

SHEET INDEX		
SHEET No.	TITLE SHEET	SHEET
1	TITLE SHEET	
2	NOTES AND TYPICAL ROADWAY SECTION	
3-4	COMPREHENSIVE SKETCH PLAN	
5	DETAILS	
6	FOREST CONSERVATION PLAN	

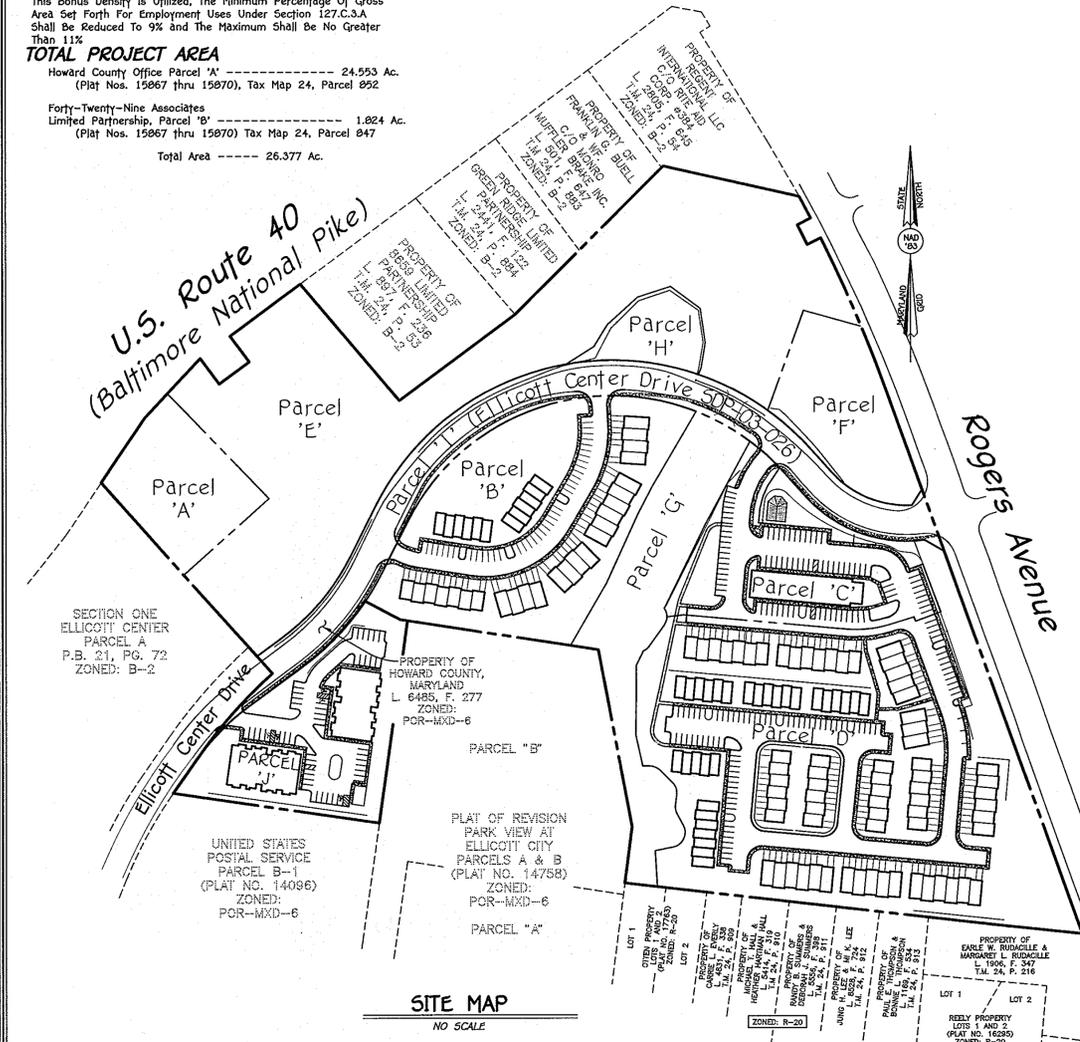
LAND USE SUMMARY			
LAND USE	PROPOSED DENSITY RANGE	ACREAGE	PERCENT
Residential Single Family Attached	136 Units	12.337 ac.	46.8%
Multi Family Age Restricted	32 Units		
Employment/Retail Office	10,400 SF	2.617 ac.	9.9% (**)
Employment/Retail	6,600 SF		
Open Space		(9.418 ac.)	35.7%
Community Open Space (Commercial/Residential)		(2.617 ac.)	
Howard County Recreation and Parks		(7.875 ac.)	
Other Land use Public Road R.O.W.		2,005 ac.	7.6%
TOTALS	160 Units (Residential) 17,000 SF (Commercial)	26.377 ac.	100%

PARKING REQUIREMENT (*)		
LAND USE	MINIMUM PARKING REQUIRED	PARKING PROVIDED
Office	33 Spaces	83 Spaces (Office & Retail)
Retail	35 Spaces	313 Spaces
Single Family Attached	313 Spaces	50 Spaces
Multi Family Age Restricted	42 Spaces	

\* In Accordance With Howard County Design Manual Volume III Parking Along One Side of A 24' Wide, Or Greater, Street Is Allowed. Of The Total 359 Residential Parking Spaces 4 Are Provided Along The Curb Line On One Side Of The Streets; 177 Parking Spaces Are Provided In Designated Parallel Parking Stalls And 180 Spaces Are Provided In The Garage And On The Driveway Of Each Unit. This Results In An Average Of 2.34 Spaces Per Non-Age Restricted Residential Unit, Required Under County's Parking Regulations.

\*\* In The MXD-6 District, A Density Bonus Of Up To 1.25 Units Per Acre Shall Be Allowed For The Purpose Of Providing Those Additional Units As Age Restricted Adult Housing Units Which Meet All Requirements Of The POR District For Such Units. If This Bonus Density Is Utilized, The Minimum Percentage Of Gross Area Set Forth For Employment Uses Under Section 127.C.3.A Shall Be Reduced To 9% and The Maximum Shall Be No Greater Than 11%.

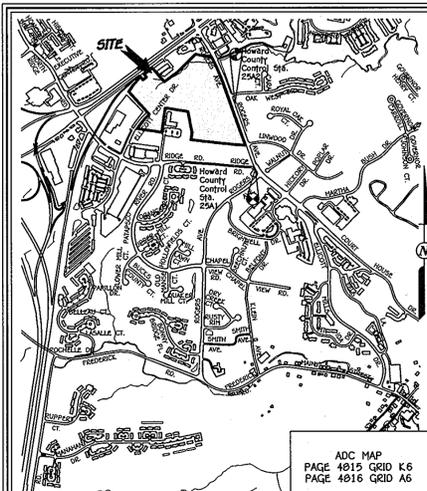
**TOTAL PROJECT AREA**  
Howard County Office Parcel 'A' ----- 24.553 Ac.  
(Plat Nos. 15867 thru 15870), Tax Map 24, Parcel 092  
Forty-Two-Nine Associates Limited Partnership, Parcel 'B' ----- 1.824 Ac.  
(Plat Nos. 15867 thru 15870) Tax Map 24, Parcel 047  
Total Area ----- 26.377 Ac.



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
GENERAL OFFICE: 1072 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461-2200

# COMPREHENSIVE SKETCH PLAN ELLICOTT MILLS OVERLOOK

## Parcels 'A' Thru 'I' (F-12-014/PLAT NOS. 21798 TO 21803) AND FUTURE PARCEL 'J' (F-03-21/PLAT NOS. 15867 TO 15870; PLAT OF FORTY-TWENTY-NINE ASSOCIATES LIMITED PARTNERSHIP, PARCEL B) TAX MAP No. 24 PARCEL Nos. 852, 847 GRID No. 6 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP  
SCALE: 1" = 1200'

### General Notes Continued:

- THIS PROJECT IS SUBJECT TO DESIGN MANUAL WAVE APPROVED ON DECEMBER 22, 2011 BY DEVELOPMENT ENGINEERING DIVISION REQUESTING A WAIVER TO SECTIONS 2.3 AND 2.4 OF DESIGN MANUAL VOLUME II REQUESTING THE REDUCTION OF HORIZONTAL CURVATURE AND REDUCTION IN PAVEMENT WIDTH SUBJECT TO:
  - DESIGN MANUAL VOLUME II, SECTION 2.3 SUBMISSION OF AN EMERGENCY VEHICLE TURNING ANALYSIS MEETING THE FIRE DEPARTMENT STANDARDS BEING SUBMITTED AND APPROVED BY THE DEPARTMENT OF FIRE AND RESCUE SAFETY FOR PRIVATE ROAD "A";
  - DESIGN MANUAL VOLUME II, SECTION 2.4 IS APPROVED FOR PRIVATE ROADS "E" THRU "I" AND A PORTION OF PRIVATE ROAD "D";
- THIS PROJECT IS SUBJECT TO WF-12-007 WHICH THE DEPARTMENT OF PLANNING AND ZONING ON DECEMBER 23, 2011 APPROVED A WAIVER FROM THE FOLLOWING SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS:
  - 16.116(A)(2)(B), TO REDUCE THE REQUIRED 75' STREAM BUFFERS REFERENCED FROM A PERENNIAL STREAM IN RESIDENTIAL LAND USE AREAS IN A MXD ZONING DISTRICT TO 50' STREAM BUFFERS; AND;
  - 16.116(A)(2)(C), TO BE PERMITTED TO GRADE AND REMOVE VEGETATIVE COVER AND TREES WITHIN A 50' STREAM BUFFER REFERENCED FROM A PERENNIAL STREAM IN A NON-RESIDENTIAL LAND USE AREA IN A MXD ZONING DISTRICT; AND;
  - 16.116(B)(1), TO BE PERMITTED TO GRADE, REMOVE VEGETATIVE COVER AND TREES, CONSTRUCT NEW STRUCTURES AND PAVES ON LAND WITH EXISTING 25% OR GREATER STEEP SLOPES; AND;
  - 16.120(A)(4), TO NOT BE REQUIRED TO PROVIDE ANY OF THE REQUIRED MINIMUM "SINGLE FAMILY ATTACHED" LOT FRONTAGE OF 15 FEET ON AN APPROVED PUBLIC ROAD AND, TO BE PERMITTED TO HAVE THE "SINGLE FAMILY ATTACHED" LOTS FRONT ON A PRIVATE ROAD EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF A PUBLIC ROAD RIGHT-OF-WAY; AND;
  - 16.120(A)(7), TO BE GRANTED PERMISSION TO REMOVE SEVEN (7) EXISTING SPECIMEN TREES 30 INCHES IN DIAMETER OR LARGER (7 TULIP POPLAR: 4-31', 1-39', 1-40', 1-45')
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PREVIOUS HOWARD COUNTY FILES: F-03-021, SDP-03-026, ECP-11-052, ZB 1093M, F-12-014, WF-12-007 AND PB CASE NO. 391.
- THE APFO/TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED FEBRUARY 17, 2011.
- WETLAND DELINEATION STUDY PREPARED BY DAFT-MCCUNE-WALKER, INC. AND DATED JUNE 12, 2001 AND APPROVED SEPTEMBER, 2001. WETLAND OUTLINE SHOWN ON PLAT NOS. 15867 THRU 15870.
- FLOODPLAIN SHOWN HEREON IS BASED ON A FLOODPLAIN STUDY PREPARED BY DAFT-MCCUNE-WALKER, INC. DATED JUNE 2002; REVISED OCTOBER 2002 AND APPROVED NOVEMBER 2002. FLOODPLAIN OUTLINE SHOWN ON PLAT NOS. 15867 THRU 15870 (1.261 AC.).
- LANDSCAPING TREES AND STREET TREES WILL BE SHOWN ON THE FINAL SITE DEVELOPMENT PLAN.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND AND STREAM BUFFERS OR FOREST CONSERVATION EASEMENTS.
- THE HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED ON THE FOLLOWING NAD'83 HOWARD COUNTY CONTROL STATIONS:
  - Station No. 25A1 North 506,557.503 East 1,366,847.149, Elev. 396.34
  - Station No. 25A2 North 587,502.680 East 1,365,556.401 Elev. 348.14
- A PORTION OF THIS PROJECTS STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN PROVIDED BY SDP-03-026. IT IS THIS DESIGN'S ATTEMPT TO MAINTAIN THE SAME DRAINAGE AREA FOR THE FACILITIES APPROVED FOR THIS PLAN. THE REMAINDER OF THE STORMWATER MANAGEMENT REQUIRED WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 MDE, CHAPTER 5 REGULATIONS AND THE LATEST HOWARD COUNTY DESIGN MANUAL, VOL. I, CHAPTER 5 ADOPTED ON OR AROUND MAY 4, 2010. GROUNDWATER RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR LOCATED BENEATH THE VARIOUS ES0 FACILITIES. THE REQUIRED ES0 VOLUMES WILL BE PROVIDED BY MICRO BIO-RETENTION, BIO-SWALE AND PERMEABLE PAVEMENT FACILITIES. OVERBANK FLOOD PROTECTION VOLUME AND EXTENSIVE FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED BY THE H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- PUBLIC WATER AND SEWER TO BE UTILIZED (CONT. NO. 427-5 AND, CONT. NO. 14-1188-0, AND CONT. NO. 44-4074-0).
- A ROAD DESIGN WAIVER NEED TO MINIMIZE DISTURBANCES TO ENVIRONMENTALLY SENSITIVE FEATURES WAS APPROVED ON AUGUST 5, 2002. STANDARDS WAIVED INCLUDE:
  - SECTIONS 1.5.1.B, TO USE THE HOWARD COUNTY OFFICE CAMPUS MASTER PLAN IN LIEU OF A PRELIMINARY ENGINEERING REPORT;
  - TABLE 2.01 - SUBTABLE 3, TO USE MINOR COLLECTOR DESIGN AND POSTED SPEED FOR A ROADWAY WITH MAXIMUM VOLUME OF 3,000 VPD;
  - TABLE 2.05, TO USE A 200 FOOT RADIUS NEAR ROGERS AVENUE INTERSECTION AND 51 FOOT TANGENT FOR CURVE TRANSITION;
  - SECTION 2.4.1, FIGURE 2.10, TO USE A 26 FOOT ROAD SECTION THROUGH STREAM CROSSING AND STREAM BUFFER, TO DELETE A SIDEWALK ON THE RETAINING WALL SIDE OF THE ROAD, TO ALLOW MOUNTABLE CURB FOR A PORTION OF THE ROAD, AND TO SET THE GUARD RAIL 30 INCHES BEHIND THE FACE OF CURB;
  - TABLE 2.09, TO ALLOW A LANDING GRADE OF 3.5 PERCENT.
- THE FOREST CONSERVATION EASEMENTS SHOWN ON THIS COMPREHENSIVE SKETCH PLAN HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. IN ACCORDANCE WITH F-12-014, PLAT NOS. 21798 TO 21803, 5.327 ACRES OF RETENTION BE SET INTO ON-SITE RETENTION EASEMENTS FOR DEVELOPMENT OF PARCELS A, E, F, G, AND I. FURTHER OBLIGATIONS FOR DEVELOPMENT OF PARCELS B, C, D, H, AND FUTURE PARCEL J WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE. OFF-SITE ON THE BRIGHTON HILL PROPERTY FOREST MITIGATION BANK - TAX MAP 24, GRID 2, FILE NO. SDP-11-056/ FC, BY PLACEMENT OF 4.33 ACRES OF REFORESTATION INTO AN EASEMENT AREA.
- THIS SKETCH PLAN 5-12-001 WAS APPROVED BY THE PLANNING BOARD UNDER PB CASE 391 ON MARCH 1, 2012.
- THIS PLAN IS SUBJECT TO ZONING BOARD CASE NO. ZB 1093M, ON JUNE 17, 2011 PLANNING BOARD GRANTED APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN AND CRITERIA FOR THE PROPOSED DEVELOPMENT WITH RECOMMENDED MINOR REVISIONS CONCERNING AN ENHANCED LANDSCAPE BUFFER ALONG THE SOUTH REAR LOT LINE AND PROVISIONS OF AN OUTDOOR SEATING ADJACENT TO THE AGE RESTRICTED ADULT HOUSING APARTMENT BUILDINGS.
- THE STRUCTURES, USE AND ACCESSORY SETBACKS ARE PER THE APPROVED DEVELOPMENT CRITERIA.
- PROPOSED RETAINING WALLS LOCATED IN PARCELS A, E, F AND I ARE MAINTAINED BY HOWARD COUNTY, MARYLAND. PROPOSED RETAINING WALLS LOCATED IN PARCELS B, C, D AND H ARE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE DEVELOPER MAY OPTION TO DEVELOP TOWNHOUSE UNITS 1 THRU 136 INTO FUTURE FEE-SIMPLE LOTS.

**ATTORNEY**  
SANG OH, ESQUIRE  
TALKIN & OH, LLP  
5100 DORSEY HALL DRIVE  
ELLICOTT CITY, MD 21042  
410-964-0300

**OWNERS**  
(PARCELS A THRU I)  
HOWARD COUNTY MARYLAND  
3430 COURT HOUSE DRIVE  
ELLICOTT CITY, MD 21042  
410-313-4400

(FUTURE PARCEL J)  
3330 ROGERS AVENUE LLC  
SUITE 102  
5300 DORSEY HALL DRIVE  
ELLICOTT CITY, MD 21042  
MR. DONALD R. REUIWER, JR. U.  
443-367-0422

**CONTRACT PURCHASER**  
3330 ROGERS AVENUE LLC  
SUITE 102  
5300 DORSEY HALL DRIVE  
ELLICOTT CITY, MD 21042  
443-367-0422

**DEVELOPER**  
M&T DEVELOPERS, LLC  
4515 MANOR LANE  
ELLICOTT CITY, MD 21042  
MR. DONALD R. REUIWER, III  
443-250-9996



DATE: 5/12/12  
I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20248, Expiration Date 2-22-13.

COMPREHENSIVE SKETCH PLAN  
ELLICOTT MILLS OVERLOOK  
Parcels 'A' Thru 'I'  
(F-12-014/PLAT NOS. 21798 TO 21803)  
AND FUTURE PARCEL 'J' (F-03-21/PLAT NOS. 15867 TO 15870; PLAT OF FORTY-TWENTY-NINE ASSOCIATES LIMITED PARTNERSHIP, PARCEL B)  
TAX MAP No. 24 GRID No. 6 PARCEL Nos. 852, 847  
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: APRIL 20, 2012  
SHEET 1 OF 6

U.S. Equivalent Coordinate Table		
POINT	NORTH	EAST
1	487434.7431	136568.0232
2	487251.5844	1365193.3069
3	487600.5432	1366450.0966
4	487619.2245	1366416.7190
5	487704.8920	1366512.6920
6	487677.8126	1366395.8122
7	487376.3302	1365332.2138
8	487394.5265	1365334.8774
9	487694.6268	1366215.0665
10	487774.8190	1366224.0009
11	48734.9193	1366179.1900
12	487678.6794	1365494.0191
13	487651.7389	1365247.6327
14	487564.9205	1365204.0135
15	487591.8971	1365450.3999
16	487517.1972	1365476.1998
17	487405.5285	1365370.4590
18	487454.8212	1365334.8227
19	487424.4392	1365334.8402
20	487340.3067	1365280.6425
21	487340.3067	1365280.6425
22	487340.3067	1365280.6425
23	487340.3067	1365280.6425
24	487340.3067	1365280.6425
25	487340.3067	1365280.6425
26	487340.3067	1365280.6425
27	487340.3067	1365280.6425
28	487340.3067	1365280.6425
29	487340.3067	1365280.6425
30	487340.3067	1365280.6425
31	487340.3067	1365280.6425
32	487340.3067	1365280.6425
33	487340.3067	1365280.6425
34	487340.3067	1365280.6425
35	487340.3067	1365280.6425
36	487340.3067	1365280.6425
37	487340.3067	1365280.6425
38	487340.3067	1365280.6425
39	487340.3067	1365280.6425
40	487340.3067	1365280.6425
41	487340.3067	1365280.6425
42	487340.3067	1365280.6425
43	487340.3067	1365280.6425
44	487340.3067	1365280.6425
45	487340.3067	1365280.6425
46	487340.3067	1365280.6425
47	487340.3067	1365280.6425
48	487340.3067	1365280.6425
49	487340.3067	1365280.6425
50	487340.3067	1365280.6425
51	487340.3067	1365280.6425
52	487340.3067	1365280.6425
53	487340.3067	1365280.6425
54	487340.3067	1365280.6425
55	487340.3067	1365280.6425
56	487340.3067	1365280.6425
57	487340.3067	1365280.6425
58	487340.3067	1365280.6425
59	487340.3067	1365280.6425
60	487340.3067	1365280.6425
61	487340.3067	1365280.6425
62	487340.3067	1365280.6425
63	487340.3067	1365280.6425
64	487340.3067	1365280.6425
65	487340.3067	1365280.6425
66	487340.3067	1365280.6425
67	487340.3067	1365280.6425
68	487340.3067	1365280.6425
69	487340.3067	1365280.6425
70	487340.3067	1365280.6425
71	487340.3067	1365280.6425
72	487340.3067	1365280.6425
73	487340.3067	1365280.6425
74	487340.3067	1365280.6425
75	487340.3067	1365280.6425
76	487340.3067	1365280.6425
77	487340.3067	1365280.6425
78	487340.3067	1365280.6425
79	487340.3067	1365280.6425
80	487340.3067	1365280.6425
81	487340.3067	1365280.6425
82	487340.3067	1365280.6425
83	487340.3067	1365280.6425
84	487340.3067	1365280.6425
85	487340.3067	1365280.6425
86	487340.3067	1365280.6425
87	487340.3067	1365280.6425
88	487340.3067	1365280.6425
89	487340.3067	1365280.6425
90	487340.3067	1365280.6425
91	487340.3067	1365280.6425
92	487340.3067	1365280.6425
93	487340.3067	1365280.6425
94	487340.3067	1365280.6425
95	487340.3067	1365280.6425
96	487340.3067	1365280.6425
97	487340.3067	1365280.6425
98	487340.3067	1365280.6425
99	487340.3067	1365280.6425
100	487340.3067	1365280.6425

**DEVELOPMENT CRITERIA**

**DENSITY ANALYSIS**

**RESIDENTIAL DENSITY UNITS ALLOWED PER MXD - 6 OVERLAY DISTRICT:**

Area within the MXD - 6 Zone	26,377 Acres (Gross)
Residential Allowed (5 Units/Acre (Gross))	131,885 Units
Bonus Units Allowed (Providing Age Restricted Adult Housing Units of up to 1.25 Units/Acre)	33 Units
<b>TOTAL RESIDENTIAL UNITS ALLOWED</b>	<b>131,918 Units</b>

**RESIDENTIAL DENSITY UNITS PROPOSED PER MXD - 6 OVERLAY DISTRICT:**

Single Family Attached (Townhouse)	136 Units
Age Restricted (Multilevel Building)	32 Units
<b>TOTAL RESIDENTIAL UNITS PROPOSED</b>	<b>168 Units</b>

**TOTAL COMMERCIAL DENSITY ALLOWED:**

Commercial Area within the MXD-6 Zone	2.61 Acres
Total Employment Building Square Footage Allowed at 0.5 FAR (Maximum)	56,845 Sq. Ft.
(2.61 Acres x 43,560 Sq. Ft. x 0.5)	
Total Retail Building Square Footage Allowed (250 Sq. Ft./Gross Acre Maximum)	6,600 Sq. Ft.
(250 Sq. Ft./Gross Acre x 26.377 Acres)	

**TOTAL COMMERCIAL DENSITY/AREA PROPOSED:**

Retail Building Square Footage Proposed	6,600 Sq. Ft.
Employment Building Square Footage Proposed (17,000 Sq. Ft. - 6,600 Sq. Ft.)	10,400 Sq. Ft.
Maximum Density Proposed @ 0.14 FAR	17,000 Sq. Ft.

**EMPLOYMENT ANALYSIS**

**OFFICE/RETAIL**

RETAIL FLOOR AREA PROPOSED	6,600 SF.
OFFICE FLOOR AREA PROPOSED	10,400 SF.
<b>TOTAL EMPLOYMENT PROPOSED</b>	<b>17,000 SF.</b>

**POTENTIAL JOBS GENERATED**

EMPLOYMENT USE	AREA (SF.)	EMPLOYEE (SF.)	POTENTIAL JOBS GENERATED
RETAIL	6,600	1 PER 400 SF.	16
OFFICE	10,400	1 PER 200 SF.	52
<b>TOTAL POTENTIAL JOBS</b>			<b>68</b>

\* NOTE: IN ACCORDANCE WITH SECTION 127.C.6.b. OF THE HOWARD COUNTY ZONING REGULATIONS, 17 OF THE DWELLING UNITS ARE PROPOSED AS MODERATE INCOME HOUSING UNITS BASED ON 10% OF THE TOTAL DWELLING UNITS FOR THIS MXD ZONING DISTRICT DEVELOPMENT.

**OPEN SPACE ANALYSIS**

Gross Area of the site within the MXD-6 Zone	26,377 Ac.
Area in Residential	21,755 Ac. (12,337 Ac. + 9,418 Ac. O.S.)
Area in Commercial	2,611 Ac.
Area in Roadway	2,005 Ac.
Open Space Per MXD Overlay District Required	26,377 Ac.
Area within the MXD Overlay	35%
Minimum Area Percentage Required	9,232 Ac.
Required Open Space	
Open Space Provided:	
Proposed Open Space Area	9,418 Ac. (35.7%)
(Credited Open Space Parcels E, F, G, & H)	
Active Recreational Open Space Required (10% of Gross Open Space Area)	0.923 Ac.
Active/Passive Recreational Open Space Provided: (A Thru G) 0.970 Ac.	
A. Recreational Area #1 (Parcel H (Future Lot 143))	0.43 Ac.
B. Recreational Area #2 (Parcel D (Future Lot 137))	0.07 Ac.
C. Recreational Area #3 (Parcel C (Future Lot 139))	0.14 Ac.
D. Recreational Area #4 (Parcel E (Future Lot 137))	0.05 Ac.
E. Recreational Area #5 (Parcel D (Future Lot 137))	0.10 Ac.
(Credited 0.09 Ac. + non-credited 0.01 Ac. = 0.10 Ac.)	
F. Recreational Area #6 (Parcel B (Future Lot 142))	0.10 Ac.
G. Pathway (6' Wide Mulch) (500 Linear Feet 48" Wide/ 43560 Sq.Ft./Ac)	0.08 Ac.
H. Pavilion (Contained in Recreational Area #2)	0.03 Ac.
(1,200 Sq.Ft. Equivalent To (6) Gazebos @ 250 Sq.Ft.)	
I. Outdoor Fitness System Within Integral Pathway Located On Recreational Area #1, #3, #4 And #5	0.15 Ac.

**LAND USE SITE TABULATION SUMMARY**

LAND USE	PROPOSED DENSITY	REQUIRED ACREAGE	PROVIDED ACREAGE	REQUIRED PERCENTAGE	PROPOSED PERCENTAGE
TOTAL RESIDENTIAL (Parcels B, D, & J)	168 UNITS	5.28 AC. (MINIMUM)	12,337 AC	20% (MINIMUM)	46.8%
TWO (16) AGE RESTRICTED BLDG.	32 UNITS	N/A	N/A	N/A	N/A
SINGLE FAMILY ATTACHED 1 CAR GARAGE TOWNHOUSE	94 UNITS	N/A	N/A	N/A	N/A
SINGLE FAMILY ATTACHED NO GARAGE	42 UNITS	N/A	N/A	N/A	N/A
COMMERCIAL/RETAIL TWO (2) STORY BLDG (Parcels A & C)	17,000 SQ.FT.	2.90 AC. (MAXIMUM @ 11% GROSS TRACT AREA)	2,617 AC.	9%-11%	9.9%
OPEN SPACE (LOTS 1, 2 AND 3) (6.72 AC. + 1.09 AC. + 1.09 AC.) (Parcels E, F, G, & H)		9.23 AC. (MINIMUM)	9,418 AC.	35% (MINIMUM)	35.7%
ELICOTT CENTER DRIVE (Parcel I)	N/A	N/A	2,005 AC.	N/A	7.6%
<b>TOTALS</b>			<b>26,377 AC</b>	<b>100%</b>	<b>100.0%</b>

**PARKING TABULATION**

**REQUIRED RESIDENTIAL PARKING TABULATION**

- A. Townhouse Parking Required = 272 Spaces (136 Units @ 2 Spaces/Unit)
- B. Age Restricted Units - Multilevel Building = 32 Spaces (32 Units @ 1 Space/Unit)
- C. Residential Overflow Parking @ 0.5 Spaces/Unit = 51 Spaces (168 Units x 0.3 Spaces/Unit)
- D. Community Center = 3 Spaces (640 Sq.Ft. x 3.3 Spaces / 1000 Sq.Ft.)
- E. Total Residential Parking Spaces Required = 358 Spaces (272 Spaces + 32 Spaces + 51 Spaces + 3 Spaces)

**PROVIDED RESIDENTIAL PARKING TABULATION**

- A. Townhouse with 1 car garage (94 Units) = 188 Spaces (1 garage & 1 parking pad x 94 Units)
- B. Standard Street Parking Spaces = 125 Spaces
- C. Age Restricted - Multilevel Building = 47 Spaces (Including 4 Handicap Spaces)
- D. Community Center = 3 Spaces
- E. Total Residential Parking Spaces Provided = 363 Spaces (188 Spaces + 125 Spaces + 47 Spaces + 3 Spaces)

**REQUIRED COMMERCIAL/RETAIL PARKING TABULATION**

- A. Retail Parking Required = 33 Spaces (6,600 Sq. Ft. x 5 Spaces/1000 Sq. Ft.)
- B. Commercial (Office) Parking Required = 35 Spaces (10,400 Sq. Ft. x 3.3 Spaces/1000 Sq. Ft.)
- C. Total Commercial/Retail Parking Required = 68 Spaces

**PROVIDED COMMERCIAL/RETAIL PARKING TABULATION**

- A. Total Commercial/Retail Parking Provided = 65 Spaces (Includes 4 Handicap Spaces)

**PERMITTED USES PROPOSED**

The Petitioner, pursuant to Section 127C.4.c. of the Howard County Zoning Regulations proposes the following permitted uses on the Preliminary Development Plan:

- Uses permitted as a matter of right in the POR and B-1 Districts, excluding Housing Commission Housing Developments on non-residential land. [Council Bill 72-2007 (ZRA-90) Effective 1/10/08].
- Single-family attached dwelling units.
- Apartments - Age Restricted.
- Other uses, similar to those above, approved by the Zoning Board on the Preliminary Development Plan.

**MINIMUM RESIDENTIAL BUILDING SETBACKS**

	SFA Structure (Minimum)	SFA Use* (Minimum)	ACCESSORY USE* (Minimum)	ARAH (Age Restricted Adult Housing)
From Arterial Street (Rogers Avenue)	30'	30'	20'	-
From Collector Street (Ellicott Center Drive)	30'	10'	10'	30'
From Private Residential Street (Face of Curb)	10'	10'	10'	5'
From Commercial Property	30'	30'	20'	-
From Vicinal B-2 Zoned Properties	30'	20'	20'	-
From Vicinal POR And MXD-6 Zoned Properties	25'	20'	10'	25'
From Vicinal R-20 Zoned Properties	25'	20'	10'	-
Residential Townhouse Side to Side	15'	15'	-	-
Residential Townhouse Rear to Rear	30'	30'	-	-
Residential Townhouse Side to Rear	25'	25'	-	-
Residential Townhouse Side to Front	30'	30'	-	-
Residential Townhouse Front to Front	30'	30'	-	-
ARAH Side to Side	-	-	-	30'
ARAH Front to Side	-	-	-	30'
ARAH Front to Front	-	-	-	30'
ARAH Rear to Rear	-	-	-	50'
ARAH Rear to Face	-	-	-	75'

\* DOES NOT INCLUDE STORMWATER MANAGEMENT FACILITIES, PRIVATE STREETS, RESIDENTIAL DRIVEWAYS AND RECREATIONAL OPEN SPACE AMENITIES AND RETAINING WALLS.

MINIMUM USE SETBACK (PARKING SPACES / ACCESS DRIVES, DUMPSTER AND RETAINING WALLS, ECT.)..... 5 FEET FROM EXTERNAL PUBLIC ROAD R/W LINES, 10 FEET FROM PROJECT BOUNDARY LINES

**MINIMUM COMMERCIAL BUILDING SETBACKS**

	Structure (Minimum)	Use* (Minimum)	Accessory Use* (Minimum)
From Arterial Street (Rogers Avenue)	30'	30'	20'
From Collector Street (Ellicott Center Drive)	30'	10'	10'
From Residential Townhouse	30'	30'	10'
From Non-Residential	10'	10'	10'

\* DOES NOT INCLUDE STORMWATER MANAGEMENT FACILITIES PRIVATE STREETS AND RECREATIONAL OPEN SPACE AMENITIES AND RETAINING WALLS.

MINIMUM USE SETBACK (PARKING SPACES / ACCESS DRIVES, DUMPSTER AND RETAINING WALLS, ECT.)..... 5 FEET FROM EXTERNAL PUBLIC ROAD R/W LINES, 10 FEET FROM PROJECT BOUNDARY LINES

**COMMUNITY CENTER**

- Floor Area Of Community Center Required = 640 Sq.Ft. (32 Units x 20 Sq.Ft. / Unit = 640 Sq.Ft.)
- Floor Area Of Community Center Provided: 640 Sq.Ft.

**MAXIMUM HEIGHT SHALL NOT EXCEED**

- A. Garden Condominium = 60 Feet
- B. Single Family Attached = 40 Feet
- C. Community Building = 40 Feet
- D. Commercial Building = 60 Feet
- E. Accessory Structure = 40 Feet

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

Active adult developments must be appropriately designed for adults at least 55 years of age. Site improvements must ensure accessible routes between parking, dwelling units and common areas. Dwellings must 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 multifamily 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. Concern was also 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 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 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 near toilet and shower

**DESIRABLE**

- low maintenance exterior materials
- 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-scall 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
- pullout shelves for kitchen base cabinets
- front mounted controls on stove
- installation of grab bars in bathroom
- hand held showerhead in shower
- curbless shower

**ATTORNEY**

SANG OH, ESQUIRE  
TALKIN & OH, LLP  
5100 DORSEY HALL DRIVE  
ELICOTT CITY, MD 21042  
410-984-0300

**OWNERS**

(PARCELS A THRU I)  
HOWARD COUNTY MARYLAND  
3430 COURT HOUSE DRIVE  
ELICOTT CITY, MD 21042  
410-313-4400

(FUTURE PARCEL J)  
3330 ROGERS AVENUE LLC  
SUITE 102  
5300 DORSEY HALL DRIVE  
ELICOTT CITY, MD 21042  
MR. DONALD R. REUMER, JR.  
443-367-0422

**CONTRACT PURCHASER**

3330 ROGERS AVENUE LLC  
SUITE 102  
5300 DORSEY HALL DRIVE  
ELICOTT CITY, MD 21042  
443-367-0422

**DEVELOPER**

MAT DEVELOPERS, LLC  
4515 MANOR LANE  
ELICOTT CITY, MD 21042  
MR. DONALD R. REUMER, III  
443-250-9896

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*David A. English*  
PLANNING DIRECTOR

*S/4/12*  
DATE

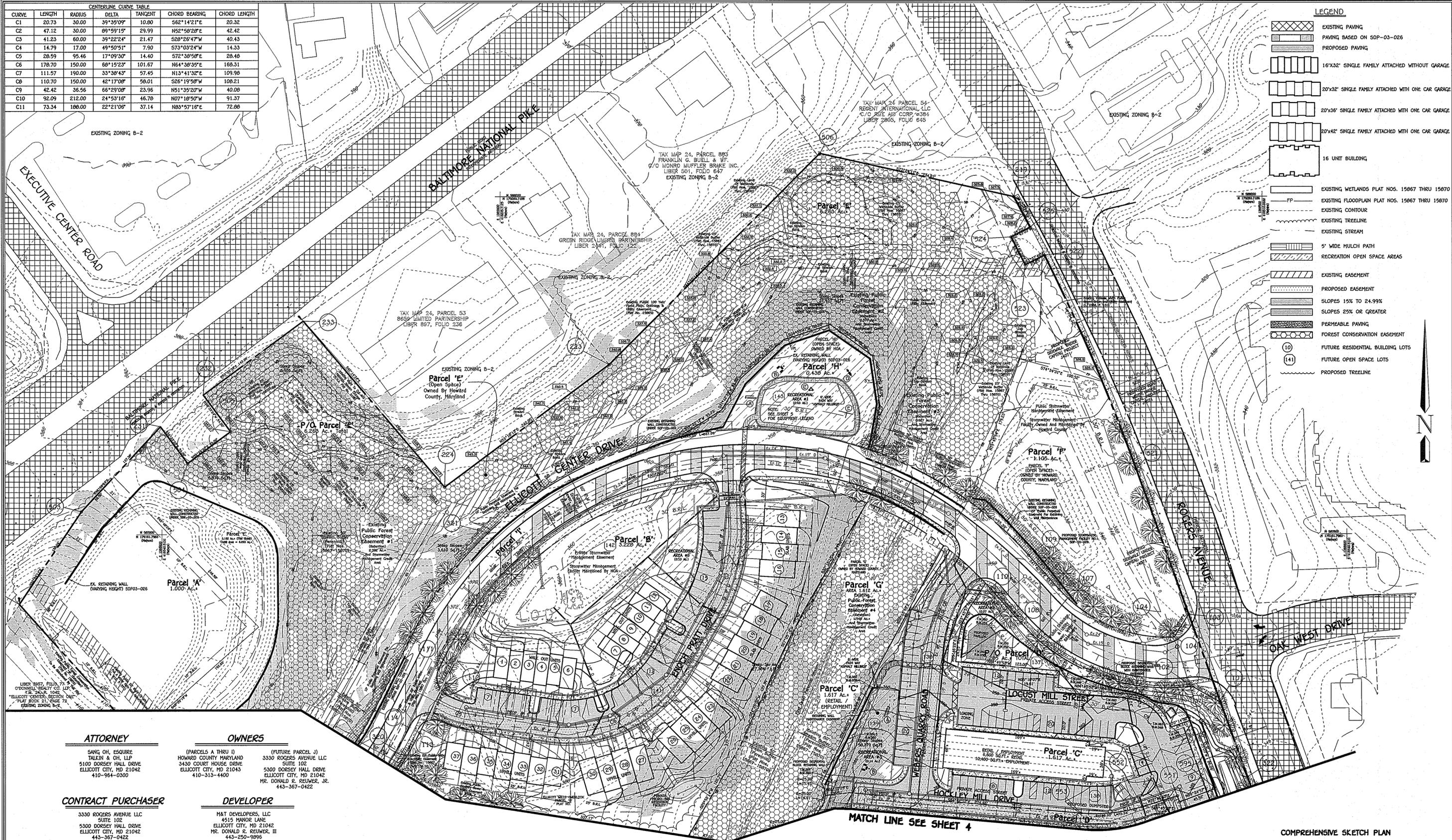


**COMPREHENSIVE SKETCH PLAN**  
**ELICOTT MILLS OVERLOOK**  
Parcels 'A' Thru 'J'  
(F-12-014/PLAT NOS. 21798 TO 21803)  
AND FUTURE PARCEL 'J' (F-03-21/PLAT NOS. 15667 TO 15670; PLAT OF FORTY-TWO-TWO-NINE ASSOCIATES LIMITED PARTNERSHIP, PARCEL B)  
TAX MAP No.: 24 GRID No.: 6 PARCEL Nos.: 052, 047

2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: APRIL 20, 2012

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	20.75	30.00	39°39'09"	10.80	S62°14'21"E	20.32
C2	47.12	30.00	89°59'15"	29.99	N52°58'28"E	42.42
C3	41.23	60.00	39°22'24"	21.47	S28°26'47"W	40.43
C4	14.79	17.00	49°50'51"	7.90	S73°03'24"W	14.33
C5	28.59	95.46	17°09'30"	14.40	S72°38'58"E	28.48
C6	178.70	150.00	68°15'23"	101.67	N64°38'35"E	168.31
C7	111.57	190.00	33°38'43"	57.45	N13°41'32"E	109.98
C8	110.70	150.00	42°17'08"	58.01	S26°19'58"W	108.21
C9	42.42	36.56	66°29'08"	23.96	N51°35'20"W	40.08
C10	92.09	212.00	24°53'16"	46.78	N07°18'50"W	91.37
C11	73.34	188.00	22°21'06"	37.14	N83°57'18"E	72.88

LEGEND	
	EXISTING PAVING
	PAVING BASED ON SDF-03-026
	PROPOSED PAVING
	16'x32' SINGLE FAMILY ATTACHED WITHOUT GARAGE
	20'x32' SINGLE FAMILY ATTACHED WITH ONE CAR GARAGE
	20'x36' SINGLE FAMILY ATTACHED WITH ONE CAR GARAGE
	20'x42' SINGLE FAMILY ATTACHED WITH ONE CAR GARAGE
	16 UNIT BUILDING
	EXISTING WETLANDS PLAT NOS. 15867 THRU 15870
	EXISTING FLOODPLAIN PLAT NOS. 15867 THRU 15870
	EXISTING CONTOUR
	EXISTING TREELINE
	EXISTING STREAM
	5' WIDE MULCH PATH
	RECREATION OPEN SPACE AREAS
	EXISTING EASEMENT
	PROPOSED EASEMENT
	SLOPES 15% TO 24.99%
	SLOPES 25% OR GREATER
	PERMEABLE PAVING
	FOREST CONSERVATION EASEMENT
	FUTURE RESIDENTIAL BUILDING LOTS
	FUTURE OPEN SPACE LOTS
	PROPOSED TREELINE



**ATTORNEY**  
 SANG OH, ESQUIRE  
 TALKIN & OH, LLP  
 5100 DORSEY HALL DRIVE  
 ELLICOTT CITY, MD 21042  
 410-964-0300

**OWNERS**  
 (PARCELS A THRU I)  
 HOWARD COUNTY MARYLAND  
 3430 COURT HOUSE DRIVE  
 ELLICOTT CITY, MD 21043  
 410-313-4400

(FUTURE PARCEL J)  
 3330 ROGERS AVENUE LLC  
 SUITE 102  
 5300 DORSEY HALL DRIVE  
 ELLICOTT CITY, MD 21042  
 MR. DONALD R. REIWER, JR.  
 443-367-0422

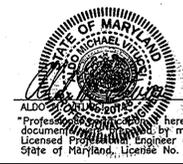
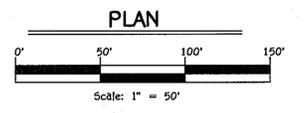
**CONTRACT PURCHASER**  
 3330 ROGERS AVENUE LLC  
 SUITE 102  
 5300 DORSEY HALL DRIVE  
 ELLICOTT CITY, MD 21042  
 443-367-0422

**DEVELOPER**  
 M&T DEVELOPERS, LLC  
 4515 MANOR LANE  
 ELLICOTT CITY, MD 21042  
 MR. DONALD R. REIWER, III  
 443-250-9896

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*David J. Cuyler*  
 PLANNING DIRECTOR

5/4/12  
 DATE



ALDO...  
 DATE  
 "Professional Engineer hereby certifies that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20746, Expiration Date 2-22-13."

COMPREHENSIVE SKETCH PLAN  
**ELLICOTT MILLS OVERLOOK**  
 Parcels 'A' Thru 'J'

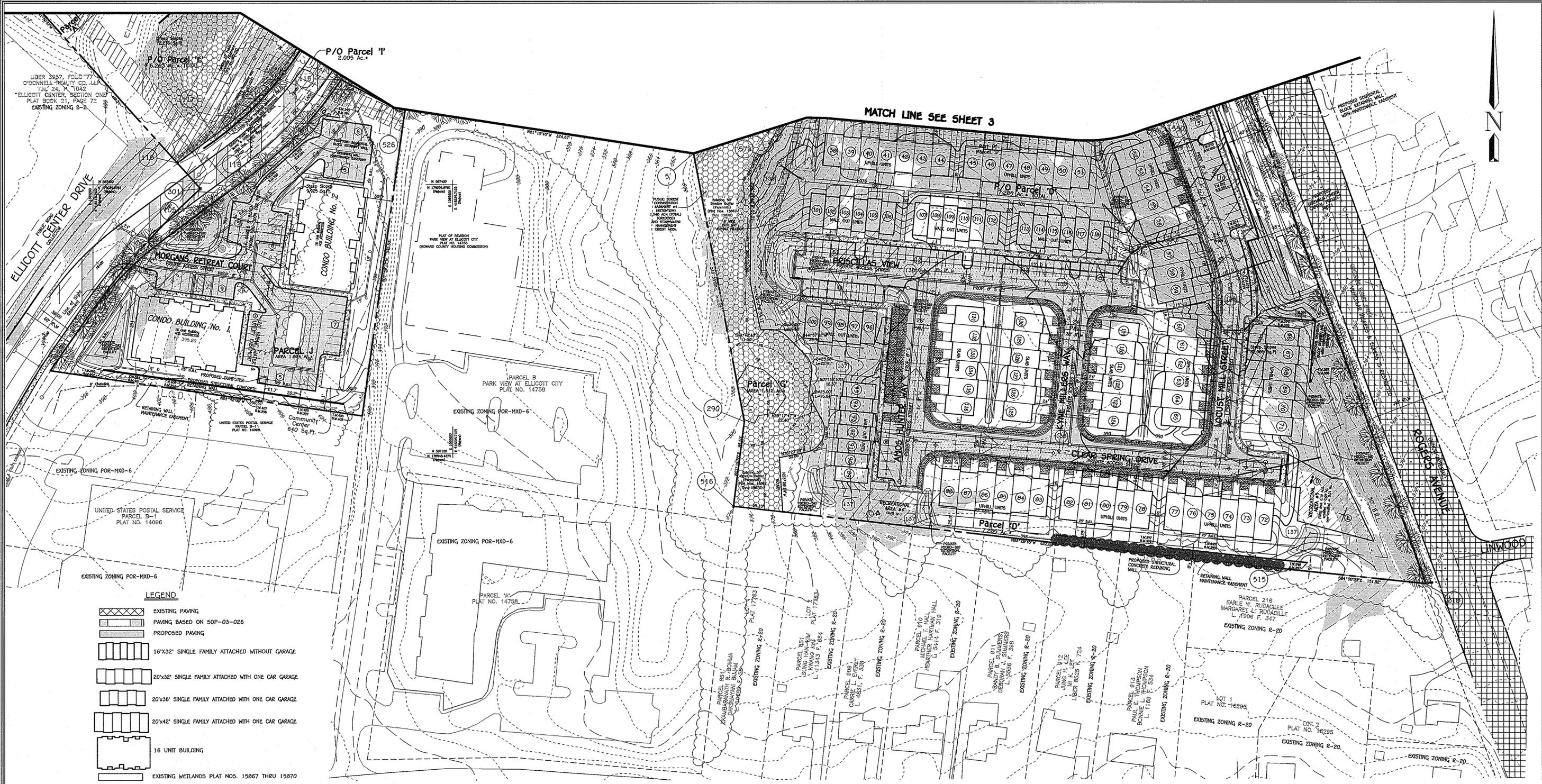
(F-12-014/PLAT NOS. 21798 TO 21803) PARTNERSHIP, PARCEL B)  
 AND FUTURE PARCEL 'J' (F-03-21/PLAT NOS. 15867 TO 15870;  
 FORTY-TWO-NINE ASSOCIATES LIMITED PARTNERSHIP, PARCEL B)  
 TAX MAP No.: 24 GRID No.: 6 PARCEL Nos.: 852, 847

2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL 20, 2012

SHEET 3 OF 6

S-12-001

I:\2010\10040\10040-0001-COMPREHENSIVE SKETCH PLAN.dwg, SKETCH PLAN 3, 4/26/2012, 3:21:25 PM, 1:1



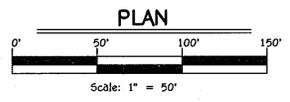
**LEGEND**

- EXISTING PAVING
- PAVING BASED ON SOP-03-026
- PROPOSED PAVING
- 16'x32' SINGLE FAMILY ATTACHED WITHOUT GARAGE
- 20'x32' SINGLE FAMILY ATTACHED WITH ONE CAR GARAGE
- 20'x36' SINGLE FAMILY ATTACHED WITH ONE CAR GARAGE
- 20'x42' SINGLE FAMILY ATTACHED WITH ONE CAR GARAGE
- 16 UNIT BUILDING
- EXISTING WETLANDS PLAT NOS. 15067 THRU 15070
- EXISTING FLOODPLAIN PLAT NOS. 15067 THRU 15070
- EXISTING CONTOUR
- EXISTING TREELINE
- EXISTING STREAM
- 5' WIDE MULCH PATH
- RECREATION OPEN SPACE AREAS
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SLOPES 15% TO 24.99%
- SLOPES 25% OR GREATER
- PERMEABLE PAVING
- FOREST CONSERVATION EASEMENT
- FUTURE RESIDENTIAL BUILDING LOTS
- FUTURE OPEN SPACE LOTS
- PROPOSED TREELINE

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Paul A. Cagle*  
 PLANNING DIRECTOR

*5/1/12*  
 DATE



**ATTORNEY**  
 SANG OH, ESQUIRE  
 TALKIN & OH, LLP  
 5100 DORSEY HALL DRIVE  
 ELlicOTT CITY, MD 21042  
 410-984-0300

**OWNERS**  
 (PARCELS A THRU I)  
 HOWARD COUNTY MARYLAND  
 3430 COURT HOUSE DRIVE  
 ELlicOTT CITY, MD 21042  
 410-313-4400

(FUTURE PARCEL J)  
 3330 ROGERS AVENUE LLC  
 SUITE 102  
 5300 DORSEY HALL DRIVE  
 ELlicOTT CITY, MD 21042  
 MR. DONALD R. REUMER, JR.  
 443-367-0422

**CONTRACT PURCHASER**  
 3330 ROGERS AVENUE LLC  
 SUITE 102  
 5300 DORSEY HALL DRIVE  
 ELlicOTT CITY, MD 21042  
 443-367-0422

**DEVELOPER**  
 MAT DEVELOPERS, LLC  
 4515 MANOR LANE  
 ELlicOTT CITY, MD 21042  
 MR. DONALD R. REUMER, III  
 443-250-9896



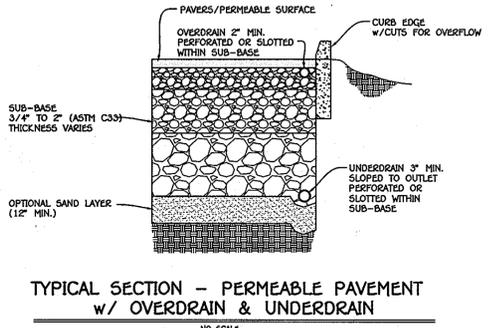
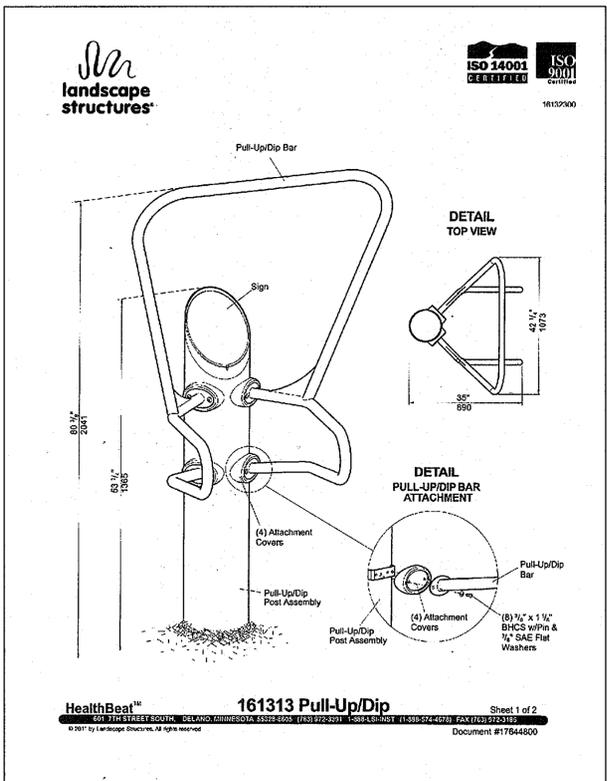
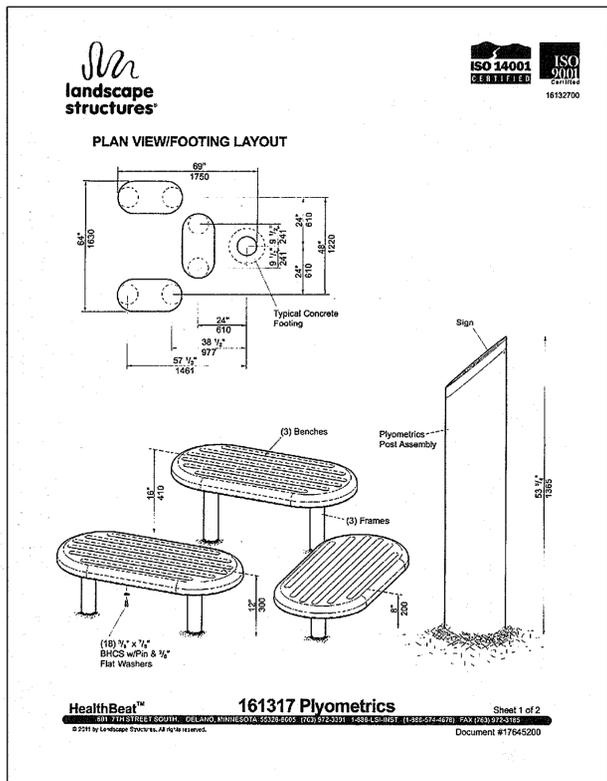
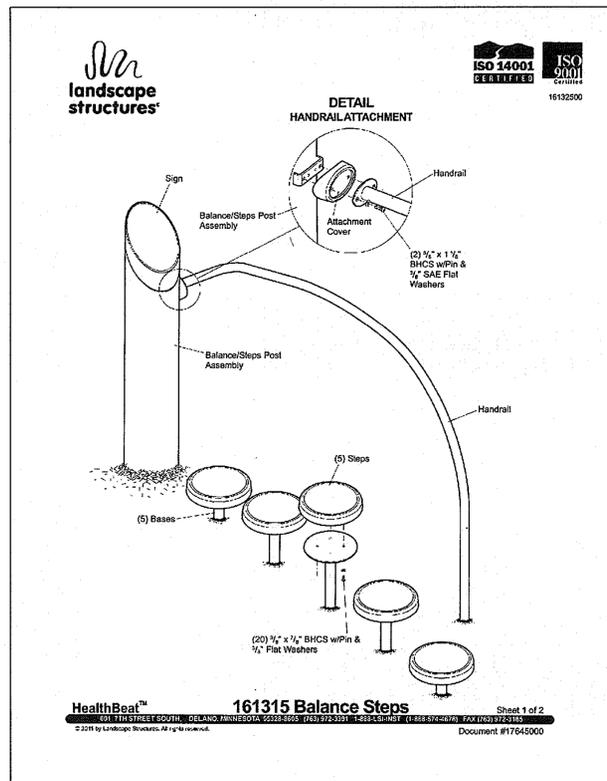
*5/1/12*  
 DATE

"I, the undersigned, hereby certify that these documents were prepared by me and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-13."

**COMPREHENSIVE SKETCH PLAN**  
**ELlicOTT MILLS OVERLOOK**  
 Parcels 'A' Thru 'J'

(F-12-014/PLAT NOS. 21798 TO 21803) PARTNERSHIP, PARCEL B)  
 AND FUTURE PARCEL 'J' (F-03-21/PLAT NOS. 15067 TO 15070;  
 FORTY-TWO-NINE ASSOCIATES LIMITED PARTNERSHIP, PARCEL B)  
 TAX MAP No.: 24 GRID No.: 6 PARCEL Nos.: 852, 847

2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL 20, 2012



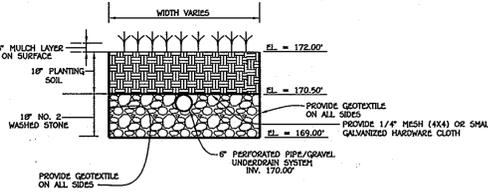
**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)**

a. The Owner shall periodically sweep (or vacuum porous concrete pavement) the pavement surfaces to reduce sediment accumulation and ensure continued surface porosity. Sweeping should be performed at least twice annually with a commercial cleaning unit. Washing or compressed air units should not be used to perform surface cleaning.

b. The Owner shall periodically clean drainage pipes, inlets, stone edge drains and other structures within or draining to the subbase.

c. The Owner shall use deicers in moderation. Deicers should be non-toxic and be applied either as calcium magnesium acetate or as pre-treated salt.

d. The Owner shall ensure snow plowing is performed carefully with blades set one inch above the surface. Flowed snow piles and snowmelt should not be directed to permeable pavement.



**TYPICAL SECTION - BIO-RETENTION FACILITY (M-6)**  
 NO SCALE

**OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)**

a. The Owner shall maintain the plant material, mulch layer and soil layer annually. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland Stormwater Design Manual Volume II, Table A-4.1 and 2.

b. The Owner shall perform a plant in the spring and in the fall of each year. During the inspection, the Owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, treat diseased trees and shrubs, and replace all deficient stakes and wires.

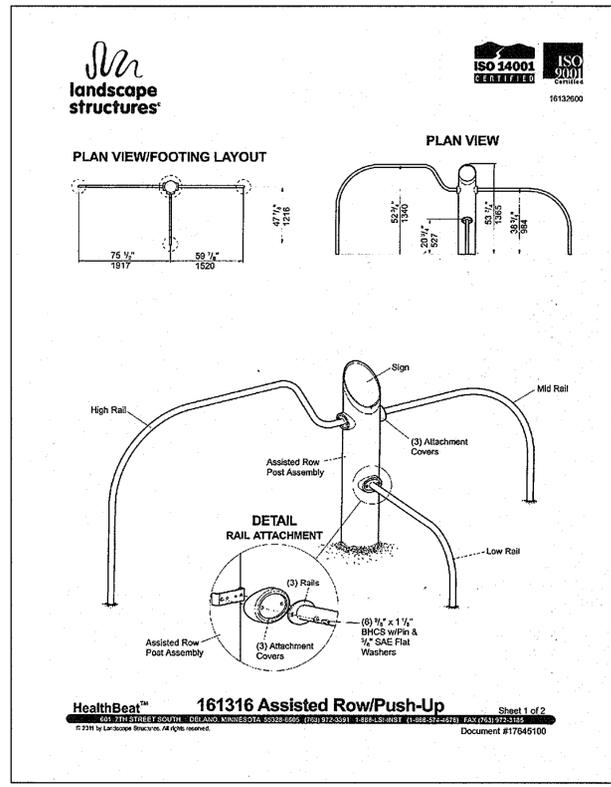
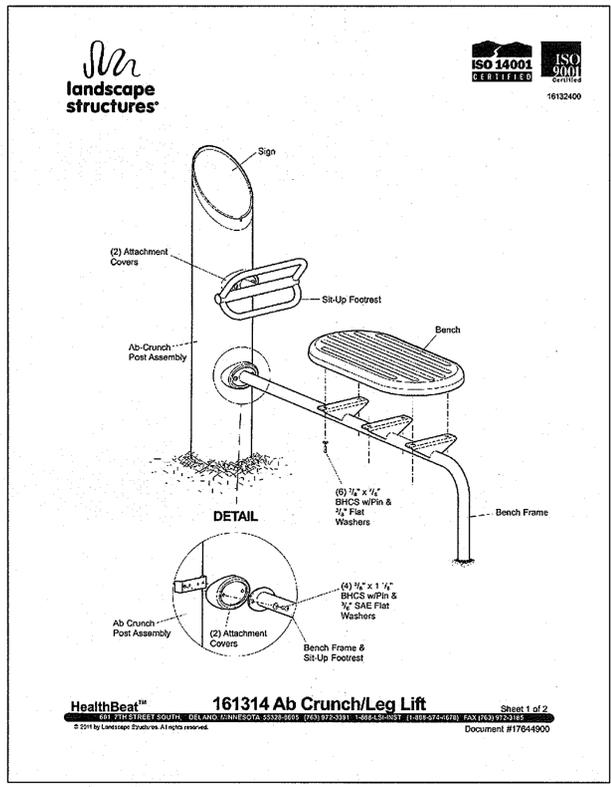
c. The Owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.

d. The Owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.

(A)

(B)

(C)



(D)

(E)

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*David D. Light*  
 PLANNING DIRECTOR

*[Signature]*  
 DATE

**ATTORNEY**  
 SANG OH, ESQUIRE  
 TALKIN & OH, LLP  
 5100 DORSEY HALL DRIVE  
 ELLICOTT CITY, MD 21042  
 410-964-0300

**OWNERS**

(PARCELS A THRU I)  
 HOWARD COUNTY MARYLAND  
 3430 COURT HOUSE DRIVE  
 ELLICOTT CITY, MD 21042  
 410-313-4400

(FUTURE PARCEL J)  
 3330 ROGERS AVENUE LLC  
 SUITE 102  
 5300 DORSEY HALL DRIVE  
 ELLICOTT CITY, MD 21042  
 MR. DONALD R. REUWER, JR.  
 443-367-0422

**CONTRACT PURCHASER**  
 3330 ROGERS AVENUE LLC  
 SUITE 102  
 5300 DORSEY HALL DRIVE  
 ELLICOTT CITY, MD 21042  
 443-367-0422

**DEVELOPER**  
 M&T DEVELOPERS, LLC  
 4515 MANOR LANE  
 ELLICOTT CITY, MD 21042  
 MR. DONALD R. REUWER, III  
 443-250-9996



*Hinkle*  
 DATE

"I, Michael J. Hinkle, hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-13."

COMPREHENSIVE SKETCH PLAN  
**ELLICOTT MILLS OVERLOOK**  
 Parcels 'A' Thru 'J'  
 (F-12-014/PLAT NOS. 21798 TO 21803)  
 AND FUTURE PARCEL 'J' (F-03-21/PLAT NOS. 15867 TO 15870; PLAT OF FORTY-TWO-NINE ASSOCIATES LIMITED PARTNERSHIP, PARCEL B)  
 TAX MAP No.: 24 GRID No.: 6 PARCEL Nos.: 052, 047

2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL 20, 2012

SHEET 5 OF 6  
**S-12-001**

I:\2010\00-00\00-00-0001\_COMPREHENSIVE SKETCH DETAILS.dwg, Sheet 5, 4/16/2012, 2:02:46 PM, 1:1

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2255

Soils Legend		
SOIL	NAME	CLASS
**Ba	Balle silt loam	D
BrB2	Brandywine loam, 3 to 8 percent slopes, moderately eroded	C
BrC2	Brandywine loam, 8 to 15 percent slopes, moderately eroded	C
BrC3	Brandywine loam, 8 to 15 percent slopes, severely eroded	C
BrD3	Brandywine loam, 15 to 25 percent slopes, severely eroded	C
BrF	Brandywine loam, 25 to 60 percent slopes	C
GB2	Glenside loam, 3 to 8 percent slopes, moderately eroded	B
GC2	Glenside loam, 8 to 15 percent slopes, moderately eroded	B
GC3	Glenside loam, 8 to 15 percent slopes, severely eroded	B
GrB2	Glenside silt loam, 3 to 8 percent slopes, moderately eroded	C
Md	Made land	Md
MIC2	Manor loam, 8 to 15 percent slopes, moderately eroded	B
MID2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B

Forest Retention Conservation Summary Plat Nos. 21790 thru 21803			
Existing Forest Conservation Easement Number	Existing Total Retention Area	Existing Non-Credited (Floodplain) Forest Retention Area	Existing Forest Retention Area
No. 1	2,762 Ac.	0,860 Ac.	1,914 Ac.
No. 2	0,370 Ac.	0,051 Ac.	0,319 Ac.
No. 3	0,627 Ac.	0,133 Ac.	0,494 Ac.
No. 4	1,540 Ac.	0,000 Ac.	1,540 Ac.
Totals	5,327 Ac.	1,052 Ac.	4,275 Ac.

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas

**Legend**

- FP— Existing Public 100 Year Flood Plain, Drainage & Utility Easement (Plat Nos. 15867 Thru 15870) Combining 1.26 Acres
- Ex. Public Forest Conservation Easement Plat Nos. 21790 Thru 21803
- Public Forest Conservation Easement And Stormwater Management Credit Area
- Existing Easements
- Proposed Easements
- SLOPE 15% TO 24.99%
- SLOPE 25% OR GREATER
- 10 FUTURE RESIDENTIAL BUILDING LOTS
- 141 FUTURE OPEN SPACE LOTS
- PROPOSED TREELINE
- EXISTING TREELINE

**Forest Conservation Worksheet  
Version 1.0**

NET TRACT AREA:			
A. TOTAL TRACT AREA.....		26.36	
B. AREA WITHIN 100 YEAR FLOODPLAIN.....		1.26	
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION.....		0.00	
D. NET TRACT AREA.....		25.12	
LAND USE CATEGORY: (from table 3.2.1, page40, Manual)			
ARA	MDR	IDA	HDR
		MPD	CIA
INFORMATION FOR CALCULATIONS:			
E. AFFORESTATION THRESHOLD.....	0.15% x 0 =	3.77	
F. FOREST CONSERVATION THRESHOLD.....	0.15% x 0 =	3.77	
EXISTING FOREST COVER:			
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN).....		23.64	
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD.....		19.87	
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....		19.87	
BREAK-EVEN POINT:			
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....		7.74	
K. CLEARING PERMITTED WITHOUT MITIGATION.....		15.90	
PROPOSED FOREST CLEARING:			
L. TOTAL AREA OF FOREST TO BE CLEARED.....		19.36	
M. TOTAL AREA OF FOREST TO BE RETAINED.....		4.28	
PLANTING REQUIREMENTS:			
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....		4.84	
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....		0.00	
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....		0.51	
R. TOTAL REFORESTATION REQUIRED.....		4.33	
S. TOTAL AFFORESTATION REQUIRED.....		0.00	
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....		4.33	

**NOTE**  
 THE FOREST CONSERVATION EASEMENTS SHOWN ON THIS COMPREHENSIVE SKETCH PLAN HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT, IN ACCORDANCE WITH F-12-014, PLAT NOS. 21790 TO 21803, 5,327 ACRES OF RETENTION HAVE BEEN PLACED INTO ON-SITE RETENTION EASEMENTS FOR DEVELOPMENT OF PARCELS A, E, F, G, AND I. FURTHER OBLIGATIONS FOR DEVELOPMENT OF PARCELS B, C, D, H, AND FUTURE PARCEL J TO INDICATE PARCEL "J" WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE OFF-SITE ON THE BRIGHTON HILL PROPERTY FOREST MITIGATION BANK - TAX MAP 34, GRID 2, PARCEL 2, FILE NO. SDP-11-056/ FC, BY PLACEMENT OF 4.33 ACRES OF REFORESTATION INTO AN EASEMENT AREA.



Specimen Tree List  
at the Ellicott Mills Overlook

Number	Common Name	Species Name	DBH (inches)	Condition
1	yellow-poplar	Liriodendron tulipifera	37	Good
2	yellow-poplar	Liriodendron tulipifera	36	Good
3	yellow-poplar	Liriodendron tulipifera	31	Fair
4	yellow-poplar	Liriodendron tulipifera	31	Fair
5	yellow-poplar	Liriodendron tulipifera	35	Good
6	yellow-poplar	Liriodendron tulipifera	34	Fair
7	yellow-poplar	Liriodendron tulipifera	35	Fair-Poor
8	yellow-poplar	Liriodendron tulipifera	30	Poor
9	yellow-poplar	Liriodendron tulipifera	31	Fair
10	yellow-poplar	Liriodendron tulipifera	31	Good
11	yellow-poplar	Liriodendron tulipifera	43	Good
12	yellow-poplar	Liriodendron tulipifera	37	Good
13	yellow-poplar	Liriodendron tulipifera	32	Good
14	yellow-poplar	Liriodendron tulipifera	33	Good
15	yellow-poplar	Liriodendron tulipifera	31	Good
16	red maple	Acer rubrum	38	Fair
17	yellow-poplar	Liriodendron tulipifera	38	Good
18	yellow-poplar	Liriodendron tulipifera	33	Fair-Poor
19	yellow-poplar	Liriodendron tulipifera	36	Fair
20	yellow-poplar	Liriodendron tulipifera	40	Fair
21	yellow-poplar	Liriodendron tulipifera	43	Good
22	yellow-poplar	Liriodendron tulipifera	31	Good
23	yellow-poplar	Liriodendron tulipifera	31	Good

**ATTORNEY**

SANG OH, ESQUIRE  
 TALIN & OH, LLP  
 5100 DORSEY HALL DRIVE  
 ELICOTT CITY, MD 21042  
 410-964-0300

**OWNERS**

(PARCELS A THRU I)  
 HOWARD COUNTY MARYLAND  
 3430 COURT HOUSE DRIVE  
 ELICOTT CITY, MD 21043  
 410-313-4400

(FUTURE PARCEL J)  
 3330 ROGERS AVENUE LLC  
 SUITE 102  
 5300 DORSEY HALL DRIVE  
 ELICOTT CITY, MD 21042  
 MR. DONALD R. REUWER, JR.  
 443-367-0422

**CONTRACT PURCHASER**

3330 ROGERS AVENUE LLC  
 SUITE 102  
 5300 DORSEY HALL DRIVE  
 ELICOTT CITY, MD 21042  
 443-367-0422

**DEVELOPER**

HAT DEVELOPERS, LLC  
 4515 MANOR LANE  
 ELICOTT CITY, MD 21042  
 MR. DONALD R. REUWER, III  
 443-250-1996

PLAN  
 1"=100'

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark A. Wright*  
 PLANNING DIRECTOR

5/1/12  
 DATE



**FOREST CONSERVATION  
COMPREHENSIVE SKETCH PLAN  
ELICOTT MILLS OVERLOOK  
Parcels 'A' Thru 'J'**

(F-12-014/PLAT NOS. 21790 TO 21803)  
 AND FUTURE PARCEL 'J' (F-03-21/PLAT NOS. 15867 TO 15870; PLAT OF  
 FORTY-TWO-NINE ASSOCIATES LIMITED PARTNERSHIP, PARCEL B)  
 TAX MAP No. 24 GRID No. 6 PARCEL Nos. 052, 047

2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL 20, 2012

McCarty & Associates, Inc.  
 Environmental/Regulatory Consultants  
 14435 Old Mill Road, Suite 201  
 Upper Meriden, Maryland 20772  
 Phone: (301) 637-7585 FAX: (301) 637-6571

Prepared by:  
*Mark A. Wright* 8-24-11  
 Kenneth D. Wallis  
 Qualified Professional  
 CaMar 08.19.06.01

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PILE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2895