<u>SITE DATA TABULATION</u> HO.CO. No.43BA ELEV. 209.047 RESULTS OF INTERSECTION CAPACITY ANALYSIS SKETCH PLAN) TOTAL PROJECT AREA... 16) REQUIRED PUBLIC OPEN SPACE AMENITY (10%).... STAMPED (BRASS OR ALUMINUM) DISC SE 17) PROVIDED PUBLIC OPEN SPACE AMENITY 2) AREA OF 100-YR. FLOODPLAIN.. ..0.00 AC. TOP OF A 3' DEEP COLUMN OF CONCRETE. 18) REQUIRED PARKING SPACES.......(APARTMENTS)....233x2.3= 536 SPACES0.00 AC. AT US1 ~600' SOUTH OF BUSINESS PKWY AREA OF STEEP SLOPES (15% OR GREATER). Existing Traffic 2026 Background Traffic 2026 Total Traffic TOWNHOUSES.....24x2.5= 60 SPACES E 1378108.486 4) AREA OF EXISTING FOREST.. COMMERCIAL/GENERAL RETAIL....5 SP/1000 X 15,292= 77 SPACES WEINMAN APARTMENTS TOTAL PARKING = 673 SPACES HO.CO. No.43BB ELEV. 209.01 6) AREA OF WETLANDS (INCLUDING BUFFER)... ... 0.00 AC. ...PARKING GARAGE= 420 SPACES (RES 1.8 SPACES/UNIT)** STAMPED (BRASS OR ALUMINUM) DISC SET .. US 1 at MD 103 PARKING GARAGE= 51 SPACES (COMMERCIAL)) AREA OF STREAM BUFFER (OUTSIDE WETLANDS & BUFFER)... 0.00 AC. TOP OF A 3' DEEP COLUMN OF CONCRETE. D/1418 D/1324 D/1435 D/1307 w/county Improvements TOWNS = 96 SPACES (4.0 SPACES/UNIT) AT US-1 ~360' SW OF KIT KAT ROAD 8) NET AREA OF SITE... .. 9.36 AC.± A/800 A/807 . US 1 at Cemetery Lane SURFACE PARKING = 26 SPACES 1ST ELECTION DISTRICT N 550534.184 E 1376905.389 9) NUMBER OF UNITS ALLOWED ...9.36 X 25 =...234 TOTAL PARKING = 593 SPACES = 2.00 (RES) SPACES/UNITS AVG 20) REQUIRED COMMERCIAL......257 UNITS x 0.85 x 70 SF = 15,292 SF PLUS 77 COMMERCIAL SPACES A/773 I. US 1 at Kit Kat Road/Site Access 1 10) NUMBER OF UNITS PROPOSED. . US 1 at Blue Stream Drive SHEET INDEX 1) APPROXIMATE LIMIT OF DISTURBANCE.. ...9.6 AC.± * SENDING PARCEL IS INTENDED TO BE BELMONT MANOR AND HISTORIC PARK (F-20-010-S). ...CAC-CLI HOWARD COUNTY, MARYLAND SEE GENERAL NOTE #40 FOR ADDITIONAL INFORMATION. DESCRIPTION ..MULTI-FAMILY, SFA AND COMMERCIAL PARKING STUDY REQUESTS A REDUCTION OF REQUIREMENTS TO 1.8 SPACES/UNIT AND COVER SHEET/EXISTING ... 0.70 AC.± INDICATES 1.5 SPACES PER UNIT IS ADEQUATE. 14) AREA OF ROAD DEDICATION. A/234 A/283 A/242 A/303 CONDITIONS AND SOILS MAP 15) AREA OF INTERIOR ROAD PAVING 1.10 AC.± SKETCH PLAN SOILS DELINEATION EXISTING TREELINE EX. SANITARY MANHOLE OWEN KELLOGG COURT **GENERAL NOTES** THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. SUBJECT PROPERTY ZONED CAC-CLI PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. TRACT BOUNDARY IS BASED ON AN ALTA SURVEY BY MAI, LLC, DECEMBER 2019. COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 43BA AND 43BB WERE REFERENCED FOR THIS PROJECT. E STORMWATER MANAGEMENT SHOWN ON THIS PLAN IN AN APPROXIMATION OF THE SIZE. SHAPE AND LOCATION, IT IS UNDERSTOOD THAT TH SURFACES AND ESD PRACTICES. ESD PRACTICES INCLUDE VARIOUS TYPES OF MICRO-BIORETENTION (M-5). ANY FUTURE DEVELOPMENT THAT 8" SEWER 14-4083-INCREASES THE IMPERVIOUS AREA BEYOND THE CURRENT 90% WILL REQUIRE NEW STORMWATER MANAGEMENT COMPUTATIONS TO DETERMINE THE NECESSARY TREATMENT. THE PROJECT IS WITHIN THE DEEP RUN WATERSHED, AND IS SUBJECT TO 10- AND 100-YEAR CONTROL. THIS CONTROL IS MET BY REDUCTION OF IMPERVIOUS SURFACES FROM 90% (8.42 AC) TO 65% (6.08 AC). FURTHER ANALYSIS OF THESE METHODS, ALONG WITH DOWNSTREAM OUTFALL ANALYSES WILL BE PERFORMED WITH THE SITE DEVELOPMENT PLAN. O. A NOISE STUDY IS REQUIRED FOR THIS PROJECT SINCE THE PROPERTY IS LOCATED WITHIN 500' OF AN INTERMEDIATE ARTERIAL HIGHWAY PER SECTION 5.2.G.2.2 OF THE VOLUME III DESIGN MANUAL. A NOISE STUDY SHALL BE PROVIDED AT THE NEXT PLAN STAGE. IT IS ANTICIPATED THAT NOISE MITIGATION WILL BE PROVIDED BY THE USAGE OF BUILDING MATERIALS. 12. A SIMPLIFIED FOREST STAND DELINEATION AND NATURAL RESOURCES REVIEW HAS BEEN PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., A PLAN, AND A LETTER REPORT DATED AUGUST 9, 2022 HAS BEEN SUBMITTED WITH THIS SKETCH PLAN. 13. THERE ARE NO FOREST RESOURCES, WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS 14. THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE. 15. DPZ FILE HISTORY: SDP-78-117, SDP-85-090, ECP-23-004 16. ECP-23-004 WAS APPROVED NOVEMBER 7, 2022. 17. THE FOREST CONSERVATION REQUIREMENTS FOR THIS SUBDIVISION SHALL BE ADDRESSED WITH THE SITE DEVELOPMENT PLAN AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.1200 OF THE SUBDIVISION REGULATIONS AND FOREST CONSERVATION MANUAL. PRELIMINARY COMPUTATIONS INDICATE AN AFFORESTATION AND REFORESTATION REQUIREMENT OF 0.3 ACRES. IT IS ANTICIPATED THAT THE FOREST CONSERVATION REQUIREMENTS FOR THIS SITE WILL BE PROVIDED BY FEE—IN—LIEU. 18. THIS PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS. PER SECTION 13.402C.e., THIS ON NOVEMBER 28, 2022 AT THE HOWARD COUNTY PUBLIC LIBRARY, ELKRIDGE BRANCH. 🛾 20. FULL DESIGN AND EXTENT OF THE FRONTAGE IMPROVEMENTS WILL BE COORDINATED WITH MARYLAND SHA DURING THE SITE PLAN REVIEW. 21. THIS PROJECT WAS REVIEWED BY THE DESIGN ADVISORY PANEL MAY 25, 2022. RECOMMENDATIONS INCLUDED PRIORITIZATION OF NATIVE PLANTINGS, AND CONSIDERATION OF A SIDEWALK LOOP THROUGH THE PROJECT. THE DPZ DIRECTOR HAS ENDORSED THE DAP RECOMMENDATIONS AND THE APPLICANTS' RESPONSES ON 10/26/2022. 22. ON—SITE FIRE HYDRANT AND LEAD, CONTRACT 44—1339—D, ARE TO BE REMOVED TO BACK OF CURB AT US1 AND RECONFIGURED TO ACHIEVE COVER WITH THE PROPOSED GRADES. THE PROPOSED ASSEMBLY WILL INCLUDE A FIRE HYDRANT IN THE US1 RIGHT OF WAY AND A WATER HOUSE CONNECTION AT THE FRONT OF THE APARTMENT BUILDING. APARTMENT PORTION OF THIS PROJECT, AND 1.8 SPACES PER UNIT ARE PROVIDED IN THE GARAGE. VIRTUE OF THE 'TECHNICALLY COMPLETE' STATUS IN A LETTER DATED NOVEMBER 15, 2023. 25. CONNECTION OF THE DRIVEWAY AT QUIDDITCH ROAD MAY REQUIRE REMOVAL 3 PARKING SPACES. MORRIS PLACE (SDP-15-017, SDP-15-029, SDP-19-029) HAS EXCESS PARKING (403 SP REQUIRED, 592 SP PROVIDED), SO THE REMOVAL SHOULD NOT CAUSE A PARKING DEFICIT. 27. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE BOUNDARIES OF THE 1998 BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT (BWI) AIRPORT NOISE ZONE AS WELL AS THE FOUR MILE RADIUS OF BWI AIRPORT. THEREFORE, NO APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION IS 28. THIS SITE WILL UTILIZE PRIVATE TRASH COLLECTION BLUE STREAM PARCEL J-1 PLAT NO. 17021 29. COMMERCIAL SPACE IS PROPOSED ALONG THE FIRST FLOOR OF THE BUILDING SPACE CLOSEST TO THE RIGHT OF WAY OF ROUTE 1. THE COMMERCIAL PROPOSED SPACE IS CALCULATED AS 70 SF PER UNIT UNLESS MIHUS ARE PROVIDED PER SECTION 127.5.e.3.f(1), IN WHICH CASE THE COMMERCIAL SPACE REQUIREMENT SHALL BE DETERMINED BASED ON 85% OF THE RESIDENTIAL UNITS. THEREFORE, THE COMMERCIAL SPACE REQUIRED FOR THIS PROJEC **APARTMENTS** ZONED CAC-CLI SUBMITTED WITH S-23-002. TRAFFIC COUNTS WERE OBTAINED IN SEPTEMBER, 2022 WHILE SCHOOLS WERE IN SESSION. SEE 'RESULTS OF INTERSECTION CAPACITY ANALYSIS' TABLE, THIS SHEET FOR SPECIFIC INTERSECTIONS STUDIES, AND LEVEL OF SERVICE. THE INTERSECTIONS WITH US1 L. 4163 F. 302 ARE SHA JURISDICTION, AND ALL OTHERS ARE HOWARD COUNTY JURISDICTION. NO MITIGATION IS PROPOSED, AS THE REPORT CONCLUDES THAT THE ZONED CAC-CLI PROPOSED DEVELOPMENT SATISFIES HOWARD COUNTY ARFTE REQUIREMENTS. . LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE EX. CHURCH SUCH THAT THEY ALL SHARE A NUMERIC REFERENCE TO EACH OTHER IN THAT STACK OR COLUMN, AS APPROVED BY THE AHJ, FOR EXAMPLE, UNIT 301 SHALL BE DIRECTLY OVER UNIT 201, WHICH IS DIRECTLY OVER UNIT 101. IN THE EVENT AN OPEN OR AMENITY SPACE ON ANY FLOOR PREVENTS THIS UNIFORMITY, THE CORRESPONDING UNIT NUMBER SHALL BE OMITTED RATHER THAN MOVED OUTSIDE OF THE NUMERICALLY UNIFORM COLUMN OR 33. A FIRE DEPARTMENT CONNECTION FOR FIRE PROTECTION SYSTEMS SHALL BE LOCATED: (A.) TYPICALLY ON THE SIDE OF THE STRUCTURE DISPLAYING THE ADDRESS CLEARLY VISIBLE TO THE RESPONDING UNITS, (UNLESS AN ALTERNATE LOCATION IS APPROVED BY THE OFFICE OF THE FIRE MARSHAL). (B.) WITHIN 100 FT. OF A FIRE HYDRANT. 4. THE APPROPRIATE SIGN SHALL BE MOUNTED ON THE BUILDING'S WALL BETWEEN 8 AND 12 FEET ABOVE THE FIRE DEPARTMENT CONNECTION MODERATE INCOME HOUSING UNI (MIHU) APPLICATION EXEMPTIONS BEHIND THE CONNECTION APPROXIMATELY 6 FEET HIGH. 6. SIGNS IDENTIFYING THE FDC LOCATION SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED REFLECTIVE BORDER, RED REFLECTIVE LETTERS AND A RED REFLECTIVE ARROW. THE BORDER SHALL HAVE A 3/8" STROKE. THE LETTERS SHALL BE 6" HIGH WITH A 1" STROKE. THE ARROW SHALL HAVE A STROKE NOTE LESS THAN 2". THE OVERALL SIGN MEASUREMENTS SHALL BE 12" BY 18." lumber of APFO Allocations Requir GENERAL NOTES CONTINUED BELOW.... EX. EDGE OF PAVEMENT NO NORTHBOUND TRAFFIC ・イン LEFT TURNS NO. DATE RCD REAL PROPERTY LLC **BENCHMARK** CALTON MARYLAND L 16418 F 364 RCD REAL REAL ESTATE LLC REAL ESTATE LLC L 16588 F 461 ZONED CE-CLI PROPERIY LLC V L 16624 F 228 ZONED CE-CLI ZONED CE-CLI Li2730 F46 MERRITI-MS1 LLC ENGINEERING, INC. CUBESMART IP 12.29.2023 - 15393 F 417 PDAT 7761 3300 NORTH RIDGE ROAD ▲ SUITE 140 ▲ ELLICOTT CITY, MARYLAND 21043 KRUPA ALC L10091 F\83 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM approved by me, and that I am a duly licensed professional engineer under the state of Maryland, License No. 28376, Expiration Date: 1-1-20 WEINMAN APARTMENTS 7540 WASHINGTON BOULEVARD PO BOX 5992 BALTIMORE, MD 21282 SHRI SAD GURU OFFICE: (410) 653-1080 KRUPA LLC L10216 F 418 TAX MAP: 43 - GRID: 004 - PARCEL: 569 ZONED: CAC-CLI ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND DEVELOPER: ANY OBSTRUCTION OR CONDITION THAT DETERS OR HINDERS ACCESS TO A FDC IS PROHIBITED. A MINIMUM CLEAR SPACE OF 15 FEET (7.5 FEET ON ALL SIDES) SHALL BE MAINTAINED. SOILS LEGEND TENTATIVELY APPROVED KNOX BOXES SHALL BE LOCATED WITHIN 6' TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5' IN HEIGHT. THE CONTRACTOR SHOULD CONTACT THE OFFICE OF THE FIRE MARSHAL DEPARTMENT OF PLANNING AND ZONING PRIOR TO PURCHASING AND INSTALLING KNOX BOXES TO DETERMINE IF ADDITIONAL KNOX BOXES WILL BE REQUIRED AS WELL AS TO VERIFY THE LOCATION(S) WHERE THEY ARE TO BE COUNTED. WEINMAN COMPANY EXISTING CONDITIONS PLAN GLADSTONE-URBAN LAND COMPLEX, 8-15 PERCENT SLOPES HOWARD COUNTY 1 inch = 50 ft.106 OLD COURT ROAD, SUITE 300 40. ADDITIONAL DENSITY IS PROPOSED USING THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION. THE DENSITY IS INTENDED TO BE RECEIVED FROM THE BELMONT MANOR AND HISTORIC BALTIMORE, MD 21208 URBAN LAND-FALLSINGTON COMPLEX, 0-2 PERCENT SLOPES ADDRESS CHART PARK (F-20-010-S). RECEIVED DEVELOPMENT RIGHTS: DENSITY TO SUPPORT 23 APARTMENT UNITS. OFFICE: (410) 653-1080 ** URBAN LAND-UDORTHENTS COMPLEX, 0-15 PERCENT SLOPES GENERAL NOTES CONTINUED ON SHEET 2 DATE: DECEMBER, 2023 BEI PROJECT NO. 3105 ADDRESS 1/8/2024 NUMBER lynda Eisenberg SOIL MAPPING TAKEN FROM NRCS WEB SOIL SURVEY, AUGUST, 2022. *WHOLE SOIL K FACTOR 569 7540 WASHINGTON BOULEVARD SCALE: AS SHOWN SHEET of 2 PLANNING DIRECTOR

ROUTE 1 MANUAL DESIGN NOTES

OUTDOOR AMENITY AREAS. MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF AND SCREENED BY PARAPETS.

IMPROVEMENTS WILL ENHANCE THE PUBLIC EXPERIENCE AND PROMOTE "WALKABILITY" IN THE AREA.

PUBLIC THE OPPORTUNITY TO ACCESS THE PARK-LIKE LANDSCAPED AREAS, WHICH WILL BE ADJACENT TO THE EXTERIOR AMENITY COURTYARDS THAT WILL SERVE THE BUILDING. A

ROUTE 1 CORRIDOR WITH AN AESTHETICALLY PLEASING MULTI-FAMILY BUILDING THAT PROVIDES CONNECTIONS TO THE NEIGHBORHOOD VIA LANDSCAPED PATHWAYS AS WELL AS NEW

TOWNHOMES THAT WILL REINFORCE THE STREETSCAPE ALONG QUIDDITCH LANE. MOST IMPORTANTLY, ROUTE 1 APARTMENTS WILL REPLACE AN EXISTING BUILDING AND PARKING LOTS THAT DO

NOT MEET THE PRINCIPLES AND RECOMMENDATIONS IN THE ROUTE 1 MANUAL. THE PROPOSED IMPROVEMENTS WILL INCREASE THE "LIVABILITY" OF THE AREA, SO THAT INDIVIDUALS, WHO LIVE,

WORK AND SHOP THERE WILL HAVE A MUCH MORE ENJOYABLE EXPERIENCE, WHILE PROMOTING MORE EFFICIENT USE OF THE LAND AND PROVIDING MORE PEDESTRIAN-ORIENTED EXPERIENCES.

PLAN/VIEW

TENTATIVELY APPROVED

HOWARD COUNTY

1/8/2024

36-W&S

DATE (Abandoned)

DEPARTMENT OF PLANNING AND ZONING

Lynda Eisenberg

PLANNING DIRECTOR 4220B635863942E...

WWW.BEI-CIVILENGINEERING.COM OWNER: ESSEX LLC PO BOX 5992 BALTIMORE, MD 21282 IN KEEPING WITH THE INTENT OF THE ROUTE 1 MANUAL, THE MULTISTORY APARTMENT BUILDING PROPOSED WILL PROVIDE A CONTINUOUS EDGE ALONG ROUTE 1, AND THE EXTERIOR FAÇADE OFFICE: (410) 653-1080 WILL IMPROVE THE APPEARANCE ALONG THE STREET WITH A MIX OF BRICK, STONE AND SIDING. LARGE WINDOW OPENINGS AND LARGE STOREFRONT OPENINGS WILL PROVIDE VIEWS OF THE THE IMPROVEMENTS ALONG ROUTE 1 WILL INCLUDE A MULTI USE PATHWAY, STREET TREES, LIGHTING, AND LANDSCAPED ZONES. A PEDESTRIAN PATHWAY FROM ROUTE 1 WILL AFFORD THE DEVELOPER: PEDESTRIAN PATH WILL EXTEND TO THE REAR OF THE PROPERTY AND WILL TERMINATE AT QUIDDITCH LANE, PROVIDING A VISUAL AND TANGIBLE LINK TO THE NEIGHBORHOOD. THESE EXTERIOR WEINMAN COMPANY THIS NEW COMMUNITY WILL MAKE A SIGNIFICANT CONTRIBUTION TO THE NEIGHBORHOOD. CONSISTENT WITH THE POLICY GOALS OF THE ROUTE 1 MANUAL THIS DEVELOPMENT WILL PROVIDE THE 106 OLD COURT ROAD, SUITE 300 BALTIMORE, MD 21208

OFFICE: (410) 653-1080

approved by me, and that I am a duly licensed professional engineer under the aws of the State of Maryland, License No. 28376, Expiration Date: 1-1-2025 WEINMAN APARTMENTS 7540 WASHINGTON BOULEVARD

TAX MAP: 43 - GRID: 004 - PARCEL: 569 ZONED: CAC-CLI ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

SKETCH PLAN

DATE: DECEMBER, 2023 BEI PROJECT NO. 3105 DESIGN: AAM | DRAFT: AAM SCALE: AS SHOWN SHEET 2 of 2