

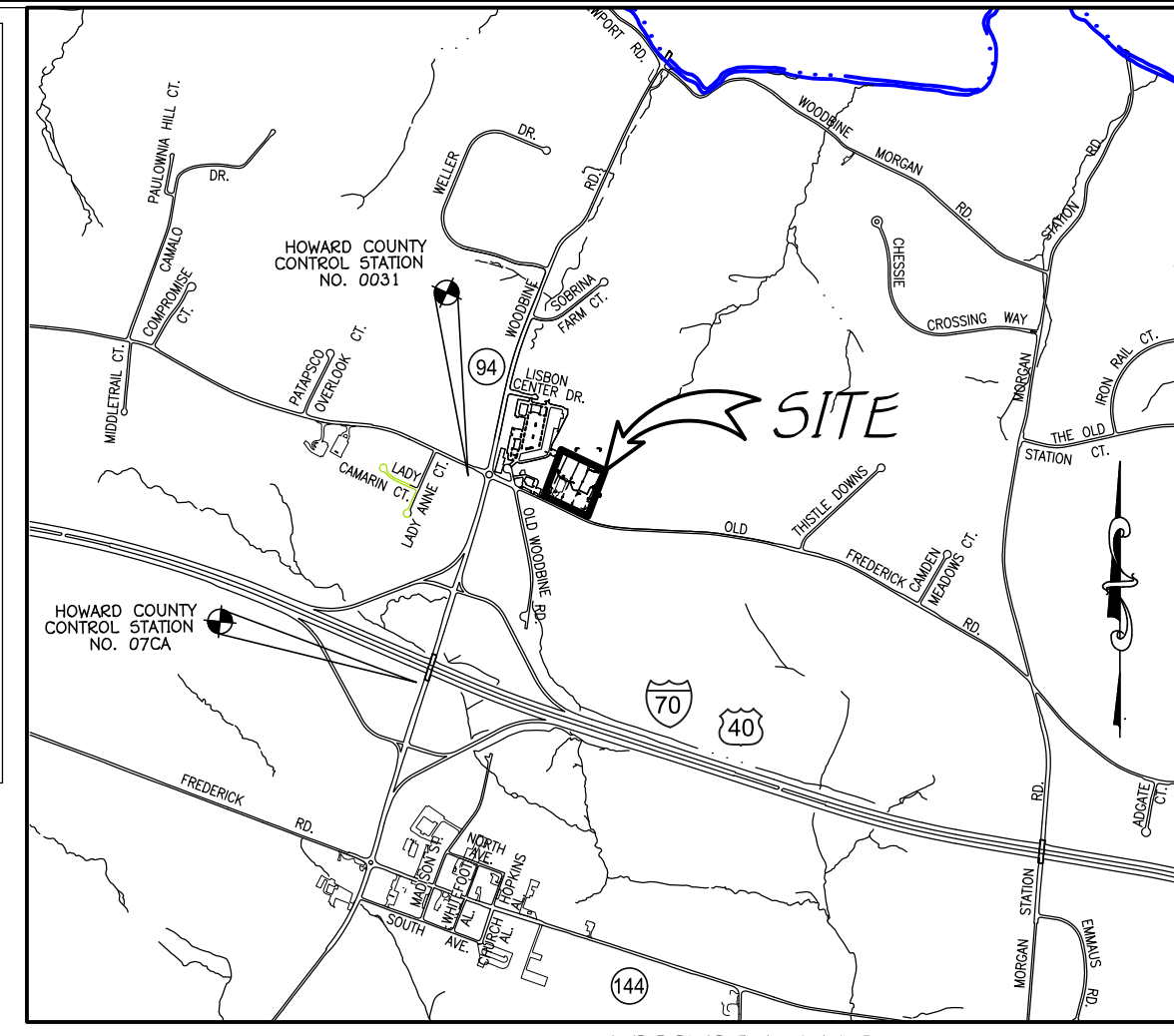
SOILS LEGEND		
SOIL	NAME	CLASS
GgB	Glenely loam, 3 to 8 percent slopes	B



SCHEDULE 'A' - PERIMETER LANDSCAPE EDGE				
PERIMETER	P-1	P-2	P-3	P-4
CATEGORY	FRONT TO ROAD	RES. TO NON-RES.	RES. TO RES.	RES. TO RES.
LANDSCAPE TYPE	N/A	B	B	B
LINEAR FEET OR ROADWAY FRONTAGE/PERIMETER	504.91'	511.78'	504.10'	508.33'
CREDIT FOR EXISTING VEGETATION (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES (75%)	YES (100%)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES	-	9	-	10
EVERGREEN TREES	-	11	-	13
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED SHADE TREES	-	9	-	10
EVERGREEN TREES	-	11	-	13
SHRUBS	-	-	-	-
SUBSTITUTIONS (Ornamentals)	-	-	-	-

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	20
NUMBER OF TREES REQUIRED (1:10 SPACES)	2
NUMBER OF TREES PROVIDED SHADE TREES	2
OTHER TREES (2:1 SUBSTITUTION)	-

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS (12 MULTI-FLEX UNITS)	12
NUMBER OF TREES REQUIRED SHADE TREES (1:3 DU)	4
NUMBER OF TREES PROVIDED SHADE TREES	4
OTHER TREES (2:1 SUBSTITUTION)	-



**PARKING ANALYSIS**

REQUIRED PARKING:	
12 UNITS X 2 SP/UNITS =	24 SPACES
GUEST PARKING: 12 UNITS (0.5 SP/UNITS) =	6 SPACES
TOTAL REQUIRED	28 SPACES

PARKING PROVIDED:	
12 TOTAL UNITS =	12 SPACES
*PARKING LOT PARKING =	16 SPACES
*GARAGE AND DRIVEWAY PARKING =	2 SPACES
TOTAL PROVIDED	28 SPACES

**CONDITIONAL USE AGE RESTRICTED DEVELOPMENT**

- BULK REQUIREMENT:**
- (A) MAXIMUM HEIGHT:
    - (i) APARTMENTS: 40 FEET
    - (ii) EXCEPT IN R-5A-B, R-4-A-15 AND R-APT: 55 FEET
    - (iii) OTHER PRINCIPAL STRUCTURES: 34 FEET
    - (iv) ACCESSORY STRUCTURES: 15 FEET
  - (B) MINIMUM STRUCTURE AND USE SETBACK:
    - (i) FROM PUBLIC STREET RIGHT-OF-WAY: 40 FEET
    - (ii) FROM RESIDENTIAL LOTS IN RC, RR, R-ED, R-20, R-12 OR R-5C DISTRICTS: 100 FEET
    - (iii) SINGLE-FAMILY ATTACHED: 75 FEET
    - (iv) SINGLE-FAMILY DETACHED, SEMI-DETACHED, AND MULTI-FLEX: 40 FEET
    - (v) FROM OPEN SPACE, MULTI-FAMILY OR NON-RESIDENTIAL USES IN RC, RR, R-ED, R-20, R-12 OR R-5C: 30 FEET
    - (vi) FROM ZONING DISTRICTS OTHER THAN RC, RR, R-ED, R-20, R-12 OR R-5C: 20 FEET
  - (C) MINIMUM STRUCTURE SETBACK FROM INTERIOR ROADWAY OR DRIVEWAY FOR UNITS WITH GARAGES: 20 FEET
  - (D) MINIMUM STRUCTURE SETBACK FROM LOT LINES FOR SINGLE-FAMILY DETACHED OR MULTI-FLEX UNITS:
    - (i) SIDE: 10 FEET
    - (ii) EXCEPT ZERO LOT LINE DWELLINGS: 0 FEET
    - (iii) A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES
  - (E) MINIMUM DISTANCE BETWEEN SINGLE-FAMILY DETACHED AND/OR ATTACHED DWELLINGS:
    - (i) FOR UNITS ORIENTED FACE-TO-FACE: 30 FEET
    - (ii) FOR UNITS ORIENTED SIDE-TO-SIDE: 15 FEET
    - (iii) FOR UNITS ORIENTED FACE-TO-SIDE OR REAR-TO-SIDE: 20 FEET
    - (iv) FOR UNITS ORIENTED REAR-TO-REAR: 40 FEET
    - (v) FOR UNITS ORIENTED FACE-TO-REAR: 100 FEET

**GENERAL NOTES**

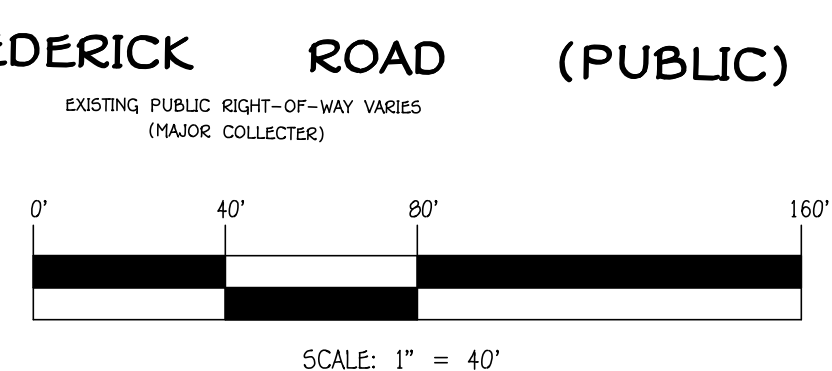
- THE BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE BASED ON THE FIELD RUN MONUMENT BOUNDARY SURVEY PERFORMED ON SEPTEMBER 16, 2005 BY FISHER, COLLINS AND CARTER, INC.
- COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0031 AND NO. 07CA.
- WATER AND SEWER IS PRIVATE.
- THIS AREA DESIGNATES PRIVATE SEWERAGE AREAS OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE AREAS. RECORDATION OF A MODIFIED SEWERAGE AREAS SHALL NOT BE NECESSARY.
- SUBJECT PROPERTY IS ZONED B-2 PER THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS.
- PROPERTY INFORMATION:
  - a. COMMUNITY: LISBON
  - b. TAX MAP NO.: 7
  - c. PARCEL NO.: 478
  - d. ZONING: B-2
  - e. ELECTION DISTRICT: FOURTH
  - f. GROSS AREA OF TRACT = 5.289 ACRES
  - g. NUMBER OF BUILDABLE LOTS: 4
  - h. NUMBER OF OPEN SPACE LOTS: 0
  - i. NUMBER OF BULK PARCELS: 0
  - j. AREA OF BUILDABLE LOTS: 5.289 ACRES
  - k. AREA OF OPEN SPACE LOTS: 0.00 ACRES
  - l. AREA OF BULK PARCELS: 0.00 ACRES
  - m. AREA OF PUBLIC ROADWAY TO BE DEDICATED: 0.00 ACRES
  - n. AREA OF FLOODPLAIN = 0.00 ACRES
  - o. AREA OF 25% OR GREATER SLOPES = 0.00 ACRES
  - p. NET AREA OF TRACT = 5.289 ACRES
  - q. THE PROPERTY ADDRESS IS 15950 OLD FREDERICK ROAD.
  - r. PLAT NUMBER: 3763 DEED: LIBER 8084 FOLD 137.
- THERE ARE NO CEMETERIES ON-SITE.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 MDE, CHAPTER 5 REGULATIONS AND THE LATEST HOWARD COUNTY DESIGN MANUAL, VOL. 1, CHAPTER 5 ADOPTED ON OR AROUND MAY 4, 2010.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 10-06-13 ZONING REGULATIONS PER COUNCIL BILL NO. 32-2013. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
  - A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
  - B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS
  - D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

**LEGEND**

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- GgB GgC SOIL LINES AND TYPES
- DENOTES 1500 Sq.Ft. WELL ZONE
- DENOTES EX. CONCRETE TO BE REMOVED
- DENOTES SEWAGE DISPOSAL AREA
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- DENOTES PROPOSED WELL
- DENOTES PROPOSED SHADE TREES
- DENOTES PROPOSED EVERGREEN TREES
- DENOTES EXISTING TREES

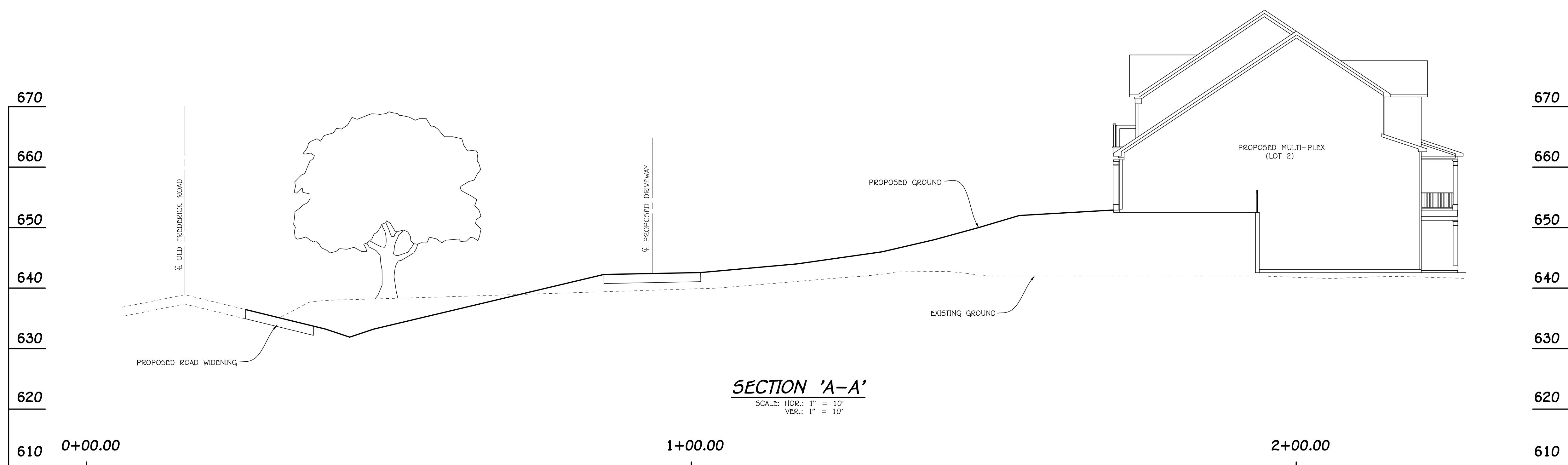
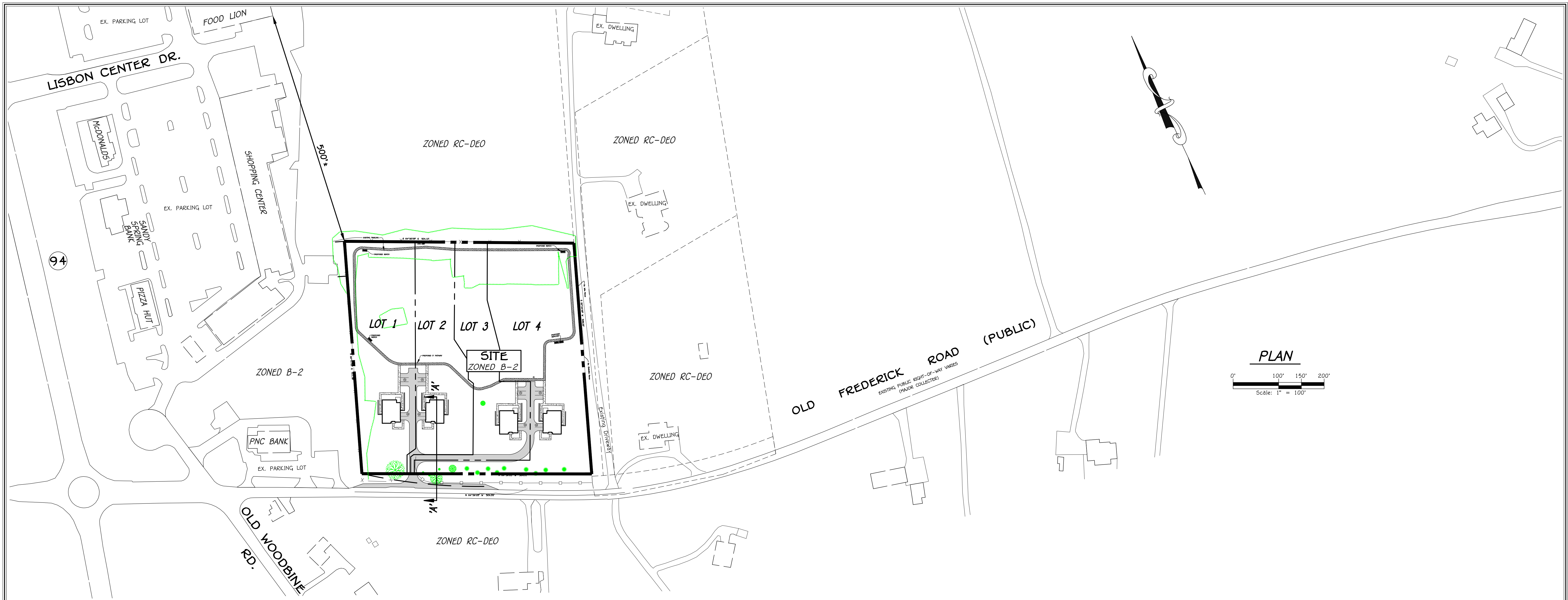


**FISHER, COLLINS & CARTER, INC.**  
 CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2895



<b>Petitioner</b>	<b>Attorney</b>	<b>Owner</b>
WOODBINE BRANTLEY, LLC 8318 FOREST STREET, SUITE 200 ELICOTT CITY, MARYLAND 21043 (410)-992-4600	MEGAN RELUWER 8318 FOREST STREET, SUITE 200 ELICOTT CITY, MARYLAND 21043 (410)-992-4600	WOODBINE BRANTLEY, LLC 8318 FOREST STREET, SUITE 200 ELICOTT CITY, MARYLAND 21043 (410)-992-4600

**CONCEPTUAL DEVELOPMENT PLAN**  
**CONDITIONAL USE**  
 (AGE RESTRICTED)  
**WILSON VILLAGE**  
 LOTS 1 THRU 4  
 #15950 OLD FREDERICK ROAD  
 ZONED B-2  
 TAX MAP NO.: 07 GRID NO.: 06 PARCEL NO. 478  
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=40' DATE: JANUARY 10, 2018  
 SHEET 1 OF 2

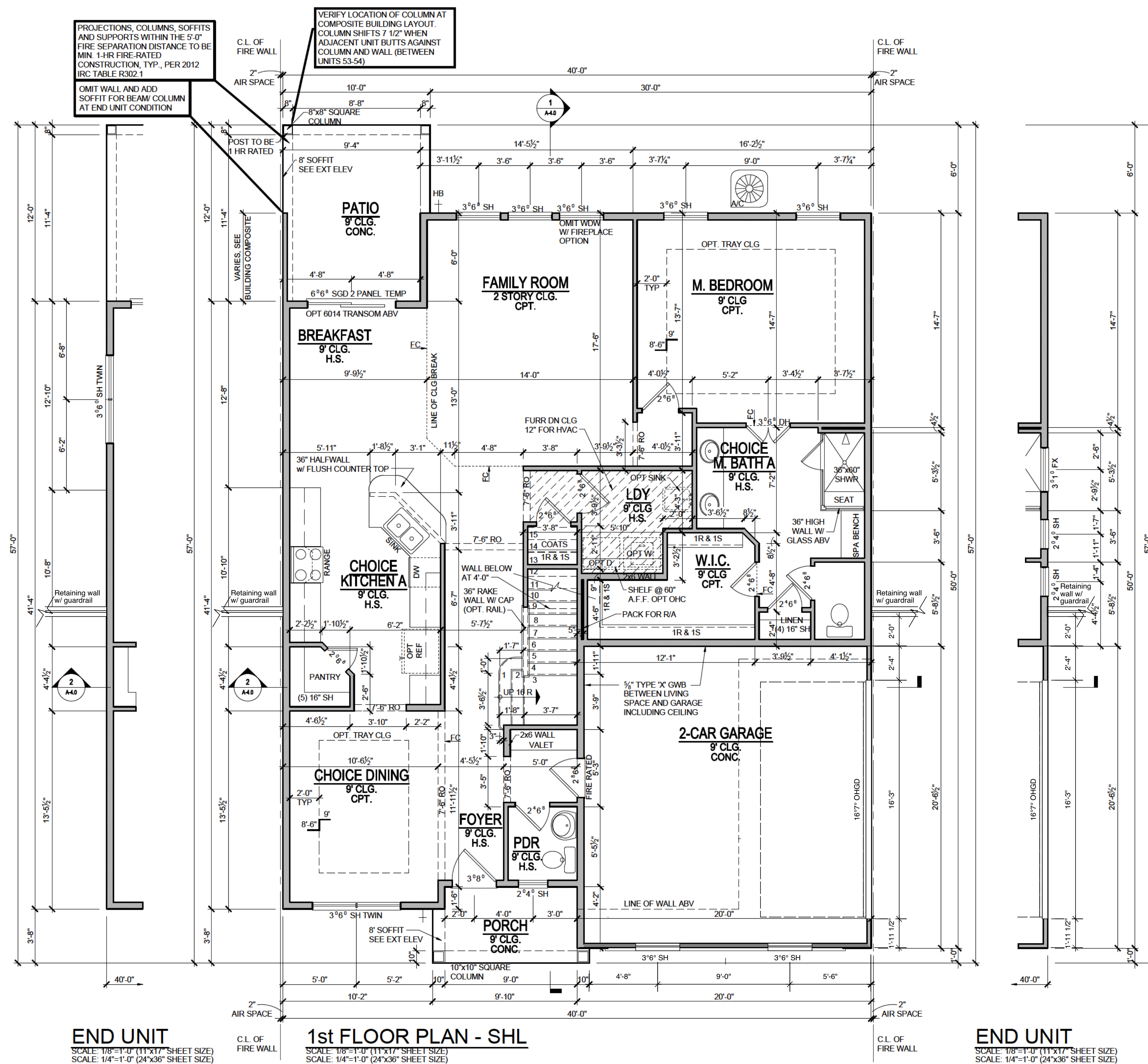


**SECTION 'A-A'**  
 SCALE: HOR.: 1" = 10"  
 VER.: 1" = 10"

CONCEPTUAL DEVELOPMENT PLAN  
 CONDITIONAL USE  
 (AGE RESTRICTED)  
**WILSON VILLAGE**  
 LOTS 1 THRU 4  
 #15850 OLD FREDERICK ROAD  
 ZONED: B-2  
 TAX MAP NO.: 07 GRID NO.: 06 PARCEL NO. 47B  
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: JANUARY 10, 2018  
 SHEET 2 OF 2

Petitioner	Attorney	Owner
WOODBINE BRANTLEY, LLC 8318 FORREST STREET, SUITE 200 ELICOTT CITY, MARYLAND 21043 (410-992-4600)	MEGAN REUWER 8318 FORREST STREET, SUITE 200 ELICOTT CITY, MARYLAND 21043 (410-992-4600)	WOODBINE BRANTLEY, LLC 8318 FORREST STREET, SUITE 200 ELICOTT CITY, MARYLAND 21043 (410-992-4600)





1st Floor Plan

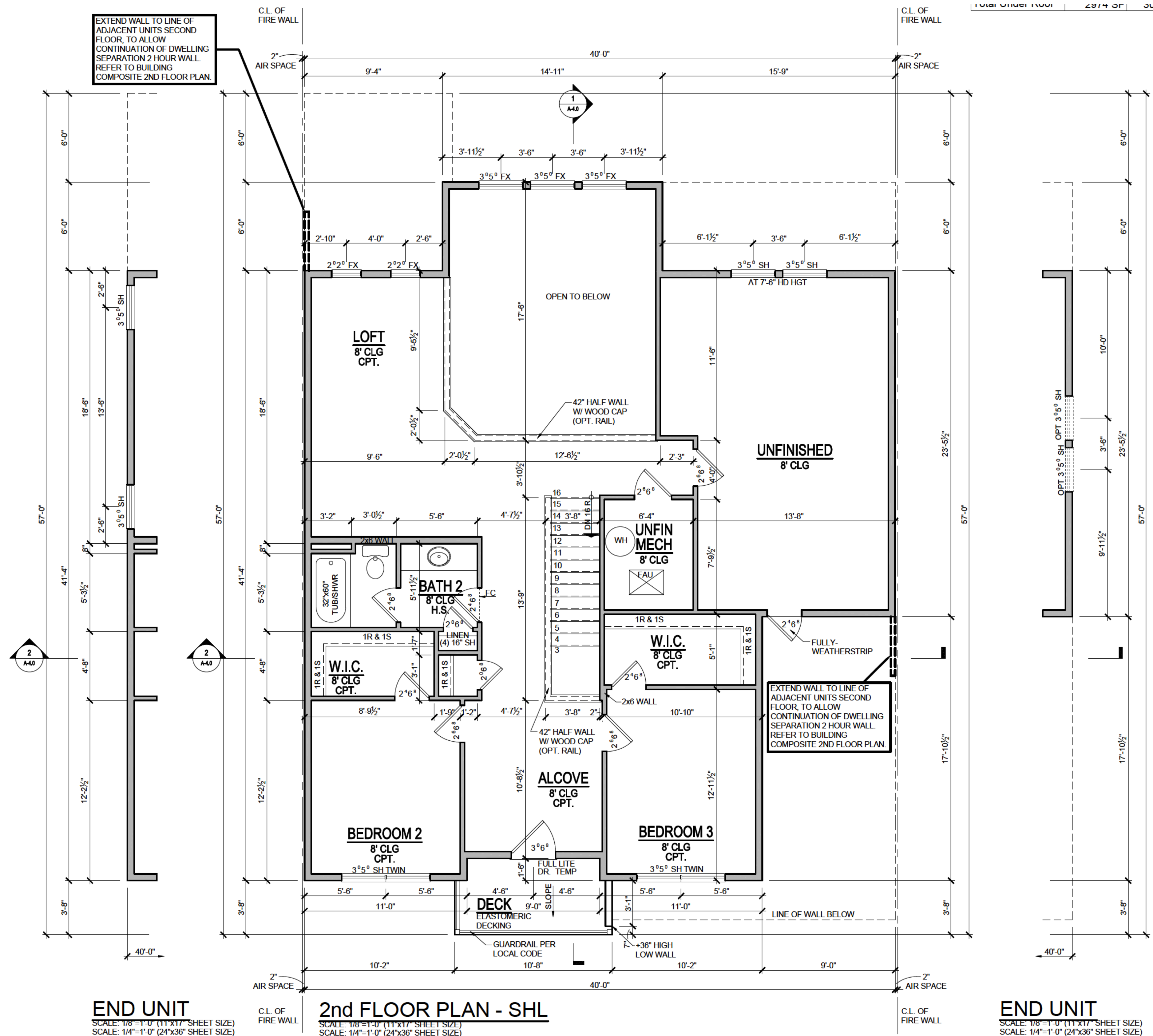
1/4" = 1'-0"



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2nd Floor Plan

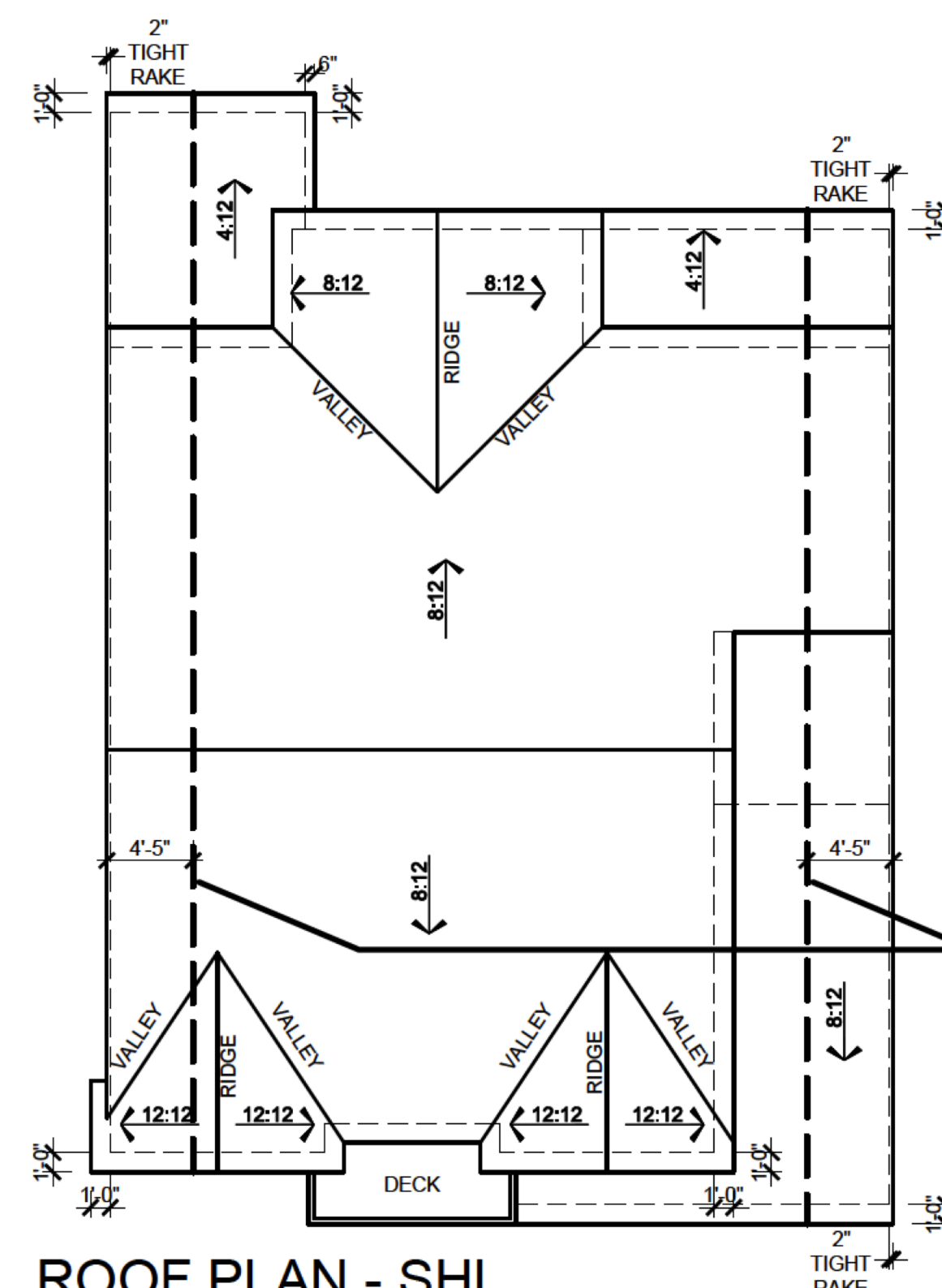
1/4" = 1'-0"



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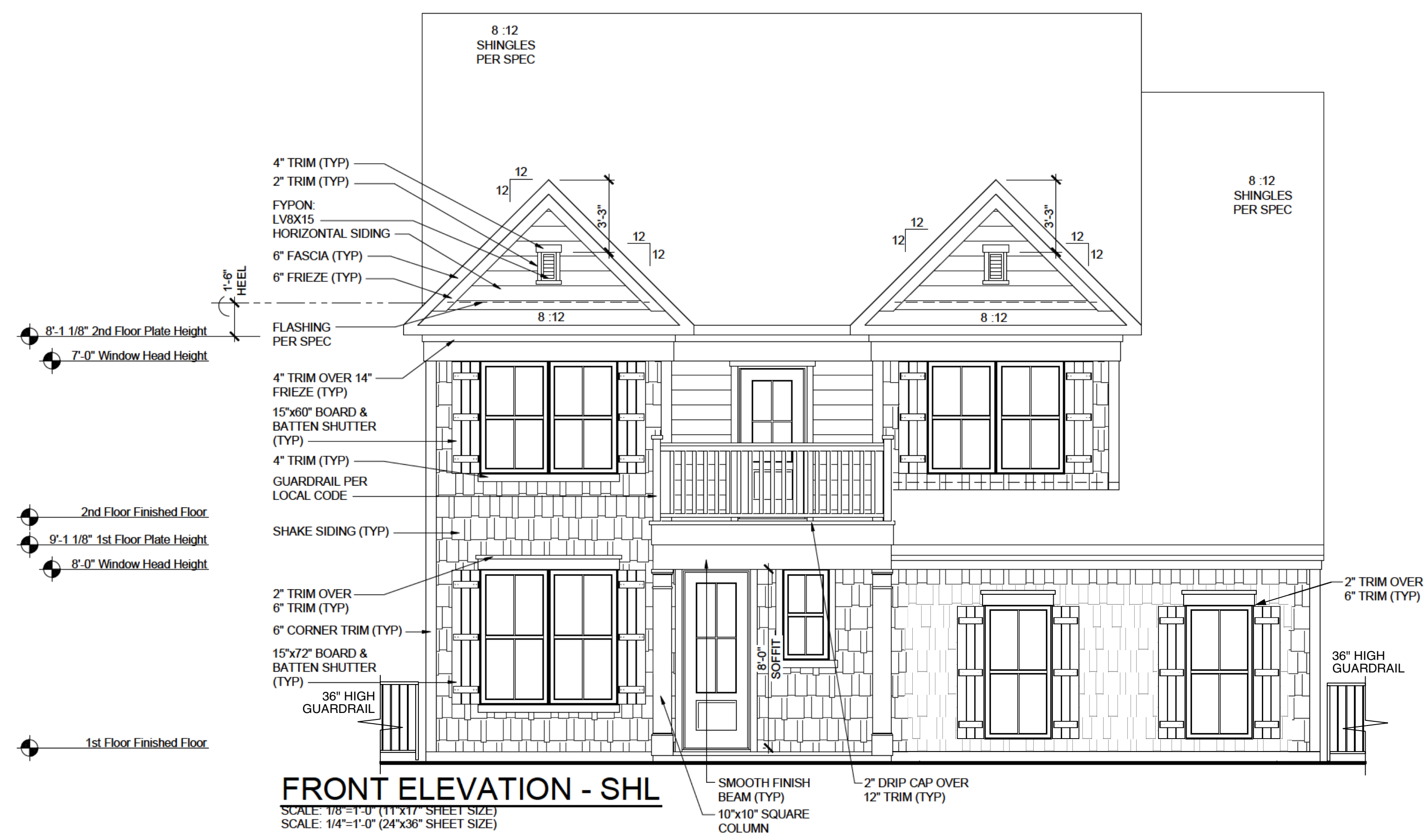
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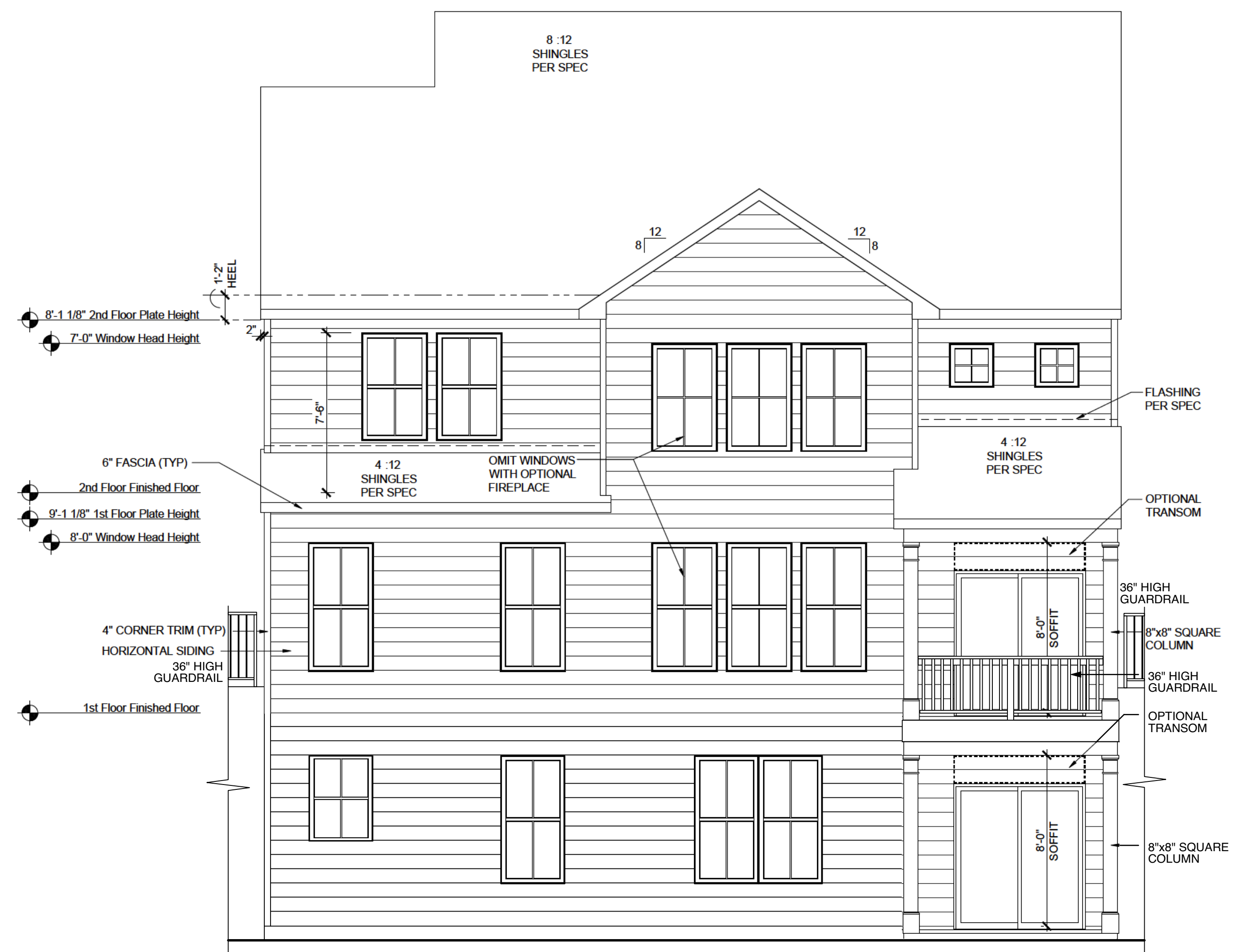


**ROOF PLAN - SHL**  
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

TYP. FIRE RETARDANT PLYWOOD MIN 4'-5" EACH SIDE OF TENANT SEPARATION NO ATTIC VENTING OR OPENINGS ALLOWED PER NCRRC 2012 SECTION R302.2.2  
REFER TO BUILDING COMPOSITE ROOF PLANS FOR ATTIC VENT CALCULATIONS



**FRONT ELEVATION - SHL**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION - SHL**  
SCALE: 1/4"=1'-0"

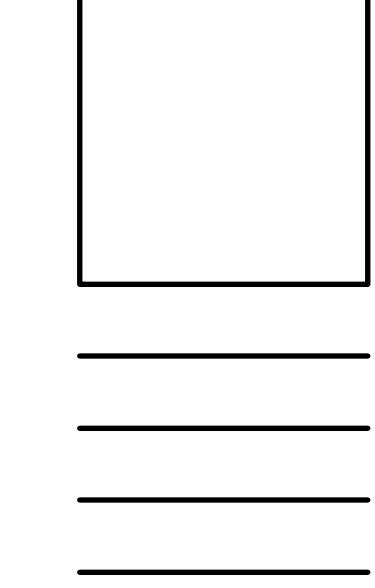
Front, Rear Elevations

1/4" = 1'-0"

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Side Elevations

1/4" = 1'-0"



**RIGHT ELEVATION - SHL AT END**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**LEFT ELEVATION - SHL**

SCALE: 1/4" = 1'-0"

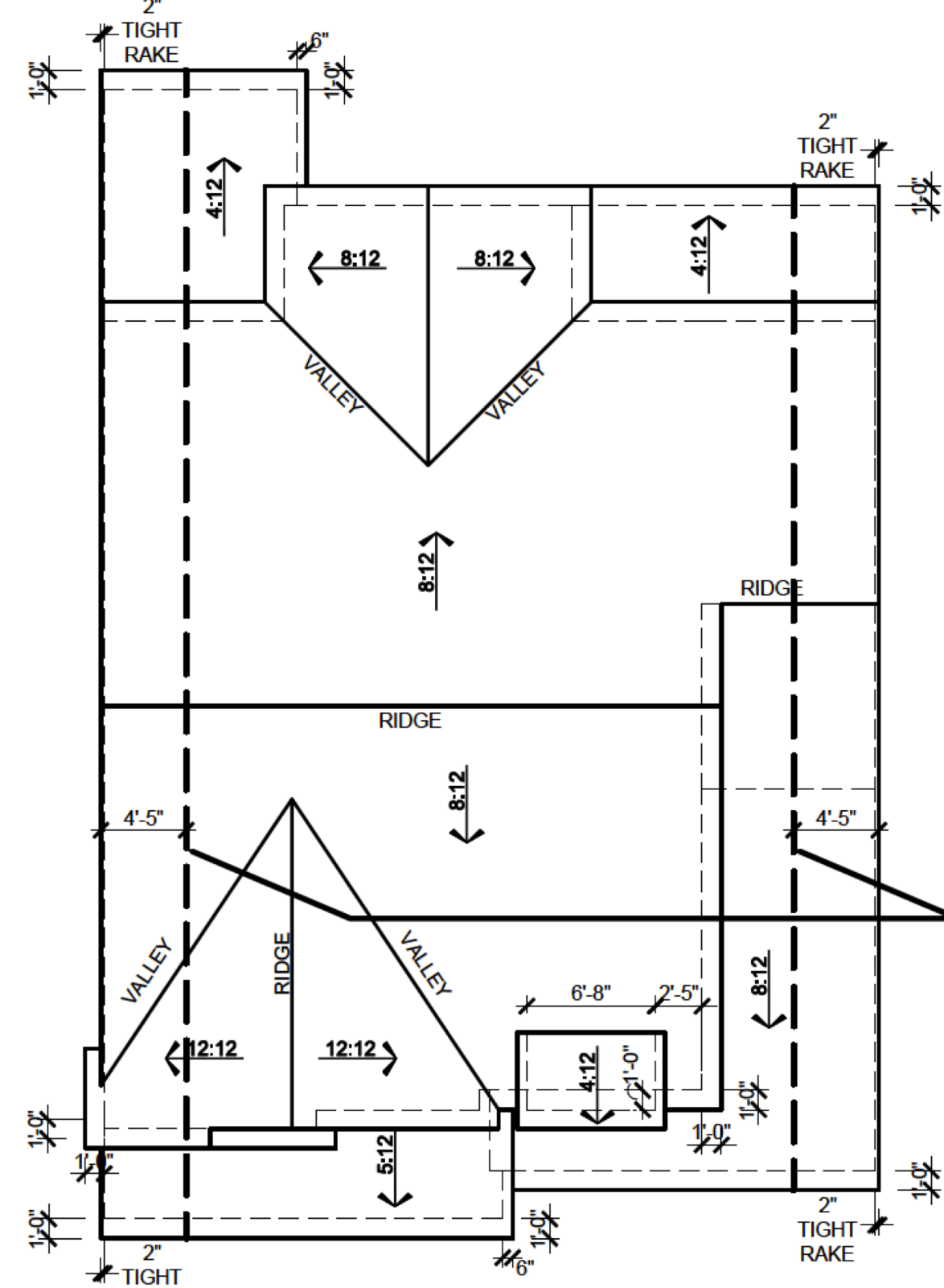
**Lloyd**  
James  
ARCHITECTS P.A.  
12935 Byerfield Drive, Highland, Maryland 20777  
410.591.1177

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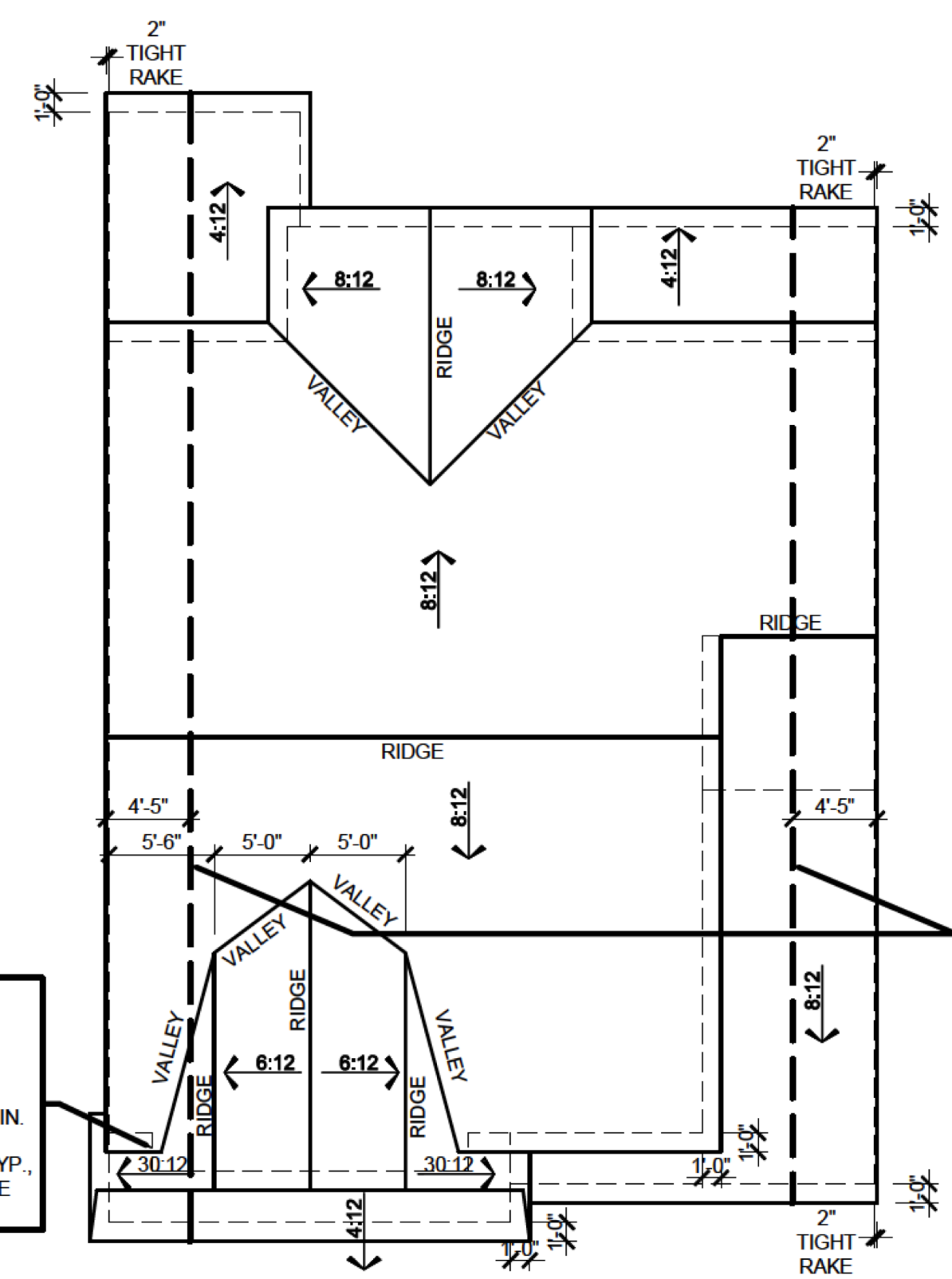
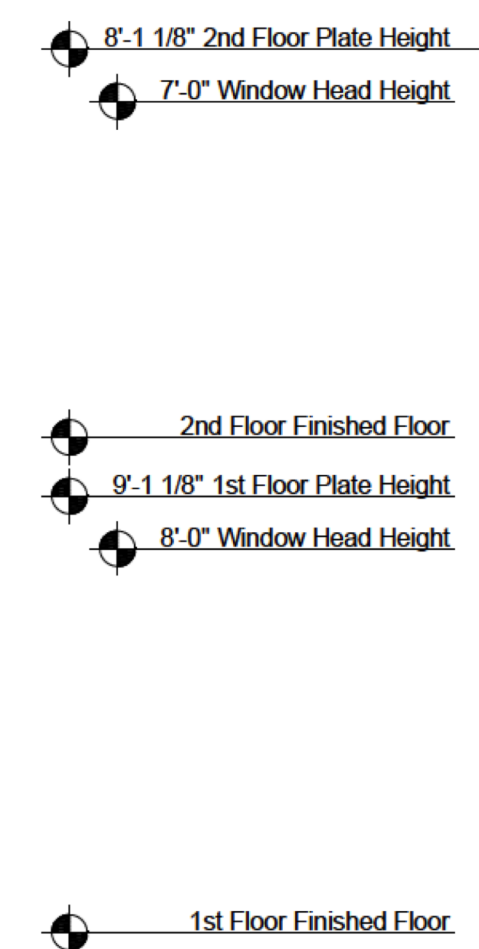
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**ROOF PLAN - COL**  
 SCALE: 1/16"=1'-0" (11 X 17" SHEET SIZE)  
 SCALE: 1/8"=1'-0" (24 X 36" SHEET SIZE)

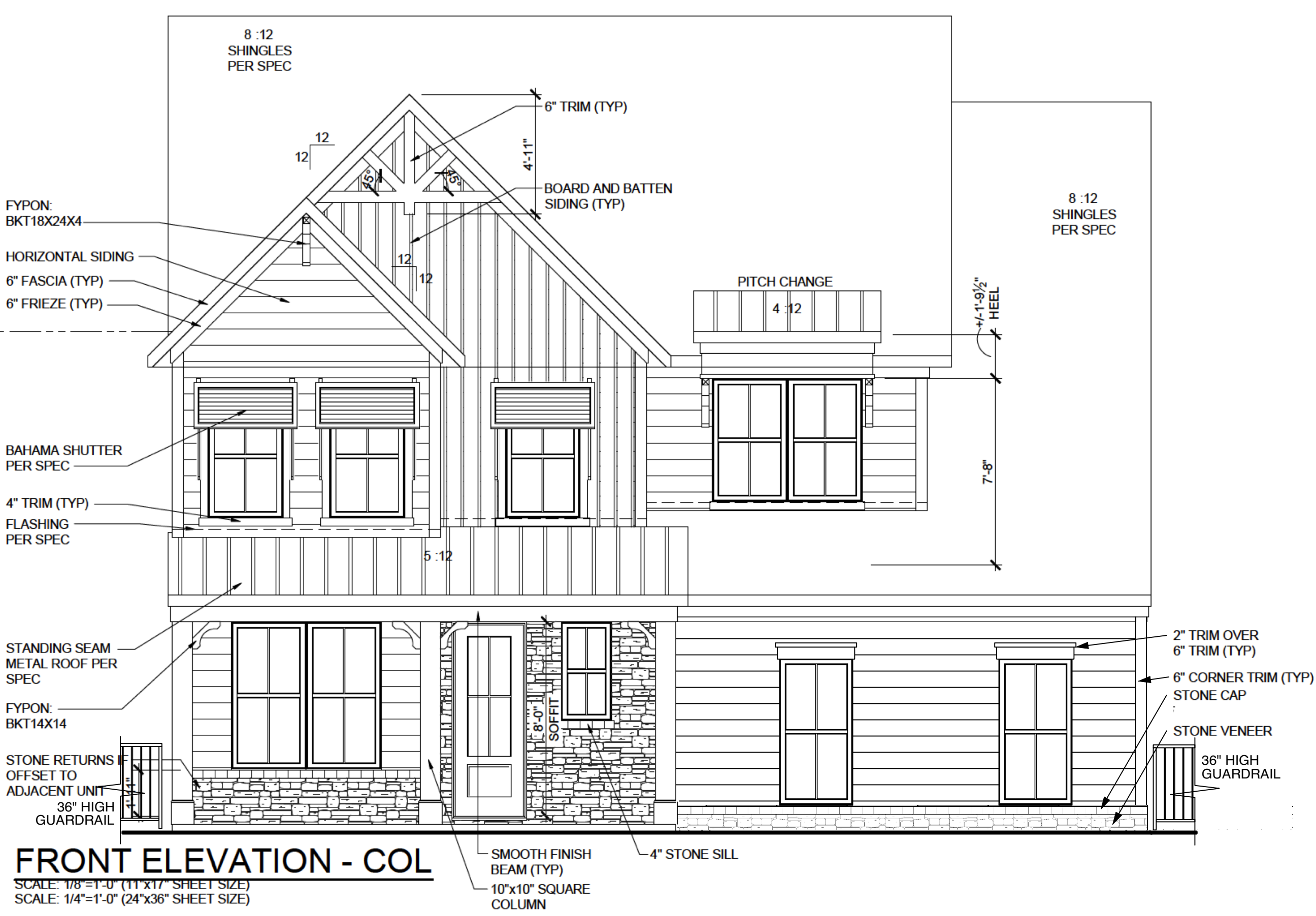
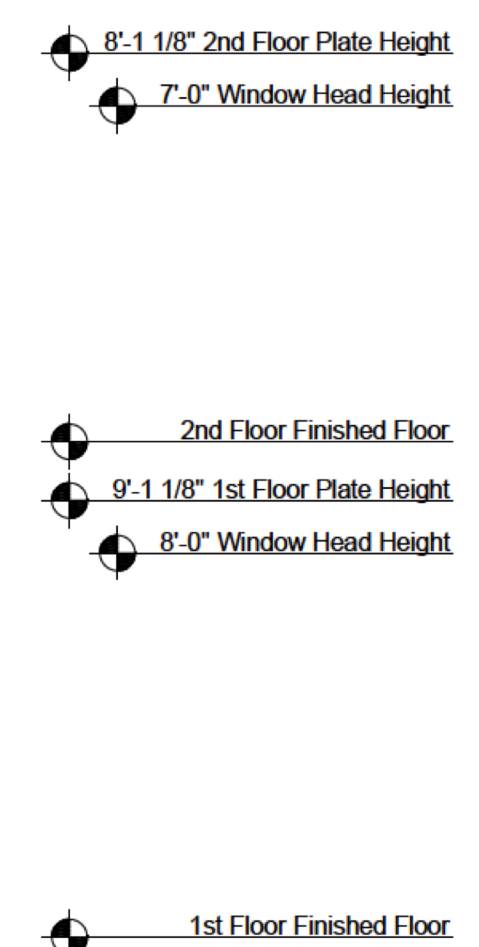
TYP. FIRE RETARDANT PLYWOOD MIN 4'-5" EACH SIDE OF TENANT SEPARATION NO ATTIC VENTING OR OPENINGS ALLOWED PER NCRC 2012 SECTION R302.2.2  
 REFER TO BUILDING COMPOSITE ROOF PLANS FOR ATTIC VENT CALCULATIONS



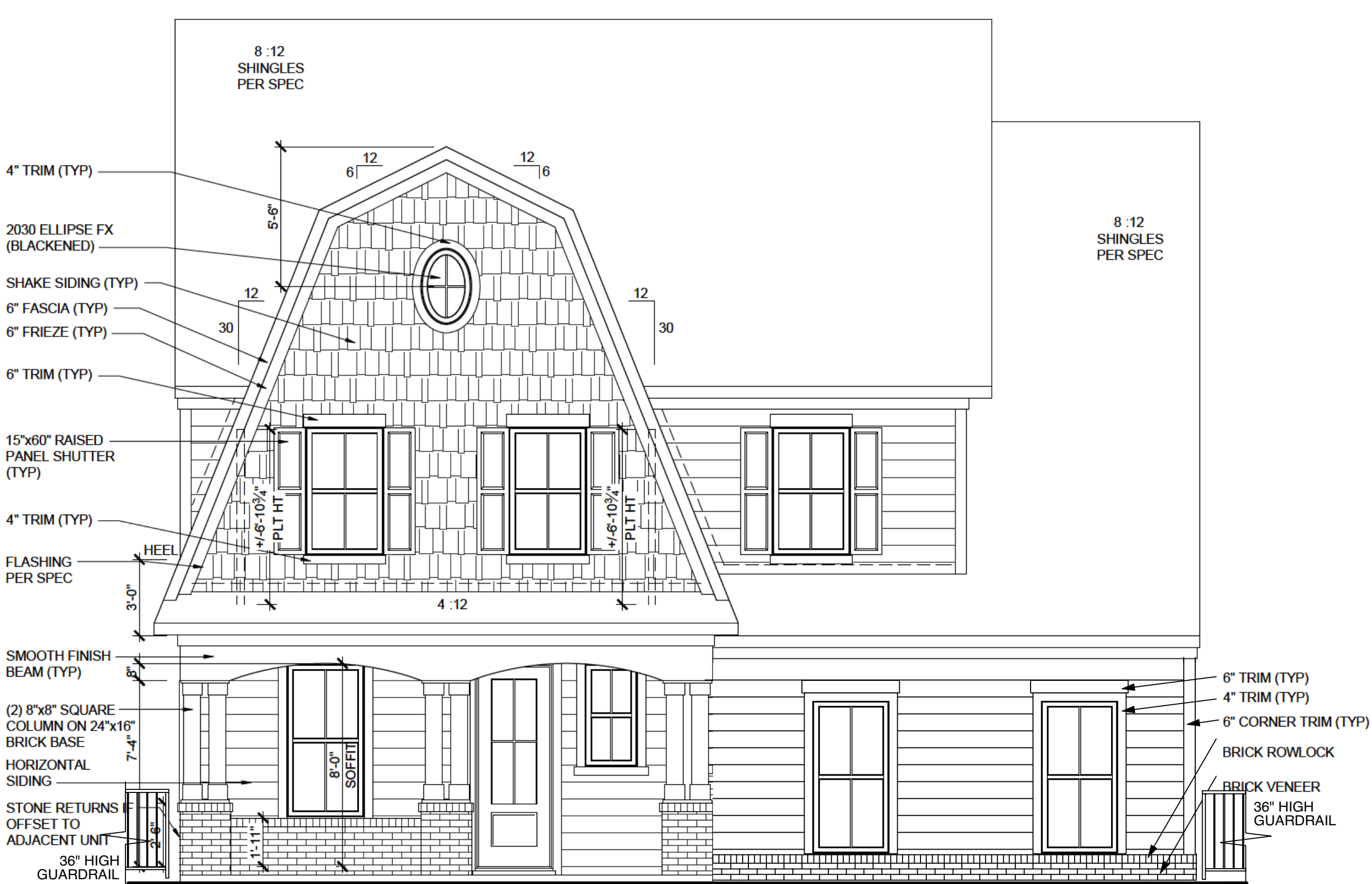
**ROOF PLAN - CCL**  
 SCALE: 1/16"=1'-0" (11 X 17" SHEET SIZE)  
 SCALE: 1/8"=1'-0" (24 X 36" SHEET SIZE)

PROJECTIONS, COLUMNS, AND SUPPORTS WITHIN THE 5'-0" FIRE SEPARATION DISTANCE TO BE MIN. 1-HR FIRE-RATED CONSTRUCTION, TYP., PER 2012 IRC TABLE R302.1

TYP. FIRE RETARDANT PLYWOOD MIN 4'-5" EACH SIDE OF TENANT SEPARATION NO ATTIC VENTING OR OPENINGS ALLOWED PER NCRC 2012 SECTION R302.2.2  
 REFER TO BUILDING COMPOSITE ROOF PLANS FOR ATTIC VENT CALCULATIONS



**FRONT ELEVATION - COL**  
 SCALE: 1/8"=1'-0" (11 X 17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24 X 36" SHEET SIZE)



**FRONT ELEVATION - CCL**  
 SCALE: 1/8"=1'-0" (11 X 17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24 X 36" SHEET SIZE)

Alternate Front Elevations

1/4" = 1'-0"

James Lloyd ARCHITECTS P.A.  
 12935 Byrfield Drive, Highland, Maryland 20777 • 410.531.1177

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A7