

05 DEC 14 2012

Morsberger Property

The general size and layout of the proposed buildings is shown on the Zoning Site Plan. The units will feature first floor master bedrooms and other Universal Design features. Also attached are the Universal Guidelines published by the Howard County Office of Aging.

Universal Design for the Active Adult Home

General

Garage-door openers

Lever door handles

8' high garage door, van height option

3' wide exterior doors

Minimum 36" wide hallways

Front-loading laundry appliances

Wider, deeper stairs

Closet shelving in adjustable heights

Non-slip flooring with level thresholds

Dual cueing (both visual and audio indicators) for doorbell and security and smoke alarms

Electrical

Light switches 42" above floor

Outlets a minimum of 18" above floor

Touch or toggle luminous light switches

Thermostats at easy-to-read locations and elevations

Security

Home wired for security

Direct wired to police, fire and emergency medical services

Security at guardhouse

Bathrooms

Extra-wide entry

Shower designed for transfer (36" wide by 36" deep) or roll-in (minimum 36" wide by 48" deep)

Hand-held spray with 60" long hose

15" extension at side of bathtub for easier entry

Raised toilet heights

Do not enclose toilet; or provide option to open up

Kitchen

Single-lever faucets

Pulls (no knobs) on cabinets and drawers

Counter-height oven

Raised dishwasher

Countertops at a variety of common heights – 30", 36" and 42"

Roll-out shelves or drawers in lower cabinets

Glass doors or open shelves in upper cabinets

Vertical (pantry-style) cabinets for most-used items

Waste and recycling containers on pull-out drawers in lower cabinets

Built-in desk

Side by side refrigerator

Safety shut-offs and dual cueing on appliances

Pull-out step stool

Roll-out carts

Contrast edge on counters and flooring

Varied light sources and adjustable controls

UNIVERSAL DESIGN GUIDELINES FOR AGE-RESTRICTED ADULT HOUSING IN HOWARD COUNTY

The Howard County Zoning Regulations allow for Active Adult Housing as either a conditional use in residential districts or as a permitted use in the Planned Senior Community district. Both approaches require that dwellings be appropriately designed for adults at least 55 years of age. Site improvements must ensure accessible routes between parking, dwelling units and common areas. Individual dwellings must and incorporate universal design features to be adaptable for residents with mobility and functional limitations that often result from aging.

Design standards for site accessibility and usable common areas have been established for multi-family housing by the Americans with Disabilities Act and the Fair Housing Act of 1988. While recognized standards for individual units for older adults have not been established, Universal Design is a relatively new, evolving concept that provides some guidance. Accordingly the Department of Planning and Zoning met with several senior housing developers, representatives of the Homes for Life Coalition of Howard County, and the Department of Inspections, Licenses, and Permits to discuss minimum requirements. Divergent views were expressed regarding what features should be required vs optional. Features vary considerably in cost, relevance for different users, and adaptability to different sites and project types. Developers' chief concerns were that the current market doesn't perceive a need for most universal design features since the oldest boomers are still relatively young and aren't focused on how their needs may change over time. Additionally concern was expressed about increasing the cost of senior housing if many universal design features are required rather than optional.

These guidelines reflect a middle position focusing on requiring those features that are relatively inexpensive if part of initial construction, but would require major renovation to retrofit in the future. Items that are either relatively less expensive to retrofit in the future are listed as desirable or optional.

REQUIRED

- for multi-family apartment or condo developments, an accessible path between parking, dwelling units, and common areas that meets ADA standards
- for single family detached and attached developments, a no-step access to the front entrance to the community building and all dwellings (a no-step entrance is desirable, but not required at other entrances)
- 36" wide front door with exterior lighting of the entrance
- all interior doorways at least 32" wide (36" is preferable)
- hallways at least 36" wide, (40-42" is preferable)
- complete living area including master bedroom & bath on first floor (or elevator access if multi-story rental/condo apartments)
- lever handles on interior and exterior doors
- blocking for grab bars in walls in bathroom walls near toilet and shower

DESIRABLE

- covered main entry
- entry door approach with 18"-24" of clearance at side adjacent to handle
- smooth transitions between rooms (vertical threshold of 2" or less)
- slip resistant flooring
- maximize accessible path between main living rooms (preferably 38-42")
- lever handles on kitchen and bathroom sinks, plus shower
- anti-scald devices on all plumbing fixtures
- 5' turning radius or T turn in kitchen and first floor bathroom

- parallel and forward approach maneuvering space in front of appliances and plumbing fixtures
- main electrical breaker box located on the first floor
- switches, doorbells, thermostats, and breaker boxes should be located no more than 48" above the floor; electrical receptacles should be at least 15" above the floor

CUSTOM OPTIONS

- security system
- visual ID of visitors
- visual smoke detectors
- handrails on both sides of exterior and interior stairs
- task lighting in kitchen, bath and other work spaces
- rocker light switches
- lighting in closets and pantry
- closet rods adjustable from 3' to 5'6"
- slip resistant flooring in kitchen and bath
- multi-level or adjustable kitchen countertops and work spaces
- pull-out shelves for kitchen base cabinets
- front mounted controls on stove
- installation of grab bars in bathroom
- hand held showerhead in shower
- curbless shower

10/22/02



HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-4400

James M. Irvin, Director

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FAX 410-313-3408
TDD 410-313-2323

September 19, 2005

Mr. Donald R. Reuwer, Jr.
Morsberger LLC
5300 Dorsey Hall Drive, Suite 102
Ellicott City, Maryland 21042

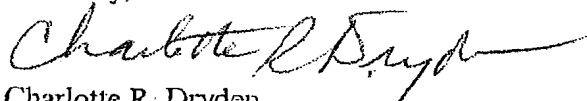
SUBJECT: Metropolitan District Inclusion
11405 Old Frederick Road (Route 99), Marriottsville, Maryland 21104

Dear Mr. Reuwer:

This is to advise you that the Director of Public Works has approved your request for incorporation into the Metropolitan District. Enclosed for your files is a copy of the signed Administrative Decision which shows that the effective date of the incorporation is September 19, 2005. Your next tax bill after the effective date should reflect any new ad valorem and front foot charges. These charges are determined and assessed by the Department of Finance.

Thank you for your interest. Should you have any further questions, please do not hesitate to contact me (410-313-4419).

Sincerely,


Charlotte R. Dryden
Real Estate Services Division

CRD/d

cc: Files

ADMINISTRATIVE DECISION
BY THE DIRECTOR OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

SEPTEMBER 19, 2005
DATE

METROPOLITAN DISTRICT DECISION NUMBER 15-2005

WHEREAS, Section 18.101(a) of the Howard County Code provides that only a parcel of land located in the Metropolitan District of Howard County, Maryland may be served by public water or sewer;

WHEREAS, Section 18.101(f) of the Howard County Code provides for the administrative incorporation of a parcel of land into the Metropolitan District by the Director of Public Works;

WHEREAS, a petition entitled "Petition to Incorporate a Single Parcel of Land into the Metropolitan District of Howard County, Maryland" was submitted in writing to the Director of Public Works by the property owner(s) listed below;

WHEREAS, the Department of Planning and Zoning has indicated that inclusion of the subject parcels into the Metropolitan District will not violate the intent of the General Plan;

WHEREAS, the subject parcels are located in the "Planned Service Area" in the Howard County Master Plan for Water and Sewerage;

WHEREAS, the Director of Public Works has published a notice of intent in the Howard County Times on September 1, 2005, proposing to incorporate the subject parcel into the Metropolitan District, which notice contained the requirement that any opposition to the incorporation be made in writing to the Director of Public Works on or before September 16, 2005;

WHEREAS, no written opposition has been received by the Director of Public Works on or before September 16, 2005; and

WHEREAS, the Director of Public Works has approved the petition to incorporate the subject parcel of land into the Metropolitan District, which parcel is further described as follows:

PROPERTY OWNER:	Morsberger, LLC
LOCATION:	11405 Old Frederick Road (Route 99) Marriottsville, Maryland 21104
TAX MAP: 10	GRID NO: 21 PARCEL: 207
TAX ID. NO. 03-299848	PARCEL SIZE: 1.149 acres
ELECTION DISTRICT: Third	PRESENT ZONING: RC-DEO
DEED DATE: 5/17/05	LIBER/FOLIO REF: 9216/001

As a condition of being incorporated into the Metropolitan District, the property owner(s) shall pay all applicable Metropolitan District charges and any interest thereon as set forth in Subtitle 3 "Water And Sewer Charges And Assessments" of Title 22 "Taxation And Public Credit" of the Howard County Code, including, but not limited to:

WATER/SEWER CONNECTION CHARGES

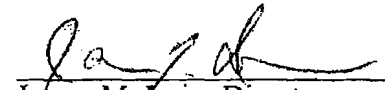
IN-AID-OF-CONSTRUCTION CHARGES

WATER/SEWER CHARGES AND SURCHARGES

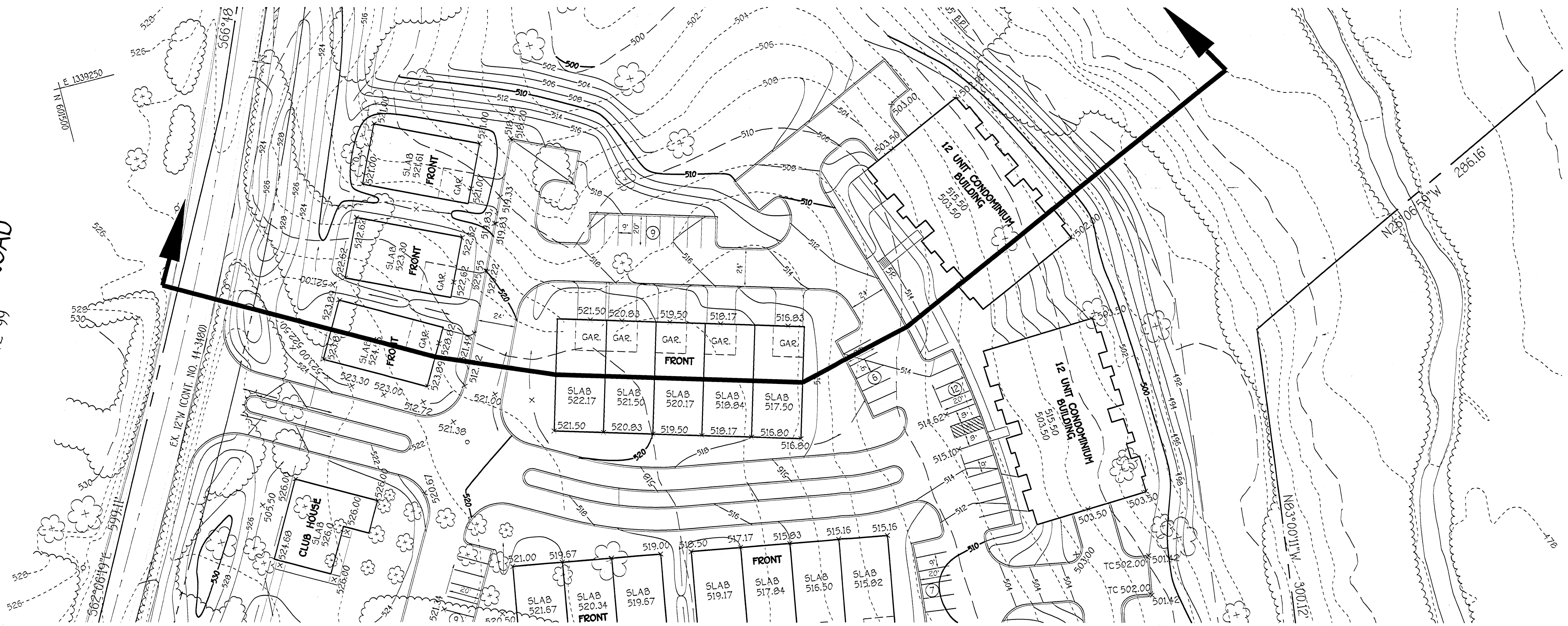
FRONT FOOT BENEFIT ASSESSMENT CHARGES

AD VALOREM CHARGES

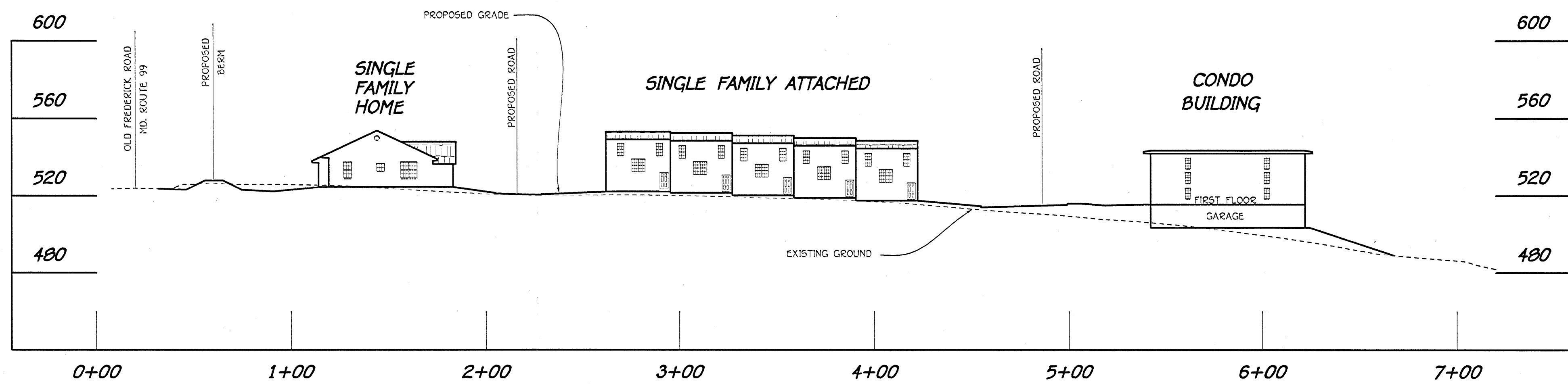
Be it, therefore approved that this Metropolitan District incorporation shall become effective this 19th of September 2005.


James M. Arvin, Director
Department of Public Works

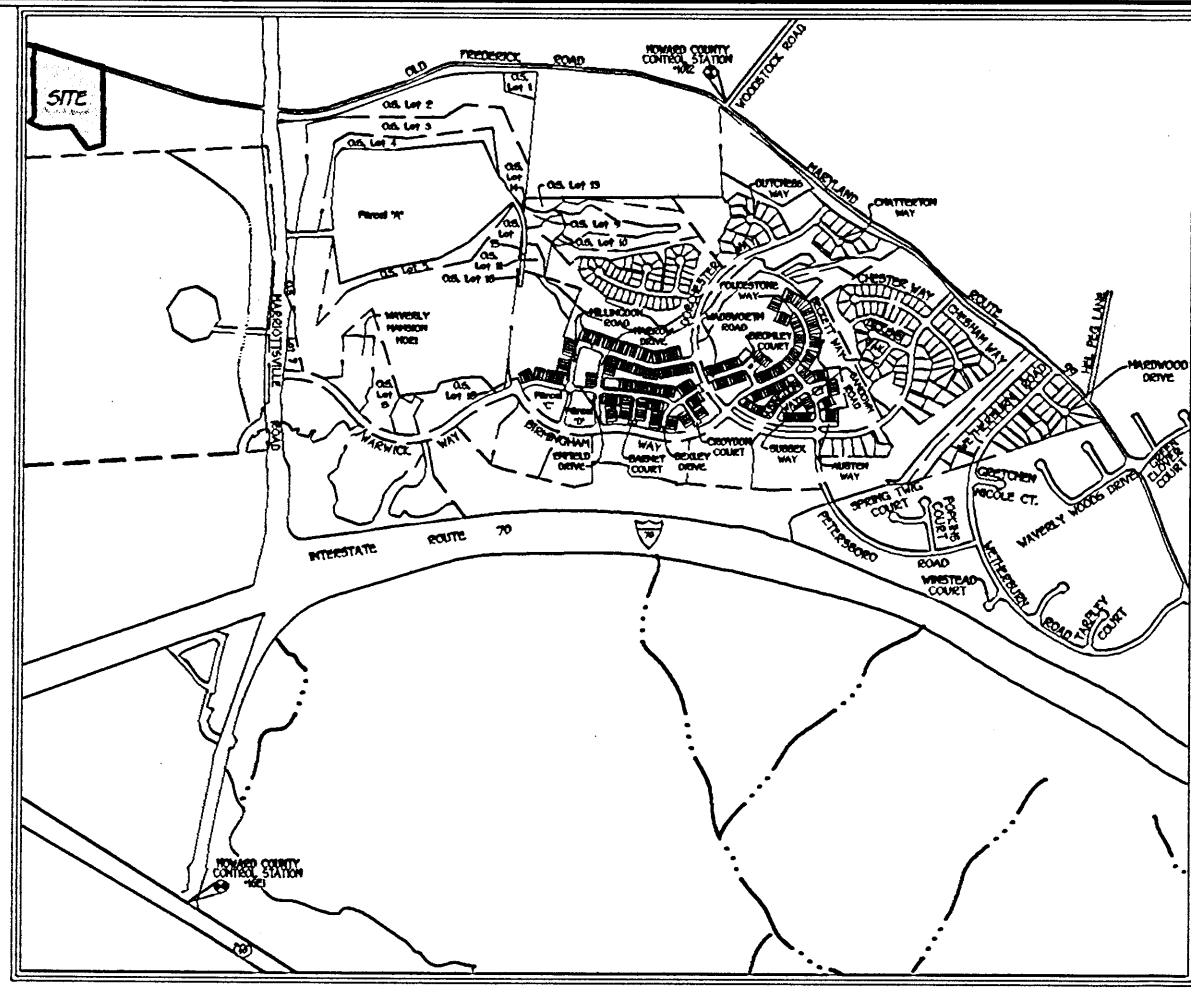
OLD FREDERICK ROAD
MD. ROUTE 99



PLAN
SCALE: 1" = 40'



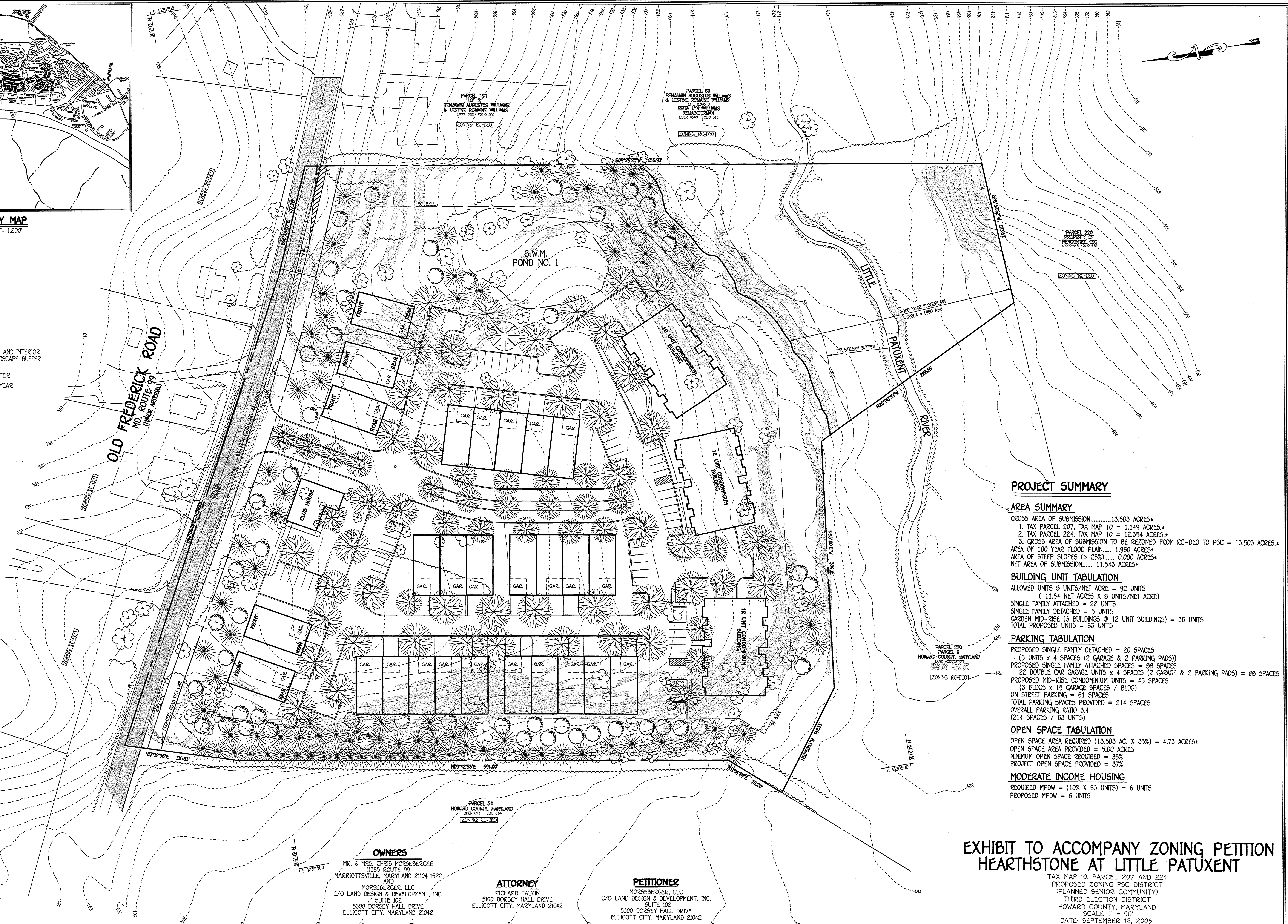
SECTION
SCALE: HOR. : 1" = 40'
VER. : 1" = 40'



VICINITY MAP
SCALE: 1" = 1,200'

LEGEND

- PROPOSED SITTING AREA LOCATION (NOT TO SCALE)
- PERIMETER AND INTERIOR ROAD LANDSCAPE BUFFER
- DENOTES STREAM BUFFER
- DENOTES PUBLIC 100 YEAR FLOODPLAIN LIMITS
- DENOTES 15.00% TO 24.99% SLOPES
- DENOTES 25.00% AND GREATER SLOPES



PROJECT SUMMARY

AREA SUMMARY

- GROSS AREA OF SUBMISSION.....13.503 ACRES+
 - 1. TAX PARCEL 207, TAX MAP 10 = 1.149 ACRES+.
 - 2. TAX PARCEL 224, TAX MAP 10 = 12.354 ACRES+.
 - 3. GROSS AREA OF SUBMISSION TO BE REZONED FROM RC-DEO TO PSC = 13.503 ACRES+.
- AREA OF 100 YEAR FLOOD PLAIN..... 1.960 ACRES+.
- AREA OF STEEP SLOPES (> 25%)..... 0.000 ACRES+.
- NET AREA OF SUBMISSION..... 11.543 ACRES+.

BUILDING UNIT TABULATION

- ALLOWED UNITS @ UNITS/NET ACRE = 92 UNITS (11.54 NET ACRES X 8 UNITS/NET ACRE)
- SINGLE FAMILY ATTACHED = 22 UNITS
- SINGLE FAMILY DETACHED = 5 UNITS
- GARDEN MID-RISE (3 BUILDINGS @ 12 UNIT BUILDINGS) = 36 UNITS
- TOTAL PROPOSED UNITS = 63 UNITS

PARKING TABULATION

- PROPOSED SINGLE FAMILY DETACHED = 20 SPACES (5 UNITS X 4 SPACES (2 GARAGE & 2 PARKING PADS))
- PROPOSED SINGLE FAMILY ATTACHED SPACES = 80 SPACES
- 22 DOUBLE CAR GARAGE UNITS X 4 SPACES (2 GARAGE & 2 PARKING PADS) = 88 SPACES
- PROPOSED MID-RISE CONDOMINIUM UNITS = 45 SPACES (3 BLDGS X 15 GARAGE SPACES / BLDG)
- ON STREET PARKING = 61 SPACES
- TOTAL PARKING SPACES PROVIDED = 214 SPACES
- OVERALL PARKING RATIO 3.4 (214 SPACES / 63 UNITS)

OPEN SPACE TABULATION

- OPEN SPACE AREA REQUIRED (13.503 AC. X 35%) = 4.73 ACRES+
- OPEN SPACE AREA PROVIDED = 5.00 ACRES
- MINIMUM OPEN SPACE REQUIRED = 35%
- PROJECT OPEN SPACE PROVIDED = 37%

MODERATE INCOME HOUSING

- REQUIRED MPDW = (10% X 63 UNITS) = 6 UNITS
- PROPOSED MPDW = 6 UNITS

**EXHIBIT TO ACCOMPANY ZONING PETITION
HEARTHSTONE AT LITTLE PATUXENT**

TAX MAP 10, PARCEL 207 AND 224
PROPOSED ZONING PSC DISTRICT
(PLANNED SENIOR COMMUNITY)
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE 1" = 50'
DATE: SEPTEMBER 12, 2005