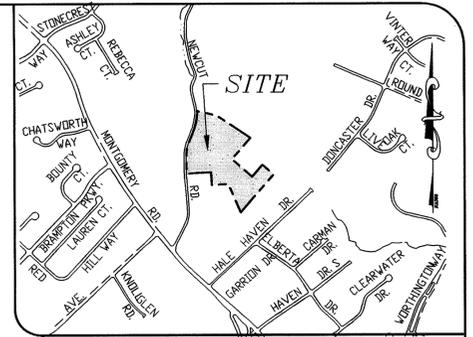


CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	BEARING	DELTA
C1	158.09	150.00	87.28	N60°12'25"W	60°23'13"
C2	108.10	150.00	56.52	S50°39'33"E	41°17'28"
C3	81.54	150.00	41.80	N55°43'55"W	31°08'44"

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
15	17,156 SQ. FT.	3,156 SQ. FT.	14,000 SQ. FT.
16	16,390 SQ. FT.	2,390 SQ. FT.	14,000 SQ. FT.
17	15,508 SQ. FT.	1,508 SQ. FT.	14,000 SQ. FT.



VICINITY MAP
SCALE: 1"=100'

GENERAL NOTES:

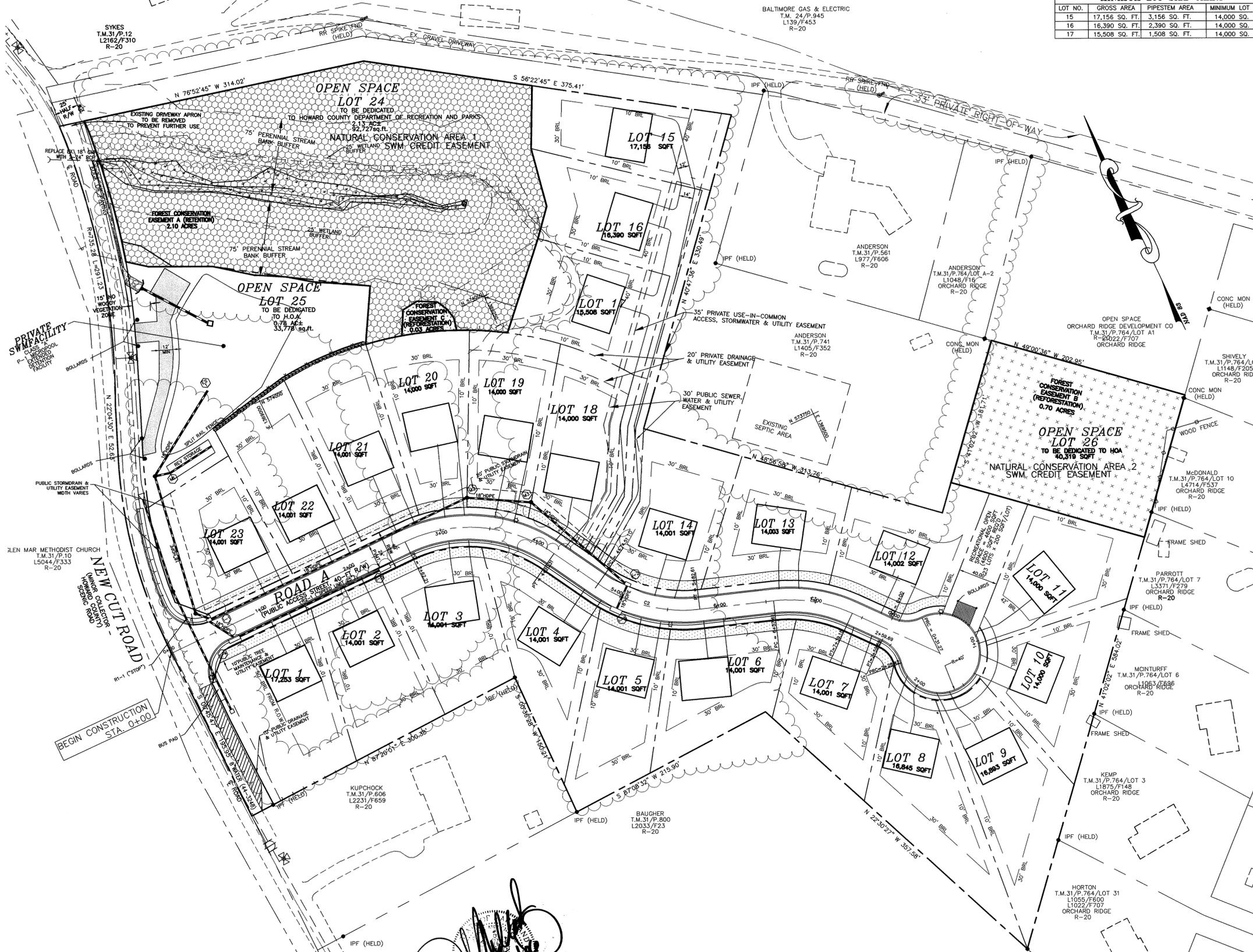
- THIS PLAN IS SUBJECT TO COUNTY COUNCIL BILL 45-2003, THE AMENDED 5th EDITION SUBDIVISION REGULATIONS, EFFECTIVE OCTOBER 2, 2003, AND TO THE 2004 COMPREHENSIVE ZONING PLAN DATED FEBRUARY 2, 2004.
- SITE DATA:
ZONING: R-20
TAX MAP 31 PARCEL 11 BLOCK 8
DEED REFERENCE: 7184/417
GROSS AREA: 12.78 ACRES±
AREA OF WETLANDS: 6,721 SQFT
MINIMUM LOT SIZE: 14,000 SQFT
NUMBER OF PROPOSED BUILDABLE LOTS: 23
NUMBER OF OPEN SPACE LOTS: 3
OPEN SPACE REQUIRED (30% X 12.78ac): =3.83 ACRES±
OPEN SPACE PROVIDED: =3.83 ACRES±
CREDITED OPEN SPACE: =3.83 ACRES±
NON-CREDITED OPEN SPACE: =0.00 ACRES±
AREA OF BUILDABLE LOTS: =7.56 ACRES±
AREA OF PUBLIC ROAD DEDICATION: =1.29 ACRES±
- TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT FEBRUARY 2004.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JULY 2003.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 20.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- WETLAND STUDY PREPARED BY ECO-SCIENCE PROFESSIONAL, INC., IN AUGUST 2003.
- ALL AREAS ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FT RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- ALL STRUCTURES ON PARCEL 11 TO BE REMOVED UNLESS OTHERWISE NOTED.
- NO STEEP SLOPES EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN AUGUST 2003.
- THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERNING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. STORMWATER MANAGEMENT REQUIREMENTS TO BE MET ON-SITE VIA AN EXTENDED DETENTION (P-1) POND, UNDERGROUND STONE TRENCH, GRASS CHANNEL CREDIT, NON-ROOFTOP DISBURTMENT SHEET FLOW TO BUFFER, NATURAL AREA CONSERVATION, AND RAIN GARDENS. ALL SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- NO FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOC., INC. IN AUGUST 2003.
- ADEQUATE FACILITIES ROAD TEST EVALUATION WAS PERFORMED BY MARS GROUP IN JULY 2003. APPROVED UNDER S-04-04.
- NO CEMETARIES OR HISTORIC STRUCTURES EXIST ON-SITE PER THE HOWARD COUNTY INVENTORY.
- EXISTING PUBLIC WATER AND SEWER WILL BE UTILIZED. WATER CONTRACT IS 44-3428-0 (NEW CUT RD). A PUBLIC SEWER EXTENSION WILL BE CONSTRUCTED ALONG FUTURE NEW CUT ROAD, AS PROPOSED UNDER BOARD OF APPEALS CASE NO. 02-360 (GLENNAR CHURCH) AND WILL TIE INTO EXISTING SEWER CONTRACT 24-1733-0 (MONTGOMERY RD).
- FOREST CONSERVATION REQUIREMENTS IN THE AMOUNT OF 4.18 ACRES PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION SHALL BE FULFILLED BY THE PLACEMENT OF 2.10 ACRES OF EXISTING FOREST INTO AN EASEMENT AREA, 0.73 ACRES OF ON-SITE REFORESTATION, 0.35 ACRES OF OFF-SITE REFORESTATION AND PAYMENT OF A FEE-IN-LIEU FOR 1.0 ACRE OF REQUIRED REFORESTATION.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED PERIMETER AND STORMWATER MANAGEMENT LANDSCAPING SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN ON SHEETS 2 & 3 ARE AS FOLLOWS:
- 150-WATT HPS VAPOR PREMIER POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE USING A 12' ARM ANGLED RADIAL TO THE FILLET AT ROAD A, STATION 0+20, 32' RIGHT.
- 100-WATT HPS VAPOR "PREMIER" POST TOP FIXTURE ON A 14' BLACK FIBERGLASS POLE AT ROAD A, STATION 3+73, 14' LEFT, STATION 5+54, 15' RIGHT, LP STATION 0+70, 3' BACK.

LEGEND

- DENOTES WETLANDS
- 15.00% - 24.99% SLOPES
- DENOTES PUBLIC TREE MAINTENANCE & UTILITY EASEMENT

OWNER

SUN MEADOW, LC
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
PH# 703-734-9730



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark A. Coughlin 2/12/06
PLANNING DIRECTOR DATE



Project	03-050	Date	JUNE 2006
Illustration	HSP	Engineering	HSP
Scale	1"=60'	Approval	JBM

description	revisions
no.	date

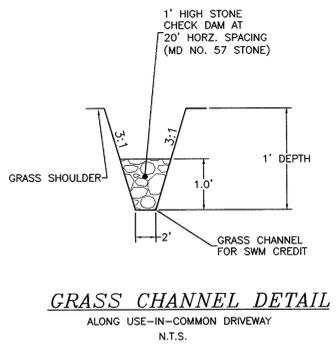
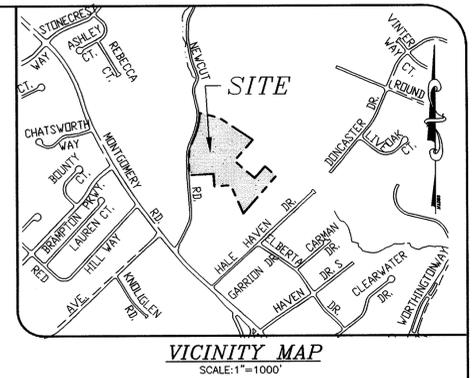
AMBER MEADOW
LOTS 1-23 & OPEN SPACE LOTS 24-26
TAX MAP 31 - GRID 8 - PARCEL 11
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax (301) 621-5521 Wash. (410) 997-0298 Fax



SOILS DESCRIPTION

SYMBOL	DESCRIPTION
ChB2	CHILLUM-FAIRFAX LOAMS, 1% TO 5% SLOPES, MODERATELY ERODED (TYPE B)
ChD3	CHILLUM-FAIRFAX LOAMS, 5% TO 15% SLOPES, SEVERELY ERODED (TYPE B)
LuB	LUKA LOAM, LOCAL ALLUVIUM, 1% TO 5% SLOPES (TYPE C)
LoB2	LEGORE SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED (TYPE B)
MpB2	MONTALTO SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED (TYPE C)
MfE	MONTALTO & RELAY SOILS, 15% TO 45% SLOPES (TYPE C)
SfB2	SASSAFRAS GRAVELLY SANDY LOAM, 1% TO 5% SLOPES, MODERATELY ERODED (TYPE B)
SfC2	SASSAFRAS GRAVELLY SANDY LOAM, 5% TO 10% SLOPES, MODERATELY ERODED (TYPE B)
SfD2	SASSAFRAS GRAVELLY SANDY LOAM, 10% TO 15% SLOPES, MODERATELY ERODED (TYPE B)
WaA	WATCHUNG SILT LOAM, 0% TO 3% SLOPES (TYPE D)



LEGEND

- DENOTES WETLANDS
- 15.00% - 24.99% SLOPES
- SF DENOTES SILT FENCE
- SSF DENOTES SUPER SILT FENCE
- DENOTES STABILIZED CONSTRUCTION ENTRANCE

OWNER
 SUN MEADOW, LC
 6820 ELM STREET, SUITE 200
 MCLEAN, VIRGINIA 22101
 PH# 703-734-9730

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR DATE

[Signature]
 [Professional Seal]

date	JUNE 2006	approval	JBM
project	03-050	HSP	
illustration	HSP	scale	1"=50'

date	
description	
revisions	

AMBER MEADOW
 LOTS 1-23 & OPEN SPACE LOTS 24-26
 TAX MAP 31 - GRID B - PARCEL 11
 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
PRELIMINARY GRADING AND SEDIMENT & EROSION CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042
 McLean, Virginia 22101 (301) 621-5521 Wash. (410) 997-0288 Fax.

