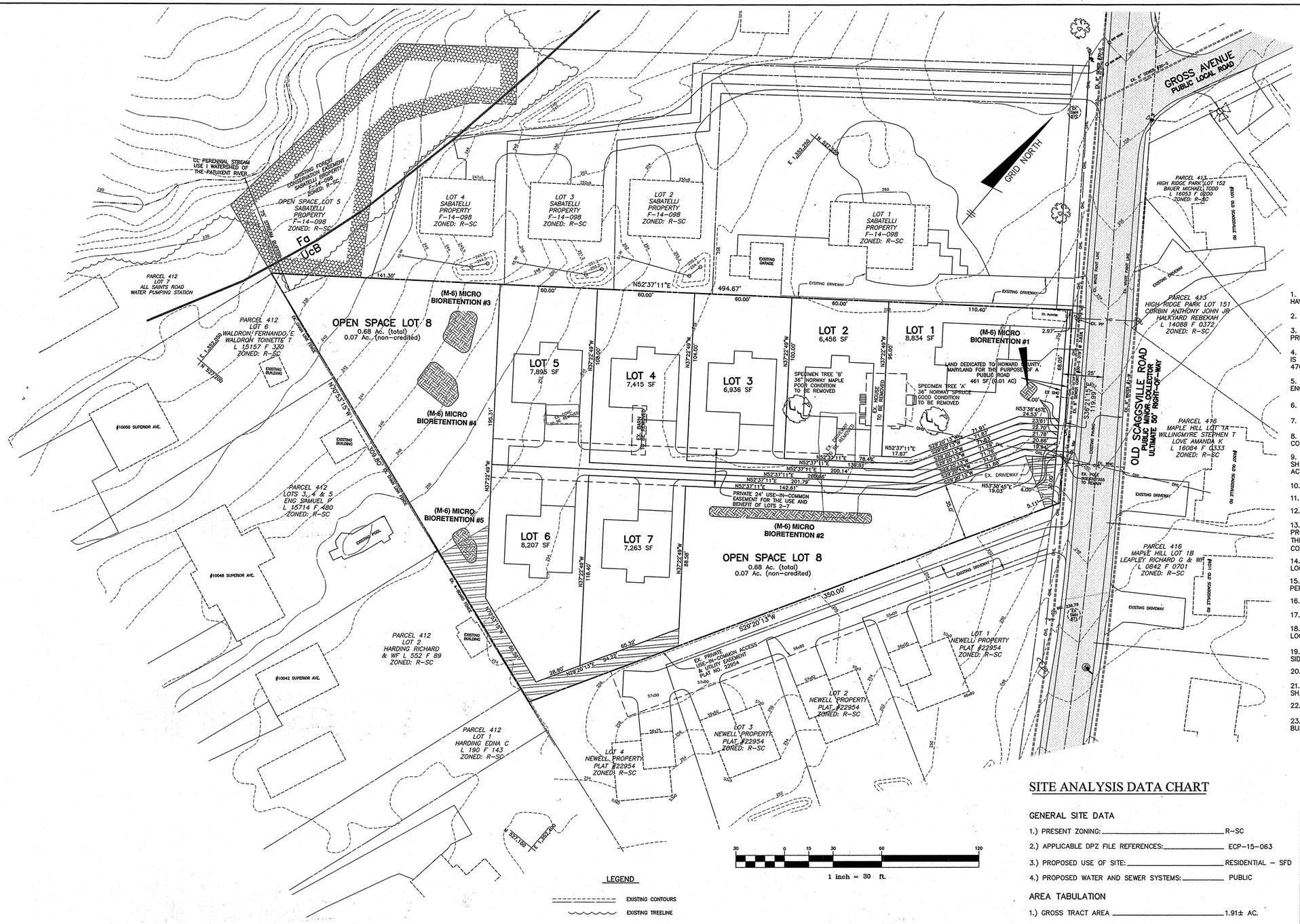
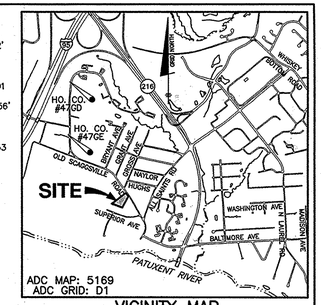


BENCH MARKS (NAD83)

HO. CO. No. 47GD ELEV. 312.32'
NEAR 9028 OLD SCAGGSVILLE ROAD
6 FEET FROM FIRE HYDRANT
33.9 FEET FROM BGE 315258
N 530494.447 E 1350872.301

HO. CO. No. 47GE ELEV. 335.756'
BY 9160 OLD SCAGGSVILLE ROAD
19.8 FEET FROM WATER METER
76.5 FEET FROM BGE 31000
N 529044.964 E 1350854.953



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. SUBJECT PROPERTY ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
3. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD SURVEY WITH 2 FOOT CONTOUR INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC. DATED JANUARY, 2015.
4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 47GD AND 47GE WERE USED FOR THIS PROJECT.
5. PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED JANUARY, 2015.
6. WATER IS PUBLIC. CONTRACT #1-W. DRAINAGE AREA IS MIDDLE PATUXENT.
7. SEWER IS PUBLIC. CONTRACT #30-S. DRAINAGE AREA IS MIDDLE PATUXENT.
8. EXISTING UTILITIES ARE BASED ON FIELD SURVEY LOCATIONS, CONTRACT DRAWINGS AND HOWARD COUNTY GIS.
9. STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS 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.
10. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
11. TRAFFIC STUDY WAS PREPARED BY MARS GROUP IN APRIL, 2015.
12. SPEED STUDY WAS PREPARED BY MARS GROUP IN APRIL, 2014.
13. THE FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN NOVEMBER, 2014. THERE IS NO FOREST STANDS OR WETLANDS LOCATED ON THIS SITE. THERE ARE TWO SPECIMEN TREES LOCATED ON THE SITE (A 36" NORWAY SPRUCE IN GOOD CONDITION AND A 36" NORWAY MAPLE IN POOR CONDITION).
14. THERE ARE NO WETLANDS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
15. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE STREAM BUFFER.
16. THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
17. ECP-15-063 WAS SUBMITTED SIMULTANEOUSLY WITH THIS SKETCH PLAN SUBMITTAL.
18. THE FOREST CONSERVATION OBLIGATION SHALL BE ADDRESSED BY THE OFFSITE MITIGATION BANK LOCATED IN THE PARK OVERLOOK SUBDIVISON, F-13-093.
19. A PAYMENT TO CAPITAL PROJECT #K-5061 SHALL BE MADE FOR THE COST OF THE REQUIRED SIDEWALK IMPROVEMENTS ALONG THE SCAGGSVILLE ROAD FRONTAGE.
20. THE REQUIRED COMMUNITY MEETING WAS HELD ON APRIL 7, 2015.
21. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
22. ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL PLAT.
23. A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS EXPENSE.

SITE ANALYSIS DATA CHART

GENERAL SITE DATA

1.) PRESENT ZONING: R-SC
2.) APPLICABLE DPZ FILE REFERENCES: ECP-15-063
3.) PROPOSED USE OF SITE: RESIDENTIAL - SFD
4.) PROPOSED WATER AND SEWER SYSTEMS: PUBLIC

AREA TABULATION

1.) GROSS TRACT AREA 1.91± AC.
2.) AREA WITHIN 100-YEAR FLOODPLAIN 0.00 AC.
3.) TOTAL AREA OF 25% OR GREATER STEEP SLOPES 0.00 AC.
AREA NOT IN FLOODPLAIN (FOR NTA CALC) 0.00 AC.
4.) NET TRACT AREA 1.91± AC.
5.) TOTAL NUMBER OF LOTS ALLOWED PER ZONING (4.0 DWELLING UNITS PER NET ACRE) 7
6.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION 7
7.) TOTAL OPEN SPACE REQUIRED (25% OF NET AREA) 0.48 AC.
RECREATIONAL OPEN SPACE IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 PROPOSED LOTS
8.) TOTAL OPEN SPACE PROVIDED 0.68± AC.
NON-CREDITED OPEN SPACE 0.07± AC.
CREDITED OPEN SPACE PROVIDED 0.61± AC.
9.) AREA OF BUILDABLE LOTS 1.22± AC.
AREA OF OPEN SPACE LOTS 0.68± AC.
AREA OF BUILDABLE BULK PARCELS 0.00± AC.
AREA OF PUBLIC RIGHT-OF-WAY 0.01± AC.

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING CL STREAM
- EXISTING FOREST CONSERVATION EASEMENT
- S00°00'00"W 000.00' — PROJECT BOUNDARY SITE FOR Pe CALCULATION
- OHL — EXISTING OVERHEAD LINES
- SOILS DELINEATION
- UcB — SOILS CLASSIFICATION
- NON-CREDITED OPEN SPACE
- MICRO BIORETENTION
- SPECIMEN TREE

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	6,456	456	6,000
3	6,936	696	6,240
4	7,415	935	6,480
5	7,895	1,175	6,720
6	8,207	1,174	7,033
7	7,263	934	6,329

MINIMUM LOT SIZE ALLOWED PER ZONING (SECTION 110.0.D.2): 6,000 SF

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 6/9/15

NO.	DATE	REVISION

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License Number: 21398, Expiration Date: 6-30-2017.
STATE OF MARYLAND — CHRISTOPHER ALAN MALONEY — 21398 — PROFESSIONAL ENGINEER
6-4-15

OWNER:
JAMES GRIMES AND GRACE C CHARLTON
9306 OLD SCAGGSVILLE ROAD
LAUREL, MARYLAND 20723
301-490-0388 (CONTRACT PURCHASER)

DEVELOPER/CONTRACT PURCHASER:
DEVELOPMENT PARTNERS, LLC
11807 WOLLINGFORD COURT
CLARKSVILLE, MARYLAND 21029
301-490-0388

HIGH RIDGE ESTATES
LOTS 1 thru 7 AND OPEN SPACE LOT 8

9306 OLD SCAGGSVILLE ROAD

TAX MAP: 50 - GRID: 02 - PARCEL: 452
ZONED: R-SC
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

SKETCH PLAN

DATE: JUNE, 2015 | BEI PROJECT NO. 2667
DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | SHEET 1 OF 1

J:\2667 Grimes\dwg\2000.dwg, 6/4/2015 9:07:03 AM

S-15-004