

6780  
OLD ORION CT.

PROPOSED MULTI-FAMILY  
DEVELOPMENT





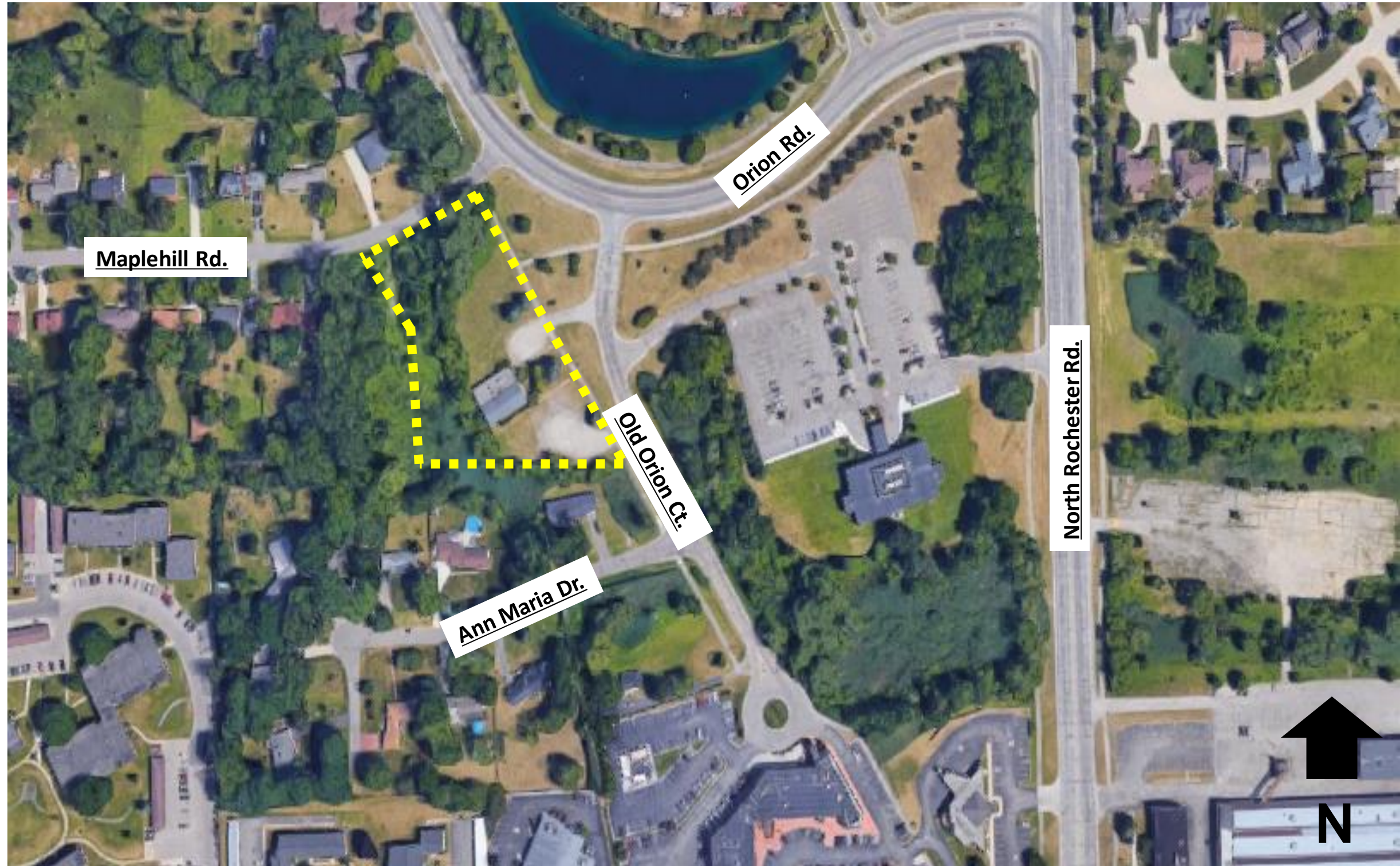
# EXISTING SITE CONDITIONS



# OLD ORION CT.

## SITE CONDITIONS / FACTS

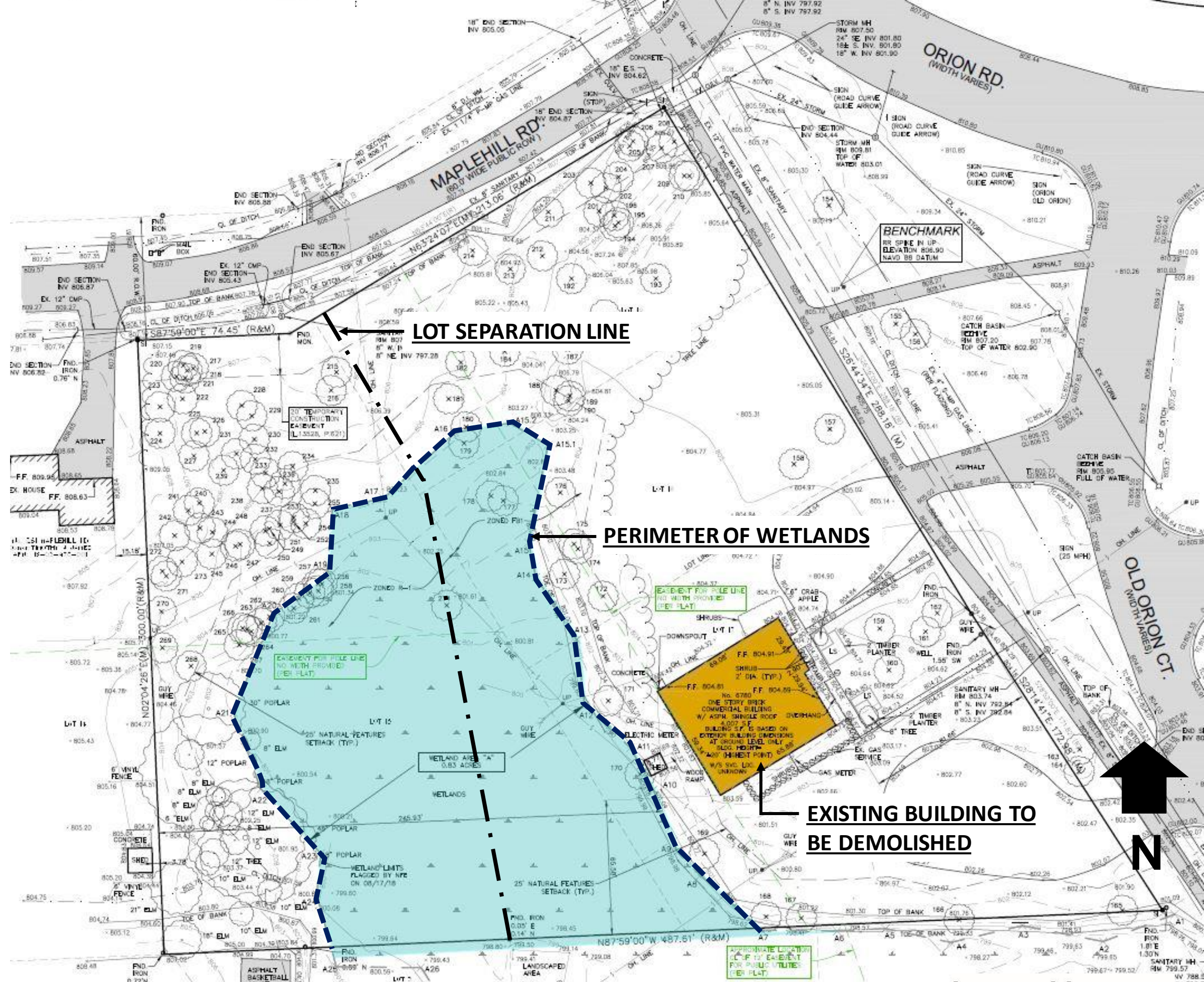
1. Maplehill and Old Orion Ct.
  - Site is 2 Acres
  - Property is zoned FB-1 (Flex Business Overlay)
  - Wetlands located on the west side of the site
2. We are proposing a low-rise multi family development
  - (5) 2 story buildings @ 4,100 Square feet footprints
3. Multiple Family Dwelling Units are permitted in this district
4. Complies with all zoning regulations except for the northern setbacks
  - 25' required / 15' Proposed
  - Due to wetlands and required detention





# OLD ORION CT. WETLANDS

- Shaded area represents the extent of the wetlands along the west side of the property
- Wetland is regulated per MDEQ, so impacts are being minimized where wetland fill area will be held at 0.1 acres





# OLD ORION CT.

VIEW LOOKING WEST FROM OLD ORION CT.





# OLD ORION CT.

VIEW LOOKING TO SOUTH FROM MAPLEHILL RD.





# OLD ORION CT.

VIEW LOOKING NORTH FROM OLD ORION CT.



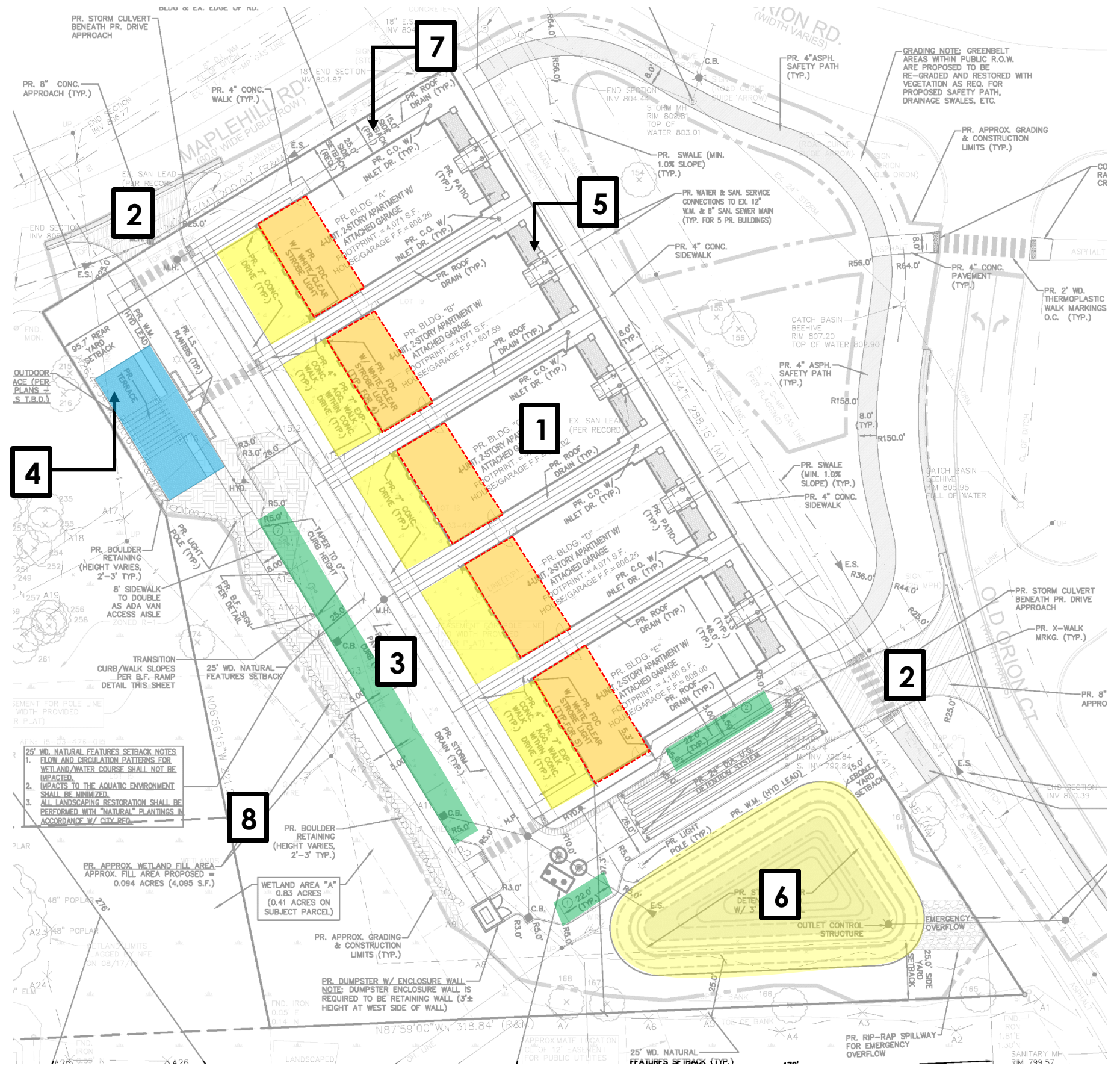


# SCHEMATIC PLANS



# SITE DESIGN FEATURES:

1. Building Footprint (5) Building @ 4,100 SF
  - Located to avoid wetlands
  - Primary entry to front w/ parking at rear
  - 10' separation between buildings per code
2. Ingress/Egress locations are located off Maplehill and Old Orion Court
  - Created a neighborhood street
3. Parking Spaces (40 required at 1.5/unit)
  - (20) garage spaces
  - (20) driveway spaces
  - (10) Street spaces
4. Outdoor amenity Space
  - 2% of the gross land area required; 2% provided
  - Includes BBQ, outdoor dining/lounge area
5. Primary entry w/ porch and balcony above
6. Detention basin – designed for 25 year calculation with depth of storage at 2.5'
7. Proposed 15' setback w/ landscape buffer
8. Wetlands





# OLD ORION CT.

## PROPOSED FIRST FLOOR PLANS

**SQUARE FOOTAGE (PER BUILDING):**

**FIRST FLOOR (GARAGE): 1000 +/- S.F.**

**FIRST FLOOR: (UNITS & CORRIDOR): 2,820 +/- S.F.**

**SECOND FLOOR: (UNITS & CORRIDOR): 3,800 +/- S.F.**





# OLD ORION CT.

## PROPOSED SECOND FLOOR PLANS

**SQUARE FOOTAGE (PER BUILDING):**

FIRST FLOOR (GARAGE): 1000 +/- S.F.

FIRST FLOOR: (UNITS & CORRIDOR): 2,820 +/- S.F.

**SECOND FLOOR: (UNITS & CORRIDOR): 3,800 +/- S.F.**





















