LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- DENOTES WETLANDS
- PROPOSED LANDSCAPING
- DENOTES "CREDITED" OPEN AREAS
- DENOTES PROPOSED SIDEWALK
- DENOTES RECREATIONAL OPEN SPACE

UNIVERSAL DESIGN STANDARDS:

Site:

All units are interconnected with sidewalk.
Ducketts Lane, the community building and the common areas are easily accessable to all units.

Units:

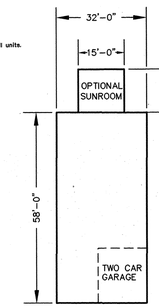
General:
- Level or ramped access
- Optional garage door openers
- Lever door handles
- 3' wide exterior doors
- Optional front loading appliances
- 1st floor owners suite

Electrical:
- Light switches 42" above floor
- Optional toggle switches
- Thermostats at easy to read locations and elevations

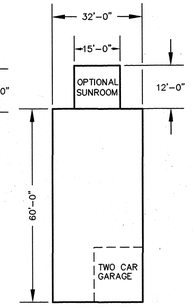
Security:
- Home wired for security system
- Optional direct wire to police, fire, and emergency medical services

Bathrooms:
- Extra wide entryways (36")
- Optional shower designed for roll-in access
- Optional shower seats
- Optional grab bars in toilet and shower areas
- Optional hand held sprayer for shower
- Optional raised toilet seats
- Open access to toilet area

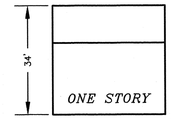
Kitchen:
- Front mounted controls on appliances
- Single lever faucets
- Optional cabinet pulls
- Optional raised dishwasher
- Roll out shelves in lower cabinets
- Optional glass doors on upper cabinets
- Vertical (pantry style) cabinets for most used items
- Optional side-by-side refrigerator



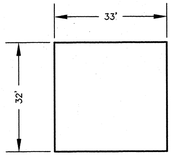
MELROSE
58' OPTION
PLAN VIEW



MELROSE
60' OPTION
PLAN VIEW



COMMUNITY BUILDING
HEIGHT PROFILE
NTS



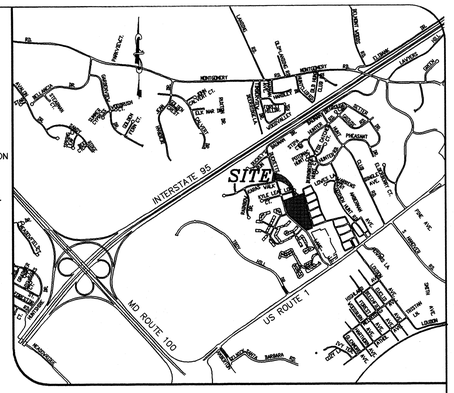
COMMUNITY BUILDING
PLAN VIEW
NTS

MELROSE
ELEVATION
NTS

6. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. PROPERTY IS IN THE METROPOLITAN DISTRICT.
7. THIS PROPOSED DEVELOPMENT WILL CONSIST OF AGE RESTRICTED ADULT HOUSING SINGLE FAMILY ATTACHED DWELLINGS
8. NO STEEP SLOPES EXISTS ON SITE.
9. NO STREAMS OR FLOODPLAIN EXISTS ON SITE.
10. WETLAND DELINEATION BASED ON FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS IN JANUARY 2004.
11. TRASH PICK-UP TO BE PROVIDED BY PRIVATE CONTRACTOR.
12. SWM WILL BE PROVIDED VIA THE USE OF TWO WET EXTENDED DETENTION SWM PONDS SHOWN ON THE PLAN. SWM POND SIZING IS APPROXIMATE AND WILL BE FINALIZED AT THE SDP STAGE. BOTH PONDS ARE PRIVATELY OWNED AND MAINTAINED.
13. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE 02/02/04 ZONING REGULATIONS. DETAILS WILL BE PROVIDED ON THE SDP.
14. 10% OF THE UNITS WILL BE DEDICATED FOR MODERATE INCOME HOUSING.
    REQUIRED UNITS: (52X10% = 6 UNITS)
    PROVIDED UNITS: 6 UNITS
15. NO BURIAL GROUNDS OR HISTORIC STRUCTURES EXIST ON SITE.
16. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
17. THIS DEVELOPMENT IS SUBJECT TO BA-CASE # 04-030-C. PETITION WAS GRANTED ON JAN. 18, 2005 SUBJECT TO THE FOLLOWING CONDITIONS:
    A. THE PETITIONER WILL INSTALL A 6' FENCE ALONG THE EAST LOT LINE AND ALONG THE REAR OF LOTS 31 AND 32 OF THE GLEN COVE ESTATES SUBDIVISION IN ORDER TO PREVENT PEDESTRIAN TRAFFIC FROM TILE ADJOINING MOBILE HOME PARK;
    B. THE PETITIONER WILL INSTALL A TYPE "C" BUFFER ALONG THE NORTH, EAST OR SOUTH SIDE OF THE PROPERTY IF ANY OF THE EXISTING VEGETATION IS DESTROYED;
    C. THE PETITIONER WILL INSTALL OR CAUSE TO BE INSTALLED A DECELERATION LANE ALONG DUCKETTS LANE FOR NORTHBOUND TRAFFIC ENTERING THE DRIVEWAY TO THE PROPERTY.
18. SOILS INFORMATION IS BASED ON SOILS MAP 26 OF THE HOWARD COUNTY SOIL SURVEY DATED JULY 1968.
19. FOREST CONSERVATION OBLIGATIONS WILL BE COMPLIED WITH AT THE SDP STAGE.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE	
C4	62.00	31.56	16.13	29°09'59"	S33°16'45"E	31.22
C5	45.00	69.96	44.28	89°04'31"	S25°50'30"W	63.12
C6	50.00	17.10	8.63	19°35'29"	N33°11'13"E	17.01
C7	50.00	24.21	12.35	27°44'45"	S37°15'51"W	23.98
C8	100.00	78.54	41.42	45°00'00"	N25°21'45"W	76.54
C9	100.00	187.10	135.63	107°11'57"	S56°27'43"E	160.98



VICINITY MAP
1"=2000'

GENERAL NOTES:

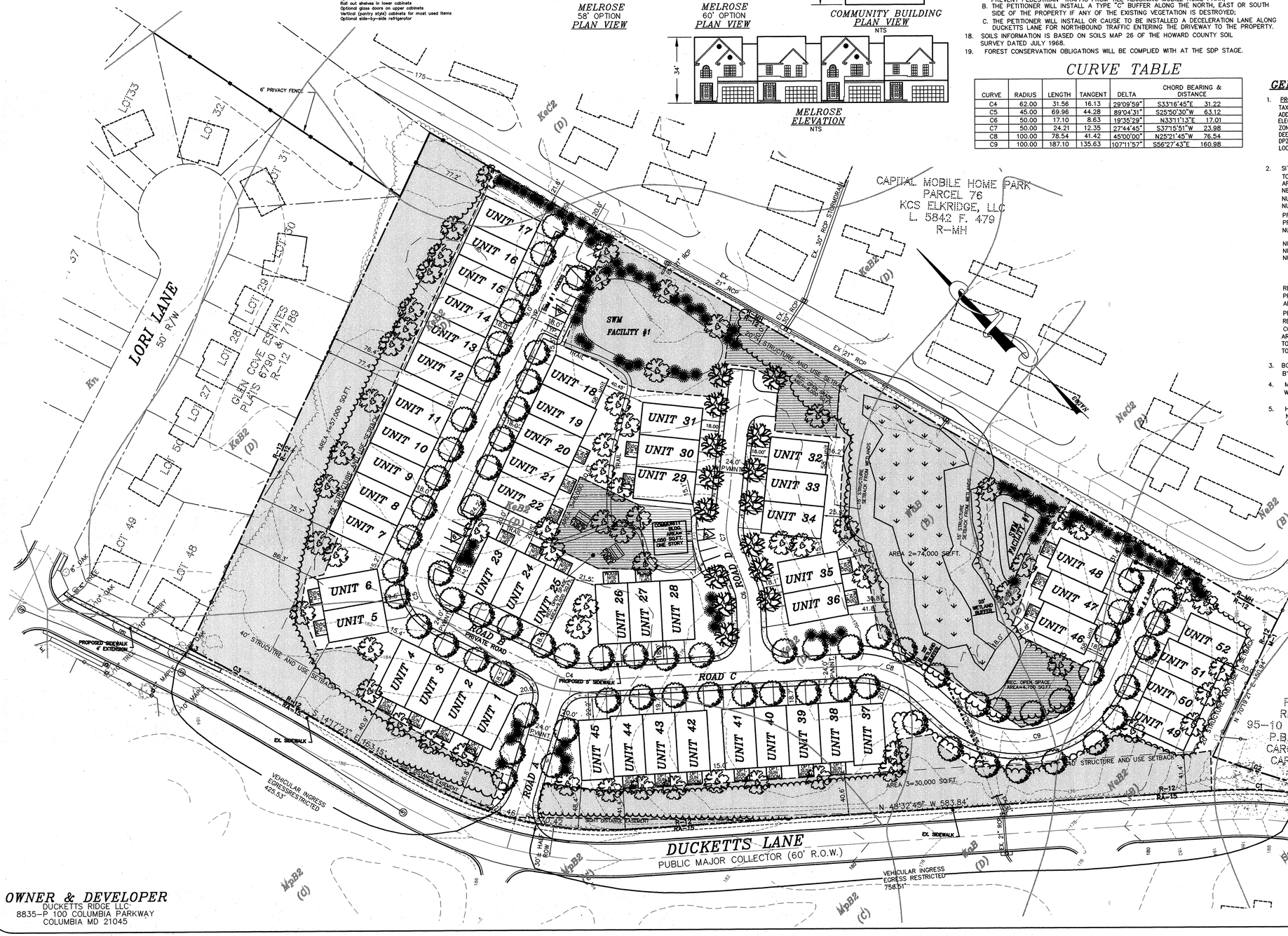
1. PROJECT BACKGROUND:
   TAX MAP : 37, PARCEL: 569 GRID: 12
   ADDRESS: DUCKETTS LANE, ELKRIDGE 21075
   ELECTION DISTRICT : FIRST
   ZONING: R-12
   DEED REFERENCE : L. 6739, F. 699
   DPZ FILES: N/A
   LOCATION: ALONG DUCKETTS LANE, APPROXIMATELY 1.5 MILES NORTHWEST OF ROUTE 1, ACROSS FROM MARBLE HILL DEVELOPMENT.
2. SITE DATA:
   TOTAL TRACT AREA: 10.03 AC±
   AREA OF FLOODPLAIN AND STEEP SLOPES: 0.00 AC.
   NET AREA: 10.03AC± - 0.00= 10.03 AC±
   NUMBER OF BULK PARCELS: 1
   NUMBER OF OPEN SPACE LOTS: 0
   PROPOSED USE: AGE-RESTRICTED ADULT HOUSING
   PROPOSED STRUCTURES: TWO STORY TOWNHOUSE UNITS & COMMUNITY BLDG.
   NUMBER OF UNITS ALLOWED AT 6 UNITS/ NET ACRE (ZONING SECTION 131.N.1.C/R-12) = 10.03*6 UNITS = 60 UNITS
   NUMBER OF UNITS PROPOSED: 52 UNITS
   NUMBER OF PARKING SPACES REQUIRED: 2 SPA./ UNITS=104 SPACES
   NUMBER OF PARKING SPACES PROVIDED:
   GARAGE/DRIVEWAY: 2/UNIT= 104 SPACES
   ON STREET: 16 SPACES
   TOTAL PARKING SPACES PROVIDED: 120 SPACES
   REQUIRED OPEN AREA: 35% OF GROSS AREA * 10.03 AC = 3.511 AC.
   PROVIDED OPEN AREA: 4.06 AC± (38%)
   AREA OF NON CREDITED OPEN AREA: 0.23 AC±
   PROVIDED CREDITED OPEN AREA: 3.83 AC± (38%)
   REQUIRED AREA FOR ON-SITE COMMUNITY BLDG: 20 SQFT/DWELLING UNIT * 52 UNITS = 1040 SQFT
   COMMUNITY BLDG AREA PROVIDED: 1050 SQFT. MINIMUM
   AREA OF RECREATIONAL OPEN SPACE REQUIRED PER UNIT= 400 SQ.FT.
   TOTAL AREA OF RECREATIONAL OPEN SPACE REQUIRED = 52 X 400 =20,800 SQ.FT.
   TOTAL AREA OF RECREATIONAL OPEN SPACE PROVIDED= 21,7500 SQ.FT.
3. BOUNDARY & TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT DECEMBER 2003.
4. MINIMUM LOT SIZE AND OPEN AREA REQUIREMENTS SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 131.N.(1)(e) OF THE HOWARD COUNTY ZONING REGULATIONS (02/02/04)
5. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31A3 & 31D4.

STA. No. 31A3	N 573,217.877 E 1,368,237.662	ELEV. 487.641
STA. No. 31D4	N 571,700.659 E 1,369,606.281	ELEV. 495.179

PHASING TABLE

	PHASE ONE	PHASE TWO
NO. OF UNITS	28*	24
UNITS NUMBERS	1-28	29-52
OTHER	COMMUNITY BUILDING SWM #1	SWM #2

* : EXISTING PARCEL HAS 1 UNIT ALLOCATION



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR — DATE 5/9/05

5/9/05

OWNER & DEVELOPER
DUCKETTS RIDGE LLC
8835-P 100 COLUMBIA PARKWAY
COLUMBIA MD 21045

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project	03-091
date	DEC 2004
illustration	SAA
engineering	SAA
scale	1"=50'
approval	RJH

no.	description revisions	date

DUCKETTS RIDGE
TAX MAP 37 - PARCEL 569 - GRID 12
FIRST ELECTION DISTRICT — HOWARD COUNTY, MARYLAND
SKETCH PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Dial: (301) 621-5521 Wash. (410) 997-0298 Fax

S-05-007