GENERAL NOTES:

LOCATION: ELLICOTT CITY, MD.; TAX MAP 25 GRID 20, PARCEL 73 & PARCEL 93 ZONING: R-A-15 SUBDIVISION NAME: TAYLOR HIGHLANDS

SECTION/AREA: PHASE 2

OVERALL PROJECT AREA: 64.63 ACRES (TOTAL SP-16-013)

PHASE 2: PART OF R-A-15 AREA 16.72 ACREAS

DPZ REFERENCES: ECP-15-076, WP-17-048, AA-17-002, ECP-18-028, WP-19-072, CE-20-04, CE-20-05, WP-21-012, SP-16-013

WP-22-123, WP-23-068, WP-23-094, BOARD OF APPEALS D+0#787-D

THE PROJECT (PHASE 1 SP-16-013 & PHASE 2) IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED APPROVED.

3. THE SUBJECT PROPERTY, PHASE 2, IS IN A PORTION OF THE PROPERTY ZONED R-A-15 AND IS IN ACCORDANCE WITH THE OCT. 06, 2013 ZONING REGULATIONS, AND IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.

THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGFL FNGINFEDING TOPOGRAPHY SHOWN HEREON IS TAKEN EPON A FOLLOWING THE PROJECT WITH THE POND TOPOGRAPHY SHOWN HEREON IS TAKEN EPON A FOLLOWING TOPOGRAPHY SHOWN HEREON IS TAKEN E

COUNCIL BILL 75-2003.
4. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MARCH 27, 2010.
5. THE EXISTING TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AERIAL TOPOGRAPHIC SURVEY WITH 2 FOOT CONTOUR INTERVALS, DATED MARCH 27, 2015 AND SUPPLEMENTED WITH FIELD-RUN TOPOGRAPHY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. AND VOGEL ENGINEERING + TIMMONS GROUP.
6. REFER TO SP-16-013 FOR THE GRADING PLANS AND SOILS MAPS. SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE WEB SOIL SURVEY HOWARD

6. REFER TO SP-16-013 FOR THE GRADING PLANS AND SOILS MAPS. SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE WEB SOIL SURVEY HOWARD COUNTY, MARYLAND — ELLICOTT CITY SE, SEE MAP #14.

7. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 241 AND 2413 WERE USED FOR THIS PROJECT.

8. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.

9. WATER AND SEWER FOR THIS PROJECT ARE AVAILABLE THROUGH CONTRACTS 14—3855—D, 14—4463—D, 14—4286—D, 266—W, AND 661—W&S. PROJECT CONTRACT NUMBER IS 14—4982—D

10. EXISTING UTILITIES LOCATED FROM AVAILABLE RECORD DRAWINGS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AS—BUILT DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

11. STEEP SLOPES ARE LOCATED AND SHOWN HEREON. REFER TO SP-16-013.

12. WETLANDS, STREAMS AND THEIR REQUIRED BUFFERS SHOWN ON—SITE ARE BASED ON DELINEATION AND REPORT PREPARED BY ECOTONE, INC., SEAN McDONOUGH, ENVIRONMENTAL SCIENTIST, MAY 2016. REFER TO SP-16-013.

13. FOREST STAND DELINEATION AND SPECIMEN TREE IDENTIFICATION PLAN PREPARED BY ECOTONE, INC., SEAN McDONOUGH, ENVIRONMENTAL SCIENTIST, MAY 2016. REFER TO SP-16-013. ECO-SCIENCE PROFESSIONALS, INC. C/U MIX. JUDIN CHIOLES, MIX. STAND DELINEATION AND SPECIMEN TREE IDENTIFICATION PLAN PREPARED BY ECOTONE, INC., SEAN MCDUNUUGH, ENVIRONMENTAL SCIENTS, MIX. 2016. REFER TO SP-18-013.

-AN UPDATED REPORT TITLED WETLAND, FOREST STAND DELINEATION AND PRELIMINARY FOREST CONSERVATION PLAN REPORT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., MS. MYRA BROSIUS — ISA CERTIFIED ARBORIST, CERT. ID. MA5411A, TREE RISK ASSESSMENT QUALIFIED, MD DNR FCA QUALIFIED PROFESSIONAL, DATED DECEMBER 15, 2021.

-AN UPDATED WETLAND AND FOREST STTAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., MR. J. BRODY MCALLISTER — ISA CERTIFIED ARBORIST, CERT. ID. MA6471A, MD DNR FCA QUALIFIED PROFESSIONAL, DATED NOVEMBER 4, 2022.

14. FOREST CONSERVATION EASEMENTS WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

-THE FOREST CONSERVATION REQUIREMENTS WILL BE ADDRESSES UNDER SP-16-013 TAYLOR HIGHLANDS - PHASE 1.

DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS MINIMUM REQUIREMENTS

A. WIDTH — 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).

B. SURFACE — 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.

C. GEOMETRY — MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45—FOOT DEPTH TURNING RADIUS.

D. STRUCTURES (CULVERT/BRIDGES) — CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).

E. DRAINAGE ELEMENTS—CAPABLE OF SAFELY PASSING 100—YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.

F. STRUCTURE CLEARANCES—MINIMUM 12 FEET.

G. MAINTENANCE — SUFFICIENT TO ENSURE ALL WEATHER USE.

17. A TRAFFIC STUDY FOR THIS PROJECT PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 13, 2016, APPROVED 11/14/16.

— AN AMENDED REPORT FOR THIS PHASE 2 PLAN, WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED SEPTEMBER 27, 2021

FOR THE 6 ADDITIONAL APARTMENT UNITS WITHIN THE SP—16—013 PHASE 1 APARTMENT BUILDING. REVISED FEBRUARY 25, 2022

AND UPDATED JULY 25, 2023.

18. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.

19. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.

20. THE TAYLOR MANOR HOSPITAL IS LISTED ON THE HOWARD COUNTY HISTORIC SITES INVENTORY (H0—975). CURRENTLY, THE SITE

THE TAYLOR MANOR HOSPITAL IS LISTED ON THE HOWARD COUNTY HISTORIC SITES INVENTORY (HO-975). CURRENTLY, THE SITE CONTAINS THE HOSPITAL BUILDING, AN OFFICE BUILDING, A SERVICE BUILDING AND A SEWER TREATMENT BUILDING.

—UNDER THE PHASE 1 SP-16-013 PLAN, THE HOSPITAL BUILDING, THE OFFICE BUILDING, AND THE SERVICE BUILDING WILL REMAIN.

—UNDER THE PHASE 1 SP-16-013 PLAN, THE SEWER TREATMENT BUILDING WILL BE RAZED.

REFER TO SP-16-013, THE PROJECT WAS NOT REQUIRED TO BE PRESENTED TO THE HISTORIC COMMISSION. THE EXISTING STRUCTURES DISCUSSED IN NOTE 20 ARE SERVICED BY PUBLIC WATER AND SEWER.

THE OFFICIAL TAYLOR HIGHLANDS SP-16-013 PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JULY 23, 2015 AT THE ELLICOTT CITY SENIOR CENTER.

THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING FOR THIS TAYLOR HIGHLANDS — PHASE 2 PLAN WAS HELD VIRTUALLY FOR THIS PROJECT ON JANUARY 6, 2021 IN ACCORDANCE WITH WP-21-057.

ON DECEMBER 1, 2020 AND PURSUANT TO SECTION 16.104, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING CONSIDERED AND APPROVED YOUR REQUEST FOR ALTERNATIVE COMPLIANCE WITH RESPECT TO SECTION 16.128(C)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW THE PETITIONER TO HOST A VIRTUAL PRESUBMISSION COMMUNITY MEETING DURING THE COVID— 19 STATE OF EMERGENCY. APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE ALTERNATIVE COMPLIANCE PETITION WILL REMAIN VALID BE LONG AS THE HOWARD COUNTY STATE OF EMERGENCY.

S. IN FEFECT 2, THE PETITIONER MUST COMPLY WITH THE DEPARTMENT OF PLANNING AND ZONING'S VIRTUAL PRESUBMISSION.

1. THE ALTERNATIVE COMPLIANCE PETITION WILL REMAIN VALID AS LONG AS THE HOWARD COUNTY STATE OF EMERGENCY IS IN EFFECT. 2. THE PETITIONER MUST COMPLY WITH THE DEPARTMENT OF PLANNING AND ZONING'S VIRTUAL PRESUBMISSION MEETING GUIDELINES FOR APPLYING AND HOSTING A VIRTUAL PUBLIC MEETING.

3. AN ENVIRONMENTAL CONCEPT PLAN (ECP-15-076) WAS APPROVED ON JUNE 15, 2016.

4. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR AN R-A-15 PROJECT IS 25% OF THE R-A-15 AREA (16.72 AC. GROSS AREA x 25% = 4.18 AC.). REFER TO SP-16-013 AND TABULATION HEREON

5. IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RECREATION OPEN SPACE FOR THIS R-A-15 PROJECT IS PHASE 2 400 STAPTS (6 APT LINITS X 400 - 2 400)

N SPACE FUR THIS R-A-15 PROJECT IS
SE 2 400 SF/APTS (6 APT UNITS X 400 = 2,400)
SE 1 400 SF/SFA + 400 SF/APTS (SP-16-013 91 SFA UNITS + SP-16-013 161 APT UNITS X 400 = 100,800)
+ 300 SF/SFA OF NON-USABLE REAR YARD (SP-16-013 37 UNITS X 300 = 11,100)
TOTALING 114,300 SF OF RECREATION OPEN SPACE AREA REQUIRED

TOTALING 114,300 SF OF RECREATION OPEN SPACE AREA REQUIRED

SEE RECREATION OPEN SPACE TABULATION, THIS SHEET)

RECREATIONAL OPEN SPACE IS MOSTLY PROVIDED IN THE CLUBHOUSE/POOL AREA, WHICH PROVIDES FOR THE TAYLOR HIGHLANDS PROJECT (INCLUDING FUTURE PHASES), IN ACCORDANCE WITH DPZ RECREATIONAL OPEN SPACE POLICY OF JUNE 15, 2012 AND AMENITY CREDIT POLICY ADDENDUM DATED MAY 24, 2018.

—FUTURE SITE DEVELOPMENT PLAN SHALL PROVIDE THE FINAL TABULATION

THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.

STORMWATER MANAGEMENT FOR THIS PROJECT (ESDV) & CR-123-2019 QUANTITY MANAGEMENT IS PROVIDED UNDER SPACE AREA REQUIRED.

SP-16-013.

28. A LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. REFER TO SP-16-013. A FINAL LANDSCAPE PLAN SHALL BE PART OF THE FUTURE SDP SUBMISSION.

29. IN ACCORDANCE WITH SECTION 16.124(E)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL, STREET TREES ARE PROVIDED FOR THIS PROJECT. REFER TO SP-16-013. FINAL APPROVAL IS DEFERRED TO THE FINAL PLAN OR SITE DEVELOPMENT

DIT REPORT FOR THIS PROJECT WAS PREPARED UNDER SP-16-013 BY ROBERT H. VOGEL ENGINEERING, INC., DATED

. IN ACCORDANCE WITH SECTION 16.135 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS STREET LIGHTING IS REQUIRED FOR THIS SITE. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III, SECTION 5.5.A. A MINIMUM OF 20 FEET SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT

STUDY PREPARED UNDER SP-16-013 BY HILLIS-CARNES ENGINEERING ASSOCIATES, DATED APRIL 22, 2016. TRAFFIC CONTROL DEVICES:

A. THE R1-1 SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.

B. THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC

DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.

C. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM

C. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MdMUTCD).

D. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT OF WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE)—3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO QUICK PUNCH HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

4. IN ACCORDANCE WITH SECTION 112.0.G OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THE R—A—15 PORTION OF THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS.

5. THE MODERATE INCOME HOUSING UNIT REQUIREMENT IS:

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DEVICE OF THE MODERATE HOUSING UNITS (152 UNITS

PHASE 1 SP-16-013 252 DWELLING UNITS (252 UNITS X 10% = 25.2).

PHASE 2 6 DWELLING UNITS (6 UNITS X 10% = 0.6).

THE 26 UNITS OR THE EQUIVALENT SHALL BE DETERMINED/PROVIDED AT THE SITE DEVELOPMENT OR FINAL PLAN STAGE.

TRASH AND RECYCLING COLLECTIONS FOR THIS PROJECT SHALL BE PRIVATE.

ALL PRIVATE WELL COMPONENTS HAVE BEEN IDENTIFIED AND PROPERLY ABANDONED WITH DOCUMENTATION OF THE ABANDONMENT SUBMITTED TO THE HEALTH DEPT. THERE ARE NO REMAINING SEPTIC SYSTEMS ON-SITE.

REFER TO SP-16-013

-ON JULY 6, 2022 THE REQUEST TO ALLOW AN EXCEEDANCE OF THE 120 FOOT MAXIMUM BUILDING LENGTH PER SUBSECTION 112.0.D.1.e FOR UNITS 47-52 (136'), 61-67 (154'), 68-74(154') AND APARTMENT BUILDINGS A & B (237'), WAS APPROVED BY THE PLANNING DIRECTOR.

PREVIOUS UNITS 47–52 (136'), NOW UNITS 82–87 PREVIOUS UNITS 61–67 (154'), NOW UNITS 67–73 PREVIOUS UNITS 68–74 (154'), NOW UNITS 60–66

-LOT NUMBERS REVISED

PREVIOUS APARTMENT BUILDINGS A & B (237'), NO LONGER APPLICABLE.
-ON MAY 4, 2023 A REQUEST TO ALLOW AN EXCEEDANCE OF THE 120 FOOT MAXIMUM BUILDING LENGTH PER SUBSECTION 112.O.D.1.e FOR AN APARTMENT BUILDING (CRESTED VIEW 299.65'), WAS APPROVED BY THE PLANNING DIRECTOR.

CAPTION AND THE DESIGN MANUAL OR AS APPROVED BY THE DEVELOPMENT SHALL COMPLY WITH THE SETBACKS IN SECTION 112.0 OF THE ZONING REGULATIONS.

B. THE HOMEOWNER'S ASSOCIATION SHALL CHARLAND MANUAL AND MANUAL OR AND MANUAL OR AND MANUAL OR THE PROPOWED 14 TO THE PROPOWED BY THE DEVELOPMENT SHALL COMPLY WITH THE SETBACKS IN SECTION 112.0 OF THE ZONING REGULATIONS. B. THE HOMEOWNER'S ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE STREETS WITHIN THIS DEVELOPMENT AND SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, TRASH COLLECTION AND SNOW REMOVAL.

C. THE PLANNED RESIDENTIAL LOTS SHALL FRONT ON AND OBTAIN ACCESS FROM THE PROPOSED PRIVATE STREETS. THE APPLICANT SHALL BE RESPONSIBLE FOR ESTABLISHING SAFE VEHICULAR ACCESS TO RESIDENTIAL LOTS.

D. SIDEWALKS AND STREET TREES SHALL BE PROVIDED ALONG PRIVATE STREETS IN ACCORDANCE WITH SECTION 16.124 AND 16.134 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.

SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.

E. THE DEVELOPER SHALL PROVIDE A STREAM RESTORATION PLAN AS PART OF THE FINAL CONSTRUCTION DRAWINGS FOR "STREAM #2" AS IDENTIFIED ON THE NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION PLAN DATED JUNE 24, 2016. THE RESTORATION PHAN SHALL INCLUDE DEBRIS REMOVAL, GRADE CONTROLS, RIPARIAN PLANTINGS, LIVE STAKING OR SIMILAR RESTORATION PRACTICES AS OUTLINED IN THE STREAM RESTORATION NARRATIVE DATED JANUARY 17, 2018. A FINAL AS—BUILT PLAN AND REPORT SHALL BE SUBMITTED TO DPZ UPON COMPLETION OF THE STREAM RESTORATION WORK. THE 2—YEAR SURVIVAL PERIOD FOR THE AFFORESTATION PLANTINGS WILL NOT BEGIN UNTIL THE AS—BUILT REPORT IS RECEIVED BY DPZ.

F. THE APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST APPLIES ONLY TO THE 72 SPECIMEN TREES AS SHOWN TO BE REMOVED ON THE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.

G. THE DEVELOPER SHALL MITIGATE THE REMOVAL OF 72 SPECIMEN TREES BY PLANTING A MIX OF NATIVE SHADE TREES AT A 2:1 RATIO, TOTALING 144 SHADE TREES. THE PLANTINGS SHALL HAVE A CALIPER OF NO LESS THAN 2—1/2" AND WILL BE BONDED AS PART OF THE LANDSCAPING

3. THE DEVELOPER SMALL MITIGALE THE REMOVAL OF 72 SPECIMEN TREES BY PLANTING A MIX OF NATIVE SHADE TREES AT A 2:1 RATIO, TOTALING 144 SHADE TREES. THE PLANTINGS SHALL HAVE A CALIPER OF NO LESS THAN 2-1/2" AND WILL BE BONDED AS PART OF THE LANDSCAPING SURETY WITH FUTURE PLANS. THE LOCATIONS, SPECIES AND PLANTING SPECIFICATIONS WILL BE REVIEWED BY DPZ AS PART OF THE FINAL LANDSCAPING PLAN. THE 144 TREES WILL BE IN ADDITION TO ANY TREES REQUIRED PER THE AFFORESTATION PLANTING CALCULATIONS AND STREAM RESTORATION PLAN.

H. THE PAVEMENT AND GRAVEL PILES ALONG THE EXISTING SERVICE ROAD EXTENDING TO NEW CUT ROAD TO THE PROPOSED LIMIT OF DISTURBANCE SHALL BE REMOVED.

1. REFER TO SP-16-013

THIS PROJECT WAS SUBJECT TO ALTERNATIVE COURSE.

S PROJECT WAS SUBJECT TO ALTERNATIVE COMPLIANCE WP-19-072 - GATHERINGS AT TAYLOR PLACE. THE WP-19-072 REQUEST WAS INCORPORATED 0 WP-21-012 FOR THE PROJECT AS A WHOLE. THIS PROJECT IS SUBJECT TO NECESSARY DISTURBANCE REQUEST, APPROVED 09/28/2021, BY THE HOWARD COUNTY DEPARTMENT OF PLAN AND ZONING IN CONSULTATION WITH THE DEPARTMENT OF PUBLIC WORKS AND OFFICE OF COMMUNITY SUSTAINABILITY) TO ALLOW THE WETLAND, WETLAND BUFFER, TREAM, STREAMBANK BUFFER, FLOODPLAIN AND STEEP SLOPE DISTURBANCES AS ESSENTIAL OR NECESSARY DISTURBANCES IN ACCORDANCE WITH SECTION 6.116(c) OF THE SUBJICITION AND LAND DEVELOPMENT REGULATIONS. APPROVAL OF THE NECESSARY DISTURBANCES ARE SUBJECT TO THE FOLLOWING

A. THE PUBLIC SEWER, STORM DRAINAGE AND ROAD CONSTRUCTION SHALL ONLY DISTURB THOSE ENVIRONMENTAL AREAS AS STATED IN THE REQUEST AND AS DELINEATED ON THE PLAN EXHIBIT DATED AUGUST 2021. ANY DISTURBANCES TO REGULATED ENVIRONMENTAL FEATURES BEYOND THIS REQUEST ARE NOT PERMITTED UNLESS THE APPLICANT SUBMITS A FORMAL REQUEST TO THE DEPARTMENT OF PLANNING & ZONING IN ACCORDANCE WITH SECTION

16.116(c).

B. THE DISTURBED AREAS SHALL BE STABILIZED AND SEEDED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PLANS INCLUDED WITH THE FUTURE FINAL PLANS OR SITE DEVELOPMENT PLANS.

C. THE APPLICANT WILL BE REQUIRED TO OBTAIN ALL NECESSARY APPROVALS AND AUTHORIZATIONS BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) AND THE U.S. ARMY CORPS OF ENGINEERS (USACE) FOR ACTIVITIES IN REGULATED AREAS PRIOR TO APPROVAL OF THE FINAL PLAN OR SITE DEVELOPMENT PLAN, MDE PERMIT NUMBERS SHALL BE REFERENCED ON ALL FUTURE PLANS AND GRADING PERMIT APPLICATIONS.

D. A STREAM CLEANUP AND RESTORATION PLAN SHALL BE INCLUDED WITH THE FINAL PLAN OR SITE DEVELOPMENT PLAN FOR THE INTERMITTENT STREAM AS SHOWN ON THE PLAN EXHIBIT DATED AUGUST 2021. THE PLAN SHALL IDENTIFY ALL AREAS OF DEBRIS CLEANUP WITHIN THE STREAM AND BUFFER AND PROVIDE DETAILS FOR CLEANUP METHODS AND STABILIZATION. THE PLAN SHALL IDENTIFY AND PROVIDE DETAILS FOR ANY PROPOSED RESTORATION PRACTICES NECESSARY TO STABILIZE THE STREAM BANKS AND TO PREVENT CONTINUED EROSION. ANY APPLICABLE PERMITS FROM THE MD DEPT. OF THE ENVIRONMENT SHALL BE OBTAINED PRIOR TO APPROVAL OF THE FINAL PLAN OR SITE DEVELOPMENT PLAN.

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

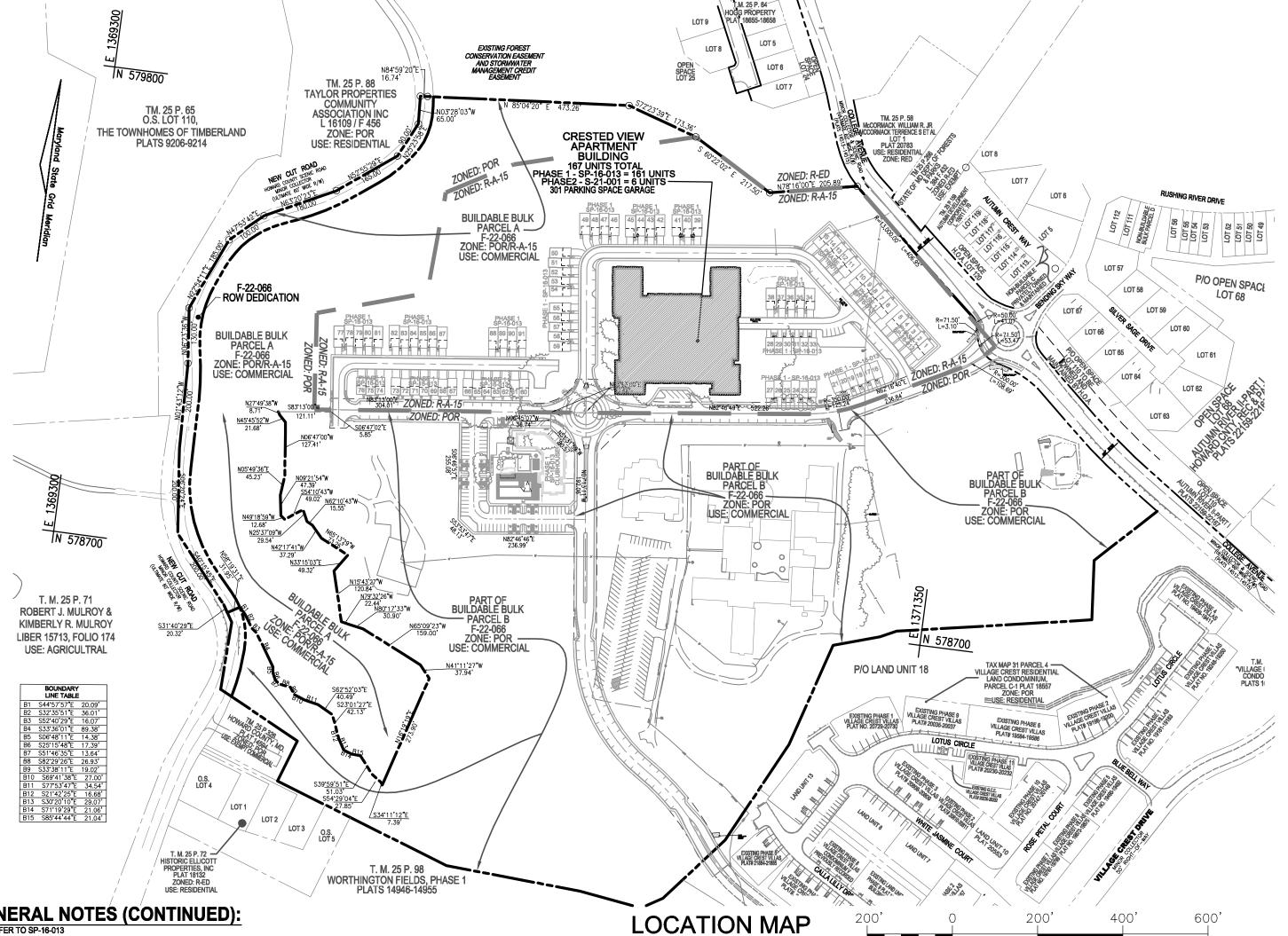
lynda Eisenberg

PLANNING DIRECTOF

12/13/2023 DATE

SKETCH PLAN TAYLOR HIGHLANDS

PHASE 2 **6 APARTMENT UNITS**



GENERAL NOTES (CONTINUED):

SEE SHEET 2 FOR CONTINUATION

THIS PLAN IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-21-012; -IN THE LETTER DATED 07/23/2021 AND PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING DIRECTOR OF THE RECREATION AND PARKS AND ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED A PORTION OF YOUR REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(a)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE SPECIMEN TREES FOR THE PROPOSED TAYLOR HIGHLANDS AND GATHERINGS AT TAYLOR PLACE DEVELOPMENT PROJECTS. THE APPROVAL IS TO REMOVE 13 OF THE 16 REQUESTED SPECIMEN TREES. -IN THE LETTER DATED 08/14/2023 AND PURSUANT TO BOARD OF APPEALS D+0#787-D, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF THE RECREATION AND PARKS AND ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY APPROVED THE REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(a)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE SPECIMEN TREES ST#64, #2020-8, AND #2020-10 FOR THE PROPOSED TAYLOR HIGHLANDS AND GATHERINGS AT TAYLOR PLACE DEVELOPMENT PROJECTS. PER THE BOARD OF APPEALS D+O#787-D, APPROVAL OF ALTERNATIVE COMPLIANCE OF SECTION 16.1205(A)(3) IS SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:

A. THE REMOVAL OF SPECIMEN TREES #11, 61, 63, 65, 66, 67, 68, 69, 113, 126, 2020—3, 2020—4, 2020—9, ST#64, #2020—8, AND 2020—10 IS PERMITTED AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE REMOVAL OF ANY ADDITIONAL SPECIMEN TREE IS NOT PERMITTED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE PROPOSED TO REMAIN. DETAILS OF THE TREE PROTECTION MEASURES SHALL BE INCLUDED ON ALL APPLICABLE DEVELOPMENT PLANS. 2. THE APPLICANT SHALL PLANT A MINIMUM OF 32 NATIVE SHADE TREES WITH A PLANTING SIZE OF 3"+ DBH WITHIN THE PROJECT LIMITS TO MITIGATE THE REMOVAL OF THE 16 SPECIMEN TREES. THE PLANTINGS WILL BE BONDED AS PART OF THE LANDSCAPING SURETY ASSOCIATED WITH THE TAYLOR HIGHLANDS AND/OR GATHERINGS AT TAYLOR PLACE DEVELOPMENT PLANS. THE TREES SHALL BE MONITORED FOR AT LEAST 3 GROWING SEASONS AND REPLACED IN—KIND IF THE PLANTINGS DO NOT SURVIVE. THE LOCATIONS SPECIES AND PLANTING SPECIFICATIONS WILL BE REVIEWED BY DPZ AS PART OF THE LANDSCAPING PLANS. 4. THE FOREST CONSERVATION OBLIGATION FOR TAYLOR HIGHLANDS AND THE GATHERINGS AT TAYLOR PLACE SHALL BE SATISFIED ONSITE TO THE MAXIMUM EXTENT POSSIBLE THROUGH THE RETENTION OF EXISTING FOREST AND PLANTING OF AFFORESTATION AREAS. THE ONSITE FOREST CONSERVATION SHALL BE PROVIDED AT A MINIMUM AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE STEEP SLOPES, WETLAND BUFFERS, STREAM BUFFERS AND SPECIMEN TREES WILL BE THE HIGHEST PRIORITY AREAS FOR RETENTION AND/OR AFFORESTATION. THE LOCATIONS OF THE FOREST ONSERVATION EASEMENTS WILL BE REVIEWED AND APPROVED BY . THE DEVELOPER SHALL REMOVE ALL DEBRIS FROM THE INTERMITTENT STREAM CHANNEL AND UFFER IN THE REAR OF THE EXISTING MAINTENANCE BUILDING AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT, RIPARIAN PLANTINGS, LIVE STAKING OR SIMILAR RESTORATION PRACTICES MAY BE REQUIRED TO PREVENT CONTINUED EROSION WITHIN THE STREAM CHANNEL. DETAILS SHALL BE

6. ALL PAVEMENT AND GRAVEL ALONG THE EXISTING SERVICE DRIVE EXTENDING FROM NEW CUT ROAD TO THE DEVELOPMENT AREA SHALL BE REMOVED AND THE AREA SHALL BE PLANTED AND PLACED ITHIN A FOREST CONSERVATION EASEMENT, AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT THIS PROJECT WAS SUBJECT TO VIOLATION CE—20—04 AND CE—20—05, DATED 01/21/2020 TO HCPZ SECTIONS 16.106(a), 16.123(a)(2),

16.1202(a) and 16.1205(a)(7) BY CLEARING SPECIMEN TREES WITHOUT APPROVAL OF A FOREST CONSERVATION PLAN AND SUBDIVISION OR SITE DEVELOPMENT PLAN. TO ABATE THIS VIOLATION, THE FOLLOWING ACTIONS MUST OCCUR: A. THE DEVELOPER SHALL MITIGATE THE REMOVAL OF ALL SPECIMEN TREES BY PLANTING A MIX OF NATIVE SHADE TREES AT A 3:1 RATIO (IN OTHER WORDS, PLANTING OF THREE TREES FOR EVERY ONE TREE UNLAWFULLY REMOVED). THE PLANTINGS SHALL HAVE A CALIPER OF NO LESS THAN 3" AND WILL BE BONDED AS PART OF THE LANDSCAPING SURETY WITH FUTURE. THE LOCATIONS, SPECIES AND PLANTING SPECIFICATIONS WILL BE REVIEWED BY DPZ AS A CONDITION OF APPROVAL OF THE PRELIMINARY EQUIVALENT SKETCH PLAN. THE MITIGATION TREES WILL BE IN ADDITION O ANY TREES REQUIRED PER THE AFFORESTATION PLANTING CALCULATIONS AND STREAM RESTORATION PLAN. B. IN ADDITION TO THE MITIGATION PLANTING DESCRIBED ABOVE, THE PAVEMENT AND GRAVEL PILES ALONG THE EXISTING SERVICE ROAD EXTENDING FROM NEW CUT ROAD TO THE PROPOSED LIMIT OF DISTURBANCE SHALL BE REMOVED AND THE AREA SHALL BE PLANTED AND PLACED WITHIN A PLANTING SHALL BE INSTALLED ACCORDING TO THE PLANTING SCHEDULE APPROVED BY THE COUNTY. THE PLANTING SCHEDULE WILL BE DEVELOPED IN ACCORDANCE WITH A COUNTY APPROVED CONSTRUCTION PHASING PLAN AND MUST BE INCLUDED IN THE FINAL PLAN SET THIS PLAN IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-22-123; DATED 07/15/2022 AND PURSUANT TO SECTION 16.104, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING CONSIDERED AND APPROVED YOUR REQUEST FOR AN ALTERNATIVE COMPLIANCE WITH RESPECT TO

SECTION 16.144(D)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND THE RESUBMISSION DEADLINE FOR S-21-001 SUBJECT TO THE FOLLOWING CONDITIONS: 1. THE DEADLINE FOR RESUBMISSION OF S-21-001 IS 60 DAYS FROM THE DATE OF THIS LETTER (ON OR BEFORE SEPTEMBER 13, 2022) PLEASE PROVIDE A COPY OF THE ALTERNATIVE COMPLIANCE DECISION LETTER WHEN RESUBMITTING THE SKETCH PLAN TO DPZ.

PLEASE PROVIDE A COPY OF THE ALTERNATIVE COMPLIANCE DECISION LETTER WHEN RESUBMITTING THE SKETCH PLAN TO DPZ.

2. INCLUDE THE ALTERNATIVE COMPLIANCE FILE NUMBER (WP-22-123) IN THE GENERAL NOTES.

THIS PLAN IS SUBJECT TO WP-23-068. ON 03/06/2023 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING. APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE REQUEST TO SECTION 16.144(D)(2), SECTION 16.144(P) AND SECTION 16.144(Q) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND THE DEADLINE DATES TO COMPLETE DEVELOPER AGREEMENTS AND TO SUBMIT PLAT ORIGINALS FOR THE CONSOLIDATION PLAT (F-22-066), TO RESUBMIT THE PRELIMINARY EQUIVALENT SKETCH PLAN FOR PHASE 1 (SP-16-013) AND TO RESUBMIT THE SKETCH PLAN FOR PHASE 2 (S-21-011). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE DEADLINE TO CONTACT THE REAL ESTATE SERVICES DIVISION CONCERNING THE PREPARATION AND EXECUTION OF A DEED FOR THE DEDICATION OF PUBLIC ROAD RIGHT-OF-WAY FOR ROAD WIDENING AND SUBMISSION OF FINAL PLAT DIGITAL INFORMATION FOR F-22-066 IS EXTENDED 120 DAYS FROM THE DATE OF THIS LETTER (ON OR BEFORE JULY 4, 2023).

2. THE DEADLINE FOR SUBMISSION OF THE F-22-066 FINAL PLAT ORIGINALS FOR SIGNATURE AND RECORDATION IS EXTENDED 180 DAYS FROM THE DATE OF THIS LETTER (ON OR BEFORE JPLY 4, 2027). FROM THE DATE OF THIS LETTER (ON OR BEFORE SEPTEMBER 2, 2023). PLEASE PROVIDE A COPY OF THE ALTERNATIVE COMPLIANCE DECISION LETTER WHEN SUBMITTING THE FINAL PLAT ORIGINALS TO DPZ. THE DEADLINE FOR RESUBMISSION OF S-21-001 IS EXTENDED 60 DAYS FROM THE DATE OF THIS LETTER (ON OR BEFORE MAY 5, 2023). PLEASE PROVIDE A COPY OF THE ALTERNATIVE COMPLIANCE DECISION LETTER WHEN RESUBMITTING THE SKETCH PLAN TO DPZ. THE DEADLINE FOR RESUBMISSION OF SP-16-013 IS EXTENDED 60 DAYS FROM THE DATE OF THIS LETTER (ON OR BEFORE MAY 5, **2023**). PLEASE PROVIDE A COPY OF THE ALTERNATIVE COMPLIANCE DECISION LETTER WHEN RESUBMITTING THÈ PRELIMINARY-FOLIVALENT SKETCH PLAN TO DPZ

INCLUDE THE ALTERNATIVE COMPLIANCE FILE NUMBER (WP-23-068) IN THE GENERAL NOTES ON F-22-066, S-21-001 AND SP-16-013

SITE ANALYSIS DATA CHART

	TOTAL TRACT AREA:	30.1920 ACRES
	F-22-066 BUILDABLE BULK PARCEL A:	29.1099 ACRES
	F-22-066 ROAD DEDICATION:	1.0821 ACRES
	TOTAL PROJECT AREA (BUILDABLE BULK PARCEL A):	29.1099 AC.
		(16.72 AC. – ZONED: R–A–15)
		(12.38 AC. – ZONED: POR)
	AREA OF FLOODPLAIN:	0.18 AC. WITHIN BULK PARCEL A
	(0.00 AC. WITHIN R-A-15 DEVELOPMENT AREA)	
	AREA OF STEEP SLOPES (25% & GREATER):	4.99 AC.
	(1.05 AC. WITHIN R-A-15 DEVELOPMENT AREA))
	AREA OF R/W DEDICATION:	REFER TO SP-16-013
	'	(ON-SITE ROADS ARE PRIVATE)
		PUBLIC ACCESS FROM COLLEGE AVENUE
	NET PROJECT AREA (MINUS FLOODPLAIN AND STEEP SLOPES):	23.94 AC. ((29.11 AC)-(0.18AC+4.99AC))
	PRESENT ZONING DESIGNATION:	R-A-15
	PUBLIC WATER & SEWER:	14-4982-D - PHASE 1
- 1	PROPOSED USES FOR SITE AND STRUCTURES:	PHASE 2 - MULTI-FAMILY (APT)
	NUMBER OF PROPOSED SFA LOTS:	0
	NUMBER OF PROPOSED SFD LOTS:	0
	NUMBER OF APARTMENT UNITS:	161 - PHASE 1 SP-16-013
		6 – PHASE 2 S-21-001
	ADEA OF WETLANDS	WITHIN PHASE 1 APT. BLDG.
	AREA OF WETLANDS:	REFER TO SP-16-013
	AREA OF WETLAND BUFFERS:	REFER TO SP-16-013
	AREA OF STREAMS/BUFFERS: AREA OF FOREST:	REFER TO SP-16-013 REFER TO SP-16-013
	ERODIBLE SOILS:	REFER TO SP-16-013
	LIMIT OF DISTURBED AREA:	REFER TO SP-16-013.
	GREEN OPEN AREA (WITHIN LOD):	REFER TO SP-16-013.
	PROPOSED IMPERVIOUS AREA (WITHIN LOD):	REFER TO SP-16-013.
	OPEN SPACE REQUIRED (R-A-15):	REFER TO SP-16-013
	OPEN SPACE PROVIDED (R-A-15):	SEE TABULATION
	UNIT DENSITY	SEE INDUCATION
٠	R-A-15 NET AREA: SEE SP-16-013	16.72 AC - 1.05 AC STEEP SLOPES = 15.67
	TOTAL NUMBER OF UNITS ALLOWED (R-A-15):	15.67 x 15/NET AC = 235
	TOTAL NUMBER OF UNITS ALLOWED (ICA 19).	050 X 10/ NET AC = 200

30 1020 ACRES

PHASE 1 - SP-16-013 PHASE 2 - S-21-001 * NOTE: THIS PROJECT WILL BE A RECEIVING PARCEL FOR NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE USING THE 10% BONUS DENSITY PROVISION UNDER SECTION 112.0.F FOR THE 23 ADDITIONAL UNITS REQUIRED

DENSITY SENDING PARCELS TRINGA (BETHANY LANE) PROPERTY TM. 31/PARCEL 315 2. GARDNER PROPERTY TM. 24/PARCEL 858 4. TRD

REFER TO SEC128.0.K X. MIHU REQUIREMENTS MIHU REQUIRED (252 UNITS x 10%): MIHU REQUIRED (6 UNITS x 10%):

TOTAL NUMBER OF UNITS PROPOSED:

Y. HEIGHT LIMITATIONS PRINCIPAL STRUCTURE (R-A-15) ACCESSORY STRUCTURE (R-A-15): STRUCTURE WITH MINIMUM SETBACK (POR): Z. LOT COVERAGE FOR STRUCTURES (R-A-15, MAX 60% PER SECTION 112.0.D.1.b) SFA LOT AREA: SFA STRUCTURES:

2/3 DEV RIGHTS FOR 2 APT UNITS- PHASE 1 SP-16-013 2 DEV RIGHTS FOR 6 APT UNITS - PHASE 2 S-21-001 8(7.7) DEVELOPMENT RIGHTS FOR 23 APARTMENT UNITS

2 DEV RIGHTS FOR **6 APT UNITS** - PHASE 1 SP-16-013

3 DEV RIGHTS FOR **9 APT UNITS**- PHASE 1 SP-16-013

25.2 UNITS PHASE 1 - SP-16-013 0.6 UNITS PHASE 2 - S-21-001 26 UNITS REFER TO SP-16-013 REFER TO SP-16-013 REFER TO SP-16-013

N/A REFER TO SP-16-013

N/A REFER TO SP-16-013

BENCHMARKS

HOWARD COUNTY BENCHMARK 2411 (CONC. MON.) N 577298.65 E 1366075.16 ELEV. 437.12 HOWARD COUNTY BENCHMARK 2413 (CONC. MON.) N 580648.90 E 1364974.47 ELEV. 463.77

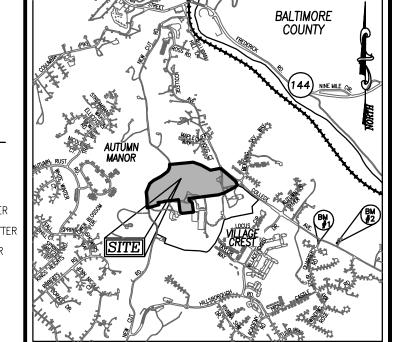
LEGEND

SHEET INDEX

 PROPERTY LINE
 RIGHT-OF-WAY LINE
 ADJACENT PROPERTY LI
EXISTING CURB AND GU
PROPOSED CURB AND
 CLITLIDE CLIDD AND CLIT

SHEET NO.

=========== FUTURE CURB AND GUTTER



VICINITY MAP SCALE 1"=2000' ADC MAP COORDINATE: 28, A2-3 & B2-3

OPEN SPACE TABULATION

THE OPEN SPACE REQUIREMENTS FOR THE R-A-15 PROJECT IS 25% OF GROSS AREA OPEN SPACE REQUIRED: 4.18 AC. (16.72 AC. GROSS AREA x 25%)

DESCRIPTION

VERALL SITE LAYOUT

OVER SHEET

E LAYOUT

TOTAL CREDITED PROVIDED: 6.845 AC. (WITHIN R-A-15 ZONE)

TOTAL NON-CREDITED PROVIDED: 3.304 AC. (WITHIN R-A-15 ZONE)

OPEN SPACE PROVIDED: 10.15 AC. (WITHIN R-A-15 ZONE) REFER TO SP-16-013 FOR THE OPEN SPACE PLAN

SP-16-013 & S-21-001 PARKING TABULATION

11 FOR PROPOSED 6 UNITS @ 1.8 SPACES/UNIT -290 SP-16-013 @ 1.8 SPACES/UNIT (1.8=1.5 SPACES + 0.3 VISITOR SPACES/UNIT) (SEE PARKING NOTE 3) TOWNHOUSES: 228 SPACES -SP-16-013 91 UNITS @ 2.5 SPACES/UNIT (2 SPACES + 0.5 VISITOR SPACES/UNIT)
TOTAL RESIDENTIAL PARKING REQ'D.: 529 SPACES

(MAX POOL OCCUPANCY * 1 SPACE/7 OCCUPANTS) (MAX. POOL OCCUPANCY = 2,639 SF/12 SF/PERSON = 220) CLUBHOUSE (PUBLIC SPACES): 80 SPACES (7,903 SF @ 10 SPACES/1,000 SF) CLUBHOUSE (LEASING/OFFICE): 6 SPACES

(1,531 SF @ 3.3 SPACES/1,000 SF)
TOTAL POOL/CLUBHOUSE PARKING REQ'D: 118 SPACES

TOTAL PARKING REQUIRED: _____

(ONE-CAR GARAGE): 36 SPACES (18 UNITS @ 1 GARAGE SPACE + 1 DRIVEWAY SPACE EA.) (TWO-CAR GARAGE): 292 SPACES* (73 UNITS @ 2 GARAGE SPACES + 2 DRIVEWAY SPACES EA.)
TOTAL TOWNHOUSE PARKING: 328 SPACES *CREDIT FOR 2.5 SPACES PER UNIT

APARTMENT BUILDING (CRESTED VIEW APARTMENTS) (FRONT APT. BLDG): 5 SPACES

(STRIPED ON-STRÉET PARKING): TOTAL APARTMENT PARKING: TOTAL RESIDENTIAL PARKING PROVIDED: 637 SPACES ON-STREET STRIPED PARKING: 63 SPACES POOL/CLUBHOUSE STRIPED PARKING:

TOTAL PARKING PROVIDED: 772 SPACES**

ADDITIONAL ON-STREET PARKING (TAYLOR WAY) PROVIDED: 41 SPACES** **PARKING ALONG TAYLOR WAY; NOT INCLUDED TOWARDS MINIMUM OFF-STREET PARKING REQUIREMENTS.

PARKING NOTES

TOTAL STRIPED PARKING PROVIDED:

1. GARAGES LOCATED UNDER THE CRESTED VIEW APARTMENT BUILDING SHALL BE MADE AVAILABLE AT ALL TIMES AND USED FOR THE PARKING OF MOTOR VEHICLES OF APARTMENT RESIDENTS ONLY 2. THE USE OF THE COMMON PARKING AREAS AND GARAGES SHALL E CONTROLLED AND MANAGED BY THE PROPERTY MANAGEMENT COMPANY AND/OR HOA AND/OR CONDO. ASSOCIATION. WHICHEVER IS PARKING INADEQUACIES SHOULD A PARKING SHORTAGE OCCUR FOR

3. APARTMENT PARKING RATE BASED ON PARKING NEEDS ANALYSIS PREPARED BY THE TRAFFIC GROUP, INC.; DATED 09–28–2016 AND UPDATED JUNE 10, 2022.

SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS: A. DATE OF REPORT: JUNE 13, 2016, SEPT. 27, 2021, FEB 23, 2022 JULY 25, 2023 DATE OF COUNT(S): 3/24/2016 AND FEB 23, 2022 REPORT SUBMITTED AS PART OF PLAN NUMBER: S-16-013, S-21-001 PROVIDE STATEMENT THAT SCHOOLS WERE IN SESSION ON THAT DATE(S). SCHOOLS WERE IN SESSION DURING ALL COUNTS LIST INTERSECTIONS STUDIED, IDENTIFY INTERSECTION AS STATE OR COUNTY JURISDICTION, AND LABEL LOS FOR THE HORIZON YEAR OF EACH INTERSECTION: MAIN STREET AT OLD COLUMBIA PIKE, COUNTY, 2026 DESIGN YEAR LOS C AM & LOS D PM MAIN STREET AT MARYLAND AVENUE. COUNTY, 2026 DESIGN YEAR PROVIDE STATEMENT AS TO WHETHER MITIGATION IS REQUIRED AND EXPLAIN THE

DENSITY TABULATION CHART FOR THE RECEIVING PARCEL PLAT				
SECTION 112.0				
SECTION 128.0	.K			
	TAYLOR HIGHLANDS			
ECEIVING PARCEL INFORMATION	SKETCH			
	(S-21-001)			
	TAX MAP 25, BLOCK 20, PARCEL 73 & 93			
GROSS ACREAGE (R-A-15 ZONING AREA)	16.72 AC.			
100-YEAR FLOODPLAIN	0.00 AC.			
STEEP SLOPE ACREAGE	1.05 AC.			
NET ACREAGE OF PARCEL				
(GROSS AREA MINUS STEEP SLOPES AND FLOODPLAIN)	15.67 AC.			
DENSITY (15 UNITS/NET AC)	235 UNITS			
BONUS DENSITY	23 (17 SP-16-013+6 S-21-001)			
ALLOWED BONUS DENSITY PER SECTION 112.0.F	23			
(10% OF 235 UNITS)				
TOTAL ALLOWED DENSITY	258			
PROPOSED DENSITY (UP TO 10% MORE UNITS THAN	258			
PERMITTED DENSITY)	252 UNITS-PH1(SP-16-013) & 6 UNITS-PH2(S-21-001)			
NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE	0 (22, 0, 22)			
RIGHTS (NPDER REQUIRED)	8 (23x0.33)			

SP-16-013 & S-21-001 RECREATIONAL OPEN SPACE TABULATION

2,400 SF (6 UNITS X 400 SF/UNIT) 64,400 SF (161 UNITS X 400 SF/UNIT) 36,400 SF (91 UNITS X 400 SF/UNIT) SINGLE FAMILY ATTACHED:

NON-USABLE REAR YARD (UNITS 1-15, 60-76 & 87) 11,100 SF (37 UNITS X 300 SF/UNIT)

TOTAL RECREATIONAL OPEN SPACE REQUIRED: 114,300 SF

ALLOWABLE AMENITY CREDIT CALCULATION 11.191 SE ALLOWARIE AMENITY CREDIT

O.S. LOT 93 (CLUBHOUSE LOT):

O.S. LOT 93 (CLUBHOUSE LOT):

TOTAL RECREATIONAL OPEN SPACE PROVIDED:

(*SURPLUS TO BE USED IN FUTURE PHASES)

THE 10 SF OF CREDIT/UNIT PROVIDED BY THE CLUBHOUSE AND POOL ARE BEING PROVIDED IN ACCORDANCE WITH DPZ REC. OPEN SPACE POLICY OF JUNE 15, 2012 AND AMENITY CREDIT POLICY ADDENDUM DATED MAY 24, 2018.

SP-16-013 & S-21-001 MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING lotal Number of Lots/Units Proposed PH1 - SP-16-013 10% OR 25.2 UNITS 10% OR 0.6 UNIT (exempt from APFO allocations)

Number of APFO Allocations Required (remaining lots/units)

(indicate lot/unit numbers) REFER TO GENERAL NOTE 35 ** ACTUAL UNITS TO BE DETERMINED PER FUTURE SITE DEVELOPMENT OR FINAL PLAN

PURPOSE

THE PURPOSE OF THIS SKETCH PLAN IS TO ADD 6 INTERNAL UNITS TO THE APARTMENT BUILDING CONSTRUCTED UNDER TAYLOR HIGHLANDS PHASE 1 SP-16-013. SIX (6) UNITS ARE ADDED INTERNALLY WITHIN THE APARTMENT BUILDING, IN ACCORDANCE WITH THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE. NO EXTERIOR IMPROVEMENTS ARE PROPOSED UNDER THIS PLAN.

TBD**

OWNER PARCEL 73: OWNER PARCEL 93: DEVELOPER

TAYLOR HIGHLANDS PHASE 2

COVER SHEET

TAX MAP: 25, BLOCK: 20 2ND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND **VOGEL ENGINEERING**

TIMMONS GROUP 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043



DESIGN BY: ____ DRAWN BY: ____ VE+TG CHECKED BY: ____RHV DATE: <u>SEPTEMBER 2023</u> SCALE: ____ AS SHOWN W.O. NO.: <u>09-39/2018121</u>

P: 410.461.7666 F: 410.461.8961 www.timmons.com

TRE PREPARED OR APPROVED BY ME. ANI WERE FREPARED OR APPROVED BY ME, ANI THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2024

SHEET

