



VICINITY MAP  
SCALE: 1"=2000'

**BENCH MARKS - NAD '83**

HO. CO. #24FB N-58285.103 STAMPED DISC ON CONC. MONUMENT 42' NW FROM PK SET ALONG N. EDGE OF MANORAN ROAD, 128' FROM EX. TWNHSE.; WITHIN TRANSMISSION LINE R/W	EL=423.273 E-1,364,255.930
HO. CO. #2413 N-580,648.904 STAMPED DISC ON CONC. MONUMENT 159' NE FROM BOE POLE #501754; 97.3' SE FROM EX. 10' CEDAR TREE IN CENTER OF TRANSMISSION LINE R/W	EL=404.482 E-1,364,974.471

**LEGEND**

SOILS CLASSIFICATION	AbC1
SOILS DELINEATION	---
EXISTING CONTOURS	999
LIMIT OF WETLANDS	---
EXISTING WOODS LINE	---
PROPOSED WOODS LINE	---
EXISTING STRUCTURE	---
PROPOSED STRUCTURE	---
STEEP SLOPES 15% TO 24.9%	---
STEEP SLOPES 25% OR GREATER	---
PROP. SWM ACCESS ESMT. FOR OPEN SPACE LOTS	---
DRAINAGE AREA	---
DRAINAGE DIVIDE	---
TO STUDY PATH	---
EX. SOUND MONITORING TEST SITE w/RESULTS	---

**PLAN**  
SCALE: 1" = 50'

**GENERAL NOTES**

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- THE BOUNDARY SHOWN IS BASED ON A MONUMENTED FIELD-RUN SURVEY PERFORMED BY BENCHMARK ENGINEERS, INC., DATED MARCH, 2003.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL MONUMENTS 24FB & 2413, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY BENCHMARK ENGINEERING, INC., DATED MARCH, 2003. CONTOUR INTERVAL IS 2 FEET.
- EXISTING UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND RECORD DRAWINGS.
- FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MAY, 2003.
- A.P.F.O. TRAFFIC STUDY PREPARED BY THE MARS GROUP, INC. DATED MAY, 2003.
- STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES 1 & II.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE FULFILLED.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC, CONNECTING TO CONTRACT NO.845-W&S. DRAINAGE AREA IS WITHIN THE PATAPSCO RIVER WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- STREET LIGHTS ARE REQUIRED FOR THIS PROJECT.
- THERE IS AN EXISTING DWELLING LOCATED ON-SITE (FUTURE LOT 1) TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- NO WETLANDS EXIST WITHIN THE LIMITS OF PROJECT AS PER CERTIFICATION LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED APRIL, 2003.
- 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.
- THIS PLAN IS SUBJECT TO THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS. IT WILL ALSO FALL UNDER THE CRITERIA ESTABLISHED UNDER THE INFILL DEVELOPMENT REGULATIONS OF COUNCIL BILL 45-2003 EFFECTIVE OCTOBER 2, 2003.
- SUBJECT PROPERTY IS ZONED R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- APPLICABLE HOWARD COUNTY DPZ FILE REFERENCES FOR THIS PROJECT: F-03-190, WP-03-137, WP-04-72
- IT IS UNDERSTOOD THAT THE FINAL DESIGN OF THE ROADWAY AND TEE TURNAROUND WILL BE IN COMPLIANCE WITH ALL SPECIFICATIONS AND REGULATIONS IN EFFECT AT THE TIME OF PRELIMINARY PLAN SUBMISSION AND THAT THIS MAY ALTER THE LAYOUT AS SHOWN ON THIS PLAN.
- WAIVER PETITION WP-04-72 WAS REQUESTED AND APPROVED ON DECEMBER 28, 2003 TO WAIVE SECTION 16.120(c)(2) PER THE FOLLOWING CONDITIONS; THE PROPOSED OPEN SPACE LOTS 3 & 4 SHALL BE DEDICATED TO THE H.O.A. FOR SWMF PURPOSES; MINIMUM RESIDENTIAL LOT SIZES MUST BE 20,000 S.F. OR GREATER; AND ACCESS TO THESE OPEN SPACE LOTS SHALL BE DIRECTLY FROM THE PROPOSED PUBLIC RIGHT-OF-WAY EXTENSION OF VIEW TOP ROAD.
- WAIVER PETITION WP-03-137 WAS REQUESTED AND APPROVED ON SEPTEMBER 23, 2003 TO WAIVE SECTION 16.120(c)(2) PER THE FOLLOWING CONDITIONS; THE PROPOSED USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOT 1 OF THE HAWES PROPERTY, LOT 4 OF THE MOSNER PROPERTY, AND PARCEL 384 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD.; AND THAT ANY FUTURE RE-SUBDIVISION OF NON-BUILDABLE LOT 2 WILL BE SUBJECT TO COMPLIANCE WITH ALL APPLICABLE SUBDIVISION, APFO, STORMWATER MANAGEMENT, FOREST CONSERVATION AND LANDSCAPE REQUIREMENTS IN EFFECT AT THAT TIME.
- WAIVER PETITION WP-04-31, REQUESTED TO WAIVE SECTION 16.120(b)(4)(iii)(a), WAS ALLOWED TO EXPIRE AND BECAME NULL & VOID DUE TO INACTIVITY.

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
8	21,182.8 S.F.	1,176.7 S.F.	20,006.1 S.F.

**SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A. #1**

STEP	REQUIREMENT	VOLUME REQUIRED (AC.-FT.)	NOTES
1	WATER QUALITY VOLUME (WQ <sub>v</sub> )	0.0613 (=2,870.2 C.F.)	PROVIDED WITHIN POCKET WETLAND, NATURAL CONSERVATION AREAS GRASSED SWALES AND DRYWELLS AND/OR RAINGARDENS
2	RECHARGE VOLUME (R <sub>v</sub> )	0.0092 (=400.8 C.F.) OR 0.0830 AC.	PROVIDED WITHIN GRASSED SWALES DRYWELLS AND/OR RAINGARDENS
3	CHANNEL PROTECTION VOLUME (C <sub>v</sub> )	0.2251 (= 9,805.4 C.F.)	PROVIDED WITHIN POCKET WETLAND
4	OVERBANK FLOOD PROTECTION VOLUME (O <sub>v</sub> )	N/A	PROVIDE SAFE PASSAGE FOR THE 10-YR. EVENT IN FINAL DESIGN
5	EXTREME FLOOD VOLUME (E <sub>v</sub> )	0.33 (= 14,374.8 C.F.)	PROVIDED WITHIN POCKET WETLAND

**SOILS LEGEND**

MAP SYMBOL	SOIL TYPE	MAPPING UNIT
KeC3	D	KELLY CLAY LOAM - 15 TO 30 PERCENT SLOPES - SEVERELY ERODED
KeC2	D	KELLY SILT LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
MIB2	B	MANOR LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
MIC3	B	MANOR LOAM - 8 TO 15 PERCENT SLOPES - SEVERELY ERODED
MID3	B	MANOR LOAM - 15 TO 25 PERCENT SLOPES - SEVERELY ERODED
MdD	C	MONTALTO & RELAY VERY STONY SILT LOAMS - 3 TO 25 PERCENT SLOPES

HO. CO. USDA SOILS MAP No.16  
\* - INDICATES HYDRIC SOILS INCLUSIONS

**CENTERLINE CURVE DATA**

CURVE	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	PC=0+00.00 PRC=1+33.93	551.00'	133.93'	13°55'38"	67.30'	N01°53'32"W 133.60'
C2	PRC=1+33.93 PRC=1+55.98	599.00'	22.05'	2°06'32"	11.03'	S07°48'05"E 22.05'
C3	PRC=1+55.98 PT=1+89.36	50.00'	33.38'	38°14'44"	17.34'	N25°52'10"W 32.76'
C4	PC=2+21.98 PCC=3+16.25	120.00'	94.27'	45°00'41"	49.72'	S22°29'12"E 91.87'
C5	PCC=3+16.25 PRC=3+80.22	144.87'	63.96'	25°17'48"	32.51'	S12°40'03"W 63.44'
C6	PRC=3+80.22 PT=4+97.98	150.00'	117.78'	44°58'53"	62.10'	N02°49'30"E 114.76'

**SITE DATA TABULATION**

- GENERAL SITE DATA
  - PRESENT ZONING: R-20
  - APPLICABLE DPZ FILE REFERENCES: N/A
  - DEED REFERENCE: L.3378 / F.455
  - PROPOSED USE OF SITE: 7 SFD HOMES (INCL. 1 EX.)
  - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- AREA TABULATION
  - TOTAL AREA OF SITE ..... 5.61 Ac.±
  - AREA OF 100 YEAR FLOODPLAIN (APPROX.) ..... N/A
  - AREA OF STEEP SLOPES (25% OR GREATER) ..... 0.84 Ac.±
  - NET AREA OF SITE ..... 4.77 Ac.±
  - AREA OF THIS PLAN SUBMISSION ..... 5.61 Ac.±
  - AREA OF PROPOSED BUILDABLE LOTS ..... 3.32 Ac.±
  - AREA OF OPEN SPACE LOTS ..... 1.72 Ac.±
  - AREA OF PROPOSED PUBLIC ROAD R/W ..... 0.57 Ac.±
- LOT TABULATION
  - ALLOWABLE RESIDENTIAL LOT YIELD: N/A
  - TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION ..... 7 (INCL. 1 EX.)
  - TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED ON THIS SUBMISSION ..... 2
- OPEN SPACE DATA
  - MINIMUM RESIDENTIAL LOT SIZE ..... 20,000 S.F.
  - OPEN SPACE REQUIRED ..... 6% x 5.61 Ac. = .336 Ac.
  - TOTAL AREA OF PROPOSED OPEN SPACE LOTS ..... 1.72 Ac.
  - TOTAL AREA OF NON-CREDITED NARROW O.S. .... N/A
  - TOTAL CREDITED OPEN SPACE PROVIDED ..... 1.72 Ac.
- AREA OF RECREATIONAL OPEN SPACE REQUIRED ..... N/A
- AREA OF RECREATIONAL OPEN SPACE PROVIDED ..... N/A

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*Debra L. Apple* 2/13/04  
PLANNING DIRECTOR DATE

**BENCHMARK ENGINEERING, INC.**  
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DEVELOPER: SECURITY DEVELOPMENT, L.L.C.  
P.O. BOX 417  
ELLCOTT CITY, MARYLAND 21041  
PHONE: (410) 465-4244

OWNER: SHIRLEY MARIE W. HAWES  
105 W. JOPPA ROAD  
UNIT 302  
TOWSON, MARYLAND 21204-3754

PROJECT: HAWES PROPERTY  
SUBDIVISION (RE-SUBDIVISION OF LOT 2)  
LOTS 1 & 5-10 AND O.S. LOTS 3 & 4

LOCATION: TAX MAP 24 - GRID 17  
PARCEL 253 - ZONE: R-20  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: SKETCH PLAN

DATE: MAY 23, 2003  
FEBRUARY 6, 2004

PROJECT NO. 1574

Des: MCR/DAM Draft: MCR Check: DAM

SCALE: AS SHOWN DRAWING 1 OF 1