

# The Settlement at Savage Mill

Savage, Maryland

Design Advisory Panel Meeting

February 10, 2016



# Team

**Master Planning** – Hord Coplan Macht/Pennoni

**Civil Engineering/Site Planning/Survey** – Peter Stone, Pennoni

**Architecture** – Jeremy Potter, W.C. Ralston Architects

**Developer** – Nihar Shah, Bozzuto Homes

**Historic Preservation Consultant** – Lisa Wingate, Preservation Consulting

**Counsel** – Sang Oh, Talkin Oh, LLP

# Project Summary

- 35 lots
- Mix of Single Family Detached, Duplex Units, and Townhomes
- Land Swap with County Recreation and Parks
- Public Extension of Washington Street
- Public Water and Sewer Service via extensions from Washington Street
- Preservation of the majority of the existing forest conservation easements
- Community Open Space
- Stormwater Management ESD requirements met on site
- Required minimum amount of parking will be provided in accordance with Section 133 of the Howard County Zoning Regulations
- Lot Sizes and Density will be provided in accordance with Section 111.1 of the Howard County Zoning Regulations

# Project Narrative

Located within Savage, MD, adjacent to the restored Savage Mill complex, is a property that lies at the juncture of history, community, and the environment. The Settlement at Savage Mill is a proposed 35 lot residential community that will fit within the existing context of the site conditions and supply housing stock to the growing Route 1 corridor.

The site lies immediately adjacent to the historic Savage Mill complex, and is partially located on property now owned by the Mill. The site borders Savage Park which provides recreational amenities and trail connections to other areas of the County. The main branch of the Little Patuxent River defines the western and south sides of the project, falling over a series of rapids as it passes through Savage just below its confluence with the Middle Patuxent River system. The portion of the site bordering the river and mill race contains mature forest, rock outcrops, steep slopes, and floodplain which will be preserved. The elevated plateau area had been disturbed by generations of use for timbering, farming, and commercial orchard/tree production.

A unique aspect of this project involves the cooperation of the developer, the property owner, and Howard County to develop a land swap that would allow the long term preservation of lands closer to the Little Patuxent River and the development of a portion of the park property which had previously been used as a construction staging area for the Little Patuxent Parallel Sewer project. The subdivision will include a total of approximately 77 acres of land, as the proposed land swap includes several large county owned parcels which will be part of the subdivision. The subdivision also includes a parcel owned by the Mill which is approximately 10 acres in size. This parcel in addition to approximately 2.8 acres of County owned land make up the project area shown on the aerial photograph. The housing development and associated infrastructure will be limited to approximately 6 acres of land.

## Project Narrative (cont.)

As the Savage Mill manufactured primarily textile products from the early 1800's to the post WWII era, it grew and expanded into a dense industrial complex, as housing both owned by mill and privately built spread. The proposed development includes a variety of housing types, with architecture developed to mesh with the character of the Savage Mill and surroundings. A total of 35 units will be constructed. These will include single family detached housing, townhouses, and duplex units reflective of Savage's paired dwelling type. The architectural styles selected reference brick textile mills, Savage's frame Victorian buildings, and dwellings with features typical of Craftsman/Bungalow styling found in town's 20th Century housing stock. In direct response to challenges that the proposed architecture should reflect Savage's heritage, research revealed the Savage Manufacturing Company barns were located on this parcel. These barns became a springboard for honoring Savage's history, and offer muse for new residential construction. Attached garages will store cars off the streets, and a system of alleys and private streets have been developed to rear load many of those garages. The four styles of housing within The Settlement at Savage community will offer residents an array of options while also reflecting and respecting the historical significance of the area.

# DAP Motions

**“That the Applicant reconsider the overall plan of the site and reconsider the character of the architecture and participate with the community in developing a more sensitive and compatible plan.”**

The applicant has revised the overall plan, and modified the architecture based on discussions with the community and staff. The applicant met with the community on November 2, 2016, and January 27<sup>th</sup>, 2016, to review revised plan and gather community input.

**“That the Applicant return for another review following modifications to the plan and the architecture and following a second community review to get more, hopefully, positive feedback.”**

# DAP Comments

1. Add community open space at the south side of the development.
2. Add a walking path along the south side of the development.
3. Review the location of the sidewalk on the east side of the development.
4. Examine the possibility of flipping the single family detached and single family attached units.
5. Locate a feature at the end of Washington Street that will also serve as an entrance to the Savage Park and the trails along the river.
6. Examine the possibility of internal loop roads so as to minimize dead ends.
7. Review the design for the barn structure.
8. Review the design of the pitched roofs.

# Overall Savage Aerial Photograph



The Settlement at Savage Mill  
Savage, Maryland  
February 10, 2016

Bozzuto Homes, Inc.  
Pennoni Associates

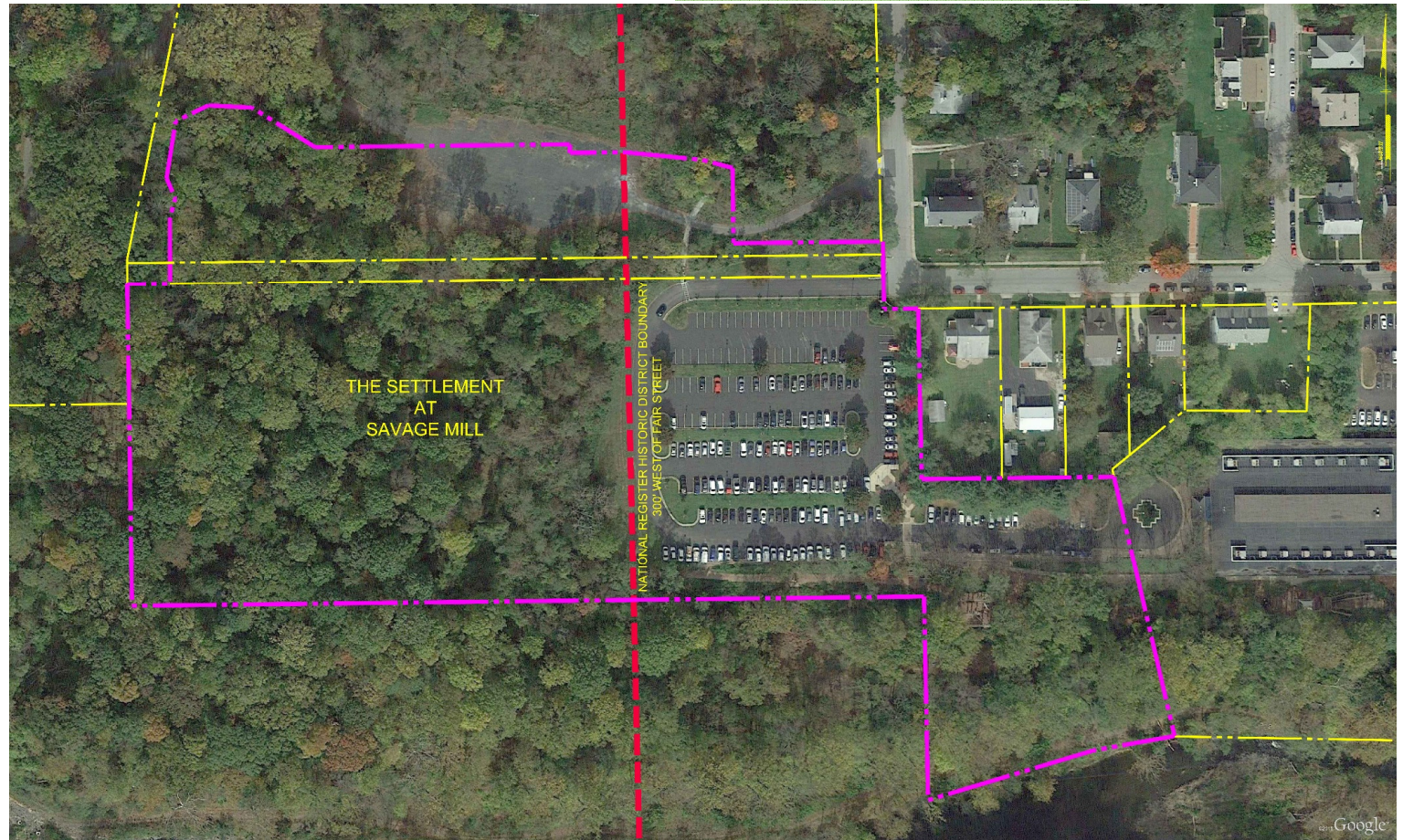
# Site Aerial Photograph

## LEGEND

YELLOW – EX. PROPERTY BOUNDARIES

MAGENTA – LIMITS OF DEVELOPMENT AND LAND SWAP (APPROXIMATELY 13 AC)

RED – LIMITS OF NATIONAL REGISTER HISTORIC DISTRICT



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# Critical Distances

DISTANCE BETWEEN MANOR HOUSE AND CLOSEST PROPOSED 350' ±

DISTANCE BETWEEN MANOR HOUSE AND BALL FIELDS – 140' ±

EX./PROP TREE BUFFER PROVIDED BETWEEN LIGHTED BALL FIELDS AND SUBDIVISION – 155' ±



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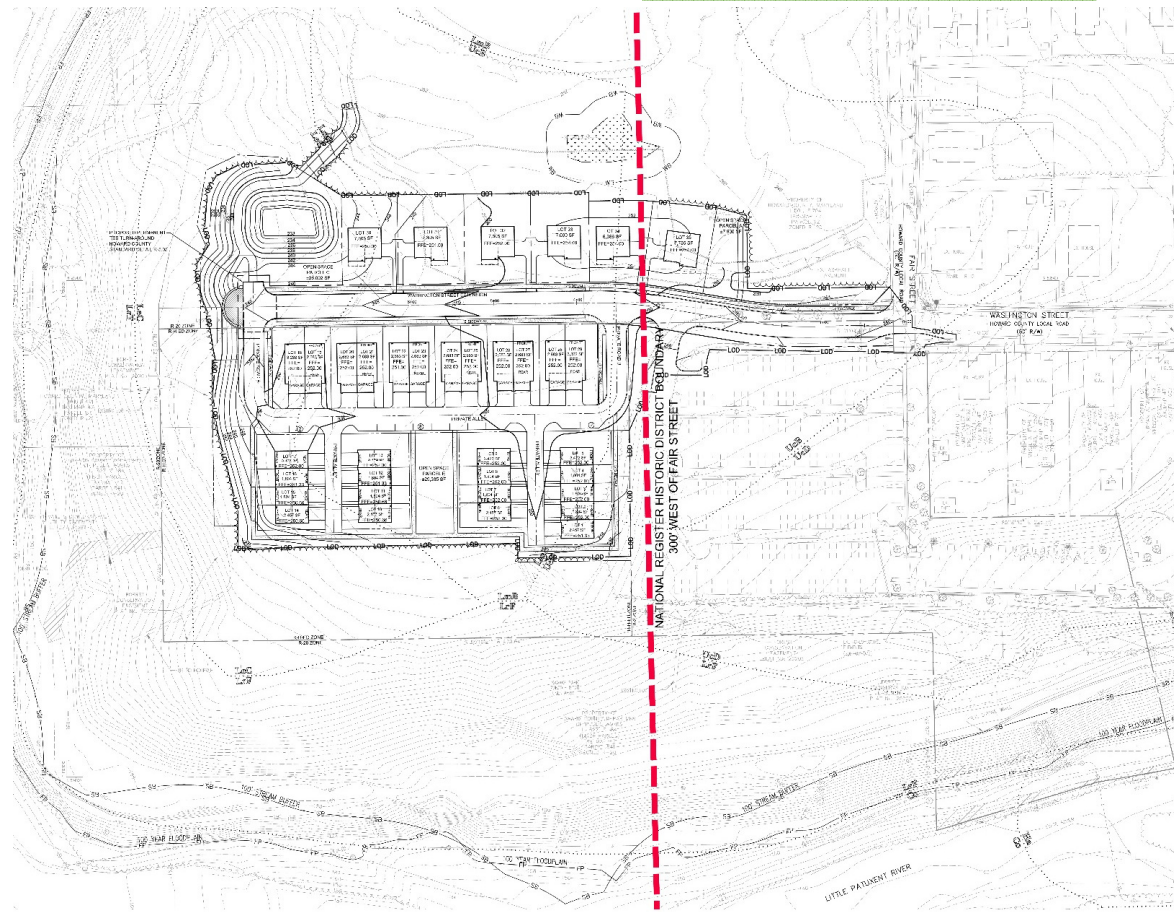
# Aerial Photograph with Proposed Site Plan



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Pennoni Associates

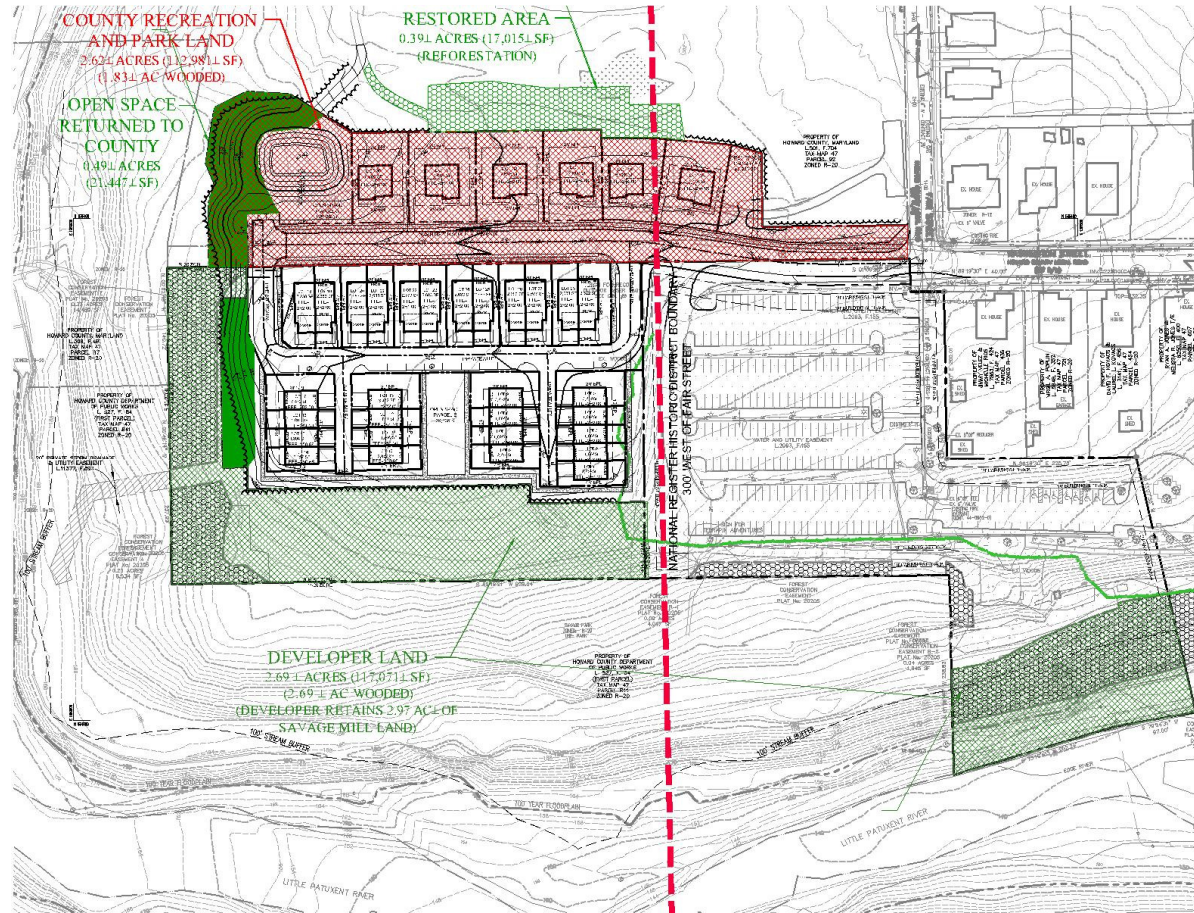
# Proposed Site Plan



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# Proposed Land Swap



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# Proposed Site Plan Rendering



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# Proposed Massing Plan: Looking Northwest



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# Proposed Massing Plan: Looking North



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# Proposed Massing Plan: Looking East



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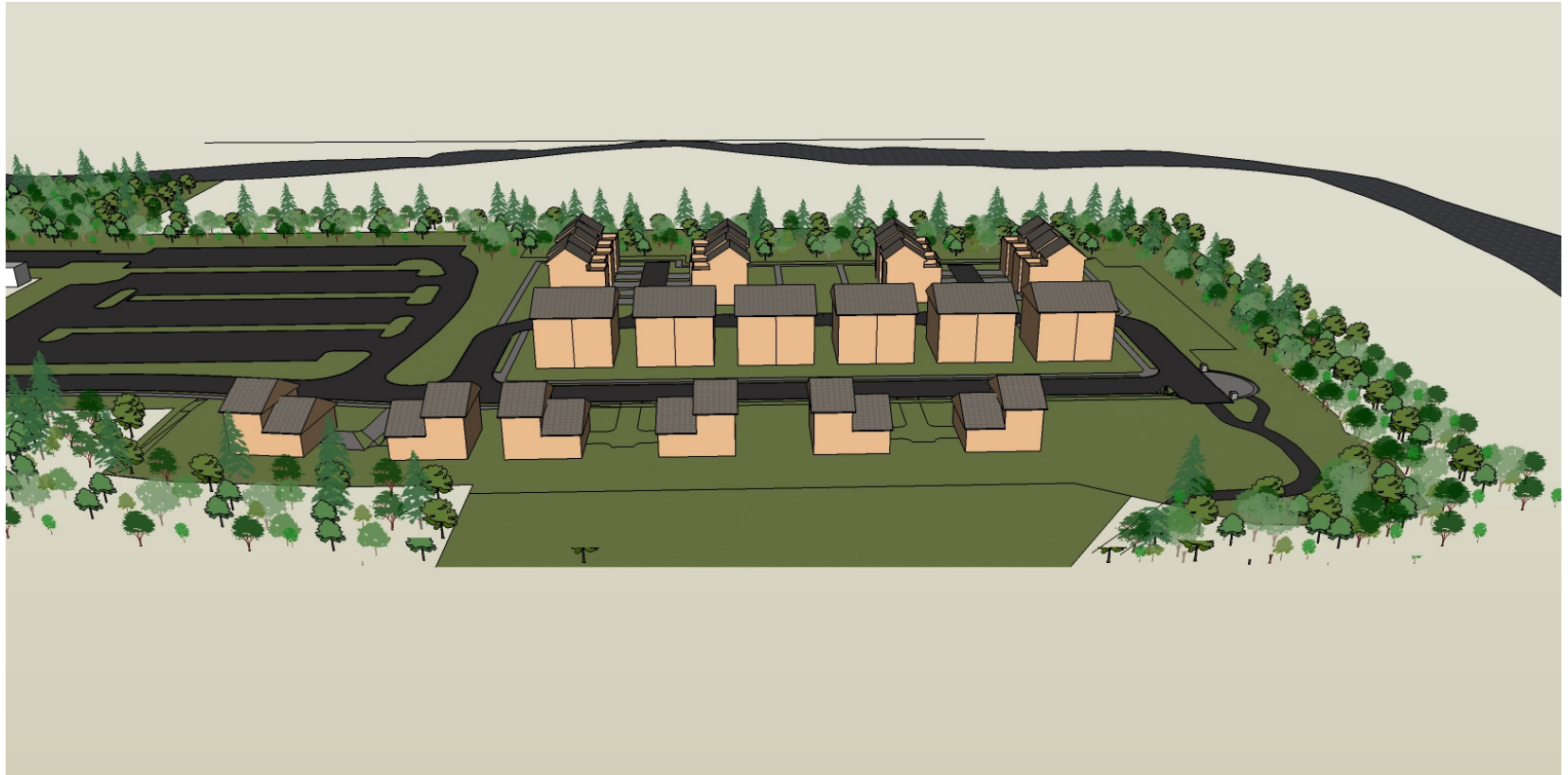
# Proposed Massing Plan: Looking Southeast



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# Proposed Massing Plan: Looking South



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# Proposed Massing Plan:

Looking  
West from  
Intersection of  
Washington and  
Fair Streets



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# Proposed Massing Plan:

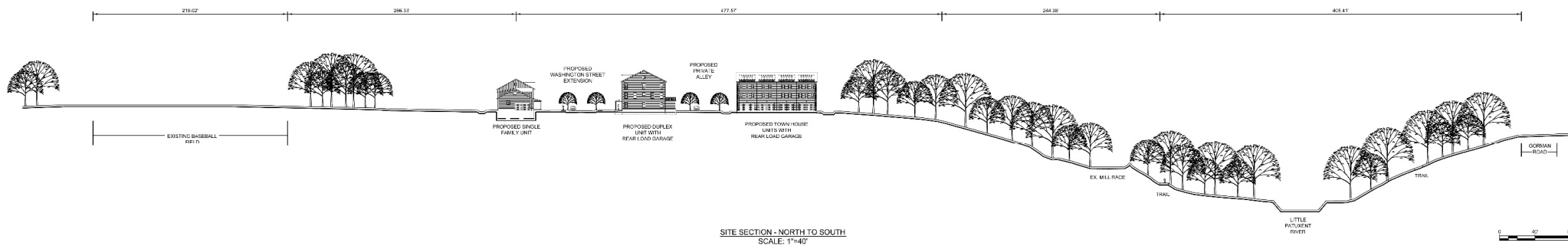
Looking  
West from  
Parking Lot  
Entrance



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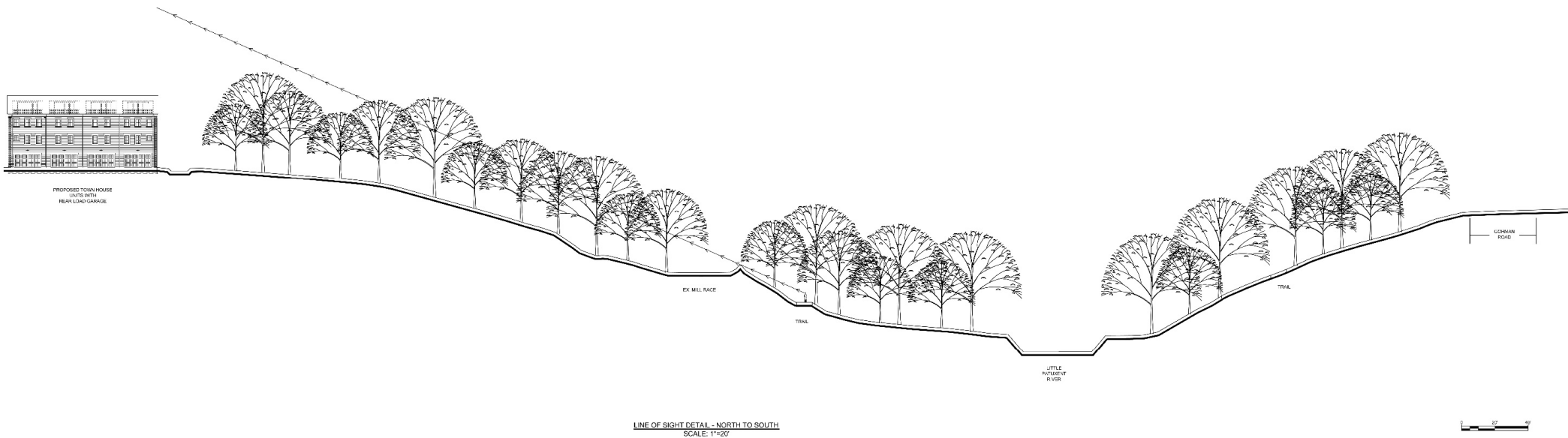
# Proposed Site Section North to South



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Savage, Maryland  
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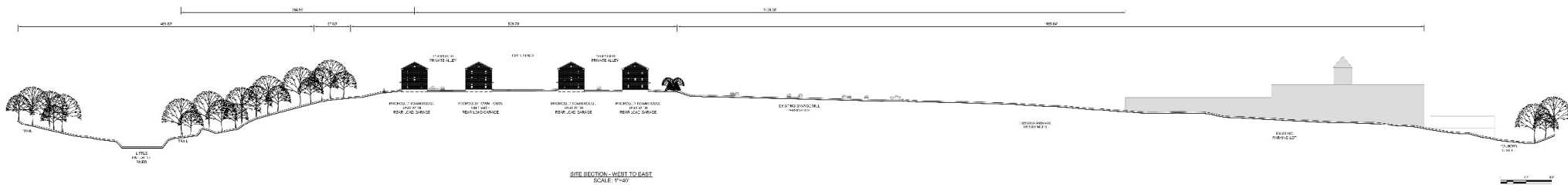
# Detailed Site Section North to South



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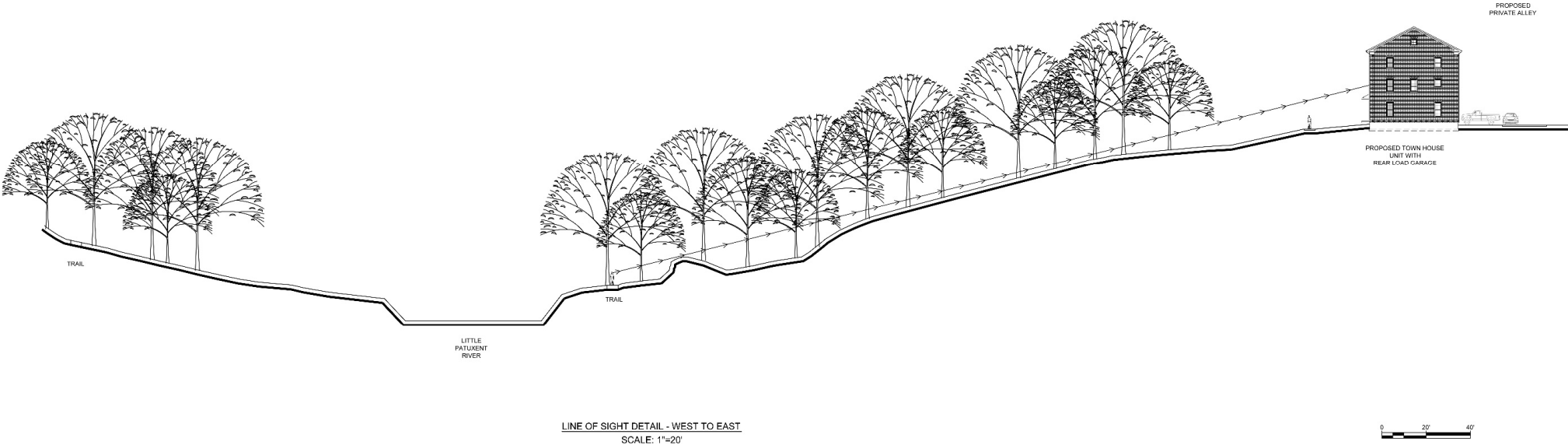
# Proposed Site Section West to East



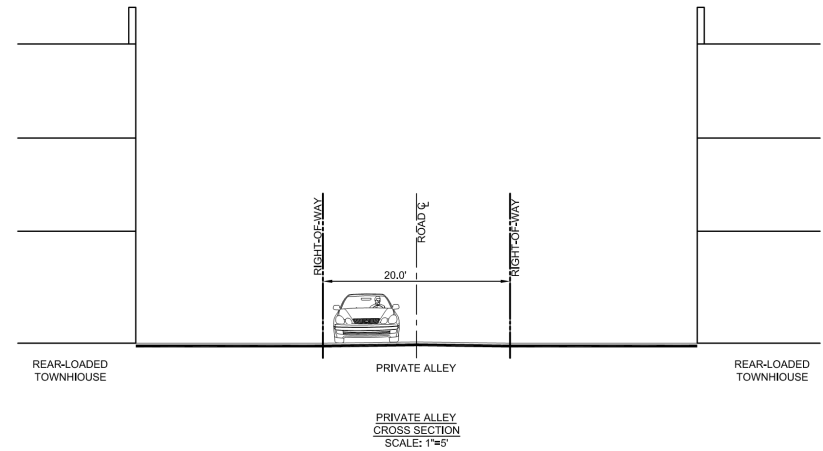
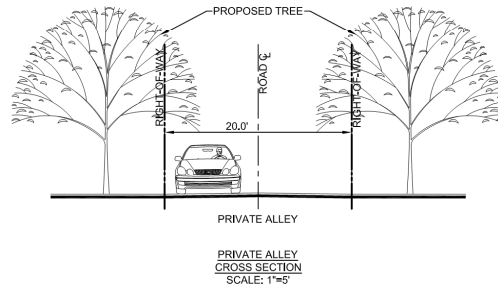
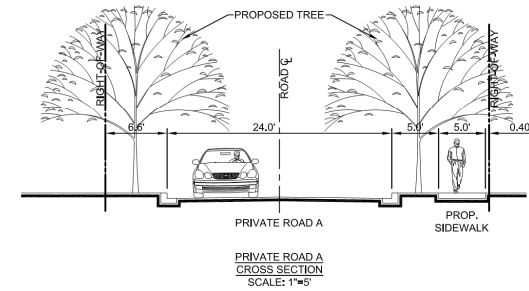
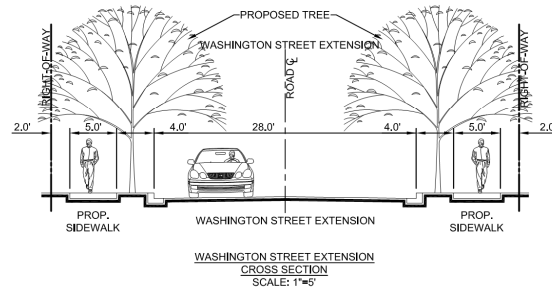
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# Detailed Site Section West to East



# Proposed Street Sections



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# PATUXENT RIVER VIEWSHED ANALYSIS

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# PROPOSED ARCHITECTURE

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**COUNTY RECREATION  
AND PARK LAND**  
2.62± ACRES (112,981± SF)  
(1.83± AC WOODED)

**OPEN SPACE  
RETURNED TO  
COUNTY**  
0.49± ACRES  
(21,447± SF)

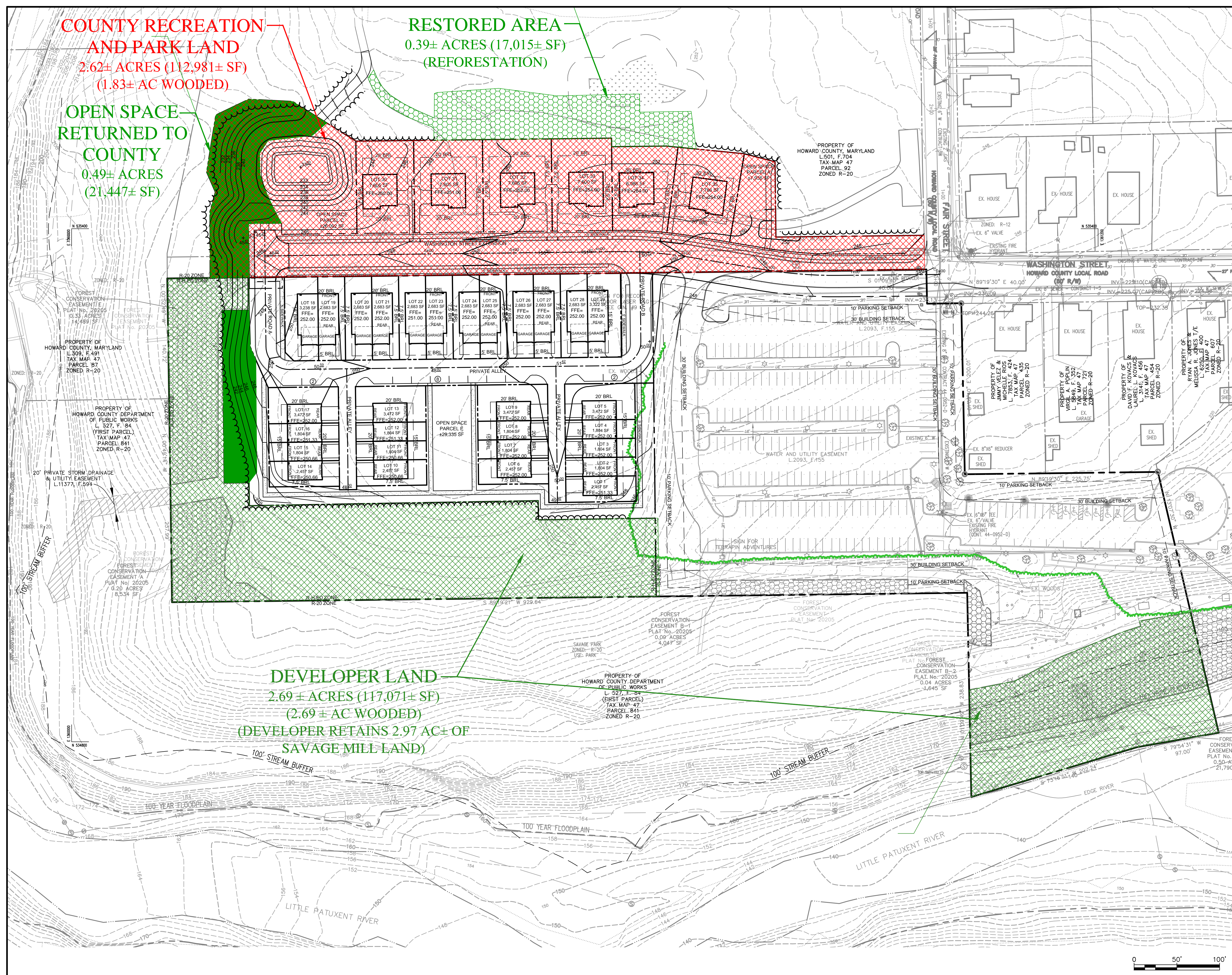
**RESTORED AREA**  
0.39± ACRES (17,015± SF)  
(REFORESTATION)

**DEVELOPER LAND**  
2.69± ACRES (117,071± SF)  
(2.69± AC WOODED)  
(DEVELOPER RETAINS 2.97 AC± OF  
SAVAGE MILL LAND)

**LEGEND**

- EXISTING CONTOURS 
- PROPERTY LINE AND RIGHT OF WAY 
- EX. TREELINE 
- FLOODPLAIN 
- STREAM BUFFER 

NORTH



APPROVED : DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION      DATE

CHIEF, DIVISION OF LAND DEVELOPMENT      DATE

DATE NO.      REVISION

DEVELOPER  
BOZZUTO HOMES, INC.  
ATTN: DUNCAN SLIDELL  
7850 WALKER DRIVE, SUITE 400  
GREENBELT, MARYLAND 20770  
T: 301-623-1525

OWNER  
SAVAGE MILL REMAINDER, LLC  
ATTN: JAY WINER  
8373 PINEY ORCHARD PARKWAY, SUITE 102  
ODENTON, MARYLAND 21113-1580  
T: 410-551-9116

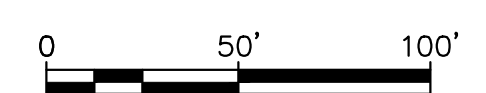
PROJECT  
**THE SETTLEMENT  
AT SAVAGE MILL**

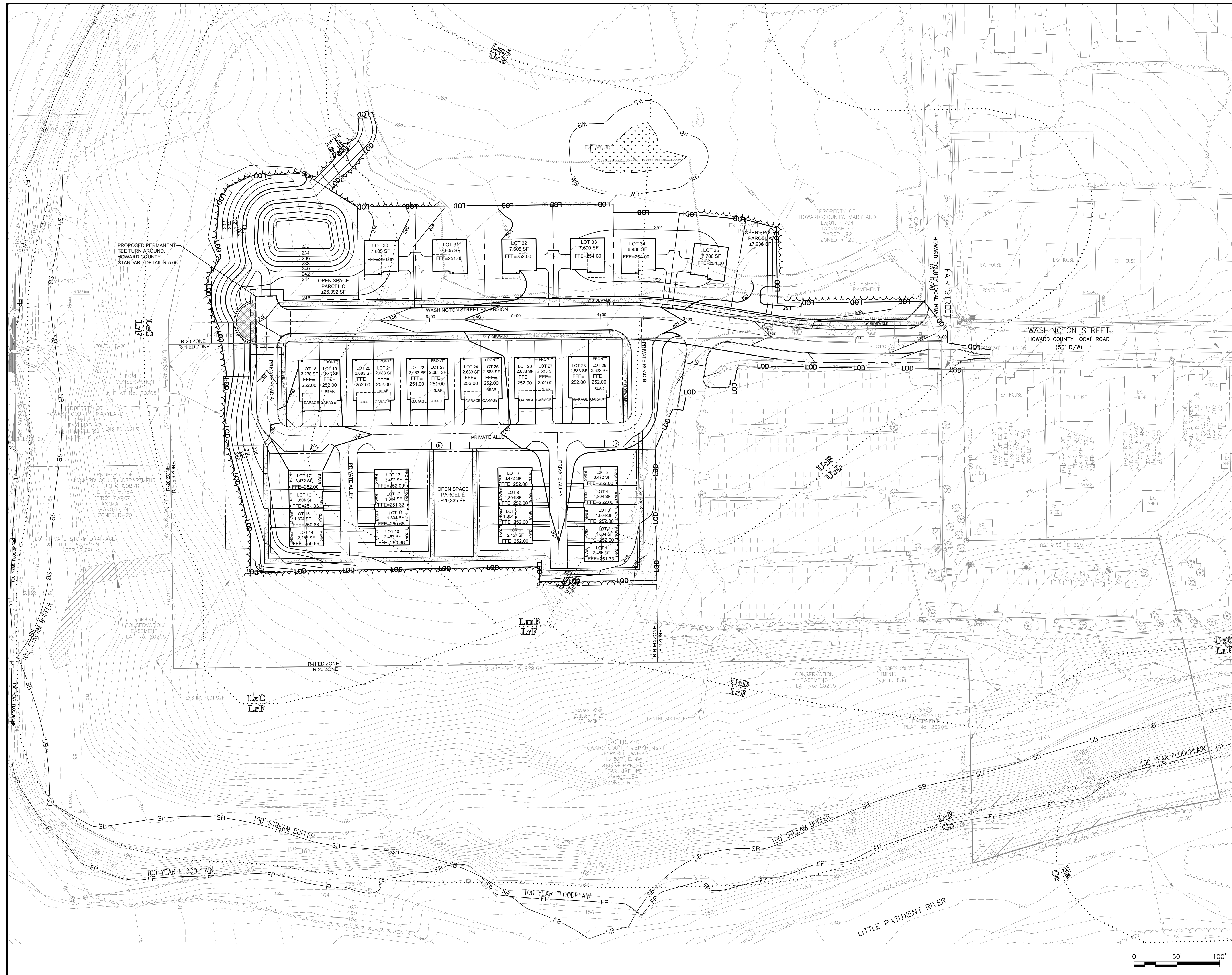
AREA  
TAX MAP 47, PARCEL 93  
ZONED B-2 & R-H-ED 6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE  
CONCEPTUAL  
LAND SWAP EXHIBIT WITH  
LAYOUT

Pennoni Associates Inc.  
Consulting Engineers  
**Pennoni**  
8818 Centre Park Drive  
Suite 200  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

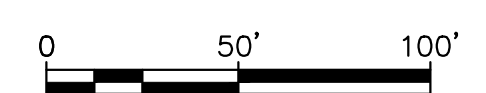
DESIGNED BY : JSN/PJS
DRAWN BY : JSN/PJS
PROJECT NO : BOZH1302
DATE : APRIL 29, 2015
SCALE : 1"=50'
DRAWING NO. <u>  1  </u> OF <u>  1  </u>





LEGEND	
EXISTING CONTOURS	
EX. PROPERTY LINE AND RIGHT OF WAY	
EX. TREELINE	
FLOODPLAIN	
STREAM BUFFER	
SOILS	
PROPOSED BIORETENTION AND RAIN GARDEN FACILITY	
PROPOSED PERMEABLE PAVING	
PROPOSED STORM DRAIN	
PROPOSED LIMIT OF DISTURBANCE	
PROPOSED TREELINE	
PROP. 1' CONTOUR	
PROP. 2' CONTOUR	
PROPOSED WATER	
PROPOSED SEWER	
SHEET FLOW TO CONSERVATION AREA	

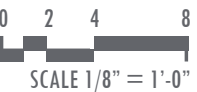
TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	DATE
DATE NO.	REVISION
DEVELOPER BOZZUTO HOMES, INC. ATTN: NIHAR SHAH 7850 WALKER DRIVE, SUITE 400 GREENBELT, MARYLAND 20770 T: 301-623-1525	
OWNERS SAVAGE MILL REMAINDER, LLC ATTN: JAY WINER 8373 PINEY ORCHARD PARKWAY SUITE 102 ODENTON, MARYLAND 21113-1580 T: 410-551-9116	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS 3430 COURTHOUSE DRIVE ELLCOTT CITY, MD 21043 T: 410-313-4700
PROJECT <b>THE SETTLEMENT AT SAVAGE MILL</b>	
AREA TAX MAP 47, PARCEL 92 & 93, GRID 11 ZONED B-2 & R-H-ED 6TH ELECTION DISTRICT 8400, 8550, & 8554 FAIR STREET HOWARD COUNTY, MARYLAND	
TITLE <b>PRELIMINARY STORMWATER MANAGEMENT PLAN</b>	
Pennoni Associates Inc. Consulting Engineers 8818 Centre Park Drive Suite 200 Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
SEAL	
DESIGNED BY : JSN	
DRAWN BY : JSN	
PROJECT NO : BOZH1302	
DATE : MAY 29, 2015	
SCALE : 1"=50'	
DRAWING NO. 5 OF 15	





TYPICAL SINGLE FAMILY HOME RENDERED ELEVATION

A1



SAVAGE MILL

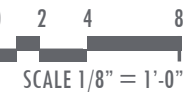
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TYPICAL SINGLE FAMILY HOME FRONT & RIGHT ELEVATIONS

A2



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TYPICAL SINGLE FAMILY HOME REAR & LEFT ELEVATIONS

A3

0 2 4 8  
SCALE 1/8" = 1'-0"

SAVAGE MILL

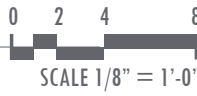
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TYPICAL DUPLEX RENDERED ELEVATION

A4



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CONTINUOUS RIDGE VENT, TYP.

ARCHITECTURAL SHINGLES, TYP.

1x6 SYN. BOARD FASCIA, TYP.

4" CEMENTITIOUS SIDING, TYP.

3 1 / 2" SYN. BOARD CORNICE, TYP.

5/4x2 SYN. BOARD OVER 5/4x8 SYN. BOARD HEADER, TYP.

5/4x6 WINDOW TRIM, TYP.

5/4x1 SILL OVER 5/4x4 SYN. BOARD, TYP.

5/4x6 WINDOW TRIM, TYP.

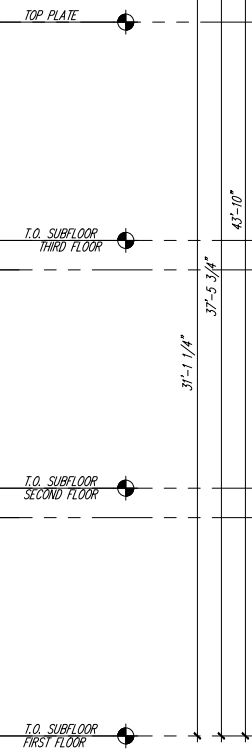
5/4x6 SYN. CORNER BOARD, TYP.

STANDING SEAM METAL ROOF, TYP.

FIBERGLASS 6-LITE DOOR, TYP.

8" SQUARE COLUMN ON 12" SQUARE BASE, TYP.

5/4x6 SKIRT BOARD W/ 2X2 CAP, TYP.



TYPICAL DUPLEX FRONT ELEVATION

**A5**



SAVAGE MILL

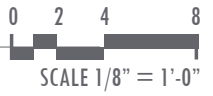
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TYPICAL DUPLEX RIGHT ELEVATION

A6



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TYPICAL DUPLEX REAR ELEVATION

A7



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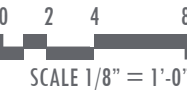
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TYPICAL DUPLEX LEFT ELEVATION

A8



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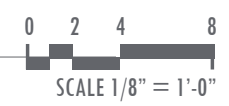
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TOWNHOME RENDERED ELEVATION

A9



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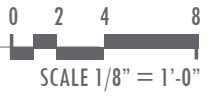
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TOWNHOME TYPICAL FRONT ELEVATION

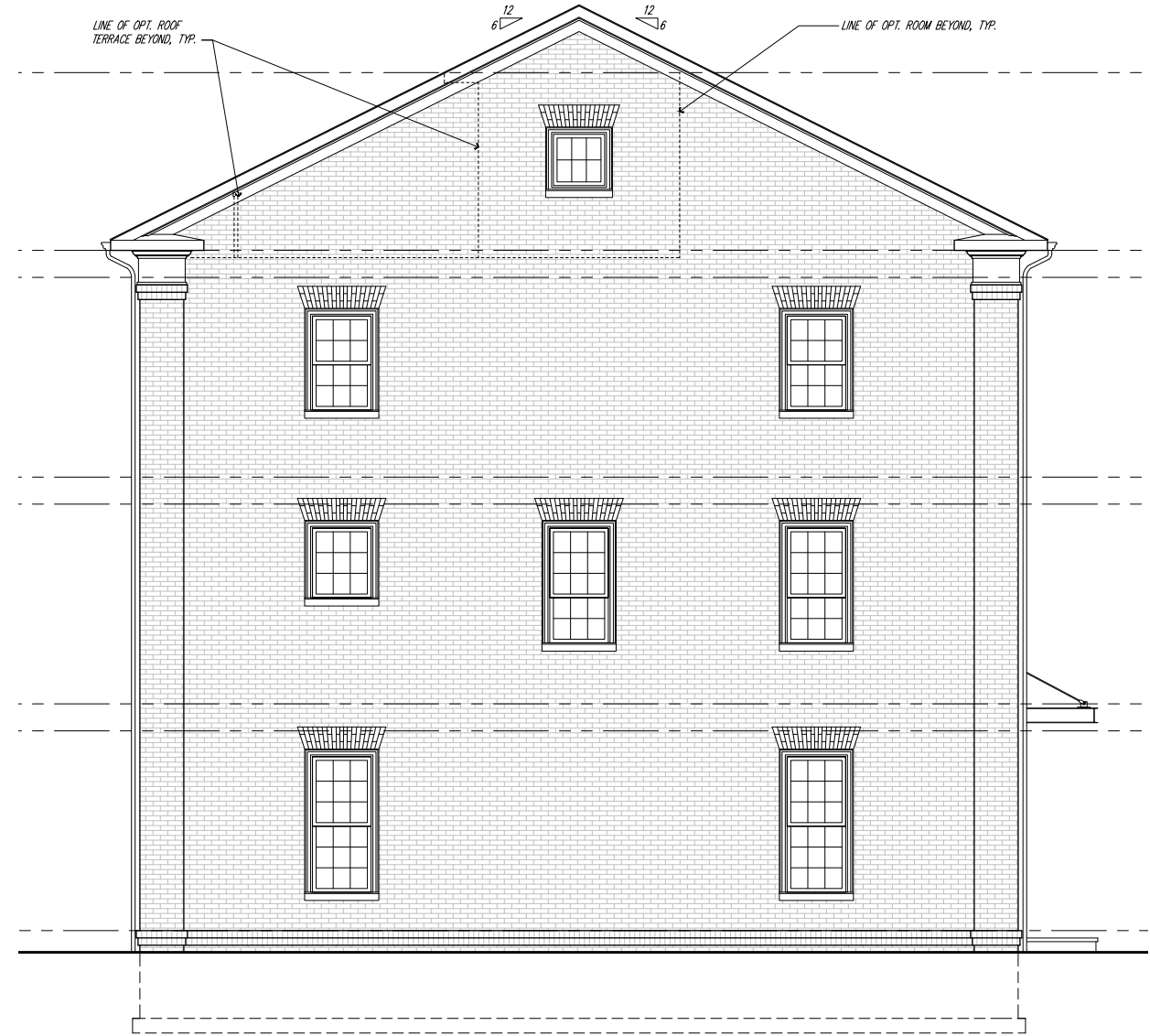
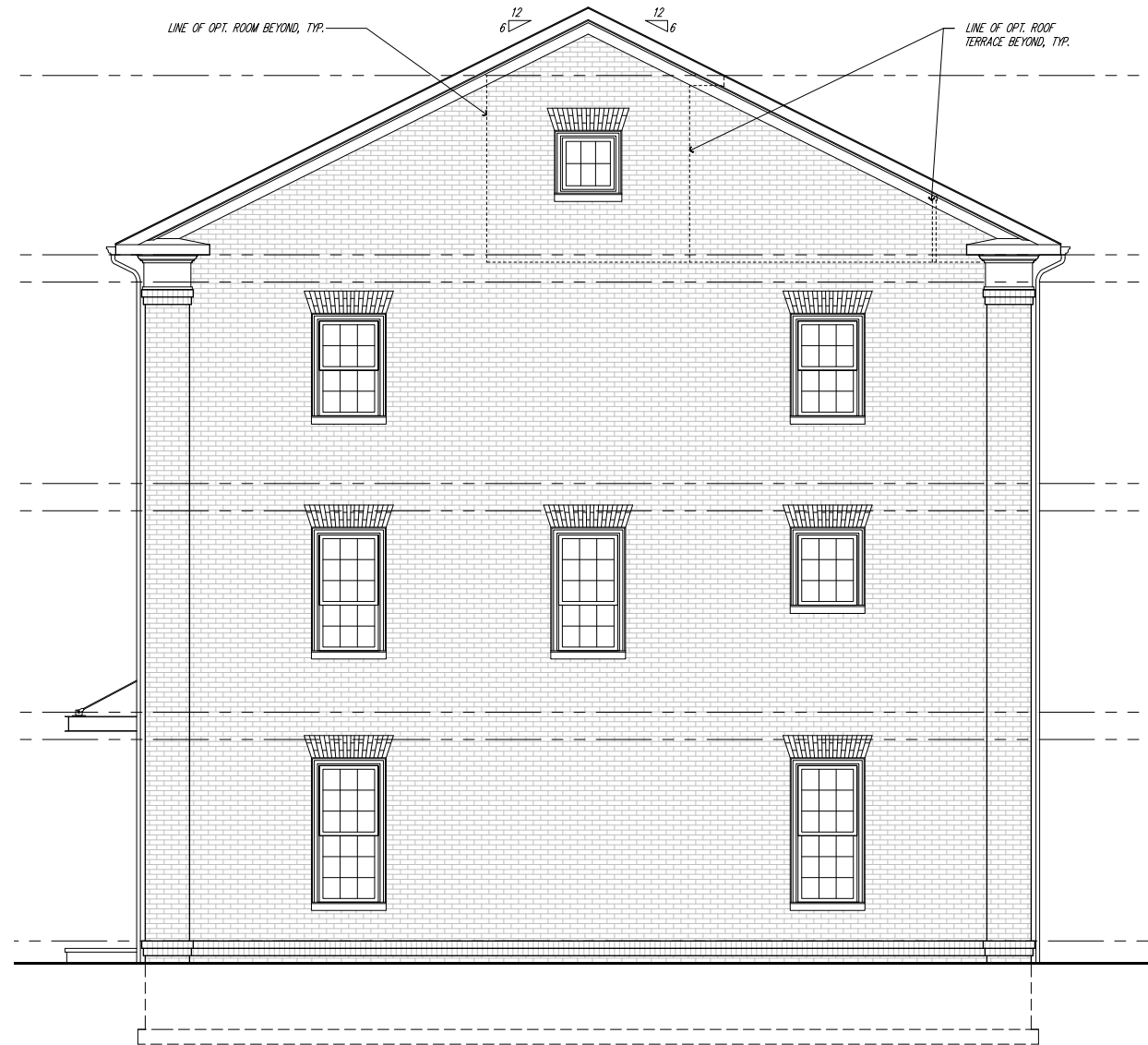
A10



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TOWNHOME TYPICAL SIDE ELEVATIONS

A11

0 2 4 8  
SCALE 1/8" = 1'-0"

SAVAGE MILL

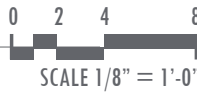
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TOWNHOME TYPICAL REAR ELEVATION

A12



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# The Settlement at Savage Mill

Exterior Colors

Bozzuto Homes  
W.C. Ralston Architects

# THE SETTLEMENT AT SAVAGE MILL

## TYPICAL SINGLE FAMILY HOME COLOR SCHEME

**MOIRE BLACK**  
*Roof (Shingle)*

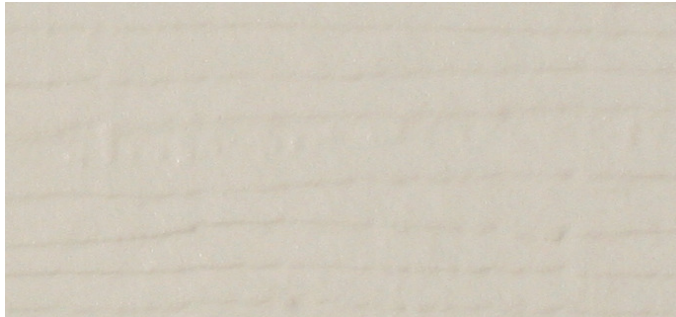


**MATTE BLACK**  
*Roof (Metal)*



**BLACK**  
*Shutters*

**LIGHT MIST**  
*Siding*



**ARTIC WHITE**  
*Accent Shake*

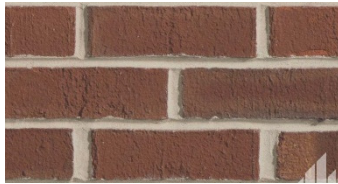


**GLENMORE HERITAGE**  
*Accent Brick*

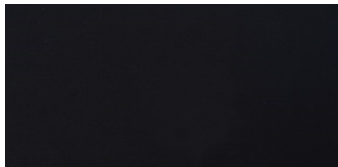


**SAINT JAMES**  
*Leadwalk Brick Paver*

**GLENMORE HERITAGE  
BRIXMENT M21**  
*Brick  
Mortar*



**SW 6528 TRICORN  
BLACK**  
*Entry Door*



**SW 7005 PURE WHITE**

*Trim (Painted)  
Garage Door  
Railing  
Gutters  
Porch Ceilings*

# THE SETTLEMENT AT SAVAGE MILL

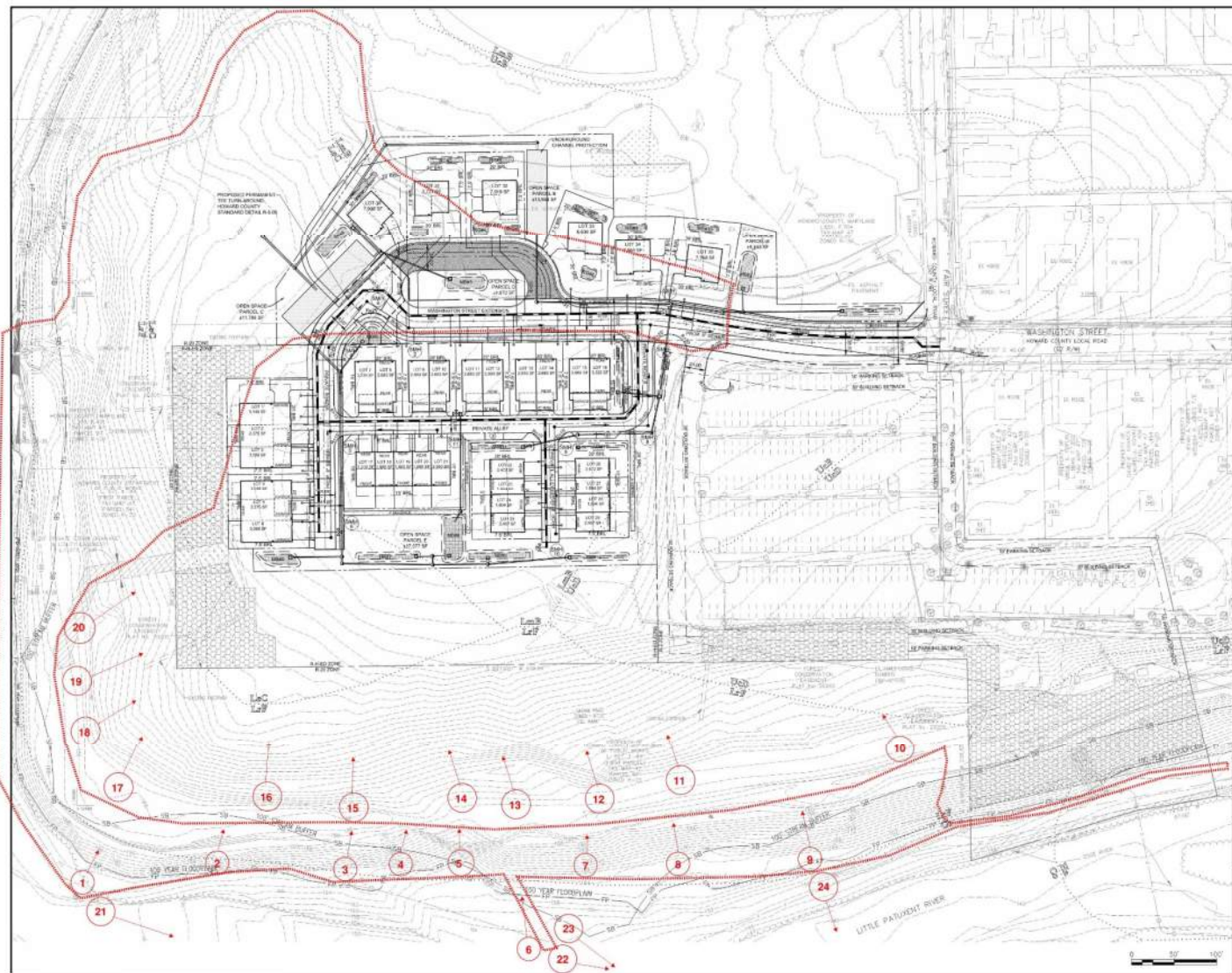
## TYPICAL DUPLEX COLOR SCHEM

<b>MOIRE BLACK</b> <i>Roof (Shingle)</i>		
<b>MATTE BLACK</b> <i>Roof (Metal)</i>		<b>BLACK</b> <i>Shutters</i>
<b>ARCTIC WHITE</b> <i>Siding</i>		
<b>ARCTIC WHITE</b> <i>Accent Shake</i>		
<b>RALEIGH COURT</b> <i>Accent Brick</i>	 	<b>FULL RANGE RED</b> <i>Leadwalk Brick Paver</i>
<b>RALEIGH COURT</b> <b>BRIXMENT M21</b> <i>Brick</i> <i>Mortar</i>		
<b>SW 6528 TRICORN</b> <b>BLACK</b> <i>Entry Door</i>		
<b>SW 7005 PURE WHITE</b> <i>Trim (Painted)</i> <i>Garage Door</i> <i>Railing</i> <i>Gutters</i> <i>Porch Ceilings</i>		

# THE SETTLEMENT AT SAVAGE MILL

## TYPICAL TOWNHOME COLOR SCHEME

<b>MOIRE BLACK</b> <i>Roof (Shingle)</i>		
<b>MATTE BLACK</b> <i>Roof (Metal)</i>		<b>BLACK</b> <i>Shutters</i>
<b>KHAKI BROWN</b> <i>Siding</i>		
<b>N/A</b> <i>Accent Shake</i>		
<b>OLD MILL</b> <i>Accent Brick</i>		<b>VALLEY FORGE</b> <i>Leadwalk Brick Paver</i>
<b>OLD MILL</b> <b>BRIXMENT M21</b> <i>Brick</i> <i>Mortar</i>		
<b>SW 6528 TRICORN</b> <b>BLACK</b> <i>Entry Door</i>		
<b>SW7005 PURE WHITE</b> <i>Trim (Painted)</i> <i>Garage Door</i> <i>Railing</i> <i>Gutters</i> <i>Porch Ceilings</i>		



**LEGEND**

- EXISTING CONTOURS
- EX. PROPERTY LINE AND RIGHT OF WAY
- EX. TREELINE
- FLOODPLAIN
- STREAM BUFFER
- SOILS
- PROPOSED BIODIRECTION FACILITY
- PROPOSED RAIN GARDEN
- PROPOSED PERMEABLE PAVING
- PROPOSED STORM DRAIN
- PROPOSED TREELINE
- PROPOSED SEWER
- WETLANDS
- WETLAND BUFFER
- EXISTING FOREST CONSERVATION EASEMENTS
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED SIDEWALK

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	DATE
DATE NO.	REVISION
DEVELOPER BOZZUTO HOMES, INC. 4776 BIRCH BRAN 7850 WALKER DRIVE, SUITE 400 GREENBELT, MARYLAND 20770 T. 301-623-1325	
OWNERS SAVAGE MILL REMAINDER, LLC ATTN: JAY WISER 8373 PINEY ORCHARD PARKWAY SUITE 102 ODONTON, MARYLAND 21113-1393 T. 410-321-9718	
HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS 3432 COURTHOUSE DRIVE BELTSVILLE, MD 21148 T. 410-313-4705	
<b>PROJECT</b> THE SETTLEMENT AT SAVAGE MILL	
<b>AREA</b> TAX MAP 47, PARCELS 12 & 13, GRID 11 ZONED R-2 & R-4 AND ELECTION DISTRICT 800, 805, & 804 FARM STREET HOWARD COUNTY, MARYLAND	
<b>TITLE</b> PRELIMINARY EQUIVALENT SKETCH PLAN	
PENNONI Associates Inc. Consulting Engineers 8810 Green Park Drive, Suite 200 GAITHERSBURG, MD 20878 T. 410-480-9800 F. 410-480-9802	
DESIGNED BY: JBN DRAWN BY: JBN PROJECT NO.: B0201302 DATE: MAY 29, 2016 SCALE: 1"=60' DRAWING NO.: 3 OF 15	



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

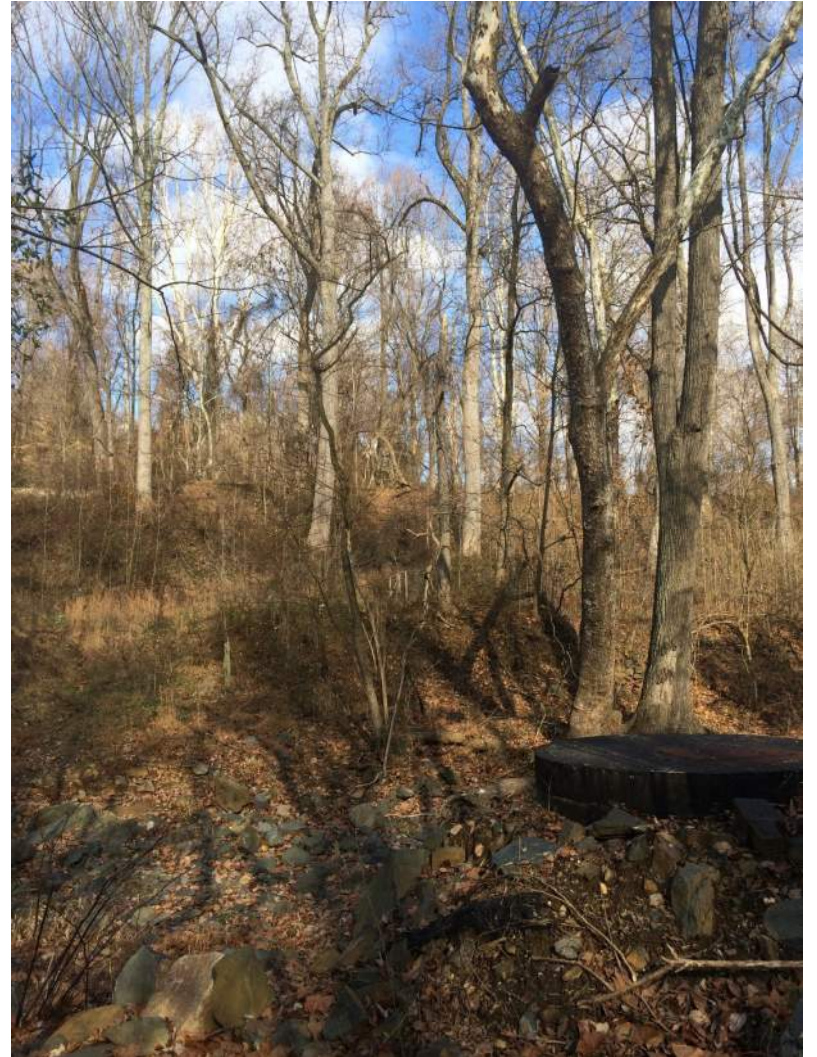


PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13

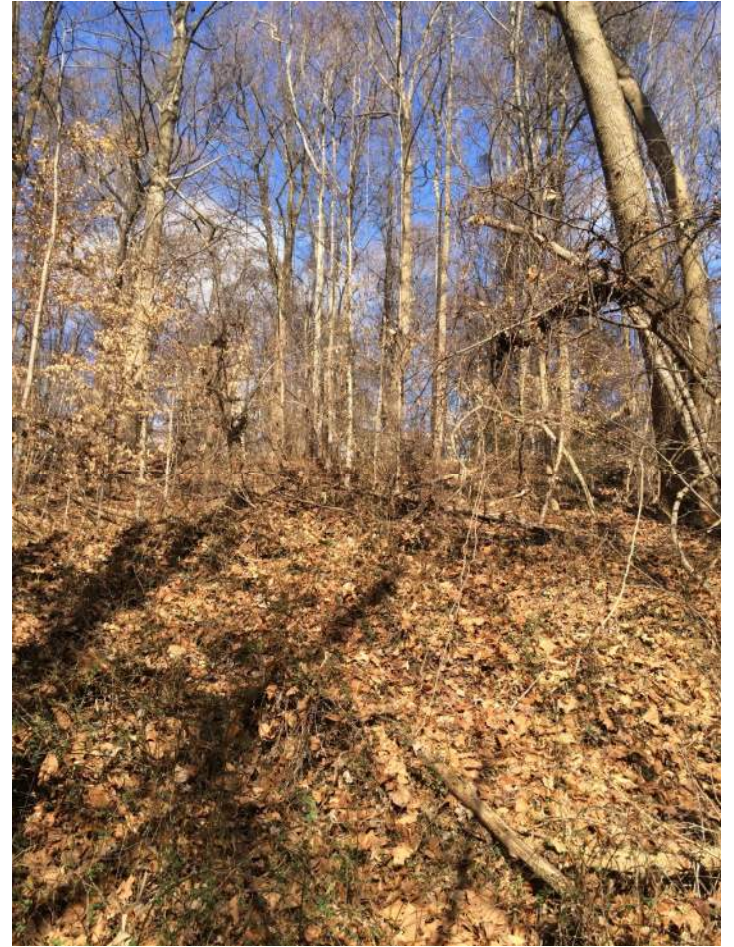


PHOTO 14



PHOTO 15



PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19



PHOTO 20



PHOTO 21

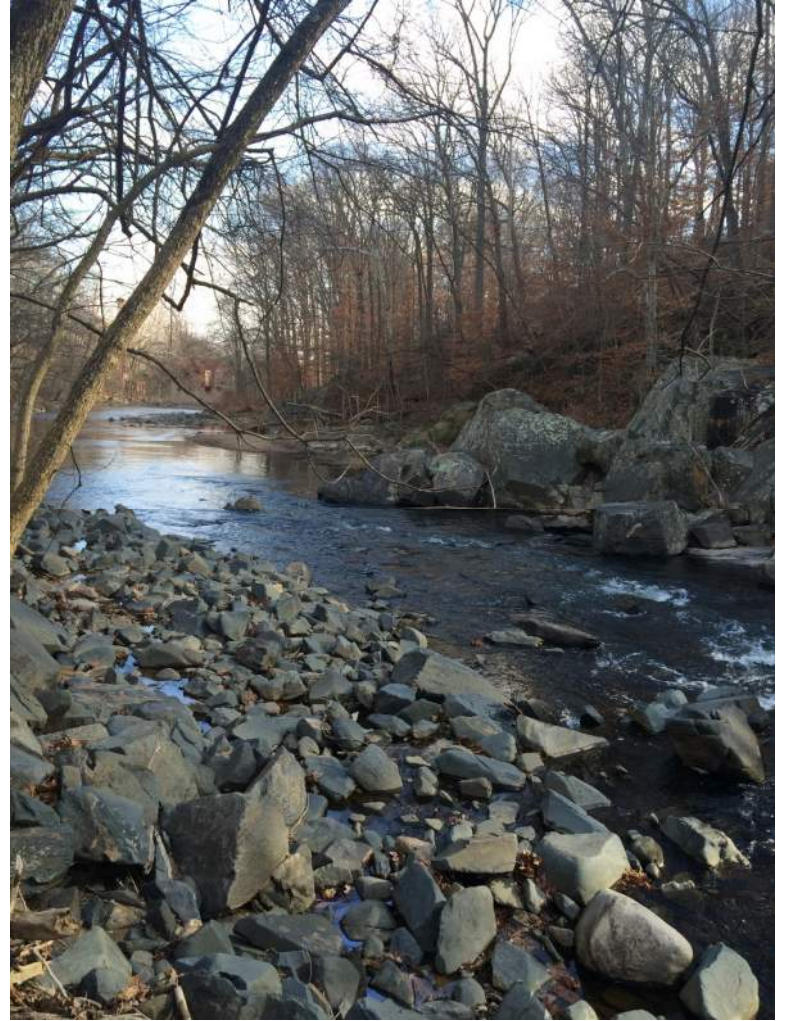


PHOTO 22



PHOTO 23



PHOTO 24































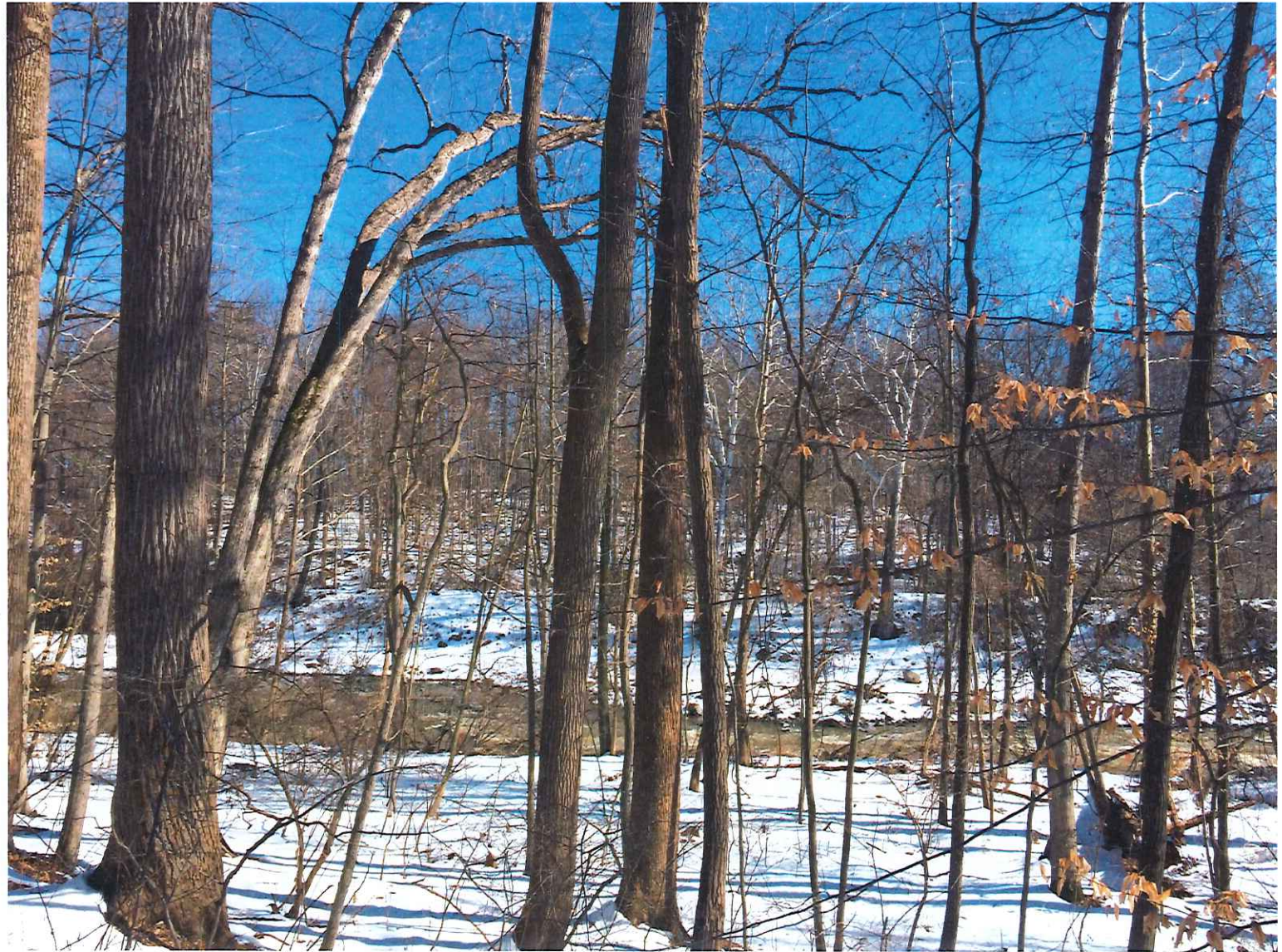




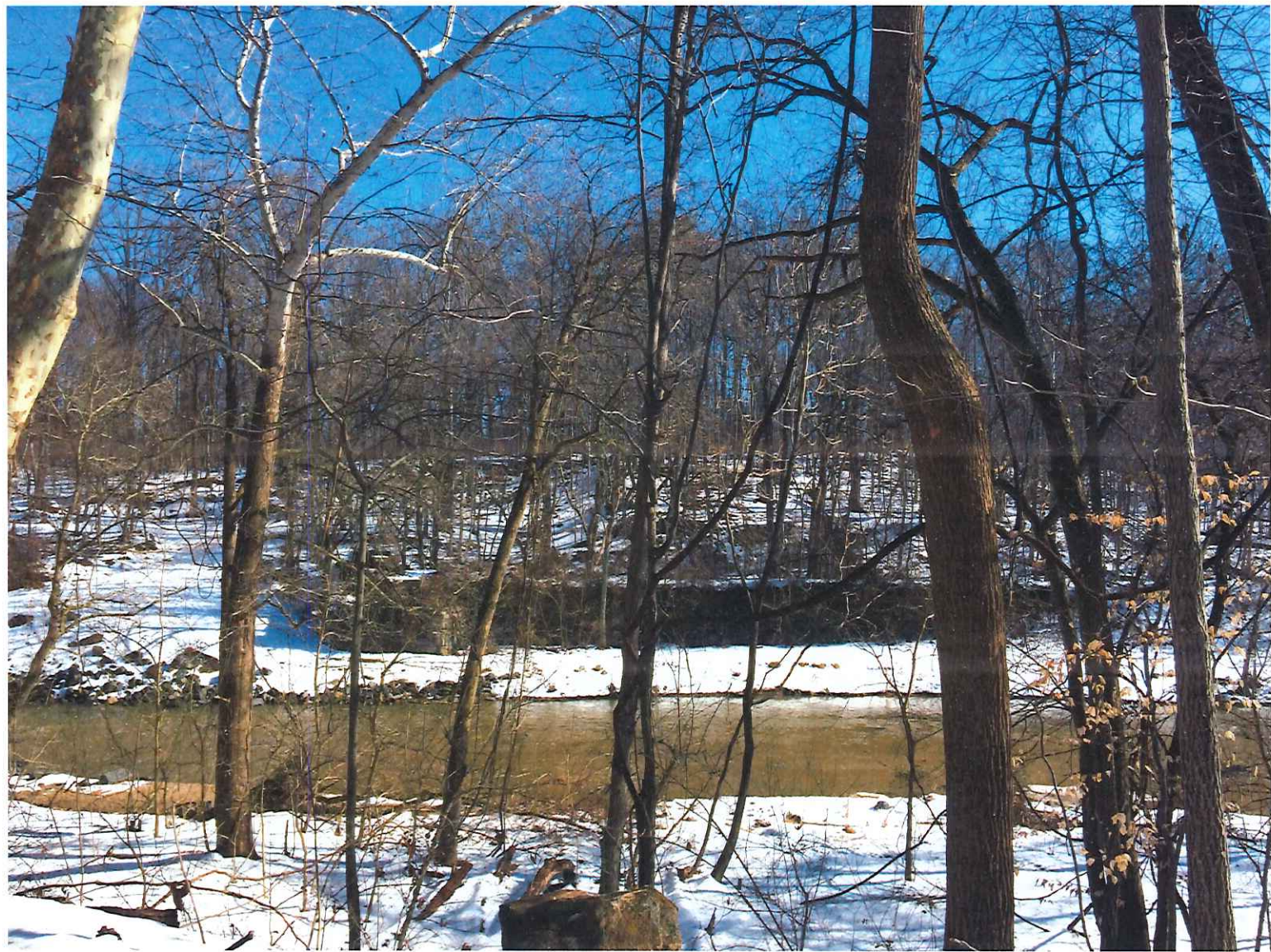














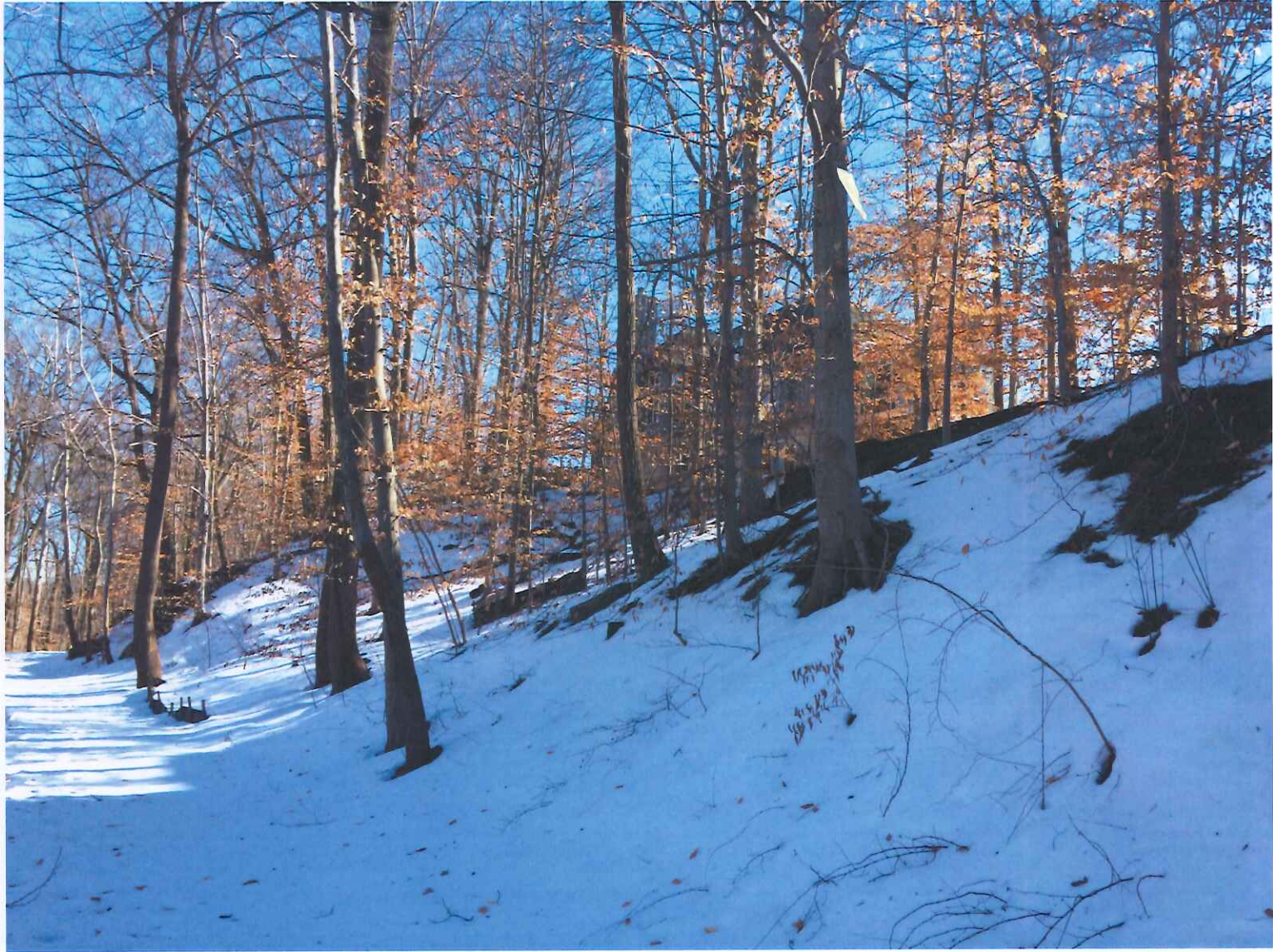
























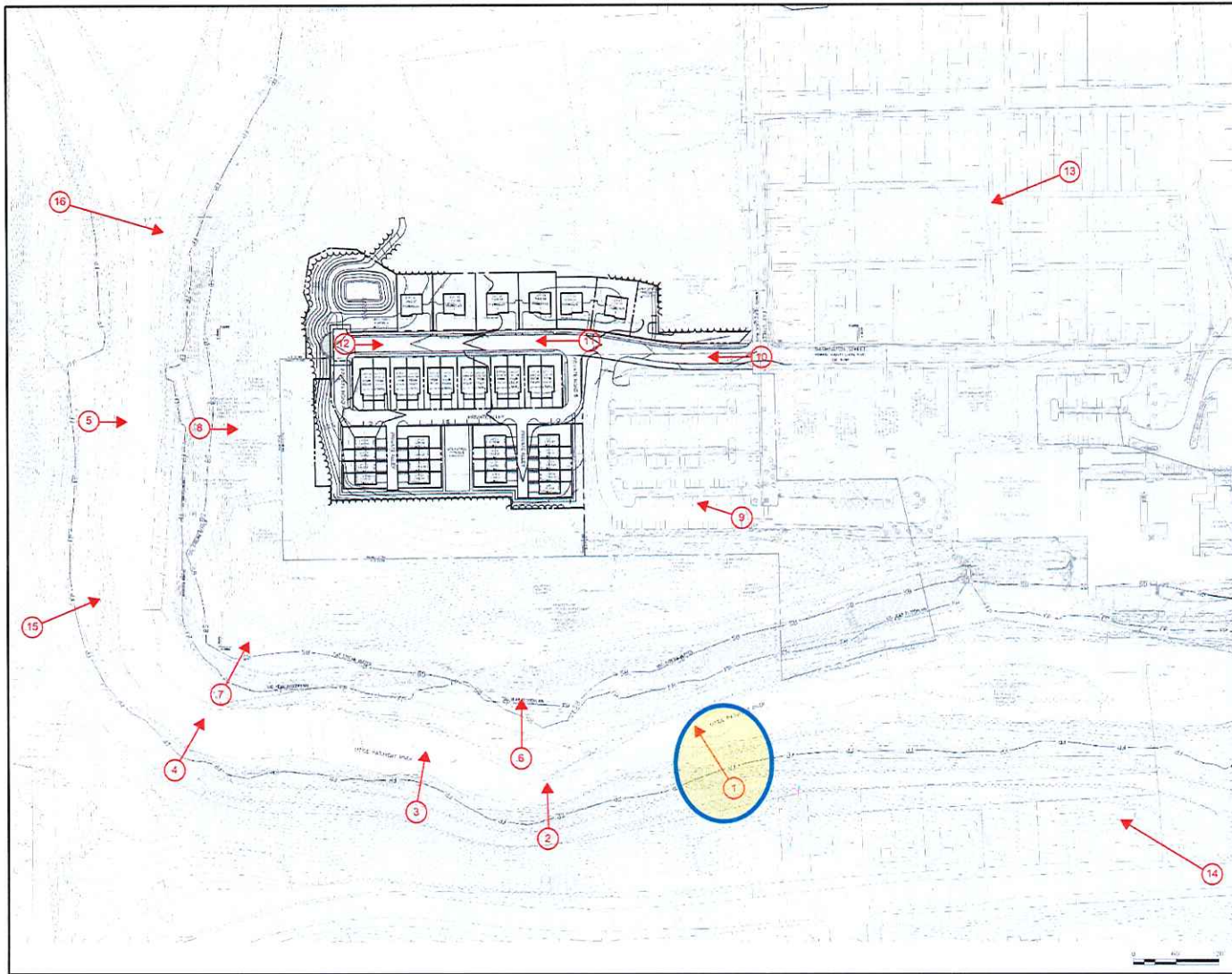












**LEGEND**

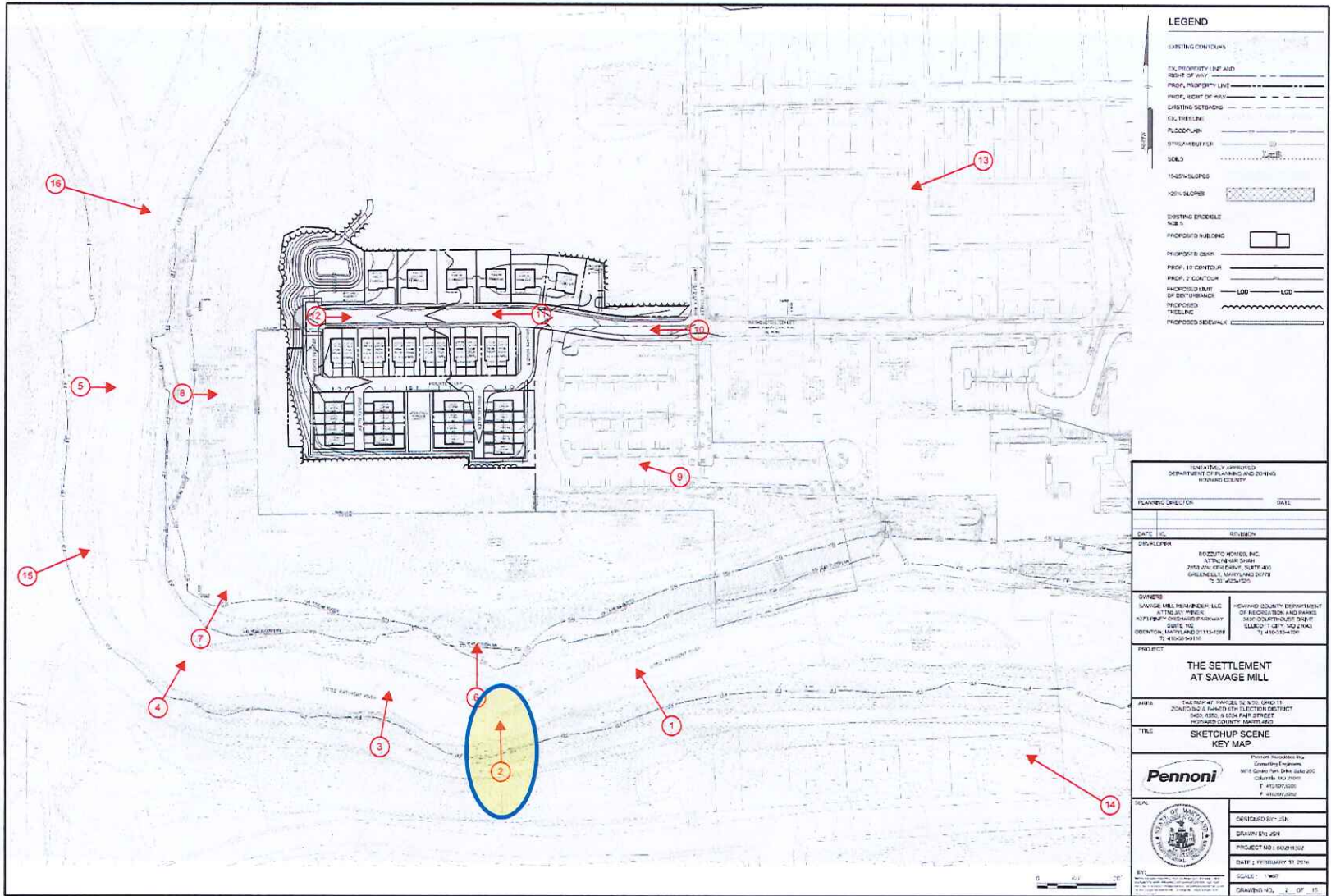
- EXISTING CONTOURS
- EX. PROPERTY LINE AND RIGHT OF WAY
- PROP. PROPERTY LINE
- PROP. RIGHT OF WAY
- EXISTING UTILITY
- EX. TREE LINE
- FLOODPLAIN
- 5' FLOOD BUFFER
- SOILS
- 15% SLOPES
- 20% SLOPES
- EXISTING PROBABLE TRENCH
- PROPOSED CURB
- PROP. 30' CORNER
- PROP. 20' CORNER
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- PROPOSED SIDEWALK

GREEN BELT APPROVAL DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	DATE
DATE	REVISION
<b>DEVELOPER</b> SOCO'S HOMES, INC. ATTORNEY: SHARON GREENBELT, MARYLAND 20773 TEL: 301-261-9322	
<b>OWNER</b> SAVAGE MILL RESIDENTS LLC ATTORNEY: JAMES 5075 BENTLEY CREEK PARKWAY SUITE 102 GREENBELT, MARYLAND 20773 TEL: 410-631-0910	
<b>PROJECT</b> <b>THE SETTLEMENT          AT SAVAGE MILL</b>	
<b>APPA</b> PARCELS 22 & 23 GRID 11 2000' WIDE 1/4 SECTION 11 ELECTION DISTRICT 800' WIDE 1/4 SECTION 11 ELECTION DISTRICT 800' WIDE 1/4 SECTION 11 ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
<b>TITLE</b> SKETCHUP SCENE KEY MAP	
<b>Pennoni</b> Pennoni Associates, Inc. Consulting Engineers 8015 Green Park Drive, Suite 200 Greenbelt, MD 20773 TEL: 410-631-0910 FAX: 410-631-0911	
<b>SCALE</b> 1" = 40'	
<b>DESIGNED BY:</b> JSM <b>DRAWN BY:</b> JSM <b>PROJECT NO.:</b> SA021102 <b>DATE:</b> FEBRUARY 26, 2014 <b>SCALE:</b> 1" = 40' <b>DRAWING NO.:</b> 2 OF 13	

SP-15-017







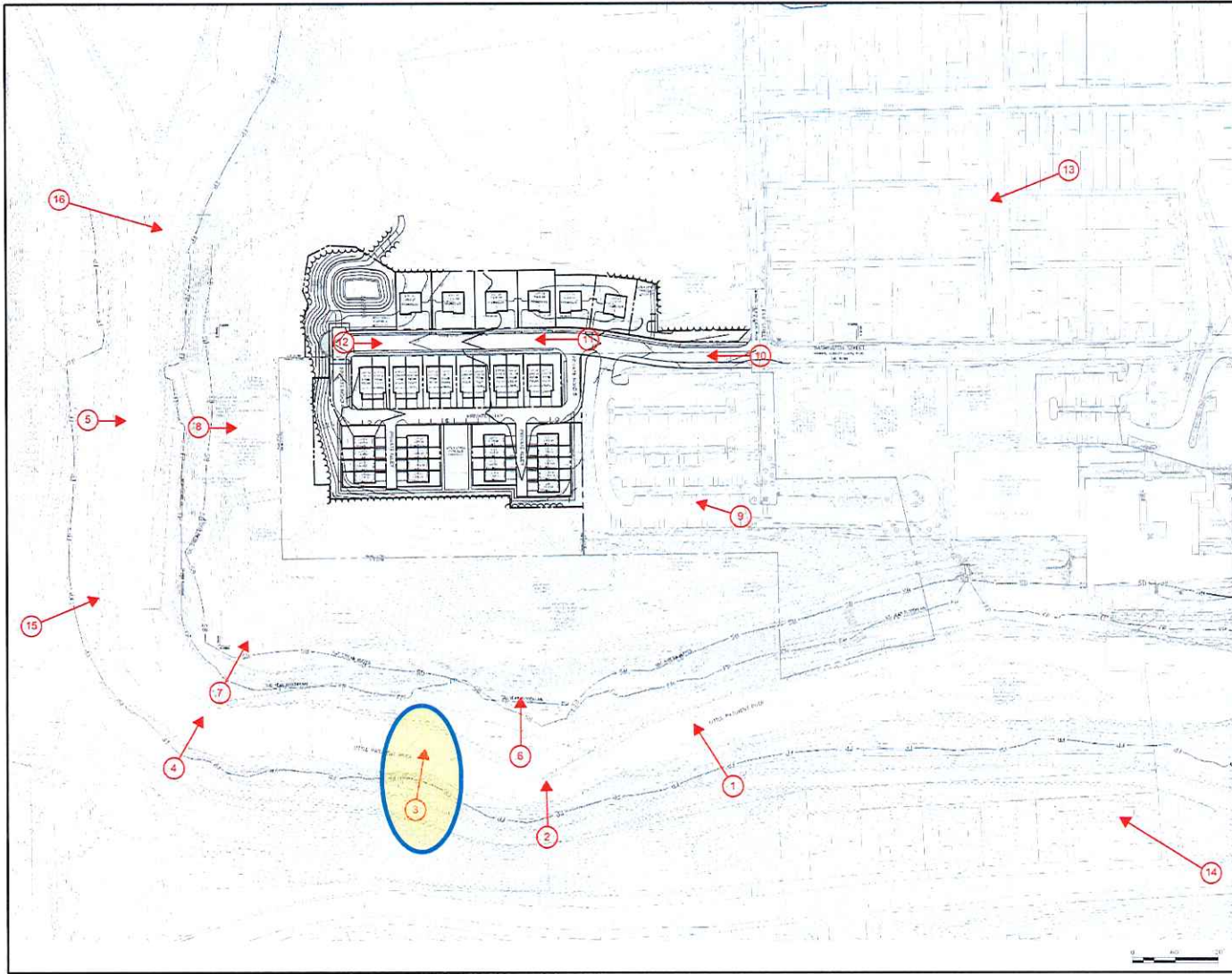
**LEGEND**

- EXISTING CONDITIONS
- 1/4" PROPERTY (BEYOND) BOUNDARY
- PROJ. PROPERTY LINE
- PROJ. RIGHT OF WAY
- EXISTING SETBACKS
- 1/4" TIE LINE
- FLOODPLAIN
- STORMWATER
- SOILS
- TERRAIN SLOPES
- 10% SLOPES
- EXISTING ERODIBLE AREA
- PROPOSED BUILDING
- PROPOSED DRIVE
- PROJ. 10' CURB/JUR
- PROJ. 2' CURB/JUR
- PROPOSED BUILT UP DISTURBANCE
- PROPOSED FLOODLINE
- PROPOSED SIDEWALK

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	DATE
DATE REC'D	REV. BIRTH
DEVELOPER BECKETT HOMES, INC. ATTORNEY GENERAL 2700 JOHN KENNEDY DRIVE, SUITE 400 GREENBELT, MARYLAND 20770 TEL: 301-462-1520	
OWNER	SAVAGE MILL DEVELOPMENT, LLC ATTORNEY GENERAL 4751 WOODBURY PARKWAY SUITE 102 OBTOWATON, MARYLAND 21115-1001 TEL: 410-284-9110
PROJECT <b>THE SETTLEMENT          AT SAVAGE MILL</b>	
AREA TAX MAP 04-17 PARCEL 12A TO 12D (GRID 11) ZONED RS-1 & MARCH 17th ELECTION DISTRICT 5400 ROAD & 1500 PARK STREET HOWARD COUNTY, MARYLAND	
TITLE <b>SKETCHUP SCENE          KEY MAP</b>	
	Pennoni Associates, Inc. Consulting Engineers 8001 Green Park Drive, Suite 200 Columbia, MD 21046 TEL: 410-327-6000 FAX: 410-327-6050
DESIGNED BY: JSA DRAWN BY: JSA PROJECT NO.: 000015102 DATE: FEBRUARY 10, 2014 SCALE: 1"=60' DRAWING NO.: 2 OF 15	SP-15-017





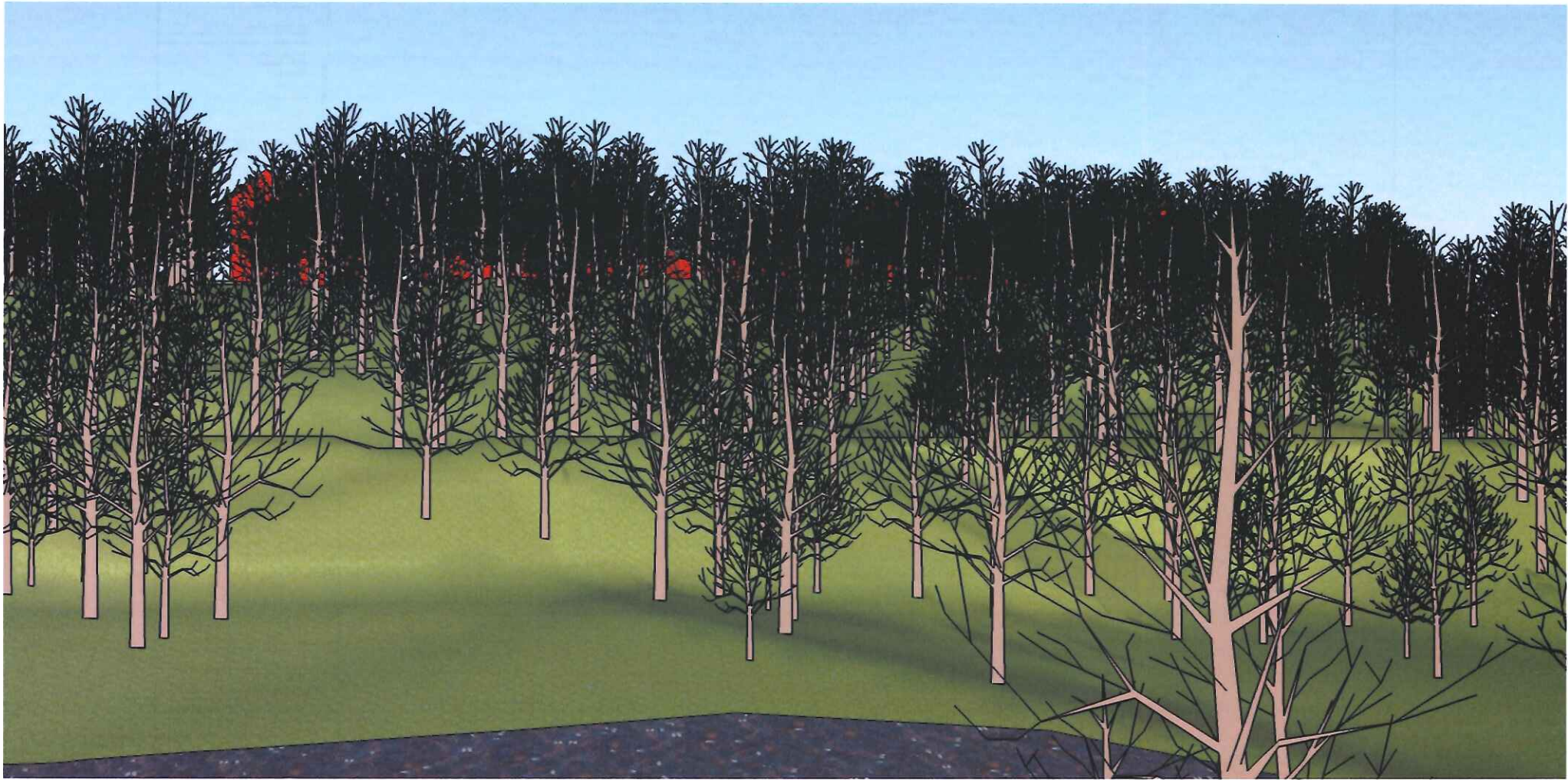


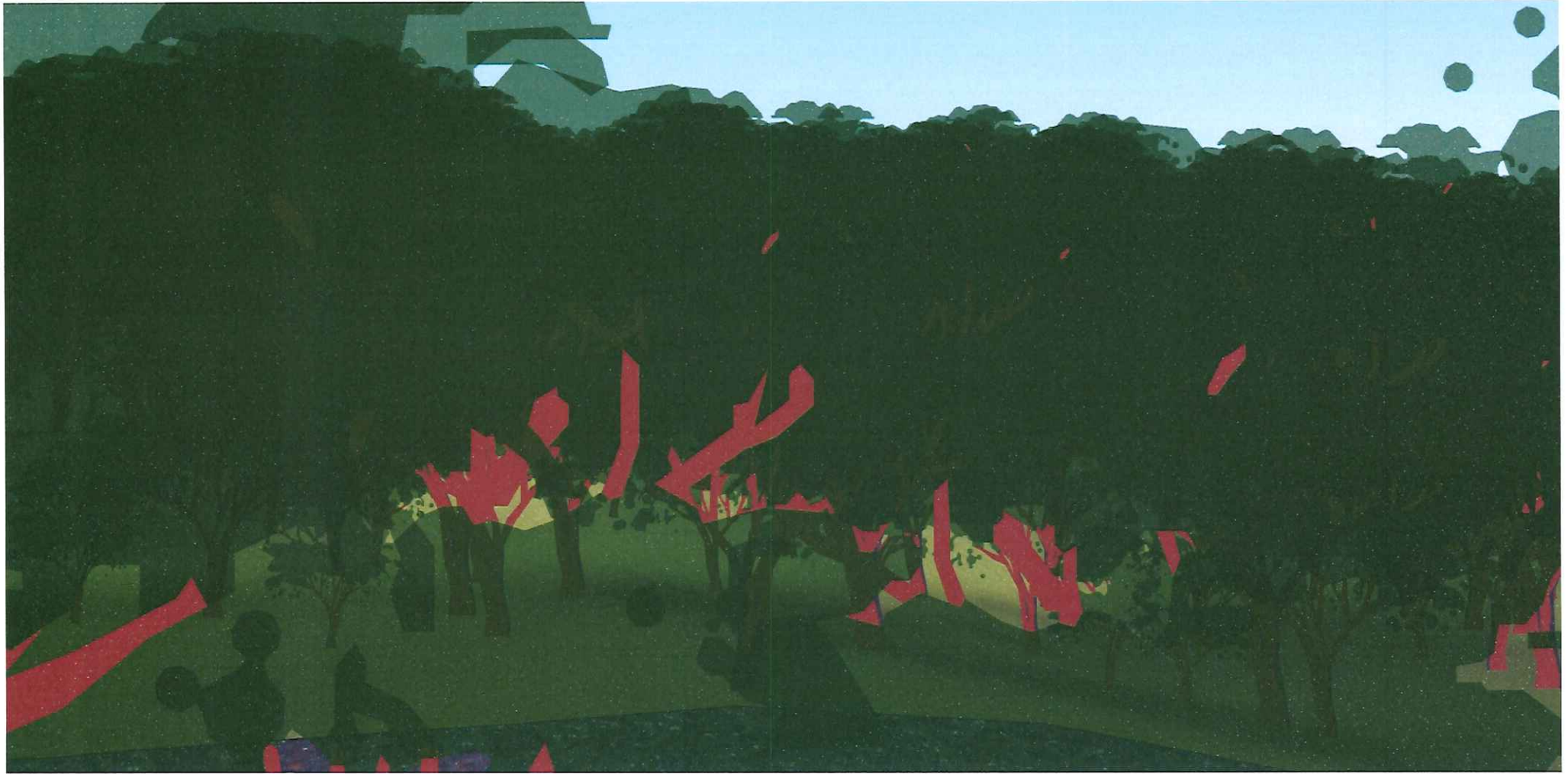
**LEGEND**

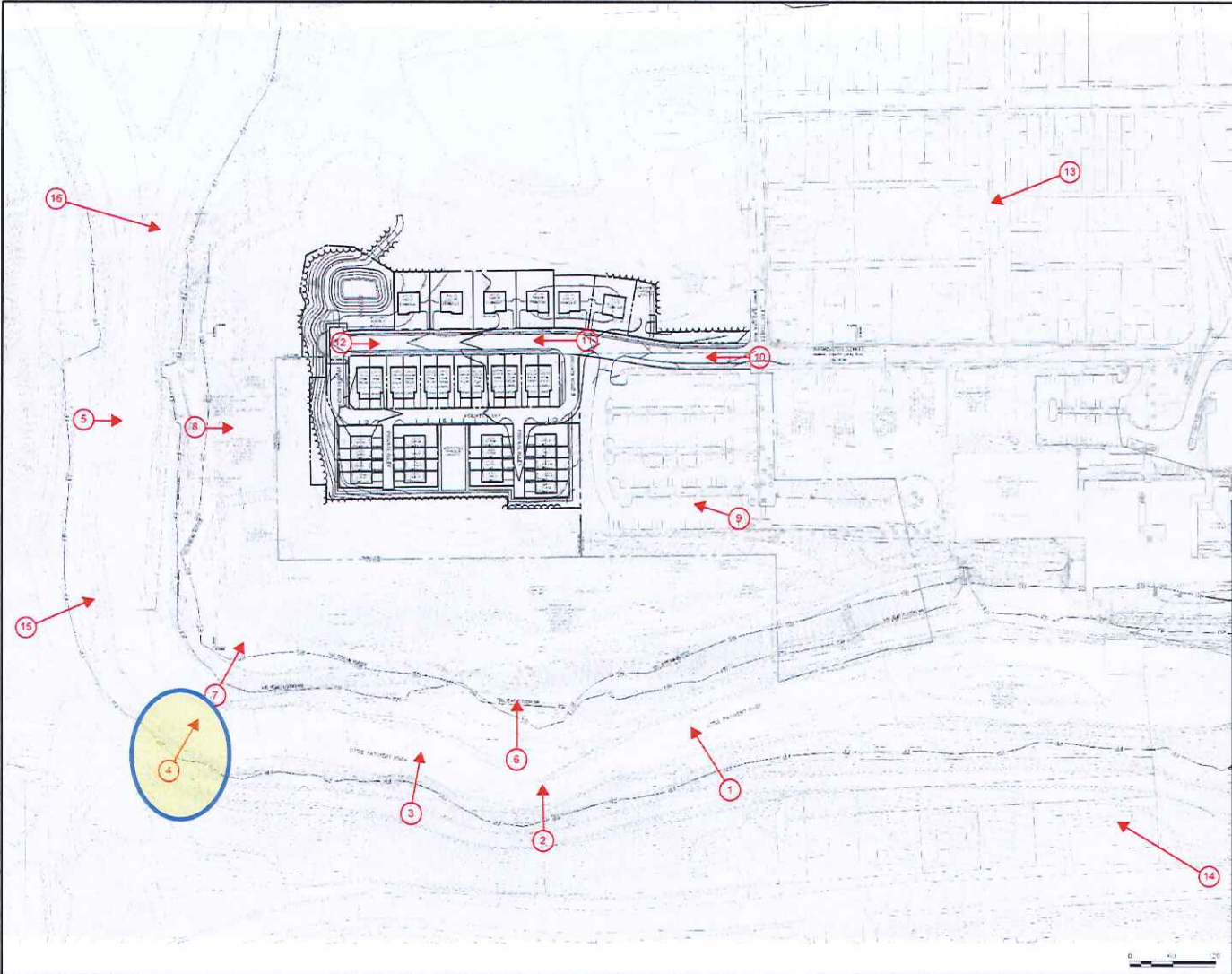
- EXISTING CONTOURS
- PK PROPERTY LINE AND HEIGHT OF WAY
- PROP. PROPERTY LINE
- PROP. RIGHT OF WAY
- EXISTING SETBACKS
- EXISTING TREELINE
- FLOODPLAIN
- STREAM BUFFER
- SOILS
- 15:00% SLOPES
- 20% SLOPES
- EXISTING PROBABLE ROADS
- PROPOSED BUILDING
- PROPOSED CURB
- PROP. 1:1 CONTOUR
- PROP. 2:1 CONTOUR
- PROPOSED LIMIT OF SETBACK
- PROPOSED INLETTING
- PROPOSED SIDEWALK

LOU RABBIT APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY		
PLANNING DIRECTOR	DATE	
DATE	REVISION	
DEVELOPER	SCOTT'S HOMES, INC. ATTORNEY IN CHARGE DEBRA L. ROBERTSON, 2007 AND GREENBELT, MARYLAND 20778 TEL: 301-251-2122	
OWNER	SAVAGE MILL PROPERTIES, LLC 10719 BERRY CREEKWAY PARKWAY SUITE 102 CREATION, MARYLAND 21113-2436 TEL: 410-524-1991	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS 14500 GREENBERRY STREET ELICOTT CITY, MD 21043 TEL: 410-334-2600
<b>PROJECT</b> THE SETTLEMENT AT SAVAGE MILL		
APPA	100-80047, PARCEL 32 & 33, GRID 11 20050 1st & SANDY CREEK ELECTRIC DISTRICT (P&S: 850, 8, 804) PARK STREET HOWARD COUNTY, MARYLAND	
<b>TITLE</b> SKETCHUP SCENE KEY MAP		
Pennoni Associates, Inc. Consulting Engineers 8015 Green Park Drive, Suite 200 Columbia, MD 21046 T: 410-875-5200 F: 410-875-5201		
DESIGNED BY:	JJK	
DRAWN BY:	JJK	
PROJECT NO.:	160011002	
DATE 1 - PRELIMINARY:	11.25.14	
SCALE 1 - "AS SHOWN"		
DRAWING NO.	2 OF 15	

SP15-017







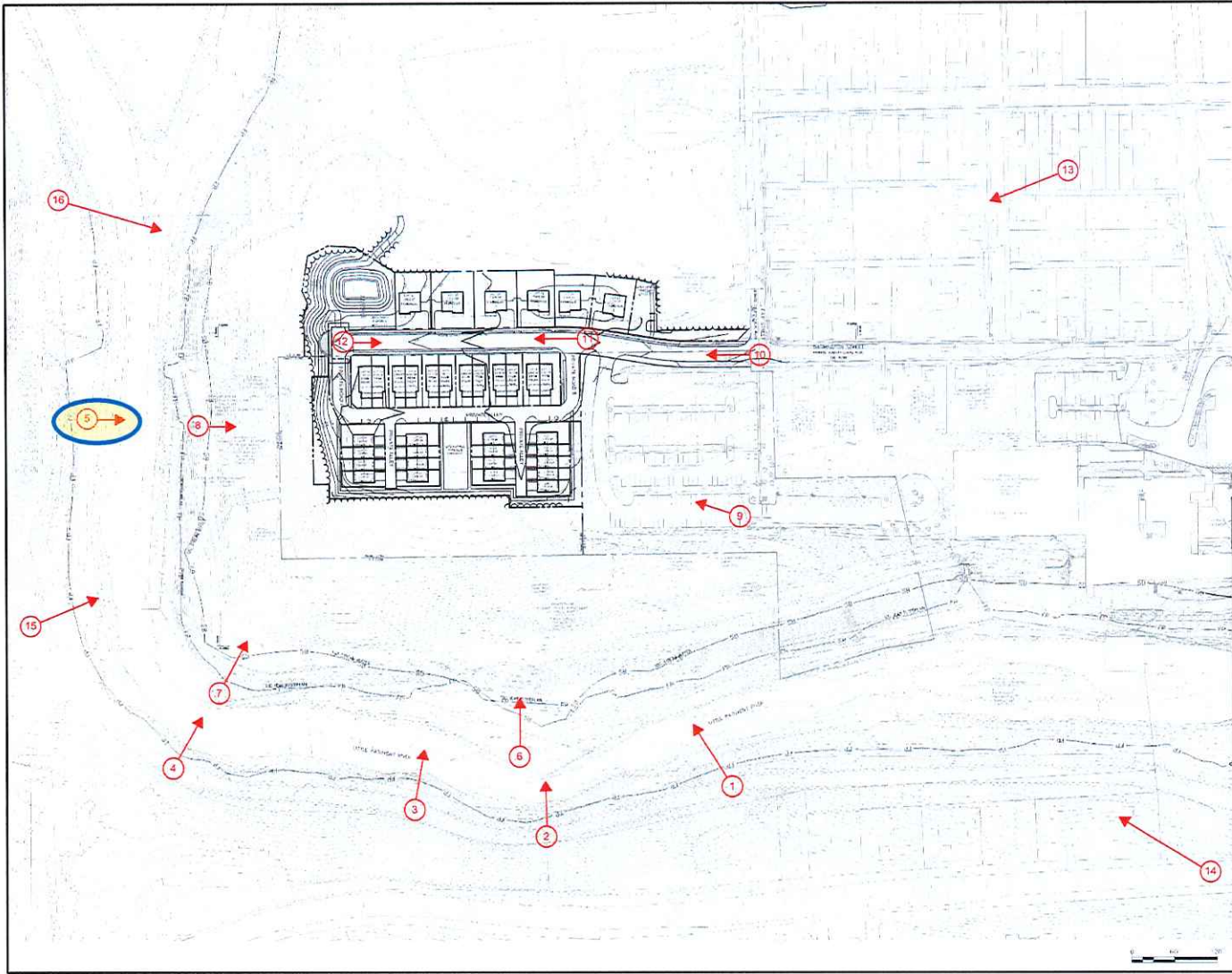
LEGEND	
EXISTING CONDITIONS	
PL PROPERTY (BY AREA)	-----
PROP. PROPERTY LINE	-----
PROP. RIGHT OF WAY	-----
EXISTING SETBACKS	-----
PL TREE LINE	-----
FLOODPLAIN	-----
STORMWATER DETENTION	-----
SOILS	-----
10% SLOPES	-----
20% SLOPES	-----
EXISTING CROSSLING	-----
PROPOSED BUILDING	-----
PROPOSED DRIVE	-----
PROP. ST. CENTER	-----
PROP. ST. CONTROL	-----
PROPOSED LIMIT OF DETOUR/AVG	-----
PROPOSED	-----
PROPOSED	-----
PROPOSED SIDEWALK	-----

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	DATE
DATE	REVISION
DEVELOPER	
BECKETT HOMES, INC. ATTORNEY GENERAL 3900 WINDY HOLLOW, SUITE 200 GREENBELT, MARYLAND 20828 T: 202-462-1000	
OWNER	
SAVAGE MILL MEMORIAL, LLC ATTN: JIM WELLS 4375 NEWPORT CHESAPEAKE PARKWAY SUITE 102 OCEANVIEW, MARYLAND 21113-1002 T: 410-528-9900	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS 3400 COUNTRYWOOD DRIVE SUITE 201 SILVER SPRING, MD 20910 T: 410-313-1300
PROJECT	
<b>THE SETTLEMENT          AT SAVAGE MILL</b>	
APPROVED	
THE BOARD OF PUBLIC WORKS 2000 WINDY HOLLOW DRIVE, SUITE 200 GREENBELT, MARYLAND 20828 T: 202-462-1000	
TITLE	
<b>SKETCHUP SCENE          KEY MAP</b>	
Pennoni Associates, Inc. One Pennoni Plaza 800 Capital Circle, Suite 200 Columbia, MD 21046 T: 410-321-5000 F: 410-321-5000	
	DESIGNED BY: JSA DRAWN BY: JSA PROJECT NO: 20110102 DATE OF PREPARATION: 08/20/11 SCALE: 1"=40' DRAWING NO: 2 OF 11 SP-110-017







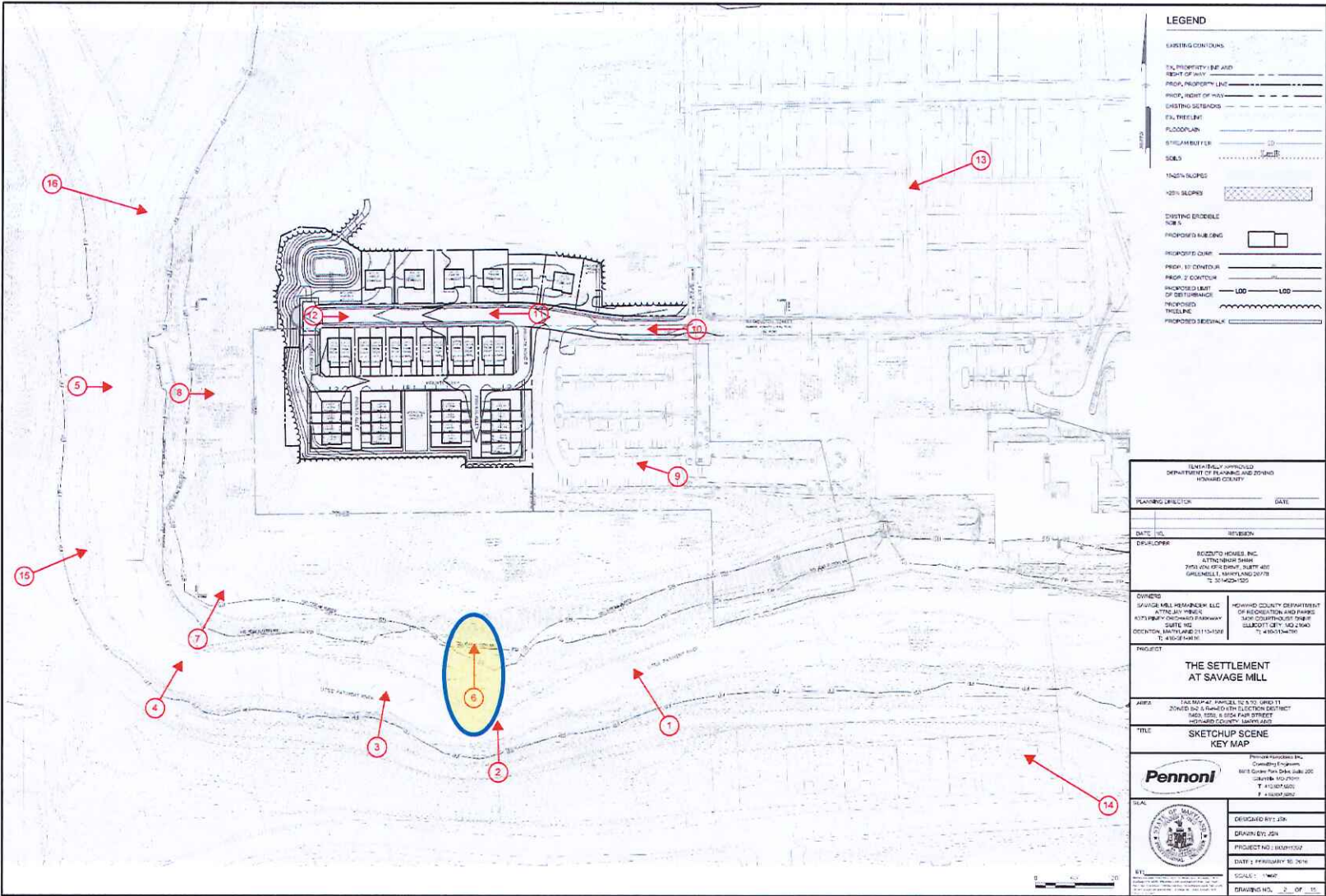
**LEGEND**

- EXISTING CONTOURS
- EXISTING PROPERTY LINE AND RIGHT OF WAY
- PROJ. PROPERTY LINE
- PROJ. RIGHT OF WAY
- EXISTING SETBACKS
- EX. TREE LINE
- FLOODPLAIN
- STREAM BUFFER
- SOILS
- 150% SLOPES
- 25% SLOPES
- EXISTING EPIDEMIC SOILS
- PROPOSED RUBBERING
- PROPOSED CURB
- PROP. 10 CONTOUR
- PROP. 20 CONTOUR
- PROPOSED LIMIT OF SETBACKS
- PROPOSED TREE LINE
- PROPOSED SIDEWALK

ULTRA (IN) APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	DATE
DATE	REVISION
DEVELOPER SOZZLO HOMES, INC. ATTORNEY SHAW 7850 ROCK CREEK TURTLE CREEK GREENBELT, MARYLAND 20770 TEL: 301-231-1500	
DIVISION SERVICE LABEL PARTNERS, LLC 1075 BENTLEY DRIVE SAFFEE RD CEDAR HURST, MD 21114 TEL: 410-614-1910	
HOPKINS COUNTY DEPARTMENT OF RECREATION AND PARKS 3150 COURTHOUSE TOWER ELICOTT CITY, MD 21114 TEL: 410-334-2400	
<b>PROJECT</b> THE SETTLEMENT AT SAVAGE MILL	
APRA TOWN OF SAFFEE, PARCEL 22 & 23, GRID 11 ZONING: RESIDENTIAL ELECTRONIC DISTRICT 8600 10TH & 102A PAW STREET HOWARD COUNTY, MARYLAND	
<b>TITLE</b> SKETCHUP SCENE KEY MAP	
Pennoni Associates, Inc. Consulting Engineers 8010 Dulles Park Drive Suite 200 Leesville, MD 21096 TEL: 410-834-2600 F: 410-834-2600	
DESIGNED BY	JJM
DRAWN BY	JSB
PROJECT NO.	162111002
DATE / PERMANENT NO.	2014
SCALE	1"=50'
DRAWING NO.	2 OF 11







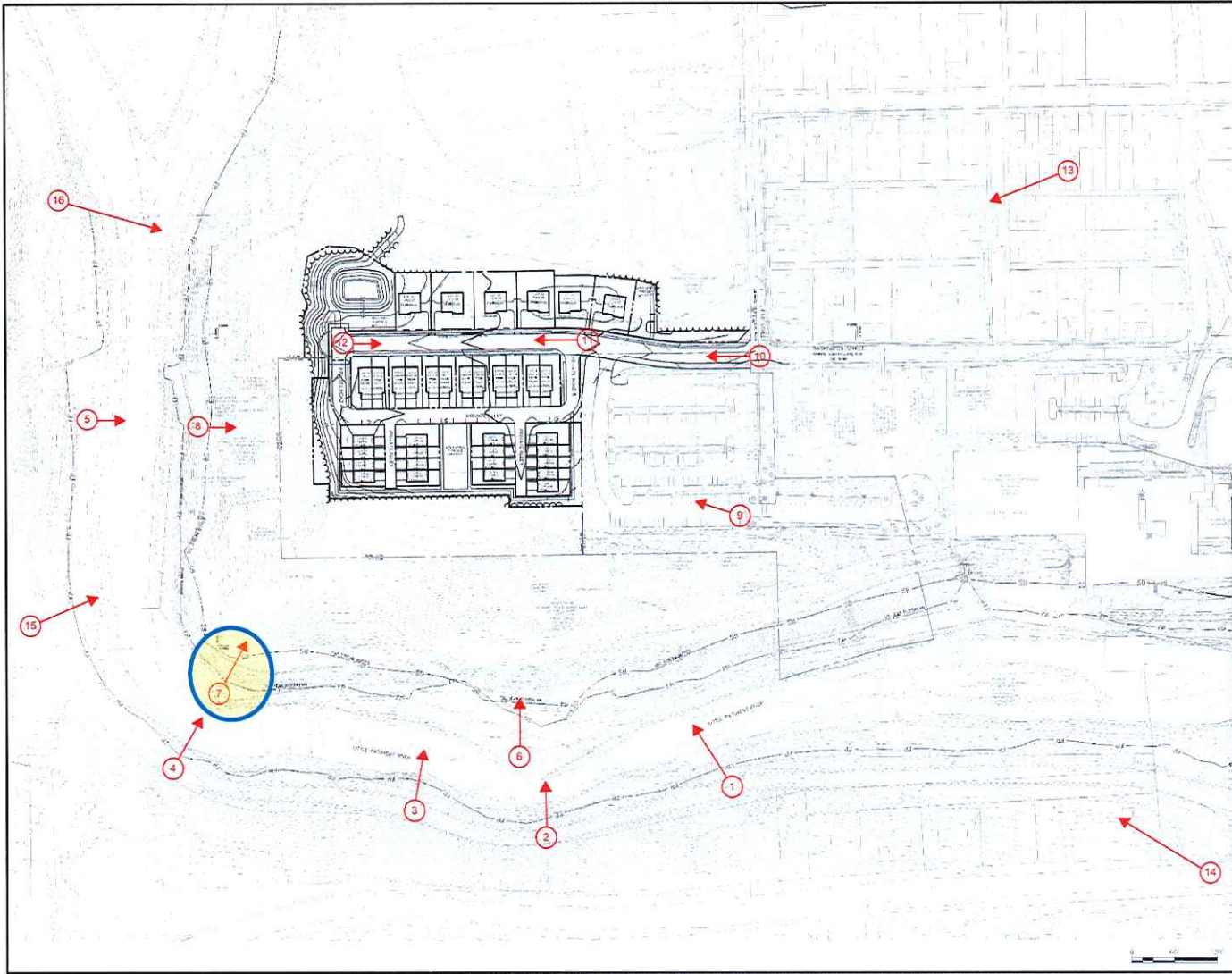
**LEGEND**

- EXISTING CONTOURS
- EXIST. PROPERTY (IMP. AND BEST OF WAY)
- PROP. PROPERTY LINE
- PROP. RIGHT OF WAY
- EXISTING SIDEWALK
- EXIST. TREE LINE
- FLOODPLAIN
- STORMWATER BUFFER
- SOILS
- 10% SLOPED
- 15% SLOPED
- EXISTING EROSION CONTROL
- PROPOSED HUB BING
- PROPOSED CURB
- PROP. 10' CONTOUR
- PROPOSED LIMIT OF SETTLEMENT
- PROPOSED TROUBLELINE
- PROPOSED SIDEWALK

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	DATE
DATE	REVISION
DEVELOPER SAVAGE MILL HOMES, INC. 15150 WINDY HILL 7910 OLD BRIDGE QUARTY 400 GREENBELT, MARYLAND 20778 TEL: 301-424-1222	
OWNERS SAVAGE MILL HOMES, INC. 15150 WINDY HILL 7910 OLD BRIDGE QUARTY 400 GREENBELT, MARYLAND 20778 TEL: 301-424-1222	
HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS 3400 COUNTRY CLUB DRIVE SUITE 201 GREENBELT, MD 20770 TEL: 410-313-4700	
<b>THE SETTLEMENT          AT SAVAGE MILL</b>	
AREA 150' X 100' PARCEL TO E. OF GRID 11 200' X 100' PARCEL TO E. OF SECTION DISTRICT	
<b>SKETCHUP SCENE          KEY MAP</b>	
PENNONI CONSULTANTS INC. 800 E. QUINCY STREET, SUITE 200 GREENBELT, MD 20770 TEL: 410-313-4500 FAX: 410-313-4502	
	DESIGNED BY: JJS DRAWN BY: JJS PROJECT NO.: 08011002 DATE: FEBRUARY 20, 2018 SCALE: 1"=50' DRAWING NO.: 2 OF 10







**LEGEND**

- EXISTING CONTOURS
- 7.5' PROPERTY LINE AND RIGHT OF WAY
- PROP. PROPERTY LINE
- PROP. RIGHT OF WAY
- EXISTING SETBACKS
- EX. TREE LINE
- FLOODPLAIN
- STREAM BUFFER
- SOILS
- 15-25% SLOPES
- 25% SLOPES
- EXISTING PROPOSED CURBS
- PROPOSED BLUE BENCH
- PROPOSED CURB
- PROP. 10' CONVEYER
- PROP. 2' CONVEYER
- PROPOSED LIMIT OF SETBACKANCE
- PROPOSED TREELINE
- PROPOSED SIDEWALK

ULTIMATELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	DATE
DATE	REVISION
DEVELOPER SOZZLO HOMES, INC. ATTORNEY-IN-FACT 1200 SILVER CREEK SUITE 400 GREENBELT, MARYLAND 20770 TEL: 301-453-1122	
OWNER SERVICE LABEL REHABRIER, LLC 4770 JAY WHEEL 8370 BENTLEY CREEK PARKWAY SUITE 102 CEANTON, MARYLAND 21115-1306 TEL: 410-661-9476	
HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS 5100 COURTHOUSE DRIVE ELLSWORTH CITY, MD 21043 TEL: 410-334-3300	
<b>PROJECT</b> <b>THE SETTLEMENT          AT SAVAGE MILL</b>	
APPA TRACER #47, PARCEL 12 & 13, GRID 11 ZONING R-1 & F-1, HOWARD COUNTY ELECTION DISTRICT PARCELS 12 & 13, 6324 FAIR STREET HOWARD COUNTY, MARYLAND	
<b>TITLE</b> <b>SKETCHUP SCENE          KEY MAP</b>	
Pennoni Associates, Inc. Consulting Engineers 8015 Curtis Park Drive, Suite 200 Columbia, MD 21046 TEL: 410-884-5000 FAX: 410-884-5001	
DESIGNED BY	JSA
DRAWN BY	JSA
PROJECT NO.	1604111002
DATE / PREPARED BY	11/11/14 / JSA
SCALE	1" = 60'
BY	JSA
DRAWING NO.	2 OF 11

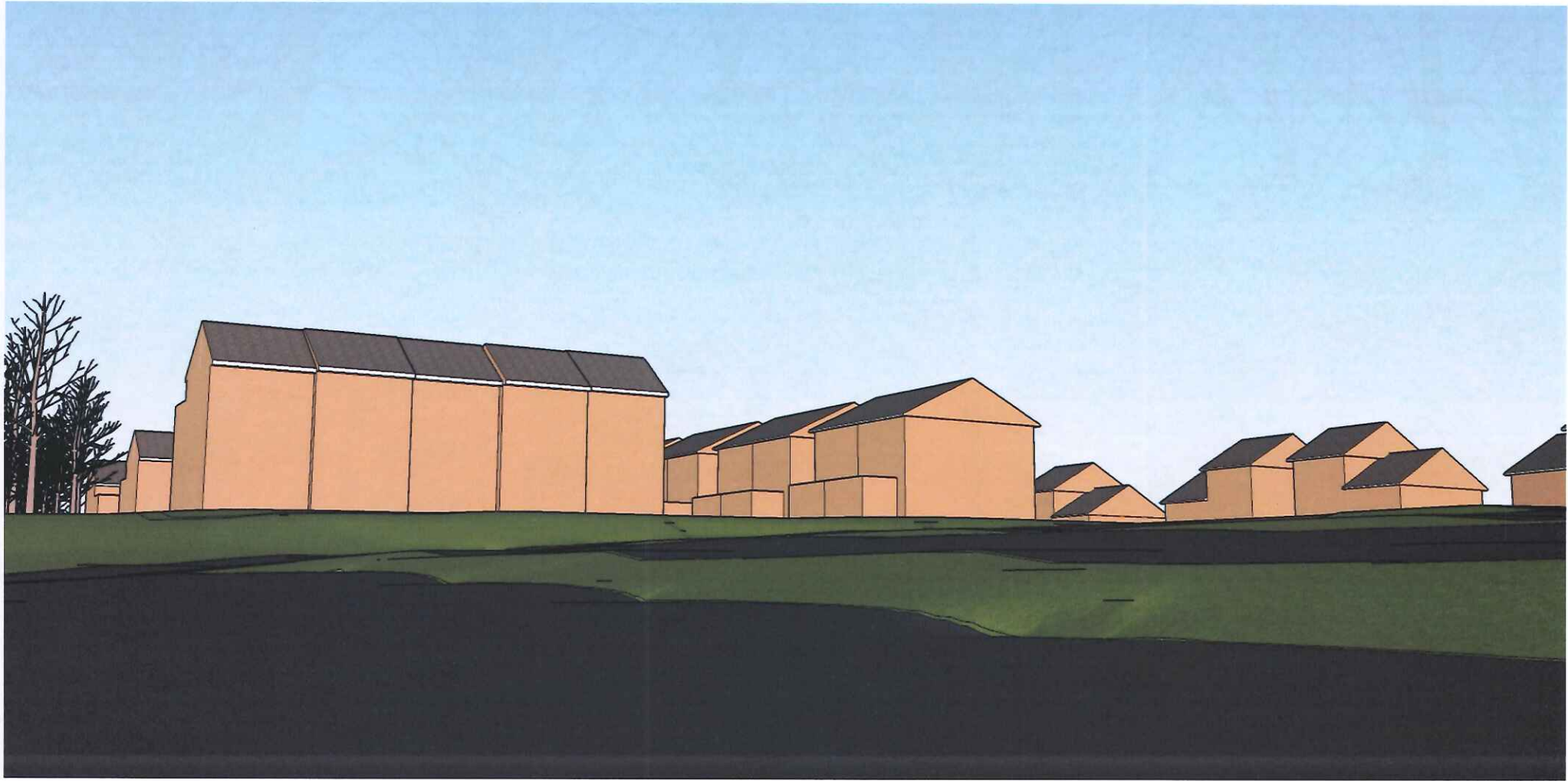
SP-15-017

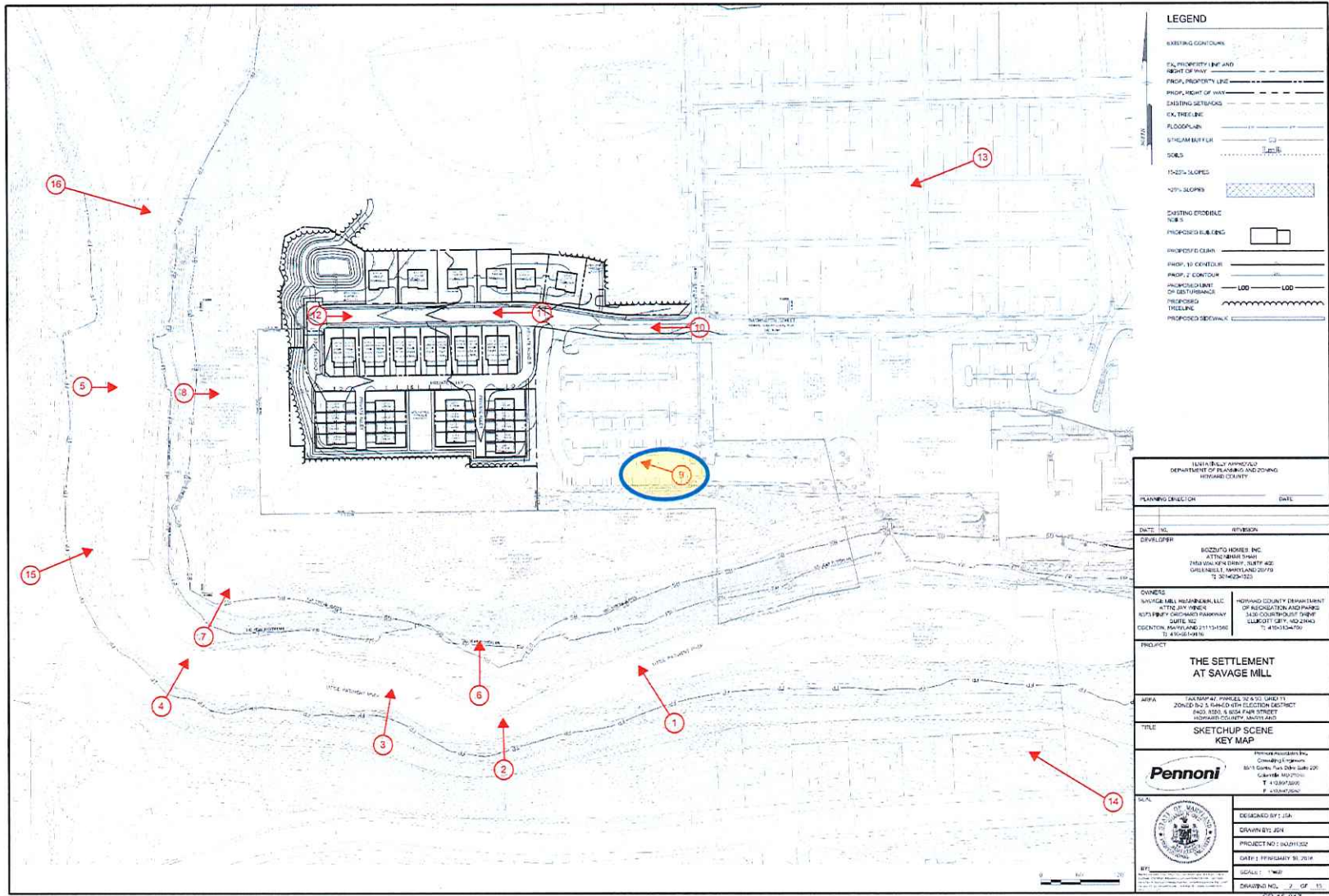








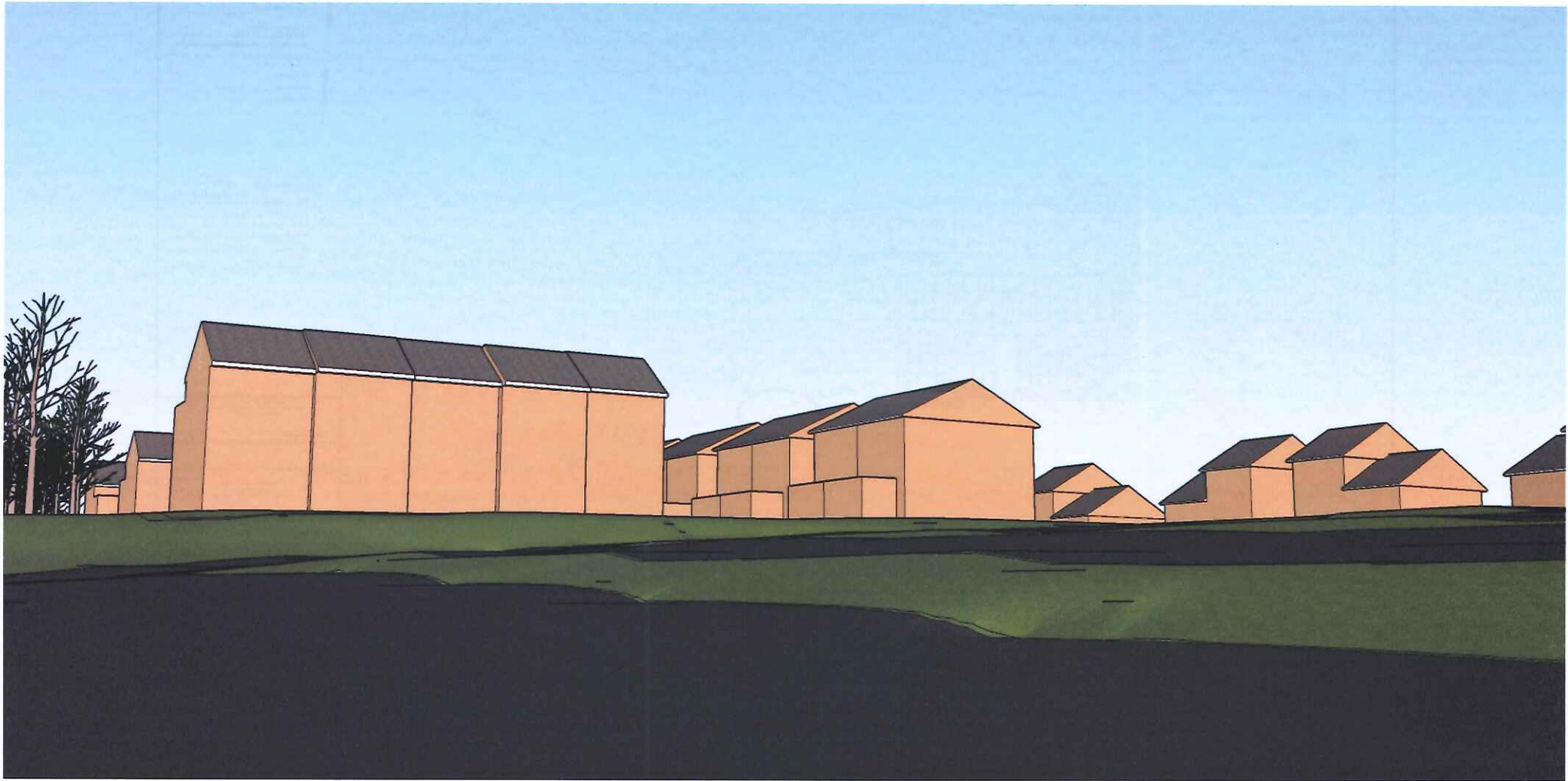


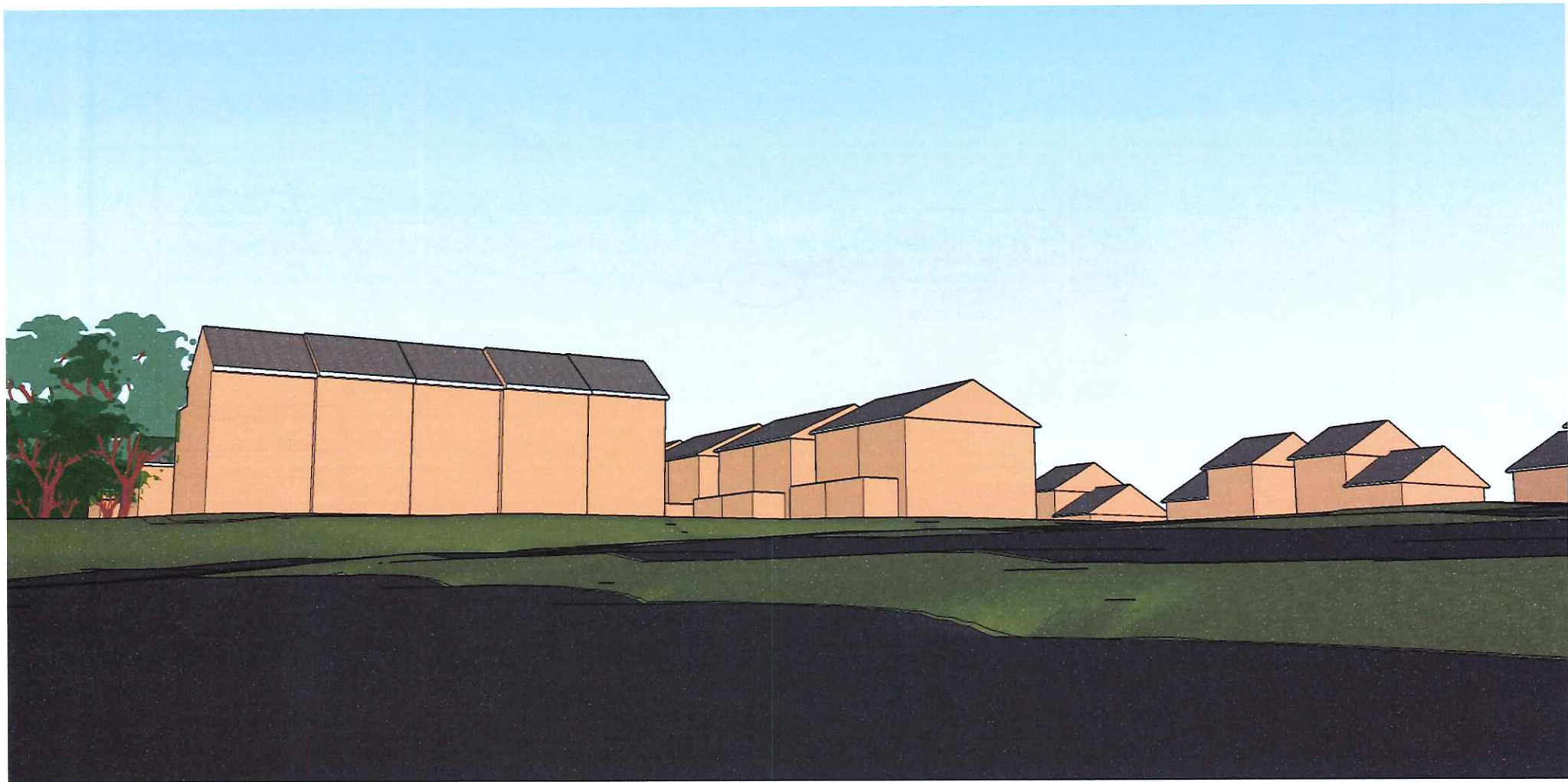


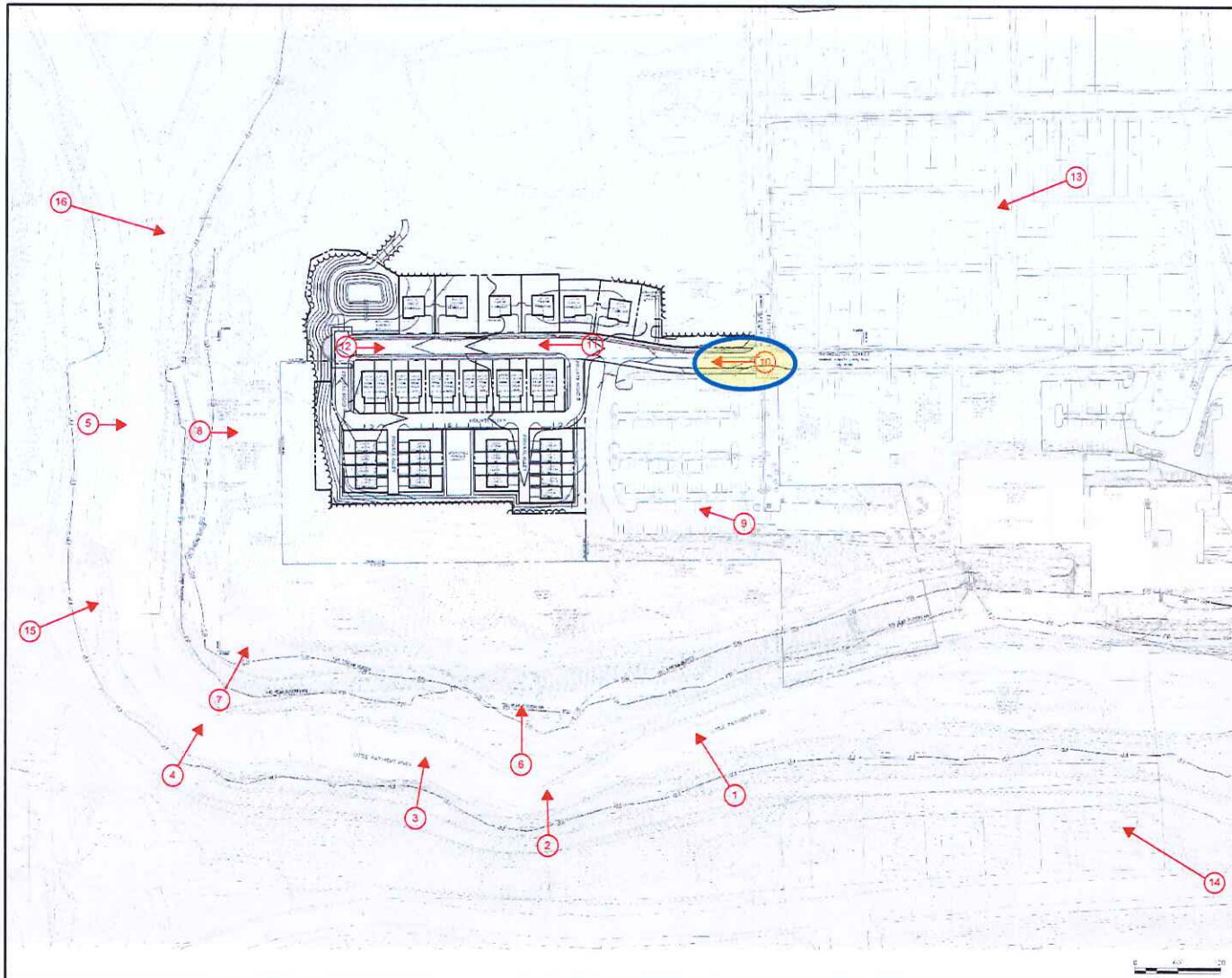
**LEGEND**

- EXISTING CONTOURS
- EX. PROPERTY LINE AND RIGHT OF WAY
- PROP. PROPERTY LINE
- PROP. RIGHT OF WAY
- EXISTING SETBACKS
- EX. TREE LINE
- FLOODPLAIN
- 15' CULM BUFFER
- SOILS
- 15-20% SLOPES
- 20% SLOPES
- EXISTING EROSION CONTROL
- PROPOSED EROSION CONTROL
- PROPOSED CLEAR
- PROP. 10' CONTOUR
- PROP. 2' CONTOUR
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- PROPOSED DRIVEWAY

ILLINOIS BELLEVILLE APPLICANT DEPARTMENT OF PLANNING AND ZONING HAWKINS COUNTY	
PLANNING DIRECTOR	DATE
DATE: 10/11	REVISION
DEVELOPER BOZZUTO HOMES INC. ATTENTION: 3700 27800 NEW CREEK DRIVE, APT. 402 GREENBELT, MARYLAND 20770 301-204-0000	
OWNER SAVAGE MILL RESORTS, LLC 14725 JAY WINDS 10731 BAY COUNTRY TRAILWAY SUITE 102 COCKEY PARK, MD 21114-1562 TEL: 410-687-9976	
PROJECT <b>THE SETTLEMENT          AT SAVAGE MILL</b>	
APPA ILLINOIS BELLEVILLE, ILL. 62201, ZONED 11-1 ZONED 11-2 & 11-3, 11-4, 11-5, 11-6, 11-7, 11-8, 11-9, 11-10, 11-11, 11-12, 11-13, 11-14, 11-15, 11-16, 11-17, 11-18, 11-19, 11-20, 11-21, 11-22, 11-23, 11-24, 11-25, 11-26, 11-27, 11-28, 11-29, 11-30, 11-31, 11-32, 11-33, 11-34, 11-35, 11-36, 11-37, 11-38, 11-39, 11-40, 11-41, 11-42, 11-43, 11-44, 11-45, 11-46, 11-47, 11-48, 11-49, 11-50, 11-51, 11-52, 11-53, 11-54, 11-55, 11-56, 11-57, 11-58, 11-59, 11-60, 11-61, 11-62, 11-63, 11-64, 11-65, 11-66, 11-67, 11-68, 11-69, 11-70, 11-71, 11-72, 11-73, 11-74, 11-75, 11-76, 11-77, 11-78, 11-79, 11-80, 11-81, 11-82, 11-83, 11-84, 11-85, 11-86, 11-87, 11-88, 11-89, 11-90, 11-91, 11-92, 11-93, 11-94, 11-95, 11-96, 11-97, 11-98, 11-99, 11-100	
TITLE <b>SKETCHUP SCENE          KEY MAP</b>	
PENNONI PENNONI ASSOCIATES, INC. 600 WEST 10TH STREET SUITE 100 CHICAGO, ILL. 60607 TEL: 312-587-1000 FAX: 312-587-1001	
	DESIGNED BY: JSA DRAWN BY: JSA PROJECT NO: 11011102 DATE: 11/11/11 SCALE: 1"=50' DRAWING NO. 2 OF 11



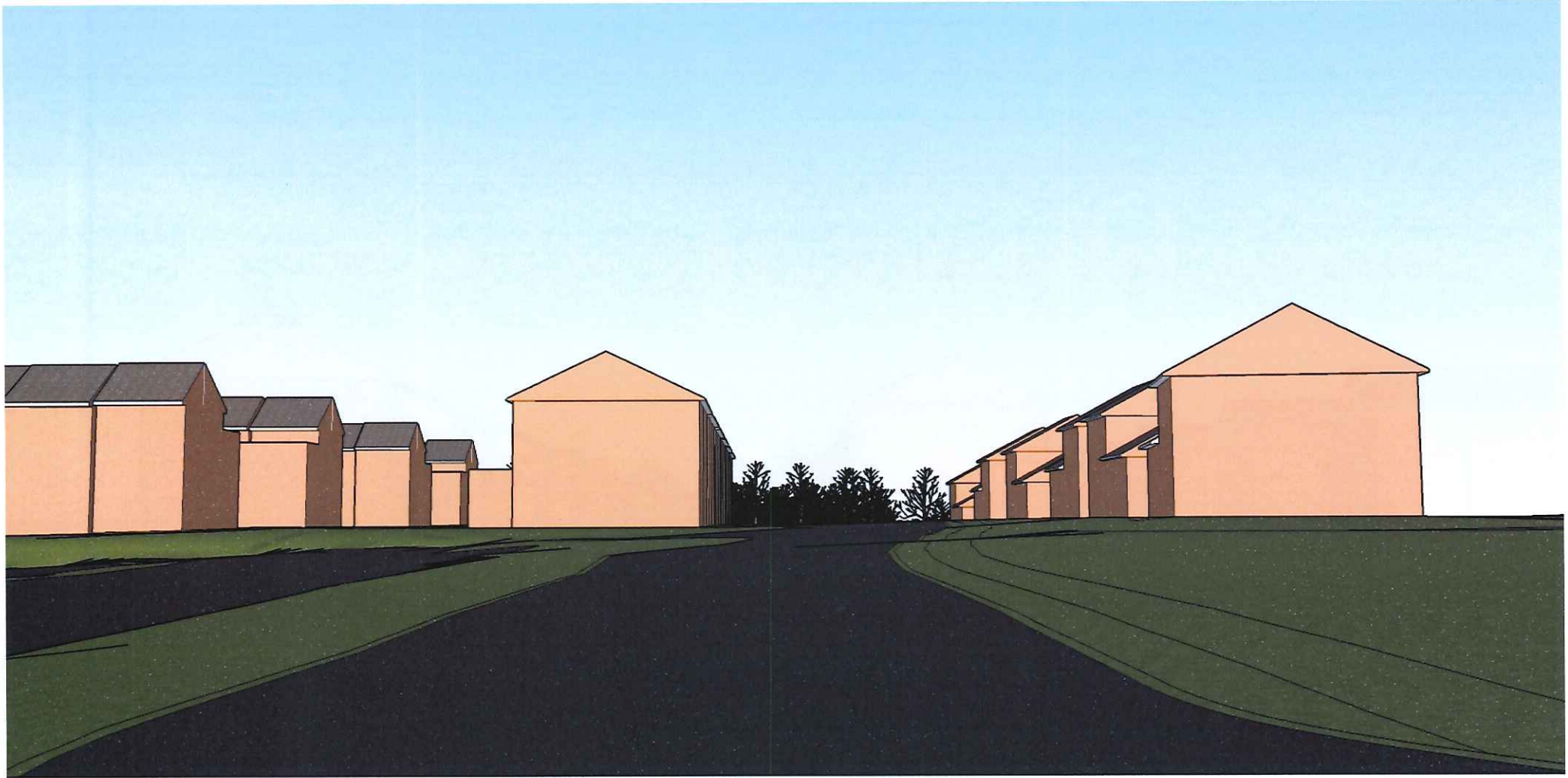


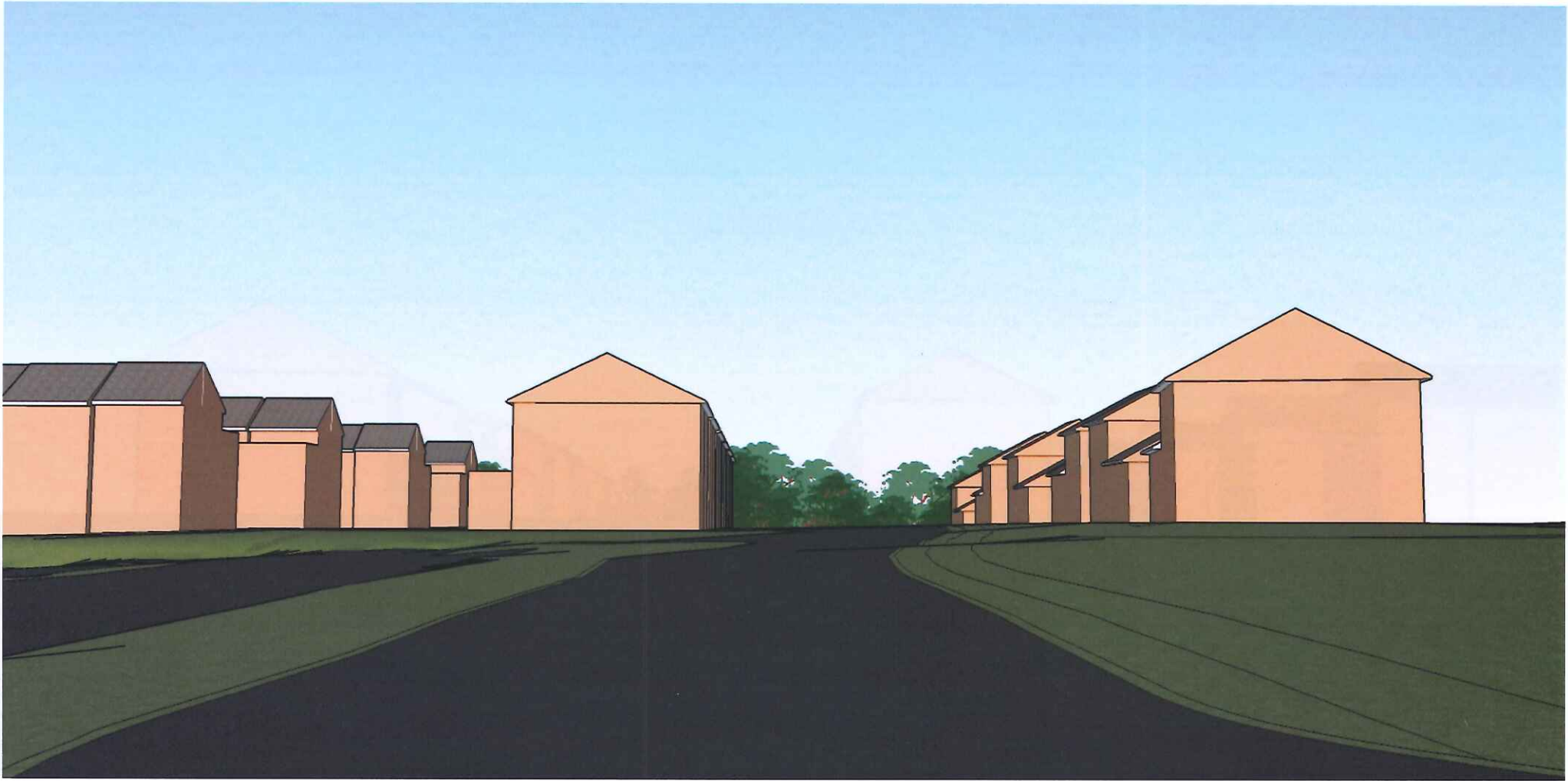


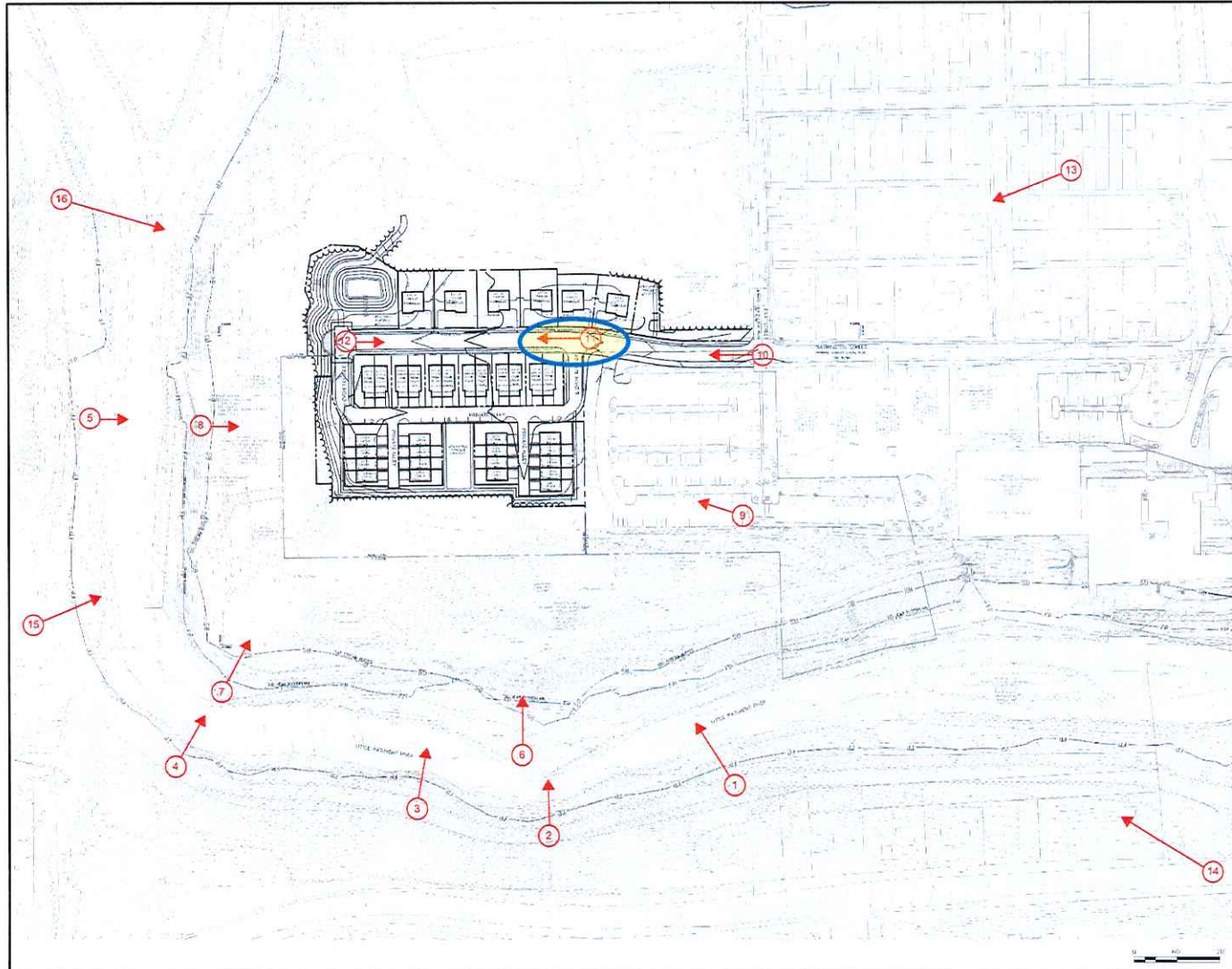
**LEGEND**

- EXISTING CONDITIONS
- PLC PROPERTY LINE AND RIGHT OF WAY
- FEDL PROPERTY LINE
- PROP. RIGHT OF WAY
- EXISTING SECTIONS
- PL. TREE LINE
- FLOODPLAIN
- STRAIGHTENED
- SOILS
- 10% SLOPE
- 20% SLOPE
- EXISTING EROSION MARK
- PROPOSED BUILDING
- PROPOSED DRIVE
- PROP. 2' CONTROL
- PROPOSED BAY OF DISTANCE
- PROPOSED TREE LINE
- PROPOSED SIDEWALK

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	DATE
DATE REC'D	BY/REASON
DEVELOPER BOZZUTO HOMES, INC. 4770 BIRCH BLVD. 2704 WALKER DRIVE, SUITE 400 GREENSBORO, NORTH CAROLINA 27409	
DESIGNING SAVAGE MILL DEVELOPMENT, LLC ATTORNEY-IN-FACT KYLE R. BOZZUTO, PROJECT MANAGER 2000 W. MARKET STREET, SUITE 100 GREENSBORO, NORTH CAROLINA 27409	
HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS 500 SOUTHWOOD DRIVE ELLSWORTH, MD 21042	
<b>PROJECT</b> <b>THE SETTLEMENT          AT SAVAGE MILL</b>	
AREA TAX MAP 47, PARCELS 02A, 02B, 02C, 02D, 02E ZONING: R-2, SINGLE-FAMILY RESIDENTIAL DISTRICT SUBJ. TO: 15% MAX. FLOOR AREA COVERAGE HOWARD COUNTY, MARYLAND	
<b>TITLE</b> <b>SKETCHUP SCENE          KEY MAP</b>	
PENNONI CONSULTANTS, INC. 10000 RIVERCHASE DRIVE SUITE 200 GREENSBORO, NC 27409 TEL: 336.833.8800 FAX: 336.833.8801	
	DESIGNED BY: JJA DRAWN BY: JJA PROJECT NO.: 1504-1512 DATE: 1 FEBRUARY 10, 2016 SCALE: 1"=60' DRAWING NO.: 2 OF 11 SP-15-017



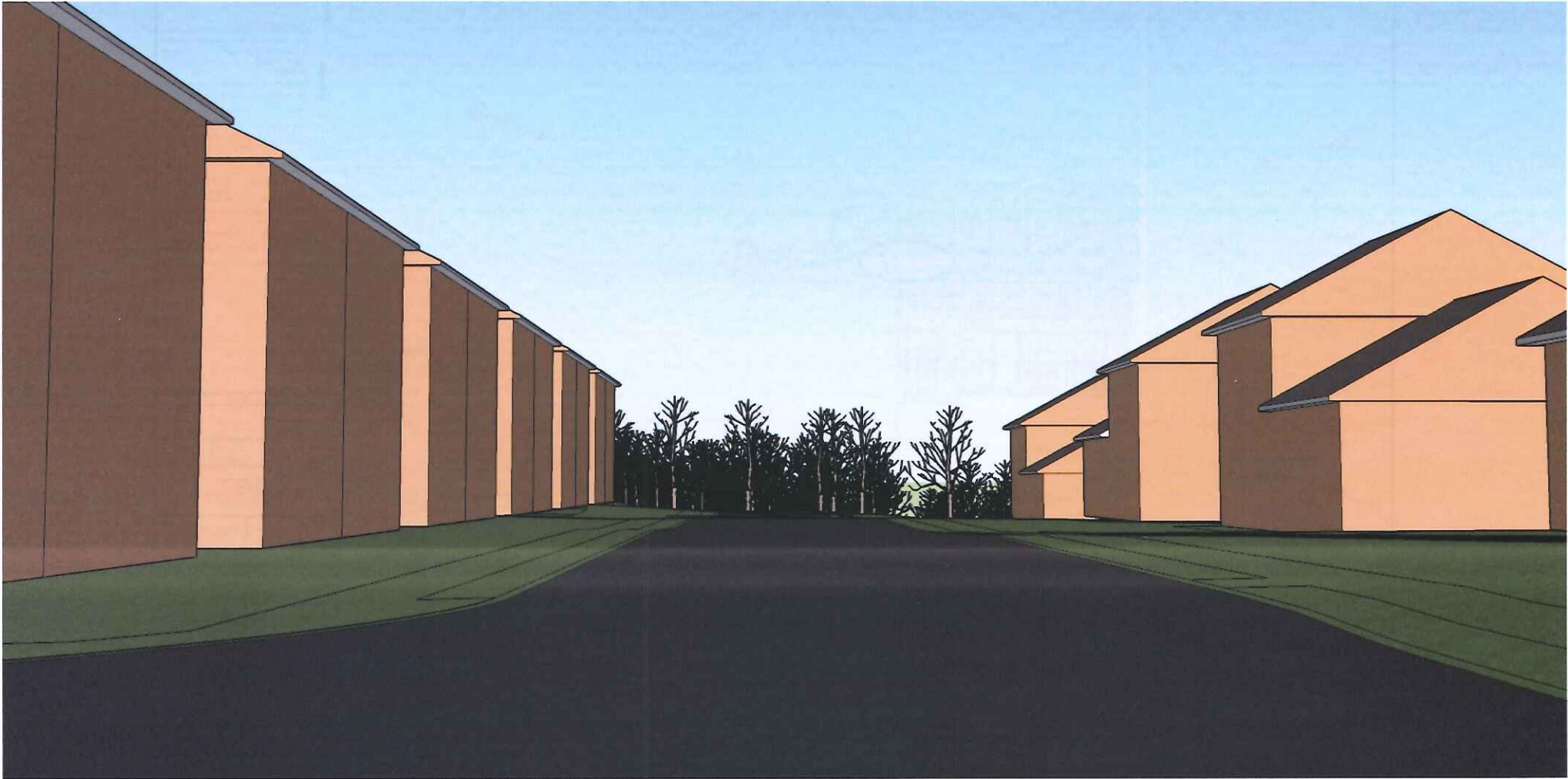


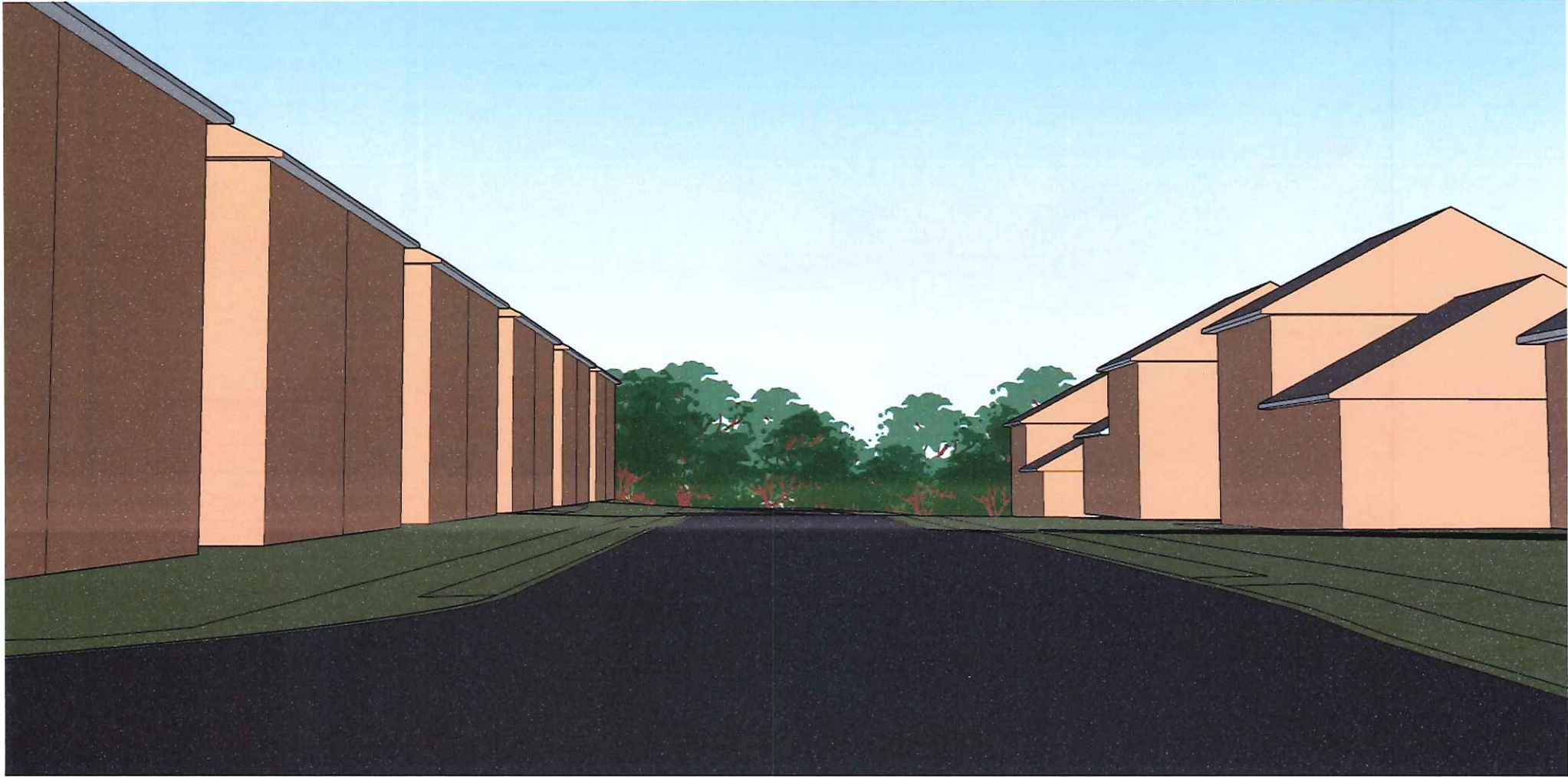


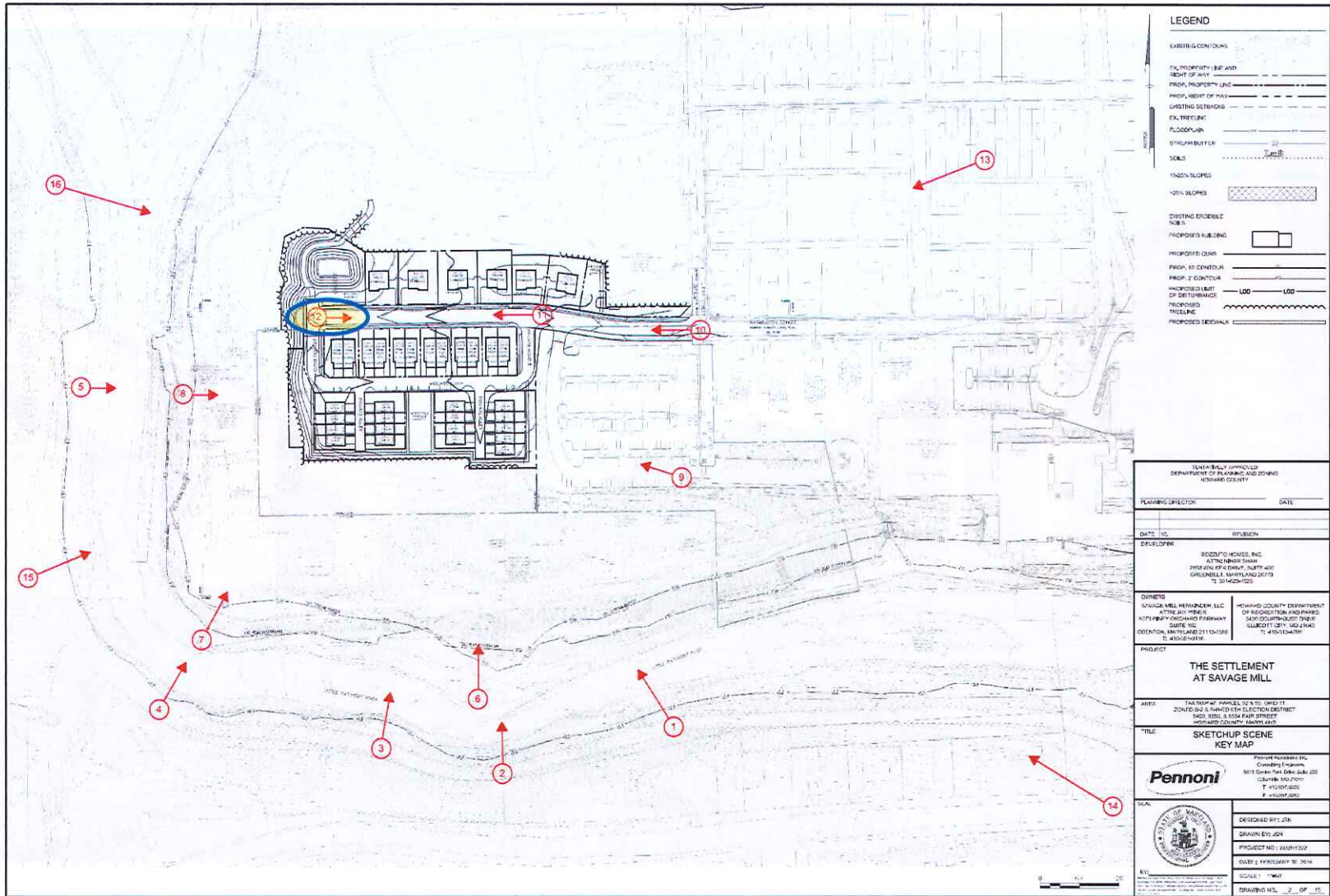
**LEGEND**

- EXISTING CONTOURS
- PL PROPERTY LINE AND RIGHT OF WAY
- PROP. PROPERTY LINE
- PROP. RIGHT OF WAY
- EXISTING SIDEWALK
- EX. TREE LINE
- FLOODPLAIN
- STREAM BUFFER
- SOILS
- 150% SLOPES
- 20% SLOPES
- EXISTING DRIVE/ALLEY
- SOILS
- PROPOSED BUILDING
- PROPOSED COURTYARD
- PROP. 10' DRIVEWAY
- PROP. 2' DRIVEWAY
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED FENCING
- PROPOSED SIDEWALK

TERRY BILLY APPROVAL DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	DATE
DATE	REVISION
DEVELOPER SAVAGE MILL HOMES, INC. ATTENTION: SAH 1000 W. OF BIRCH, SUITE 402 GREENSBORO, NORTH CAROLINA 27409	
OWNER SAVAGE MILL DEVELOPMENT, LLC ATTENTION: SAH 1000 W. OF BIRCH, SUITE 402 GREENSBORO, NORTH CAROLINA 27409	
HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS 3400 COURTESY DRIVE ELMWOOD CITY, NORTH CAROLINA 27006	
<b>PROJECT</b> <b>THE SETTLEMENT          AT SAVAGE MILL</b>	
MAPA PARCEL 02 R-30, UND 11 ZONED R-30, PARCEL 02 R-30, UND 11 3400 COURTESY DRIVE HOWARD COUNTY, NORTH CAROLINA	
<b>TITLE</b> <b>SKETCHUP SCENE          KEY MAP</b>	
	
	
DESIGNED BY: JSA	DATE: FEBRUARY 26, 2014
DRAWN BY: JSA	SCALE: 1"=40'
PROJECT NO.: 10011002	DRAWING NO.: 2 OF 15
SP-15-017	







**LEGEND**

EXISTING CONDITIONS

- EXISTING PROPERTY LINE AND RIGHT OF WAY
- PROJ. PROPERTY LINE
- PROJ. RIGHT OF WAY
- EXISTING SETBACKS
- EXISTING DRIVE
- FLOODPLAIN
- STREAM/BUFFER
- SOILS
- 10% SLOPES
- 20% SLOPES

PROPOSED BUILDING

PROPOSED DRIVE

PROJ. 1% CONTOUR

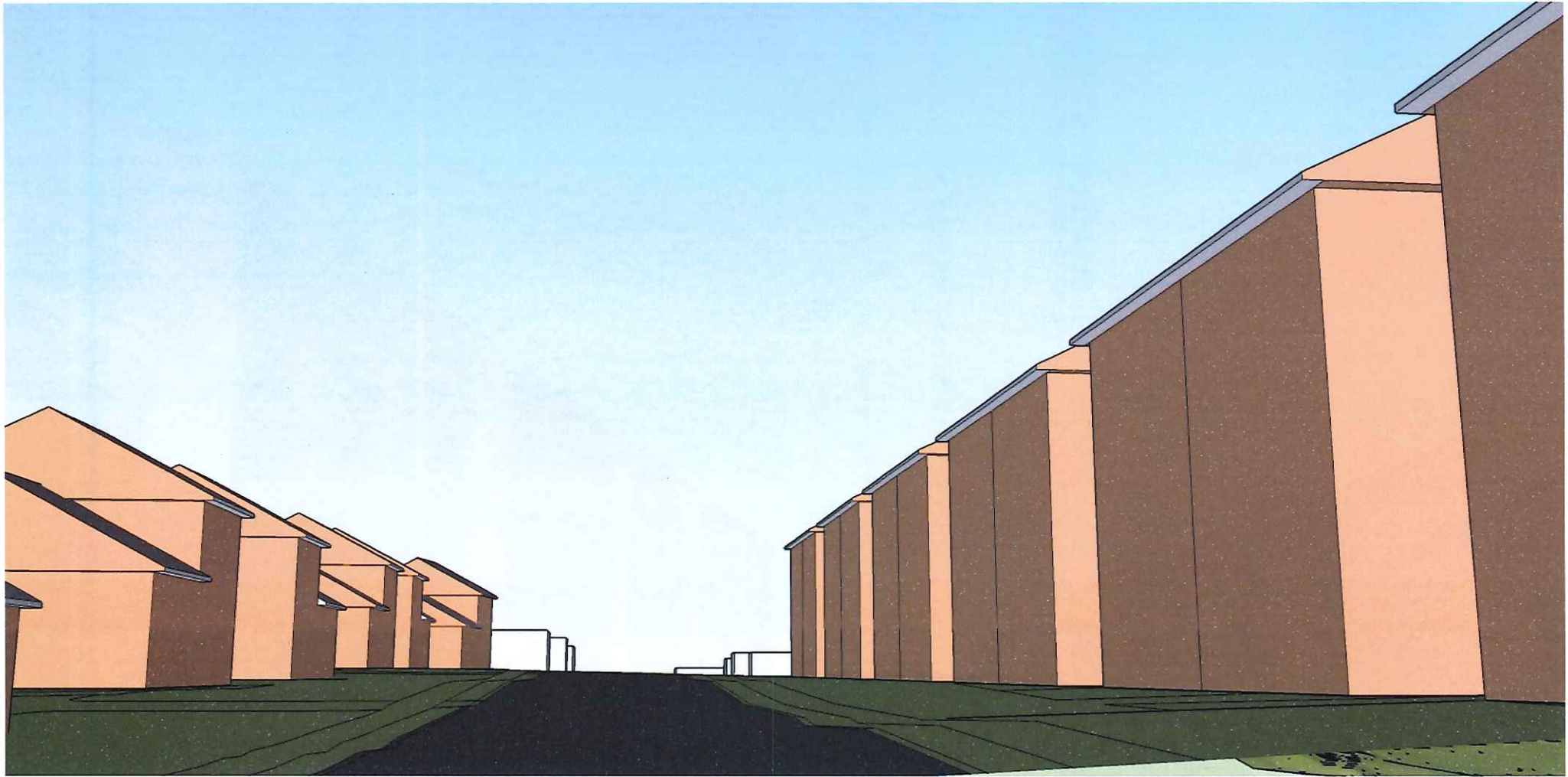
PROPOSED BUILT UP SETBACKS

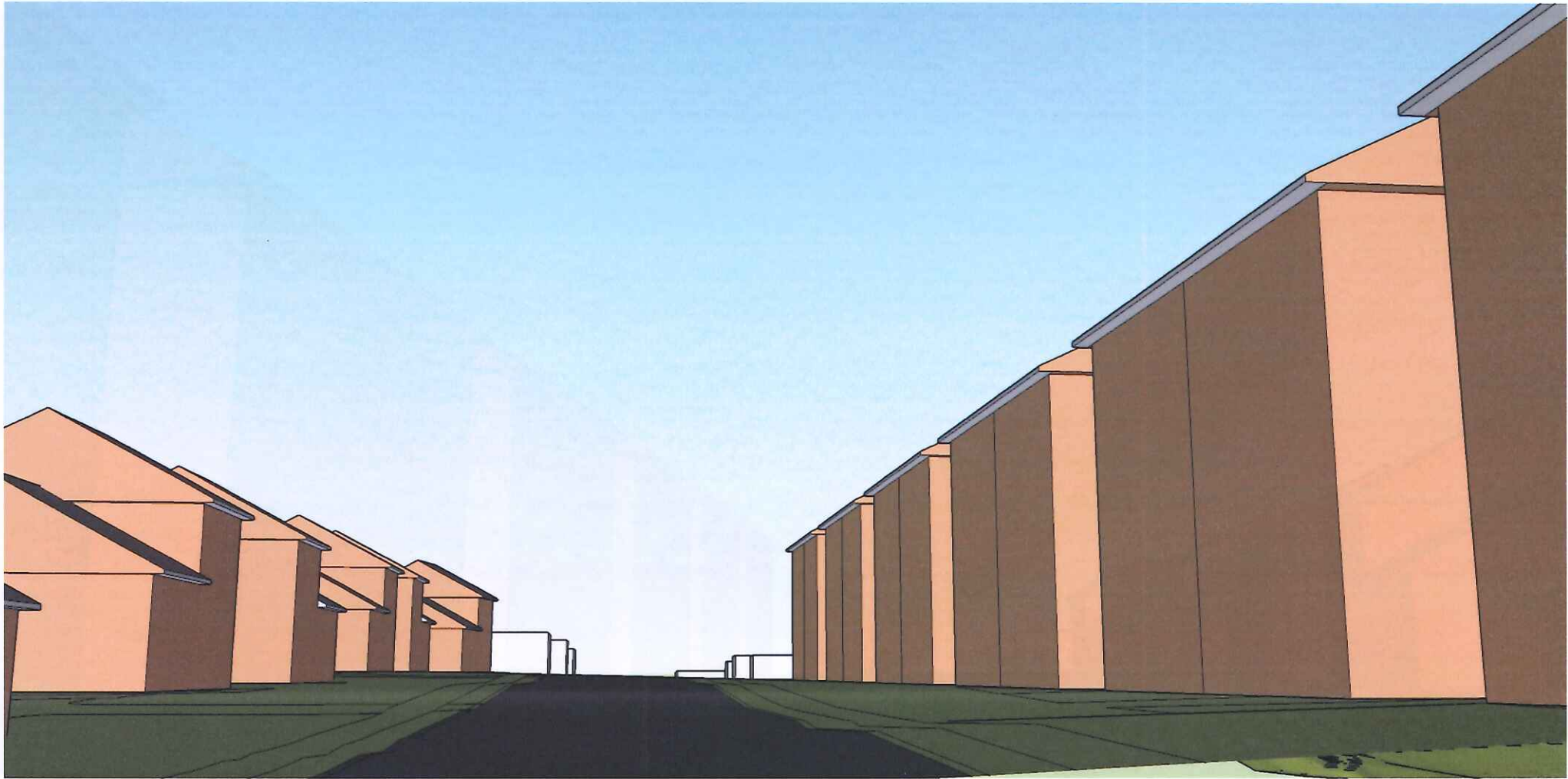
PROPOSED FENCELINE

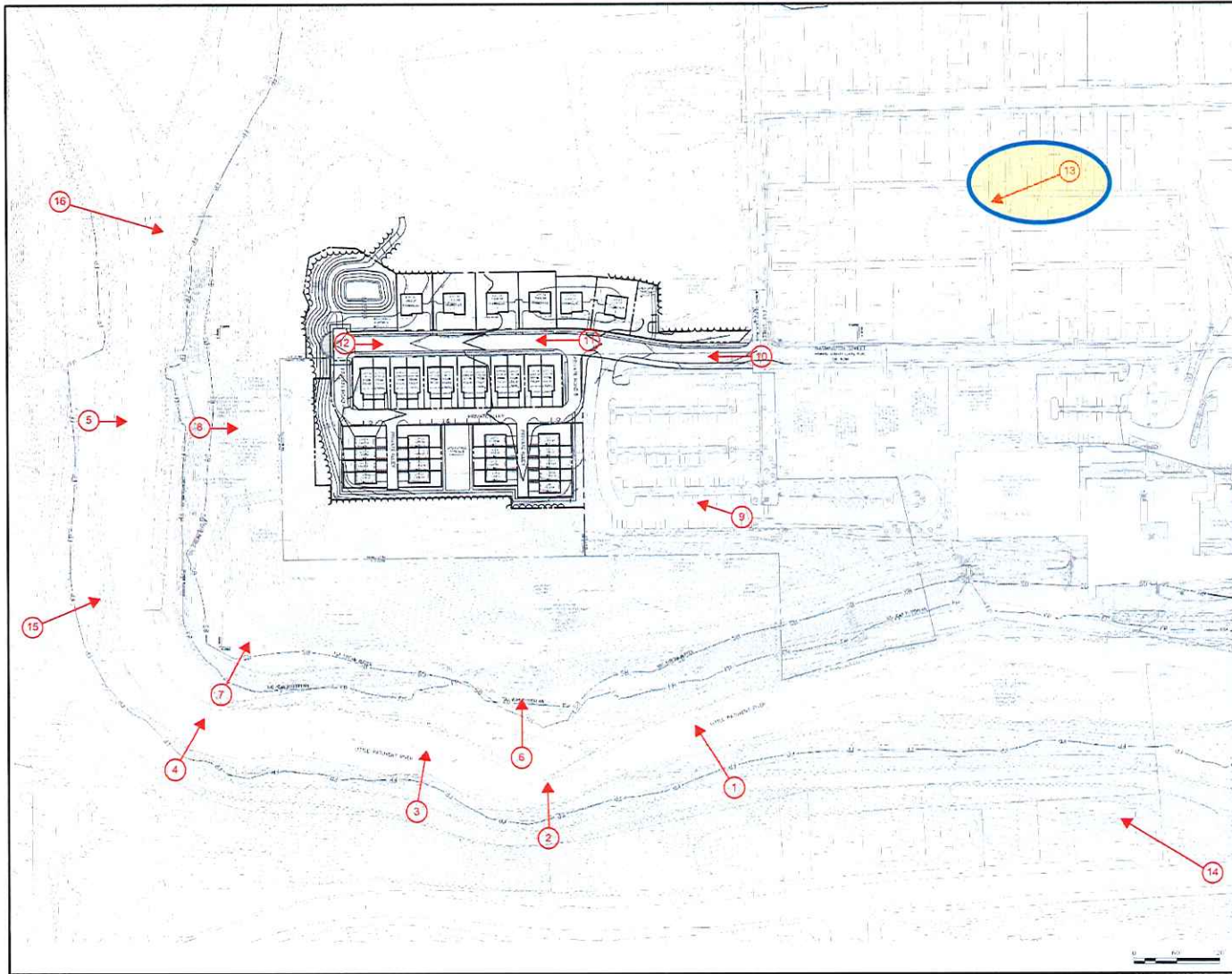
PROPOSED SIDEWALK

TENTATIVE APPROVAL DEPARTMENT OF PLANNING AND ZONING HAWAII COUNTY	
PLANNING DIRECTOR	DATE
DATE	REVISION
DEVELOPER	
800/PO HOMES, INC. ATTN: JIMMY SHAM 3900 WAI'ANA DRIVE, SUITE 400 GROVEVILLE, HAWAII 96749	
OWNER	HAWAII COUNTY DEPARTMENT OF REGISTRATION AND PARKS
OWNER	ATTN: JAY WINKLE 4771 KIPAPA ROAD, SUITE 102 OHELOA, HAWAII 96761
OWNER	ATTN: JAY WINKLE 4771 KIPAPA ROAD, SUITE 102 OHELOA, HAWAII 96761
PROJECT	
THE SETTLEMENT AT SAVAGE MILL	
AREA	
TAKAHAI PARCEL 2 & 3 TO GRID 11 200' WIDE & 100' WIDE (SECTION 20 & 21) SAD, 100' & 100' PAR STREET HAWAII COUNTY, HAWAII	
TITLE	
SKETCHUP SCENE KEY MAP	
PENNONI ENGINEERING INC. CONSULTING ENGINEERS 3015 OAKLAND DRIVE, SUITE 200 OAKLAND, CA 94612 TEL: 415.333.4000 FAX: 415.333.4000	
SCALE:	
DESIGNED BY: JEN	
DRAWN BY: JEN	
PROJECT NO: 2020-1017	
DATE OF PREPARATION: 08/2020	
SCALE: 1"=40'	
BY:	
DRAWING NO: 2 OF 15	

SP150417







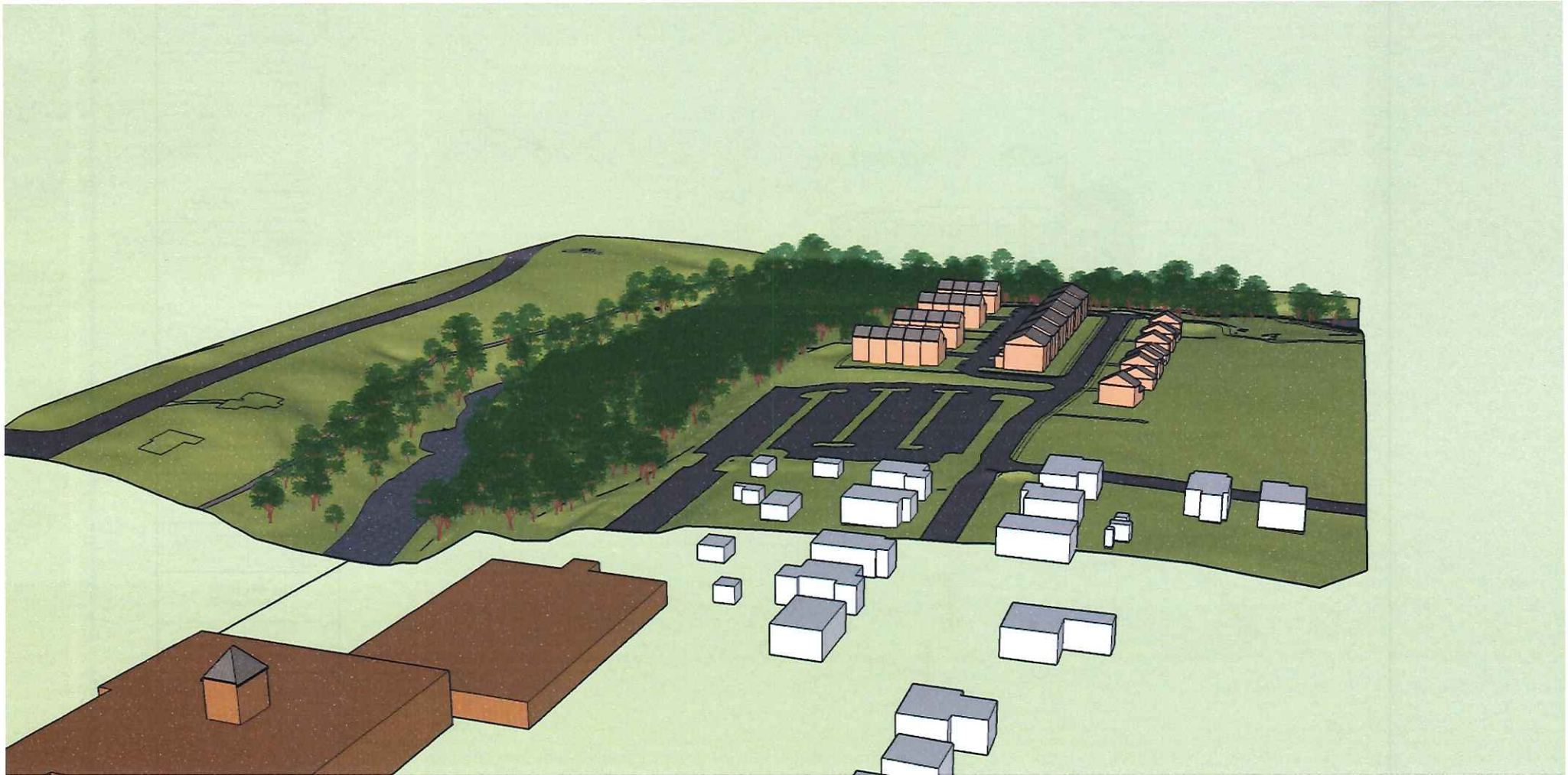
**LEGEND**

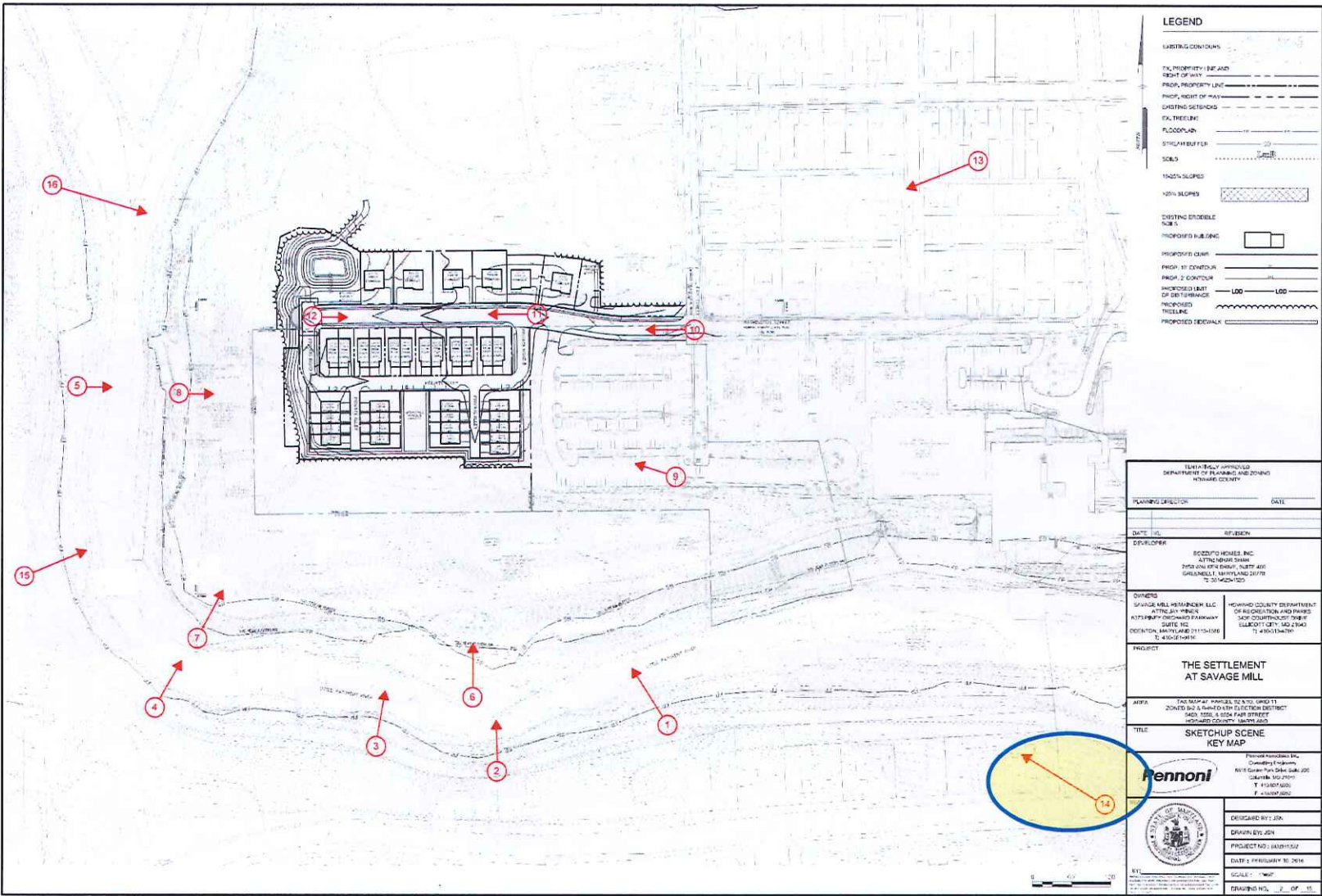
- EXISTING CONTOURS
- EX. PROPERTY LINE AND RIGHT OF WAY
- PROP. PROPERTY LINE
- PROP. RIGHT OF WAY
- EXISTING SETBACKS
- EX. TREE LINE
- FLOODPLAIN
- STREAM BUFFER
- SOILS
- 10% SLOPES
- 2% SLOPES
- EXISTING PROPOSED ROWS
- PROPOSED BUS BEND
- PROPOSED CURB
- PROP. 2' CONTOUR
- PROP. 2' CONTOUR
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED FENCE LINE
- PROPOSED SIDEWALK

ITEM IN FULLY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	DATE
DATE	REVISION
DEVELOPER BODDICO HOMES, INC. ATTORNEY: SHARON GREENBELLE, MARYLAND 20773 TEL: 301-261-5222	
OWNER SAVAGE MILL RESUBDIVISION, LLC ATTORNEY: MICHAEL KUTNER, 10000 GREENBELLE PARKWAY SUITE 100 GREENBELLE, MARYLAND 20773 TEL: 410-451-1910	
HOWARD COUNTY DEPARTMENT OF REGULATION AND PLANNING 5000 GREENBELLE PARKWAY SUITE 100 GREENBELLE, MARYLAND 20773 TEL: 410-331-3700	
<b>PROJECT</b> THE SETTLEMENT AT SAVAGE MILL	
<b>AREA</b> TAX MAP 47, PINKEL 22 A 33, GRID 11 ZONING: R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100	
<b>TITLE</b> SKETCHUP SCENE KEY MAP	
Pennoni Associates Inc. 10000 Greenbelt Parkway Suite 100 Greenbelt, MD 20773 Tel: 410-331-3700 Fax: 410-331-3701	
DESIGNED BY	JSM
DRAWN BY	JSM
PROJECT NO.	160011002
DATE	FEBRUARY 21, 2016
SCALE	1"=60'
BY	JSM
DRAWING NO.	2 OF 11

SP-15-017





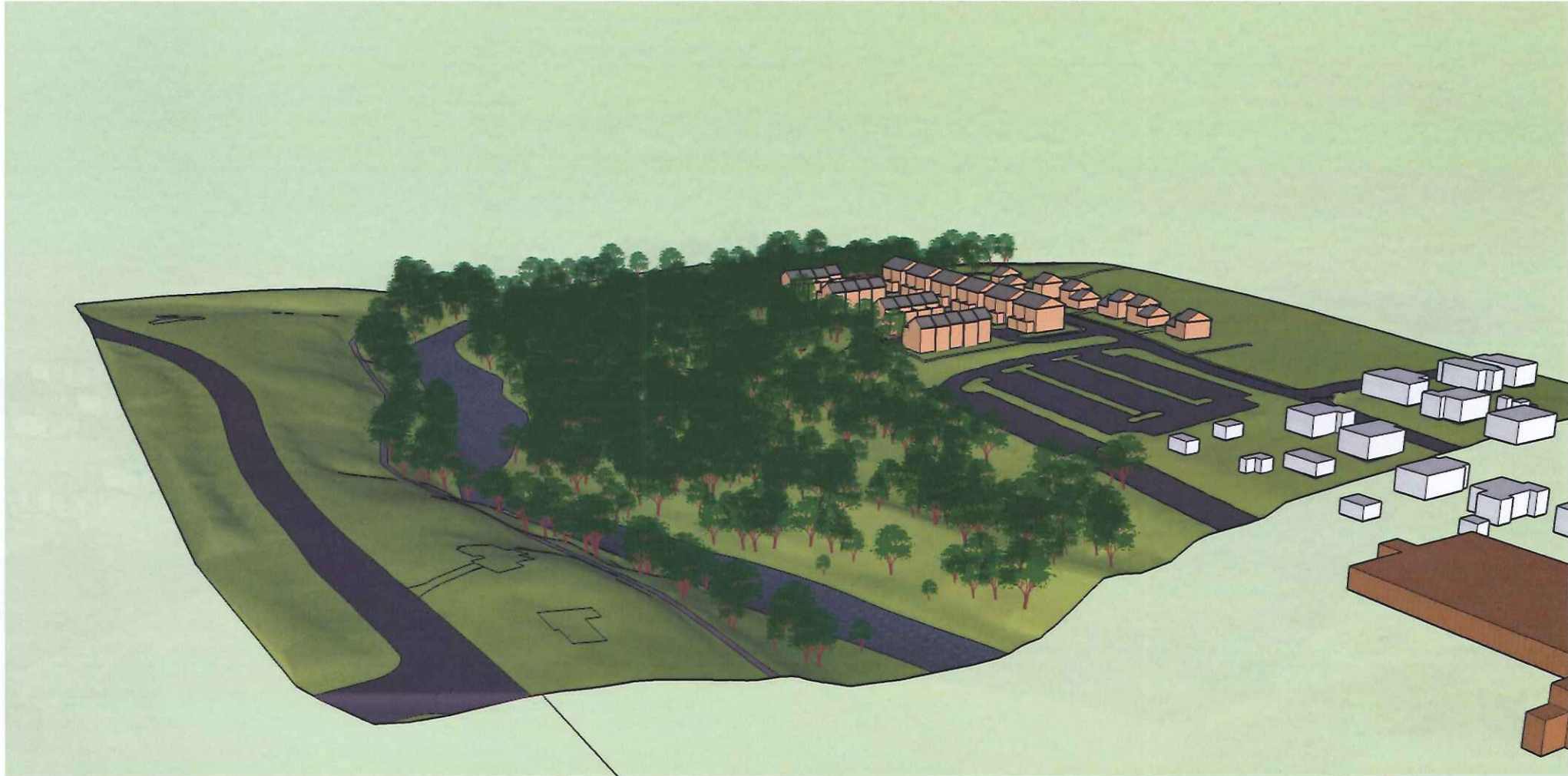


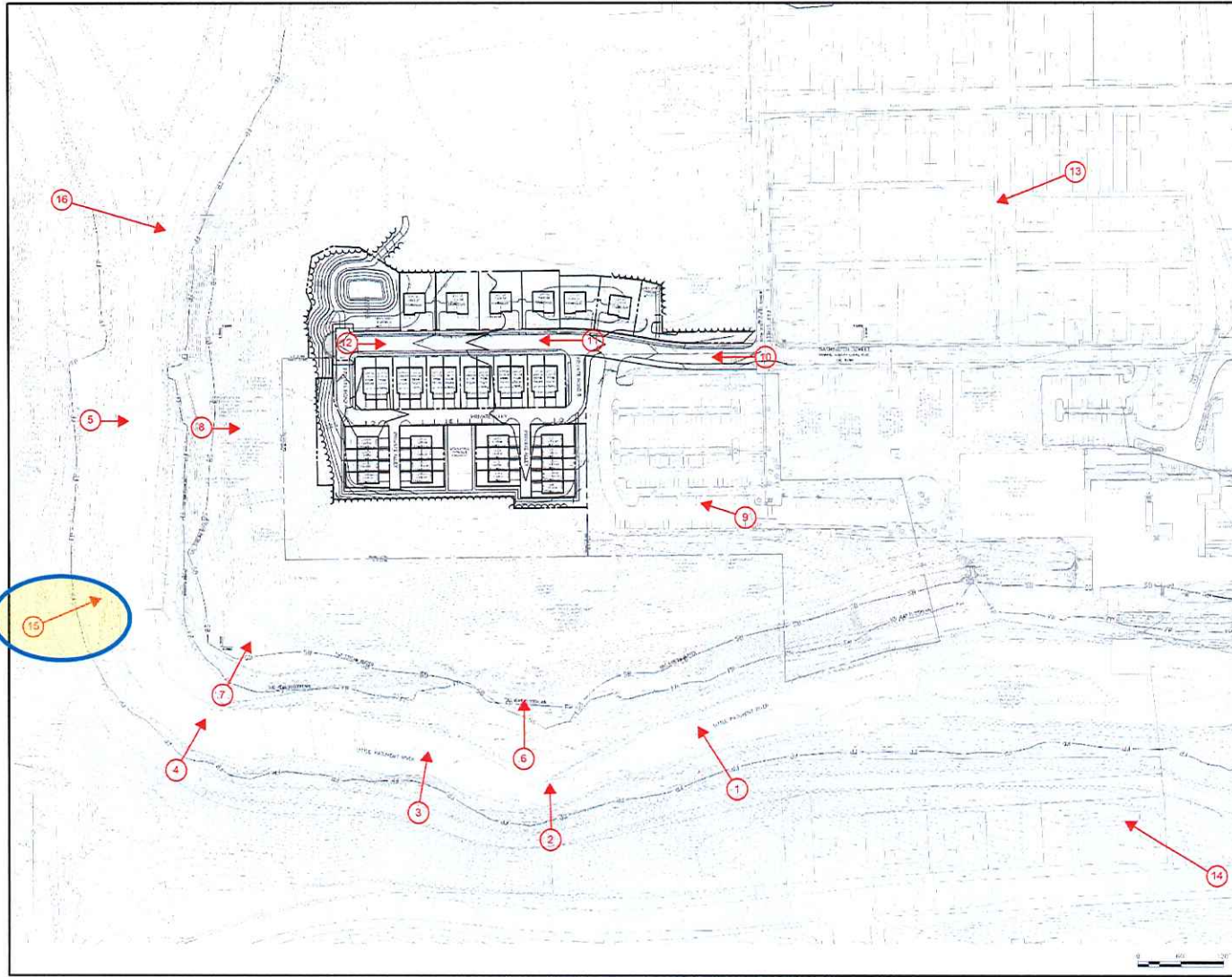
**LEGEND**

- EXISTING CONTOURS
- PL PROPERTY LINE AND
- SEPT OF WAY
- PROP. PROPERTY LINE
- PROP. RIGHT OF WAY
- EXISTING SETBACKS
- PL FLOODLINE
- FLOODPLAIN
- STORMWATER BUFFER
- SOILS
- 100% SLOPED
- 10% SLOPED
- EXISTING CROPPABLE
- HOUS.
- PROPOSED BUILDING
- PROPOSED CURB
- PROP. 1<sup>ST</sup> CONTOUR
- PROP. 2<sup>ND</sup> CONTOUR
- PROPOSED LIMIT
- OF SETBACKANCE
- PROPOSED
- TROUBLE
- PROPOSED SIDEWALK

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	DATE
DATE	REVISION
DEVELOPER BEECHD'S HOMES, INC. 17700 WINDYBROOK DRIVE 2703 VINEY HOLLOW, SUITE 400 GREENBELT, MARYLAND 20770 T: 301-424-1200	
OWNERS SAVAGE MILL DEVELOPMENT, LLC ATTN: JIM WILSON 1475 PLEASANT PARKWAY SUITE 102 OCEANVIEW, MARYLAND 21154-1518 T: 410-541-7900	HOWARD COUNTY DEPARTMENT OF REGULATION AND PERMITS 5400 COUNTRYWOOD DRIVE SUITE 201 ELK LANE, MD 21050 T: 410-314-4700
PROJECT <b>THE SETTLEMENT          AT SAVAGE MILL</b>	
AREA 120' X 100' PARCEL TO A 10' GRID 11 ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY) 1400 1500' & 1500' FAIR STREET DEPARTMENT OF PLANNING AND ZONING	
TITLE <b>SKETCHUP SCENE          KEY MAP</b>	
Pennoni Pennoni Associates Inc. 10000 Greenleaf Parkway 10000 Greenleaf Parkway, Suite 200 Columbia, MD 21046 T: 410-326-1000 F: 410-326-1000	
DESIGNED BY: JSA DRAWN BY: JSA PROJECT NO.: 160110101 DATE: FEBRUARY 10, 2016 SCALE: 1"=50' DRAWING NO.: 2 OF 15	





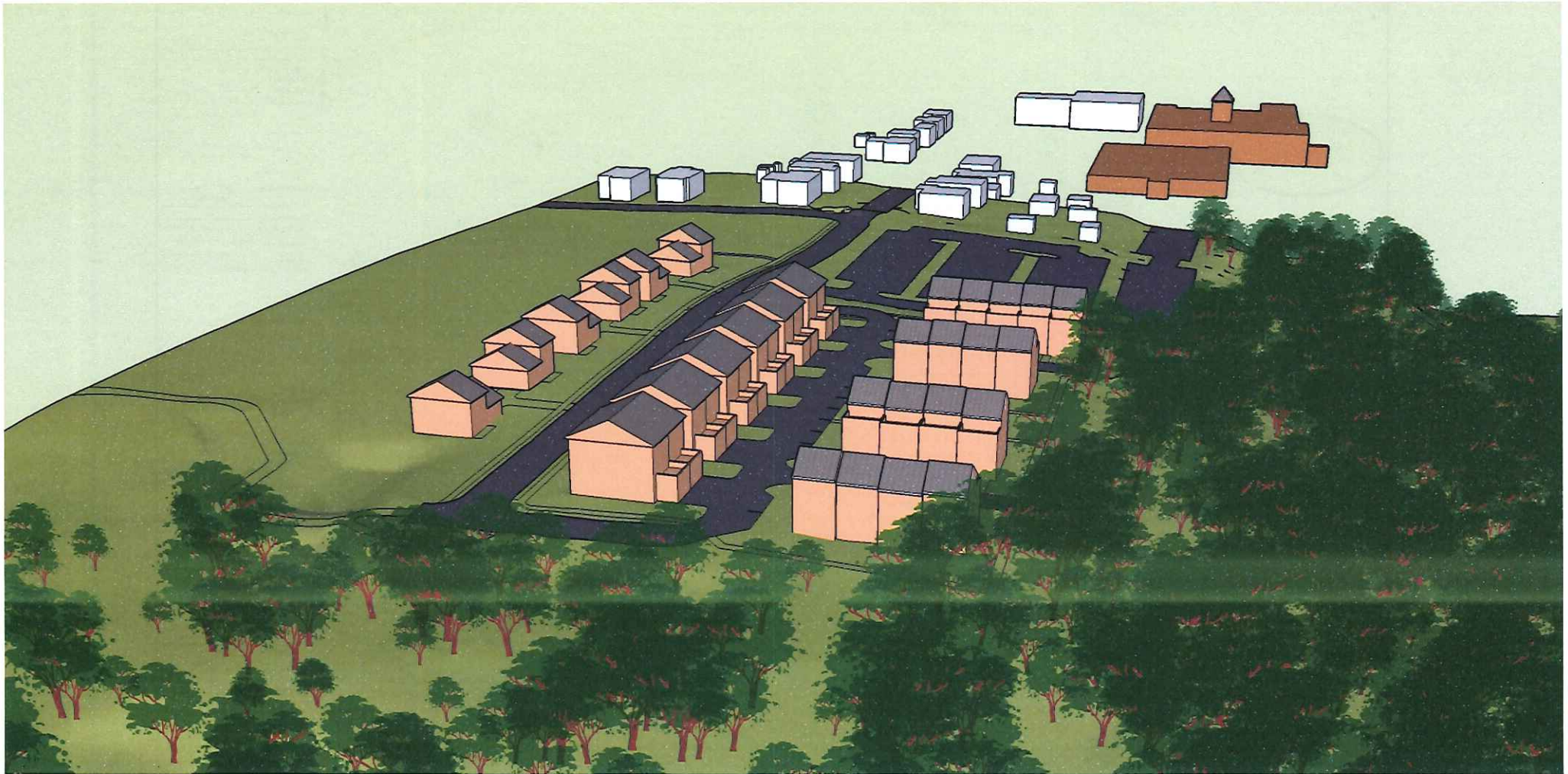


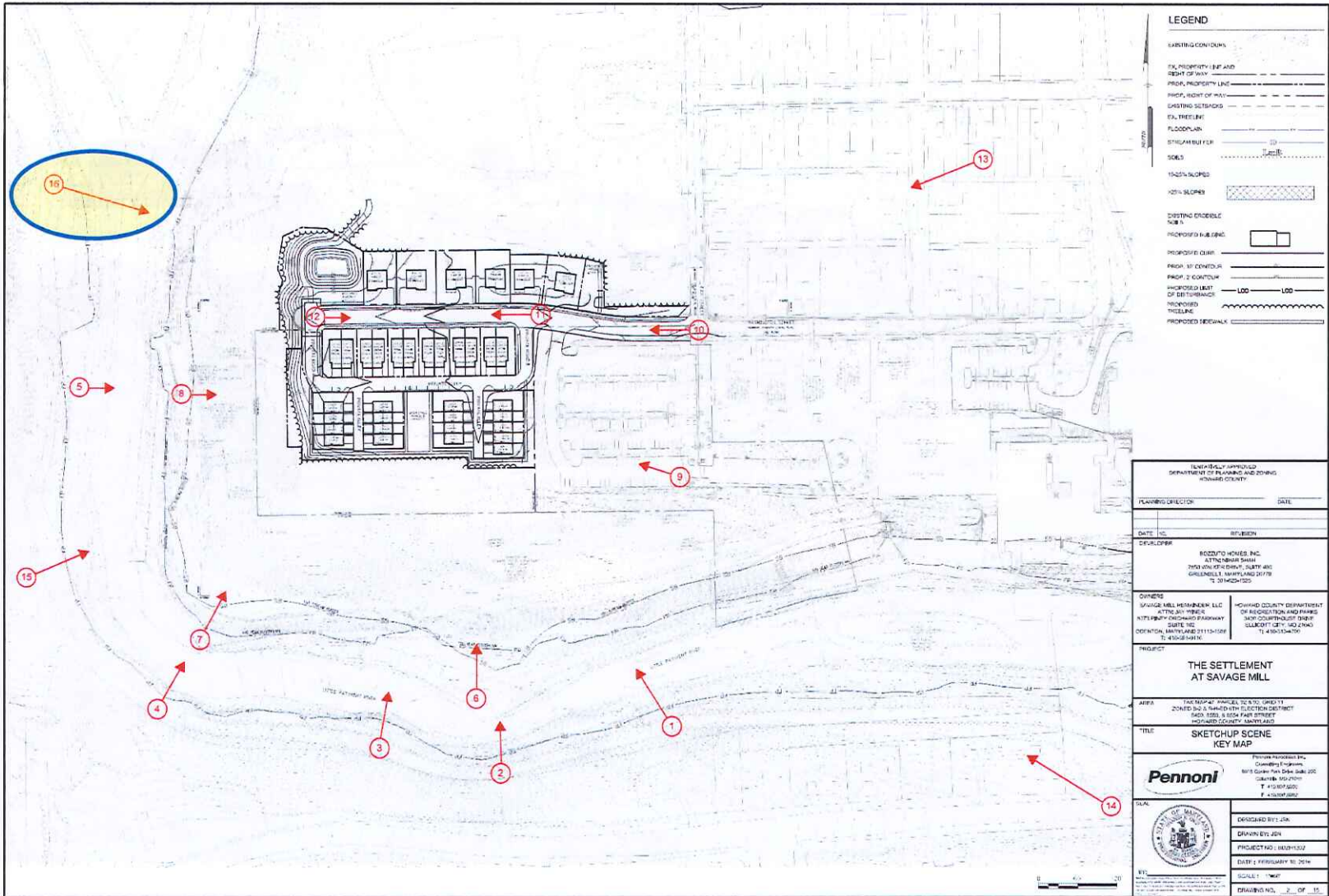
**LEGEND**

- EXISTING CONTOURS
- EX. PROPERTY LINE AND RIGHT OF WAY
- PROP. PROPERTY LINE
- PROP. RIGHT OF WAY
- EXISTING SETBACKS
- EX. TREE LINE
- FLOODPLAIN
- STREAM BUFFER
- SCALES
- 150% SLOPES
- 25% SLOPES
- EXISTING EROSION MARKS
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED DRIVE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- PROPOSED SIDEWALK

UNOFFICIALLY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DEPARTMENT	DATE
DATE	REVISION
DEVELOPER BOZEMTO MOBILE, INC. ATTORNEYS: SHAPIRO 2300 W. WISCONSIN, SUITE 400 GREENBELT, MARYLAND 20770 TEL: 301-251-1000	
OWNERS SAVAGE MILL RECREATION, LLC ATTORNEYS: PIPER 3015 BENTON CIRCLE, SUITE 100 GREENBELT, MARYLAND 20770 TEL: 301-251-1000	
PROJECT <b>THE SETTLEMENT          AT SAVAGE MILL</b>	
AREA TAX MAP 47, PARCELS 32 & 33, GRID 11 ZONED R-3 (RESIDENTIAL SINGLE-FAMILY) PARCELS 32 & 33, GRID 11 HOWARD COUNTY, MARYLAND	
TITLE <b>SKETCHUP SCENE          KEY MAP</b>	
DESIGNED BY: JSA DRAWN BY: JSA PROJECT NO.: SA0011002 DATE: FEBRUARY 16, 2016 SCALE: 1"=50' DRAWING NO.: 2 OF 11 SP-15-017	





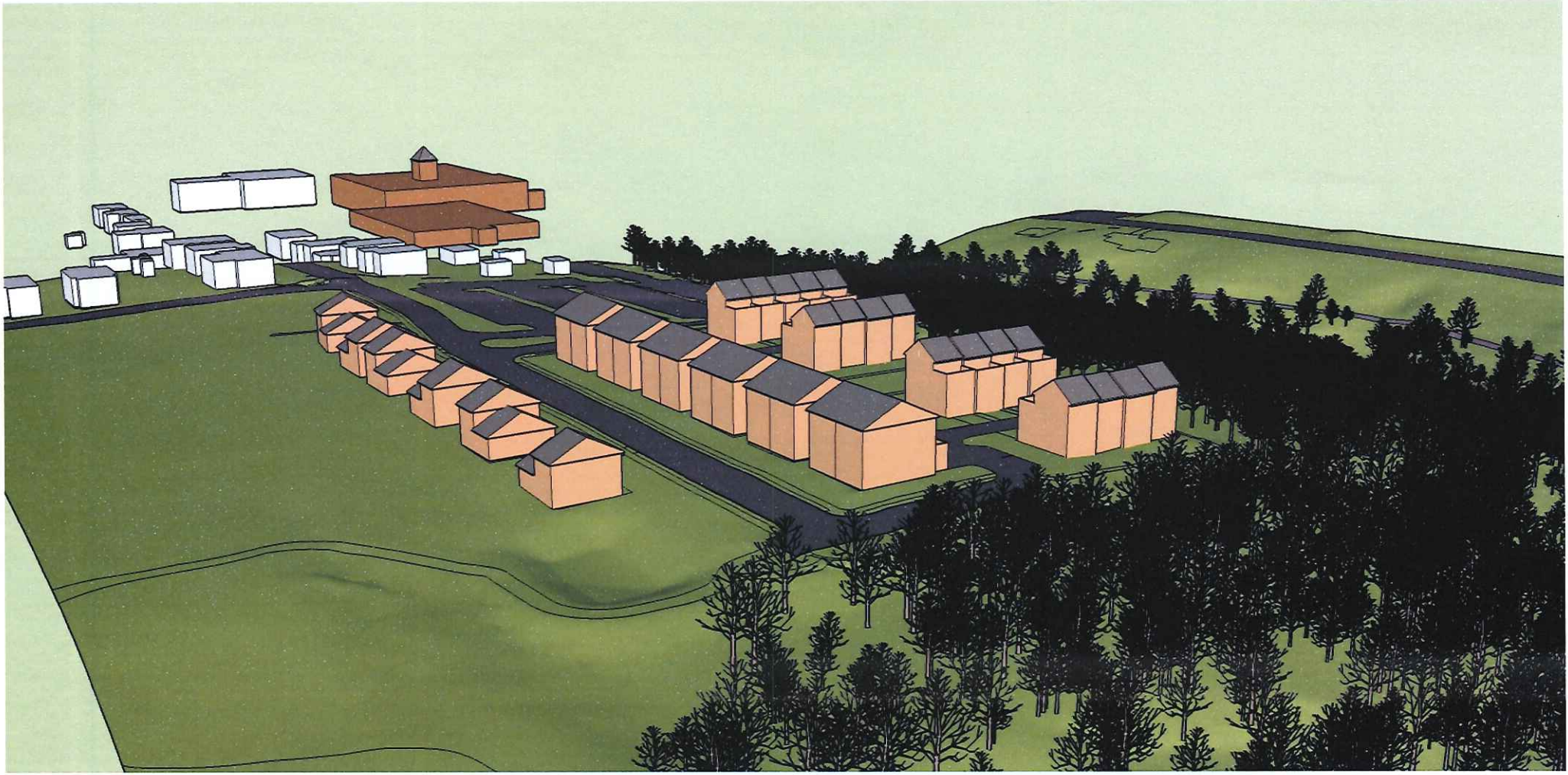


**LEGEND**

- EXISTING CONDITIONS
- PL. PROPERTY LINES AND RIGHT OF WAY
- PROJ. PROPERTY LINE
- EXISTING SIDEWALK
- PL. TREE LINE
- FLOODPLAIN
- STREAM BUFFER
- SOLES
- 15-25% SLOPE
- 10% SLOPE
- EXISTING EROSION SOILS
- PROPOSED PAVING
- PROPOSED CURB
- PROJ. 1' CONTOUR
- PROPOSED 1'0" OF SETBACK
- PROPOSED TROUSERS
- PROPOSED SIDEWALK

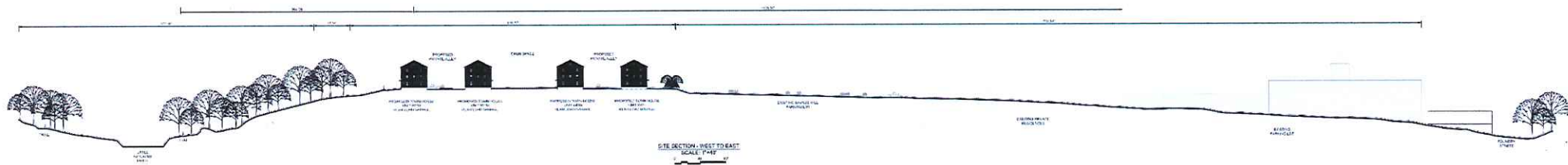
UNOFFICIALLY APPROVED DEPARTMENT OF PLANNING AND ZONING HONOLULU COUNTY	
PLANNING DIRECTOR	DATE
DATE	REVISION
DEVELOPER REDWOOD HOMES, INC. ATTORNEY: SHIM 2800 WAI'OLE DRIVE, SUITE 400 GARDEN CITY, HAWAII 96740 T. 808-435-1200	
OWNER	SAVAGE MILL MEMBERS LLC ATTORNEY: HENRI 1475 PAPA IKAHAI DRIVE SUITE 100 OAKLAND, HAWAII 96113-1001 T. 408-544-7000
HONOLULU COUNTY DEPARTMENT OF RECREATION AND PARKS 500 KOLEA DRIVE HONOLULU, HAWAII 96819 T. 408-154-7000	
<b>PROJECT</b> THE SETTLEMENT AT SAVAGE MILL	
AREA THE MAPAS' PAVILION SITE, UHUKU ZONING DISTRICT, HONOLULU CITY 1400 WAI'OLE DRIVE, SUITE 400 HONOLULU, HAWAII 96819	
<b>TITLE</b> SKETCHUP SCENE KEY MAP	
PENNONI 800 SOUTH KAUAI AVENUE SUITE 200 HONOLULU, HAWAII 96813 T. 808-955-1000 F. 808-955-1000	
	DESIGNED BY: JEN DRAWN BY: JEN PROJECT NO.: 150110102 DATE: FEBRUARY 10, 2014 SCALE: 1"=40' DRAWING NO.: 2 OF 15

SP-15-017





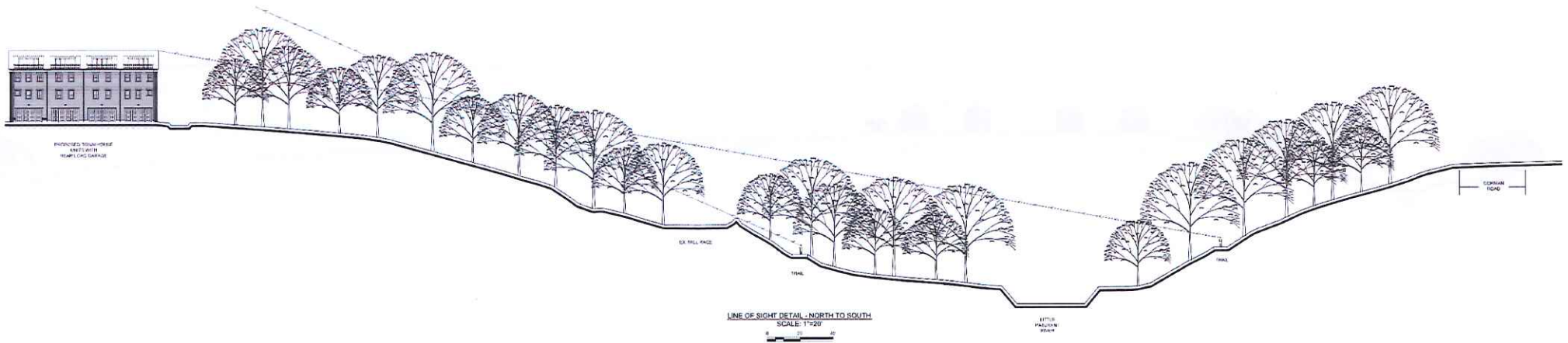
# Proposed Site Section North to South



The Settlement at Savage Mill  
Savage, Maryland  
February 10, 2016

Bozzuto Homes, Inc.  
Pennoni Associates

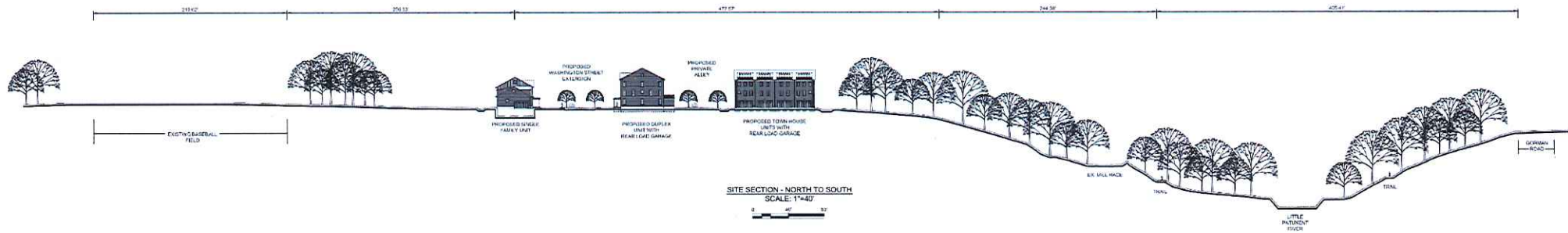
# Detailed Site Section North to South



The Settlement at Savage Mill  
Savage, Maryland  
February 10, 2016

Bozzuto Homes, Inc.  
Pennoni Associates

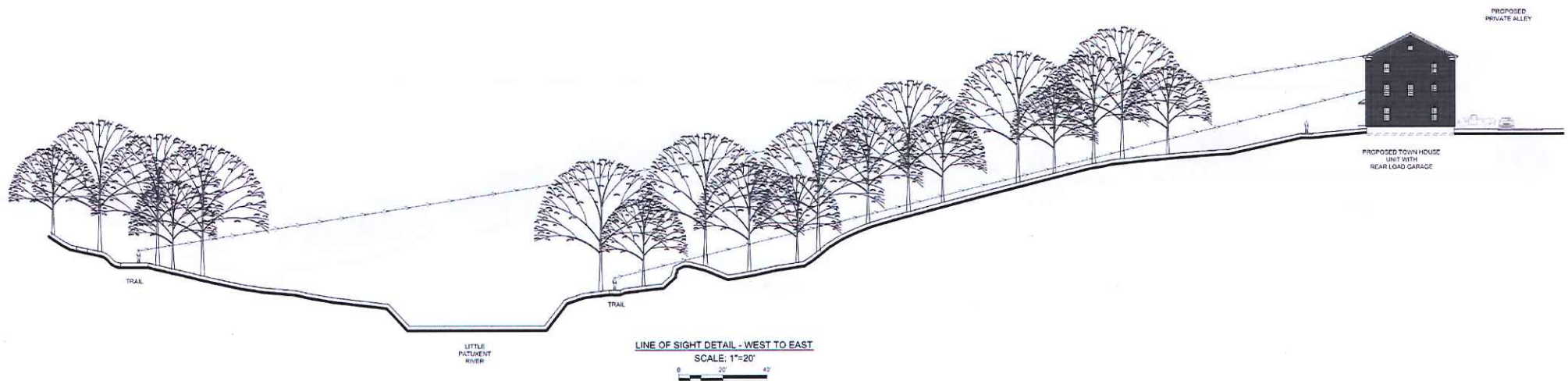
# Proposed Site Section West to East



The Settlement at Savage Mill  
Savage, Maryland  
February 10, 2016

Bozzuto Homes, Inc.  
Pennoni Associates

# Detailed Site Section West to East



The Settlement at Savage Mill  
Savage, Maryland  
February 10, 2016

Bozzuto Homes, Inc.  
Pennoni Associates