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1	COMPREHENSIVE SKETCH PLAN AND SUBDIVISION PRELIMINARY EQUIVALENT SKETCH PLAN
2-3	SCHEMATIC GRADING PLAN
4	FIRST AMENDED DEVELOPMENT PLAN
5	DEVELOPMENT CRITERIA

AMENDED COMPREHENSIVE SKETCH PLAN AND SUBDIVISION PRELIMINARY EQUIVALENT SKETCH PLAN CHERRYTREE PARK

EXISTING RECORDED PARCELS 'A', 'D', 'E', 'F', 'G-1', 'H-1', LOTS 1 THRU 10, OPEN SPACE LOTS 11 THRU 14 AND PROPOSED BULK PARCELS 'I' & 'J'

(A RESUBDIVISION OF BULK PARCEL 'B', PLAT No. 15450)
(Age-Restricted Adult Housing Units & Office Building No. 1)

ZONED MXD-6

TAX MAP No. 46 PARCEL No. 156 GRID NO. 4

**SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**

U.S. Equivalent Coordinate Table (PARCEL 'B')		
PNT	NORTH	EAST
1515	538015.87	1340330.43
1514	538006.82	1340338.35
1513	537963.27	1340379.32
1512	537997.40	1340415.82
1511	537831.46	1340820.03
1510	538019.92	1340969.96
6423	537956.555173	1340936.095756
6518	537959.310265	1340968.156169
6517	537944.671634	1340940.854825
6498	537885.402130	1340885.408728
6497	537871.882398	1340882.703945
6495	537839.678952	1340870.184953
6391	537829.638307	1340864.496246
6374	537752.566727	1340762.339694
6354	537715.43	1340569.92
6347	537704.21	1340568.44
6343	537710.59	1340480.38
6329	537637.17	1340252.54
2901	537493.264029	1340125.680609
2903	537287.147356	1339944.003752
6297	537128.260173	1339803.957140
6292	537092.227179	1339761.623317
6285	537033.969852	1339697.002565
6277	536933.365002	1339618.000052
6279	536924.114698	1339602.259193
6480	536830.282412	1339587.210309
6479	536768.331796	1339580.938059
6478	536726.802742	1339547.565354
1036	536749.454119	1339519.310667
1037	537056.664104	1339475.151410
1518	537278.041809	1339695.836932
2902	537615.343812	1339983.154438

SITE TABULATION (PER ORIGINAL ZB 973M)

LAND USE	PROPOSED DENSITY RANGE	ACREAGE	PERCENT
Residential		112.61 ac.	29.74
Single Family Detached	7 Units		
Single Family Attached	163 Units		
Employment/Retail		10.04 ac.	25.64
Office	201,500 SF Maximum		
Employment/Retail	10,602 SF Maximum		
Open Space		16.53 ac.	39.04
Community Open Space (Commercial/Residential)	(9.80 ac.)		
Howard County Recreation and Parks	(6.73 ac.)		
Other Land Use		12.43 ac.	3.27
Public Road R.O.W.	170 Units Maximum		
TOTALS	212,102 SF Maximum	112.61 ac.	100%

PARKING REQUIREMENT

LAND USE	MINIMUM PARKING REQUIRED	PARKING PROVIDED
Office	665 Spaces	**665 Spaces
Retail	64 Spaces	64 Spaces
Residential	340 Spaces	**317 Spaces

* Proposed Double Deck Parking
** In Accordance With Howard County Design Manual Volume III Parking Along One Side Of A 24' Wide Or Greater Street Is Allowed 1/2 Out Of The Total Of 50% Parking Spaces Are Provided Along The Curb Line On One Side Of The Street.
65 Parking Spaces Are Provided In Designated Parallel Parking Stalls and 340 Spaces Are Provided In The Garage And On The Driveway Of Each Unit. This results in an average of three spaces per residential unit, exceeding the 2.3 space per unit required under county's parking regulations.

SITE TABULATION (FIRST AMENDED PER ZB 1042M)

LAND USE	PROPOSED DENSITY RANGE	ACREAGE	PERCENT
Residential		112.413 ac.	30.22
Single Family Detached	19 Units (PER F-01-114)		
Single Family Attached	160 Units (PER SDP-02-111, SDP-03-52 & SDP-05-22)		
Employment/Retail (BULK PARCELS 'I' & 'J')		10.473 ac.	25.54
Office	233,982 SF Maximum		
Employment/Retail	10,270 SF Maximum		
Age Restricted Adult Housing	128 Units Maximum		
Open Space		14.38 ac.	35.04
Community Open Space (Commercial/Residential)	(9.404 ac.)		
Howard County Recreation and Parks	(4.976 ac.)		
Other Land Use		13.812 ac.	3.93
Public Road R.O.W.	294 Units Maximum		
TOTALS	244,252 SF Maximum	112.413 ac.	100%

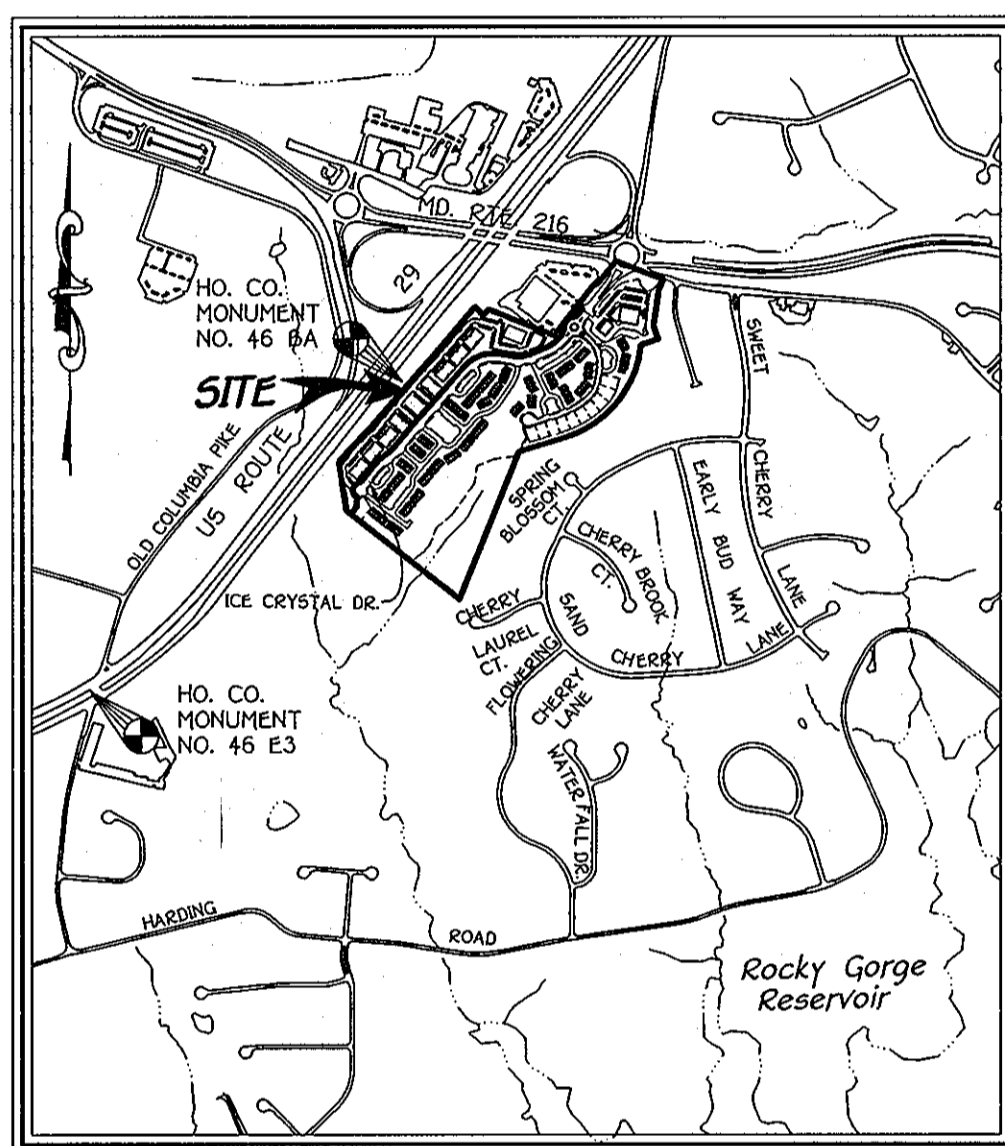
* CHANGE IN TOTAL AREA FROM ORIGINAL POP DUE TO FINAL BOUNDARY SURVEY

PARKING REQUIREMENT (ALT. NO. 2)

LAND USE	MINIMUM PARKING REQUIRED	PARKING PROVIDED
Office	126 Spaces	126 Spaces
Retail	91 Spaces	114 Spaces (SDP 04-02)
Residential	340 Spaces	317 Spaces
Age Restricted Housing	240 Spaces	240 Spaces

STREET SIGN CHART				
STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
ICE CRYSTAL DRIVE	4+41.30	55.7'R	STOP	R1-1
ICE CRYSTAL DRIVE	4+75.20	38.9'R	STOP	R1-1
ICE CRYSTAL DRIVE	11+72.40	158.9'R	STOP	R1-1
ICE CRYSTAL DRIVE	12+02.50	39.0'R	STOP	R1-1
ICE CRYSTAL DRIVE	13+18.80	158.9'R	STOP	R1-1
ICE CRYSTAL DRIVE	13+48.90	39.0'R	STOP	R1-1
ICE CRYSTAL DRIVE	L.P. 1+52.30	5.0'L	STOP	R1-1

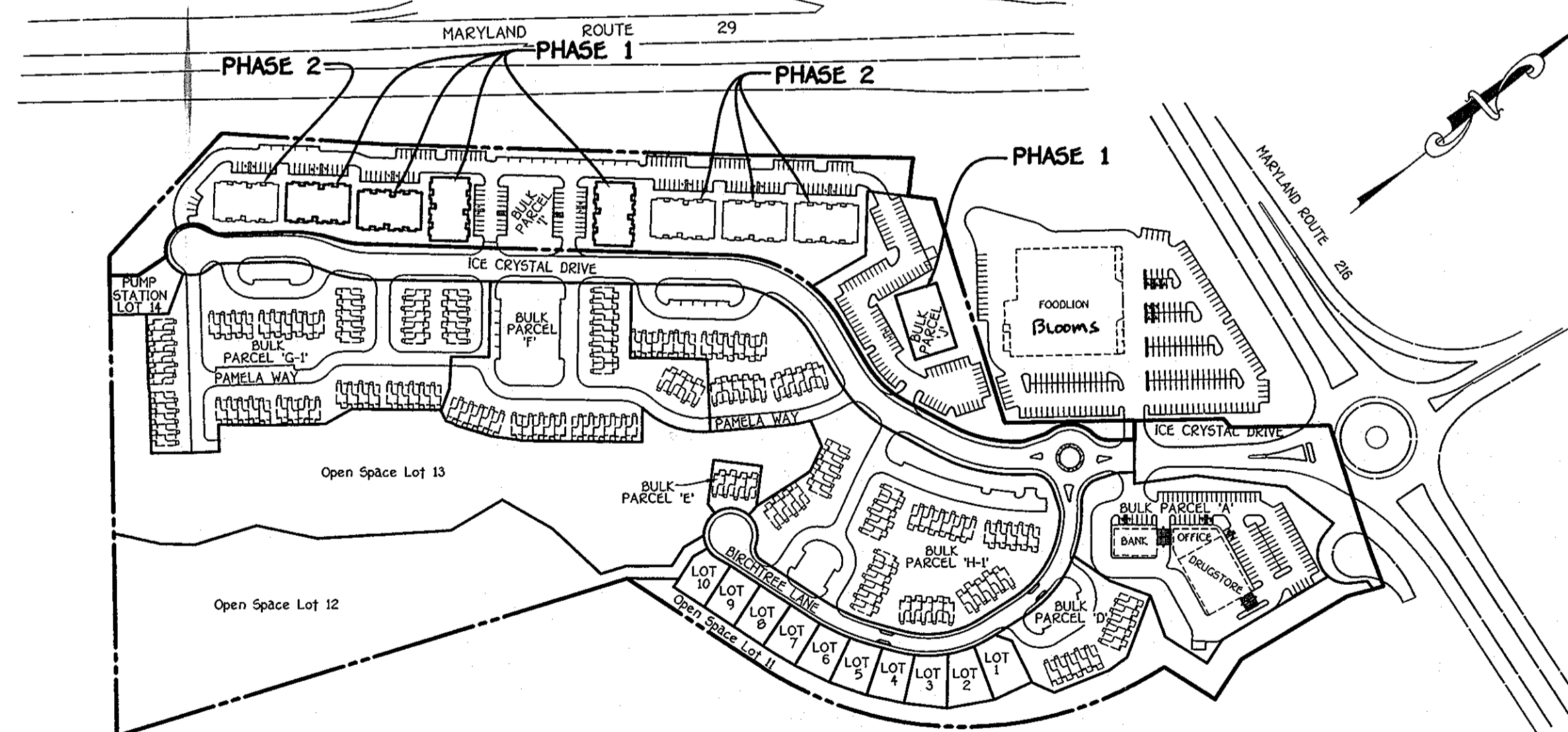
STREET LIGHT CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
PARKING LOT C	C.L. STA. 0+32	10'R	150-WATT H.P.S. VAPOR PENDANT (CUT-OFF) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM
PARKING LOT D	C.L. STA. 0+32	10'R	150-WATT H.P.S. VAPOR PENDANT (CUT-OFF) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM



VICINITY MAP
SCALE: 1" = 1200'

GENERAL PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUS COMPREHENSIVE SKETCH PLAN (SP-00-08) TO REFLECT THE CHANGE IN USE FOR BULK PARCEL 'B' INTO BULK PARCELS 'I' & 'J' FROM ALL OFFICE TO A COMBINATION OF OFFICE AND AGE-RESTRICTED ADULT HOUSING AS OUTLINED IN ZONING BOARD CASE NO. ZB 1042M.



PHASING PLAN
NOT TO SCALE

PHASING TABULATION			
PHASE	ALLOCATION YEAR	NUMBER OF RESIDENTIAL UNITS (AGE RESTRICTED)	AREA OF OFFICE SPACE (SQ. FT.)
1	2009	63	30,000
2	2010	64	---

HOWARD COUNTY PLANNING BOARD CASE NO. 379
CERTIFICATION OF PLANNING BOARD

PURSUANT TO SECTION 187.6.3 OF THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND, THE MEMBERS OF THE PLANNING BOARD OF HOWARD COUNTY AS SIGNED BELOW HEREBY CERTIFY THIS 28th DAY OF JUNE, 2007 THAT THIS DOCUMENT CONSTITUTES THE AMENDED COMPREHENSIVE SKETCH PLAN SUBMITTED BY ICE CRYSTAL, LLC FOR THE MIXED USE DEVELOPMENT OF CHERRYTREE PARK AS APPROVED UNDER PD CASE NO. 379 ON MAY 10, 2007.

ATTEST: *[Signature]*
MARSHA McLAUGHLIN
EXECUTIVE SECRETARY

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: MAY 10, 2007
PD CASE NO. 379

OWNER/DEVELOPER
ICE CRYSTAL, LLC
8035-P COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0810
ATTN: MR. JOHN LIPARINI

PARKING REQUIREMENTS FOR BULK PARCEL 'I' & 'J'

LAND USE	MINIMUM PARKING REQUIRED	PARKING PROVIDED
OFFICE (0.3 SPACES / 1,000 SQ.FT.)	99	** 102
RESIDENTIAL (AGE RESTRICTED ADULT HOUSING) (1 SPACE / UNIT)	127	** 127
OVERFLOW PARKING = 0.3 PARKING SPACES PER UNIT	39	48
TOTAL	265	277

* PARKING IS PROVIDED ON SURFACE PARKING LOTS. (100 STANDARD SPACES AND 2 HANDICAP SPACES)
** PARKING IS PROVIDED ON SURFACE PARKING LOTS. (96 STANDARD SPACES, 29 PARALLEL SPACES WITH 16 HANDICAP SPACES AND 34 PARALLEL ALONG ICE CRYSTAL DRIVE.)
*** THE PARKING REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 133 OF THE HOWARD COUNTY ZONING REGULATIONS.

**SDP-02-111
PARKING ANALYSIS (PHASE ONE)**

1. PARKING SPACES REQUIRED:
2. PARKING SPACES PER DWELLING UNIT (SFA)
74 UNITS x 2 SPACES = 148 SPACES
2. PARKING SPACES PROVIDED:
GARAGE UNITS (G1) + PARKING SPACES
UNITS W/2 CAR GARAGE = 26
UNITS W/1 CAR GARAGE = 48
PARKING SPACES PROVIDED:
GARAGE UNITS = 200 SPACES
(IN BOTH GARAGE & DRIVEWAY)
SUMMARY:
PARKING SPACES PROVIDED:
GARAGE UNITS = 200 SPACES
SPACES IN ROADWAY = 43 PARALLEL (W/ W/ EX. PUBLIC ROAD)
TOTAL SPACES PROVIDED = 243 (7-01-114)

**SDP 03-52
PARKING ANALYSIS (PHASE TWO)**

1. PARKING SPACES REQUIRED:
2. PARKING SPACES PER DWELLING UNIT (SFA)
152 UNITS x 2 SPACES = 304 SPACES
2. PARKING SPACES PROVIDED:
GARAGE UNITS (G2) + PARKING SPACES
UNITS W/2 CAR GARAGE = 12
UNITS W/1 CAR GARAGE = 20
PARKING SPACES PROVIDED:
GARAGE UNITS = 80 SPACES
(IN BOTH GARAGE & DRIVEWAY)
SUMMARY:
PARKING SPACES PROVIDED:
GARAGE UNITS = 80 SPACES
SPACES IN ROADWAY = 15 PARALLEL
TOTAL SPACES PROVIDED = 103 (7-01-114)

**SDP 04-02
PARKING ANALYSIS (BULK PARCEL 'A')**

1. PARKING REQUIREMENTS:
OFFICE SPACE = 3.3 SPACES PER 1,000 SQ.FT.
RETAIL SPACE = 5.0 SPACES PER 1,000 SQ.FT.
RESTAURANT SPACE = 14.0 SPACES PER 1,000 SQ.FT.
RETAIL SPACE (BANK) = 5.0 SPACES PER 1,000 SQ.FT.
2. PARKING SPACES PROVIDED:
OFFICE SPACE = 3.3 SPACES x 5,012 SQ.FT. = 17 SPACES
RETAIL SPACE = 5.0 SPACES x 8,152 SQ.FT. = 41 SPACES
RESTAURANT SPACE = 14.0 SPACES x 2,450 SQ.FT. = 35 SPACES
RETAIL SPACE (BANK) = 5.0 SPACES x 3,000 SQ.FT. = 15 SPACES
SUMMARY:
TOTAL PARKING SPACES REQUIRED: 108 SPACES
TOTAL PARKING SPACES PROVIDED: 114 SPACES (INCLUDING 4 HANDICAPPED)

**SDP 05-22
PARKING ANALYSIS (PHASE THREE)**

1. PARKING SPACES REQUIRED:
2. PARKING SPACES PER DWELLING UNIT (SFA)
54 UNITS x 2 SPACES = 108 SPACES
0.3 PARKING SPACES UNIT = 0.3 x 54 = 17 SPACES
TOTAL SPACES REQUIRED = 125
2. PARKING SPACES PROVIDED:
GARAGE UNITS (G4) + PARKING SPACES
UNITS W/2 CAR GARAGE = 22 UNITS
UNITS W/1 CAR GARAGE = 32 UNITS
SUMMARY:
PARKING SPACES PROVIDED:
GARAGE UNITS = 152 SPACES
SPACES IN ROADWAY = 10 PARALLEL
TOTAL SPACES PROVIDED = 162



6-27-07
DATE

AMENDED COMPREHENSIVE SKETCH PLAN AND SUBDIVISION
PRELIMINARY EQUIVALENT SKETCH PLAN
CHERRYTREE PARK
EXISTING RECORDED PARCELS 'A', 'D', 'E', 'F', 'G-1', 'H-1',
LOTS 1 THRU 10, OPEN SPACE LOTS 11 THRU 14
AND PROPOSED BULK PARCELS 'I' & 'J'
(A RESUBDIVISION OF BULK PARCEL 'B', PLAT No. 15450)
(Age-Restricted Adult Housing Units & Office Building No. 1)
ZONED MXD-6
TAX MAP NO. 46 PARCEL NO. 156 GRID NO. 4
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE, 2007
SHEET 1 OF 6

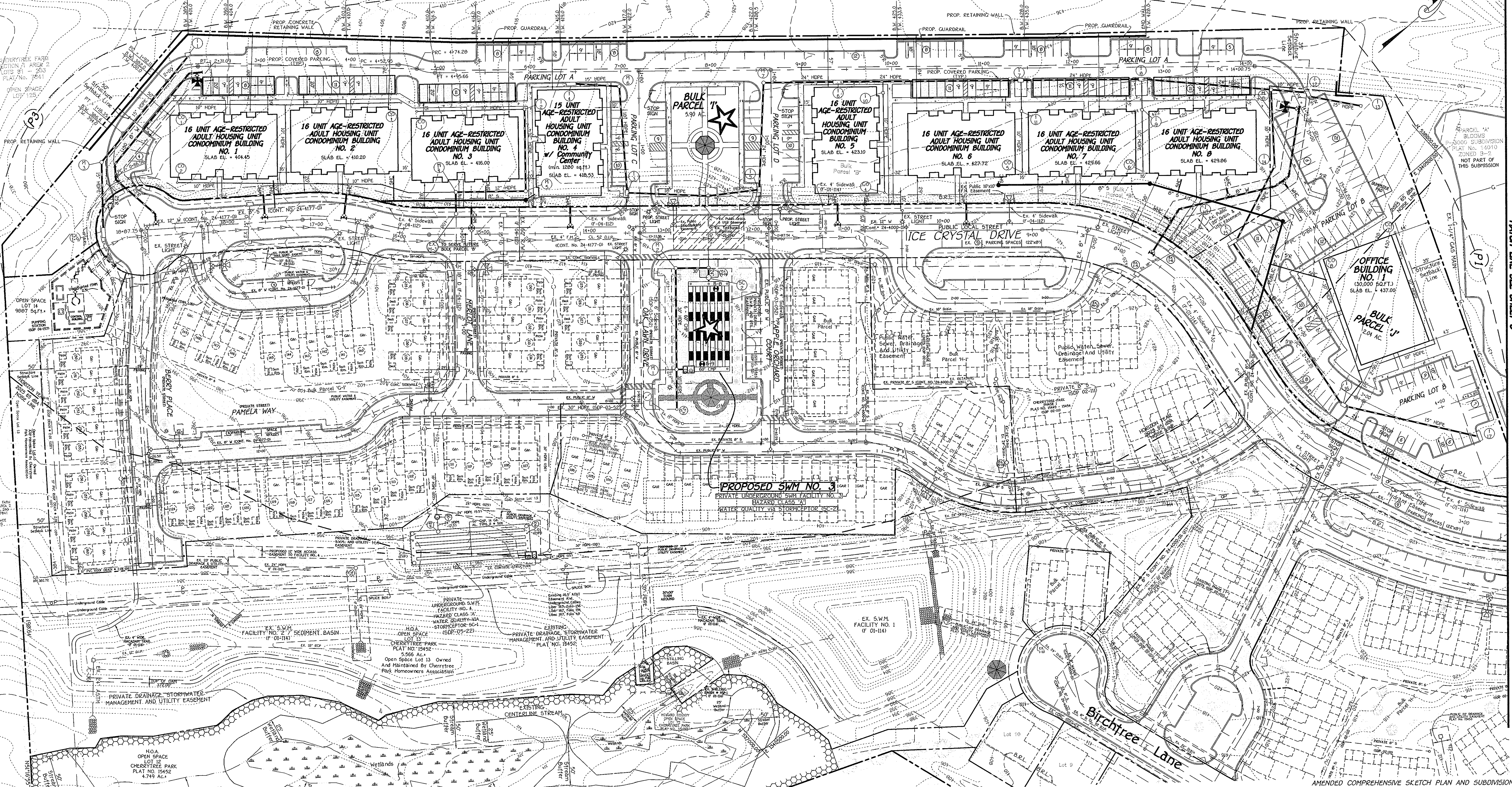
Columbia Pike
US Route 29
(Principle Arterial) R/W Varies
(SHA PLAT No. 3995B)

NOTE: SEE SHEET 3 FOR
METES AND BOUNDS PROPERTY
INFORMATION.

NORTHBOUND LANES

VEHICULAR INGRESS AND EGRESS IS RESTRICTED

(P2)



MATCH LINE SEE SHEET 3

PROPOSED SWM NO. 3
PRIVATE UNDERGROUND SWM FACILITY NO. 3
HAZARD CLASS 2A
WATER QUALITY VIA STORM-PIT (SDP-03-02)

PLAN
SCALE: 1" = 50'

- ★ DENOTES PROPOSED FOCAL POINT
- ☆ DENOTES EXISTING FOCAL POINT (SDP-03-02)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

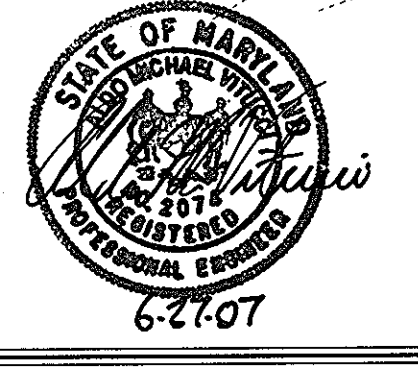
Paul J. Ayler 2/15/07
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: MAY 10, 2007
PB CASE NO. 374

OWNER/DEVELOPER
ICE CRYSTAL, LLC
8035-P COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0810
ATTN: MR. JOHN LIPARINI

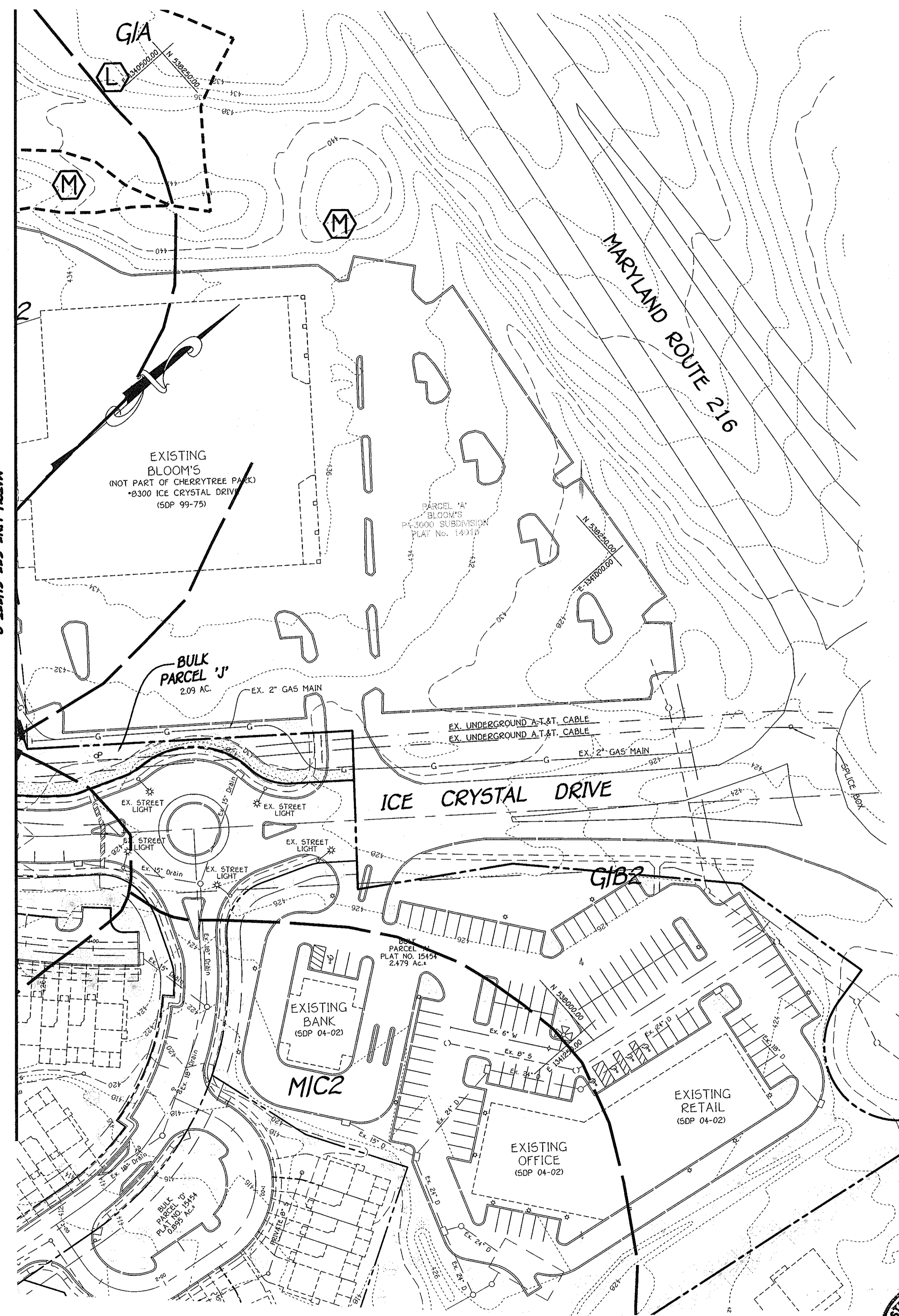
AMENDED COMPREHENSIVE SKETCH PLAN AND SUBDIVISION
PRELIMINARY EQUIVALENT SKETCH PLAN
CHERRYTREE PARK
EXISTING RECORDED PARCELS 'A', 'D', 'E', 'F', 'G-1', 'H-1',
LOTS 1 THRU 10, OPEN SPACE LOTS 11 THRU 14
AND PROPOSED BULK PARCELS 'I' & 'J'
1A RESUBDIVISION OF BULK PARCEL 'B' PLAT No. 15450
(Age-Restricted Adult Housing Units & Office Building No. 1)
ZONED MXD-6
TAX MAP NO. 46 PARCEL NO. 156 GRID NO. 4
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE, 2007
SHEET 2 OF 6



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL FEE
ELLIOTT CITY, MARYLAND 21842
(410) 461-2955

1320040414100010411 5:00 PM SHEET 2-1 PRELIMINARY BASE (img: 8/27/2007 8:27:00 AM) 11

MATCH LINE SEE SHEET 2



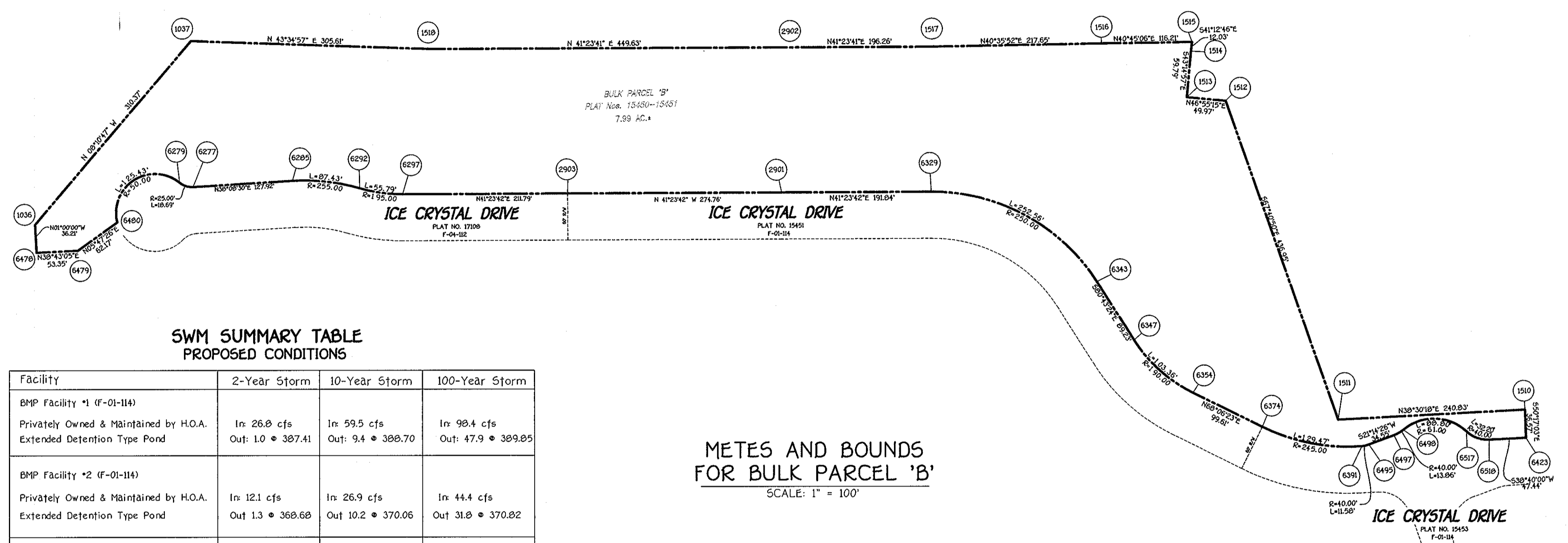
PARKING LOT CENTERLINE CURVE DATA				
LOCATION	STA. TO STA.	RADIUS	ARC	DELTA
PARKING LOT A	0+66.56 TO 1+16.35	45.00'	49.79'	63°23'41"
PARKING LOT A	1+92.11 TO 2+31.09	45.00'	38.99'	49°38'19"
PARKING LOT A	4+52.95 TO 4+74.29	45.00'	21.33'	27°09'43"
PARKING LOT A	4+74.29 TO 4+95.66	45.00'	21.38'	27°13'33"
PARKING LOT A	14+00.75 TO 14+51.38	45.00'	50.63'	64°27'49"
PARKING LOT B	0+80.40 TO 1+51.16	45.00'	70.76'	90°05'43"
PARKING LOT B	2+32.15 TO 2+96.11	117.00'	63.95'	31°19'07"

NOTE: ALL BUILDINGS WILL HAVE ADDRESSES ON ICE CRYSTAL DRIVE. ALL PROPOSED PARKING LOTS ARE PRIVATE AND WILL NOT HAVE ROAD NAMES.

SCHEDULE A PERIMETER LANDSCAPE EDGE							
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	REMAINING AREA	NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS
P-1	NON-RES. TO NON-RES.	C	558.73'	NO	35' WALL	523.73'	13 26 -
P-2	PARKING TO ROAD	E	1285.35'	NO	977' WALL	308.35'	8 - 77
P-3	APTS. TO SFD	C	346.58'	NO	163' WALL	183.58'	5 9 -

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES (RESIDENTIAL)	167
NUMBER OF TREES REQUIRED (RESIDENTIAL)	17
NUMBER OF PARKING SPACES (COMMERCIAL)	101
NUMBER OF TREES REQUIRED (COMMERCIAL)	5

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF APT. UNITS	127
NUMBER OF TREES REQUIRED (1:DU SFA; 1:3 DU APTS)	42

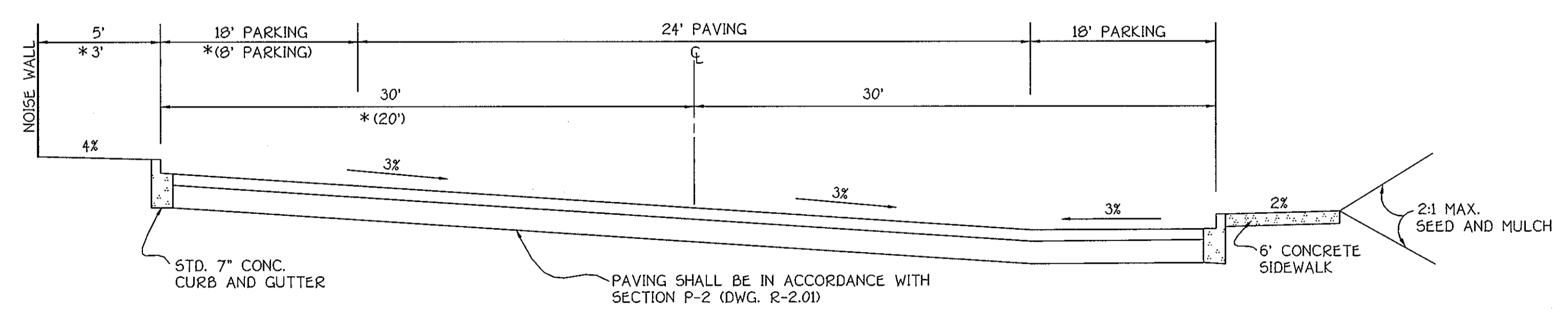


SWM SUMMARY TABLE PROPOSED CONDITIONS

Facility	2-Year Storm	10-Year Storm	100-Year Storm
BMP Facility #1 (F-01-114) Privately Owned & Maintained by H.O.A. Extended Detention Type Pond	In: 26.8 cfs Out: 1.0 @ 387.41	In: 59.5 cfs Out: 9.4 @ 388.70	In: 98.4 cfs Out: 47.9 @ 389.85
BMP Facility #2 (F-01-114) Privately Owned & Maintained by H.O.A. Extended Detention Type Pond	In: 12.1 cfs Out: 1.3 @ 368.68	In: 26.9 cfs Out: 10.2 @ 370.06	In: 44.4 cfs Out: 31.8 @ 370.82
BMP Facility #3 (SP-06-17) Privately Owned & Maintained by H.O.A. Underground Extended Detention	In: 11.7 cfs Out: @ Finals	In: 25.8 cfs Out: @ Finals	In: 42.7 cfs Out: @ Finals
BMP Facility #4 (SDP-05-022) Privately Owned & Maintained by H.O.A. Underground Extended Detention	In: 4.4 cfs Out: 0.6 389.87	In: 8.0 cfs Out: 0.8 391.38	In: 11.9 cfs Out: 5.0 392.71

METES AND BOUNDS FOR BULK PARCEL 'J'
SCALE: 1" = 100'

* 8' WIDE PARALLEL PARKING IN FRONT OF CONDO BUILDING NOS. 1, 2 & 5



TYPICAL ROADWAY SECTION WITH OFF STREET PARKING
NO SCALE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
4100 461 - 2955

PLAN
SCALE: 1" = 50'



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: MAY 10, 2007
PA-CASE NO. 379

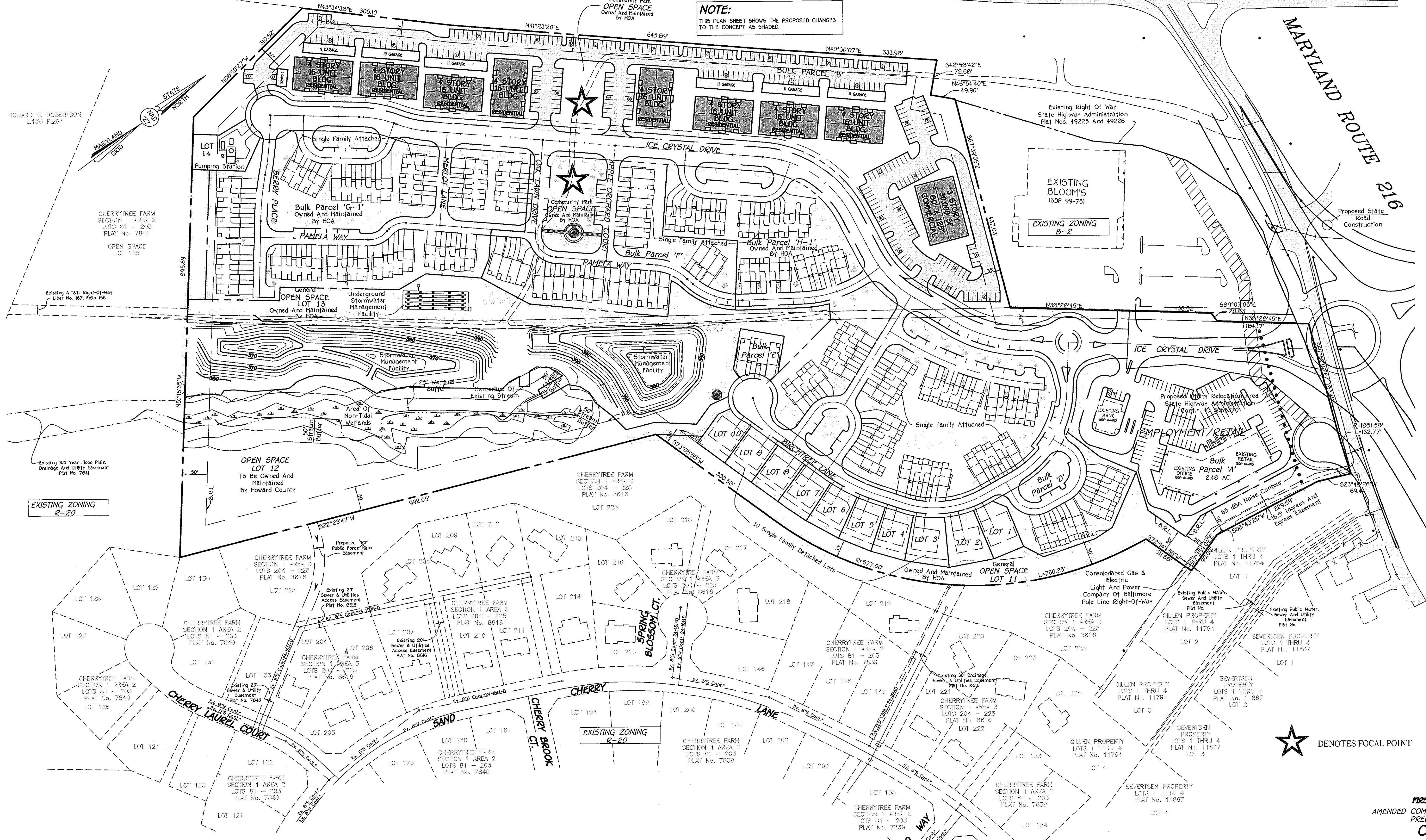
OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
8835-P COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0810
ATTN: MR. JOHN LIPARINI

AMENDED COMPREHENSIVE SKETCH PLAN AND SUBDIVISION
PRELIMINARY EQUIVALENT SKETCH PLAN
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ZONED RMD-6
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SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE, 2007
SHEET 3 OF 6

COLUMBIA PIKE US ROUTE 29

MARYLAND ROUTE 216
Proposed State Road Construction

NOTE:
THIS PLAN SHEET SHOWS THE PROPOSED CHANGES TO THE CONCEPT AS SHADED.



★ DENOTES FOCAL POINT

ALTERNATIVE NO. 2
FIRST AMENDED DEVELOPMENT PLAN
AMENDED COMPREHENSIVE SKETCH PLAN AND SUBDIVISION
PRELIMINARY EQUIVALENT SKETCH PLAN
CHERRYTREE PARK
EXISTING RECORDED PARCELS 'A', 'D', 'E', 'F', 'G-1', 'H-1',
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TAX MAP NO. 46 PARCEL NO. 156 GRID NO. 4
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE, 2007
SHEET 5 OF 6

4 TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
James A. Layton
PLANNING DIRECTOR
DATE: 7/12/07

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: MAY 10, 2007
PB CASE NO. 379

OWNER/DEVELOPER
ICE CRYSTAL, L.L.C.
8035-P COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0910
ATTN: MR. JOHN LIPARINI



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK • 1072 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2255

1320040410000041 - GOOD SHEET 5 PRELIMINARY PLAN.Dwg, 6/27/2007 8:43:10 AM, 1:100

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

The Howard County Zoning Regulations allow for "active adult housing" as either a conditional use in residential zoning districts or as a permitted use in the Planned Senior Community, Planned Office Research, Community Center/Tenants, and Residential Institutional zoning districts. 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. Individual 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 detached and attached developments, a "no-step" access to the front entrance to the community building and all dwellings (a no-step entrance is desirable, but not required at other entrances)
- 36" wide front door with exterior lighting of the entrance
- all interior doorways at least 32" wide (36" is preferable)
- hallways at least 36" wide, (40-42" is preferable)
- complete living area including master bedroom & bath on first floor for elevator access if multi-story rental/condo apartments
- lever handles on interior and exterior doors
- blocking for grab bars in walls in bathroom walls near toilet and shower

DESIRABLE

- low maintenance exterior materials
- covered main entry
- entry door approach with 18"-24" of clearance at side adjacent to handrail
- smooth transitions between rooms (vertical threshold of 2" or less)
- slip resistant flooring
- maintain accessible path between main living rooms (preferably 38-42")
- lever handles on kitchen and bathroom sinks, plus shower
- anti scald devices on all plumbing fixtures
- 5' turning radius or T turn in kitchen and first floor bathroom
- parallel and forward approach maneuvering space in front of appliances and plumbing fixtures
- main electrical breaker box located on the first floor
- switches, doorbells, thermostats, and breaker boxes should be located no more than 48" above the floor; electrical receptacles should be at least 15" above the floor

CUSTOM OPTIONS

- security system
- visual ID of visitors
- visual smoke detectors
- handrails on both sides of exterior and interior stairs
- task lighting in kitchen, bath and other work spaces
- rocker light switches
- lighting in closets and pantry
- closet rods adjustable from 3' to 5'-6"
- slip resistant flooring in kitchen and bath
- multi-level or adjustable kitchen counter tops 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

DEVELOPMENT CRITERIA PER APPROVED PDP "ZB-973-M"

MINIMUM LOT, YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL LOTS

	SINGLE-FAMILY DETACHED		SINGLE-FAMILY ATTACHED	
	SFD	SFA	SFD	SFA
NET LOT AREA	6,000 SF.	N/A	N/A	N/A
FRONT YARD (MIN)	10'	N/A	N/A	N/A
LOT WIDTH MINIMUM AT FRONTAGE	25'	N/A	N/A	N/A
LOT WIDTH MINIMUM AT BUILDING RESTRICTION LINE	40'	N/A	N/A	N/A
REAR YARD MINIMUM (WITH OR WITHOUT PERPENDICULAR PARKING)	25'	N/A	N/A	N/A
SIDE YARDS (MIN)	0'	N/A	N/A	N/A
BOTH	8'	N/A	N/A	N/A
MIN. SPACE BETWEEN END BUILDINGS*	N/A	12'	N/A	38'
MAXIMUM HEIGHT	35'	12'	35'	38'

*MIN. SEPARATION BETWEEN BUILDINGS WILL BE PROVIDED PER APPLICABLE FIRE CODE AT FINAL DESIGN PLANS.

MINIMUM BUILDING SETBACKS

	SFD	SFA	OTHER USES*
FROM ARTERIAL STREET (RTE. 29) R.O.W.	N/A	N/A	35'
FROM LOCAL STREET R.O.W.	10'	10'	10'
FROM ACCESS STREET R.O.W.	10'	10'	10'
FROM MULTI-FAMILY/COMM. DRIVEWAY FACE OF CURB	N/A	11'	11'
FROM RESIDENTIAL STREET FACE OF CURB	N/A	10'	N/A
FROM R-20 ZONING	N/A	50'	50'
FROM OFF-SITE OPEN SPACE	N/A	N/A	35'
FROM PUMP STATION BUILDING (FRONT)	20'	20'	20'
FROM PUMP STATION BUILDING (SIDE)	5'	5'	5'
FROM PUMP STATION BUILDING (REAR)	25'	25'	25'

* DOES NOT INCLUDE STORMWATER MANAGEMENT FACILITIES, PRIVATE OR PUBLIC STREETS OR THEIR RIGHT OF WAYS, OR UTILITIES.

DENSITY ANALYSIS

	RESIDENTIAL DENSITY ALLOWED PER MXD-6 OVERLAY DISTRICT:	AREA WITHIN THE MXD-6 ZONE	RESIDENTIAL DENSITY ALLOWED	TOTAL NUMBER OF UNITS ALLOWED
RESIDENTIAL DENSITY PROPOSED:	AREA WITHIN THE MXD-6 ZONE	42.41 AC. ± GROSS ACRES	6 UNITS/ACRE	246 UNITS
RESIDENTIAL DENSITY PROPOSED:	AREA WITHIN THE MXD-6 ZONE	42.41 AC. ± GROSS ACRES	4 UNITS/ACRE	170 UNITS MAXIMUM (*) SEE NOTE BELOW
RESIDENTIAL DENSITY PROPOSED:	AREA WITHIN THE MXD-6 ZONE	10.84 AC. ±	236,095 SF.	
RESIDENTIAL DENSITY PROPOSED:	AREA WITHIN THE MXD-6 ZONE	10.84 AC. ±	218,652 SF. *	

* INCLUDES A MAXIMUM OF 10,602 SF. OF RETAIL USE

OPEN SPACE ANALYSIS

	AREA (SF.)	EMPLOYEE (SF.)	POTENTIAL JOBS GENERATED
GROSS AREA OF THE SITE WITHIN THE MXD-6 ZONE	42.41 AC. ±		
AREA IN RESIDENTIAL	12.15 AC. ±		
AREA IN EMPLOYMENT/RETAIL	10.84 AC. ±		
OPEN SPACE PER MXD OVERLAY DISTRICT:			
AREA WITHIN THE MXD OVERLAY DISTRICT	42.41 AC. ±		
MINIMUM AREA REQUIRED	14.84 AC. ±		
REQUIRED OPEN SPACE AREA			
OPEN SPACE PROVIDED:			
PROPOSED OPEN SPACE AREA PROVIDED	15.98 AC. ±		
FORMAL GREENS/COMMUNITY PARK	1.38 AC. ±		
RESIDENTIAL/COMMERCIAL OPEN SPACE	10.55 AC. ±		
OPEN SPACE DEDICATION TO HOWARD COUNTY RECREATION AND PARKS	5.05 AC. ±		
ACTIVE RECREATIONAL OPEN SPACE REQUIRED (10% OF GROSS OPEN SPACE AREA)	1.67 AC. ±		
ACTIVE/PASSIVE RECREATIONAL OPEN SPACE PROVIDED:			
CREDIT FOR PEDESTRIAN JOGGING/BIKING PATHWAY	2200 LF. x 4' WIDE x 3 SF. PER 1 SF. = 26,400 SQ.FT. OR 0.61 AC. ±		
CREDIT FOR GAZEBO			
PICNIC TABLE * 4 BENCHES = 1300 SQ.FT. OR 0.03 AC. ±			
CREDIT FOR PASSIVE WOODED ENVIRONMENTAL AREA ON O.S. LOT 11 = 4.62 AC. ± OF FOREST CONSERVATION.			
TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR PHASE I = 5.26 AC.			
TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR PHASE II = 0.38 AC. (AT FOCAL POINT)			

EMPLOYMENT ANALYSIS

	AREA (SF.)	EMPLOYEE (SF.)	POTENTIAL JOBS GENERATED
OFFICE/RETAIL			
RETAIL PROPOSED	10,602 SF.	1 PER 400 SF.	26
OFFICE PROPOSED	208,050 SF.	1 PER 200 SF.	1,040
TOTAL EMPLOYMENT PROPOSED			217
POTENTIAL JOBS GENERATED			
EMPLOYMENT USE	AREA (SF.)	EMPLOYEE (SF.)	POTENTIAL JOBS GENERATED
RETAIL	10,602	1 PER 400 SF.	26
OFFICE	208,050	1 PER 200 SF.	1,040
TOTAL POTENTIAL JOBS			1,066

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

FIRST AMENDED DEVELOPMENT CRITERIA (ALTERNATE NO. 2)

MINIMUM LOT, YARD AND HEIGHT REQUIREMENTS FOR RESIDENTIAL LOTS

	SINGLE-FAMILY DETACHED		SINGLE-FAMILY ATTACHED		AGE RESTRICTED HOUSING UNITS	
	SFD	SFA	SFD	SFA	SFD	SFA
NET LOT AREA	6,000 SF.	N/A	N/A	N/A	N/A	N/A
FRONT YARD (MIN)	10'	N/A	N/A	N/A	N/A	N/A
LOT WIDTH MINIMUM AT FRONTAGE	25'	N/A	N/A	N/A	N/A	N/A
LOT WIDTH MINIMUM AT BUILDING RESTRICTION LINE	40'	N/A	N/A	N/A	N/A	N/A
REAR YARD MINIMUM (WITH OR WITHOUT PERPENDICULAR PARKING)	25'	N/A	N/A	N/A	N/A	N/A
SIDE YARDS (MIN)	0'	N/A	N/A	N/A	N/A	N/A
BOTH	8'	N/A	N/A	N/A	N/A	N/A
MIN. SPACE BETWEEN END BUILDINGS*	N/A	12'	N/A	38'	N/A	50'
MAXIMUM HEIGHT	35'	12'	35'	38'	35'	50'

*MIN. SEPARATION BETWEEN BUILDINGS WILL BE PROVIDED PER APPLICABLE FIRE CODE AT FINAL DESIGN PLANS.

MINIMUM BUILDING SETBACKS

	SFD	SFA	OTHER USES*
FROM ARTERIAL STREET (RTE. 29) R.O.W.	N/A	N/A	35'
FROM LOCAL STREET R.O.W.	10'	10'	10'
FROM ACCESS STREET R.O.W.	10'	10'	10'
FROM MULTI-FAMILY/COMM. DRIVEWAY FACE OF CURB	N/A	11'	11'
FROM RESIDENTIAL STREET FACE OF CURB	N/A	10'	N/A
FROM R-20 ZONING	N/A	50'	50'
FROM OFF-SITE OPEN SPACE	N/A	N/A	35'
FROM PUMP STATION BUILDING (FRONT)	20'	20'	20'
FROM PUMP STATION BUILDING (SIDE)	5'	5'	5'
FROM PUMP STATION BUILDING (REAR)	25'	25'	25'

* DOES NOT INCLUDE STORMWATER MANAGEMENT FACILITIES, PRIVATE OR PUBLIC STREETS OR THEIR RIGHT OF WAYS, OR UTILITIES.

DENSITY ANALYSIS

	RESIDENTIAL DENSITY ALLOWED PER MXD-6 OVERLAY DISTRICT:	AREA WITHIN THE MXD-6 ZONE	RESIDENTIAL DENSITY ALLOWED	TOTAL NUMBER OF UNITS ALLOWED
RESIDENTIAL DENSITY PROPOSED:	AREA WITHIN THE MXD-6 ZONE	41.078 AC. ± GROSS ACRES RECORDED PER F-01-114	6 UNITS/ACRE	246 UNITS
RESIDENTIAL DENSITY PROPOSED:	AREA WITHIN THE MXD-6 ZONE	41.078 AC. ± GROSS ACRES RECORDED PER F-01-114	4 UNITS/ACRE	170 UNITS MAXIMUM (*) SEE NOTE BELOW
RESIDENTIAL DENSITY PROPOSED:	AREA WITHIN THE MXD-6 ZONE	10.84 AC. ±	236,095 SF.	
RESIDENTIAL DENSITY PROPOSED:	AREA WITHIN THE MXD-6 ZONE	10.84 AC. ±	218,652 SF. *	

* INCLUDES A MAXIMUM OF 10,602 SF. OF RETAIL USE

OPEN SPACE ANALYSIS

	AREA (SF.)	EMPLOYEE (SF.)	POTENTIAL JOBS GENERATED
GROSS AREA OF THE SITE WITHIN THE MXD-6 ZONE	41.078 AC. ±		
AREA IN RESIDENTIAL	12.15 AC. ±		
AREA IN EMPLOYMENT/RETAIL	10.84 AC. ±		
OPEN SPACE PER MXD OVERLAY DISTRICT:			
AREA WITHIN THE MXD OVERLAY DISTRICT	41.078 AC. ±		
MINIMUM AREA REQUIRED	14.38 AC. ±		
REQUIRED OPEN SPACE AREA			
OPEN SPACE PROVIDED:			
PROPOSED OPEN SPACE AREA PROVIDED	14.38 AC. ±		
FORMAL GREENS/COMMUNITY PARK	2.262 AC. ±		
RESIDENTIAL/COMMERCIAL OPEN SPACE	7.068 AC. ±		
OPEN SPACE DEDICATION TO HOWARD COUNTY RECREATION & PARKS AND D.P.F.	5.050 AC. ±		
ACTIVE RECREATIONAL OPEN SPACE REQUIRED (10% OF GROSS OPEN SPACE AREA OR 0.10 x 14.38 = 1.44 AC.)	1.44 AC. ±		
ACTIVE/PASSIVE RECREATIONAL OPEN SPACE PROVIDED:			
CREDIT FOR PEDESTRIAN JOGGING/BIKING PATHWAY	2200 LF. x 4' WIDE x 3 SF. PER 1 SF. = 26,400 SQ.FT. OR 0.61 AC. ±		
CREDIT FOR GAZEBO			
PICNIC TABLE * 4 BENCHES = 1300 SQ.FT. OR 0.03 AC. ±			
CREDIT FOR PASSIVE WOODED ENVIRONMENTAL AREA ON O.S. LOT 12 = 4.62 AC. ± OF FOREST CONSERVATION.			
TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR PHASE I = 5.26 AC.			
TOTAL ACTIVE RECREATIONAL OPEN SPACE PROVIDED FOR PHASE II = 0.38 AC. (AT FOCAL POINT)			

* NOTE: IN ACCORDANCE WITH SECTION 127.c.6.b. OF THE HOWARD COUNTY ZONING REGULATIONS, 17 OF THE SFA DWELLING UNITS AND 13 NEW AGE-RESTRICTED ADULT UNITS ARE PROPOSED AS MODERATE INCOME HOUSING UNITS BASED ON 10% OF THE TOTAL DWELLING UNITS FOR THIS MXD ZONING DISTRICT DEVELOPMENT.

EMPLOYMENT ANALYSIS

	AREA (SF.)	EMPLOYEE (SF.)	POTENTIAL JOBS GENERATED
OFFICE/RETAIL			
RETAIL PROPOSED	10,602 SF. (PARCEL 'A', SDP 04-02 AND IS EXISTING)	1 PER 400 SF.	26
OFFICE PROPOSED	38,032 SF. (PARCEL 'A') = 38,032 SF.	1 PER 200 SF.	190
TOTAL EMPLOYMENT PROPOSED			217
POTENTIAL JOBS GENERATED			
EMPLOYMENT USE	AREA (SF.)	EMPLOYEE (SF.)	POTENTIAL JOBS GENERATED
RETAIL	10,602	1 PER 400 SF.	26
OFFICE	38,032	1 PER 200 SF.	190
TOTAL POTENTIAL JOBS			217

* NOTE: IN ACCORDANCE WITH SECTION 127.c.6.b. OF THE HOWARD COUNTY ZONING REGULATIONS, 17 OF THE SFA DWELLING UNITS AND 13 NEW AGE-RESTRICTED ADULT UNITS ARE PROPOSED AS MODERATE INCOME HOUSING UNITS BASED ON 10% OF THE TOTAL DWELLING UNITS FOR THIS MXD ZONING DISTRICT DEVELOPMENT.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FLD.
ELKOTIC CITY, MARYLAND 21042
1800 ELK - 2000

OWNER/DEVELOPER
ICE CRYSTAL, LLC
8835-P COLUMBIA 100 PKWY.
COLUMBIA, MARYLAND 21045
(410) 730-0810
ATTN: MR. JOHN LIPARINI

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Resul A. Coyle
PLANNING DIRECTOR
DATE 7/2/07

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE MAY 10, 2007
PB-379

DEVELOPMENT CRITERIA
AMENDED COMPREHENSIVE SKETCH PLAN AND SUBDIVISION
PRELIMINARY EQUIVALENT SKETCH PLAN
CHERRYTREE PARK
EXISTING RECORDED PARCELS 'A', 'D', 'E', 'F', 'G-1', 'H-1',
LOTS 1 THRU 10, OPEN SPACE LOTS 11 THRU 14
AND PROPOSED BULK PARCELS 'I' & 'J'
(A RESUBDIVISION OF BULK PARCEL 'B', PLAT No. 15450)
(Age-Restricted Adult Housing Units & Office Building No. 1)
ZONED MXD-6
TAX MAP NO. 46 PARCEL NO. 155 GRID NO. 4
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE : JUNE, 2007
SHEET 6 OF 6