

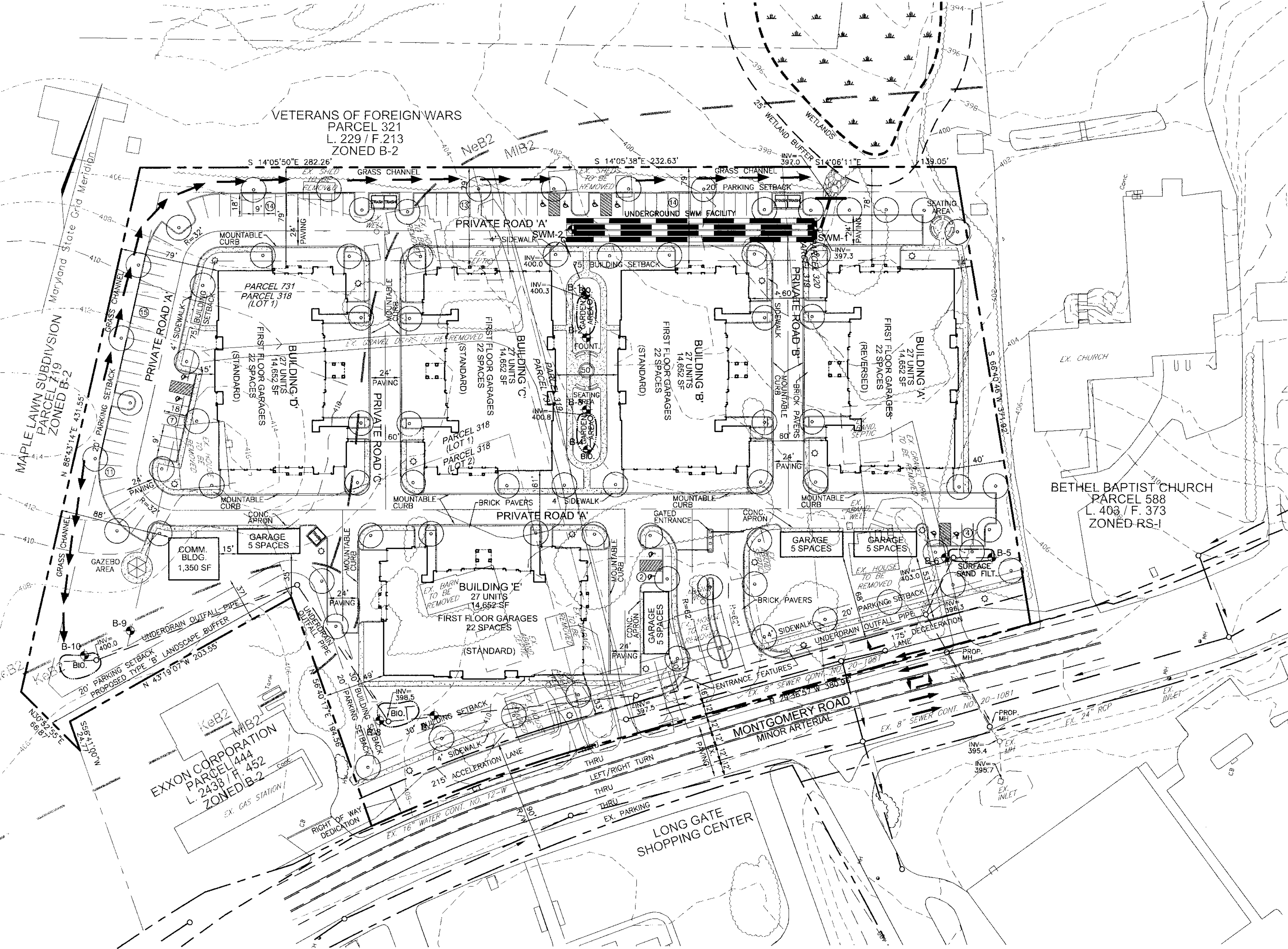
VICINITY MAP
SCALE 1"= 2000'

GENERAL NOTES

1. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2004.
2. TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHICAL SURVEY PERFORMED BY POTOMAC AERIAL SURVEYS, INC. DATED MAY 2001.
3. WATER SERVICE WILL BE PUBLIC AND BE PROVIDED BY CONTRACT NUMBER #12-W.
4. SEWER SERVICE WILL BE PUBLIC AND BE PROVIDED BY CONTRACT NUMBER #20-1081.
5. THIS PROPERTY IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE APRIL 2004 ZONING REGULATIONS.
6. THIS SITE IS LOCATED IN THE METROPOLITAN DISTRICT.
7. APFO TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, DATED JUNE 17, 2004.
8. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
9. WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JULY 2004.
10. THERE ARE NO FLOODPLAINS ON THIS SITE.
11. ALL LANDSCAPING REQUIREMENTS SET FORTH IN THE HOWARD COUNTY LANDSCAPE MANUAL WILL BE COMPLIED WITH.
12. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
13. THE FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JULY 2004.
14. STREET LIGHTING WILL BE PROVIDED FOR THIS SITE.
15. THERE ARE NO BURIAL OR CEMETERY LOCATIONS ON SITE.
16. STORMWATER MANAGEMENT WILL BE PROVIDED BY AN UNDERGROUND EXTENDED DETENTION POND. WQV AND REV WILL BE PROVIDED BY SURFACE SAND FILTERS, BIOTENTION AREAS AND GRASS CHANNELS. THE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. COMMUNITY CENTER REQUIREMENTS WILL BE MET BY PROVIDING A 1,350 SF COMMUNITY BUILDING.
18. THERE ARE NO WETLANDS LOCATED ONSITE.
19. THERE ARE NO STEEP SLOPES LOCATED ONSITE.
20. EACH BUILDING WILL PROVIDE 22 FIRST FLOOR GARAGED SPACES WITH 1 PARKING SPACE IN FRONT OF EACH GARAGE. DETACHED GARAGES WITH 5 SPACES EACH WILL PROVIDE THE ADDITIONAL SPACES NEEDED FOR EACH UNIT TO BE PROVIDED WITH A GARAGE.
21. THIS PROJECT WILL COMPLY WITH MODERATE INCOME HOUSING UNIT AGREEMENTS AND COVENANTS AS DESCRIBED IN SECTION 13.402 OF THE COUNTY CODE.
22. PARCEL 318, LOT 1 IS SERVED BY PUBLIC WATER AND SEWER. PARCEL 318 LOT 2, PARCEL 319 AND PARCEL 320 HAVE ABANDONED WELL AND SEPTIC SYSTEMS AND ARE CURRENTLY SERVED BY PUBLIC WATER AND SEWER. PARCEL 731 HAS AN ACTIVE WELL AND SEPTIC SYSTEM. ALL WELLS AND SEPTIC SYSTEMS WILL BE PROPERLY SEALED AND ABANDONED BY A LICENSED PROFESSIONAL.
23. NO BUILDING SHALL BE TALLER THAN 4 STORIES.
24. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

SITE DATA

EXISTING ZONING:	R-SI
GROSS AREA OF PROPERTY TRACT:	7.34 AC
NET AREA OF PROPERTY TRACT:	7.34 AC
AREA OF PROPOSED PARCEL:	7.34 AC
NUMBER OF PARCELS PROPOSED:	1
PERMITTED DENSITY:	25 PER NET ACRE OR 183 UNITS
NUMBER OF UNITS ALLOWED:	135
NUMBER OF UNITS PROPOSED:	184 AC (25% GROSS AREA- INCLUDING RECREATION AND COMMON AREAS- AT LEAST PATHWAYS AND SEATING AREAS)
OPEN SPACE AREA REQUIRED:	2.28 AC (31% GROSS AREA)
OPEN SPACE AREA PROVIDED:	14 OR (10%)
MODERATE INCOME HOUSING UNITS REQUIRED:	14
MODERATE INCOME HOUSING UNITS PROVIDED:	14
PARKING SPACES REQUIRED:	1 PER UNIT PLUS OVERFLOW PER DESIGN MANUAL III TABLE 2.11 OR 135 SPACES 1 HANDICAP SPACE PER 50 SPACES OR 3 SPACES
PARKING SPACES PROVIDED:	215 SURFACE PARKING SPACES + 130 GARAGE PARKING SPACES = 345 SPACES (10 HANDICAP SURFACE SPACES + 10 HANDICAP GARAGE SPACES = 20 HANDICAP SPACES)
COMMUNITY CENTER AREA REQUIRED:	1,350 SF (10 SF PER UNIT)
COMMUNITY CENTER AREA PROVIDED:	1,350 SF
MAXIMUM ALLOWED BUILDING HEIGHT:	50 FT



PLAN
SCALE 1"=50'

LEGEND

	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	SOIL TYPE DIVISION LINE
	EXISTING TREELINE
	WETLANDS
	STREET LIGHT

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
MIB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
KaB2	KELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D
NeB2	NESHAMNY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

OWNERS

WILLIAM R. NAZELROD
TINA C. NAZELROD
4243 MONTGOMERY ROAD
ELLCOTT CITY, MD 21043
TAX MAP 24 GRID 24 PARCEL 318
DEED REF. 2137/323

CLARENCE S. NAZELROD
DOROTHY P. NAZELROD
148 EAST NOCK LANE
CAMDEN, DE 19934
TAX MAP 24 GRID 24 PARCEL 731
DEED REF. 1328/228

WILLIAM R. NAZELROD
TINA C. NAZELROD
4343 MONTGOMERY ROAD
ELLCOTT CITY, MD 21043
TAX MAP 24 GRID 24 PARCEL 319
DEED REF. 3859/458

MONTGOMERY PARTNERSHIP
7121 DORSEY RUN ROAD
ELKRIDGE, MD 21075
TAX MAP 24 GRID 24 PARCEL 320
DEED REF. 2082/730

DEVELOPER

BEAZER HOMES CORP.
8965 GUILFORD ROAD
SUITE 290
COLUMBIA, MD 21046
(301) 621-8151

**SKETCH PLAN
SITE LAYOUT PLAN
MONTGOMERY ROAD
APARTMENT / CONDOMINIUMS
ADULT HOUSING COMMUNITY**

TAX MAP 24 PARCELS 318, 319, 320 & 731
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERS, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
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FAX: 410-461-8961

DESIGN BY: JT
DRAWN BY: JT
CHECKED BY: RHV
DATE: NOV. 2, 2004
SCALE: 1"=50'
W.O. NO.: 04-92

1 SHEET OF 1