

SKETCH PLAN CRITERIA

The area included within this Final Development Plan Phase 218 is applicable to Section 3, Area 1, of the Village of River Hill (school site).

- PUBLIC STREET AND ROADS** - Section 122-C-3-b: To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
- PUBLIC RIGHTS-OF-WAY** - Section 122-C-3-b: 2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning. 2B Vehicular ingress and egress to Trotter Road or Maryland Route 108 (Clarkeville Pike) will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works and the State Highway Administration.
- MAJOR UTILITY RIGHTS-OF-WAY** - Section 122-C-3-b: To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.
- DRAINAGE FACILITIES** - Section 122-C-3-b: To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.
- RECREATIONAL, SCHOOL & PARK USES** - Section 122-C-3-c: To be shown on the Final Development Plan, if required by the Howard County Planning Board.
- PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES** - Section 122-C-3-d(1): The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:
 - cornices and eaves
 - roof or building overhangs
 - chimneys
 - porches, decks, open or enclosed
 - bay windows, oriel, vestibule, balcony
 - privacy walls or screens
 - all parts of any buildings, dwelling or accessory buildings
 All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area: bay windows, oriel, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed may project not more than three (3) feet into the front or rear setback area, and where any land use is adjacent to a principal arterial or intermediate divided arterial highway no structure shall be located within 100' of the right-of-way line thereof except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

 - walks
 - shrubby trees
 - ornamental landscaping
 - trellises
 - excavations or fill
 - fencing under 6' in height
 - retaining walls under 3' in height
 - similar minor structures
 Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.
- OPEN SPACE LAND USE AREAS**

6D OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway, or within twenty-five (25) feet of any property line, except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.
- PERMITTED USES** - Section 122-C-3-d(2):

7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 1 shall be used for public schools and recreational fields. In computing the amount of land devoted to the Open Space Land Use under the requirements of Section 122-A-8 of the Howard County Zoning Regulations, only 7% of the area of the school lot of 59.61 Ac. shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 122-A-8.
- HEIGHT LIMITATIONS** - Section 122-C-3-d(3):

8E OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within Open Space Land Use Areas for the purpose of a school site provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.
- PARKING REQUIREMENTS** - Section 122-C-3-d(3):

9E OPEN SPACE LAND USE AREAS

Parking requirements per the Howard County Zoning Regulations are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board in excess of the 6.00% of Non-Credited Open Space shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 122-A-8 of the Howard County Zoning Regulations.
- SETBACK PROVISIONS** - Section 122-C-3-d(3):

10A GENERALLY:

 - Setbacks shall conform to the requirements of Section 6 above.
 - No other setback restrictions are imposed upon land within this Final Development Plan Phase.
- MINIMUM LOT SIZES** - Section 122-C-3-d(3):

As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.
- COVERAGE REQUIREMENTS** - Section 122-C-3-d(3):

12E OPEN SPACE LAND USES

No more than 10 percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Use shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE IN ACRES

Land Use	Acres
SINGLE FAMILY MEDIUM DENSITY ROADWAY 1.09 Ac.	1.09
SINGLE FAMILY LOW DENSITY OPEN SPACE CREDITED	7.47
NON-CREDITED	49.61
Total	64.17

M.A. DIRCKS & CO., INC.
Environmental Consulting Services
2986 Pebble Beach Drive • Ellicott City, Maryland 21043 • (301) 750-2058

WETLANDS

These wetlands are not extensive and do not provide significant water quality functions. They do provide some wildlife habitat which could be improved with diversification of habitat.

WETLAND A

The small headwater stream associated with Wetland A originates on the property. This linear palustrine forested/emergent wetland is composed of black willow, red maple, green ash, soft rush, monkey flower, and various sedges. The stream is surrounded by an upland wooded strip dominated by tulip poplar, red maple, black gum, white oak, red oak, sycamore, black cherry, and greenbrier. The stream becomes well incised and is dominated by weedy or invasive species such as multiflora rose, greenbrier, Japanese honeysuckle and pokeweed where the canopy is open.

WETLAND B

Wetland B, an intermittent channel with some emergent vegetation in the channel and red maple on the upland/wetland boundary, was flagged as Waters of the U.S. These streams are tributaries to the Middle Patuxent River, classified as Use I by the State of Maryland.

FUNCTIONS OF WETLANDS

WETLAND A	WETLAND B	WETLAND A	WETLAND B
Function	Function	Function	Function
Groundwater discharge High	High	Food chain support Low	Low
Flood storage and desynchronization Moderate	Low	Habitat for fish and wildlife Moderate	Moderate
Sediment trapping Low	Low	Recreation Low	Low
Nutrient retention and removal Low	Low	Corridor value N/A	N/A

SKETCH PLAN CRITERIA (CONT.)

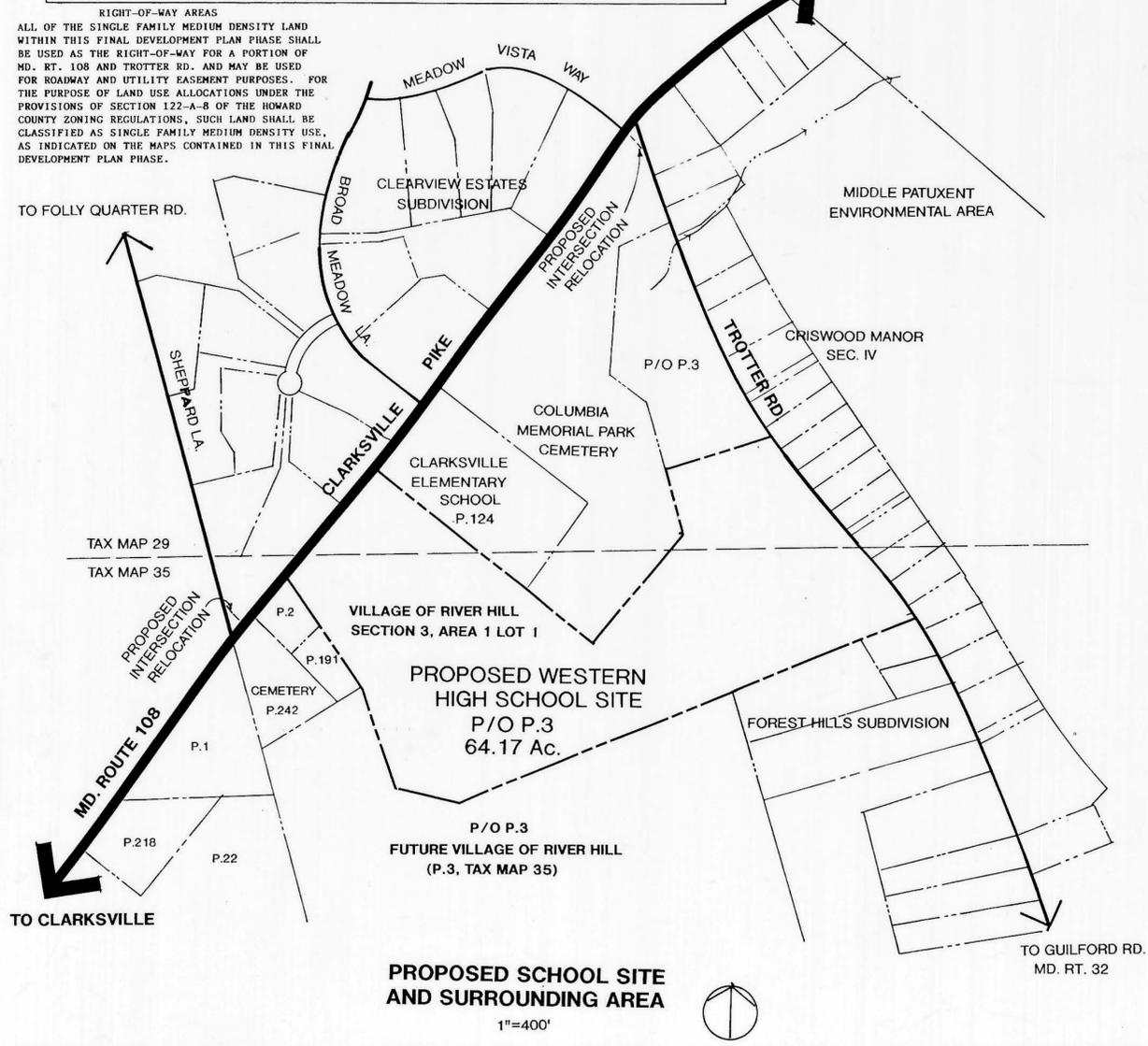
SINGLE FAMILY LOW DENSITY AREA (S.F.L.D.)
All S.F.L.D. within this P.D.P. PHASE shall be used as a portion of the site for public schools and recreation fields. The criteria for the use of this and will be in accordance with paragraph 7E-7, 8E, 9E, 10A, 11 & 12E of this P.D.P.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 6-23-92

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Rosta 7/29/92
PLANNING DIRECTOR DATE



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VEGETATIVE ANALYSIS

The Western High School site contains fields in various stages of succession, wooded uplands, a forested wetland associated with a stream, and an intermittent stream system. There were seven specimen trees identified. There are a few standing snags.

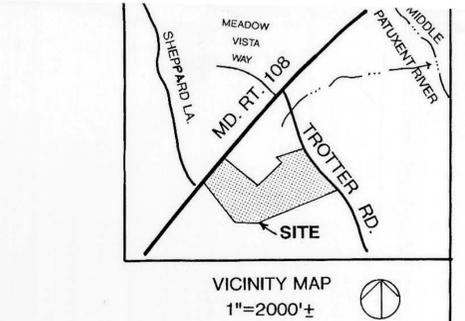
Community	Dominant Species	Condition	Avg. DBH"
Palustrine forest	Acer rubrum	Good	15
	Fraxinus pennsylvanica		28
	Nyssa sylvatica		12
	Platanus occidentalis		18
	Viburnum dentatum		
	Lindera benzoin		
	Carex sp.		
Upland forest "A"	Osmunda regalis		
	Mimulus ringens		
	Juncus effusus		
	Liriodendron tulipifera	Good	15
	Quercus alba		24
	Acer rubrum		16
	Carya sp.		14
Upland forest "B"	Quercus rubra		20
	Quercus palustris		24
	Juglans nigra		16
	Fagus grandifolia		10
	Viburnum prunifolium		
	Viburnum dentatum		
	Cornus florida		
Hedgerow	Lonicera japonica		
	Prunus serotina	Good	12
	Acer rubrum		12
	Acer saccharinum		4
	Fraxinus sp.		
	Liriodendron tulipifera		
	Lonicera japonica		
Field/scrub	Allium vineale		
	Vitis sp.		
	Rubus sp.		
	Smilax rotundifolia		
	Prunus serotina	Good	12
	Juniperus virginiana		12
	Lonicera japonica		4
Specimen Tree #B	Toxicodendron radicans	Disturbed	12
	Lespedeza		
	Apocynum sp.		
	Rosa multiflora		
	Andropogon virginicus		
	Rubus sp.		
	Liquidambar styraciflua saplings		
Specimen Tree #C	Cornus florida saplings		
	Solidago sp.		
	Quercus alba	36" DBH	Good Condition
	Nyssa sylvatica	34" DBH	Good Condition
	Nyssa sylvatica	34" DBH	Good Condition
	Nyssa sylvatica	30" DBH	Good Condition
	Liriodendron tulipifera	65" DBH	Fair condition--several dead limbs
Specimen Tree #G	L. tulipifera	65" DBH	Fair--several dead limbs and crown die-back

(Specimen trees F and G are right along Route 108 and have a large portion of their root systems paved in impervious surface).

SOILS CLASSIFICATION

CgB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded
ChA	Chester silt loam, 0 to 3 percent slopes
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded
EkA	Elioak silt loam, 0 to 3 percent slopes
EkB2	Elioak silt loam, 3 to 8 percent slopes, moderately eroded
EkC2	Elioak silt loam, 8 to 15 percent slopes, moderately eroded
ElC3	Elioak silty clay loam, 8 to 15 percent slopes, severely eroded
G1C2	Glenelg loam, 8 to 15 percent slopes, moderately eroded
**GnA	Glenville silt loam, 0 to 3 percent slopes
**GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded
MgB2	Manor gravelly loam 3 to 8 percent slopes, moderately eroded
MgC2	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded
M1A	Manor loam, 0 to 3 percent slopes
M1B2	Manor loam, 3 to 8 percent slopes, moderately eroded
M1C2	Manor loam, 8 to 15 percent slopes, moderately eroded

** May contain hydric inclusions.



SITE TABULATION

Existing Zoning	NT
Gross Area	64.17 Ac.
Public Road R/W Dedication 1.09 Ac.	
Area of Proposed Lot 1	63.08 Ac.
Net Area	62.93 Ac.
Floodplain - 1.015	
Steep Slopes - 0.0	
No. of Lots Proposed	1

- GENERAL NOTES**
- Existing zoning is New Town (NT).
 - Gross area of original parcel (Parcel 3, Tax Map 35) = 250.82 acres. Gross area of proposed lot for School Site = 64.17 acres. Net area of proposed lot for School Site is 62.93 Ac.
 - Plan subject to Waiver Petition! WP # 92-151, Waiver of Preliminary Plans WP # 92-151, Waiver of Access and Egress Restrictions to MD Route 108
 - School Site to be served by Public Water and Sewer Systems
 - Topography by November, 1989 aerial survey by Mapping Associates, Inc. of Easton, Maryland.
 - Soils information from U.S.D.A. "Soil Survey of Howard County, Maryland", Map #23
 - There are no protected areas of slopes greater than 15% or 25% on the School Site.
 - There are no residential structures within 200 feet of a private driveway entry point to the School Site.
 - Sediment and Erosion Control measures to be determined with the submission of Site Development Plan Drawings.
 - Minimum building setback restrictions from property lines and rights of way of any public road will be in accordance with the Final Development Plan Criteria phase 218.
 - There are no structures of historic value on the proposed school site.
 - THIS PROPERTY IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY.

AFE 2	2	TABULATION OF S.F.L.D.
MAP 11	1	BUILDING HT. RESTRICTION
DATE	NO.	REVISION
OWNER		DEVELOPER
HOWARD RESEARCH & DEVELOPMENT CORP.		BOARD OF EDUCATION OF HOWARD COUNTY
10275 LITTLE PATUXENT PARKWAY		10910 ROUTE 108
COLUMBIA, MD. 21044		ELLICOTT CITY, MD. 21043
PROJECT		
WESTERN HIGH SCHOOL		
AREA	TAX MAP 35 PART OF PARCEL 3 ZONED NT 5TH ELECTION DISTRICT VILLAGE OF RIVER HILL SECTION 3 AREA 1 LOT 1 HOWARD COUNTY, MARYLAND	
TITLE		
SKETCH PLAN & COMPREHENSIVE SKETCH PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX: 410-997-9282		
DATE 7-17-92		DESIGNED BY: D.D.
DRAWN BY: Z.L.K./S.D.K.		PROJECT NO.: 80206
DATE: MAR. 4, 1992		SCALE: 1"=100'
DRAWING NO. 1 OF 2		