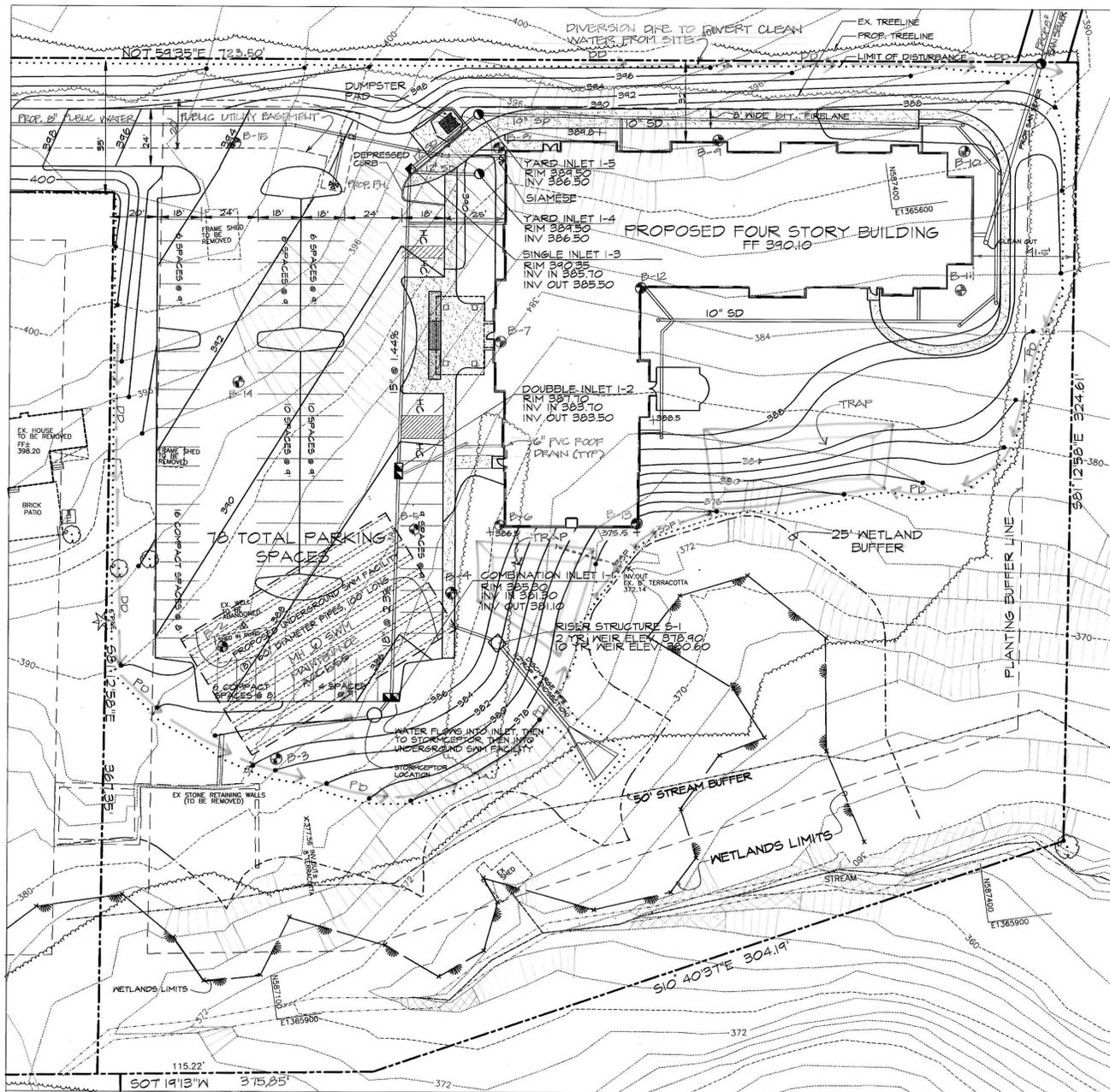


SITE PLAN WITH SURROUNDING PROPERTIES

Scale: 1" = 100'

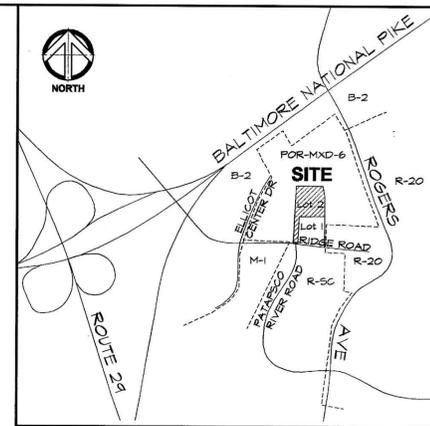
GENERAL NOTES

- Owner/Applicant:
The Estate of John G. Rogers III
Merry K. Rogers, P. R.
11630 Glen Arm Road, Glen Arm, MD 21057
- Developer:
Shelter Development, L.L.C.
218 N. Charles Street, Suite 500, Baltimore, MD 21201
- Deed Reference: 7/24; Tax Account Number: 02-240351
- Acres/Site Data:
TRACT
Area: 6.32 Ac +/- (net), 6.33/ Ac +/- (gross)
Number of proposed lots: 2
LOT 1
Area: 2.38 Ac +/- (net); 2.38 Ac +/- (gross)
Proposed use: Future development, to be determined
LOT 2
Area: 3.94 +/- (net); 3.95 Ac +/- (gross)
Proposed use: Independent Living Elderly Housing, (82 units)
Proposed building: 68,644 s.f., 4 story, 50' high
Density = 82 units / 3.95 Ac. = 20.75 units per acre
Parking Required = 82 units @ 2 spaces/5 dwelling units = 33 spaces
Parking Provided = 78 spaces (includes 1 handicap spaces)
- Current Zoning: PDR-MXD-6
- Open Space: Not required
- There have been no previous building permits.
- There have been no previous Board of Appeals cases, Zoning Board cases, or Waiver Petitions for this property.
- Lots 1 and 2 shall be served by separate water meters and separate sanitary sewers.
- Storm Water Management & Water Quality will be provided by the proposed underground stormwater management facility on Lot 2. The development of Lot 1 will require its own SWM and water quality facility.
- There are no new signs proposed for this site at this time.
- All trees and shrubs shown on this plan are existing unless otherwise noted.
- Hazardous materials & underground fuel tanks: To the best of our knowledge, there are no known hazardous materials or below ground fuel tanks located on the property.
- Archaeological sites & historic structures: To the best of our knowledge, there are no archaeological sites on the property, nor are any of the existing structures listed on the Maryland Historic Trust Inventory.
- The existing topography is taken from field run survey with a two foot contour interval prepared by Gerhold, Cross & Etzel, Ltd. dated July 18, 1997.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland state plane coordinate system. Howard County Monument Nos. 18G1 and 24C2 were used for this project.
- Water is public. Contract No. 14-1349-D, Patapsco drainage area.
- Sewer is public. Contract No. 14-1349-D, Patapsco drainage area.
- Existing utilities are based on Howard County approved Water & Sewer Main drawings, contract no. 427 W&S, and contract no. 14-1349-D. Utility structures were verified by Gerhold Cross & Etzel, Ltd. dated July 18, 1997.
- There is no floodplain on this site.
- The wetlands delineation study for this project was prepared by Richard C. Pais, Inc. dated 4/28/1997, and was approved on 7/23/1997.
- The traffic study for this project was prepared by The Traffic Group, dated 6/23/1997, and was approved on 7/23/1997.
- No noise study is required for this project.
- The geotechnical report for this project was prepared by Hardin Kight Associates Inc., dated 7/21/1997, and was approved on 7/23/1997.
- This project is in conformance with the latest Howard County Standards.
- The stormwater management facility shall be privately owned by Shelter Development, and privately maintained by Shelter development.



SITE PLAN ENLARGEMENT

Scale: 1" = 30'



VICINITY MAP

SCALE: 1"=1000'

LEGEND

- EXISTING MANHOLE, SANITARY, STORM DRAIN, ELECTRIC
- EXISTING GAS OR WATER VALVE
- EXISTING UTILITY POLE
- EXISTING TREE
- EXISTING WELL
- EXISTING C&P PEDESTAL
- EXISTING CO, CLEANOUT, FH, FIRE HYDRANT
- CHAINLINK FENCE
- TREELINE
- WETLAND DELINEATION
- STREAM
- PROPERTY LINE
- EXISTING 2' CONTOURS
- USE SETBACK LINE
- 25' WETLAND BUFFER
- 50' STREAM BUFFER
- SLOPES 15% - 24.9%
- SLOPES GREATER THAN 25%

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joseph Keeth
PLANNING DIRECTOR DATE 9/17/97



REVISED 9/14/1997 PER COUNTY COMMENTS
REVISED 8/11/1997 PER COUNTY COMMENTS

DEPT. PLANNING & ZONING # SP-17-10

SITE RESOURCES
INCORPORATED
Comprehensive Land Planning & Site Design Services

1738 Boggs Road • Forest Hill, Maryland 21050
(410) 879-6864 • Fax (410) 879-6865

SHELTER DEVELOPMENT LLC
AFFORDABLE ELDERLY HOUSING
PARK VIEW AT
ELLICOTT CITY

PRELIMINARY EQUIVALENT
SKETCH PLAN
2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TAX MAP 24 PARCEL 56



DATE: 9/4/1997
SCALE: AS SHOWN
PROJECT NO: 2796
DRAWING NO: SD-1
SHEET 1 OF 1

SP-97-10