



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- 1.) ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- 2.) PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- 3.) TRACT BOUNDARY ESTABLISHED BY DEED.
- 4.) TOPOGRAPHY TAKEN FROM THE LATEST 200' SCALE COUNTY TOPO MAPS.
- 5.) HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT SHALL BE NAD 83, AND NAD 27 RESPECTIVELY.
- 6.) WETLAND DELINEATION PROVIDED BY M.A. DIRCKS & CO.
- 7.) ADEQUATE PUBLIC FACILITIES ORDINANCE TRAFFIC STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- 8.) FOREST STAND DELINEATION PROVIDED BY M.A. DIRCKS & CO.
- 9.) NOISE STUDY NOT REQUIRED FOR THIS DEVELOPMENT.
- 10.) FLOODPLAIN STUDY SHALL BE PROVIDED AT PRELIMINARY PLAN STAGE.
- 11.) ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- 12.) NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 75' STREAM BUFFER, OR 100-YEAR FLOODPLAIN, EXCEPT AS SHOWN ON THIS PLAN. ALL STATE AND FEDERAL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- 13.) MINIMUM BUILDABLE LOT SIZE SHALL BE 16,000 SQUARE FEET.
- 14.) THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- 15.) STORMWATER MANAGEMENT SHALL BE PROVIDED BY INFILTRATION. ALL FACILITIES TO BE CLASS 'A' STRUCTURES. WATER QUALITY SHALL BE PROVIDED FOR UNCONTROLLED AREAS BY GREY WELLS AND BIO-RETENTION.
- 16.) TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 17.) A WAIVER REQUEST FOR THE LENGTH OF A CUL-DE-SAC ROAD (SECTION 1.5.1 HOWARD COUNTY DESIGN MANUAL VOLUME 3, ROADS AND BRIDGES) HAS BEEN MADE.
- 18.) SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- 19.) STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- 20.) FOR EXISTING SITE CONDITIONS, SEE SUPPLEMENTAL SHEET.
- 21.) SCENIC ROAD EXHIBITS ARE PROVIDED PER CHECKLIST.
- 22.) THE TWO EXISTING HOUSES ON-SITE ARE SUBJECT TO LIFE ESTATE LEASES FROM THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR.

- 23.) SUBJECT TO AGREEMENT BETWEEN THE PROVINCE AND SDC GROUP, INC., A 35 FOOT MINIMUM BUFFER SHALL BE PROVIDED BETWEEN THE TWO PROPERTIES. THIS IS ACCOMPLISHED BY THE OPEN SPACE LOT WHICH WILL ALSO SERVE AS REFORESTATION AREA AS PART OF THE FOREST CONSERVATION REQUIREMENTS.
- 24.) DRAINAGE EASEMENTS SHALL BE PROVIDED ON-SITE AS NEEDED TO ACCOMMODATE THE ADJOINING PROPERTY.
- 25.) RECREATIONAL OPEN SPACE REQUIREMENTS SHALL BE PROVIDED BY SUBSTITUTION OF AMENITIES PER SECTION 16.12.10(X3).
- 26.) TOTAL AREA PARCEL 232 IS 156.4 AC +/- TOTAL AREA OF RESERVE IS 59.2 AC +/-



SITE DATA TABULATION

- 1) GENERAL SITE DATA
 - a. PRESENT ZONING: R-20
 - b. APPLICABLE DPZ FILE REFERENCES: SDP-95-55
 - c. DEED REF. 373/718
 - d. PROPOSED USE OF SITE: 174 SFD HOMES
 - e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- 2) AREA TABULATION
 - a. TOTAL AREA OF SITE.....98.2 AC
 - b. AREA OF 100 YEAR FLOODPLAIN.....0.9 AC
 - c. AREA OF STEEP SLOPES.....0.0 AC (25% OR GREATER)
 - d. NET AREA OF SITE.....97.3 AC
 - e. AREA OF PROPOSED BUILDABLE LOTS.....66.9 AC
 - f. AREA OF PROPOSED OPEN SPACE LOTS.....20.1 AC
 - g. AREA OF PROPOSED PUBLIC ROADS.....11.2 AC
- 3) LOT TABULATION
 - a. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION.....174
 - b. TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED.....6
- 4) OPEN SPACE DATA
 - a. MINIMUM RESIDENTIAL LOT SIZE SELECTED.....16,000 SQ.FT.
 - b. OPEN SPACE REQUIRED (20%).....19.7 AC
 - c. TOTAL OPEN SPACE PROVIDED.....20.1 AC
 - d. NON-CREDIT OPEN SPACE (LESS THAN 35' IN WIDTH) OPEN SPACE CREDIT.....0.3 AC
 - e. AREA OF RECREATION OPEN SPACE REQUIRED.....0.8 AC (200 SF PER LOT)
 - f. AREA OF RECREATION OPEN SPACE PROVIDED.....0.8 AC+ SEE NOTE 25 - THIS SHEET

N 509,000
E 864,500

N 507,000
E 864,500

N 509,000
E 868,500

PLAN
SCALE: 1" = 200'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Jerry St. John 2/5/96
PLANNING DIRECTOR DATE

LEGEND

- - - - - EXISTING CONTOURS
- - - - - LIMIT OF WETLANDS
- - - - - 100 YEAR FLOODPLAIN
- - - - - EXISTING WOODS LINE
- - - - - EXISTING STRUCTURE
- - - - - OVERHEAD UTILITY LINE

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DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 (410) 465-4244		PROJECT: GROVEMONT	
OWNER: BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR 5025 ILCHESTER ROAD ELLCOTT CITY, MD. 21043		LOCATION: TAX MAP 31 - PART OF PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
DES: JME/JH		TITLE: SKETCH PLAN	
DRN: JH		DATE: DECEMBER 14, 1995 JANUARY 31, 1996	PROJECT NO. 0793
		SCALE: 1" = 200'	DRAWING 1 OF 1