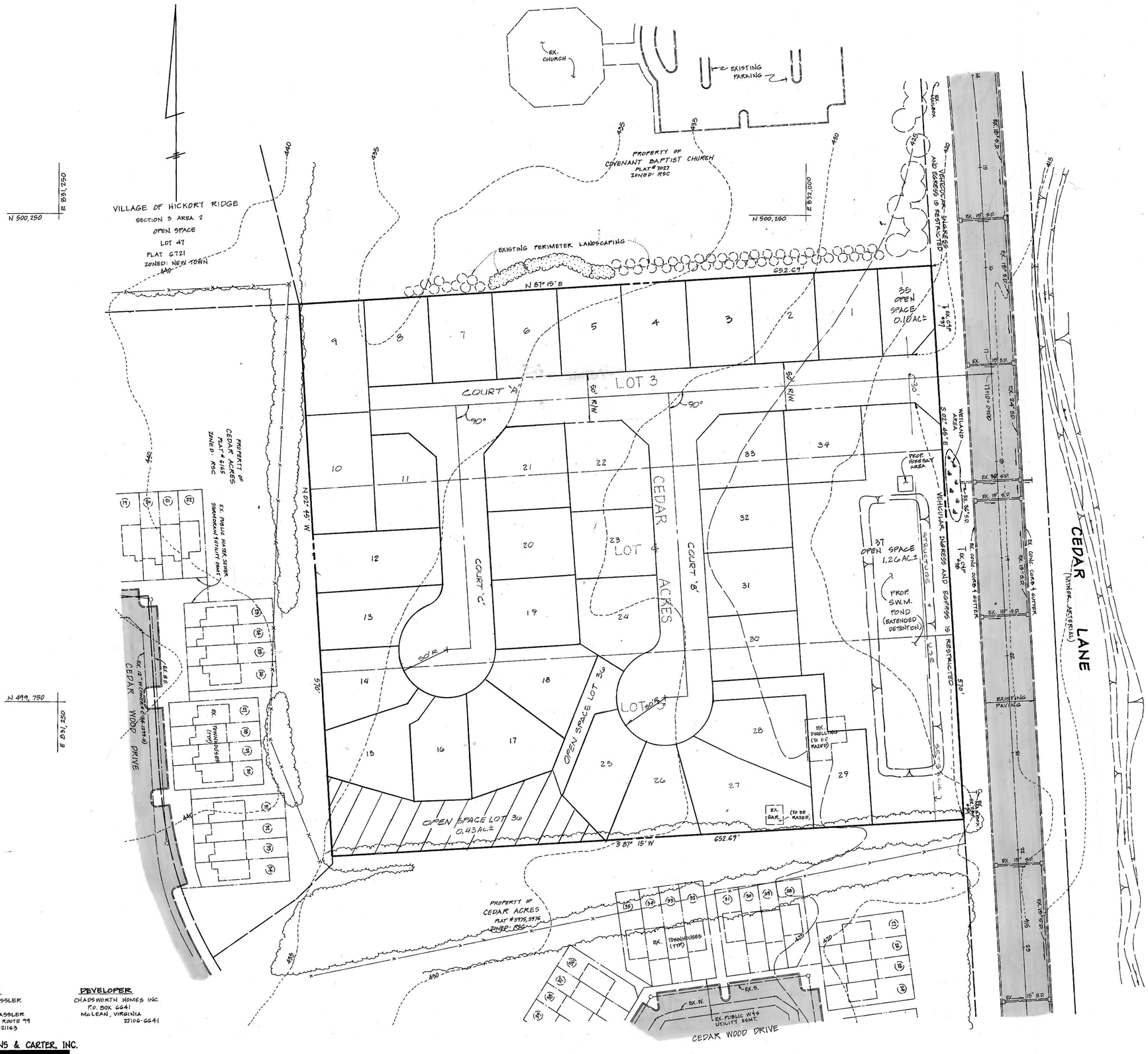

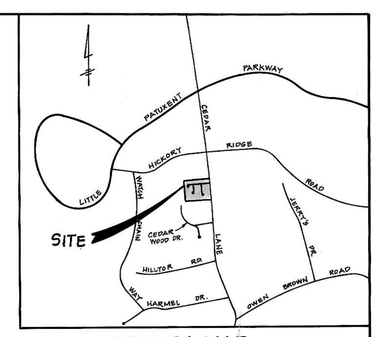

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. PROJECT BACKGROUND:
   LOCATION: TAX MAP 35, PARCEL NO. 38, ZONING: RSC
   ELECTION DISTRICT: FIFTH
   TOTAL TRACT AREA: 8.54 Ac.±
3. TOPOGRAPHIC SURVEY BY CONTOUR MAPPING PROVIDED BY HOWARD COUNTY. 1" = 200' TOPO.
4. BOUNDARY INFORMATION BASED ON RECORDED PLAT KNOWN AS CEDAR ACRES LOTS 3,4 AND 5 RECORDED AS PLAT BOOK H.S.K. 0AA FOLIO 11.
5. PUBLIC WATER AND PUBLIC SEWER TO BE UTILIZED.
6. A. GROSS TRACT AREA: 8.54 Ac.± NET AREA 8.54 Ac.±
   B. AREA OF PROPOSED BUILDABLE LOTS: 5.21 Ac.±
   C. AREA OF PROPOSED ROAD: 1.54 Ac.±
   D. TOTAL NO. OF LOTS PROPOSED: 37
      1. BUILDABLE LOTS: 34 (34 ALLOWABLE: 8.54 Ac X 4 DU/AC = 34)
      2. OPEN SPACE LOTS: 3
   E. TOTAL AREA OF OPEN SPACE
      1. REQUIRED: 8.54 Ac.± × 20% = 1.71 Ac.±
      2. PROVIDED: 1.79 Ac.±, CREDITED OPEN SPACE 1.72 Ac.±
7. NO CEMETERIES EXIST ON THE PROPERTY.
8. WETLAND AREAS ARE BASED ON INFORMATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
9. THERE ARE NO SLOPES 15% OR GREATER LOCATED WITHIN THE PROPOSED SUBDIVISION.
10. RECREATIONAL OPEN SPACE:
    A. REQUIRED: 250 Sq. Ft./unit × 34 units = 8500 Sq. Ft.
    B. PROVIDED: 19,000± SHOWN ON LOT 36 AS ▨
11. SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Joseph C. Smith, PLANNING DIRECTOR — 4/4/96 DATE

OWNER
BENJAMIN K. BASSLER
AND
ELSIE MAE BASSLER
10739 MARYLAND ROUTE 99
WOODSTOCK, MD 21163

DEVELOPER
CHADSWORTH HOMES INC.
P.O. BOX 6641
McLEAN, VIRGINIA
22106-6641

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
1657-E BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043
(410) 461-2855

STATE OF MARYLAND — CHARLES E. CARTER — No. 10988 — PROFESSIONAL ENGINEER

SKETCH PLAN
CEDAR ACRES
LOTS 1-37
A RESUBDIVISION OF LOTS 3,4 AND 5

TAX MAP 35 PARCEL 38
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' NOVEMBER 30, 1995
SHEET 1 OF 1

S96-14