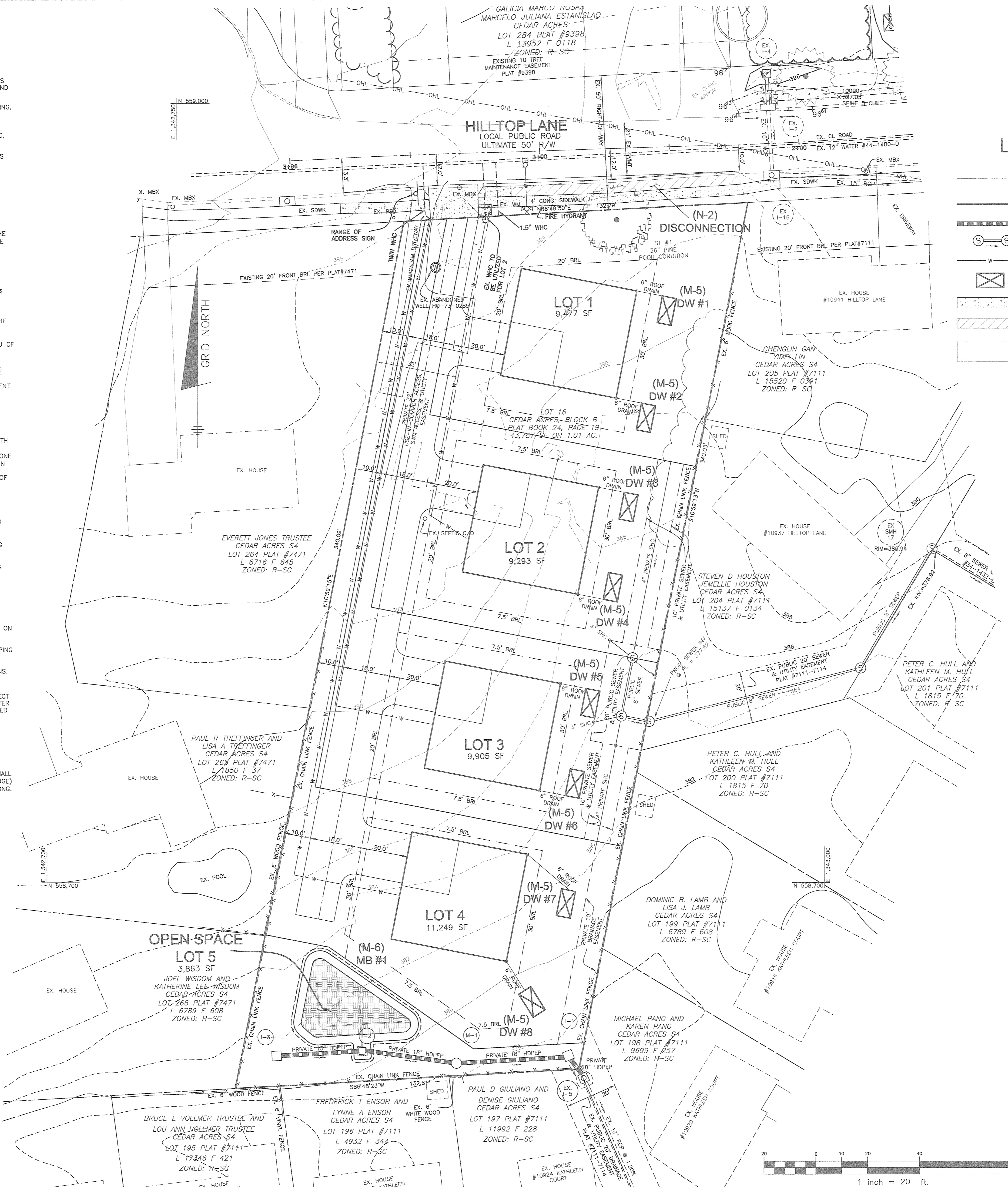


GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE(S) HAVE BEEN SUBMITTED AND APPROVED.
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- 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. 35F1 AND 35FA WERE USED FOR THIS PROJECT.
- TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT AUGUST, 2018.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD SURVEY BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2018. EXISTING UTILITIES SHOWN ARE BASED ON A FIELD SURVEY BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2018 AND HOWARD COUNTY GIS.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS IT DOES NOT MEET ANY OF THE REQUIREMENTS FOR A NOISE STUDY AS DEFINED IN SECTION 5.2.F.2 OF DESIGN MANUAL VOLUME III.
- THE TRAFFIC STUDY WAS PREPARED BY MARS GROUP IN JANUARY, 2019.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PREPARED BY J. CHRIS OGLE ON NOVEMBER 30, 2018.
- THE GEOTECHNICAL REPORT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC. ON DECEMBER 20, 2018.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE WATER AND SEWER IS PUBLIC. THE WATER/SEWER UTILITIES HAVE BEEN APPROVED THROUGH AN ADVANCE DEPOSIT ORDER (ADO). THE DRAINAGE AREA IS THE MIDDLE PATUXENT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE NO HISTORIC SITES/STRUCTURES LOCATED ON THIS SITE.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, 100-YR FLOODPLAIN, OR STEEP SLOPES 25% AND GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- PER SECTION 16.121.a.2, THIS PROJECT IS SUBJECT TO 25% OPEN SPACE OR 10,890 sf. A FEE-IN-LIEU OF OPEN SPACE BASED ON SECTION 16.121.b.2 SINCE THIS PROJECT DOES NOT USE THE OPTIONAL LOT SIZE METHOD, SINCE THE SIZE OF THE REQUIRED AREA IS LESS THAN ONE-HALF ACRE, AND SINCE THE OPEN SPACE WOULD HAVE LITTLE ENVIRONMENTAL OR RECREATIONAL PURPOSE, SHALL BE PAID AS PART OF THE DEVELOPERS AGREEMENT. HOWEVER, A SMALL OPEN SPACE LOT IS BEING ESTABLISHED TO ENCOMPASS THE STORMWATER MANAGEMENT DEVICE NEEDED TO TREAT THE USE-IN-COMMON DRIVEWAY. ACCESS AND FRONTAGE FOR THIS OPEN SPACE IS IN CONFORMANCE WITH SECTION 16.121.a.2.b. THE FEE-IN-LIEU PAYMENT SHALL BE BASED ON THE DIFFERENCE OF OPEN SPACE REQUIRED AND CREDITED OPEN SPACE PROVIDED: (10,890 sf - 2737 sf = 8,153 sf)
- THE RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 LOTS PER SECTION 16.212.a.4.1 OF THE SUBDIVISION REGULATIONS.
- STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED IN ACCORDANCE WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL, VOLUME 1, CHAPTER 5" TO THE MAXIMUM EXTENT PRACTICAL (MEP) VIA ONE (M-6) MICRO BIO-RETENTION PRACTICE, EIGHT (M-5) DRY WELLS, AND ONE AREA OF (N-2) DISCONNECTION OF NON-ROOFTOP RUNOFF. THE MICRO BIO-RETENTION SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE DRY WELLS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY RESIDE.
- THE FOREST CONSERVATION OBLIGATION AMOUNT OF 0.2 ACRES SHALL BE MET BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$6,534.00.
- THE REQUIRED COMMUNITY MEETING FOR THIS PROJECT, PER SECTION 16.128 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WAS HELD ON DECEMBER 4, 2018.
- THIS PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU). PER SECTION 13.402.c., THIS REQUIREMENT SHALL MET BY A FEE-IN-LIEU PAYMENT IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.
- THE EXISTING WELL AND SEPTIC WAS PROPERLY ABANDONED ON 9-26-2018 AND 10-19-2018, RESPECTIVELY BY A LICENSED WELL DRILLER. THE ABANDONMENT LETTERS HAVE BEEN PROVIDED.
- PREVIOUS HOWARD COUNTY FILE REFERENCES: ECP-19-023, WP-19-050
- WP-19-050, A REQUEST FOR AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a)(7) WAS APPROVED ON JANUARY 4, 2019 SUBJECT TO THE FOLLOWING CONDITIONS:
 - PROVIDE TWO (2) 3" MINIMUM CALIBER NATIVE TREES AS MITIGATION TO BE PROVIDED AS LANDSCAPING TREES ON THE FINAL PLAN.
 - ADD THE ALTERNATIVE COMPLIANCE WP-19-050 AS A GENERAL NOTE STATING THE REQUEST, THE APPROVAL DATE AND CONDITIONS IN WHICH IT WAS APPROVED UNDER THE ECP AND ALL FUTURE PLANS.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127, RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSE TYPES, AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- TRAFFIC CONTROL DEVICES:
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED ("QUICK PUNCH"), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE GAP SHALL BE MOUNTED ON TOP OF EACH POST.
 - A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNER'S EXPENSE FOR ALL THE USE-IN-COMMON DRIVEWAYS IN THE DEVELOPMENT. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.

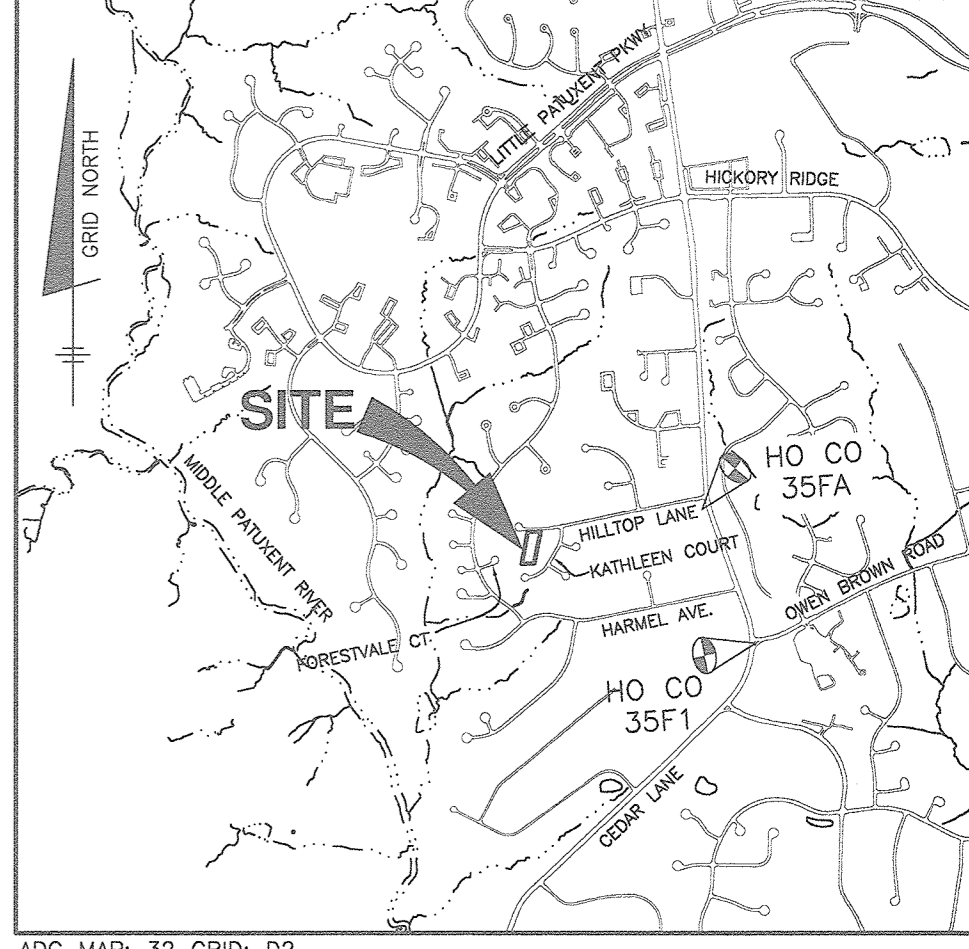


BENCHMARKS NAD'83 HORIZONTAL
 HO. CO. #35FA
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE
 N 559266.1334' E 1344682.6389'
 ELEVATION: 410.329'

HO. CO. #35F1
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE
 N 557787.3788' E 1345217.2645'
 ELEVATION: 400.439'

LEGEND

- EXISTING CONTOURS
- PROJECT BOUNDARY
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER HOUSE CONNECTIC
- PROPOSED DRYWELL
- PROPOSED SIDEWALK/CONCRETE
- SWM DISCONNECTION AREA
- PROPOSED DRIVEWAY



VICINITY MAP
 SCALE: 1" = 2000'

Site Analysis Data Chart		
Zoning	R-SC	
Gross Area	1.00 ac	
100yr Floodplain	0.00 ac	
Steep Slopes 25% or greater (outside floodplain)	0.00 ac	
Net Area	1.00 ac	
Number of lots/units allowed (4 d.u. per net acre)	4	
Number of lots/units proposed	4	
Area of Buildable Lots	0.91 ac	
Area of Open Space Lots	0.09 ac.	
Area of Proposed Right-of-way Dedication	0.00 ac	
Open Space Calculations		
Area of Open Space Required (25% of net)	0.25 ac	
Area of Open Space Provided	0.09 ac. *	
Area of Non-Credited Open Space	0.06 ac.	
Area of Credited Open Space	0.03 ac.	
Recreational Open Space Required	NA **	
Recreational Open Space Provided	NA	

* See General Note 15.
 ** Recreational open space is not required since there are less than 10 lots/units proposed (Section 16.121.a.4.1)

Limit of Disturbance	1.17 ac.
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Minimum Lot Size Chart			
Lot	Total Area (sf)	Flagstem Area (sf)	Min Lot Area (sf)
2	9,293	610	8,683
3	9,905	1,210	8,695
4	11,249	1,770	9,479

Note: Minimum lot size per zoning regulations (Section 110.0.D.2 is 6,000 sf.

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING	
Total Number of Lots/Units Proposed	4
Total Number of MIHUs Required	1
Number of MIHUs Provided Onsite (Exempt from APFO allocations)	0
Number of APFO Allocations Required (Remaining Lots/Units)	3
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	1,3,4

* Previously existing house on proposed Lot 2 is exempt from APFO.

SHEET INDEX	
NO.	DESCRIPTION
1	SKETCH PLAN
2	SKETCH GRADING, STORMWATER MANAGEMENT, AND SOILS PLAN

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

John J. Williams 4-2-19
 PLANNING DIRECTOR JD DATE

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8460 BALTIMORE NATIONAL PINEA SUITE 315A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8844
 WWW.BE-CVLENGINEERING.COM

OWNER: DEVELOPMENT PARTNERS LLC
 9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565

DEVELOPER: DEVELOPMENT PARTNERS LLC
 9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565

HILLTOP LANDING II
 LOTS 1 thru 4 and OPEN SPACE LOT 5
 A RESUBDIVISION OF LOT 16 BLOCK B OF CEDAR ACRES PREVIOUSLY RECORDED AS PB 24 FOLIO 19

TAX MAP: 35 - GRID: 17 - PARCEL: 284
 ZONED: R-SC
 ELECTION DISTRICT NO. 5 - HOWARD COUNTY, MARYLAND

SKETCH PLAN

DATE: MARCH 20, 2019	BEI PROJECT NO. 2921
SCALE: AS SHOWN	SHEET 1 OF 2

DESIGN: DBT DRAFT: DBT

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND				
SYMBOL	HYDRIC	GROUP	NAME	K-VALUE
GfB	NO	B	GLADSTONE-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	0.32
GUB	NO	C	GLENVILLE-URBAN LAND-UDORTHTENTS COMPLEX 0 TO 8 PERCENT SLO	0.49

LEGEND

- EXISTING CONTOURS
- PROJECT BOUNDARY
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER HOUSE CONNECTION
- PROPOSED DRYWELL
- PROPOSED SIDEWALK/CONCRETE
- PROPOSED DRIVEWAY
- LIMIT OF DISTURBANCE
- DRAINAGE AREA
- SOILS DELINEATION LINE
- SOILS TYPE



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

William J. Miller 4-2-19
PLANNING DIRECTOR DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315A ELICOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-6844
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 No. 108897 Date: 6-30-2019.

<p>OWNER: DEVELOPMENT PARTNERS LLC 9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565</p> <p>DEVELOPER: DEVELOPMENT PARTNERS LLC 9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565</p>	<p>HILLTOP LANDING II LOTS 1 thru 4 and OPEN SPACE LOT 5 A RESUBDIVISION OF LOT 16 BLOCK B OF CEDAR ACRES PREVIOUSLY RECORDED AS PB 24 FOLIO 19</p> <p>TAX MAP: 35 - GRID: 17 - PARCEL: 284 ZONED: R-SC ELECTION DISTRICT NO. 5 - HOWARD COUNTY, MARYLAND</p> <p>SKETCH GRADING, STORMWATER MANAGEMENT, AND SOILS PLAN</p>
<p>DESIGN: DBT DRAFT: DBT</p>	<p>DATE: MARCH 20, 2019 BEI PROJECT NO. 2921</p> <p>SCALE: AS SHOWN SHEET 2 OF 2</p>