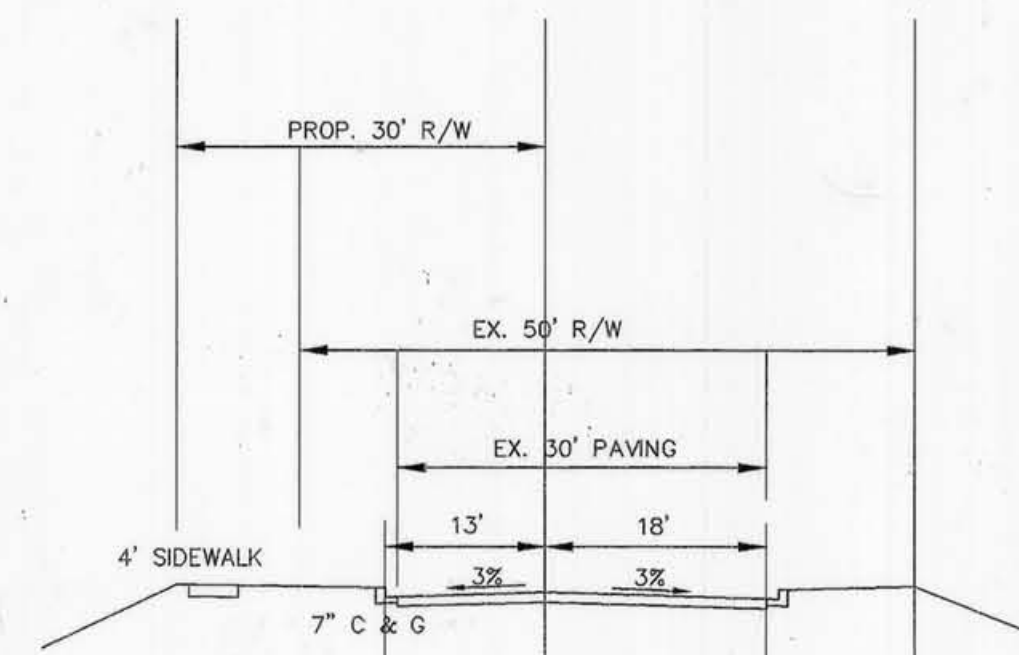


VICINITY MAP  
SCALE 1" = 1000'



TYPICAL SECTION  
CEDAR LANE WIDENING  
STA. 0+00 TO 5+20  
MINOR COLLECTOR  
DESIGN SPEED 35 MPH

GENERAL NOTES:

- PROJECT BACKGROUND
  - TAX MAP 29, PARCEL 65
  - EXISTING ZONING = R-20
  - GROSS AREA = 3.96 ACRES
  - NO. OF LOTS = 7 BUILDABLE & 1 OPEN SPACE
  - AREA OF PROPOSED LOTS = 3.51 ACRES
  - AREA OF PROPOSED ROW = 0.45 ACRE
  - THIS SUBDIVISION IS SUBJECT TO WP 96-20 WHICH WAIVED THE REQUIREMENT OF 16.121-E-2 PERMITTING LOTS WITHOUT DIRECT ACCESS TO THE OPEN SPACE AND TO SECTION 16.120-C-2iii PERMITTING 3.6' WIDE PIPESTEMS FOR LOTS 1 THRU 4 AND 5 THRU 7. APPROVED ON NOVEMBER 17, 1995.
- TOPOGRAPHY BASED ON HOWARD COUNTY AERIAL MAY, 1984
- WETLAND PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES ON AUGUST 1995.
- AN EXTENDED DETENTION POND IS PROPOSED FOR STORMWATER MANAGEMENT.
- WATER AND SEWER ARE PUBLIC AND WILL BE CONNECTED TO CONTRACT NO.2831 W&S AND CONTRACT NO.24-1883-D.
- EXISTING UTILITIES WERE BASED ON EXISTING APPROVED COUNTY PLAN.
- PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.

LOT AREA TABULATION

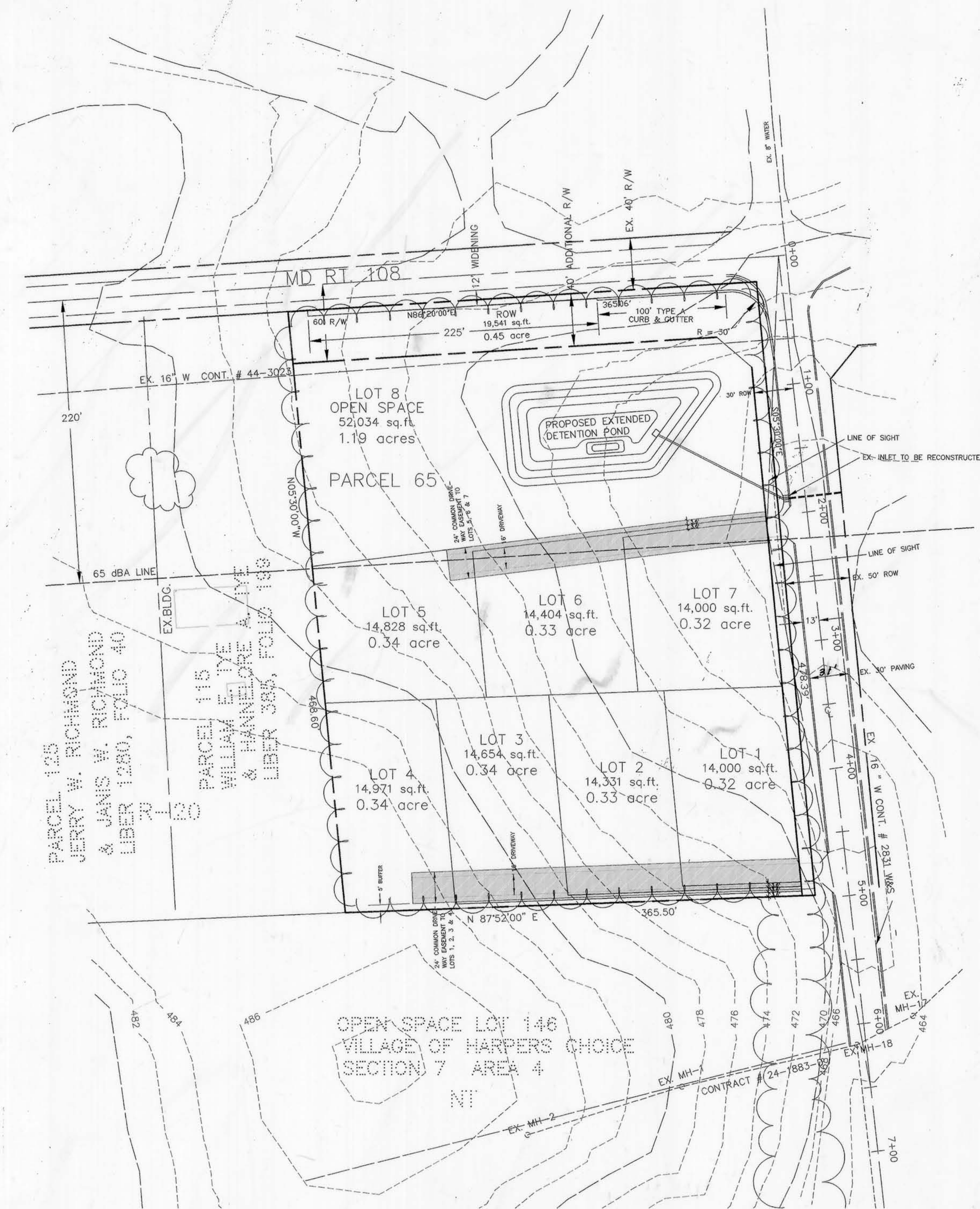
LOT No.	AREA	PIPE STEM	WETLAND	25% SLOPE	NET AREA
2	14,331	331	0	0	14,000
3	14,654	654	0	0	14,000
4	14,971	971	0	0	14,000
5	14,828	828	0	0	14,000
6	14,404	404	0	0	14,000

OPEN SPACE TABULATION:

GROSS AREA = 3.96 ACRES  
 MINIMUM LOT SIZE = 14,000 SQ.FT.  
 OPEN SPACE REQUIRED = 30% = 1.19 ACRES  
 OPEN SPACE PROVIDED = 1.19 ACRES  
 AREA FOR SWM = 0.50 ACRE  
 NET DRY AREA = 0.69 ACRE OR 57.98%

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*Angela Smith* 12/7/95  
 PLANNING DIRECTOR DATE



PLAN  
SCALE 1" = 50'

**oria Engineering Inc.**  
 CONSULTING ENGINEERS  
 8307 MAIN ST., HISTORIC ELLICOTT CITY, MD.  
 410-465-0400

PROJECT: CEDAR VILLAS I  
 LOTS 1 THRU 8

TITLE: SKETCH PLAN

DEVELOPER: THOMAS J. SCRIVENER  
 c/o LAND DESIGN & DEVELOPMENT, INC.  
 10805 HICKORY RIDGE ROAD  
 COLUMBIA, MARYLAND 21044

OWNER: THOMAS J. SCRIVENER  
 c/o LAND DESIGN & DEVELOPMENT, INC.  
 10805 HICKORY RIDGE ROAD  
 COLUMBIA, MARYLAND 21044

TAX MAP 29 PARCEL 65, 5TH ELEC. DIST., HOWARD CO., MD.  
 DATE: 11-30-95 SCALE: 1"=50' SHEET 1  
 DESIGNED BY: AVG DRAWN BY: DTA CHECKED BY: MLL