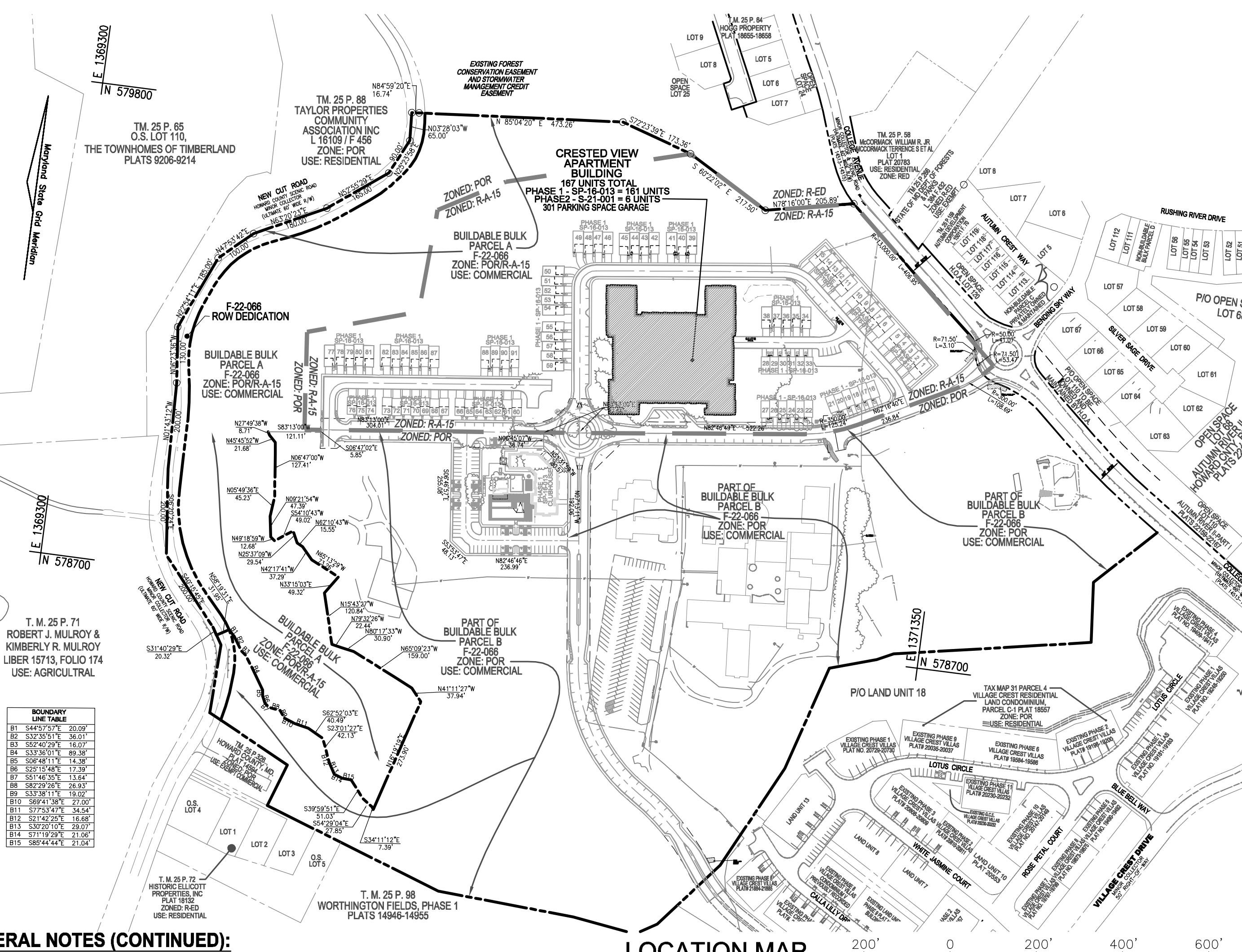


GENERAL NOTES:

- 1. PROJECT BACKGROUND: LOCATION: ELLICOTT CITY, MD.; TAX MAP 25 GRD 20, PARCEL 73 & PARCEL 93. SUBDIVISION NAME: TAYLOR HIGHLANDS. SECTION/AREA: PHASE 2. OVERALL PROJECT AREA: 64.63 ACRES [TOTAL SP-16-013]. PHASE 2: 16.12(1)(A)(2) SP-16-013. BOARD OF APPEALS D-09787-D. DPZ REFERENCES: ECP-15-076, WP-17-048, RA-17-002, ECP-16-028, WP-19-072, CE-20-04, CE-20-05, WP-21-012, SP-16-013. WP-22-123, WP-23-068, WP-23-084, BOARD OF APPEALS D-09787-D.

- 2. THE PROJECT (PHASE 1 SP-16-013 & PHASE 2) IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN 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 10/23/03 PER HOWARD COUNTY. 4. THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MARCH 27, 2015. 5. THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHY SURVEY WITH 2 FOOT CONTOUR INTERVALS, DATED MARCH 27, 2015 AND THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHY SURVEY WITH 2 FOOT CONTOUR INTERVALS, DATED MARCH 27, 2015 AND THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHY SURVEY WITH 2 FOOT CONTOUR INTERVALS, DATED MARCH 27, 2015.

SKETCH PLAN TAYLOR HIGHLANDS PHASE 2 6 APARTMENT UNITS



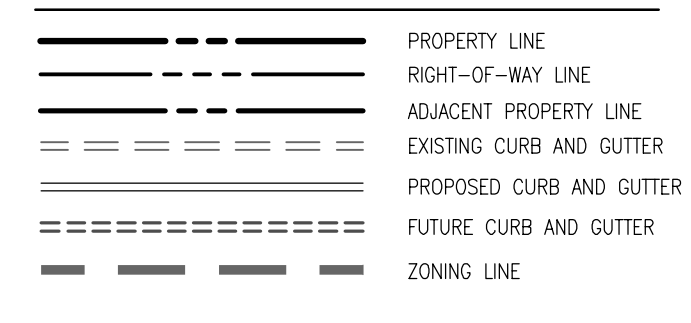
GENERAL NOTES (CONTINUED):

- 43. REFER TO SP-16-013: THIS PROJECT WAS 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 ADMINISTRATION OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED A PORTION OF YOUR REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(O)(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 REQUESTED SPECIMEN TREES.

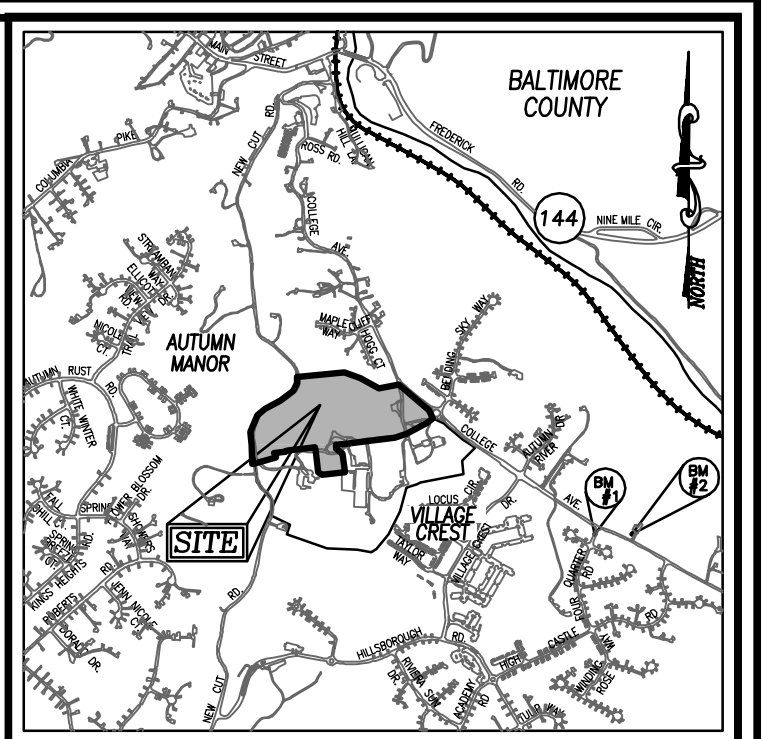
BENCHMARKS

- HOWARD COUNTY BENCHMARK 2411 (CONC. MON.) N 577298.65 E 1366075.11 ELEV. 437.12 HOWARD COUNTY BENCHMARK 2413 (CONC. MON.) N 580648.90 E 1364974.47 ELEV. 463.77

LEGEND



SHEET INDEX table with columns for DESCRIPTION and SHEET NO. Rows include OBSERVATION (1 OF 3), COVER SHEET (2 OF 3), and SITE LAYOUT (3 OF 3).



SP-16-013 OPEN SPACE TABULATION

Table showing open space requirements for R-A-15 project. Includes rows for OPEN SPACE REQUIRED (4.18 AC), CREDITED (TOTAL 6.845 AC), and NON-CREDITED (TOTAL 10.15 AC).

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

Table showing recreational open space provided for Taylor Place and Crested View. Includes rows for RECREATIONAL OPEN SPACE PROVIDED (TAYLOR PLACE: 11,300 SF; CRESTED VIEW: 11,100 SF).

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

Table showing parking requirements and provided spaces. Includes rows for APARTMENTS (301), TOWNHOUSES (228), TOTAL RESIDENTIAL PARKING REQ'D (529 SPACES), and TOTAL PARKING PROVIDED (772 SPACES**).

AMENITY CREDIT NOTE:

11.01 SP OF CREDIT/UNIT PROVIDED BY THE CLUBHOUSE AND POOL ARE BEING PROVIDED IN ACCORDANCE WITH DPZ REF. 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

Table tracking MIHU allocation exemptions. Includes columns for Total Number of Lots/Units Proposed, PH1 (SP-16-013), and PH2 (S-21-001).

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.

Table listing owner parcel 73, owner parcel 93, and developer information.

- 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 AND/OR HOA AND/OR CONDO. ASSOCIATION, WHICHEVER IS APPLICABLE AND SHALL BE RESPONSIBLE FOR ADDRESSING ANY PARKING INADEQUACIES SHOULD A PARKING SHORTAGE OCCUR FOR THIS PROJECT.

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

Table with columns for NO., REVISION, and DATE.

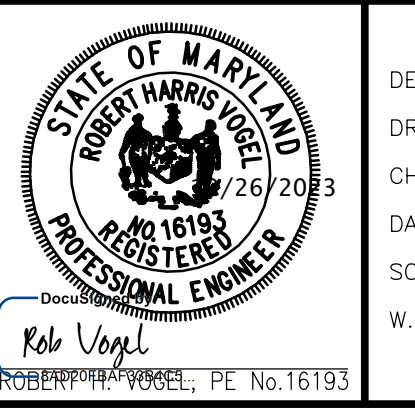
SKETCH PLAN COVER SHEET TAYLOR HIGHLANDS PHASE 2

TAX MAP: 25, BLOCK: 20 2ND ELECTION DISTRICT. PARCEL: 73 & 93 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043 P: 410.461.7666 F: 410.461.8961 www.timmons.com

Table for PROFESSIONAL CERTIFICATE. Includes fields for DESIGN BY (RHV), DRAWN BY (VE+TE), CHECKED BY (RHV), DATE (SEPTEMBER 2023), SCALE (AS SHOWN), W.O. NO. (09-39/2018121), and SHEET OF (1 OF 3).



SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS:

- A. DATE OF REPORT: June 13, 2016, SEPT. 27, 2011, FEB 23, 2002. B. DATE OF COUNTY: 3/24/2016 AND FEB 23, 2002. C. REPORT SUBMITTED AS PART OF PLAN NUMBER: S-16-013, S-21-001. D. PROVIDE STATEMENT THAT SCHOOLS WERE IN SESSION ON THAT DATE(S). SCHOOLS WERE IN SESSION DURING ALL COUNTS.

DENSITY TABULATION CHART FOR THE RECEIVING PARCEL PLAT. Table with columns for RECEIVING PARCEL INFORMATION, TAX MAP 25, BLOCK 20, PARCEL 73 & 93, and TAYLOR HIGHLANDS (S-21-001).

SITE ANALYSIS DATA CHART

Table listing site analysis data: A. TOTAL TRACT AREA: 30.1920 ACRES; B. TOTAL PROJECT AREA (BUILDABLE BULK PARCEL A): 1.0821 ACRES; C. AREA OF FLOODPLAIN: 0.00 AC. WITHIN R-A-15 DEVELOPMENT AREA; D. AREA OF STEEP SLOPES (25% & GREATER): 1.05 AC. WITHIN R-A-15 DEVELOPMENT AREA; E. AREA OF R/W DEDICATION: 4.99 AC.

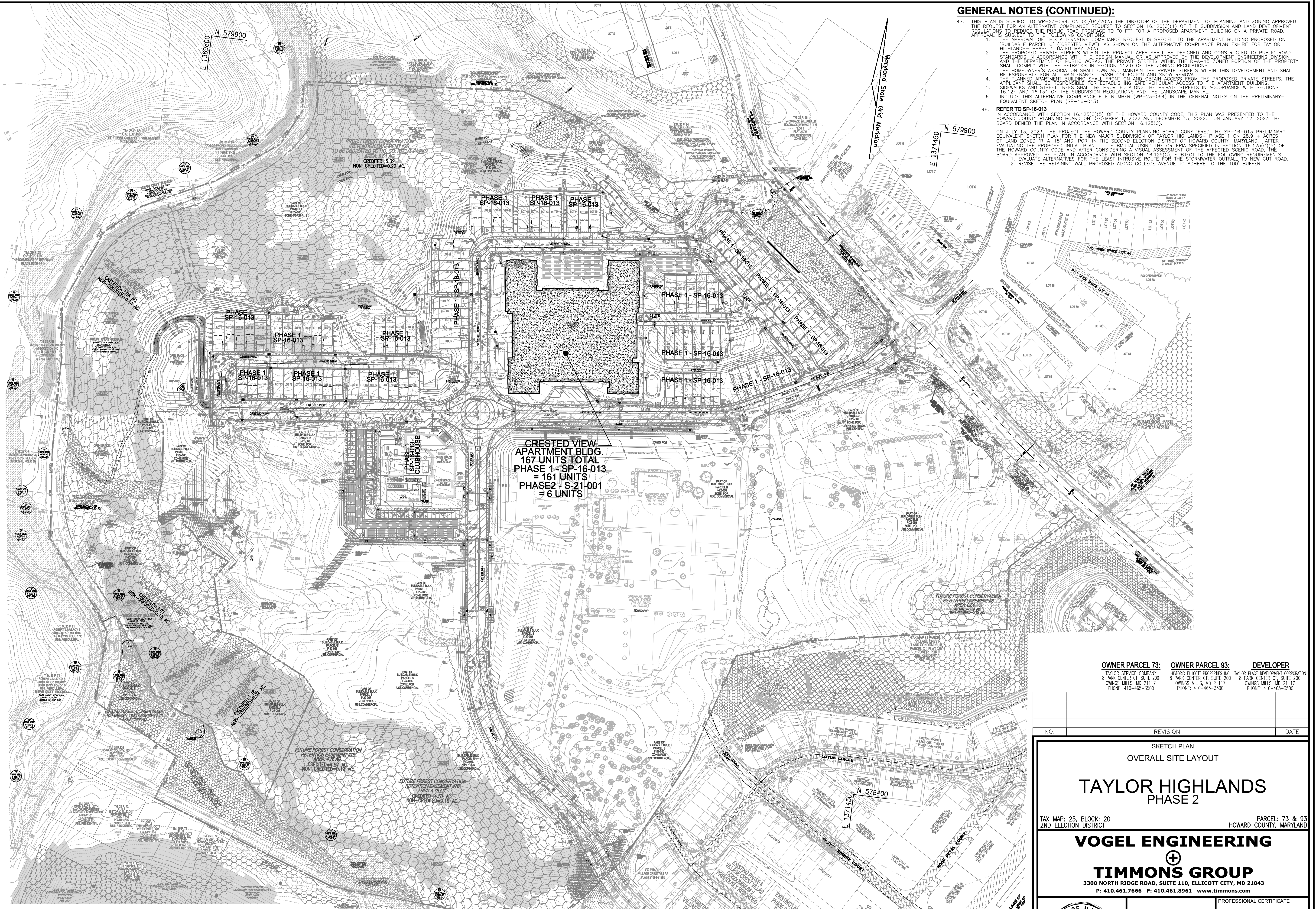
- F. NET PROJECT AREA (MINUS FLOODPLAIN AND STEEP SLOPES): 23.84 AC. (29.11 AC - (0.10AC+4.99AC)) R-A-15. G. PRESENT ZONING DESIGNATION: PHASE 2 - MULTI-FAMILY (APT) 14-4962-D - PHASE 1 PHASE 2 - MULTI-FAMILY (APT) 0. H. PUBLIC WATER & SEWER: 161 - PHASE 1 SP-16-013 6 - PHASE 2 S-21-001 I. PROPOSED USES FOR SITE AND STRUCTURES: 0 WITHIN PHASE 1 APT. BLDG. J. NUMBER OF PROPOSED SFD LOTS: 0 K. NUMBER OF APARTMENT UNITS: 6

- M. AREA OF WETLANDS: REFER TO SP-16-013 N. AREA OF WETLAND BUFFERS: REFER TO SP-16-013 O. AREA OF STREAMS/BUFFERS: REFER TO SP-16-013 P. AREA OF FOREST: REFER TO SP-16-013 Q. EROSION/ SOILS: REFER TO SP-16-013 R. LIMIT OF DISTURBED AREA: REFER TO SP-16-013 S. GREEN OPEN AREA (WITHIN LOD): REFER TO SP-16-013 T. PROPOSED IMPERVIOUS AREA (WITHIN LOD): REFER TO SP-16-013 U. OPEN SPACE REQUIRED (R-A-15): REFER TO SP-16-013 V. OPEN SPACE PROVIDED (R-A-15): REFER TO SP-16-013 W. UNIT DENSITY: 16.72 AC - 1.05 AC STEEP SLOPES = 15.67 AC 15.67 AC x 16/NET AC = 225 252 AC - SP-16-013 6 PHASE 2 S-21-001 258 TOTAL** R-A-15 NET AREA SEE SP-16-013 252 AC x 16/NET AC = 225 252 AC - SP-16-013 6 PHASE 2 S-21-001 258 TOTAL**

*NOTE: THIS PROJECT WILL BE A RECEIVING PARCEL FOR NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE UNDER THE 10% BONUS DENSITY PROVISION UNDER SECTION 112.0.F FOR THE 23 ADDITIONAL UNITS PROVIDED.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EX. 20 USE IN COMMON ROAD EASEMENT L 84 F 588
- SOILS
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING FENCE
- CENTERLINE OF EXISTING STREAM
- CENTERLINE OF EXISTING STREAM
- PROPOSED STORMDRAIN SP-16-013
- PROPOSED STORMDRAIN INLET SP-16-013
- PROPOSED SIDEWALK SP-16-013
- PROPOSED TREELINE SP-16-013
- PROPOSED CURB SP-16-013
- PROPOSED STREET LIGHT SP-16-013
- VARIABLE-WIDTH PUBLIC WATER SEWER AND UTILITY EASEMENT
- PROPOSED STREET SIGN SP-16-013
- EXISTING SPECIMEN TREE SP-16-013
- FOREST CONSERVATION EASEMENT SP-16-013
- PRIVATE ROAD EASEMENT TO BENEFIT THE FUTURE DEVELOPMENT OF BUILDABLE BULK PARCEL A & BUILDABLE BULK PARCEL B SP-16-013, F-22-066



GENERAL NOTES (CONTINUED):

- THIS PLAN IS SUBJECT TO WP-23-094. ON 05/04/2023 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE REQUEST TO SECTION 16.125(C)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REDUCE THE PUBLIC ROAD FRONTAGE TO 70 FT FOR A PROPOSED APARTMENT BUILDING ON A PRIVATE ROAD. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST IS SPECIFIC TO THE APARTMENT BUILDING PROPOSED ON 'BUILDABLE PARCEL C' ('CRESTED VIEW'), AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT FOR TAYLOR HIGHLANDS PHASE 1. OTHER PHASES OF THE PROJECT ARE NOT AFFECTED BY THIS APPROVAL.
 - THE PROPOSED PRIVATE STREETS WITHIN THE PROJECT AREA SHALL BE DESIGNED AND CONSTRUCTED TO PUBLIC ROAD STANDARDS IN ACCORDANCE WITH THE DESIGN MANUAL OR AS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION AND THE DEPARTMENT OF PUBLIC WORKS. THE PRIVATE STREETS WITHIN THE R-A-13 ZONED PORTION OF THE PROPERTY SHALL COMPLY WITH THE SETBACKS IN SECTION 112.0 OF THE ZONING REGULATIONS.
 - THE HOMEOWNER'S ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE STREETS WITHIN THIS DEVELOPMENT AND SHALL BE RESPONSIBLE FOR MAINTENANCE, TRASH COLLECTION AND SNOW REMOVAL.
 - THE PLANNED APARTMENT BUILDING SHALL FRONT ON AND OBTAIN ACCESS FROM THE PROPOSED PRIVATE STREETS. THE APPLICANT SHALL BE RESPONSIBLE FOR ESTABLISHING SAFE VEHICULAR ACCESS TO THE APARTMENT BUILDING.
 - SIDEWALKS AND STREET TREES SHALL BE PROVIDED ALONG THE PRIVATE STREETS IN ACCORDANCE WITH SECTIONS 16.124 AND 16.125 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
 - INCLUDE THIS ALTERNATIVE COMPLIANCE FILE NUMBER (WP-23-094) IN THE GENERAL NOTES ON THE PRELIMINARY-EQUIVALENT SKETCH PLAN (SP-16-013).
- REFER TO SP-16-013 IN ACCORDANCE WITH SECTION 16.125(C)(5) OF THE HOWARD COUNTY CODE. THIS PLAN WAS PRESENTED TO THE HOWARD COUNTY PLANNING BOARD ON DECEMBER 1, 2022 AND DECEMBER 15, 2022. ON JANUARY 12, 2023 THE BOARD DENIED THE PLAN IN ACCORDANCE WITH SECTION 16.125(C). ON JULY 13, 2023, THE PROJECT THE HOWARD COUNTY PLANNING BOARD CONSIDERED THE SP-16-013 PRELIMINARY EQUIVALENT SKETCH PLAN FOR THE NEW MAJOR SUBDIVISION OF TAYLOR HIGHLANDS - PHASE 1 ON 28.9+ ACRES OF LAND ZONED "R-A-13" AND "P" IN THE SECOND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND. AFTER EVALUATING THE PROPOSED INITIAL PLAN SUBMITTAL USING THE CRITERIA SPECIFIED IN SECTION 16.125(C)(5) OF THE HOWARD COUNTY CODE AND AFTER CONSIDERING A VISUAL ASSESSMENT OF THE AFFECTED SCENIC ROAD, THE BOARD APPROVED THE PLAN IN ACCORDANCE WITH SECTION 16.125(C), SUBJECT TO THE FOLLOWING REQUIREMENTS:
 - EVALUATE ALTERNATIVES FOR THE LEAST INTRUSIVE ROUTE FOR THE STORMWATER OUTFALL TO NEW CUT ROAD.
 - REVERSE THE RETAINING WALL PROPOSED ALONG COLLEGE AVENUE TO ADHERE TO THE 100' BUFFER.

STORMWATER MANAGEMENT NOTE
 NO ADDITIONAL IMPERVIOUS AREA IS BEING GENERATED UNDER THIS SKETCH PLAN. THE SP-16-013 STORMWATER MANAGEMENT APPROVAL IS NOT IMPACTED BY THIS 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 IN THE APARTMENT BUILDING, IN ACCORDANCE WITH THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE. NO EXTERIOR IMPROVEMENTS ARE PROPOSED UNDER THIS PLAN.
 REFER TO SP-16-013 FOR ALL OTHER INFORMATION AND GRADING PLANS.

OVERALL SITE LAYOUT
 SCALE: 1"=100'

ROAD	STATIONS	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
CRESTED VIEW	0+27.29-1+48.82	121.55'	300.00'	23°12'54"	61.62'	S50°40'13"W	120.72'
CRESTED VIEW	3+85.66-5+10.90	125.24'	350.00'	20°30'09"	63.30'	S72°31'44"W	124.58'
VIEWPATH ROAD	0+40.00-0+49.21	9.21'	175.00'	11°30'21"	17.63'	S12°08'25"E	35.00'
VIEWPATH ROAD	3+47.63-4+05.75	58.12'	37.00'	90°00'00"	37.00'	N37°48'49"E	52.33'
VIEWPATH ROAD	9+66.43-11+23.51	157.08'	100.00'	90°00'00"	100.00'	S32°13'11"E	141.42'
CLEARSTREAM PATH	3+46.81-10+35.49	58.68'	38.00'	89°59'30"	37.89'	N38°12'43"E	53.74'
TAYLOR WAY	6+62.80-8+00	137.20'	320.00'	24°33'59"	69.67'	S46°20'48"E	136.16'
TAYLOR WAY	8+00-10+33.15	233.15'	550.00'	24°17'19"	118.35'	S46°12'26"E	231.41'
TAYLOR WAY	10+33.15-13+67.81	334.66'	375.00'	61°07'54"	179.40'	S32°47'08"E	323.66'

OWNER PARCEL 73: TAYLOR SERVICE COMPANY, 8 PARK CENTER CT, SUITE 200, OWINGS MILLS, MD 21117, PHONE: 410-465-3500
OWNER PARCEL 93: HISTORIC ELLICOTT PROPERTIES INC, 8 PARK CENTER CT, SUITE 200, OWINGS MILLS, MD 21117, PHONE: 410-465-3500
DEVELOPER: TAYLOR PLACE DEVELOPMENT CORPORATION, 8 PARK CENTER CT, SUITE 200, OWINGS MILLS, MD 21117, PHONE: 410-465-3500

NO.	REVISION	DATE

SKETCH PLAN
 OVERALL SITE LAYOUT

TAYLOR HIGHLANDS PHASE 2
 TAX MAP: 25, BLOCK: 20, 2ND ELECTION DISTRICT
 PARCEL: 73 & 93, HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
 +
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
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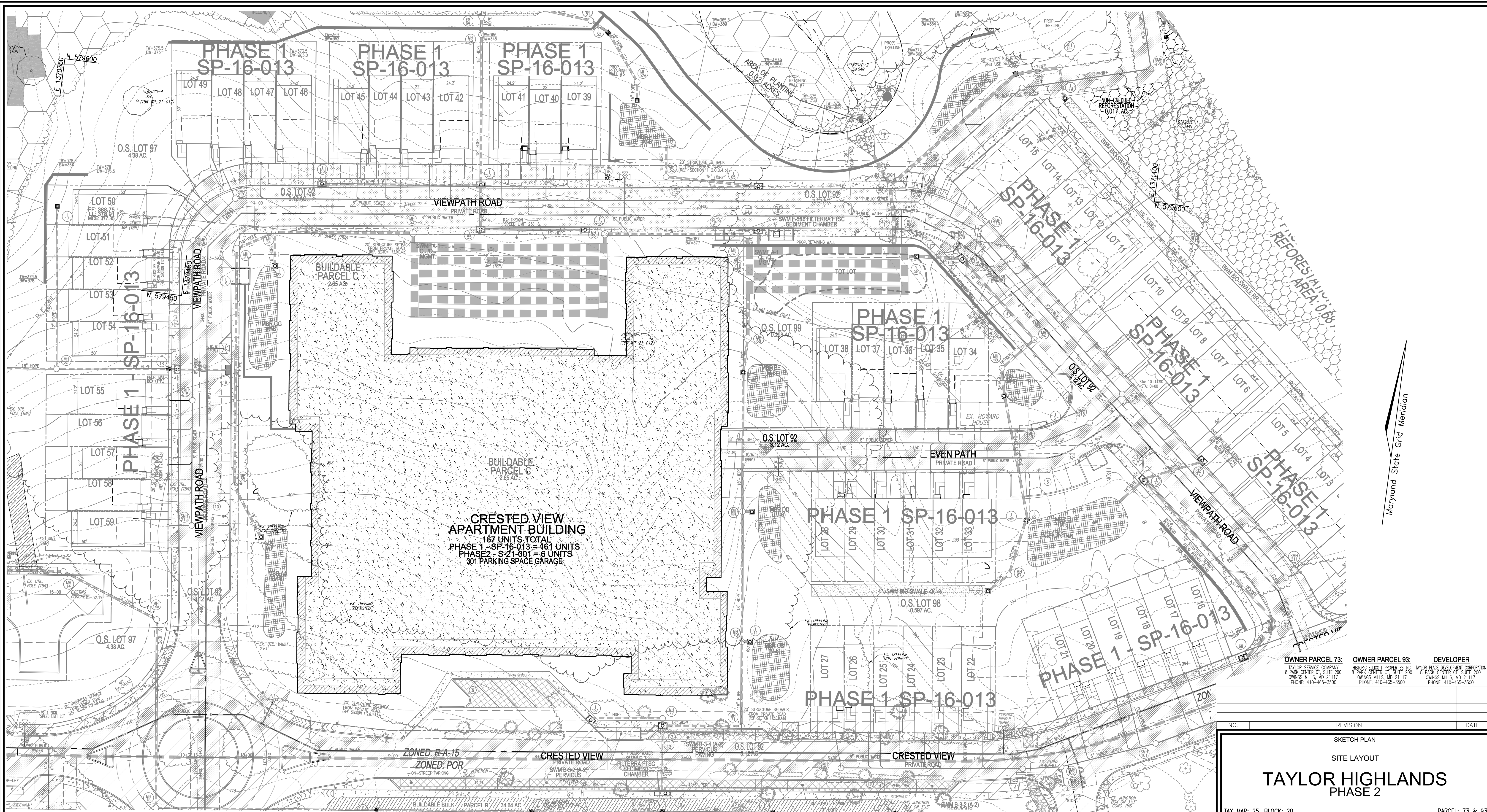
PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2024

DESIGN BY: RHY
 DRAWN BY: VE+TG
 CHECKED BY: RHY
 DATE: SEPTEMBER 2023
 SCALE: AS SHOWN
 W.O. NO.: 09-39/2018121

2 SHEET OF 3

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

DocuSigned by: *Lynda Eschery*
 12/13/2023
 PLANNING DIRECTOR DATE



CRESTED VIEW APARTMENT BUILDING
 167 UNITS TOTAL
 PHASE 1 - SP-16-013 = 161 UNITS
 PHASE 2 - S-21-001 = 6 UNITS
 301 PARKING SPACE GARAGE

OWNER PARCEL 73: TAYLOR SERVICE COMPANY, 8 PARK CENTER CT, SUITE 200, OWINGS MILLS, MD 21117, PHONE: 410-465-3500
OWNER PARCEL 93: HISTORIC ELLICOTT PROPERTIES INC, 8 PARK CENTER CT, SUITE 200, OWINGS MILLS, MD 21117, PHONE: 410-465-3500
DEVELOPER: TAYLOR PLACE DEVELOPMENT CORPORATION, 8 PARK CENTER CT, SUITE 200, OWINGS MILLS, MD 21117, PHONE: 410-465-3500

NO.	REVISION	DATE

SKETCH PLAN
 SITE LAYOUT
TAYLOR HIGHLANDS PHASE 2
 TAX MAP: 25, BLOCK: 20
 2ND ELECTION DISTRICT
 PARCEL: 73 & 93
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

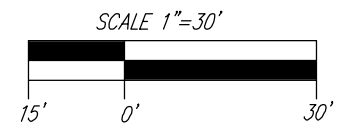
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 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
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 3 SHEET OF 3

LEGEND:

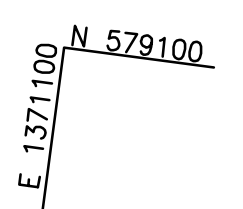
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- PROPOSED SIDEWALK SP-16-013
- PROPOSED CURB SP-16-013
- PROPOSED RETAINING WALL SP-16-013
- ZONING LINE
- PROPOSED STREET LIGHT SP-16-013
- EX. 20 USE IN COMMON ROAD EASEMENT L 84 F 588
- MICRO BIO RETENTION SP-16-013
- EXISTING SPECIMEN TREE SP-16-013
- PROPOSED STREET SIGN SP-16-013
- VARIABLE WIDTH PUBLIC WATER SEWER AND UTILITY EASEMENT
- PRIVATE ROAD EASEMENT TO BENEFIT THE FUTURE DEVELOPMENT OF BUILDABLE BULK PARCEL A & BUILDABLE BULK PARCEL B SP-16-013, F-22-066

SITE LAYOUT
 SCALE: 1"=30'



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 IN THE APARTMENT BUILDING, IN ACCORDANCE WITH THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE. NO EXTERIOR IMPROVEMENTS ARE PROPOSED UNDER THIS PLAN.
 REFER TO SP-16-013 FOR ALL OTHER INFORMATION AND GRADING PLANS



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Approved by: *Lynna Eisenberg*
 PLANNING DIRECTOR
 DATE: 12/13/2023