

SITE DATA TABULATION table with 17 columns and 17 rows detailing project area, zoning, parking, and unit counts.

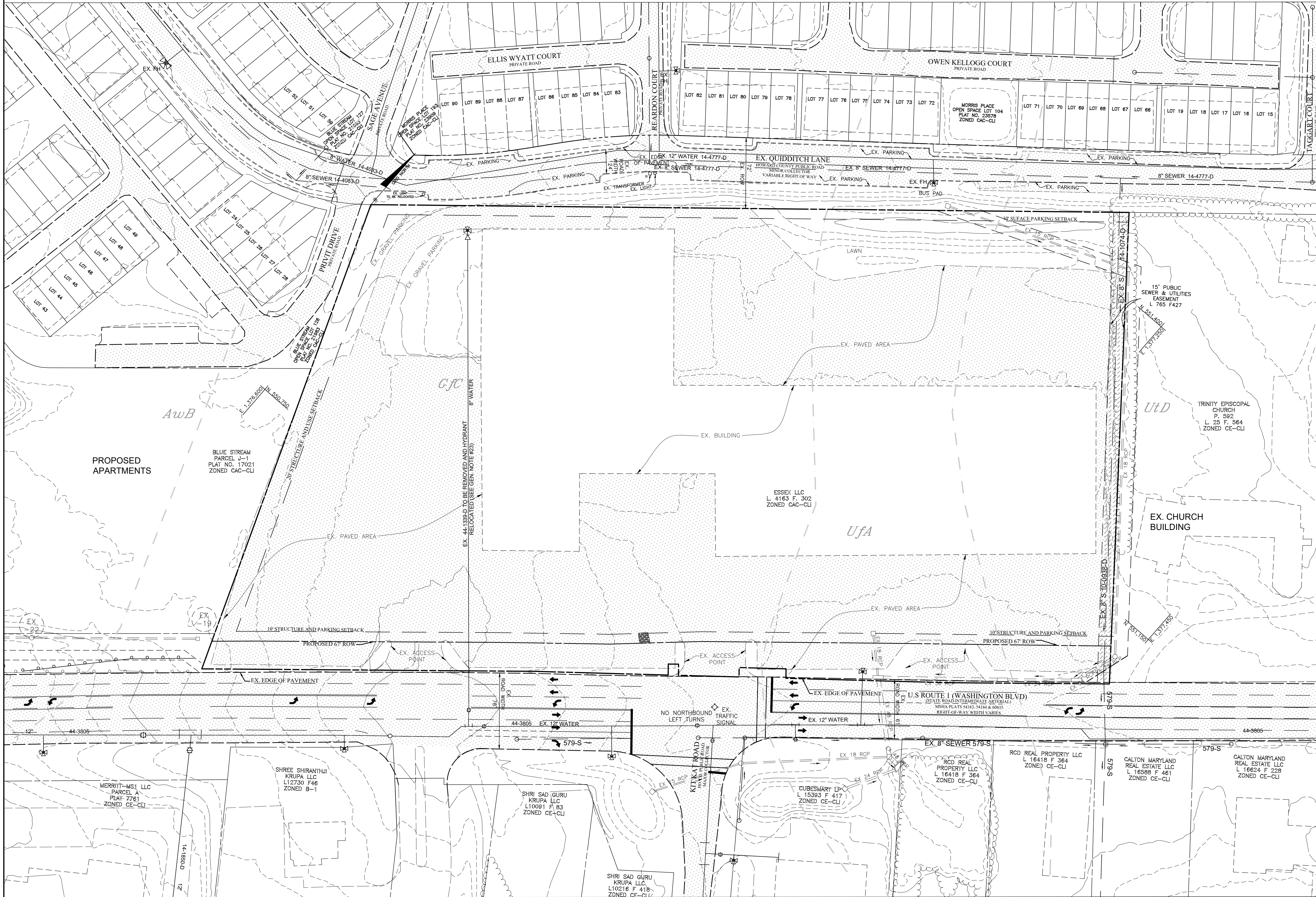
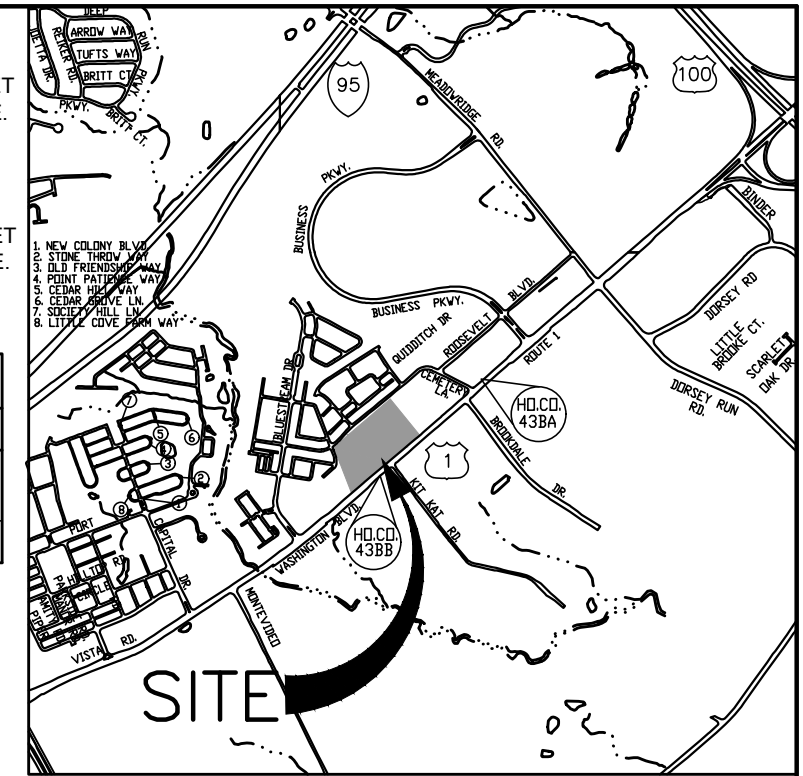
SKETCH PLAN WEINMAN APARTMENTS 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

RESULTS OF INTERSECTION CAPACITY ANALYSIS

Table with 5 columns: Intersection, Existing Traffic, 2026 Background Traffic, 2026 Total Traffic, and 2026 PM Peak. Lists intersections like US 1 at MD 103 and US 1 at Cemetery Lane.

BENCH MARKS (NAD'83) HO.CO. No. 438A ELEV. 209.047 STAMPED (BRASS OR ALUMINUM) DISC SET TOP OF A 3" DEEP COLUMN OF CONCRETE...

SHEET INDEX table with 2 columns: NO. and DESCRIPTION. Lists 'COVER SHEET/EXISTING CONDITIONS AND SOILS MAP' and 'SKETCH PLAN'.

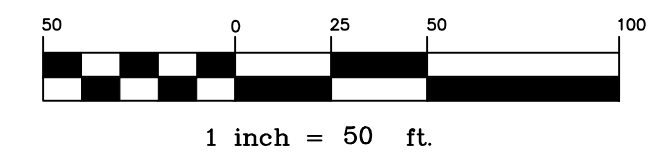


- GENERAL NOTES: 1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS... 2. SUBJECT PROPERTY ZONED CAC-CL... 3. TRACT BOUNDARY IS BASED ON AN ALTA SURVEY BY MAI, LLC, DECEMBER 2019...

Table with 2 columns: MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING. Lists Total Number of Lots/Units Proposed (257) and Total Number of MIHU's Required (39).

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY. Planning Director: Lynda Ewing, Date: 1/8/2024.

SOILS LEGEND table with 4 columns: SYMBOL, TYPE, K* FACTOR, NAME. Lists soil types like GFC, UFA, and UTD.

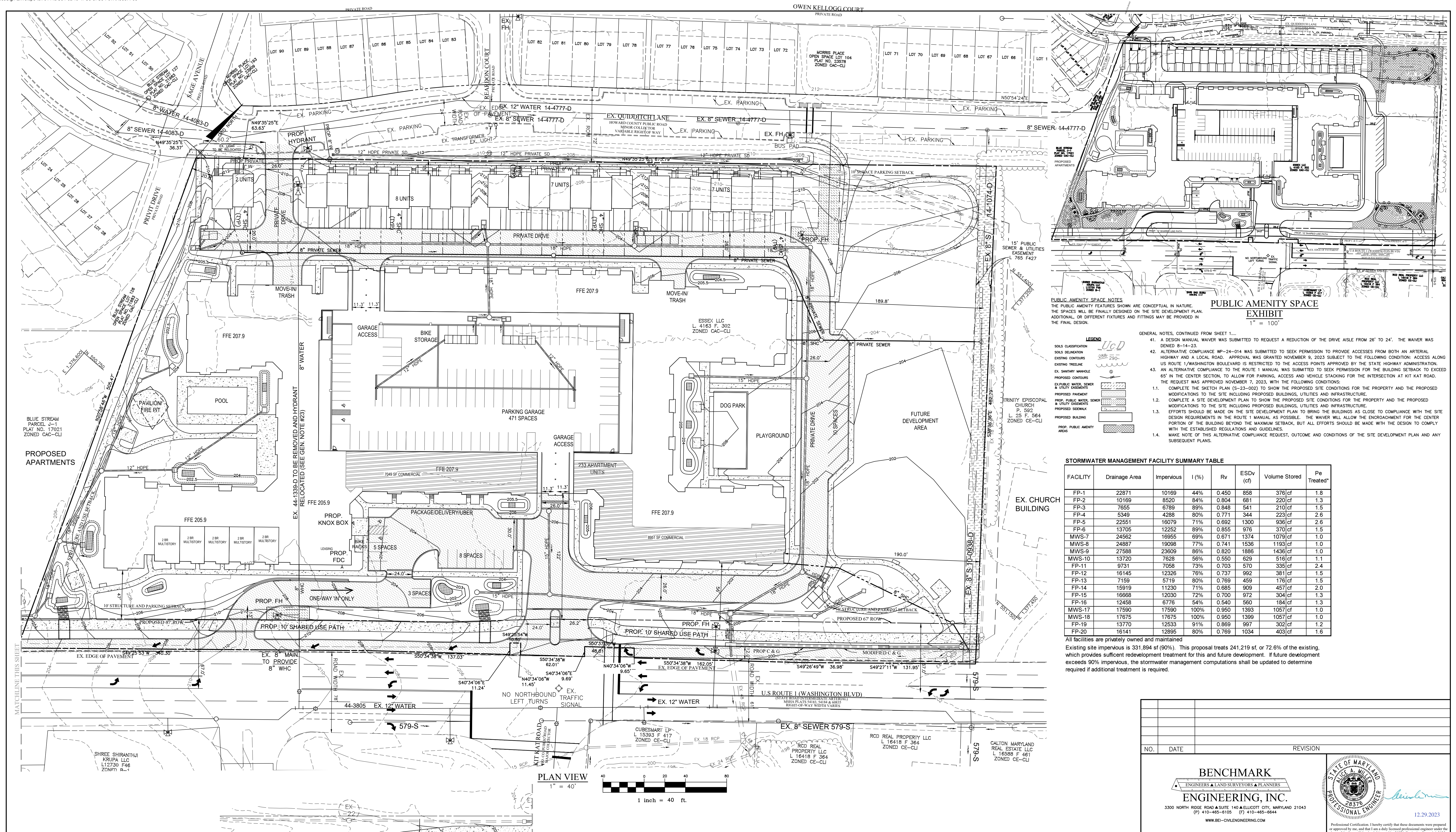


GENERAL NOTES, CONTINUED... 37. ANY OBSTRUCTION OR CONDITION THAT DETERS OR HINDERS ACCESS TO A FDC IS PROHIBITED... 38. KNOX BOXES SHALL BE LOCATED WITHIN 6' TO THE RIGHT OF THE MAIN ENTRANCE...

ADDRESS CHART table with 2 columns: PARCEL NUMBER and ADDRESS. Lists parcel 569 at 7540 WASHINGTON BOULEVARD.

BENCHMARK ENGINEERING, INC. logo and contact information: 3300 NORTH RIDGE ROAD SUITE 140, ELICOTT CITY, MARYLAND 21043.

OWNER: ESSEX LLC, BALTIMORE, MD 21282. DEVELOPER: WEINMAN COMPANY, 106 OLD COURT ROAD, SUITE 300, BALTIMORE, MD 21208. PROJECT: WEINMAN APARTMENTS 7540 WASHINGTON BOULEVARD.



PUBLIC AMENITY SPACE EXHIBIT
1" = 100'

GENERAL NOTES, CONTINUED FROM SHEET 1...
 41. A DESIGN MANUAL WAIVER WAS SUBMITTED TO REQUEST A REDUCTION OF THE DRIVE AISLE FROM 26' TO 24'. THE WAIVER WAS DENIED 8-14-23.
 42. ALTERNATIVE COMPLIANCE WP-24-014 WAS SUBMITTED TO SEEK PERMISSION TO PROVIDE ACCESS FROM BOTH AN ARTERIAL HIGHWAY AND A LOCAL ROAD. APPROVAL WAS GRANTED NOVEMBER 9, 2023 SUBJECT TO THE FOLLOWING CONDITION: ACCESS ALONG US ROUTE 1/WASHINGTON BOULEVARD IS RESTRICTED TO THE ACCESS POINTS APPROVED BY THE STATE HIGHWAY ADMINISTRATION.
 43. AN ALTERNATIVE COMPLIANCE TO THE ROUTE 1 MANUAL WAS SUBMITTED TO SEEK PERMISSION TO EXCEED THE SETBACK TO EXCEED 65' IN THE CENTER SECTION, TO ALLOW FOR PARKING, ACCESS AND VEHICLE STACKING FOR THE INTERSECTION AT KIT KAT ROAD. THE REQUEST WAS APPROVED NOVEMBER 7, 2023, WITH THE FOLLOWING CONDITIONS:
 1.1. COMPLETE THE SKETCH PLAN (S-23-002) TO SHOW THE PROPOSED SITE CONDITIONS FOR THE PROPERTY AND THE PROPOSED MODIFICATIONS TO THE SITE INCLUDING PROPOSED BUILDINGS, UTILITIES AND INFRASTRUCTURE.
 1.2. COMPLETE A SITE DEVELOPMENT PLAN TO SHOW THE PROPOSED SITE CONDITIONS FOR THE PROPERTY AND THE PROPOSED MODIFICATIONS TO THE SITE INCLUDING PROPOSED BUILDINGS, UTILITIES AND INFRASTRUCTURE.
 1.3. EFFORTS SHOULD BE MADE ON THE SITE DEVELOPMENT PLAN TO BRING THE BUILDINGS AS CLOSE TO COMPLIANCE WITH THE SITE DESIGN REQUIREMENTS IN THE ROUTE 1 MANUAL AS POSSIBLE. THE WAIVER WILL ALLOW THE ENCROACHMENT FOR THE CENTER PORTION OF THE BUILDING BEYOND THE MAXIMUM SETBACK, BUT ALL EFFORTS SHOULD BE MADE WITH THE DESIGN TO COMPLY WITH THE ESTABLISHED REGULATIONS AND GUIDELINES.
 1.4. MAKE NOTE OF THIS ALTERNATIVE COMPLIANCE REQUEST, OUTCOME AND CONDITIONS OF THE SITE DEVELOPMENT PLAN AND ANY SUBSEQUENT PLANS.

LEGEND

SOILS CLASSIFICATION
 SOILS DELINEATION
 EXISTING CONTOURS
 EXISTING TIE LINE
 EX. SANITARY MANHOLE
 PROPOSED CONTOUR
 PROPOSED PAVEMENT
 PROPOSED PUBLIC WATER SEWER & UTILITY EASEMENTS
 PROPOSED SIDEWALK
 PROPOSED BUILDING
 PROPOSED PUBLIC AMENITY AREAS

STORMWATER MANAGEMENT FACILITY SUMMARY TABLE

FACILITY	Drainage Area	Impervious	I (%)	Rv	ESDv (cf)	Volume Stored	Pe Treated*
FP-1	22871	10169	44%	0.450	858	376 cf	1.8
FP-2	10169	8520	84%	0.804	681	220 cf	1.3
FP-3	7655	6789	89%	0.848	541	210 cf	1.5
FP-4	5349	4288	80%	0.771	344	223 cf	2.6
FP-5	22551	16079	71%	0.692	1300	936 cf	2.6
FP-6	13705	12252	89%	0.855	976	370 cf	1.5
MWS-7	24562	16955	69%	0.671	1374	1079 cf	1.0
MWS-8	24887	19088	77%	0.741	1536	1193 cf	1.0
MWS-9	27588	23609	86%	0.820	1886	1436 cf	1.0
MWS-10	13720	7628	56%	0.550	629	516 cf	1.1
FP-11	9731	7058	73%	0.703	570	335 cf	2.4
FP-12	16145	12326	76%	0.737	992	381 cf	1.5
FP-13	7159	5719	80%	0.769	459	176 cf	1.5
FP-14	15919	11230	71%	0.685	909	457 cf	2.0
FP-15	16668	12030	72%	0.700	972	304 cf	1.3
FP-16	12458	6776	54%	0.540	560	184 cf	1.3
MWS-17	17590	17590	100%	0.950	1393	1057 cf	1.0
MWS-18	17675	17675	100%	0.950	1399	1057 cf	1.0
FP-19	13770	12533	91%	0.889	987	302 cf	1.2
FP-20	16141	12895	80%	0.769	1034	403 cf	1.6

All facilities are privately owned and maintained.
 Existing site impervious is 331,894 sf (90%). This proposal treats 241,219 sf, or 72.6% of the existing, which provides sufficient redevelopment treatment for this and future development. If future development exceeds 90% impervious, the stormwater management computations shall be updated to determine required if additional treatment is required.



ROUTE 1 MANUAL DESIGN NOTES
 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 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 OUTDOOR AMENITY AREAS. MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF AND SCREENED BY PARAPETS.

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

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 ROUTE 1 CORRIDOR WITH AN AESTHETICALLY PLEASANT 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.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

1/8/2024
 DATE (Abandoned)

NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 3300 NORTH RIDGE ROAD SUITE 140 • ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

12.29.2023
 Professional Certification. 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. 28376, Expiration Date: 1-1-2025.

OWNER:
 ESSEX LLC
 PO BOX 5992
 BALTIMORE, MD 21282
 OFFICE: (410) 653-1080

DEVELOPER:
 WEINMAN COMPANY
 106 OLD COURT ROAD, SUITE 300
 BALTIMORE, MD 21208
 OFFICE: (410) 653-1080

WEINMAN APARTMENTS
 7540 WASHINGTON BOULEVARD

TAX MAP: 43 - GRID: 004 - PARCEL: 569
 ZONED: CAC-CL1
 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

SKETCH PLAN

DATE: DECEMBER, 2023 BEI PROJECT NO. 3105
 SCALE: AS SHOWN SHEET 2 OF 2