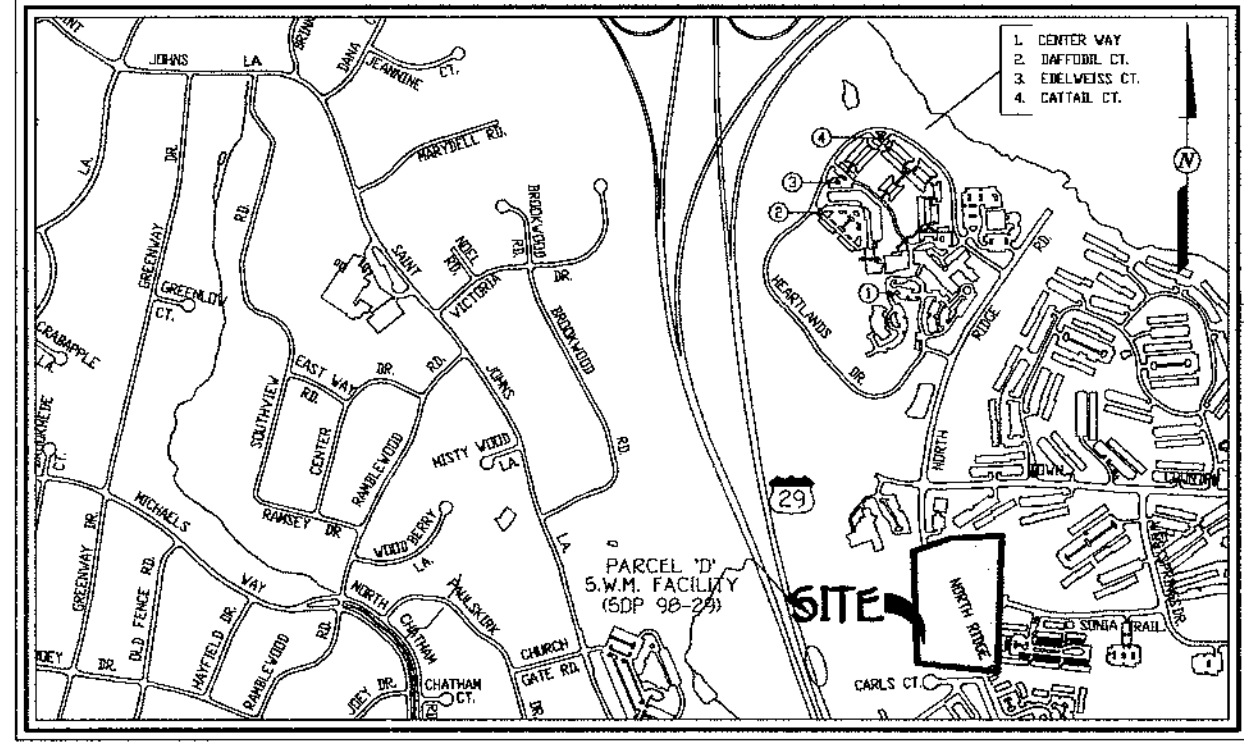
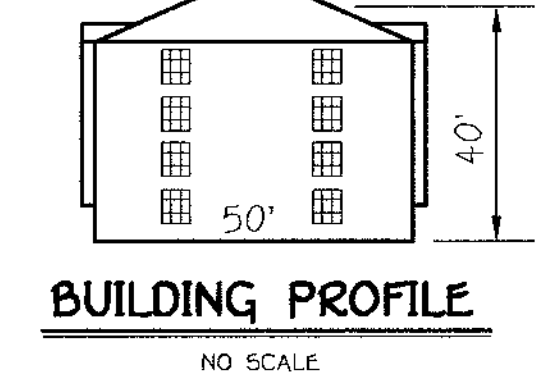


ZONED R-A-15

ZONED R-A-15



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-A-15 PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 18, 1993.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION UNLESS WAIVERS HAVE BEEN APPROVED.
- SITE DATA:
 - CURRENT ZONING: R-A-15
 - LOCATION: 1800' NORTH FROM THE INTERSECTION OF U.S. ROUTE 40 AND NORTH RIDGE ROAD
 - ELECTION DISTRICT: 2ND
 - TAX MAP: 17
 - GRID: 23
 - PARCELS: 711
 - PLAT REFERENCE: PLAT NO. 9419
- AREA TABULATION:
 - A. GROSS AREA OF TRACT: 9,667 AC.
 - B. AREA OF FLOODPLAIN: N/A
 - C. NET AREA OF TRACT: 9,667 AC.
 - D. NUMBER OF BUILDABLE PARCELS: 3
 - E. AREA OF BUILDABLE PARCELS: 7,753 AC.
 - F. AREA OF PUBLIC ROAD R/W: 1,907 AC.
 - G. AREA OF PARCEL 'D-1': 3,021 AC.
 - H. AREA OF PARCEL 'D-2': 1,741 AC.
 - I. AREA OF OPEN SPACE PROVIDED: 4,224 AC. (SEE TABULATION CHART THIS SHEET)
 - 1. CREDITED OPEN SPACE = 2,24 AC.
 - 2. NON-CREDITED OPEN SPACE = 2,00 AC.
 - J. PREVIOUS FILE NUMBERS: P-90-30 (PLAT NO. 9419), S-01-93-96 (PARCEL C-1 & C-2), S-01-90-130 (PARCEL C-3)
- DENSITY TABULATION:
 - NO. OF UNITS ALLOWED (APARTMENTS): 15 D.U. / NET ACRE = 15 x 9,667 AC. = 145 UNITS
 - TOTAL NO. OF UNITS PROPOSED = 144
- RECREATIONAL OPEN SPACE TABULATION:
 - RECREATIONAL OPEN SPACE REQUIRED = 400 SF / UNIT = 400 SF x 144 UNITS = 57,600 SF (0.378 OF GROSS AREA)
 - RECREATIONAL OPEN SPACE PROVIDED: 74,467 SQ.FT.
 - a. RECREATIONAL OPEN SPACE ON 'D-1' = 4,356 SQ.FT. (0.38 OF PARCEL 'D-1')
 - b. RECREATIONAL OPEN SPACE ON 'D-2' = 16,117 SQ.FT. (0.258 OF PARCEL 'D-2')
 - c. RECREATIONAL OPEN SPACE ON 'D-3' = 33,363 SQ.FT. (0.418 OF PARCEL 'D-3')
 - d. RECREATIONAL OPEN SPACE FROM 'C-2' = 22,655 SQ.FT.
- THE PROPOSED WATER AND SEWER SYSTEMS SHALL BE PUBLIC.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT, PUBLIC WATER AND/OR SEWER ALLOCATION FOR THIS DEVELOPMENT ARE SUBJECT TO SECTION 18122-B OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE MADE AVAILABLE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY DRAWINGS.
 - a. EXISTING WATER CONTRACT NO. 14-1556-D, 14-3403-D & 14-3272-D
 - b. EXISTING SEWER CONTRACT NO. 14-1556-D, 14-3403-D & 14-3272-D
- TOPOGRAPHIC INFORMATION ESTABLISHED AT FIVE FOOT INTERVALS BASED ON HOWARD COUNTY TOPOGRAPHIC MAPS.
 - a. (POINTS 51,065 TO 24,926 (0.38 AC.)
 - b. THESE ARE NO 250 OR GREATER SLOPES ON THIS SITE!
- THIS PLAN MUST COMPLY WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE NEW ZONING REGULATIONS, AS AMENDED BY CODES 90-2000.
- STORMWATER MANAGEMENT WILL BE PROVIDED FOR IN ACCORDANCE WITH MD. CO. AND MD.378 SPECIFICATIONS.
 - a. THE S.W.M. SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM SHOWN HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- WETLAND AND FOREST STAND DELINEATION INFORMATION SHOWN WAS TAKEN FROM REPORTS PREPARED BY ECO SCIENCE PROFESSIONALS INC. DATED MAY, 2003.
- A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY LEE CUNNINGHAM LTD. DATED MAY, 2003.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A RECORDED PLAT RECORDED AS PLAT NO. 9419.
- REQUIRED PARKING TABULATION:
 - A. APARTMENT PARKING REQUIRED = 288 SPACES
 - 144 UNITS @ 2 SPACES/UNIT
 - B. PROVIDED PARKING TABULATION:
 - A. APARTMENT PARKING PROVIDED = 290 SPACES
 - B. FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 1.5 ACRES OF AFFORESTATION, AN OFF-SITE PLANTING LOCATION WILL BE DETERMINED AT THE PRELIMINARY PLAT STAGE.
- IN ACCORDANCE WITH ZONING SECTION 102, AT LEAST 10 PERCENT OF THE DWELLINGS IN EACH R-A-15 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS.
 - a. TOTAL NUMBER OF "MHIU" REQUIRED = 144 x 0.10 = 14.4 UNITS
 - b. TOTAL NUMBER OF "MHIU" PROVIDED = 15 UNITS

OPEN SPACE TABULATION

PARCEL	GROSS AREA	OPEN SPACE REQUIRED (25%)	CREDITED OPEN SPACE PROVIDED
PARCEL 'C-1'	5,291 AC.	1,323 AC.	1,79 AC. (131.90)
PARCEL 'C-2'	3,263 AC.	816 AC.	1,33 AC. (40.83)
PARCEL 'D'	9,667 AC.	2,417 AC.	2,24 AC. (23.23)
TOTAL	4,953 AC.	5,36 AC.	(23.43)

PHASING TABULATION

PHASE	ALLOCATION YEAR	BUILDING	NO. OF UNITS
1	2005	6, 7, 8 & 9	64
2	2007	1 & 5	32
3	2008	1, 2 & 3	48
TOTAL			144

SUMMARY OF SWM VOLUMES

DRAINAGE AREA	AREA (ACRES)	WQV (CF)	REV (CF)	CPV (CF)	Q10 (CF)	Q1 (CF)
DRAINAGE AREA 1 (SP #1) - 0.34 ACRES (PERIPHERAL AREA)	0.34	10,365	6,315	20,312	0 ^b	0 ^b
DRAINAGE AREA 2 (SP #2) - 0.73 ACRES (PERIPHERAL AREA)	0.73	10,365	6,315	20,312	0 ^b	0 ^b
DRAINAGE AREA 3 (SP #3) - 0.22 ACRES (PERIPHERAL AREA)	0.22	0	0 ^b	0	0 ^b	0 ^b
DRAINAGE AREA 4 (SP #4) - 0.38 ACRES (UNCAPTURABLE AREA TO WALDMART POND)	0.38	0	0 ^b	0	0 ^b	0 ^b
DRAINAGE AREA 5 (SP #5) - 0.20 ACRES (PERIPHERAL AREA)	0.20	0	0 ^b	0	0 ^b	0 ^b

NARRATIVE

Below is a brief narrative for each of the 14 required performance standards for development sites. These standards reference the proposed project and are intended to be used in conjunction with the standards in the 2000 Stormwater Design Manual for additional information.

Standard No. 1: The site design has minimized the generation of stormwater and maximized the pervious surfaces by placing buildings close to the parking. Parking is close to absolute minimum levels. The road infrastructure is at a minimum required by Howard County DPZ.

Standard No. 2: Site-generated stormwater does not directly flow to a wetland or waters of the site. Stormwater will be treated with a Surface Sand Filter.

Standard No. 3: Annual ground water recharge rates shall be maintained by providing storage volume below the BMP's, below the water quality volume in the BMP.

Standard No. 4: A surface Sand Filter BMP will provide water quality management.

Standard No. 5: A structural BMP is proposed for this project that will remove 80% of the average annual suspended solids and 40% of the average annual phosphorus loading. The BMP will be designed to HDS standards.

Standard No. 6: Per Howard County DEP, Op and OI are not required for this site.

Standard No. 7: Channel protection will be provided by storage above the water quality volume in the BMP. A submerged, hooded outflow will be provided to protect the small outflow orifice.

Standard No. 8: This standard does not apply. This site is not within the Chesapeake Bay Watershed Area or public water supply.

Standard No. 9: An Operation and Maintenance Schedule and Agreement will be included on the final plans for the proposed BMP.

Standard No. 10: BMP treatment will be addressed in a final plan and equal to 25.

Standard No. 11: This standard does not apply as this is not a re-development project.

Standard No. 12: This project is not industrial development. However, since the disturbed area is greater than 5 acres, an NOI form will be submitted to HDS prior beginning construction.

Standard No. 13: This standard does not apply because the proposed development (apartment buildings) is not defined as a "hotspot".

Standard No. 14: The Howard County DEP Development Engineering Division will review this project.

FISHER, COLLINS & CARTER, INC.
 CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL FIRE
 ELICOTT CITY, MARYLAND 21042
 410.468.2255
 E:\Projects\2004\04-24\04-24-01\04-24-01.dwg



OWNER/DEVELOPER
 WILDER BUILDING CORPORATION
 P.O. BOX 166
 STEVENSON, MARYLAND 21153

PLAN
 SCALE: 1" = 50'

ZONED B-2

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

SKETCH PLAN
HOENES PROPERTY
 PARCELS 'D-1' THRU 'D-3'
 (A SUBDIVISION OF 'HOENES PROPERTY, PARCEL 'D', PLAT NO. 9419)
 (PREVIOUS FILE NO. 90-30)
 ZONING: R-A-15

James S. D. Taylor
 PLANNING DIRECTOR DATE: 5/15/04

Tax Map No. 17, Grid No. 23, Parcel No. 711
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 DATE: MARCH 5, 2004
 SHEET 1 OF 1