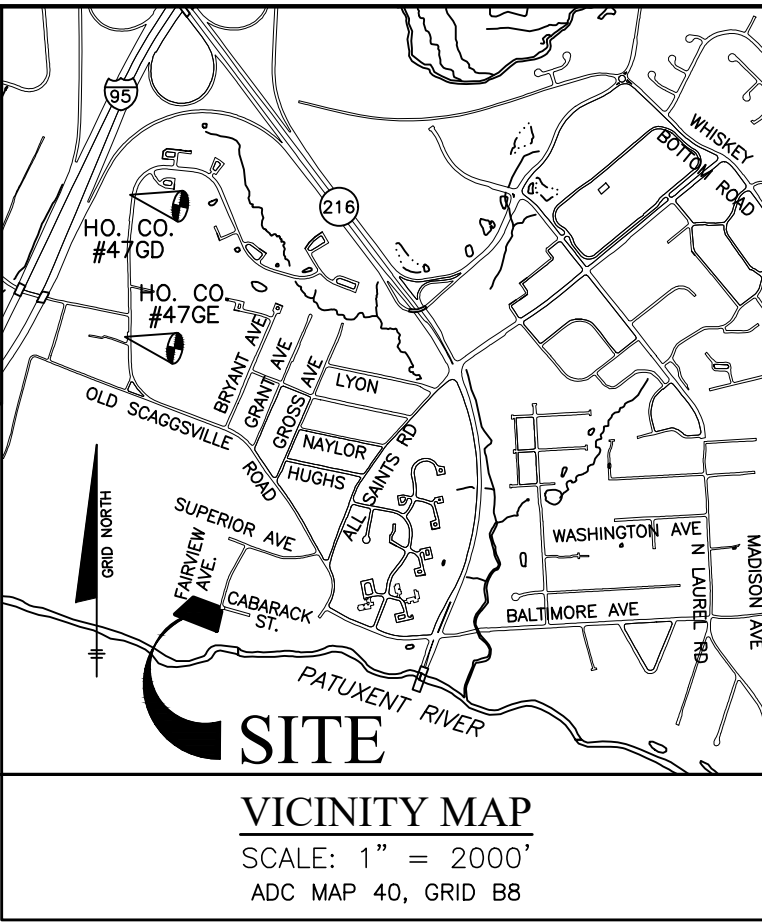


# SKETCH PLAN FAIRVIEW WOODS

## 5 RESIDENTIAL SINGLE FAMILY LOTS 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

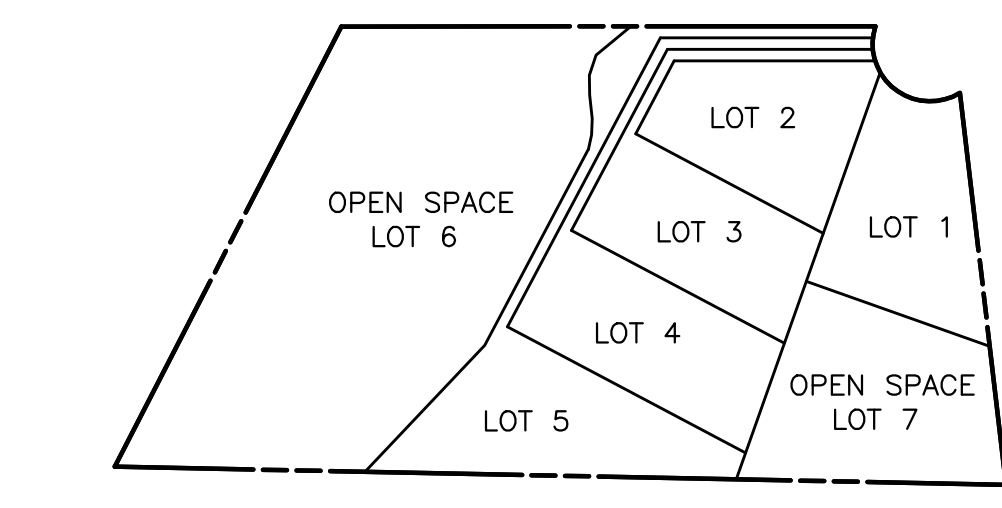
BENCH MARKS (NAD83)	
HO. CO. No. 47GD NEAR 9028 OLD SCAGGSVILLE ROAD 6 FEET FROM FIRE HYDRANT 33.9 FEET FROM BGE 315258 N 530494.447	ELEV. 312.32' ELEV. 315.756'
HO. CO. No. 47GE BY 9160 OLD SCAGGSVILLE ROAD 19.8 FEET FROM WATER METER 76.5 FEET FROM BGE 31000 N 529044.964	ELEV. 335.756' ELEV. 1350872.301 ELEV. 1350854.953



- ### LEGEND
- SOILS CLASSIFICATION: M&F
  - SOILS DELINEATION: -288 -290
  - EXISTING CONTOURS: -290
  - EXISTING TREELINE: [Symbol]
  - PROPOSED CONTOURS: [Symbol]
  - EX. SANITARY MANHOLE: [Symbol]
  - PROPOSED TREELINE: [Symbol]
  - PROPOSED DRYWELL: DW-2
  - PROPOSED BIORETENTION FACILITY: BR-1
  - SLOPES 15% TO 25%: [Symbol]
  - SLOPES 25% OR GREATER: [Symbol]
  - FLOODPLAIN LIMITS PER SDP-00-034: [Symbol]
  - EX. PAVEMENT: [Symbol]
  - PROPOSED PAVEMENT: [Symbol]
  - PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT: [Symbol]
  - PUBLIC WATER, SEWER & UTILITY EASEMENT: [Symbol]
  - PRIVATE DRAINAGE & UTILITY EASEMENT: [Symbol]
  - STORM DRAIN: SD
  - SPECIMEN TREE LOCATIONS: ST-7
  - SIGNIFICANT TREE LOCATION: 24-29.9"

### SITE DATA TABULATION

1) TOTAL PROJECT AREA.....	2.07 AC.±
2) AREA OF 100-YR. FLOODPLAIN.....	0.07 AC.±
3) AREA OF STEEP SLOPES (25% OR GREATER).....	0.55 AC.±
4) AREA OF EXISTING FOREST.....	1.3 AC.±
5) AREA OF ERODIBLE SOILS.....	0.32 AC.±
6) AREA OF WETLANDS (INCLUDING BUFFER).....	N/A
7) AREA OF STREAM BUFFER.....	0.62 AC.±
8) NET AREA OF SITE.....	1.45 AC.±
9) MINIMUM RESIDENTIAL DENSITY.....	4 UNITS/NET AC=5.8 UNITS
10) NUMBER OF LOTS PROPOSED.....	5 SINGLE FAMILY; 2 OPEN SPACE
11) APPROXIMATE LIMIT OF DISTURBANCE.....	1.00 AC.±
12) PRESENT ZONING DESIGNATION.....	R-SC
13) PROPOSED USES FOR THE SITE & STRUCTURES.....	RESIDENTIAL
14) MINIMUM LOT SIZE REQUIRED.....	6,000 SF
15) AREA OF ROAD DEDICATION.....	N/A
16) OPEN SPACE AREA REQUIRED.....	25% OR 0.52 AC.±
17) OPEN SPACE AREA PROPOSED.....	0.81 AC.± (39%) CREDITED 0.24 AC.± NON-CREDITED 1.05 AC.± TOTAL
18) RECREATIONAL OPEN SPACE REQUIRED.....	N/A
19) RECREATIONAL OPEN SPACE PROVIDED.....	N/A
20) NUMBER OF PARKING SPACES REQUIRED.....	13 SPACES (2.5/UNIT)
21) NUMBER OF PARKING SPACES PROVIDED.....	15 SPACES (EACH HOUSE HAS 2 IN GARAGE AND 1 IN THE DRIVEWAY)
22) TOTAL IMPERVIOUS AREA.....	0.33 AC.±



- ### GENERAL NOTES
- SUBJECT PROPERTY IS ZONED R-SC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
  - THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DATED OCTOBER 7, 2007.
  - THE BOUNDARY SHOWN IS BASED ON A BOUNDARY SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. DATED AUGUST 2023.
  - TOPOGRAPHY SHOWN HEREON BASED ON HOWARD COUNTY GIS AND ARE AT 2 FOOT INTERVALS. EXISTING UTILITIES ARE BASED ON HOWARD COUNTY RECORD PLAN, GIS AND AS-BUILT'S LOCATIONS.
  - THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. BENCHMARKS FOR THIS SITE ARE 47GD AND 47GE.
  - THERE ARE STEEP SLOPES LOCATED ON THIS SITE.
  - THERE IS A STREAM AND FLOODPLAIN LOCATED ON THE SITE. FLOODPLAIN SHOWN BASED ON AN EXISTING LIMITS AS SHOWN ON SDP-00-034, HIGH RIDGE PARK.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO REMEDIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
  - THE HOUSE ON THE PROPERTY HAS BEEN REMOVED.
  - PER THE DESIGN MANUAL A NOISE STUDY IS NOT REQUIRED FOR DEVELOPMENTS THAT ARE MORE THAN 1,000' FROM ROUTE 1 AND 500' FROM A RAIL LINE. THIS DEVELOPMENT IS APPROXIMATELY 2,250' FROM ROUTE 216 AND 3,400' FROM I-95.
  - THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND THE PLANNED SERVICE AREA. WATER AND SEWER WILL BE PUBLIC. WATER CONTRACT: 1-W, SEWER CONTRACT: 30-S; DRAINAGE AREA: PATUXENT RIVER.
  - THE FOREST CONSERVATION OBLIGATIONS FOR THIS SITE ARE INTENDED TO BE PROVIDED BY THE ONSITE RETENTION OF APPROXIMATELY 0.70 ACRES OF FOREST.
  - THE FOREST STAND DELINEATION AND WETLANDS STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC DATED JANUARY 2024. THERE ARE NO WETLANDS ONSITE.
  - EXISTING UTILITIES SHOWN ARE BASED ON A FIELD SURVEY, HOWARD COUNTY GIS, AND INFORMATION OF RECORD.
  - THE ANTICIPATED STORMWATER MANAGEMENT METHODS FOR THIS DEVELOPMENT ARE A BIORETENTION FACILITY FOR THE DRIVEWAYS & USE-IN-COMMON DRIVE AND DRYWELLS FOR THE HOUSES. ADDITIONAL SHEETPILE TO NATURAL AREA CONSERVATION CREDITS WILL BE APPLIED FOR AREAS NOT DRAINING TO THE FACILITIES. R-TANKS WILL BE UTILIZED BELOW THE BIORETENTION FACILITY FOR STORAGE OF THE LARGER STORM.
  - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. THERE ARE NO ALTERNATIVE COMPLIANCES ANTICIPATED AT THIS STAGE.
  - A GEOTECHNICAL ANALYSIS WAS PREPARED BY GELAB DATED MARCH 27, 2024.
  - FAIRVIEW AVENUE IS CONSIDERED A NEIGHBORHOOD YIELD STREET PER STANDARD DETAIL R-1.08.
  - THE 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 ALLOWED FOR THIS DEVELOPMENT.
  - THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED NOVEMBER 11, 2023.
- SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS:
- DATE OF REPORT: NOVEMBER 11, 2023
  - DATE OF COUNTS: OCTOBER 25, 2023
  - REPORT SUBMITTED AS PART OF PLAN NUMBER: S-24-004
  - COUNTS WERE TAKEN IN OCTOBER 2023. HOWARD COUNTY SCHOOLS WERE IN SESSION.
  - NEAREST INTERSECTIONS STUDIED, IDENTIFY INTERSECTION AS STATE OR COUNTY JURISDICTION AND LABEL LOS FOR THE HORIZON YEAR OF EACH INTERSECTION: MD 216 @ ALL SAINTS ROAD (A/B 2026)
  - PROVIDE STATEMENT AS TO WHETHER MITIGATION IS REQUIRED AND EXPLAIN THE METHOD OF MITIGATION/IN LIEU FEE: NO MITIGATION/IN LIEU FEE IS REQUIRED.
  - THIS PLAN WAS PRESENTED AT A COMMUNITY INPUT MEETING AT THE HOWARD COUNTY LIBRARY-SAVAGE BRANCH ON NOVEMBER 15, 2023.
  - DESIGN MANUAL WAIVER DMV2-24-015 HAS BEEN APPROVED ON JUNE 4, 2024 TO SECTION 5.4.B.5 OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME II, TO ALLOW THE FOUNDATION OF LOT 2 LESS THAN 10' FROM THE EDGE OF THE UTILITY EASEMENT AND THE 3' TALL RETAINING WALL BE WITHIN 2' OF THE EDGE OF THE UTILITY EASEMENT.
  - THE RETAINING WALL LOCATED ON LOT 5 WILL BE OWNED AND MAINTAINED BY THE HOA.
  - PREVIOUS DPZ FILE NUMBERS: ECP-24-032, DMV2-24-015, S-24-00425.
  - APPROVAL OF THE SKETCH PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR GRADING OR BUILDING PERMIT PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION AND/OR SITE DEVELOPMENT PLAN STAGES. THE APPLICANT AND CONSULTANTS SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.

### MINIMUM LOT SIZE CHART

LOT	GROSS AREA(SF)	PIPESTEM AREA(SF)	MINIMUM LOT SIZE(SF)
3	7,283	903	6,380
4	8,175	1,303	6,872
5	11,111	2,528	8,583

### MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTION

TOTAL NUMBER OF LOTS PROPOSED	5
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED	0
NUMBER OF APFO ALLOCATIONS (EXEMPT FROM APFO ALLOCATION)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING UNITS)	4
MIHU FEE-IN-LIEU	TBD

### ESD SUMMARY TABLE

Pe	D.A.	SIZE	MDE Type	1.5 inches		Qe	Af		ESDv		RV	Pe		
				Total DA	Impervious Area		Required	Provided	75% ESDv	RV				
BR-1	63'x16'	(F-6)	34,200	12,051	0.55	684	954	PASS	1.0	1177	1195	PASS	0.37	1.14
DW-1	7'x7'	(M-5)	700	700	1.43	83	96	PASS	5.0	83	96	PASS	0.95	1.77
DW-2	7'x7'	(M-5)	700	700	1.43	83	96	PASS	5.0	83	96	PASS	0.95	1.77
DW-3	7'x7'	(M-5)	700	700	1.43	83	96	PASS	5.0	83	96	PASS	0.95	1.77
DW-4	7'x7'	(M-5)	700	700	1.43	83	96	PASS	5.0	83	96	PASS	0.95	1.77
DW-5	7'x7'	(M-5)	700	700	1.43	83	96	PASS	5.0	83	96	PASS	0.95	1.77
DW-6	7'x7'	(M-5)	700	700	1.43	83	96	PASS	5.0	83	96	PASS	0.95	1.77
DW-7	7'x7'	(M-5)	700	700	1.43	83	96	PASS	5.0	83	96	PASS	0.95	1.77
DW-8	7'x7'	(M-5)	700	700	1.43	83	96	PASS	5.0	83	96	PASS	0.95	1.77
DW-9	7'x7'	(M-5)	700	700	1.43	83	96	PASS	5.0	83	96	PASS	0.95	1.77
DW-10	7'x7'	(M-5)	700	700	1.43	83	96	PASS	5.0	83	96	PASS	0.95	1.77
<b>Totals/Average</b>				<b>41,200</b>	<b>19,051</b>	<b>1,515</b>	<b>1,934</b>			<b>2,008</b>	<b>2,175</b>			<b>1.71</b>
										<b>350 cf</b>	<b>398 cf</b>			

\* Rev PROVIDED BELOW BR-1

### SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SORT	SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	k-VALUE Whole Soil
C&C			C		CHILLUM LOAM, 5 TO 10 PERCENT SLOPES	0.43
M&F			B		MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY	0.32
UcB			C		URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0 TO 5 PERCENT SLOPES	

PROJECT BACKGROUND INFORMATION  
PRESENT ZONING: R-SC  
LOCATION: TAX MAP 50 - GRID 01 - PARCEL 412  
APPLICABLE DPZ FILE REFERENCES: ECP-24-032  
DEED REFERENCES: L 2743 / F. 203  
PROPOSED USE OF SITE: RESIDENTIAL  
PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

### PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	LOT	PARCEL #		
FAIRVIEW WOODS	NA	1-7	412		
PLAT No.	GRID No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
PB56/P277	01	R-SC	50	6TH	606604

NO.	DATE	REVISION

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer with the State of Maryland, License No. 22390, expiring 06-30-2025.

**BENCHMARK ENGINEERING, INC.**  
3300 NORTH RIDGE ROAD SUITE 140 • ELICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CIVILENGINEERING.COM

OWNER: DEVELOPMENT PARTNERS LLC  
82 EAST LAKE DRIVE  
ANNAPOLIS, MD 21403  
443-676-2417

DEVELOPER: DEVELOPMENT PARTNERS LLC  
82 EAST LAKE DRIVE  
ANNAPOLIS, MD 21403  
443-676-2417

RESIDENTIAL SKETCH PLAN

FAIRVIEW WOODS  
LOTS 1-5 AND OPEN SPACE LOTS 6 & 7  
A RESUBDIVISION OF BLOCK 3-LOTS 15-17,  
GLEN W. COOPER SUBDIVISION

TAX MAP: 50 GRID: 01 PARCEL: 412  
ZONED: R-SC  
ELECTION DISTRICT NO. 06 HOWARD COUNTY, MARYLAND

DATE: JUNE 2024  
BEI PROJECT NO. 3174

DESIGN: JCO DRAFT: JCO SCALE: AS SHOWN SHEET 1 OF 1