

General Notes:

- Zoning: POR, R-20, R-ED.
- Department of Planning and Zoning files: WP-01-79, PB-350, S-01-10.
- Wetland delineation by Exploration Research on 11/3/2000.
- This project is in conformance with the latest Howard County standards unless waivers have been approved.
- The Cemetery Inventory Maps do not show any cemeteries within the project limits.
- The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.

	POR	R-ED	R-20	Road R/W	Total
Area:	43.6	26.6	1.8	4.1	76.1
Flood Plain:	6.4	3.3	0.0	.4	10.1
Steep Slopes:	1.8	1.4	0.0	.03	3.2
Net:	35.4	21.9	1.8	3.7	62.8

7. Density for R-ED/R-20 defer to future development plans.
Proposed density for POR is 170 condo apt. units, 116 condo townhouse units, all elderly housing.

9. Open Space Requirements:
POR Area: N/A
R-ED/R-20 Areas: Defer to future development plans.

10. Recreation Open Space Requirements:
POR Area: 170 Apts. x 175 sf/unit = 29,750 sf
116 SFA x 200 sf/unit = 23,200 sf
Total Req'd. = 52,950 sf
R-ED/R-20 Areas defer to future development

Areas Provided:
Clubhouse/Pool Area: 30,000 sf
Tennis Court Area: 12,000 sf
Courtyards (Apts.): 31,000 sf
Total: 73,000 sf

Note: This is simply the acreage devoted to these uses. It does not attempt to credit the improvements, nor does it include any credit for walking paths and other possible amenities. The entire amenity plan for the site is being designed to suit the needs of the senior housing community.

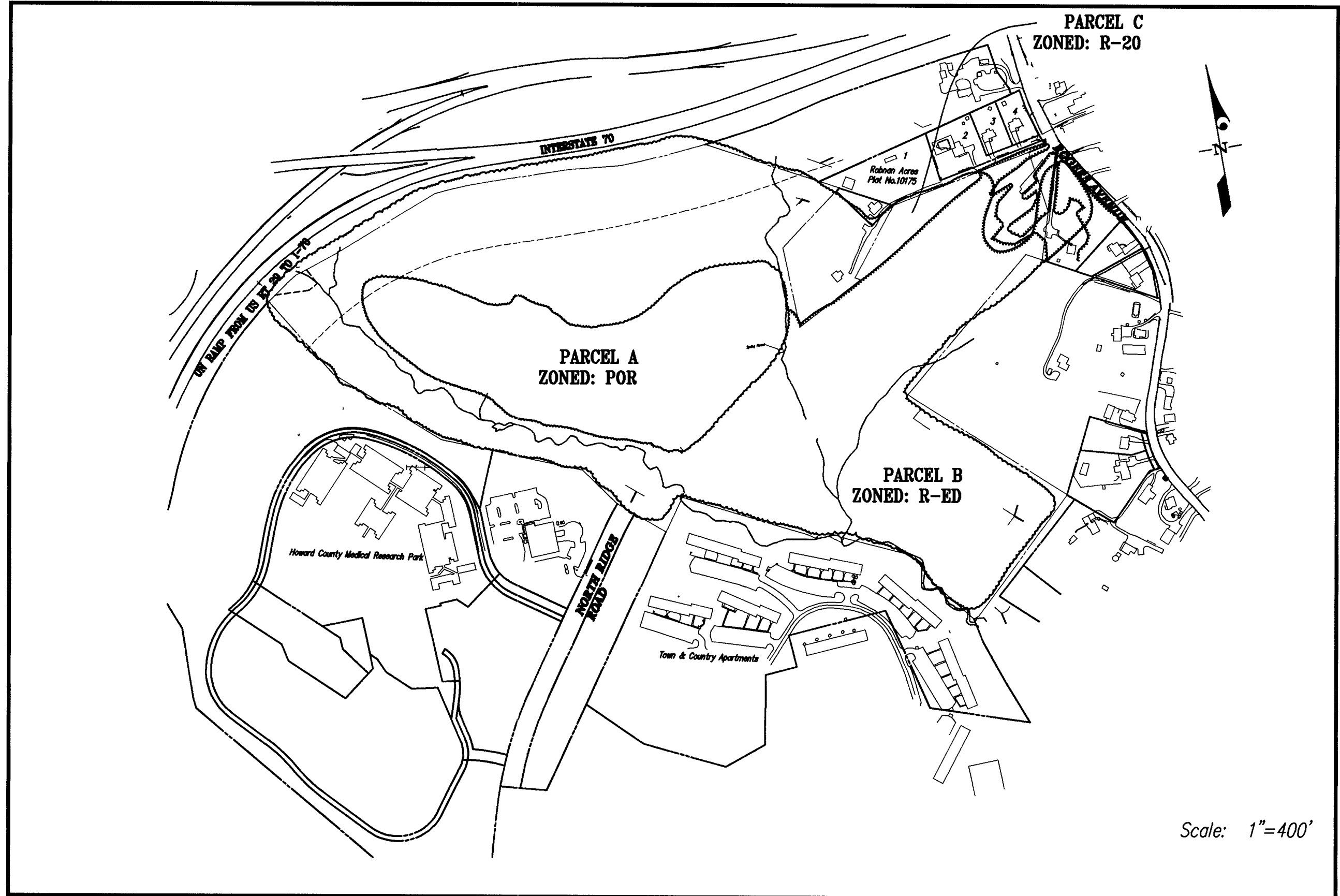
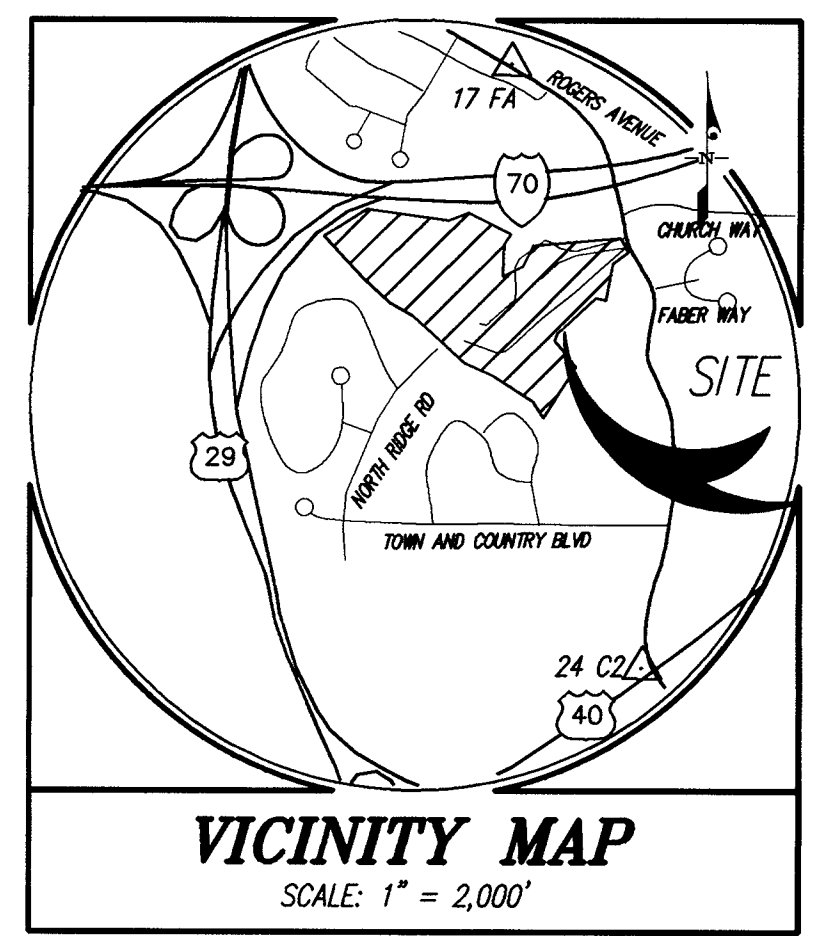
- Parking Requirements:
R-ED/R-20 Areas: Defer to future development plans
POR Requirements: Senior Housing; 2 spaces per 5 units
Apts.: 170 units/5 x 2=68 spaces required. (255 Provided - 145 on-street/70 Garage/40 Carport)
SFA: 116 units/5 x 2 = 47 spaces required (232 provided - 2 per unit, garage or garage/driveway)
Tennis court: 6 spaces/court x 1 court = 6 spaces required, 6 spaces provided.
Community Center: 10 spaces/1000 sf x 4000 sf = 40 spaces
+ 1 sp/employee x 2 employees = 42 spaces required
Total on-street parking provided in SFA/Community Center Area = 102 spaces

- Aerial topography by Greenman-Pedersen, Inc. on 4/6/2000
- Existing utilities were taken from available Howard County records.
- This property is within the Metropolitan District.
- Public water and sewer to be utilized:
Existing Water Contract Number: 14-1063-D
Existing Sewer Contract Numbers: 117-S, 10-1129
- Horizontal and vertical datum is based on Howard County GPS Stations 17 FA and 24C2.
Boundary information per Preliminary Boundary Survey by GLW.
- Sediment and erosion control measures will be included with Final Plans and Site Development Plans.
- The 100-year flood plain information was taken from available records at Development Engineering Division of the Department of Planning and Zoning.
- Traffic Study is by The Traffic Group, dated November 2, 2000, as amended by letter dated 10/15/01, for 2 additional apartment units. This study did not assume any units on the R-ED or R-20 parcels. Any future development on these parcels will require an amended Traffic Study.
- Street trees will be provided per the subdivision regulations at the Final Plan stage.
- Noise study will be submitted at Preliminary Plan stage.
- The location (s) of the access connection (s) for the adjacent Glass Property, Lots 1 - 4 of Robnan Acres, & Parcel 98 will be determined at the Preliminary Plan Stage.

AMENDED

SKETCH PLAN

THE ENCLAVE AT ELLICOTT HILLS



SHEET INDEX

- COVER SHEET
- SKETCH PLAN

WP-01-79

On March 6, 2001, the Director of Howard County Department of Planning & Zoning approved WP-01-79, deferring the open space obligation on the R-20 & R-ED zoned land and for the acreage of the extension of the North Ridge Road right-of-way and stormwater management pond on the R-ED zoned portion of this site until the R-20 and R-ED portions are designed. The future provision of open space acreage must be based on the gross acreage of the R-20 and R-ED zoned land, including the road right-of-way and the SWM pond and must be so noted in plat tabulations.

PB-350

On May 3, 2001, the Decision and Order for PB-Case 350 was signed by the Planning Board approving the development shown on the R-ED portion of this plan.

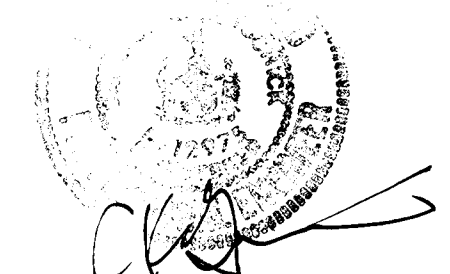
S-01-10

On May 15, 2001, the Sketch Plan was signed by the Director of HCDPZ.

This amended Sketch Plan only changes the number of apartment units from 168 to 170, one unit each in Buildings A & F. There are no changes to the buildings footprint, or to the Limits of Disturbance. Planning Board approval is not required for this amendment which affects only the POR-zoned portion of the 76-acre site. This plan does not affect the infrastructure development proposed in the R-ED portion of the site, as approved by the Planning Board under PB-350.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Rutt
PLANNING DIRECTOR
DATE: 11/20/01



GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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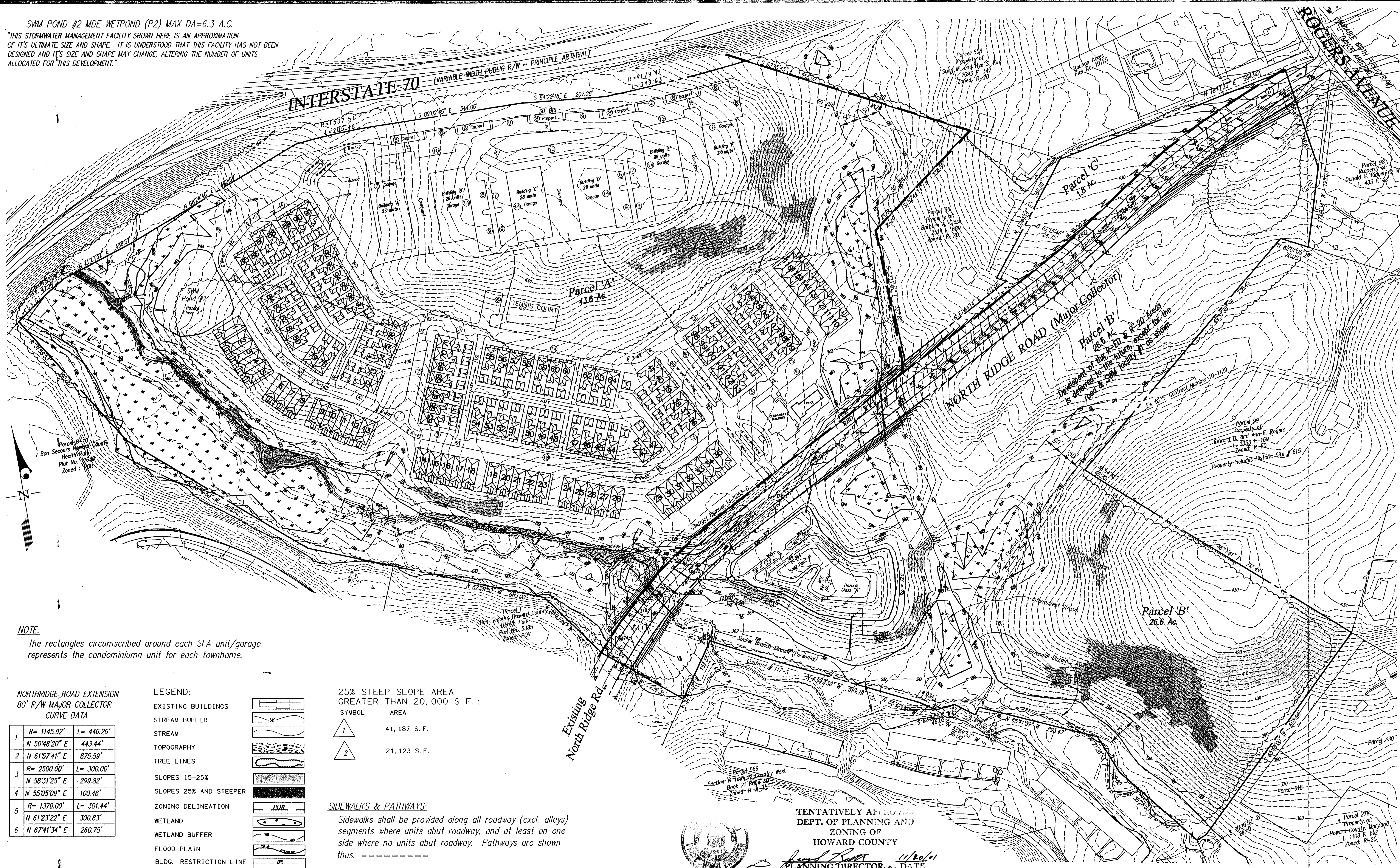
Owner
Exit Seven L.L.C.
c/o Greenbaum & Rose Associates, Inc.
Suite 410, Woodholme Center
1829 Reisterstown Road
Baltimore, MD, 21208
Attn: Mark Bennett
Phone: 410.484.8400

COVER SHEET - AMENDED SKETCH PLAN

THE ENCLAVE AT ELLICOTT HILLS
PARCEL 80
801/488

SCALE AS SHOWN (Plot at 1"=400')	ZONING POR, R-ED, R-20	G. L. W. FILE No.
DATE	TAX MAP - GRID	SHEET
Oct. 24, 2001	17 - 17,18,24	1 OF 2

SWM POND #2 MDE WETPOND (P2) MAX DA=6.3 A.C.
 "THIS STORMWATER MANAGEMENT FACILITY SHOWN HERE IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT."



NOTE:
 The rectangles circumscribed around each SFA unit/garage represents the condominium unit for each townhome.

**NORTH RIDGE ROAD EXTENSION
 80' R/W MAJOR COLLECTOR
 CURVE DATA**

1	R= 1145.92'	L= 446.26'
	N 50°48'20" E	443.44'
2	N 61°57'41" E	875.59'
	R= 2500.00'	L= 300.00'
3	N 58°31'25" E	299.82'
4	N 55°05'09" E	100.46'
	R= 1370.00'	L= 301.44'
5	N 61°23'22" E	300.83'
6	N 67°41'34" E	260.75'

LEGEND:

- EXISTING BUILDINGS
- STREAM BUFFER
- STREAM
- TOPOGRAPHY
- TREE LINES
- SLOPES 15-25%
- SLOPES 25% AND STEEPER
- ZONING DELINEATION
- WETLAND
- WETLAND BUFFER
- FLOOD PLAIN
- BLDG. RESTRICTION LINE

**25% STEEP SLOPE AREA
 GREATER THAN 20,000 S.F.:**

SYMBOL	AREA
1	41,187 S.F.
2	21,123 S.F.

SIDEWALKS & PATHWAYS:

Sidewalks shall be provided along all roadway (excl. alleys) segments where units abut roadway, and at least on one side where no units abut roadway. Pathways are shown thus: -----

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 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Mark Bennett
 PLANNING DIRECTOR 11/20/01
 DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.

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 TEL: 301-421-4024 FAX: 410-881-1820 DC/VA: 301-389-2524 FAX: 301-421-4186

OWNER:
 Exit seven LLC
 Greenbaum & Rose Associates, Inc.
 Suite 410, Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD 21208
 Attn: Mark Bennett
 Phone: 410.484.8100

PREPARED FOR:

AMENDED SKETCH PLAN

**THE ENCLAVE AT ELLICOTT HILLS
 PARCEL 80
 601488**

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	R-ED & R-20	00050
DATE	TAX MAP - GRID	SHEET
OCT 24, 2001	17-17, 18, 24	2 OF 2