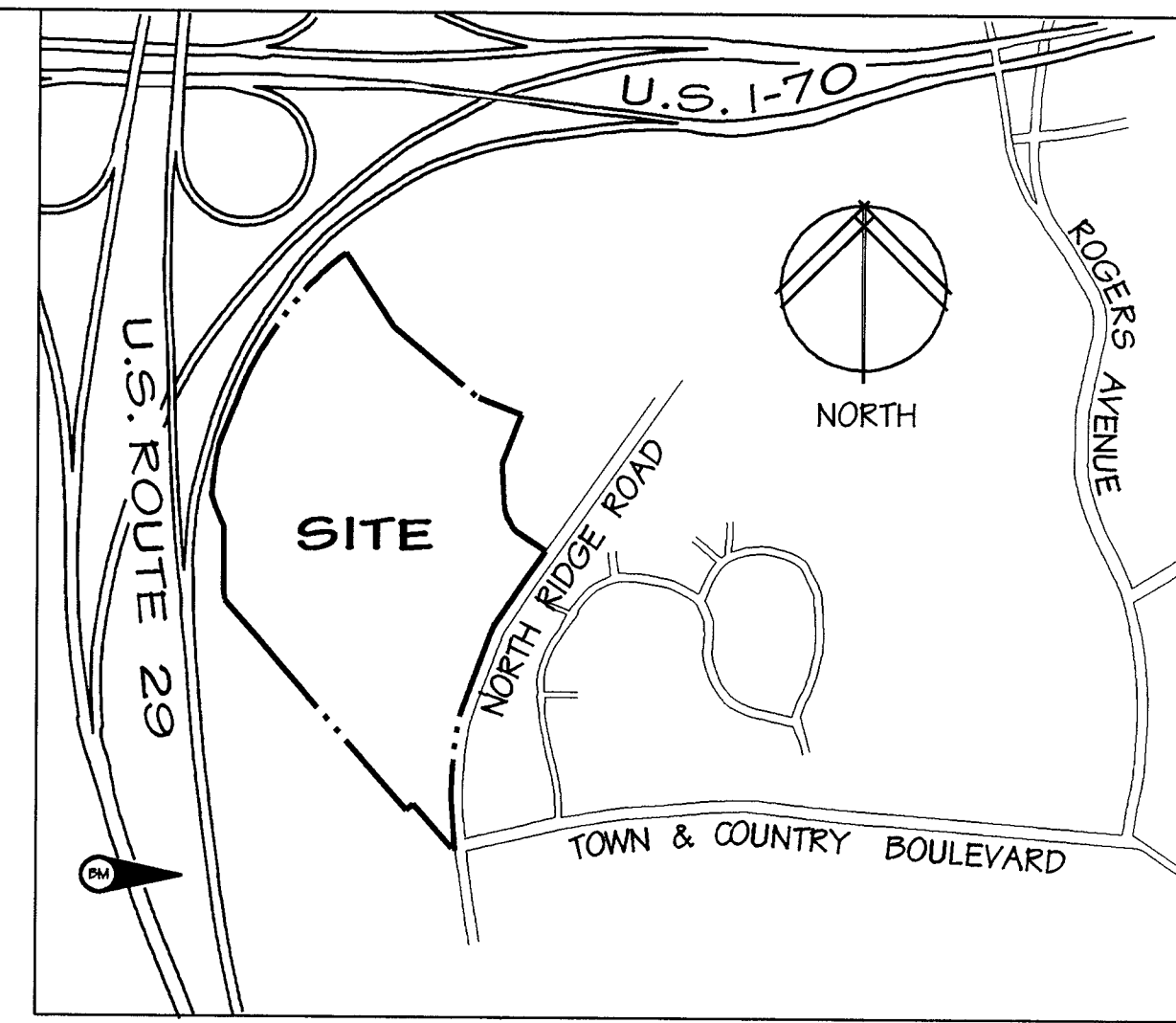


SKETCH PLAN FOR HEARTLANDS RETIREMENT COMMUNITY PARCELS B-11 THRU B-14 AND OPEN SPACE LOTS 1 AND 2

(A RE-SUBDIVISION OF BON SECOURS HOWARD COUNTY HEALTH PARK, SECTION 2, AREA 1, PARCELS B-9 AND B-10)



Location Map

SCALE: 1" = 600'

Site Analysis Data Chart

1. General Site Data

- a. Present Zoning: P.O.R.
- b. Applicable DPZ File References: SDF 98-101, WP 98-33, SDF96-104, SDF97-51, F97-85, F86-77M, F82-76, F82-09, F79-05, S81-24, W90-30, WP 99-127
- c. Proposed Use of Site or Structure(s): ELDERLY HOUSING

Proposed Water and Sewer Systems: Public - X Private
Any Other Information Which May be Relevant:

2. Area Tabulation

- a. Total Area of Site: +/- 33.05 Acres.
- b. Approximate Area of 100 Year Floodplain: +/- 0.00 Acres.
- c. Approximate Area of Steep Slopes (25% or Greater): +/- 1.45 Acres.
- d. Net Area of Site: +/- 0.00 Acres.
- e. Area of Proposed Building Lots: +/- 19.1 Acres.
- f. Area of Proposed Open Space Lots: +/- 13.95 Acres.
- g. Area of Proposed Preservation Parcels: N/A Acres.
- h. Area of Bulk Parcels: N/A Acres.
- i. Area of Proposed Public Roads: +/- 0.00 Acres.
- j. Area of Proposed Private Roads: +/- 0.00 Acres.

3. Unit/Lot Tabulation

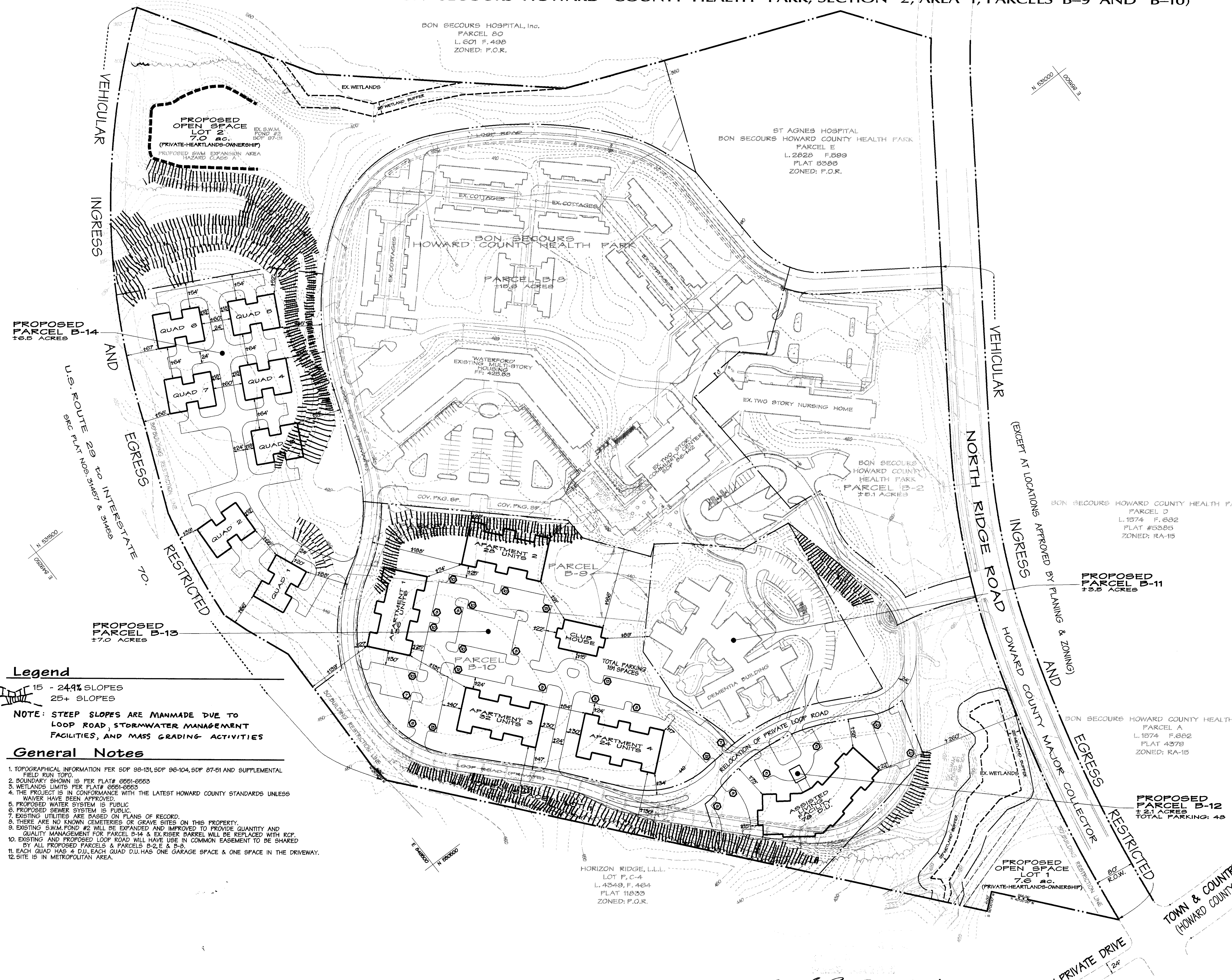
- a. Total Number of Residential Units/Lots Allowed for Project: N/A
- b. Total Number of Residential Units/Lots Proposed on this Submission: 226
- c. Total Number of Open Space Lots Proposed: 2
- d. Total Number of Lots/Parcels Proposed: 3 BUILDABLE PARCELS & 2 OPEN SPACE LOTS.

4. Parking Space Data

- a. Number of Parking Spaces Required by Zoning Regulations and Criteria: 2 SPACES PER 5 D.U. = 90.4 SPACES
- b. Total Number of Parking Spaces Provided On-Site: 295 SPACES
- c. Number of Handicapped Parking Spaces Provided: 8 SPACES

Notes:

1. Proposed Parcel B-11
60 Dementia Units @ 1 SP/2
Required PKG. 30 SP.
Proposed PKG. 41 sp
2. WP 99-127 Approved Reduction of Minimum Road Frontage requirement from 60 Feet to 0 Feet for Proposed Parcels B-11 thru B-14 and Open Space Lots 1 and 2.
- Proposed Parcel B-12
78 Assisted Living Units @ 1 SP/2
Required PKG. 39 SP.
Provided PKG. 48 SP.
- Proposed Parcel B-13
120 Independent Living Apts. @ 2 SP/5
Required PKG. 48 SP.
Provided PKG. 191 SP.
- Proposed Parcel B-14
28 Independent Living Units @ 2 SP/5
Required PKG. 12 SP.
Provided PKG. 56 SP.
(1 Garage, 1 Surface per Unit)
3. 120 Apartment Units on Parcel B-13 and 28 Quad Units on Parcel B-14 will have kitchens.



Legend

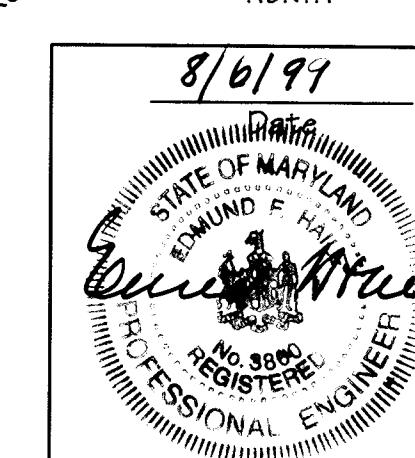
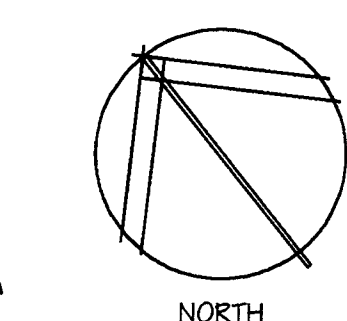
- 15 - 24.9% SLOPES
- 25+ SLOPES

NOTE: STEEP SLOPES ARE MANMADE DUE TO LOOP ROAD, STORMWATER MANAGEMENT FACILITIES, AND MASS GRADING ACTIVITIES

General Notes

1. TOPOGRAPHICAL INFORMATION PER SDF 98-101, SDF 98-104, SDF 87-51 AND SUPPLEMENTAL FIELD RUN TOPO.
2. BOUNDARY SHOWN IS PER PLAT# 6651-6653
3. WETLANDS LIMITS PER PLAT# 6651-6653
4. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER HAVE BEEN APPROVED.
5. PROPOSED WATER SYSTEM IS PUBLIC.
6. PROPOSED SEWER SYSTEM IS PUBLIC.
7. EXISTING UTILITIES ARE BASED ON PLANS OF RECORD.
8. THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
9. EXISTING SWM POND #2 WILL BE EXPANDED AND IMPROVED TO PROVIDE QUANTITY AND QUALITY MANAGEMENT FOR PARCEL B-14 & EX RISER BARREL WILL BE REPLACED WITH RCP.
10. EXISTING AND PROPOSED LOOP ROAD WILL HAVE USE IN COMMON EASEMENT TO BE SHARED BY ALL PROPOSED PARCELS & PARCELS B-2 E & B-3.
11. EACH QUAD HAS 4 D.U. EACH QUAD D.U. HAS ONE GARAGE SPACE & ONE SPACE IN THE DRIVEWAY.
12. SITE IS IN METROPOLITAN AREA.

Jay S. Roth 8/26/99



Date	No.	Revision Description
SKETCH PLAN		
FOR		
HEARTLANDS RETIREMENT COMMUNITY		
PARCELS B-11 THRU B-14 AND OPEN SPACE LOTS 1 AND 2		
<small>(A RE-SUBDIVISION OF BON SECOURS HOWARD COUNTY HEALTH PARK, SECTION 2, AREA 1, PARCELS B-9 AND B-10)</small>		
OWNER / DEVELOPER:		
THE HEARTLANDS RETIREMENT COMMUNITY		
ELLCOTT CITY ILLIC.		
C/O CONSTELLATION SENIOR SERVICES		
10400 LITTLE PATUXENT PARKWAY		
COLUMBIA, MD 21044		
DMW		
<small>Dan McQuinn Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 336-3333 Fax 296-4705</small>		
<small>A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals</small>		
DISCUSSION NAME	SECTION/AREA	LOTPARCEL #
BON SECOURS HOWARD COUNTY HEALTH PARK	2 / 1	B-9, B-10
PLAT OF L.P.	BLOCK #	ZONE
6651-53	17	PCB
MAP CODE	SEWER CODE	CEMSUS TRACT
		2
TITLE		
SKETCH PLAN		
Des By	Scale	Proj. No.
FPB	1" = 100'	81015.P4
Drn By	Date	
CSC	8/5/99	
Chk By	Approved	
		1 OF 1