

SHEET INDEX	
No.	Description
1	Title Sheet
2	Sketch Plan

ROAD CLASSIFICATION		
Road Name	Classification	R/W
ROAD 'A'	ACCESS STREET 0'-00" - 7'-11/2" T.G.	40'


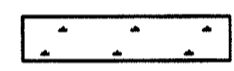
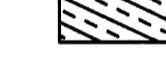

CENTERLINE ROAD CURVE DATA			
Stations	Delta	Radius	Arc Length
1+71.99 to 2+50.70	49° 40' 11"	215.00'	186.30'
2+51.12 to 7+22.40	10° 06' 56"	500'	88.28'

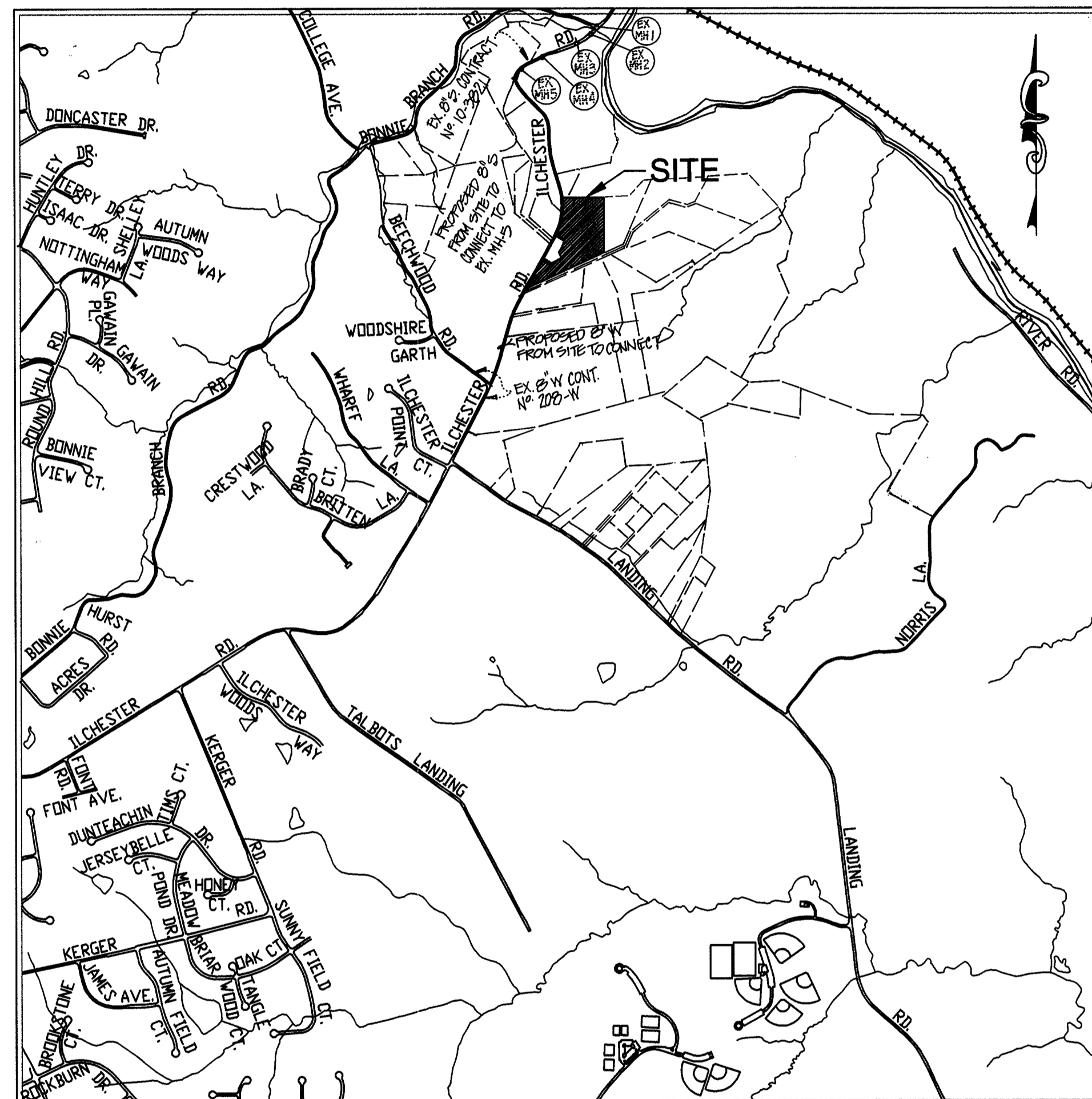
SKETCH PLAN FOR ILCHESTER HILLS

ZONING "R-ED"

TAX MAP No. 31 GRID 5, PARCEL No. 419
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

LEGEND

-  PROPOSED HOUSE SITE
-  DENOTES NON-TIDAL WETLAND
-  DENOTES 15% - 24.9% SLOPES
-  DENOTES 25% SLOPES OR GREATER



VICINITY MAP

SCALE: 1" = 1200'

GENERAL NOTES

1. SUBJECT PROPERTY ZONED "R-ED" PER 9/18/92 COMPREHENSIVE ZONING PLAN.
2. PUBLIC WATER AND SEWER TO BE UTILIZED. SEWER CONT. NO. 10-2021, PROPOSED DRAINAGE AREA (WATER CONT. NO. 202-11, POTTSBO DRAINAGE AREA (WATERSHED #814-005-7500)).
3. SOILS MAP No. 20 & 21.
4. GROSS AREA OF SITE: 2.22 ac.± (0.76 ac. STEEP SLOPES + 1.46 ac. (NET))
5. NET AREA OF SITE: 2.56 ac.±
6. AREA OF PROPOSED BUILDABLE LOTS: 2.71 ac.±
7. AREA OF PROPOSED PUBLIC RIGHT OF WAY: 1.92 ac.±
8. DENSITY CALCULATIONS:
 - A.) NUMBER OF UNITS ALLOWED: 2.56 ac. x 2 = 12 UNITS
 - B.) NUMBER OF UNITS PROPOSED = 17
9. OPEN SPACE REQUIREMENTS:
 - A.) OPEN SPACE REQUIRED (25%): 0.70 ac. x 0.25 = 2.32 ac.
 - B.) OPEN SPACE PROVIDED: 5.23 ac.±
10. TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHY SURVEY PREPARED BY JOHN C. MELLEMA SR. INC. ON OCTOBER, 2000.
11. STORM WATER MANAGEMENT WILL BE PROVIDED IN THE EXISTING POND ON-SITE.
12. A.P.F.O. TRAFFIC STUDY PREPARED BY STREET TRAFFIC STUDIES L.T.D.
13. WETLANDS DELINEATION AND REPORT AND FOREST STAND DELINEATION AND REPORT PREPARED BY EXPLORATION RESEARCH INC.
14. THERE ARE NO FLOODPLAINS, HISTORIC STRUCTURES OR CEMETERIES ON-SITE.
15. WATER AND SEWER WILL BE EXTENDED ALONG ILCHESTER ROAD AND BE CONNECTED TO EXISTING UTILITIES. SEE SCHEMATIC LAYOUT ON SHEET 2 OF 2.
16. THE PROPERTY IS IN THE METROPOLITAN WATER AND SEWER DISTRICT.
17. SPEED CONTROL DEVICES WILL BE PROVIDED IN ACCORDANCE WITH DESIGN MANUAL VOLUME III AND BE SHOWN AT THE PRELIMINARY PLAN STAGE.
18. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
19. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
20. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NO. 9, 91EG AND 91E1.
21. ON NOVEMBER 20, 2001 THE PLANNING DIRECTOR GRANTED APPROVAL TO W-02-12 FROM SECTION 6.110 (a)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW GRADING AND REMOVAL OF VEGETATION WITHIN THE WETLANDS AND THEIR BUFFER FOR THE PURPOSE OF UPGRADING THE EXISTING POND TO MD 27B STANDARDS FOR A STORMWATER MANAGEMENT FACILITY SUBJECT TO THE FOLLOWING CONDITIONS:
 - 1.) OBTAINING ALL NEEDED FEDERAL AND STATE PERMITS.
 - 2.) MITIGATE FOR DISTURBED WETLANDS AT 1:1 RATIO.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James J. Smith
PLANNING DIRECTOR
3/5/02
DATE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: 1/23/02



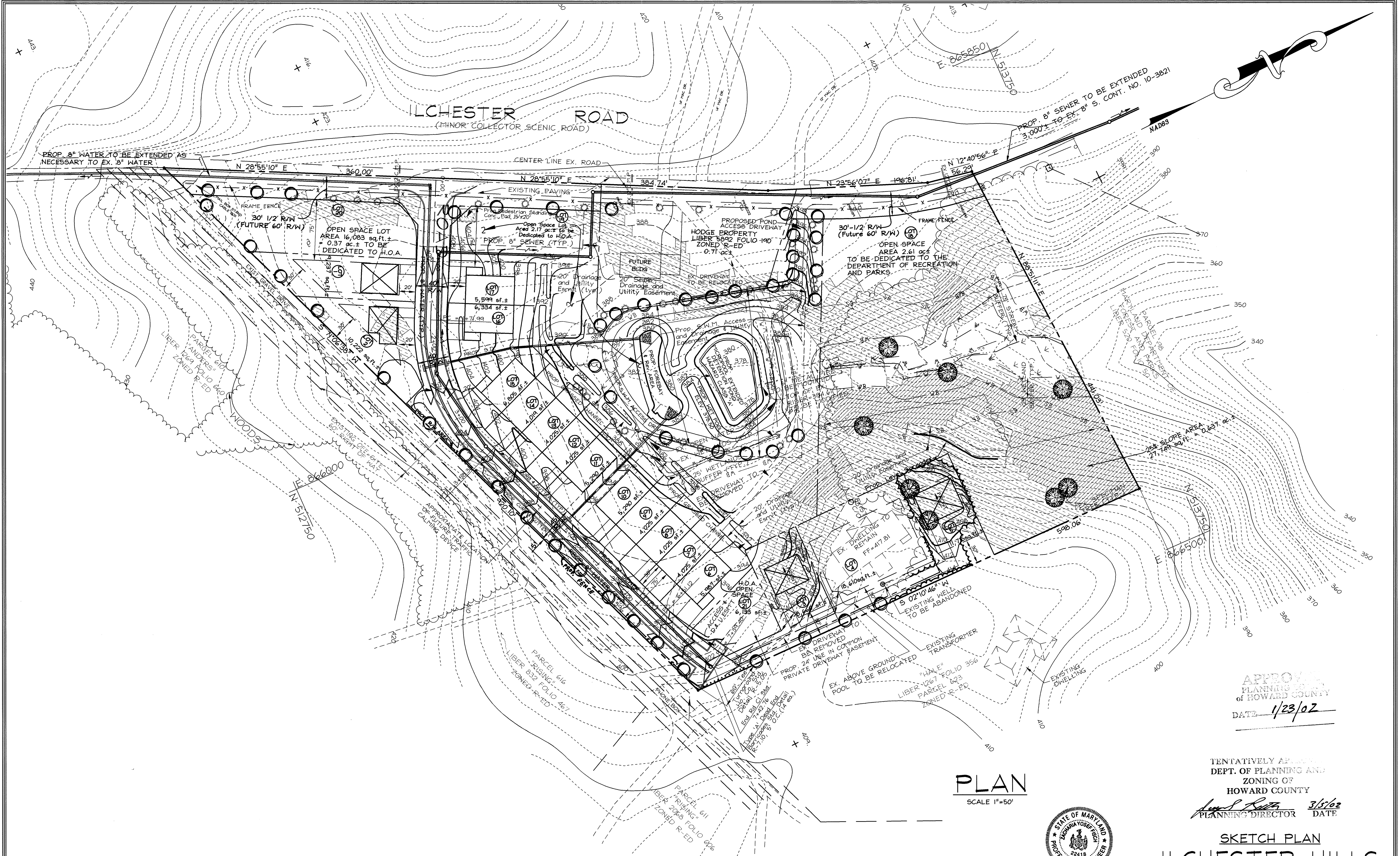
SKETCH PLAN ILCHESTER HILLS

TAX MAP: 31 PARCEL: 419 GRID: 5
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 10, 2002
SHEET 1 OF 2
DRAWN BY: M. TAYLOR CHKD BY: Z.F.
DESIGNED BY: M. TAYLOR CHKD BY: Z.F.

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

OWNER/DEVELOPER
DENNIS A. & JUNG D. HODGE
4625 ILCHESTER ROAD
ELlicOTT CITY, MD 21043-6819

S-01-13



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 1/23/02

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE 3/15/02

SKETCH PLAN
ILCHESTER HILLS

TAX MAP : 31 PARCEL : 419 GRID : 5
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND DATE: FEBRUARY 18, 2002
SCALE: AS SHOWN SHEET 2 OF 2
DRAWN BY: M. TAYLOR CHK'D BY: Z.F.

PLAN
SCALE 1"=50'



Zachary Y. Fisch
2/18/02

OWNER/DEVELOPER

DENNIS A. & JUNG D. HODGE
4626 ILCHESTER ROAD
ELlicOTT CITY, MD 21043-6819

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