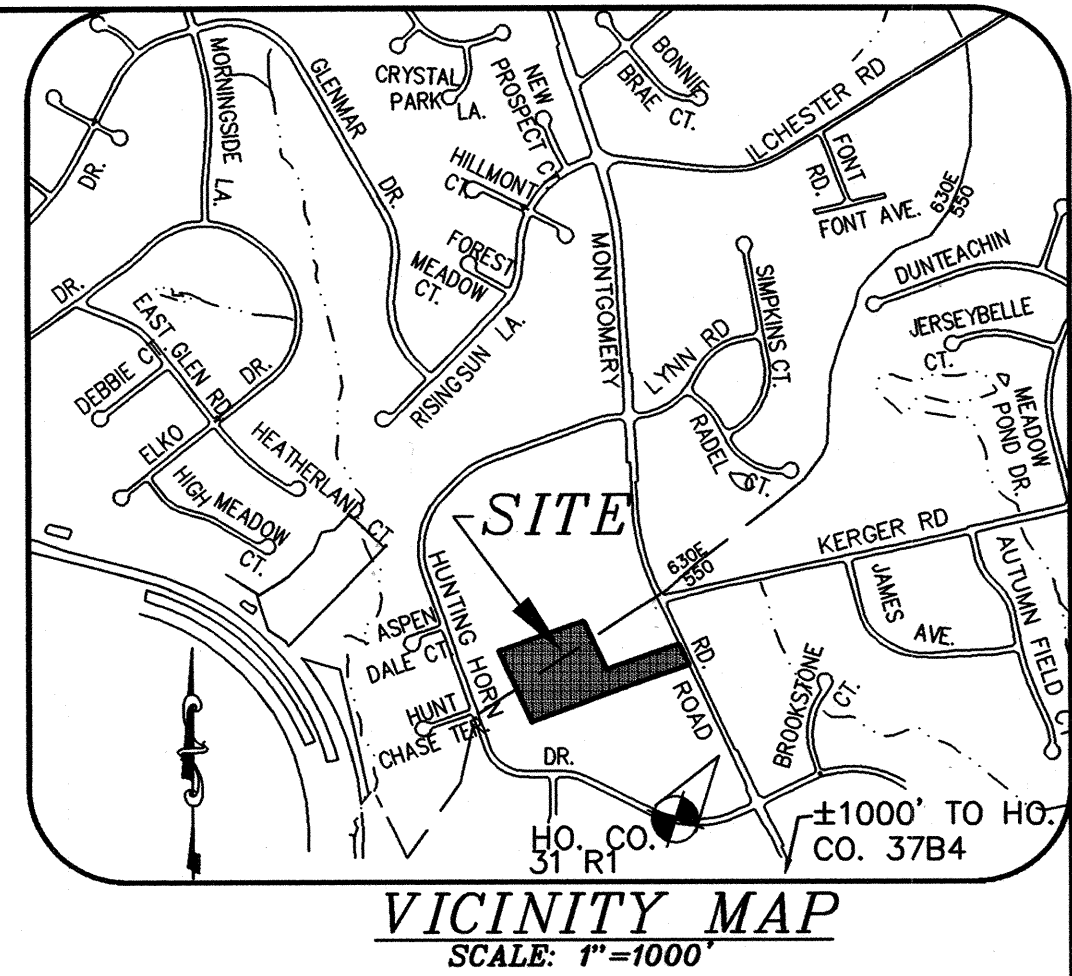
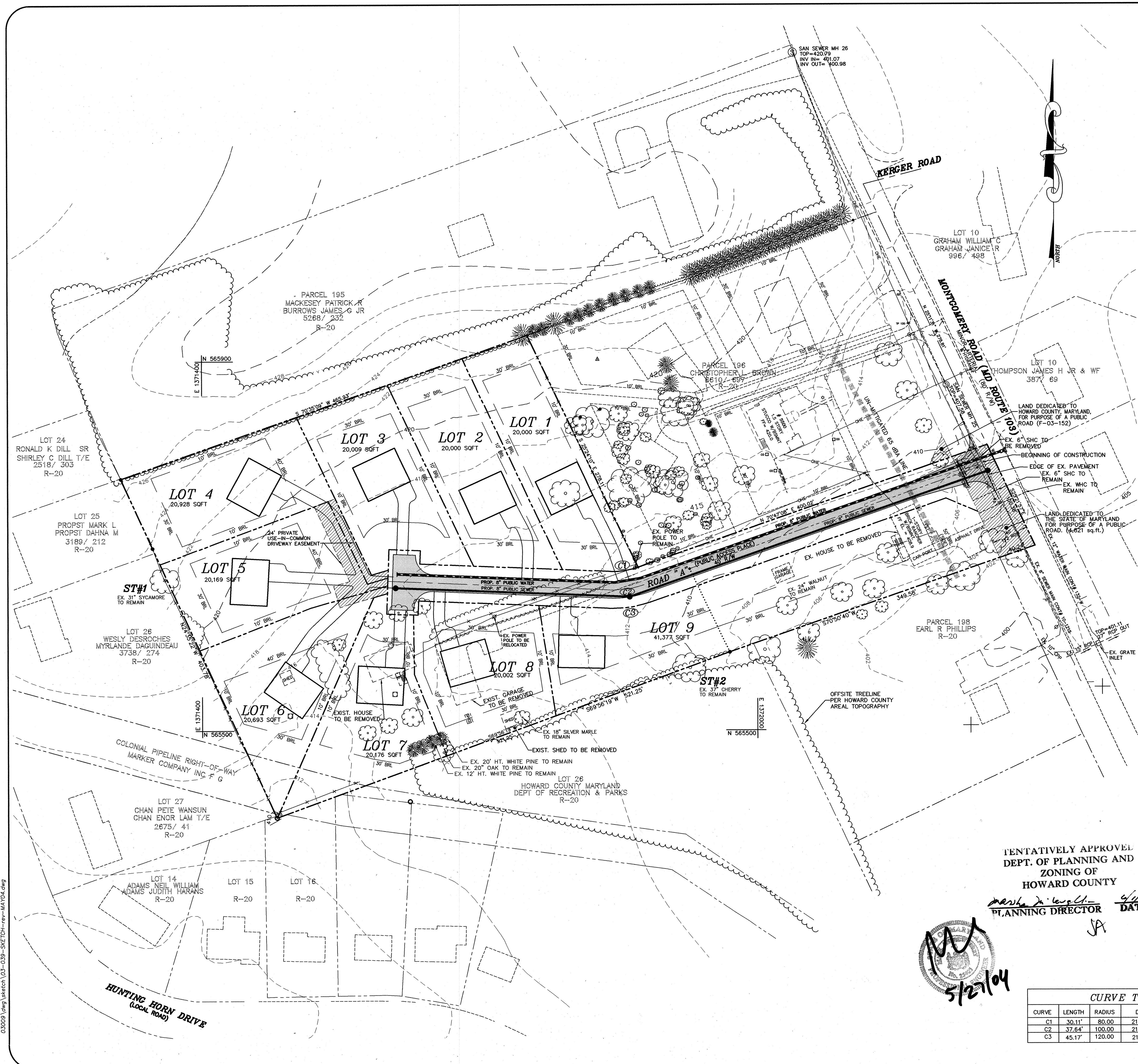


03009 (wp) sketch 03-039-SKETCH-REV-144704.dwg



GENERAL NOTES:

- SITE DATA:**
 - ZONING: R-20 (ZONING DATED FEBRUARY 2, 2004)
 - TAX MAP 31: PARCEL 595 & 595 BLOCK 20
 - DEED REFERENCE: 541/356, 473/454
 - GROSS AREA: 5.397 ACRES ±
 - MINIMUM LOT SIZE: 20,000 SQ. FT.
 - NUMBER OF PROPOSED BUILDABLE LOTS: 9
 - AREA OF OPEN SPACE PROVIDED: 0 AC (FEE-IN-LIEU)
 - AREA OF PUBLIC ROAD DEDICATION: 0.11 ACRES ±
- TOPOGRAPHY FOR DEVELOPED AREAS IS BASED ON A FIELD RUN SURVEY BY MILDENBERG BOENDER & ASSOC. ON OR ABOUT JUNE 2003. OFFSITE TOPO IS SUPPLEMENTED WITH HOWARD COUNTY AERIAL TOPOGRAPHY.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT JUNE 2003.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 25.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- ALL AREAS ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- ALL EXISTING STRUCTURES SHALL BE REMOVED EXCEPT AS NOTED OTHERWISE ON THIS PLAN.
- THIS PLAN IS SUBJECT TO COUNCIL BILL 45-2003, THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND TO THE FEBRUARY 2, 2004, ZONING REGULATIONS.
- NO STEEP SLOPES, 15% TO 25% SLOPES, STREAMS OR WETLANDS EXIST ON SITE.
- THE FILLET RADIUS FOR THE T TURNAROUND IS 20'.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31R1, 37B4.
 - STA. No. 31R1: N 563,303.465 ELEV. 401.748 STA. No. 37B4: N 563,928.548 ELEV. 402.115
 - E 1,367,517.678 E 1,373,109.059
- TRAFFIC STUDY WAS PREPARED BY MARS GROUP ON OR ABOUT MAY 2003.
- 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 LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- FOR DRIVEWAY INTERSECTION DETAIL USE HOWARD COUNTY STANDARD DETAILS R-6-05
- STORMWATER MANAGEMENT IS SATISFIED THROUGH THE USE OF THE GRASS CHANNEL CREDIT, THE ROOFTOP DISCONNECTION CREDIT, THE NON-ROOFTOP DISCONNECTION CREDIT & RAIN GARDENS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
- NO WETLANDS OR FOREST STANDS EXIST ON-SITE PER FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL SERVICES IN JUNE 2003.
- THE CONTRACTOR SHOULD BE AWARE THAT THE GROUND CLEARANCE TO TWO EXISTING OVERHEAD POWER LINES IS APPROXIMATELY 12' IN THE VICINITY OF THE EXISTING HOUSE ON LOT 10.
- ADEQUATE FACILITIES ROAD TEST EVALUATION WAS PERFORMED BY MARS GROUP IN JULY 2003.
- EXISTING PUBLIC WATER AND SEWER WILL BE UTILIZED. A PUBLIC WATER AND SEWER EXTENSION WILL BE CONSTRUCTED ALONG FUTURE ROAD "A", AND WILL TIE INTO EXISTING WATER CONTRACT 132-W AND EXISTING SEWER CONTRACT 10-1215 (MONTGOMERY RD).
- THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR SIZE AND SHAPE. IT IS UNDERSTOOD THAT THESE SYSTEMS HAVE NOT BEEN DESIGNED AND THEIR SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- ACCELERATION AND DECELERATION LANES ARE REQUIRED. DETAILS WILL BE SHOWN ON THE FINAL ROAD CONSTRUCTION PLANS.
- ROAD DEDICATION FOR ROAD "A" TRUNCATION PROVIDED UNDER OCH'S PROPERTY, F-03-152. FINAL PLAN APPROVAL FOR SPENCE PROPERTY IS CONTINGENT UPON ROAD DEDICATION OF TRUNCATION UNDER OCH'S PROPERTY SUBDIVISION.
- DESIGN MANUAL WAIVER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD DETAIL R-1.02, WHICH REQUIRES A CLOSED SECTION FOR A PUBLIC ROAD IN R-20 ZONING APPROVED ON APRIL 15, 2004, SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE APPLICANT MUST PROVIDE ROAD FRONTAGE IMPROVEMENTS ALONG MD 103 AS PER THE STATE HIGHWAY ADMINISTRATION.
 - B. THE APPLICANT SHALL ENSURE THAT ALL STORMWATER RUNOFF FROM THIS PROPERTY IS ADEQUATELY DISCHARGED TO A DOWNSTREAM OUTFALL WITH NO DELETERIOUS IMPACTS ON DOWNSTREAM PROPERTIES. TO THIS END THE APPLICANT MUST VERIFY THAT EXISTING CONVEYANCE SYSTEMS ALONG AND ACROSS MD ROUTE 103 ARE ADEQUATELY SIZED TO CONVEY THE 10-YEAR STORMWATER DISCHARGE FROM THIS PROPERTY.
 - C. ALL ROAD FRONTAGE IMPROVEMENTS SHALL BE COORDINATED WITH ANY REQUIRED IMPROVEMENTS NECESSARY FOR STORMWATER RUNOFF CONVEYANCE.
 - D. THE APPLICANT SHALL PROVIDE A SIDEWALK ALONG THE ENTIRE AREA OF ROAD FRONTAGE IMPROVEMENTS REQUIRED BY SHA, SUBJECT TO SHA APPROVAL.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Masha D. Long
PLANNING DIRECTOR *4/18*
DATE *JA*



LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
4	20,000 sq.ft.	928 sq.ft.	20,928 sq.ft.
5	20,000 sq.ft.	169 sq.ft.	20,169 sq.ft.
6	20,557 sq.ft.	136 sq.ft.	20,693 sq.ft.

LEGEND

PROPOSED PUBLIC ROAD

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	30.11'	80.00	21°33'56"	15.24'	29.93'
C2	37.64'	100.00	21°33'56"	19.04'	37.42'
C3	45.17'	120.00	21°33'56"	22.85'	44.90'

OWNER
BRANTLY DEVELOPMENT GROUP INC.
8835-P COLUMBIA 100 PARKWAY
COLUMBIA MD 21045

date	MAY 2004
project	2003-039
illustration	MMT/MAP
scale	1"=50'
approval	MAP

description	revisions
no.	date

SPENCE PROPERTY
TAX MAP 31, PARCEL 565 & 595, BLOCK 20
HOWARD COUNTY
FIRST ELECTION DISTRICT
SKETCH PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax (301) 621-5523 Wash. (410) 997-0298 Fax