYVIEW TOWNHOMES
 4201 HICKORY AVENUE
 BALTIMORE, MARYLAND, 21224
 WARD 13 SECTION 2 BLOCK 3590 LOTS (2 & 3)

DRAWING NO.
 SHEET NO.
 1 of 1

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