



**GENERAL NOTES**

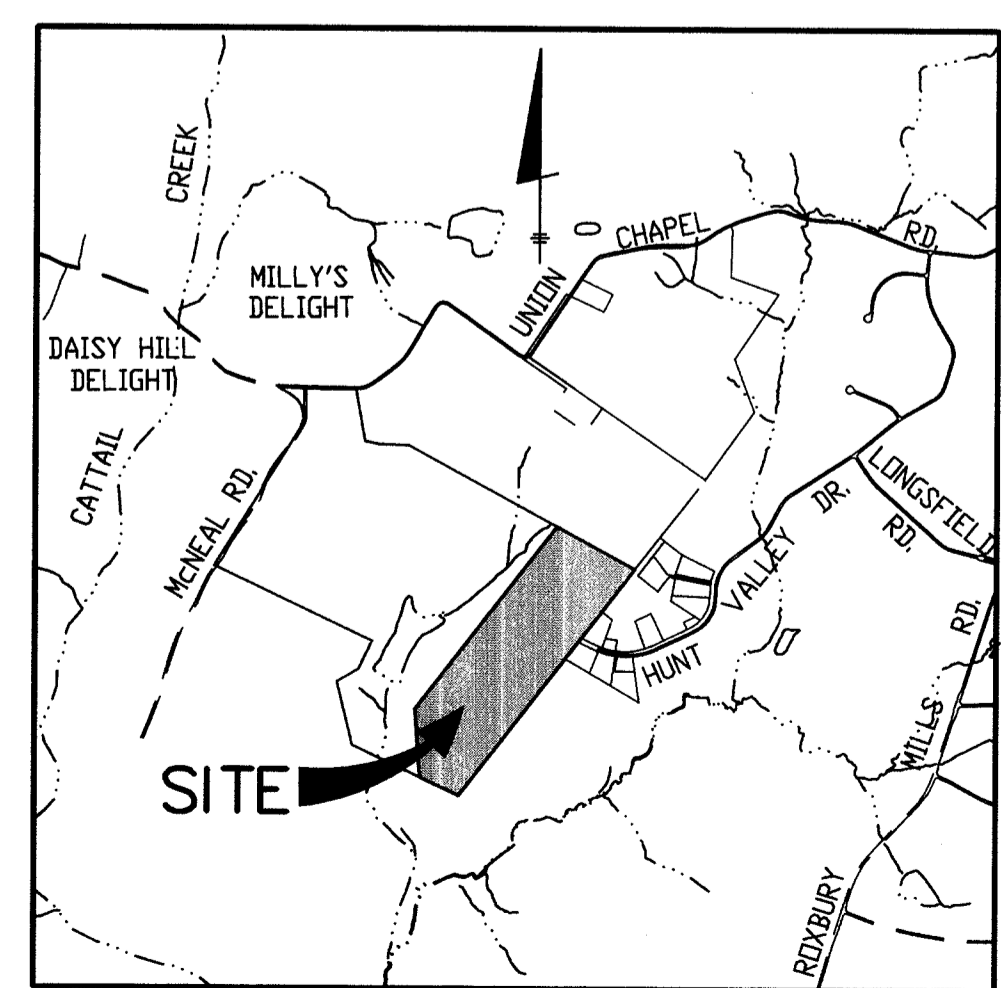
- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PRIVATE WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- TRACT BOUNDARY ESTABLISHED BY BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT SEPTEMBER, 1999.
- TOPOGRAPHY TAKEN FROM THE LATEST 200' SCALE COUNTY TOPO MAPS.
- HORIZONTAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 14E1 AND 0039. VERTICAL CONTROL IS NAD-27 AS PROJECTED FROM HO. CO. CONTROL POINT NO. 3432001.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR 100YR FLOODPLAINS LOCATED ON THIS SITE.
- TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. IN NOVEMBER, 1999. REVISED FEBRUARY, 2000.
- FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCES, INC. IN NOVEMBER, 1999.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- NOISE MITIGATION IS NOT REQUIRED FOR THIS PROJECT.
- A SIGHT DISTANCE ANALYSIS IS NOT REQUIRED FOR THIS PROJECT.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 SQUARE FEET.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY EXTENDED DETENTION. THE FACILITY IS TO BE A CLASS 'A' STRUCTURE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.

- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITIES HAVE NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. A MORE DETAILED REPORT WILL BE PROVIDED AT PRELIMINARY AND FINAL PLAN STAGE.
- THIS PLAN IS SUBJECT TO THE FOLLOWING DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-98-96, F-00-86, WP-00-57.
- THE PURPOSE OF PRESERVATION PARCEL 'A' SHALL BE AN AGRICULTURAL PRESERVATION EASEMENT AREA THAT WILL SERVE AS A CONTINUATION OF THE CAVEY PROPERTY BULK PRESERVATION PARCEL 'B' THAT WILL BE PLACED IN THE AGRICULTURAL PRESERVATION EASEMENT PROGRAM UNDER F-00-86. THE PURPOSE OF PRESERVATION PARCEL 'B' SHALL BE AN ENVIRONMENTAL EASEMENT AREA FOR THE PROTECTION OF STEEP SLOPE AREAS AND FOREST PRESERVATION.

SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
EGC3	B	ELIOAK SILTY CLAY LOAM, 8 TO 15% SLOPES, SEVERELY ERODED
GIB2	B	GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
GIC2	B	GLENELG LOAM, 8 TO 15% SLOPES, MODERATELY ERODED
GIC3	B	GLENELG LOAM, 8 TO 15% SLOPES, SEVERELY ERODED
GnB2	* C	GLENVILLE SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
MIB2	B	MANOR LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
MIC2	B	MANOR LOAM, 8 TO 15% SLOPES, MODERATELY ERODED
MIC3	B	MANOR LOAM, 8 TO 15% SLOPES, SEVERELY ERODED
MI E	B	MANOR LOAM, 25 TO 45 % SLOPES

\* INDICATES A HYDRIC SOIL

**PLAN VIEW**  
SCALE: 1" = 100'



**VICINITY MAP**  
SCALE: 1" = 2000'

**SITE DATA**

LOCATION \_\_\_\_\_ TAX MAP 14  
 ZONING \_\_\_\_\_ GRIDS 19&20  
 DEED REFERENCE \_\_\_\_\_ 2914/389 &  
 WATER AND SEWER SYSTEMS \_\_\_\_\_ 3374/340 PRIVATE

GROSS TRACT AREA \_\_\_\_\_ 59.50 AC.  
 100 YR FLOODPLAIN \_\_\_\_\_ 0.00 AC.  
 STEEP SLOPES (25% OR GREATER) \_\_\_\_\_ 1.37 AC.  
 NET TRACT AREA \_\_\_\_\_ 58.13 AC.

BASE DENSITY (59.50 AC./4.25) \_\_\_\_\_ 14  
 MAXIMUM DENSITY - NUMBER OF CLUSTER LOTS ALLOWED 59.50 AC./2.00 \_\_\_\_\_ 29  
 NUMBER OF CLUSTER LOTS PROPOSED \_\_\_\_\_ 24 \*  
 AREA OF LOTS \_\_\_\_\_ 27.36 AC.  
 NUMBER OF PRESERVATION PARCELS \_\_\_\_\_ 2  
 AREA OF PRESERVATION PARCELS \_\_\_\_\_ 29.72 AC.  
 AREA OF RIGHT OF WAY \_\_\_\_\_ 2.42 AC.

\*10 CEO'S TO BE RECEIVED FROM CAVEY PROPERTY BULK PARCEL 1 OR BULK PARCEL 2 OR A COMBINATION OF BOTH.

TENTATIVELY APPROV  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*John S. Potts* 3/21/00  
 PLANNING DIRECTOR DATE

**BENCHMARK ENGINEERING, INC.**  
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*Donald Man*

OWNER: DESALLES MICHAEL CAVEY 3090 McNEAL ROAD WOODBINE, MARYLAND 21797	PROJECT: <b>WELLINGTON SECTION THREE</b> (A RESUBDIVISION OF CAVEY PROPERTY BULK PARCEL C) LOTS 1 - 24 AND PRESERVATION PARCEL 'A' & 'B'
DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041	LOCATION: TAX MAP 14 & 21 - P/O PARCEL 246 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: <b>SKETCH PLAN</b> F-98-96 F-00-86 WP-00-57	DATE: JANUARY 21, 2000 MARCH 13, 2000
DES: GWF/DBT DRAFT: DBT CHECK: DAM	PROJECT NO. 1251 SCALE: AS SHOWN SHEET 1 OF 1