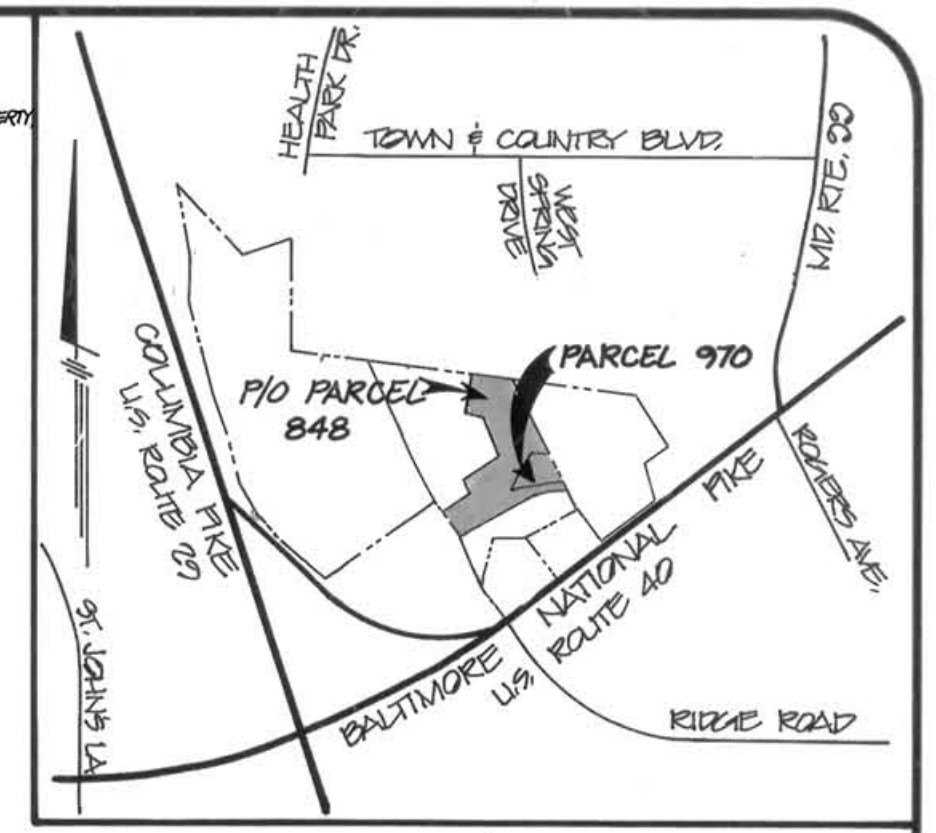


**GENERAL NOTES:**

- Subject property is Zoned RA-15.
- Gross area of this amended submission: 8.27 Acres (P/O PARCEL A-3)
- SITE ANALYSIS (RA-15 Zone):
  - Phases I and II (Parcel G):
    - Gross area of Phases I and II: 10.40 Acres
    - Number of Buildable Lots permitted: 10.40 x 15 du/acre = 156
    - Proposed number of Buildable Lots: 100 (Townhomes)
    - Standard Units: 64
    - Garage Units: 36
    - Area of Buildable Lots: 3.6 Acres
    - Area of Public Road R/W: 1.9 Acres
    - Area of H.O.A. Open Space: 4.9 Acres
  - Phases IIIa and IIIb (P/O Bulk Parcel F):
    - Gross area of Phases IIIa & IIIb: 8.27 Acres
    - Number Buildable Lots permitted: 8.27 x 15 du/acre = 124
    - Proposed number of Buildable Lots: 100 (Townhomes)
    - Standard Units: 39
    - Garage Units: 61
    - Area of Buildable Lots: 3.21 Acres
    - Area of Public Road R/W: 0.94 Acres
    - Area of H.O.A. Open Space: 4.12 Acres
- Parking Requirements:
  - Parcel 'G' (Townhouse Layout, Phases I and II):
    - Number of spaces required: 100 units @ 2 spaces/unit = 200 spaces
    - Number of spaces provided: 72 garage and 210 court spaces
  - P/O Parcel 'F' (Townhouse Layout, Phases IIIa & IIIb):
    - Number of spaces required: 100 units @ 2 spaces/unit = 200 spaces
    - Number of spaces provided: 122 garage and 114 court spaces
- Property subject to Zoning Board Case No. ZB-941 dated October 18, 1993.
- Topography shown hereon is aerial photogrammetric mapping prepared by Mapping Associates dated October 1986 and by Howard County 200 scale topographic maps.
- All water and sewer are proposed as public. This project is located within the Metropolitan District.
- There are no contiguous slopes of 25% or greater which are greater than 20,000 square feet in area.
- In accordance with the traffic report submitted with this Sketch Plan, all roadway improvements to U.S. Route 40 and North Ridge Road will be completed as part of this initial development. Any and all Traffic Allocations created by the roadway improvements will be assigned to Parcels B, C, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, and the 79,000 square foot office building proposed on Parcel A-1 (SDP-87-223) indicated hereon, in accordance with the three Traffic Reports prepared by The Traffic Group dated July 7, 1994, October 19, 1994 & May 8, 1994.
- Milestone dates for Phasing of the Townhouse Layout is as follows:
  - Phase I - 50 units by January, 1998
  - Phase II - 50 units by January, 1998
  - Phase IIIa - 31 units by January, 1999
  - Phase IIIb - 69 units by January, 1999
- This project is in conformance with the latest Howard County Standards unless waivers have been granted.
- Existing utilities shown hereon are based on existing contract drawings and as-built information.
- The purpose of this Amended Sketch Plan is to obtain allocations for the 100 residential units shown in Phases IIIa and IIIb of this plan.
- Section 128.A.1.c of the Zoning Regulations for the purpose of deck construction up to 10 feet within a front or rear setback does not apply to the 50 foot project boundary setback referenced from the adjacent Hoenes Property, Parcels C and D, and Wilder Subdivision, Parcels A-2, A-3 and A-4.
- THIS PROJECT IS SUBJECT TO WP-26-60 APPROVED ON JANUARY 22, 1996 IN WHICH A WAIVER WAS GRANTED FROM SECTION 16.120.C.4 OF THE HO. CO. S.R. THAT LIMITS THE LENGTH OF A PRIVATE ROAD TO 200 FEET IN LENGTH AND SECTION 16.144.2 IN ORDER TO ALLOW FOR ADDITIONAL REVIEW TIME IN EXCESS OF THE 45 DAYS PROVIDED WITHIN THE REGULATIONS.



**VICINITY MAP**  
SCALE: 1" = 2000'

EXISTING DWELLING TO BE REMAINED WHEN PARCEL 15 DEVELOPED

PARCEL A-4  
HOENES PROPERTY  
PLAT 11976

ROAD IMPROVEMENT PLANS FOR THE INTERSECTION OF N RIDGE RD AND U.S. ROUTE 40 HAVE BEEN PREPARED BY FOX & ASSOCIATES AND SUBMITTED TO THE S.H.A. FOR REVIEW AND APPROVAL

**OWNER - P 970**  
NICHOLAS B. MANGIONE  
1205 York Road, Penthouse  
Lutherville, Maryland 21093

**DEVELOPER / OWNER**  
MANGIONE FAMILY ENTERPRISES  
1205 York Road, Penthouse  
Lutherville, Maryland 21093

**LEGEND**  
 15 - 24.9 % SLOPES  
 25 % or ≥ SLOPES

**ENGINEER**  
R.M. MOCHI GROUP P.C.  
3300 N. Ridge Road, Suite 235  
Ellicott City, Maryland 21043

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
1/26/96  
PLANNING DIRECTOR DATE

2nd AMENDED SKETCH PLAN  
**ELLICOTT CITY WAL-MART**  
A RESUBDIVISION OF HOENES PROPERTY, PARCEL A-3  
Election District No. 2 Howard County, Maryland  
Scale = 1" = 100'  
Tax Map: 24-17 Date: May 2, 1995  
Zoning Board Case: ZB-941 Parcels 190 848, 970

DATE	2/10/95	BY	RAM
PROJECT	9401104	DESCRIPTION	engineering
APPROVAL		DATE	10/10/95
SCALE	1" = 100'	REVISIONS	8/16/95

NO.	1	DESCRIPTION	PERMITTED FOR SUBMITTER'S 2nd SUBMITTAL TO PZC
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**ELLICOTT CITY WAL-MART**  
ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND  
2nd AMENDED SKETCH PLAN

R.M. MOCHI GROUP, P.C.  
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