

Comprehensive Sketch Plan for Key Property

Howard County

Maryland

General Notes

- OPEN SPACE AREAS MAY CONTAIN ACTIVE RECREATION FACILITIES.
- SKYLARK BOULEVARD AND STEPHENS ROAD ARE DESIGNATED TRANSIT ROUTES.
- TOPOGRAPHICAL INFORMATION ON THE KEY PROPERTY WAS OBTAINED THROUGH AERIAL PHOTOGRAPHY DURING THE SUMMER OF 1998. SUPPLEMENTARY TOPOGRAPHICAL INFORMATION ON THE MILK PRODUCERS PROPERTY AND ALONG ROUTE 216 WAS DERIVED FROM HOWARD COUNTY AERIAL TOPOGRAPHY.
- BOUNDARY SHOWN IS PER DEED PLOTTINGS.
- WETLAND LIMITS WERE FIELD LOCATED IN SEPTEMBER OF 1998 BY DMW.
- THE 100 YEAR FLOOD PLAN FOR HAMMOND BRANCH WAS OBTAINED FROM THE HOWARD COUNTY FLOOD PLAN STUDY DATED NOV. 1980, REF. D-6-10-26 & AUG. 1986, REF. D-10-65. THE 100 YEAR FLOOD PLANS FOR THE REMAINING STREAMS ARE APPROXIMATE AND WILL BE REFINED AT THE TIME OF PRELIMINARY PLAN SUBMISSION.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROPOSED WATER SYSTEM IS PUBLIC.
- PROPOSED SEWER SYSTEM IS PUBLIC.
- EXISTING UTILITIES ARE BASED ON PLANS OF RECORD.
- THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
- STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE. I.E. EMPLOYMENT = 50 FOOT BUFFER, RESIDENTIAL = 75 FOOT BUFFER. ALL USES ADJOINING AN INTERMITTENT STREAM = 50 FOOT BUFFER.
- PHASING FOR THIS PROJECT WILL BE IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING CASE: 2B-979 M.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON SHEETS 4 & 5 ARE SCHEMATIC ONLY. ACTUAL SIZE AND LOCATION OF THE FACILITIES MAY CHANGE PRIOR TO CONSTRUCTION. THE DEVELOPER ACKNOWLEDGES THAT THESE FACILITIES MUST MEET CURRENT HOWARD COUNTY DESIGN CRITERIA.
- Additional scenic road buffer landscaping may be required on Lot A-7 during review of the Preliminary Plan.

16. For the Decision and Order for PB-339, which was signed July 1, 1999, additional landscaping is to be provided along the fronts of houses on Winter Sun Road (visible from Scenic Gorman Road) and along the rears of houses with their backs to Stephens Road. These conditions will be applied during review of the Preliminary, Final, or Site Development Plans, as appropriate.

CHART 2
TENTATIVE ALLOCATIONS

Phase	No. Tentative Allocations	Allocation Year	Preliminary Plan Submission Due Dates
I	240	2001	within 9 months of the date of signature approval of the Sketch Plan
II	120	2002	between July 1, 1999 and April 1, 2000
III	120	2003	between July 1, 2000 and April 1, 2001
IV	120	2004	between July 1, 2001 and April 1, 2002
V	120	2005	between July 1, 2002 and April 1, 2003
VI	120	2006	between July 1, 2003 and April 1, 2004
VII	120	2007	between July 1, 2004 and April 1, 2005
VIII	120	2008	between July 1, 2005 and April 1, 2006
IX	5	2009	between July 1, 2006 and November 1, 2007

* Phase V includes 60 moderate income housing units.

SUMMARY OF LAND USE

* SINGLE FAMILY A-4, A-5, B1, D2, E-1	* TOTAL AC. = +/- 117.0 AC. 22.6% (INCLUDES 30.5 AC. OF ROAD R.O.W.)	* includes Common Open Areas (COA), which can't be credited toward Open Space tabulations. (Lots 119, 164, 165, and 168-172)
OTHER RESIDENTIAL B-2, B-3, B-5, D-3	TOTAL AC. = +/- 62 AC. 12% (INCLUDES 1.2 AC. OF ROAD R.O.W.)	
EMPLOYMENT A-1, A-2, A-3, B-4, B-6, B-7, B-8, D-1, D-5, D-7, D-9, E-3, E-5, E-6, E-5a	TOTAL AC. = +/- 154.9 AC. 30% (INCLUDES 13.8 AC. OF ROAD R.O.W.)	
OPEN SPACE (CREDITED ONLY) LOTS 26, 88-94, LOTS 120-121, LOTS 166-167, LOT A-6, LOT A-7, LOT A-8, LOT B-9, LOT B-10, LOT C-1, LOT D-4, LOT D-6, LOT D-8, LOT D-10, LOT E-2, LOT E-4, LOT E-7, LOT E-8	TOTAL AC. = +/- 183 AC. 35.4% TOTAL AC. = +/- 516.9 AC. 100%	

Site Analysis Data Chart

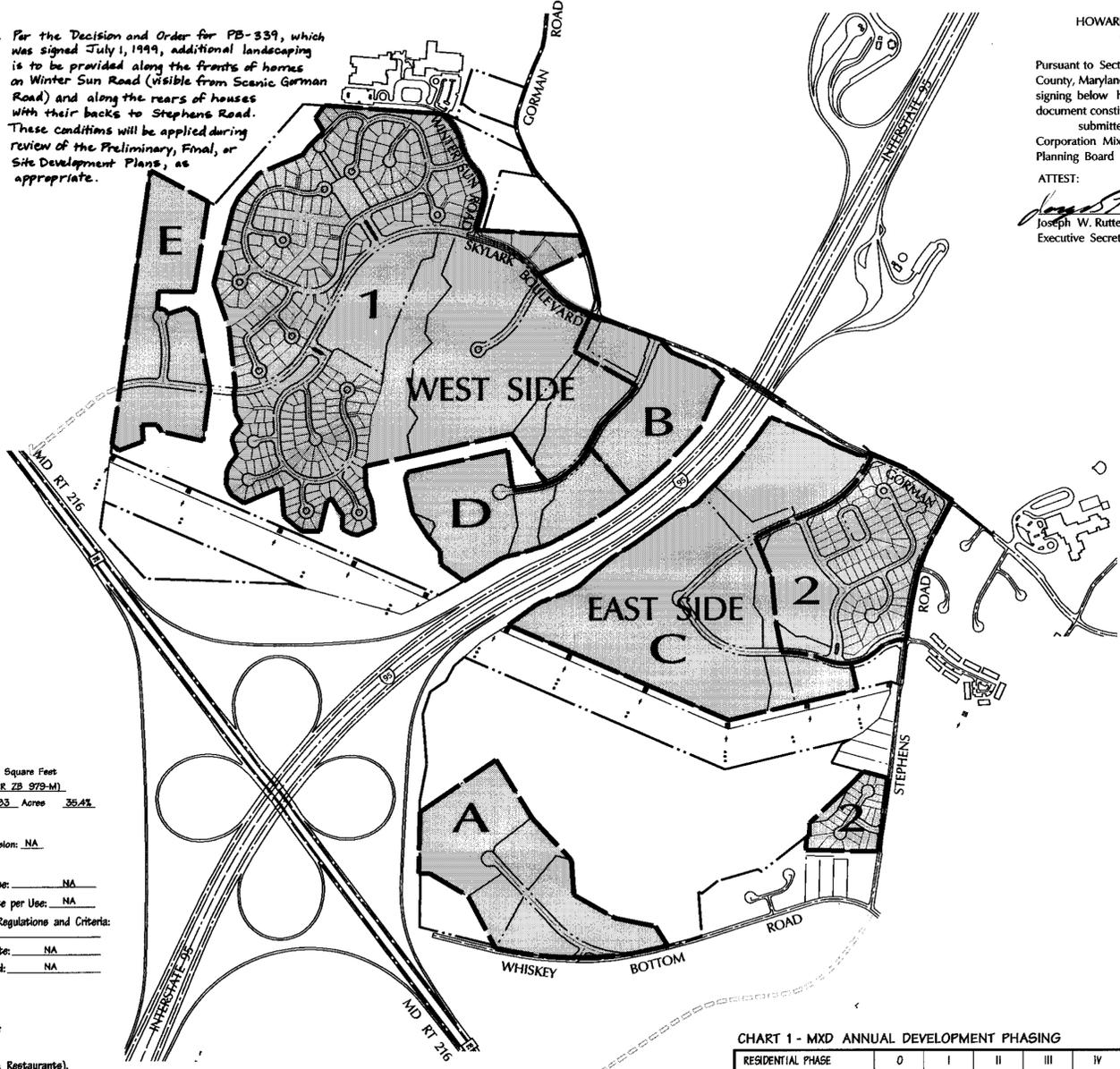
- General Site Data**
 - a. Present Zoning: PEC-MXD-3 AND R-SC-MXD-3
 - b. Applicable DPZ File References: ZB 979M-REZONING, WP 99-96
 - c. Proposed Use of Site or Structure(s): MIXED USE, GFD, OTHER RESIDENTIAL, EMPLOYMENT AND OPEN SPACE
 - d. Proposed Water and Sewer Systems: X Public Private
 - Area Tabulation**
 - a. Total Area of Site: +/- 516.9 Acres.
 - b. Approximate Area of 100 Year Floodplain: +/- 99.5 Acres.
 - c. Approximate Area of Steep Slopes (25% or Greater): +/- 8.0 Acres.
 - d. Net Area of Site: +/- 409.4 Acres.
 - e. Area of Proposed Building Lots: 86.5 Acres.
 - f. Area of Proposed Open Space Lots: 183.0 Acres.
 - g. Area of Proposed Preservation Parcels: NA
 - h. Area of Bulk Parcels: 201.9 Acres.
 - i. Area of Proposed Public Roads: 45.5 Acres.
 - j. Area of Proposed Private Roads: 0.09 Acres.
 - Unit/Lot Tabulation**
 - a. Total Number of Residential Units/Lots Allowed for Project: 1200 D.U. Maximum (PER ZB 979-M)
 - b. Total Number of Residential Units/Lots Proposed on this Submission: 1145 D.U.
 - c. Density of Projects Per Gross Acre (per PDP): 2.32
 - d. Total Number of Lots Allowed Per Deed/Doc: NA
 - e. Total Number of Preservation Parcels Proposed: NA
 - f. Total Number of Open Space Lots Proposed: 33
 - g. Total Number of Non-Residential Parcels Proposed: 14
 - h. Total Number of Non-Buildable Bulk Parcels Proposed: NA
 - i. Total Number of Lot/Lots Proposed: 395 **SDP** Lots, 4 Other Reg., 14 Employment, and 26 Open Space & 9 Common Open Areas.
 - Open Space Data**
 - a. Minimum Residential Lot Size Selected: NA Square Feet
 - b. Open Space Required: 183 Acres 35.4% (PER ZB 979-M)
 - c. Total Open Space Provided on this Submission: 183 Acres 35.4%
 - d. Area of Recreation Open Space Required: NA
 - e. Area of Rec. Open Space Provided on this Submission: NA
 - Parking Space Data**
 - a. Floor Space on Each Level per Building(s) per Use: NA
 - b. Maximum Number of Employees, Tenant On-Site per Use: NA
 - c. Number of Parking Spaces Required by Zoning Regulations and Criteria: NA
 - d. Total Number of Parking Spaces Provided On-Site: NA
 - e. Number of Handicapped Parking Spaces Provided: NA
 - Building Floor Area Data**
 - a. Maximum Floor Area Permitted: 100,000 sq. ft. Retail Center/Western Focal Point*
 - 1,251,000 sq. ft. Other Employment
- * (Includes Gasoline Service Station, Fast Food & Restaurants).



Overall Property Outline & Phasing Diagram

Scale: 1" = 600'

LEGEND
A, B, C, D & E EMPLOYMENT LAND USE PARCELS
1 & 2 RESIDENTIAL LAND USE PARCELS



HOWARD COUNTY PLANNING BOARD CASE NO. 339
CERTIFICATION OF PLANNING BOARD

Pursuant to Section 127.E.2.d of the Zoning Regulations of Howard County, Maryland, the members of the Planning Board of Howard County signing below hereby certify this 26 day of August, 1999, that this document constitutes the Comprehensive Sketch Plan submitted by The Howard Research and Development Corporation Mixed Use Development (Key Property) as approved under Planning Board Case No. 339 on July 1, 1999.

ATTEST:

Joseph W. Rutter
Joseph W. Rutter
Executive Secretary

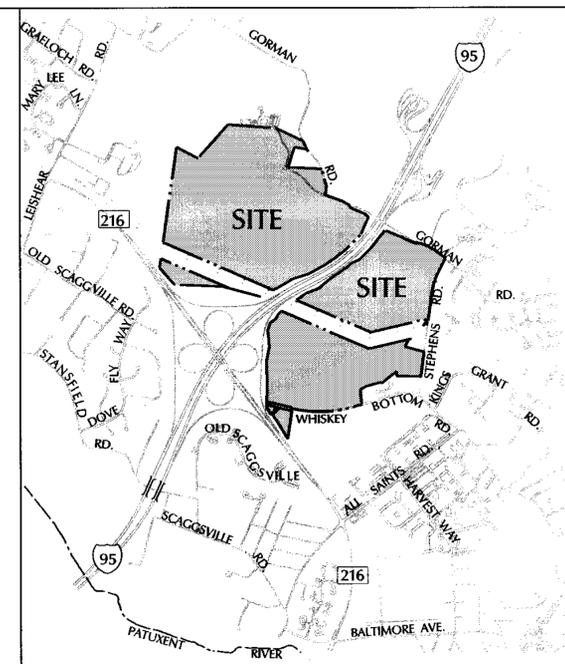
Robert F. Geiger
Robert F. Geiger
Chairperson

Gary L. Kauffman
Gary L. Kauffman
Vice Chairperson

Haskell N. Arnold
Haskell N. Arnold

Joan C. Lancos
Joan C. Lancos

J. Landon Reeve
J. Landon Reeve



Vicinity Map
SCALE: 1" = 2000'

Sheet Index

SHEET	DESCRIPTION
1	COVER SHEET
2	ENVIRONMENTAL FEATURES WEST SIDE
3	ENVIRONMENTAL FEATURES EAST SIDE
4	WEST SIDE SKETCH PLAN
5	EAST SIDE SKETCH PLAN

NOTES FOR CHART #1

- ALLOCATION YEAR PER DPZ LETTER 12/23/98. PRELIMINARY PLAN SUBMISSION DUE DATES ARE SHOWN CHART #2. A LIKELY DEVELOPMENT SCENARIO WOULD ANTICIPATE PHASES I TO V OCCURRING WEST OF I-95 AND VII AND IX EAST OF I-95, WHILE PHASES VI AND VIII COULD SPAN BOTH SIDES OF I-95 AND NOT NECESSARILY IN EQUAL NUMBERS OF UNITS. NUMEROUS COMBINATIONS OF SINGLE FAMILY DETACHED AND OTHER RESIDENTIAL ARE POSSIBLE. ACTUAL PHASE BOUNDARIES WILL BE DETERMINED BY DRAINAGE AREAS AND MARKET DEMAND.
- WEST FOCAL POINT AMENITIES (SUCH AS RECREATION, COMMUNITY OUTDOOR AND/OR INDOOR SPACES) MAY OPEN PRIOR TO WESTERN LOOP. RETAIL WOULD OPEN AFTER WEST LOOP IS COMPLETED. TIMING WOULD DEPEND UPON MARKET FEASIBILITY.
- EAST FOCAL POINT OPENS DURING THIS THREE YEAR PERIOD IN CONJUNCTION WITH RESIDENTIAL DEVELOPMENT EAST OF I-95 AND MARKET FEASIBILITY.
- IMPROVEMENTS AT THE ALL SAINTS/ROUTE 216 INTERSECTION WILL BE STARTED WHEN LAND DEVELOPMENT BEGINS FOR PHASE I AND WILL BE COMPLETED WITHIN NINE MONTHS OF START. IMPROVEMENTS INCLUDE:
 - CONSTRUCT 2ND EASTBOUND LEFT TURN LANE ON MD ROUTE 216.
- THE WEST SEGMENT OF LOOP ROAD (SKYLARK) WILL BE CONSTRUCTED IN CONCERT WITH PHASE III RESIDENTIAL DEVELOPMENT. IMPROVEMENTS INCLUDE:
 - GORMAN ROAD WITH ACCELERATION LANES BETWEEN I-95 BRIDGE AND SKYLARK BLVD. IF REQUIRED BY COUNTY.
 - SKYLARK BLVD. EXTENDED TO MD ROUTE 216 AS MAJOR COLLECTOR ROAD.
 - CONSTRUCT CONNECTION WITH MD ROUTE 216 PER PLANS APPROVED BY MD SHA.
- EAST SEGMENT OF LOOP ROAD ALONG GORMAN AND STEPHENS WILL BE CONSTRUCTED IN CONCERT WITH DEVELOPMENT EAST OF I-95. IMPROVEMENTS WILL INCLUDE:
 - WIDENING GORMAN ROAD, HALF SECTION AS MAJOR COLLECTOR FROM I-95 BRIDGE TO STEPHENS ROAD.
 - WIDENING HALF SECTION OF STEPHENS ROAD AS MAJOR COLLECTOR ALONG MWD FRONTAGE UTILIZING EXISTING BRIDGE OVER HAMMOND BRANCH.
 - EXTENDING STEPHENS ROAD FROM WHISKEY BOTTOM ROAD TO MD ROUTE 216 AS MAJOR COLLECTOR.
 - CONSTRUCTING CONNECTION TO MD ROUTE 216 PER PLANS AS APPROVED BY MD SHA.
- IMPROVEMENTS AT THE ALL SAINTS/ROUTE 216 INTERSECTION WILL BE THE FOLLOWING:
 - OPERATE SOUTHBOUND ALL SAINTS ROAD WITH AN EXCLUSIVE RIGHT TURN LANE, AN OPTIONAL THROUGH/LEFT TURN LANE, AND AN EXCLUSIVE LEFT TURN LANE.
 - OPERATE THE SIGNAL WITH SPLIT NORTH-SOUTH PHASES.
 - PERMIT THROUGH MOVEMENTS FROM THE EASTBOUND RIGHT TURN LANE ON MD ROUTE 216.

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Date	No.	Revision Description

Key Property

OWNER/DEVELOPER: HOWARD RESEARCH & DEVELOPMENT CORPORATION
10275 Little Patuxent Parkway
Columbia, Maryland 21044

DMW
Daft - McCune - Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
410 296 4705

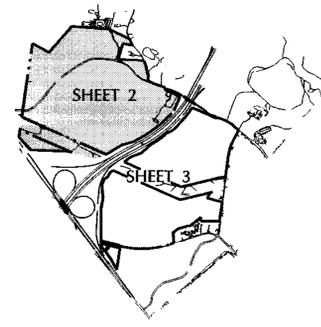
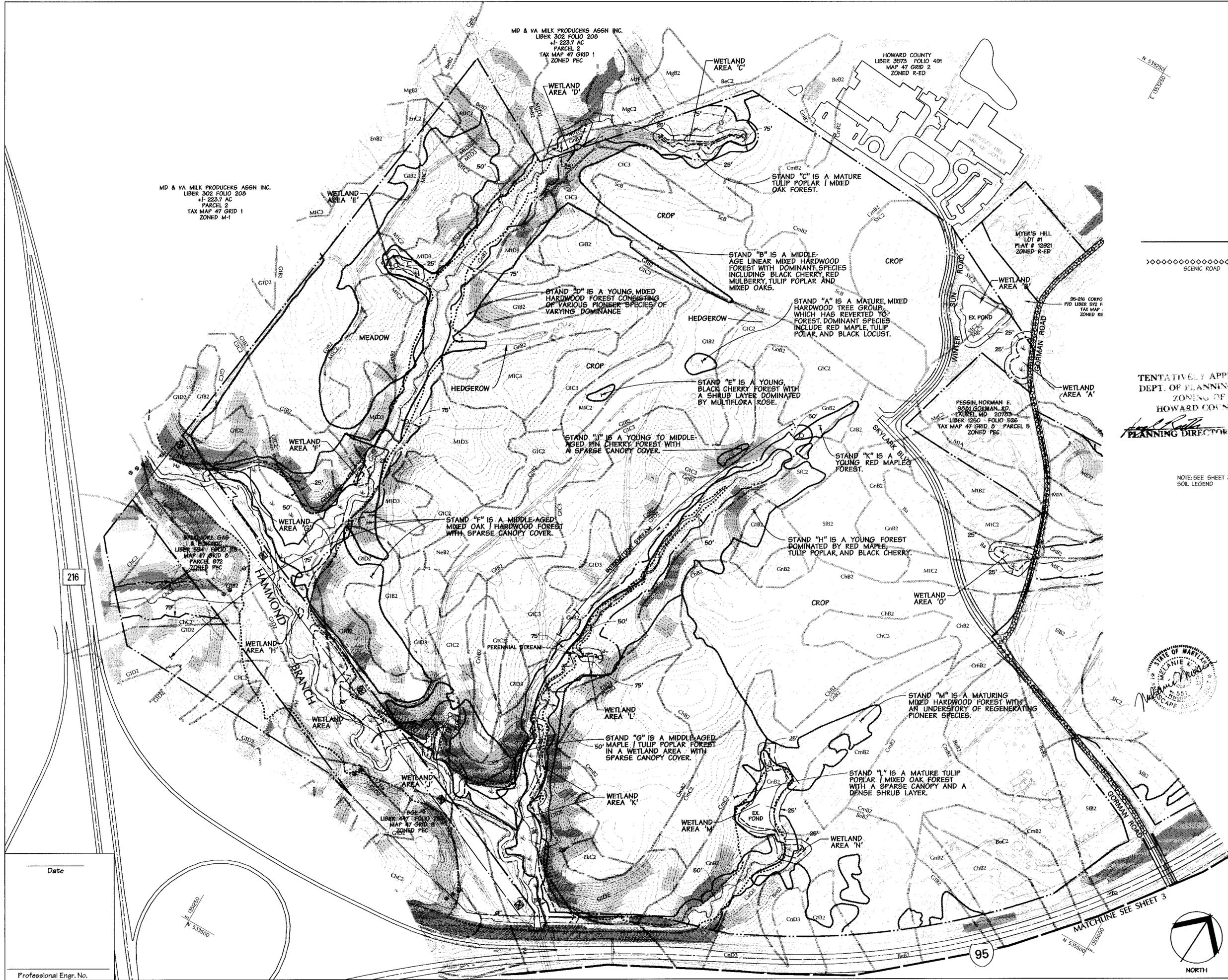
COORDINATE NAME	SECTION AREA	LOTPARCEL #

Cover Sheet

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Des. By: HRD
Chk. By:

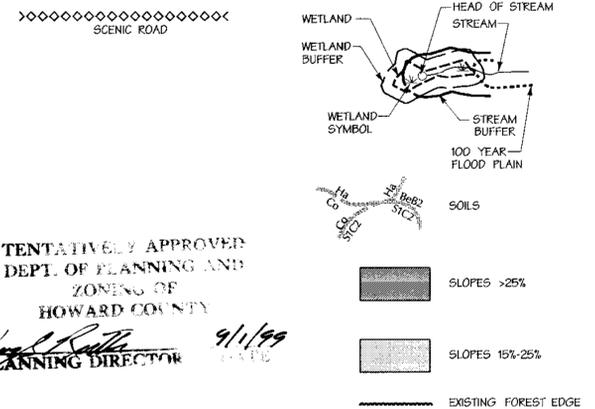
Scale: 1" = 600'
Date: 7-15-99
Approved:

Proj. No. 95064C2
1 of 5



Key Map

Legend



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR 9/1/99

NOTE: SEE SHEET 3 OF 5 FOR SOIL LEGEND

APPROVED
HOWARD COUNTY
DATE 7/1/99
PB Case 339

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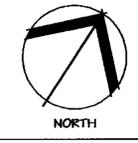
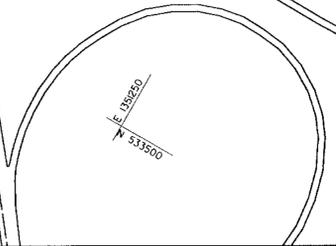
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Towson, Maryland 21286
410 296 3333
Fax 296 4705

SECTION NAME	SECTION AREA	LOTPARCEL #

TITLE
Environmental Features West Side

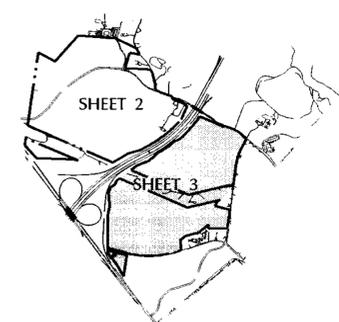
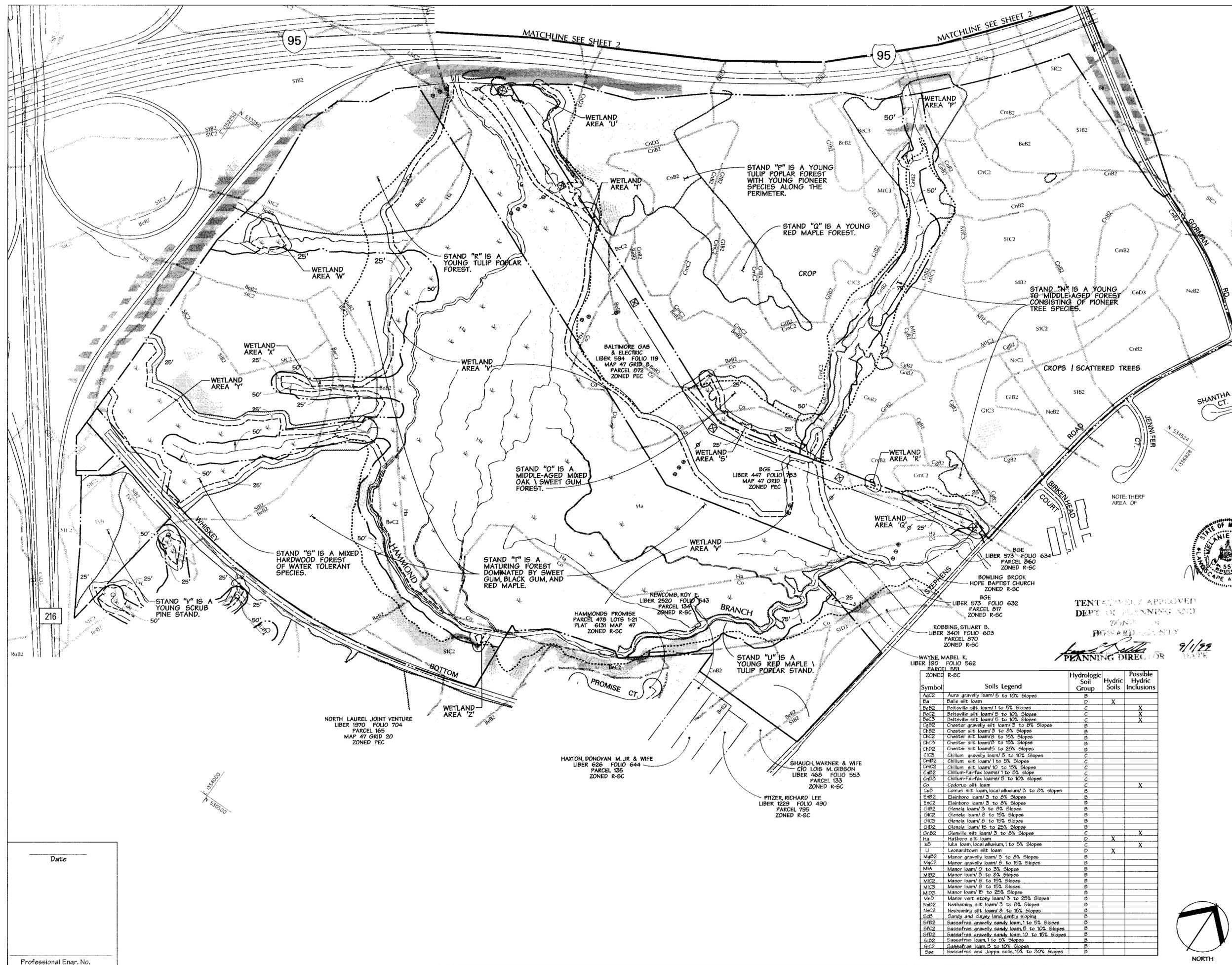
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Des. By: HRD	Date: 8-4-99	
Chk. By:	Approved:	2 of 5

Date
Professional Engr. No.



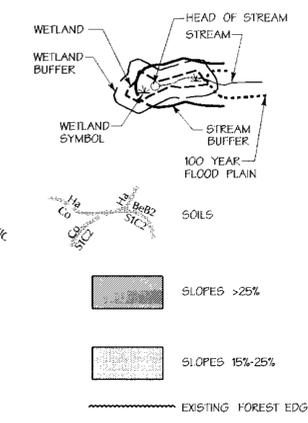
95

MATCHLINE SEE SHEET 3



Key Map
NORTH

Legend



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: 7/1/99
PB 646 339



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY
PLANNING DIRECTOR
9/1/99

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Symbol	Soils Legend	Hydrologic Soil Group	Hydric Soils	Possible Hydric Inclusions
AgC2	Aura gravelly loam/ 5 to 10% Slopes	B		
Ba	Belle silt loam	D	X	
BeC2	Beltville silt loam/ 1 to 5% Slopes	C		X
BeC2	Beltville silt loam/ 5 to 10% Slopes	C		X
BeC3	Beltville silt loam/ 5 to 10% Slopes	C		X
CgB2	Chester gravelly silt loam/ 3 to 8% Slopes	B		
ChB2	Chester silt loam/ 3 to 8% Slopes	B		
ChC2	Chester silt loam/ 8 to 15% Slopes	B		
ChC3	Chester silt loam/ 8 to 15% Slopes	B		
ChD2	Chester silt loam/ 5 to 25% Slopes	C		
ChD3	Chillum gravelly loam/ 5 to 10% Slopes	C		
CmB2	Chillum silt loam/ 1 to 5% Slopes	C		
CmC2	Chillum silt loam/ 10 to 15% Slopes	C		
CmC2	Chillum-Fairfax loam/ 1 to 5% Slopes	C		
CmD2	Chillum-Fairfax loam/ 5 to 10% Slopes	C		
Co	Cedrus silt loam	C		X
CuB	Comus silt loam, local alluvium/ 3 to 8% Slopes	B		
EnB2	Elmhurst loam/ 3 to 8% Slopes	B		
EnC2	Elmhurst loam/ 3 to 8% Slopes	B		
GlB2	Glenside loam/ 3 to 8% Slopes	B		
GlC2	Glenside loam/ 8 to 15% Slopes	B		
GlC3	Glenside loam/ 8 to 15% Slopes	B		
GlD2	Glenside loam/ 15 to 25% Slopes	B		
GnB2	Glenside silt loam/ 3 to 8% Slopes	B		X
Ha	Hatboro silt loam	D	X	
IuB	Iuka loam, local alluvium/ 1 to 5% Slopes	C		X
L	Leonardtown silt loam	D	X	
MgB2	Manor gravelly loam/ 3 to 8% Slopes	B		
MaC2	Manor gravelly loam/ 8 to 15% Slopes	B		
MVA	Manor loam/ 0 to 3% Slopes	B		
MWB	Manor loam/ 3 to 8% Slopes	B		
MIC2	Manor loam/ 8 to 15% Slopes	B		
MIC3	Manor loam/ 8 to 15% Slopes	B		
MID2	Manor loam/ 15 to 25% Slopes	B		
MWD	Manor vert. stony loam/ 3 to 8% Slopes	B		
NeB2	Neshaminy silt loam/ 3 to 8% Slopes	B		
Nec2	Neshaminy silt loam/ 8 to 15% Slopes	B		
ScB	Sandy and clayey land, gently sloping	B		
SfB2	Sassafras gravelly sandy loam/ 1 to 5% Slopes	B		
SfC2	Sassafras gravelly sandy loam/ 5 to 10% Slopes	B		
SfD2	Sassafras gravelly sandy loam/ 10 to 15% Slopes	B		
SIB2	Sassafras loam/ 1 to 5% Slopes	B		
SIC2	Sassafras loam/ 5 to 10% Slopes	B		
Sse	Sassafras and Joppa soils, 15% to 30% Slopes	B		

Key Property

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410 296 3333
Fax 296 4705

SUBDIVISION NAME	PROJECT	SECTION AREA	LOT #/AREA #
PLAT OR REF. TO PLAT	BOOK #	PAGE #	ZONE
DATE OF PLAT	DATE OF RECORDING	TAXING MAP	SECT. DISTRICT
WATER CODE	SEWER CODE		GEN. DISTRICT

Environmental Features East Side

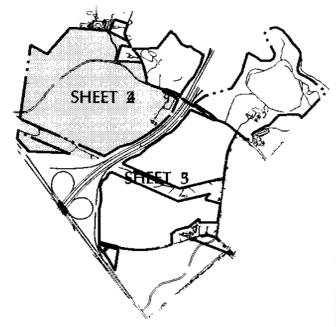
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Scale: 1" = 200'
Date: 7-15-99
Proj. No.: 95054C2
Checked By: HRD
Approved: [Signature]
3 of 5

Date: _____
Professional Engr. No. _____

MD & VA MILK PRODUCERS ASSN INC.
LIBER 302 FOLIO 208
+/- 223.7 AC
PARCEL 2
TAX MAP 47 GRID 1
ZONED PEC

HOWARD COUNTY
LIBER 3573 FOLIO 491
MAP 47 GRID 2
ZONED R-ED

MD & VA MILK PRODUCERS ASSN INC.
LIBER 302 FOLIO 208
+/- 223.7 AC
PARCEL 2
TAX MAP 47 GRID 1
ZONED M-1



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
LAND DEVELOPMENT
HOWARD COUNTY

9/1/99
PLANNING DEPARTMENT



Key Map

Legend

- PROPOSED SWM POND
- SCENIC ROAD
- WETLAND
- WETLAND BUFFER
- WETLAND SYMBOL
- HEAD OF STREAM
- STREAM
- STREAM BUFFER
- 100 YEAR FLOOD PLAIN
- PEDESTRIAN PATH OR SIDEWALK
- BGE MONOPOLE
- TRANSMISSION POLE
- BGE ELECTRICAL TOWER
- PC 1/2 OF ARC
- CENTERLINE OF ROAD
- RADIUS OF ARC
- 120'oa
- 120'oa
- CREDITED OPEN SPACE
- COMMON OPEN AREA
- POTENTIAL ACCESS
- FOCAL POINT
- SPEED CONTROL DEVICES
- 1 COUNTY APPROVED ALTERNATIVE (None proposed at this time)
- 2 ROADWAY CONSTRUCTION (CHOKER)
- 3 STOP OR YIELD SIGN
- 4 SPEED CONTROL RADIUS

TYPICAL CUL-DE-SAC
NOT TO SCALE

- NOTE:
1. ALL CUL-DE-SACS ARE 120' DIAMETER WITH A 44' DIA. ISLAND UNLESS OTHERWISE NOTED. CUL-DE-SACS WITH 100' DIAMETERS HAVE NO ISLANDS.
 2. SPEED CONTROL DEVICES ARE INDICATED IN APPROXIMATE LOCATIONS. SPECIFIC DESIGN AND FINAL LOCATIONS ARE SUBJECT TO FURTHER ANALYSIS DURING PRELIMINARY PLAN REVIEW.
 3. SEE SHEET 2 FOR ENVIRONMENTAL FEATURES.

APPROVED
DATE: 7/1/99
PB Case 339

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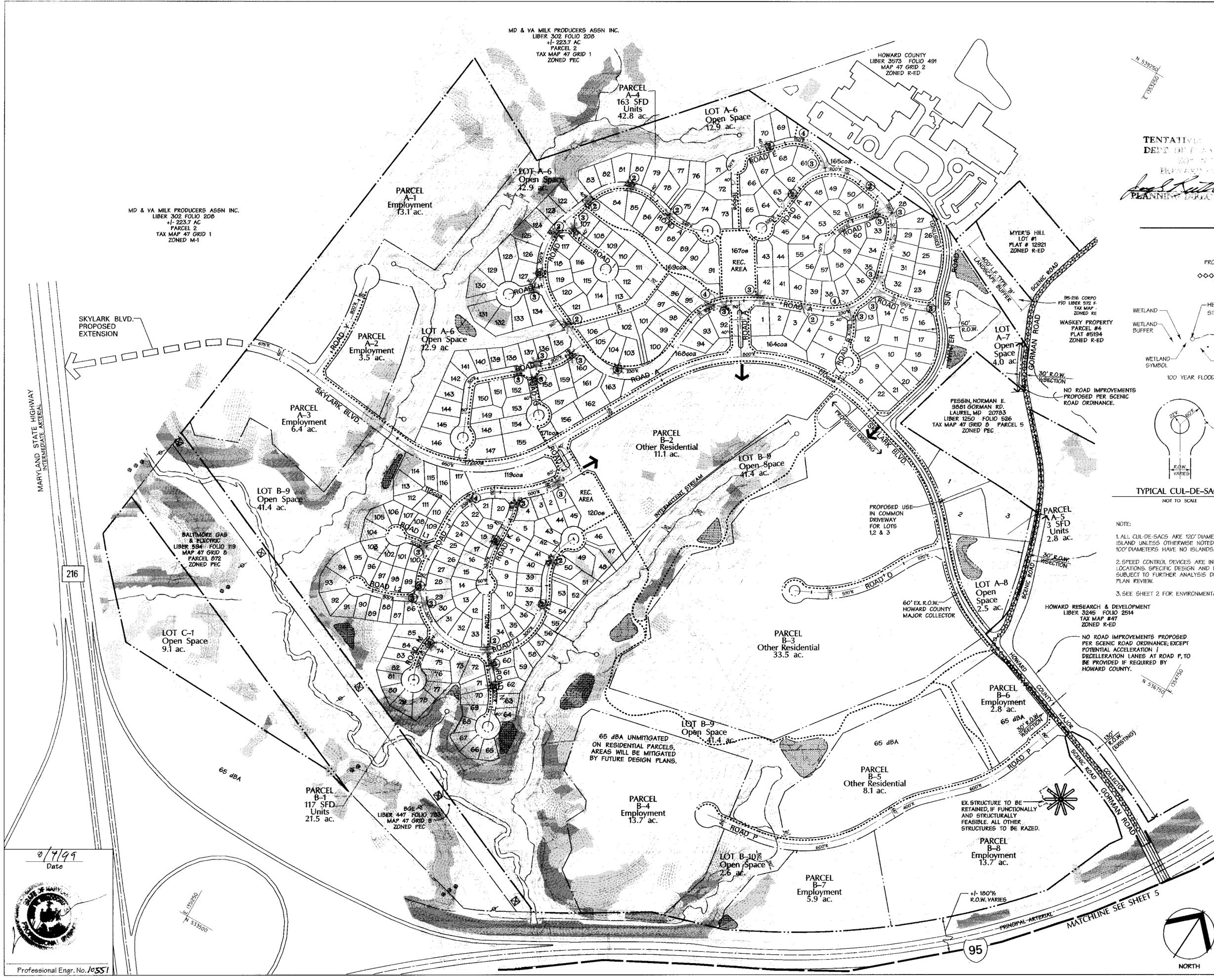
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410 296 3333
Fax 296 4705

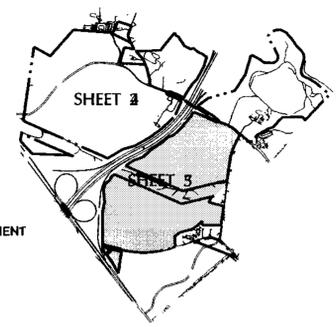
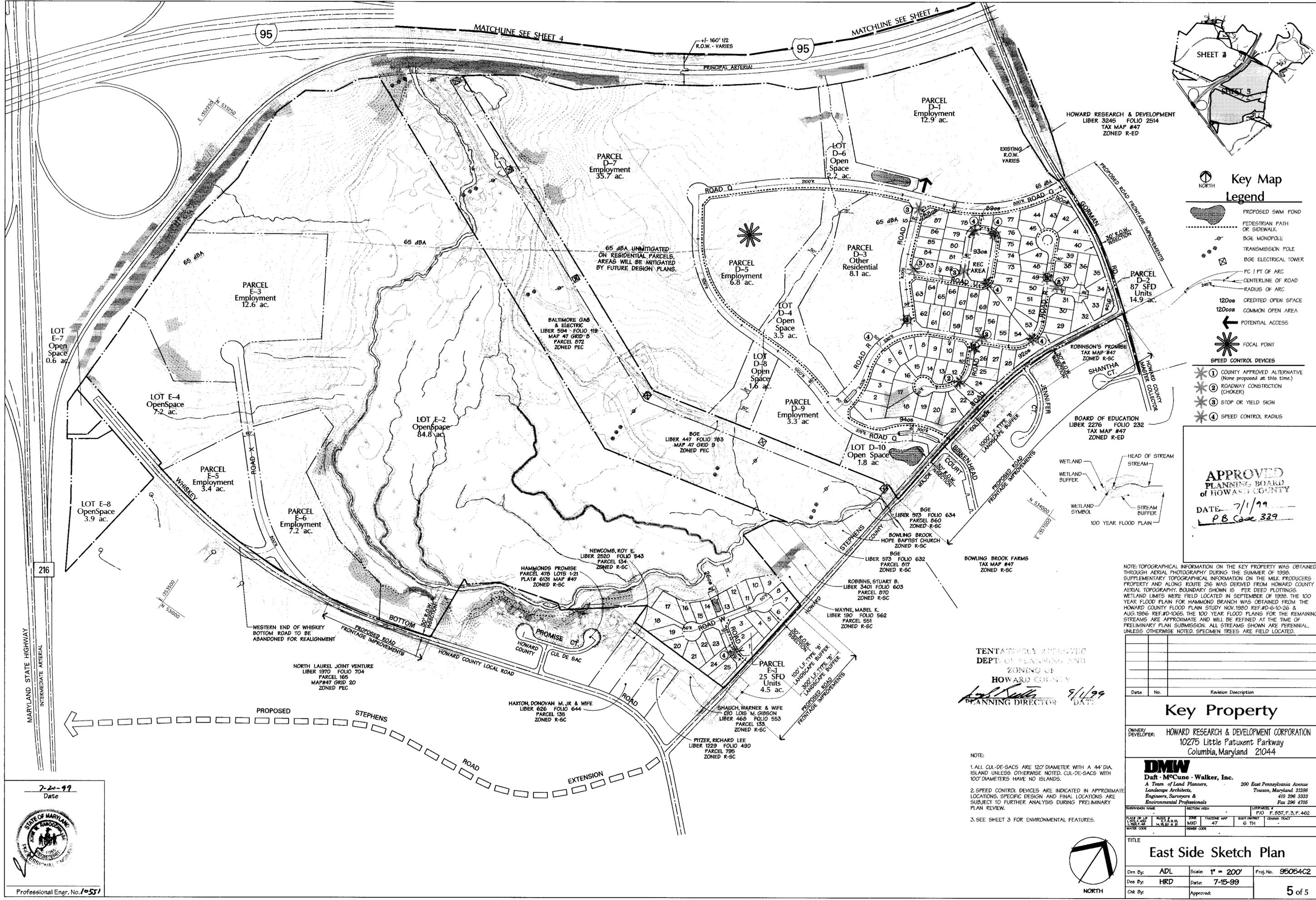
SECTION NAME	SECTION AREA	LOT/PARCEL #	TAX MAP #	ELECT. DISTRICT	CEMSID TRACT

West Side Sketch Plan

Drawn By: CSC / ADL	Scale: 1" = 200'	Proj. No: 95054C2
Des. By: HRD	Date: 8-4-99	
Chk. By:	Approved:	4 of 5



Professional Engr. No. 10551



Key Map Legend

- PROPOSED SWM POND
- PEDESTRIAN PATH OR SIDEWALK
- BGE MONOPOLE
- TRANSMISSION POLE
- BGE ELECTRICAL TOWER
- PC 1 FT OF ARC CENTERLINE OF ROAD
- RADIUS OF ARC
- 1200s CREDITED OPEN SPACE
- 1200ca COMMON OPEN AREA
- POTENTIAL ACCESS
- FOCAL POINT
- SPEED CONTROL DEVICES**
- ① COUNTY APPROVED ALTERNATIVE (None proposed at this time.)
- ② ROADWAY CONSTRUCTION (CHOKER)
- ③ STOP OR YIELD SIGN
- ④ SPEED CONTROL RADIUS

APPROVED
PLANNING BOARD
 of HOWARD COUNTY
 DATE 7/1/99
 P.B. Case 339

NOTE: TOPOGRAPHICAL INFORMATION ON THE KEY PROPERTY WAS OBTAINED THROUGH AERIAL PHOTOGRAPHY DURING THE SUMMER OF 1988. SUPPLEMENTARY TOPOGRAPHICAL INFORMATION ON THE MILK PRODUCERS PROPERTY AND ALONG ROUTE 216 WAS DERIVED FROM HOWARD COUNTY AERIAL PHOTOGRAPHY. BOUNDARY SHOWN IS PER DEED PLOTTINGS. WETLAND LIMITS WERE FIELD LOCATED IN SEPTEMBER OF 1996. THE 100 YEAR FLOOD PLAN FOR HAMMOND BRANCH WAS OBTAINED FROM THE HOWARD COUNTY FLOOD PLAN STUDY NOV. 1980 REF.#0-6-10-26 & AUG. 1986 REF.#10-066. THE 100 YEAR FLOOD PLANS FOR THE REMAINING STREAMS ARE APPROXIMATE AND WILL BE REFINED AT THE TIME OF PRELIMINARY PLAN SUBMISSION. ALL STREAMS SHOWN ARE PERENNIAL UNLESS OTHERWISE NOTED. SPECIMEN TREES ARE FIELD LOCATED.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 OF
 HOWARD COUNTY

Paul Suter 9/1/99
 PLANNING DIRECTOR DATE

- NOTE:
1. ALL CUL-DE-SACS ARE 120' DIAMETER WITH A 44' DIA. ISLAND UNLESS OTHERWISE NOTED. CUL-DE-SACS WITH 100' DIAMETERS HAVE NO ISLANDS.
 2. SPEED CONTROL DEVICES ARE INDICATED IN APPROXIMATE LOCATIONS. SPECIFIC DESIGN AND FINAL LOCATIONS ARE SUBJECT TO FURTHER ANALYSIS DURING PRELIMINARY PLAN REVIEW.
 3. SEE SHEET 3 FOR ENVIRONMENTAL FEATURES.

Date	No.	Revision Description

Key Property

OWNER/DEVELOPER: HOWARD RESEARCH & DEVELOPMENT CORPORATION
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044

DMW
 Daft - McCune - Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 410 296 3333
 Fax 296 4705

SUBDIVISION NAME	SECTION AREA	LOTTING #
PLAT OF L&L	ROWS & IS	TAXING MAP
WATER CODE	SEWER CODE	

East Side Sketch Plan

Drn By: ADL	Scale: 1" = 200'	Proj. No. 95054C2
Des By: HRD	Date: 7-15-99	
Chk By:	Approved:	5 of 5

7-20-99
 Date

Professional Engr. No. 10551

DEVELOPMENT TABULATION

Land Use Acreages and Percentages

Single Family Detached	117.0 acres	22.8%
Other Residential	62.0 acres	12.0%
Employment	154.9 acres	30.0%
Open Space	163.0 acres	35.4%
Total Acres	516.9 acres	100.0%

Residential Units

Single Family Detached	460 (Maximum)	27.5%
Single Family Attached	500 (Maximum)	41.7%
Apartments	250 (Maximum)	20.8%
Total Units	1210 (Maximum)	100.0%

Moderate Income Housing Units

60 Units (Included in above)

Residential Density

Overall Density 2.32 units/gross acre (calculated on total acreage of the MXD District)

Maximum Employment/Floor Area Ratios (FAR)

Overall Density 0.25 (calculated on total acreage for all Employment areas on the PDF)

FAR per Employment Parcel 0.25 (calculated on total acreage of each parcel)

Employment/Maximum Floor Area

Employment 125,000 square feet (excluding Retail and Service uses described below)

Retail and Service Uses 100,000 square feet (including gasoline service station, fast food, and restaurants)

DEVELOPMENT CRITERIA

The following criteria shall apply to all development within the Key Property, MXD Zoning District, except as modified by the Planning Board pursuant to Site Development Plan review.

Structure Setbacks from Arterial Highways for All Land Uses

Where any land use is adjacent to a principal arterial or intermediate arterial highway, no structure shall be located within 50 feet 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.

SINGLE FAMILY DETACHED (SFD)

Permitted Uses

All lots within Single Family Detached land use areas shall be used only for one Single Family Detached Dwelling or One Zero Lot Line Dwelling Unit per lot. Private recreational facilities, such as swimming pools, tennis courts and basketball courts reserved for the on-site residents and their guests are also permitted.

Density

Density shall not exceed 3.5 dwelling units per gross acre based on the entire area of Single Family Detached land use. The density of individual portions of the Single Family Detached land use areas to be subdivided into lots may be up to five (5) dwelling units per gross acre.

Lot Size

The minimum lot size shall be 4,000 sq. ft. for the Single Family Detached land use areas. Planning Board approval of Site Development Plans will be required for all Single Family Detached lots under 5000 square feet.

Setbacks

The minimum setbacks for structures shall be as follows:

Front Setback	15' from the right-of-way to the house or garage.
Side Setback	5' to the property line with a minimum of 15' between structures 0' to the property line for zero lot line dwellings with a minimum of 15' between structures
Rear Setback	10' from the property line to an open deck 20' from the property line to the house

A zero lot line dwelling unit may be located on any property line which is not a street right-of-way provided that (i) no part of the dwelling shall encroach onto the adjoining lot; (ii) an access easement for the purpose of maintenance to the side of the structure shall be included in the deed where appropriate; and (iii) spacing between dwelling units shall be in accordance with the setback between units set forth above. Garages, however, may adjoin along the property line.

Structures may be located anywhere within each setback area in accordance with a Site Development Plan approved by the Howard County Planning Board.

Access

Permanent access to lots may be provided by means of perpetual reciprocal access easements.

Height

Maximum building height on all lots shall be thirty-four (34) feet to the midpoint of the roof height measured from the highest adjoining ground elevation adjacent to the building upon the lots, except as otherwise approved at the time of the Site Development Plan review by the Howard County Planning Board.

Coverage

Lot coverage by buildings within Single Family Detached land use areas shall not exceed 40%. No limitation is imposed upon the area used for sidewalks, paved parking areas, patios, decks, landscaping and similar minor structures.

Parking

No less than two (2) off-street parking spaces shall be provided on each lot within Single Family Detached land use areas. Such spaces may consist of garage and/or driveway spaces.

OTHER RESIDENTIAL (OR)

Permitted Uses

Apartment Dwellings (including condominium dwelling units), Single Family Attached Dwellings, Single Family Semi-Detached Dwellings and Two-Family Dwellings shall be permitted within Other Residential land use areas. Other permitted uses include private recreational facilities such as tot lots, swimming pools, basketball courts and tennis courts, reserved for the use of on-site residents and their guests. Such facilities may be located within condominium developments as well as within communities where all properties are included within recorded covenants and laws which govern and provide financial support for operations of the facilities.

Density

Density shall not exceed 12.1 dwelling units per gross acre based on the entire area of Other Residential land use. The density of any parcel devoted to Other Residential land use may be up to twenty (20) dwelling units per gross acre.

Lot Size

No minimum or maximum lot size is established for the Other Residential land use areas.

Setbacks

The minimum setbacks for structures shall be as follows:

Single Family Attached, Semi-Detached, and Two-Family Dwellings

Front Setback	5' from the right-of-way or the property line to the house or garage.
Side Setback	5' from the property line for end units
Rear Setback	15' from the property line
Between Structures	30' front to front 50' back to back 50' front to back 15' for all other conditions

From the edge of parking 15' from the edge of a parking lot when units do not include garages.

Apartments

Front Setback:	15' from the property line or the right-of-way
Side/Rear Setback	15' from the property line 10' from the property line if adjoining open space
Between Structures:	30' front to front 50' back to back 50' front to back 20' for all other conditions

From the edge of parking: 15' from the edge of a parking lot. Structures may be located anywhere within such setbacks in accordance with a Site Development Plan approved by the Howard County Planning Board.

Height

Maximum height for buildings in the Other Residential land use areas shall be fifty (50) feet for Attached, Semi-Detached, or Two-Family Dwelling Units, and sixty (60) feet for Apartments, in each case to the midpoint of the roof height measured from the highest adjoining ground elevation adjacent to the building upon the lot or parcel, except as otherwise approved at the time of Site Development Plan review by the Howard County Planning Board.

Coverage

No coverage requirement is imposed in Other Residential land use areas.

Parking

Apartments (including Condominium dwelling units):

No less than 1½ off-street parking spaces for each dwelling unit.

Housing for Elderly and/or Handicapped Persons:

In the event a facility qualifies under federal, state or county programs intended to promote housing for the elderly or handicapped, the parking requirements may be modified to provide for four (4) parking spaces for every ten (10) dwelling units participating in such program.

In the event the units are withdrawn from the housing assistance program, the owner of the facility shall immediately notify the Department of Planning and Zoning and shall construct, prior to further occupancy of the withdrawn units, such additional parking spaces as are necessary to provide 1-1/2 parking spaces for each dwelling unit withdrawn.

Attached, Semi-Detached, and Two-Family Dwelling Units:

No less than two (2) off-street parking spaces including garages for each dwelling unit. Such parking shall be provided in proximity to each dwelling unit and may be included as part of a covered common parking structure provided for residents, tenants and guests.

Such parking areas may be parallel spaces located on paved areas adjacent to publicly maintained roadways, adjacent to public or private service drives, or oriented diagonally or at right angle to such roadways or service drives. Such parking areas may be permitted within public rights-of-way which are at least forty (40) feet in width, however, when parking is allowed in the public right-of-way, the traveled portion of the right-of-way shall be owned and maintained by the County and the remaining portion of the right-of-way will be owned by the County but privately maintained.

EMPLOYMENT

Parcel Size

No minimum or maximum parcel sizes apply in the Employment land use areas. Planning Board approval of Site Development Plans will be required for the two "Focal Point" within the project.

Height

Maximum building height shall be limited to 120' unless approved to be greater by the Howard County Planning Board.

Permitted Uses

The following uses are permitted in Employment land use areas: All uses permitted as a matter of right in the FOR, D-1 and M-1 zoning districts, without regard to any limitations or restrictions on retail or personal service uses otherwise permitted in such districts; fast food restaurants; gasoline service stations, which may include a car wash or repair facilities or convenience stores; country clubs and golf courses; movie theatres, legitimate theatres and dinner theatres; public utility uses, excluding communication towers; group care facilities, housing for elderly, and/or handicapped persons; nursing homes, and sheltered housing.

Coverage

No coverage requirement is imposed in Employment land use areas.

Floor Area Ratio (FAR)

Overall limit is 0.25, calculated on the total acreage for all Employment land use areas, with a maximum FAR of 0.25 for any individual parcel calculated on total acreage of such parcel.

Parking

a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.

b. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area which is devoted to office or research and development uses.

c. No parking requirement is imposed upon any restaurant, coffee shop or similar facility constructed within buildings which primarily serves tenants and employees of such buildings.

d. One (1) parking space shall be provided for each bedroom contained within any hotel, inn or similar facility and one (1) parking space shall be provided for each five (5) employees of such facility.

e. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility or as a freestanding structure and one (1) parking space shall be provided for each five (5) employees of any such facility.

f. One (1) parking space shall be provided for each two (2) beds in any hospital or clinic; one (1) parking space shall be provided for each employee on a major shift; and eight (8) parking spaces shall be provided for each doctor treating outpatients on a major shift.

g. Perpendicular parking bays may be established at or below grade or in elevated levels or decks in nine foot by sixty foot clear span modules. In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval of the Howard County Planning Board.

Industrial Uses:

Warehouse	0.5 spaces per 1,000 square feet
Flex Space (Industrial/Office)	2.0 spaces per 1,000 square feet
Other Industrial	2.0 spaces per 1,000 square feet

Recreational Uses:

Health Club	10.0 spaces per 1,000 square feet
Swimming Pool, Community	1.0 space per 7 persons permitted in the pool at one time by the Department of Health
Tennis Court	4.0 spaces per court

Setbacks

No structure shall be located within twenty-five (25) feet of the right-of-way of any public street, road or highway. No parking lot shall be located within fifteen (15) feet of the right-of-way of any external public street, road or highway or ten (10) feet of the right-of-way of any internal public street, road or highway. No structure shall be erected within fifty (50) feet of any boundary line of any residential district. Structures may be located anywhere within such setbacks in accordance with a Site Development Plan approved by the Howard County Planning Board.

Whenever Employment areas are located within fifty (50) feet of a Residential land use area, planting and landscaping must be provided in accordance with a Site Development Plan approved by the Howard County Planning Board.

OPEN SPACE

Permitted Uses

Any uses which do not involve any extensive coverage of land with structures including but not limited to public or private parks, playing fields, playgrounds, tennis courts, golf courses, pools, pedestrian and bicycle pathways, tot lots, and any other outdoor recreational uses. In addition, the following uses are permitted:

- Public or private child care center.
- Community Center for customary community activities including but not limited to:
 - The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
 - Rummage sales, white elephant sales, cake sales, dances, and similar activities.
 - Operation of a community hall including leasing of same for public or private use.
 - Operation of incidental commercial activities such as an snack bar.
- Public or private tennis courts, together with such incidental commercial activities as are consistent with primary use of the lot as a tennis facility.
- Buildings and parking lots which are owned and used by any governmental entity or homeowners' association or are used for non-profit purposes including but not limited to: (i) Community library facility, (ii) Teen center building, including incidental sales on the premises of food and beverages, or (iii) Buildings used primarily for religious activities.
- Utility facilities
- Environmental facilities such as drainage, stormwater management facilities, wetland mitigation, afforestation or reforestation.
- Activity areas such as tot lots, volleyball and multi-purpose courts, picnic areas, etc.

Parking lots are permitted only as an accessory use to an approved use on the same lot. Open areas designated for residential use shall be considered open space if it is held for the common use of residents in the vicinity of such open space.

Setback

No building or structure within Open Space land use areas shall be located within twenty (20) feet of the right-of-way of any public street, road or highway, or of any residential or employment property lines, except, however, that buildings and structures may be permitted anywhere within Open Space land use areas in accordance with a Site Development Plan approved by the Howard County Planning Board.

Height

There shall be no height limitations for buildings or structures except as otherwise provided for in a Site Development Plan approved by the Howard County Planning Board.

Area

No minimum/maximum lot sizes apply within Open Space land use areas.

Coverage

No coverage requirement is imposed upon lots within Open Space land use areas.

Parking

Health Club	10.0 spaces per 1,000 square feet
Swimming Pool, Community	1.0 space per 7 persons permitted in the pool at one time by the Health Department
Tennis Court	4.0 spaces per court

ACCESSORY USES

Any use normally and customarily incidental to any use permitted in any Land Use Area shall be permitted.

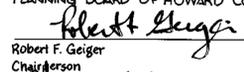
*Amendment made per Planning Board Case 339 per Decision and Order dated 7/1/99 (See "SFD - Lot Size", condition of approval #4) (See "Other Residential - Attached Units - Parking") (See "Employment - Parcel Size", condition of approval #4)

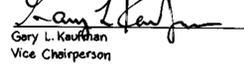
**HOWARD COUNTY PLANNING BOARD CASE NO. 339
CERTIFICATION OF PLANNING BOARD**

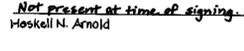
Pursuant to Section 127.E.2.d of the Zoning Regulations of Howard County, Maryland, the members of the Planning Board of Howard County signing below hereby certify this 22nd day of August, 1999, that this document constitutes the Development Criteria submitted by The Howard Research and Development Corporation Mixed Use Development (Key Property) as approved under Planning Board Case No. 339 on July 1, 1999.

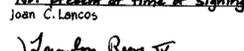
ATTEST:

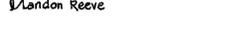
 Joseph W. Ruffler
 Executive Secretary


 Robert F. Geiger
 Chairperson


 Gary L. Kaufman
 Vice Chairperson


 Hoskell N. Arnold


 Joan C. Lanco


 Brandon Reeve


 PLANNING DIRECTOR
 DATE 8/1/99

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
 DATE 7/1/99
 PBCas 339

Date	No.	Revision Description
Key Property		
OWNER/DEVELOPER: HOWARD RESEARCH & DEVELOPMENT CORPORATION 10275 Little Patuxent Parkway Columbia, Maryland 21044		
 DMW Daft - McCune - Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals 200 East Pennsylvania Avenue Towson, Maryland 21286 410 296 3333 Fax 296 4705		
SUBDIVISION NAME PLAT OF LOT 1, LOTS 2, 3 & 4 WATER CODE	SECTION AREA TAXING MAP 47 REVERSE CODE	LOT/FACILITY # P/O P. 857, P. 3, P. 462 GENUS TRACT 6 TH
TITLE DEVELOPMENT CRITERIA		
Dwn By: CSC / ADL Des By: Chk By:	Scale: NO SCALE Date: 8-17-99 Approved:	Proj. No. 95054-03 1 of 3



