

SHEET INDEX	
SHEET No.	SHEET
1	TITLE SHEET
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3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN

COORDINATE TABLE NAD '83		
POINT	NORTH	EAST
27	560356.226687	1343936.113702
30	560925.224045	1343902.320103
45	560963.637902	1344554.079052
44	560394.922729	1344587.859606

PRELIMINARY PLAN

LOTS 1 THRU 36

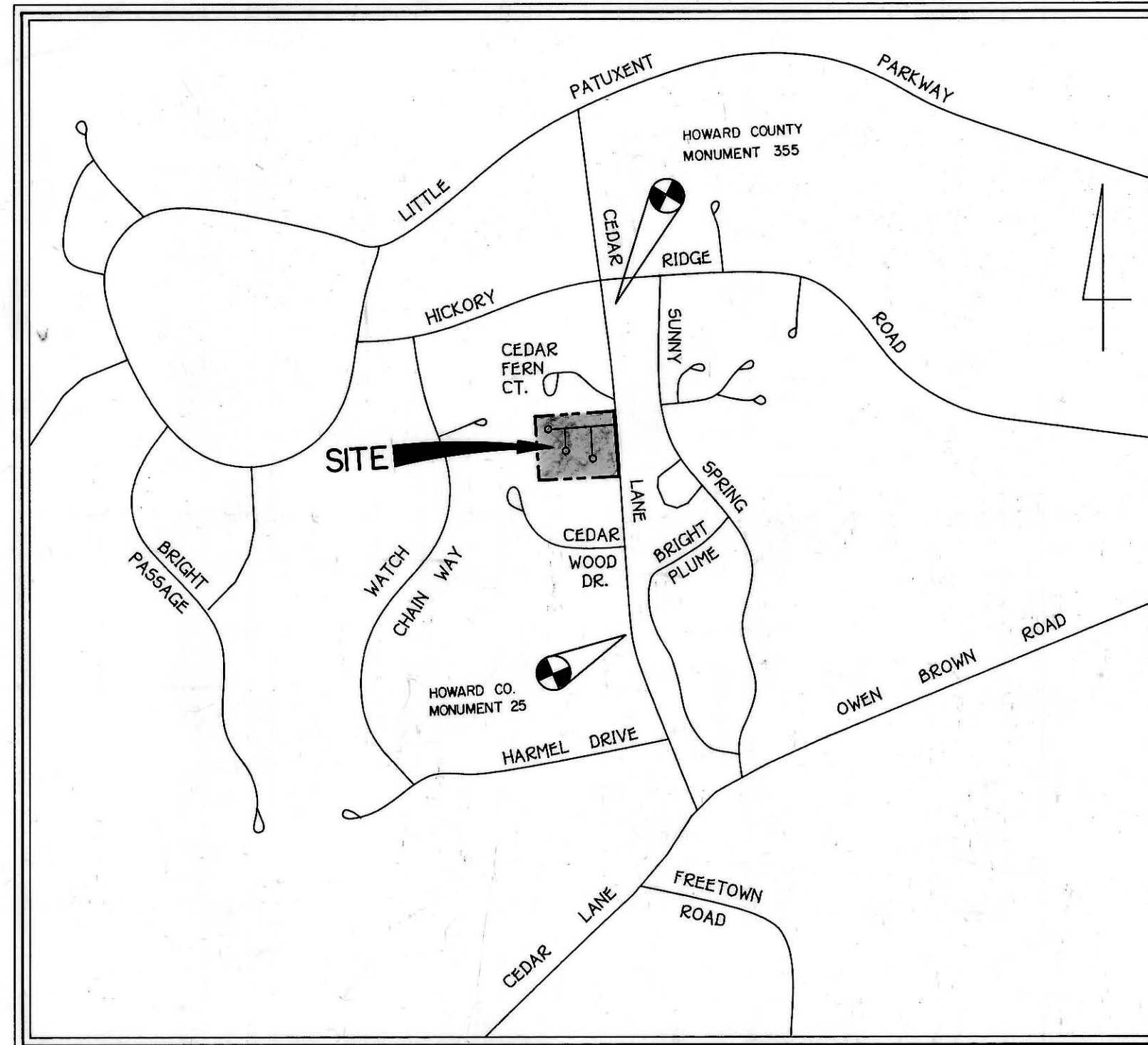
CEDAR ACRES

A RESUBDIVISION OF LOTS 3, 4 AND 5

HOWARD COUNTY, MARYLAND

ROAD CLASSIFICATION CHART		
ROAD	CLASSIFICATION	R/W WIDTH
HOLLAND COURT	LOCAL ROAD	50'
NORWAY COURT	CUL-DE-SAC	50'
OSLO COURT	CUL-DE-SAC	50'

MINIMUM LOT SIZE CHART						
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
15	8,400 Sq.Ft.	540 Sq.Ft.	7,860 Sq.Ft.	----	----	7,860 Sq.Ft.



VICINITY MAP
SCALE: 1"=1200'

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS ARE APPROVED.
- LOCATION: WEST ON CEDAR LANE, SOUTHWEST OF HICKORY RIDGE ROAD NORTHWEST OF CEDAR WOOD DRIVE. TAX MAP: 35 PARCEL 3B
- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER INC. ON APRIL, 1996.
- PROPERTY IS LOCATED WITHIN METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER ARE TO BE UTILIZED FOR THIS SITE AND WILL BE EXTENDED FROM THE LIMITS OF CONTRACT NO. 34-1259-D AND NO.44-1834.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE DONE BY EXTENDED DETENTION METHOD.
- THE HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED ON THE FOLLOWING NAD'83 HOWARD COUNTY CONTROL STATIONS:

HOWARD COUNTY MONUMENT 25	N 559,255.3513	ELEV. = 411.069
	E 1,344,693.9511	
HOWARD COUNTY MONUMENT 355	N 562,148.4423	ELEV. = 452.339
	E 1,344,554.5028	
- GROSS TRACT AREA: 8.54 AC. NET AREA: 8.54 AC.
- TOTAL AREA OF PUBLIC ROADWAYS OR RIGHTS OF WAY: 1.54 AC.
- TOTAL NUMBER OF BUILDABLE LOTS: 33
- TOTAL AREA OF LOTS: 4.87 AC ±
- NOISE STUDY WAS PROVIDED BY WILSON T. BALLARD, INC. ON APRIL 18, 1996.
- THE WETLANDS STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. AND WAS COMPILED ON 9/8/96.
- THE TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP AND APPROVED ON APRIL 8, 1996.
- THE SOILS INVESTIGATION REPORT WAS PREPARED BY I.T.E., INC. ON APRIL 12, 1996.
- TOTAL AREA OF OPEN SPACE: 2.13 AC.
TOTAL OPEN SPACE REQUIRED = 0.54 AC. x 20 x = 1.71 AC.
TOTAL OPEN SPACE PROVIDED = 2.13 AC., CREDITED OPEN SPACE 2.06 AC.
- TOTAL AREA OF RECREATIONAL OPEN SPACE:
TOTAL OPEN SPACE REQUIRED = 250 sq. ft. / UNIT x 33 UNITS = 8250 sq. ft.
TOTAL OPEN SPACE PROVIDED = 15,600 sq. ft. SHOWN ON LOT 36 AS
- PREVIOUS FILE NUMBER S 38-14 APPROVED ON APRIL 4, 1996.
- EXISTING ZONING IS RSC AS PER COMPREHENSIVE ZONING PLAN DATED OCT. 18, 1993.

STREET LIGHT CHART				
DWG. No.	STREET NAME	STATION	OFF-SET	FIXTURE/POLE TYPE
2	HOLLAND COURT	0+62	16' R OF C	150-WATT HPS VAPOR PENDANT FIXTURE (CUT-OFF) MOUNTED ON A 25-FOOT GALVANIZED STEEL POLE.
2	HOLLAND COURT	4+40	16' L OF C	100-WATT "TRADITIONAIRE" H.P.S.VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
2	NORWAY COURT	L.P. STA. 2+95	3' FROM CURB	100-WATT "TRADITIONAIRE" H.P.S.VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
2	OSLO COURT	L.P. STA. 1+64	3' FROM CURB	100-WATT "TRADITIONAIRE" H.P.S.VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.

SCHEDULE A PERIMETER LANDSCAPE EDGE					
PERIMETER	P-1	P-2	P-3	P-4	P-5
CATEGORY	Adjacent to Roadway	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Roadway
LANDSCAPE TYPE	B	A	A	A	B
LINEAR FEET OF PERIMETER	64.6'	652.7'	572.6'	655'	403'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	YES 655'	YES 10'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED					
SHADE TREES	1	11	10	0	8
EVERGREEN TREES	2	-	-	-	11
SHRUBS	-	-	-	-	-

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	1128
NUMBER OF TREES REQUIRED:	
SHADE TREES	19
EVERGREEN TREES	24
CREDIT FOR EXISTING VEGETATION (NO, YES AND X)	YES 160'
CREDIT FOR OTHER LANDSCAPING (NO, YES AND X)	NO
NUMBER OF TREES PROVIDED:	
SHADE TREES	19
EVERGREEN TREES	24
OTHER TREES (2:1 SUBSTITUTION)	---

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
4100 461 - 2955

OWNER
BENJAMIN E. BAGSLER
AND
ELSE MAE BAGSLER
10739 MARYLAND ROUTE 99
WOODSTOCK, MD. 21153

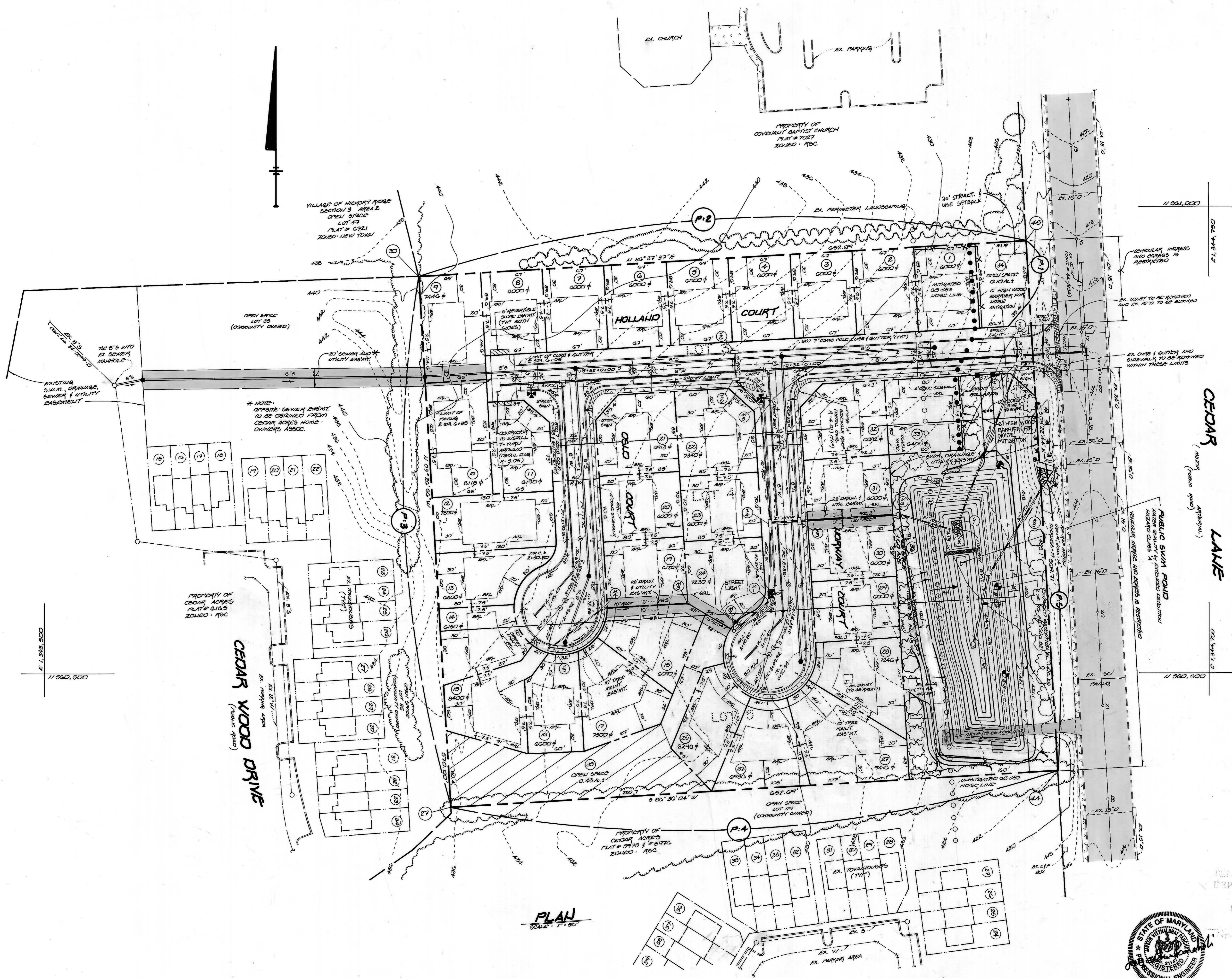
DEVELOPER
CHADSWORTH HOMES INC.
P.O. BOX 6641
MCLEAN, VIRGINIA 22106-6641



Jayesh Pancholi
JAYESH V. PANCHOLI
5-13-96
DATE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR
DATE: 5/13/96

PRELIMINARY PLAN
LOTS 1 THRU 36
CEDAR ACRES
A RESUBDIVISION OF LOTS 3, 4 AND 5
ZONING: RSC
TAX MAP NO. 35 PARCEL 3B
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: APRIL 22, 1996
SHEET 1 OF 3



PLAN
SCALE: 1" = 30'

CEAR LANE
(Public Road)

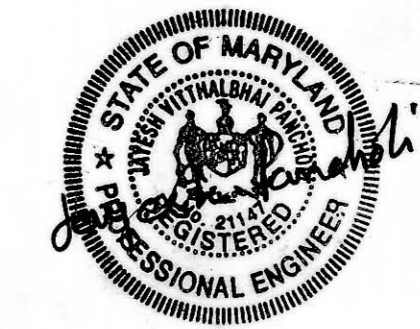
CEAR WOOD DRIVE
(Public Road)

11,560,500
11,560,500
11,560,500
11,560,500

11,561,000
11,561,000

11,560,500
11,560,500

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
DATE: 4/22/96
PLANNING DIRECTOR

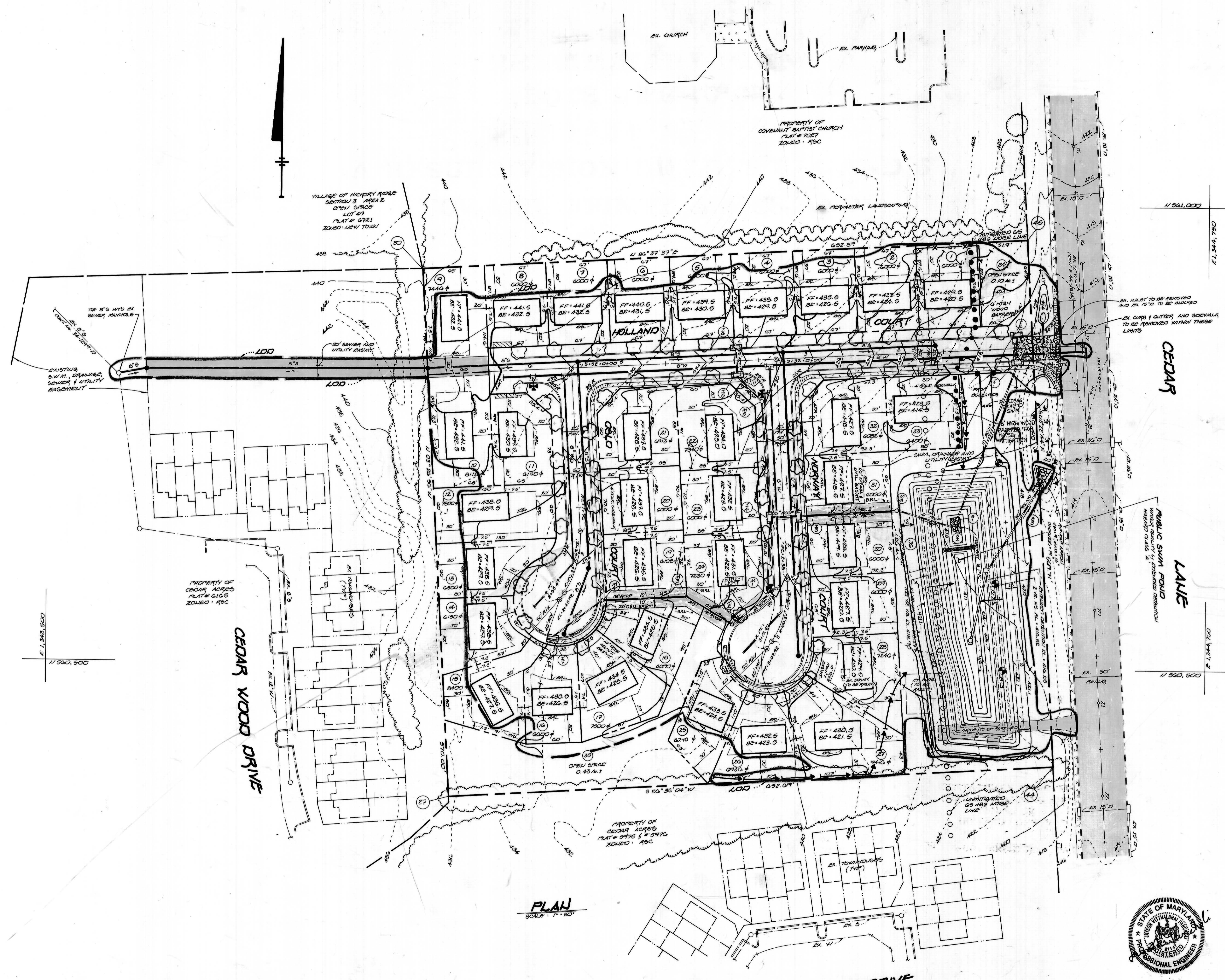


PRELIMINARY PLAN
CEDAR ACRES
A RESUBDIVISION OF LOTS 3, 4 AND 5
ZONING: RSC
TAX MAP No. 35 PARCEL 30
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: APRIL 22, 1996
SHEET 2 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
RITERNAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410-461-2995

OWNER
BENJAMIN K. & ELSIE MAE BASSLER
10739 MARYLAND ROUTE 99
WOODSTOCK, MD 21153

DEVELOPER
CHADWORTH HOMES, INC.
P.O. BOX 0641
MELLEN, VIRGINIA 22106-0641



LEGEND

- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- EARTH DIKE
- STREET TREE
- UNMITIGATED 65 dba NOISE LINE
- MITIGATED 65 dba NOISE LINE

NOTE: THE FOUNDATIONS FOR THE FUTURE HOUSES ON LOTS 18, 19, 30 & 31 SHALL BE MINIMUM TWO (2) FEET AWAY FROM THE EASEMENT LINE.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature] PLANNING DIRECTOR DATE 4/26/96



SCHEMATIC GRADING
AND SEDIMENT CONTROL PLAN

CEDAR ACRES

A RESUBDIVISION OF LOTS 3, 4 AND 5

ZONING: RSC
TAX MAP No. 35 PARCEL 38
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: APRIL 22, 1996
SHEET 3 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 3072 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
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P.O. BOX 0641
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PLAN
SCALE: 1" = 50'