

Site Analysis Data Chart

1. General Site Data

- a. Present Zoning: R-20
- b. Applicable DPZ File Reference: S-02-15
- c. Proposed Use of Site or Structure(s): SFD RESIDENTIAL
- Proposed Water and Sewer Systems: X Public Private
- Any Other Information Which May be Relevant:

2. Area Tabulation

- a. Total Area of Site: 7.0 +/- Acres.
- b. Approximate Area of 100 Year Floodplain: 0 Acres.
- c. Approximate Area of Steep Slopes (25% or Greater): 0.0 +/- Acres.
- d. Net Area of Site: 7.0 +/- Acres.
- e. Area of Proposed Building Lots: 3.5 +/- Acres.
- f. Area of Proposed Open Space Lots: 2.33 +/- Acres.
- g. Area of Proposed Preservation Parcels: NIA
- h. Area of Bulk Parcels: NIA Acres.
- i. Area of Proposed Public Roads: 1.1 +/- Acres.
- j. Area of Proposed Private Roads: 0.0 Acres.

3. Unit/Lot Tabulation

- a. Total Number of Residential Units/Lots Allowed for Project by Rights: NIA
- b. Total Number of Residential Units/Lots Proposed on this Submission: 10 D.U.*
- c. Density of Project Per Gross Acre: 1.66 Lots / Acre
- d. Total Number of Preservation Parcels Proposed: NIA
- e. Total Number of Open Space Lots Proposed: 1
- f. Total Number of Non-Buildable Bulk Parcels Proposed: NIA
- g. Total Number of Lot/Parcel Proposed: 11

4. Open Space Data

- a. Minimum Residential Lot Size Selected: 14,000 Square Feet
- b. Open Space Required: .21 Acres (30% of gross area)
- c. Total Open Space Provided on This Submission: 2.33 Acres (30%)
Non-Credited Open Space provided: 0.16 Acres
- d. Area of Recreation Open Space Required: 2,000 S.F. (200 S.F./LOT)
- e. Area of Rec. Open Space Provided on This Submission: 2,000+

* Proposed lots 1 & 10 are partially located on Parcel 243 from lots 41 & 42 respectively.

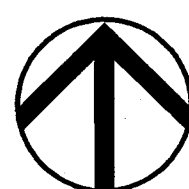
**SWM FACILITY 1
DESIGN FLOW - SUMMARY PROPOSED CONDITIONS**

Structure Type	MICRO POOL, EXTENDED DETENTION, P-1
Water Quality Type	MICRO POOL, EXTENDED DETENTION, P-1
Water Quality Storage Required (WQR) (Ac-ft)	0.143
Water Quality Storage Provided (WQP) (Ac-ft)	0.202
Recharge Required (RR) (Ac)	0.40
Recharge Required (RR) To Be Treated By A Grass Channel (Ac-ft)	0.41
Channel Protection Required (CPR) (Ac-ft)	0.63
Flood Protection Required (FPR) (Ac-ft)	0.83
1-Yr Pre-Development Q (cfs)	4.94
1-Yr Post-Development Q (cfs)	7.41
1-Yr Post-Development Q, Bypass (cfs)	1.50
25-Yr Pre-Development Q (cfs)	32.31
25-Yr Post-Development Q (cfs)	35.60
25-Yr Post-Development Q, Bypass (cfs)	5.71
100-Yr Pre-Development Q (cfs)	49.23
100-Yr Post-Development Q (cfs)	53.26
100-Yr Post-Development Q, Bypass (cfs)	8.04

WATER QUALITY IS MET BY MICRO POOL. RECHARGE IS MET BY A GRASS SWALE ALONG THE PROPOSED DRIVE AND ALONG THE SOUTH EDGE OF THE LOTS. CHANNEL PROTECTION VOLUME IS MET BY EXTENDED DETENTION OF THE 1-YR STORM IN THE SWM FACILITY AND BY NATURAL AREA CONSERVATION. FLOOD PROTECTION OF THE 25 YEAR STORM WILL BE PROVIDED BY EXTENDED DETENTION.

THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

GEOTECHNICAL ANALYSIS, IN ACCORDANCE WITH APPENDIX D1 OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL, THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) COUNTY SOIL MAPPING SHOWS 'B' AND 'C' SOILS TYPES IN THE AREA OF THE PROPOSED FACILITY. THEREFORE, PRELIMINARY INVESTIGATION DOES NOT PROHIBIT THE PROPOSED MICRO POOL, EXTENDED DETENTION (P-1) FACILITY. A LINER WILL BE ADDED IF THE BORINGS INDICATE ONE IS REQUIRED. IF ROCK IS ENCOUNTERED, THE ROCK WILL BE OVER EXCAVATED BY A MINIMUM OF SIX INCHES AND APPROPRIATE MATERIAL WILL REPLACE THE REMOVED ROCK.

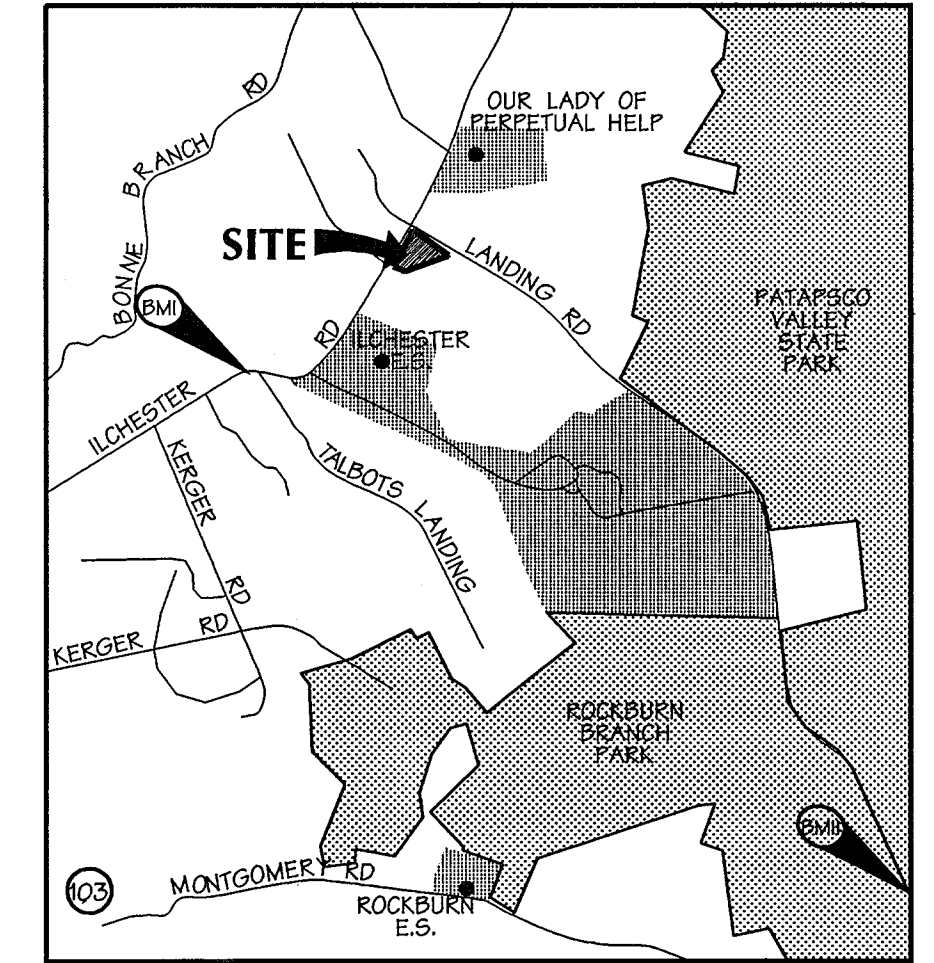


LOCATION MAP

SCALE 1"=100'

DATA SOURCES

LOCATIONS OF TREETLINES SHOWN ARE THE RESULT OF A DMW FIELD VISIT AND ENVIRONMENTAL SURVEY IN SEPT. 2002. THESE LOCATIONS ARE PRELIMINARY AND APPROXIMATE.
TOPOGRAPHY, STREAMS (OFF PROPERTY), ROADWAY AND OTHER ELEMENTS WERE TAKEN FROM HOWARD COUNTY TOPD CD, 1993.
BOUNDARY PER FIELD SURVEY BY DMW DATED JANUARY, 2003.
SOILS TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1968.



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VICINITY MAP

SCALE: 1" = 2000'

BENCHMARK

DESCRIPTION

- BM1
#31EA-DISC SET IN CONCRETE
N 56264.323
E 137405.935
ELEVATION = 469.90
2 FT. SOUTH OF SIDEWALK ON ILCHESTER ROAD
1471 FT. FROM GATE IN FENCE ON TRANSMISSION LINE R.O.W.
- BM2
#37CA-DISC SET IN CONCRETE
N 564326.656
E 1382742.890
ELEVATION = 256.965
20.6' SOUTH OF CENTERLINE OF LANDING ROAD
25 MILES NORTHWEST ON LANDING ROAD FROM INTERSECTION OF LANDING ROAD AND MONTGOMERY RD.

General Notes

1. The project is in conformance with the latest Howard County standards unless waivers have been approved.
2. The existing topography is taken from "Howard County Maryland Site Planning GIS Data" with five-foot (1985) contour intervals prepared by Howard County Maryland/GIS office dated 1993.
3. Water and sewer extensions for this project will be public. The site is located within the Metropolitan District. The drainage area is the Patapsco Watershed.
4. Existing utilities shown are taken from record drawings obtained from Howard County.
5. Boundary shown hereon is based on deeds from Howard County.
6. Wetland report was prepared by DMW dated Sept, 2002.
7. APFO Traffic Analysis is not required for this project. This project is located farther than 1-1/2 miles from the intersection of two major collector roadways.
8. A noise study is not required for this project.
9. There are no known cemeteries or gravesites on this property.
10. 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 altering the number of units allocated for this development. The facility is to be privately owned and maintained by the H.O.A.
11. This proposal is subject to the Fifth Edition of the Subdivision and Land Development Regulations and to compliance with County Council Bill 50-2001 which amends portions of the Zoning Regulations.
12. A Scenic Road Study was submitted & approved by Howard County.
13. Coordinates shown hereon are based on the Ho. Co. Geodetic Control which is based on the MD State Plane Coordinate System. Ho. Co. Monuments #31EA and #37CA will be used for this project.

**TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY**

David J. Eagle 6/10/03
PLANNING DIRECTOR DATE

Date	No.	Revision Description

OWNER(S): Parcel 157 William E. Zaiser & Wf. 4925 Ilchester Road Ellicott City, MD 21043	DEVELOPER: James Keelby and Co. Inc. P.O. Box 522 61 E. Padonia Road Timonium, MD 21093
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DMW
Duff-McCune-Walker, Inc.
300 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

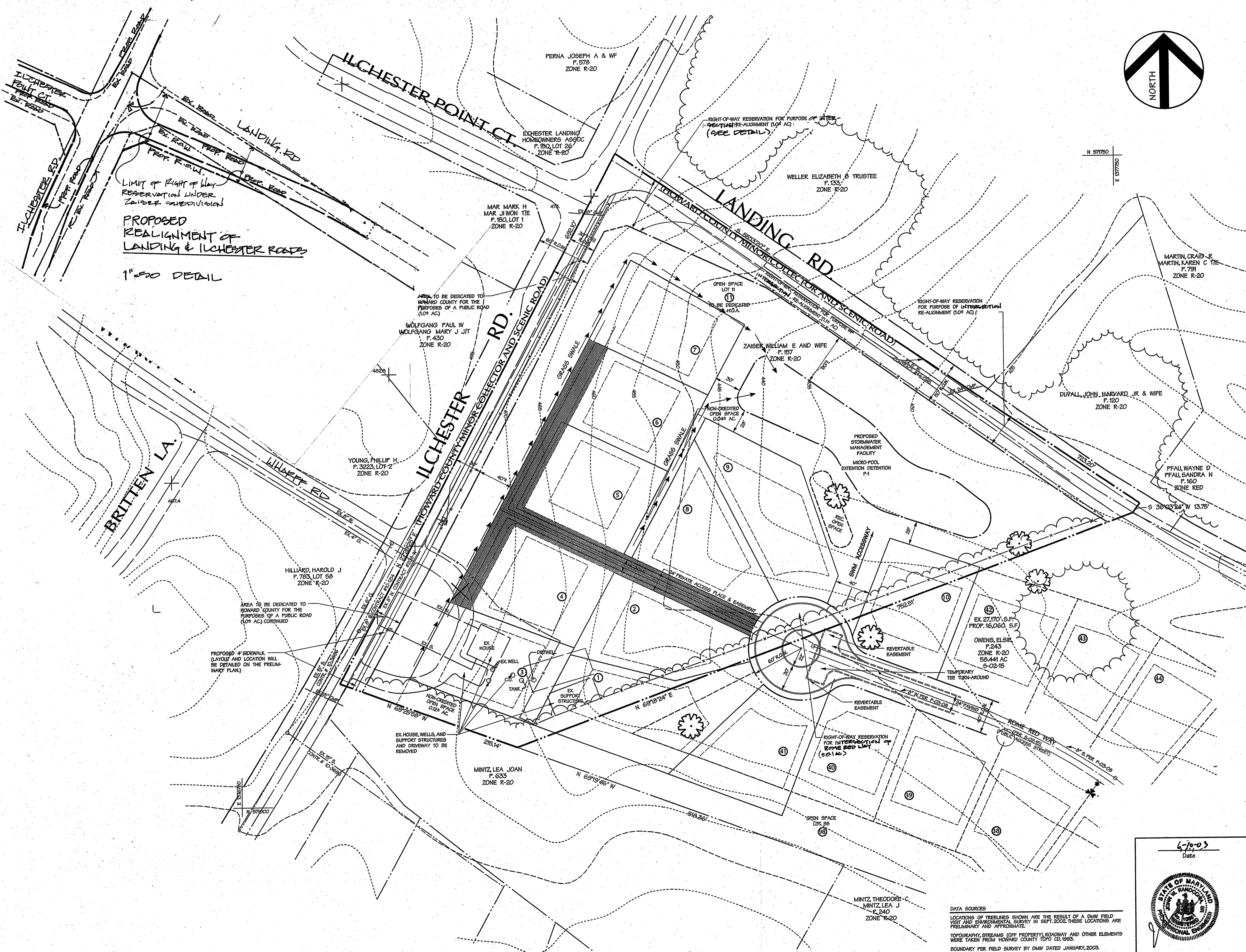
SUBDIVISION NAME	ZAISER PROPERTY	SECTION/AREA		LOT/PARCEL #	157
PLAT OR L.P. INDEX #	228/B	ZONE	R-20	ELECT. DISTRICT	31

**ZAISER PROPERTY
SKETCH PLAN**

Des By	MJP	Scale	1"=50'	Proj. No.	02059.A
Drn By	AJS	Date	02/07/03	1 of 2	
Chk By			Approved		

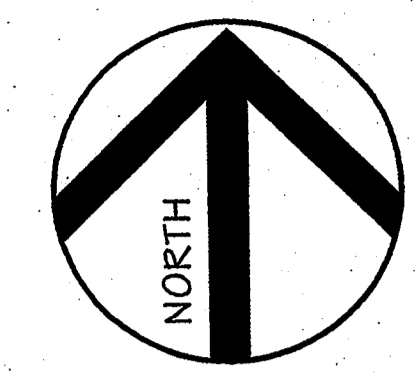
6-10-03
Date

PROFESSIONAL ENGR. NO. 10559



LEGEND

- HEAD OF STREAM
- STREAM CENTERLINE
- 75' STREAM BUFFER
- WETLAND
- 25' WETLAND BUFFER
- PRELIM. 100 YR. FLOODPLAIN
- EX. TREELINE & EX. TREE
- EX. 5' CONTOUR
- EX. 25' CONTOUR
- EX. STRUCTURE
- PROP. TREELINE
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- 15-24.9% SLOPES
- STEEP SLOPES (25%+ SLOPES)
- NATURAL AREA CONSERVATION CREDIT EASEMENT
- GRASS SWALE



TENTATIVELY APPROVED
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Wanda J. Leighton 6/15/03
 PLANNING DIRECTOR JA DATE

Date	No.	Revision Description

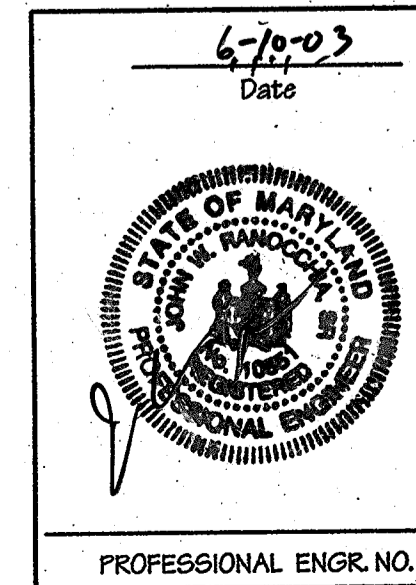
OWNER(S):
 Parcel 157
 William E. Zaiser & Wf.
 4905 Ilchester Road
 Ellicott City, MD 21043

DEVELOPER:
 James Keoby and Co. Inc.
 P.O. Box 525
 61 E. Padonia Road
 Timonium, MD 21083

DMW
 Draft-McCune-Walkers, Inc.
 300 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3833
 Fax: 296-4705

A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

OWNER'S NAME ZAISER PROPERTY	SECTION/AREA 21	LOT/FACIL # 157
DATE OF L.P. PLAN # 22818	ZONE R-20	ELECT. DISTRICT 1
TITLE ZAISER PROPERTY SKETCH PLAN		
Des. By MJP	Scale 1"=50'	Proj. No. 02059A
Drn. By AJS	Date 02/07/03	2 of 2
Chk. By	Approved	



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