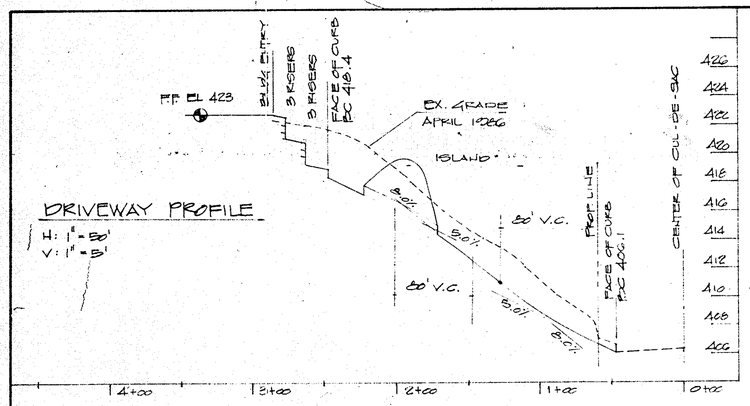
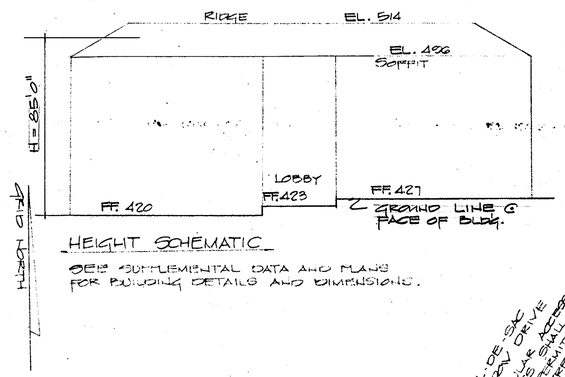
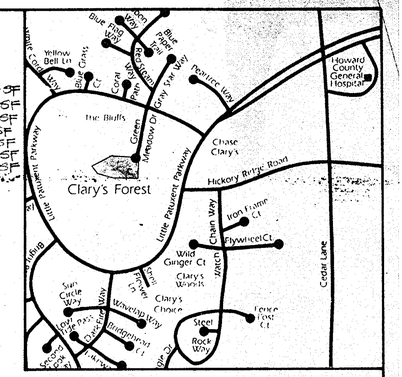




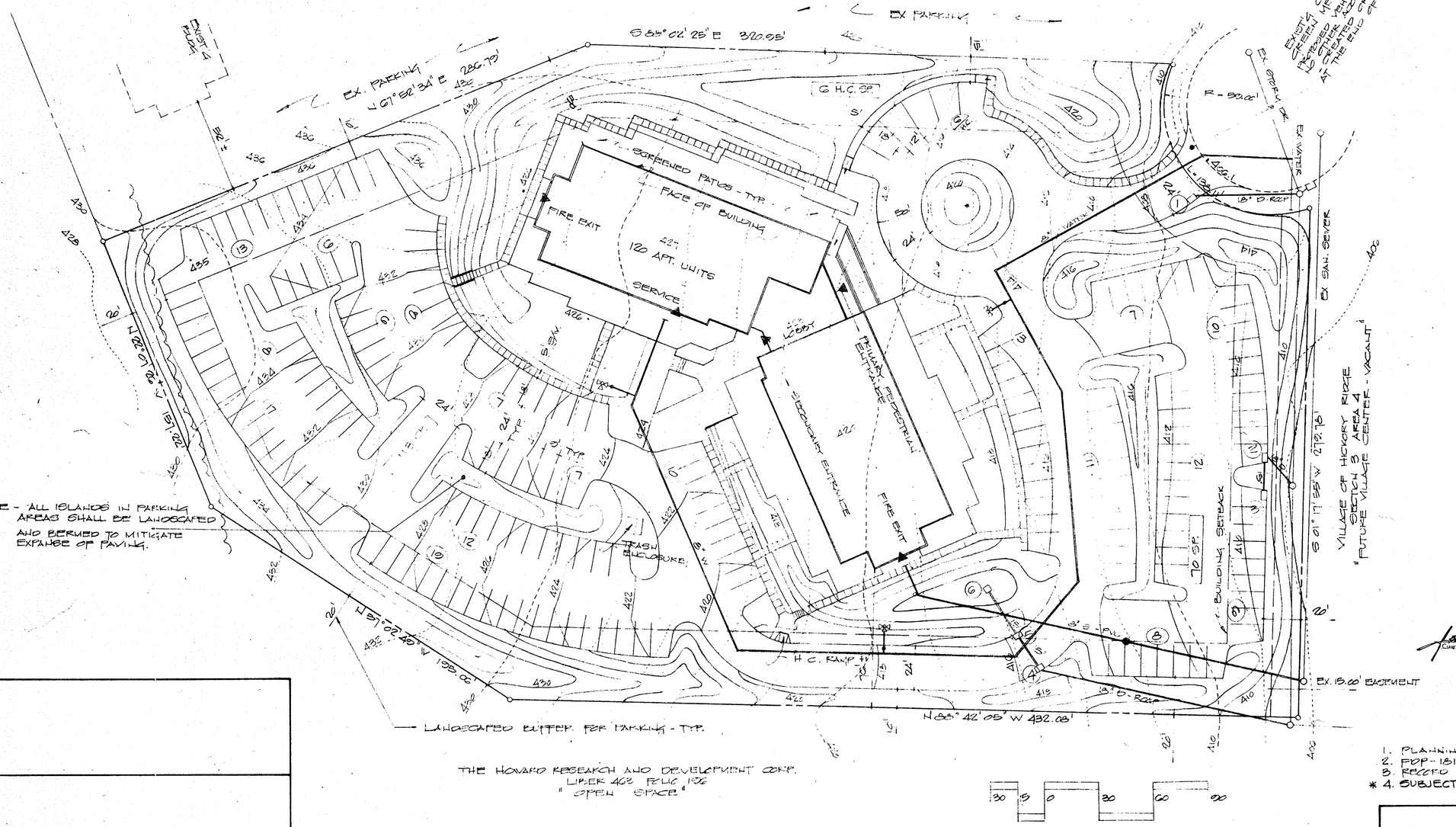
SECTION 110.D.2.a.
FLOOR SPACE REQUIREMENTS

1. NO EFFICIENCIES PROPOSED.
2. ONE BEDROOM - REQ'D = 580 SF
   PROP = 737 SF
3. TWO BEDROOM - REQ'D = 660 SF
   PROP. = 925.5 SF
   1050 SF
   1197 SF
   1301 SF

4 UNIT COUNT -
- ONE BEDROOM = 51
- TWO BEDROOM = 35
- TWO BEDROOM + DEN = 5
- TWO BEDROOM + LOFT = 9



Vicinity Map
SCALE 1" = 1000'



GENERAL NOTES

1. EXISTING ZONING: N-T DISTRICT
   APARTMENT USE
2. GROSS AREA OF TRACT: 4.527 AC.
3. AREA OF PROPOSED PARCEL: 4.527 AC.
4. AREA OF PROPOSED ROADS: 14,712 SF = 0.34 Ac±
   PARKING: 55,606 SF = 1.28 Ac±
5. NUMBER OF LOTS PROPOSED: 1 (ONE)
6. WATER AND SEWER SYSTEMS SHALL BE CONNECTIONS TO PUBLIC SYSTEMS IN GREEN MEADOW DRIVE AND IN EXISTING UTILITY EASEMENT.
7. STORM DRAINAGE SHALL BE TO EXISTING PUBLIC SYSTEM, DISCHARGING TO A "REGIONAL" STORM WATER MANAGEMENT FACILITY
8. NUMBER OF UNITS PROPOSED: 120 TOTAL
   RENTAL APARTMENTS
   IN ONE MIDRISE BUILDING
9. NUMBER OF PARKING SPACES:
   REQUIRED: 180
   PROVIDED: 183+6 H.C. = 189
   SIZE: 9'x18' AND 12'x18' H.C.
10. INTERIOR ROAD ACCESS SHALL BE PRIVATE
11. COVERAGE SUMMARY:
    a. LOT SIZE - 197,196 SF = 4.527 Ac±
    b. FLOOR AREA RATIO - 132,400 SF = 0.671
    c. BUILDING COVERAGE - 24,015 SF = 12.10 %
    d. PARKING COVERAGE - 55,606 SF. = 28.2 %
    e. ROAD COVERAGE - 14,712 SF. = 7.46 %
    f. AMENITY PAVING COVERAGE - 23,500 SF = 11.92 %
       ESTIMATED FOR DECKS, WALKS, ETC.
12. TOPOGRAPHY SHOWN HEREON WAS FIELD RUN APRIL 1986.
13. SOIL INFORMATION FROM MAP 24, HOWARD COUNTY SOIL SURVEY, LATEST EDITION 1968.

DENSITY TABULATIONS

1. GROSS AREA = 4.527 Ac±
2. FLOOD PLAIN, STEEP SLOPES, STORM WATER MANAGEMENT AREA OR EASEMENTS = 0.056 Ac ± (EASEMENT)
3. NET AREA = 4.471 Ac±
4. NUMBER OF DWELLING UNITS:
   ALLOWED - 120
   PROPOSED - 120
5. DENSITY PER ACRE:
   GROSS = 26.51
   NET = 27.08

TENTATIVELY APPROVED ON Oct 8, 1986 (DATE) PER VP-87-58

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY

John W. Moosebrugger 1-6-87
CHIEF, DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION

1. PLANNING BOARD CASE NO 130
2. FDP-181-A-II, PLAT 3054-A CEO TO 658
3. RECORD PLAT 8673, 10-30-85
* 4. SUBJECT TO PROVISIONS OF VP-87-58

* REV. 12-17-86, ADDED NOTE 4

ENGINEER
D.S. THALER & ASSOCIATES INC.
11 WARREN RD.
BALTIMORE, MARYLAND 21208
(301) 484-4100

OWNER
HOWARD RESEARCH AND DEVELOPMENT COMPANY
ROUSE COMPANY BUILDING
COLUMBIA, MARYLAND 21044
(301) 992-6000 (MR. AL SCAVO)

DEVELOPER
AMERICAN RESIDENTIAL PROPERTIES OF THE NORTHEAST, INC.
10715 CHARTER DRIVE
COLUMBIA, MARYLAND 21044
(301) 730-4240 (MR GERALD J. RYAN)

SKETCH PLAN
VILLAGE OF HICKORY RIDGE - SECTION 3 AREA 4 PAR. L.
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
TAX MAP NO 55

SCALE 1" = 30'

DATE: 9-4-86
5-86-89