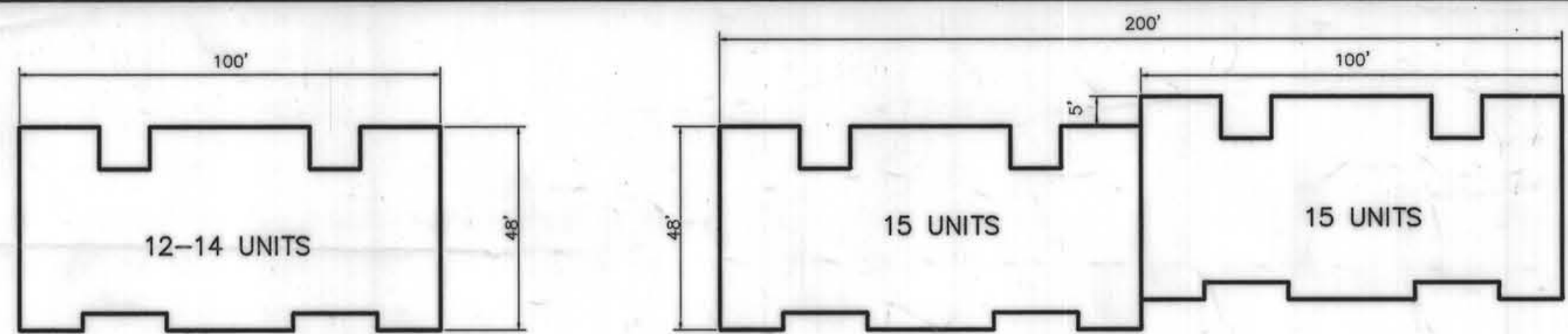


PRIVATE/PUBLIC ROAD CENTERLINE CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA |
|-------|---------|---------|---------|---------|-----------|
| 1 | 400.00' | 463.28' | 261.55' | 437.81' | 68°21'34" |
| 2 | 325.00' | 227.61' | 118.69' | 222.98' | 40°07'32" |



TYPICAL ONE-BUILDING LAYOUT
NOT TO SCALE

TYPICAL TWO-BUILDING LAYOUT
NOT TO SCALE

LEGEND

CONTOUR INTERVAL 5 FEET

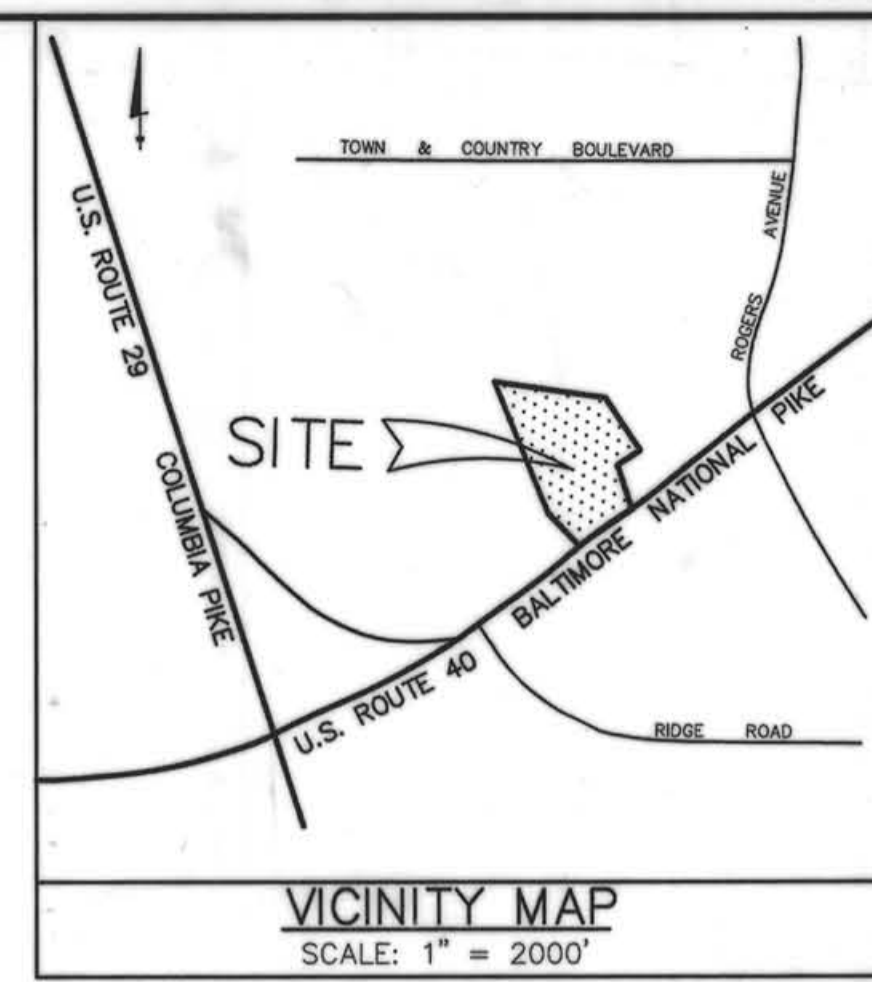
EXISTING CONTOUR 200'

EXISTING TREE LINE

LIMIT OF WETLAND

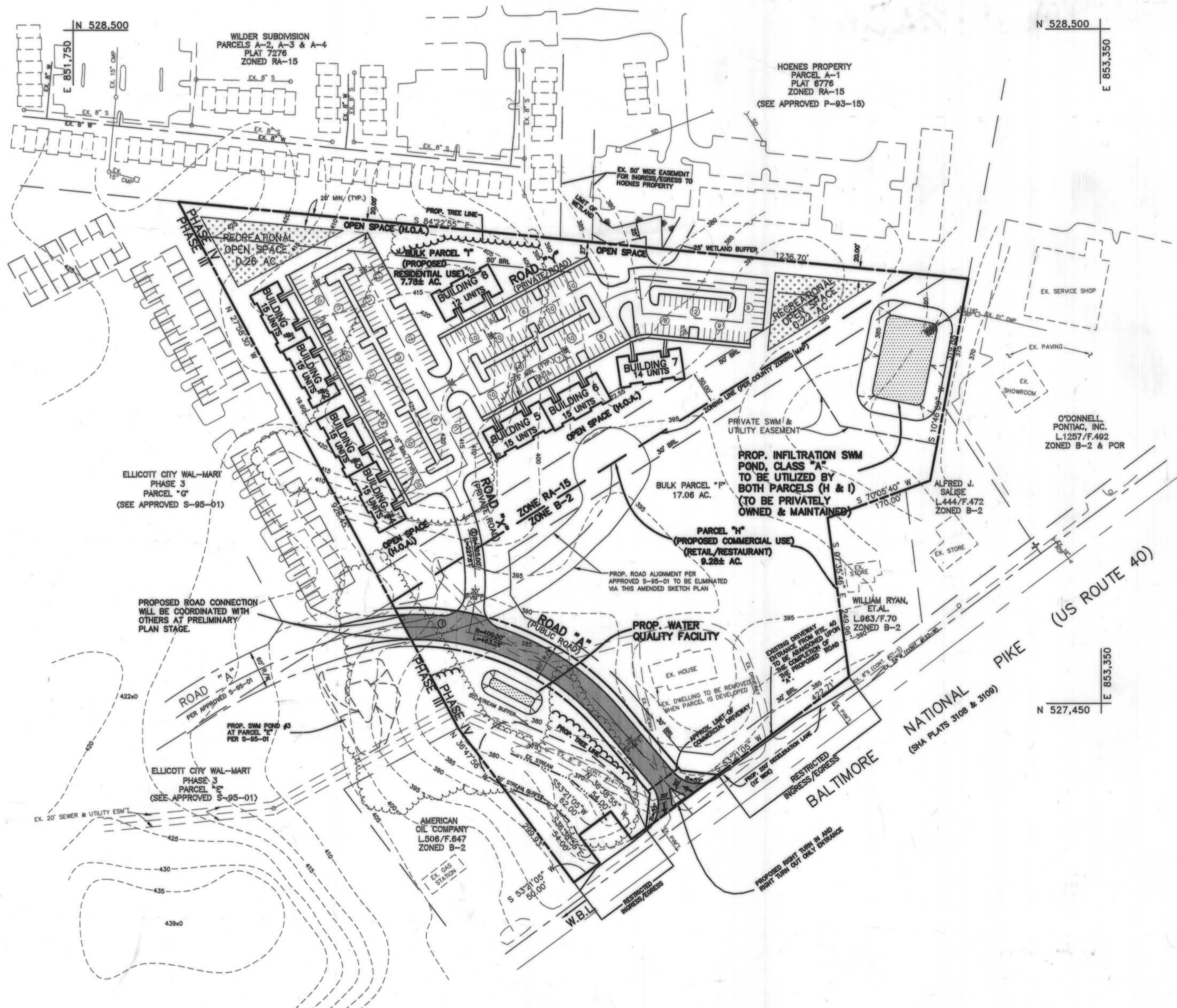
PROPOSED SWM POND LOCATION

DENOTES THE LIMIT OF COUNTY MAINTENANCE



GENERAL NOTES:

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARD UNLESS WAIVER(S) HAVE BEEN APPROVED.
- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM HOWARD COUNTY 200 SCALE TOPOGRAPHY MAPS AND APPROVED S-95-01. CONTOUR INTERVAL IS 5 VERTICAL FEET.
- WATER AND SEWER EXTENSIONS FOR THIS PROJECT WILL BE PUBLIC AND ARE LOCATED WITHIN THE METROPOLITAN DISTRICT.
- EXISTING UTILITIES SHOWN ARE TAKEN FROM RECORD DRAWINGS OBTAINED FROM HOWARD COUNTY.
- PROJECT SITE ZONED RA-15 AND B-2 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON AN APPROVED SKETCH PLAN PREPARED BY R.M. MOCHI GROUP, PC. DATED 10/20/94. FILE REFERENCE NO.: S-95-01.
- FOREST STAND DELINEATION PLAN WAS PREVIOUSLY APPROVED UNDER S-95-01.
- WETLAND REPORT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC. DATED MARCH, 1995.
- APFD TRAFFIC ANALYSIS WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC., DATED MARCH, 1995.
- THERE ARE NO 25% STEEP SLOPES WITHIN THE SITE AS PER HOWARD CO. SUBDIVISION AND LAND DEVELOPMENT REGULATION DEFINITION OF "STEEP SLOPE". (PER SECTION 16.108(b) (54).)
- THERE IS NO 100 YEAR FLOOD PLAIN WITHIN THE SITE.
- ALL OPEN SPACE SHALL BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.
- SITE ANALYSIS: (ALL AREAS ARE MORE OR LESS)
 - TOTAL SITE AREA (BULK PARCEL "F"-PHASE IV PER S-95-01): 17.06± AC.
 - A. PARCEL "I"-RA-15 ZONE: 7.78± AC. (GROSS AREA)
 - a. NET AREA FOR PARCEL "I" (RA-15 ZONE) : 7.78± AC.
 - b. DENSITY PERMITTED: 15 D.U./Net AC. = 116 D.U.
 - c. PROPOSED DENSITY: 116 D.U. (APARTMENTS)
 - d. AREA OF BUILDING COVERAGE : 0.81± AC.
 - e. OPEN SPACE:
 - 1. REQUIRED (25% OF GROSS ACRE) : 7.78± AC. x 25% = 1.95± AC.
 - 2. PROVIDED: 4.57± AC. (INCLUDED PARKING AREAS & RECREATIONAL OPEN SPACES)
 - f. RECREATIONAL OPEN SPACE:
 - 1. REQUIRED (175 SF/APT. UNIT.) : 175 SF x 116 U. = 20,300 SF = 0.46 AC.
 - 2. PROVIDED: 20,988 SF = 0.48 AC.
 - g. PARKING REQUIREMENTS:
 - 1. REQUIRED (2.0 SPACES PER D.U.) : 232 SPACES (2.0 SPACES x 116 D.U.)
 - 2. PROVIDED: 267 SPACES (INCLUDING 8 HANDICAPPED PARKING WITH 2 VAN ACCESSIBLE)
 - B. PARCEL "H"-B-2 ZONE: 9.28± AC. (GROSS AREA)
 - a. NET AREA: 9.28± AC.
 - b. AREA OF PUBLIC ROAD R/W DEDICATION: 0.77± AC.
 - c. AREA OF PARCEL "H" (EXCLUDING R/W) : 8.51± AC.
- A REQUEST TO WAIVE SECTION 16.119 (f) (2) (WP-95-84) TO PERMIT DIRECT COMMERCIAL DRIVENWAY ACCESS TO AN INTERMEDIATE HIGHWAY, U.S. ROUTE 40, WAS APPROVED ON MAY 4, 1995 BY THE PLANNING DIRECTOR OF HOWARD COUNTY.
- DISTURBANCE TO THE WETLAND AND STREAM BUFFERS IS NOT PERMITTED UNLESS A WAIVER HAS BEEN OBTAINED.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joseph S. Smith 10/13/95
PLANNING DIRECTOR DATE

| | | |
|--|-----------------------------------|---|
| 1 | 8/95 | REVISED COMMENTS DATED JULY 1995 |
| NO | DATE | REVISION |
| <p>TSA GROUP, INC. planning • architecture • engineering • surveying 8480 Baltimore National Pike • Ellicott City, Maryland 21045 • (410) 465-6106</p> | | |
| OWNER DEVELOPER: | PROJECT: | |
| LEONORA K. HOENES 8668 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 (410) 465-2321 | HOENES PROPERTY P/O PARCEL 848 | |
| LOCATION: | | TAX MAP 24 2nd. ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| REFERENCE FILE: S-95-01 | | |
| TITLE: AMENDED SKETCH PLAN FOR ELLICOTT CITY WAL-MART PHASE IV, PARCEL "F" | | |
| DATE: MARCH, 1995 OCT. 11, 1995 | PROJECT NO. 0796 | |
| DES: YSL | DRN: YSL | CHK: CAM |
| SCALE: AS SHOWN | | DRAWING 1 OF 1 |