



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.) TOPOGRAPHIC INFORMATION PURCHASED FROM HOWARD COUNTY DEPARTMENT OF TECHNOLOGY AND COMMUNICATION SERVICES, GIS DIVISION.
- 5.) HORIZONTAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 17EA & 17EB.
- 6.) WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEB., 1999.
- 7.) TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JANUARY 26, 1999.
- 8.) FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCES, INC. DATED FEB., 1999.
- 9.) 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.
- 10.) NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 75' OR 50' STREAM BUFFER, OR 100-YEAR FLOODPLAIN, EXCEPT AS PERMITTED BY THE DEPARTMENT OF PLANNING AND ZONING AND APPLICABLE PERMITS AND/OR WAIVERS.
- 11.) MINIMUM BUILDABLE LOT SIZE SHALL BE 14,000 SQUARE FEET. 30% OPEN SPACE WILL BE PROVIDED. THE LOT AREAS SHOWN ARE THE MINIMUM LOT SIZE (TOTAL LOT AREA MINUS PIPESTEM AREA).
- 12.) THIS PROPERTY IS WITHIN THE METROPOLITAN WATER AND SEWER DISTRICT.
- 13.) STORMWATER MANAGEMENT SHALL BE PROVIDED BY EXTENDED DETENTION. ALL FACILITIES TO BE CLASS "A" STRUCTURES.
- 14.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 15.) SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- 16.) STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- 17.) THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- 18.) ALL EXISTING WELLS AND SEPTICS LOCATED ON THIS PROPERTY SHALL BE ABANDONED AND VERIFICATION OF THE ABANDONMENT SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO RECORDATION OF THE PLAT OF SUBDIVISION.
- 19.) WAIVER FOR SIGHT DISTANCE AT ROAD "A" AND OLD FREDERICK ROAD HAS BEEN APPROVED SUBJECT TO OBTAINING AN ACCESS PERMIT FROM THE STATE HIGHWAY ADMINISTRATION.

SITE DATA TABULATION

1) GENERAL SITE DATA		3) LOT TABULATION	
a. PRESENT ZONING:	R-20	a. ALLOWABLE RESIDENTIAL LOT YIELD:	N/A
b. APPLICABLE DPZ FILE REFERENCES:	N/A	b. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION.....	68
c. DEED REF.	4008/0452	c. TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED.....	4
d. PROPOSED USE OF SITE:	68 SFD HOMES	4) OPEN SPACE DATA	
e. PROPOSED WATER AND SEWER SYSTEMS:	PUBLIC	a. MINIMUM RESIDENTIAL LOT SIZE SELECTED.....	14,000 SQ.FT.
2) AREA TABULATION		b. OPEN SPACE REQUIRED (30%).....	13.31 AC.±
a. TOTAL AREA OF SITE.....	44.38 AC.±	c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS.....	17.07 AC.±
b. AREA OF 100 YEAR FLOODPLAIN (APPROX.).....	1.12 AC.±	d. TOTAL AREA OF NON-CREDITED NARROW O. S.....	0.14 AC.±
c. AREA OF STEEP SLOPES.....	3.44 AC.±	e. TOTAL CREDITED OPEN SPACE PROVIDED (OPEN SPACE AREA MINUS PIPESTEM AREA)	16.93 AC.±
d. NET AREA OF SITE.....	39.82 AC.±	d. AREA OF RECREATION OPEN SPACE REQUIRED.....	13,800 SF
e. AREA OF THIS PLAN SUBMISSION.....	44.38 AC.±	e. AREA OF RECREATION OPEN SPACE PROVIDED.....	PASSIVE
f. AREA OF PROPOSED BUILDABLE LOTS.....	23.66 AC.±		
g. AREA OF PROPOSED OPEN SPACE LOTS.....	17.07 AC.±		
h. AREA OF PROPOSED PUBLIC ROAD R/W.....	3.65 AC.±		

NO.	DATE	REVISION
BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644		

OWNER/DEVELOPER: TREYBURN L.L.C. POST OFFICE BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	PROJECT: TREYBURN
DESIGN: JMC DRAFT: JMC	LOCATION: TAX MAP 17 - BLOCK 9 - PARCEL 59 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: FEB., 1999	TITLE: SKETCH PLAN
PROJECT NO. 0697	SCALE: 1" = 100'
DRAWING 1 OF 1	

- LEGEND**
- SLOPES 15% TO 24.99%
 - STEEP SLOPES 25% AND GREATER
 - LIMIT OF WETLANDS
 - SPECIMEN TREE

SIGHT DISTANCE
 OPERATING SPEED OF 45 MPH (85th PERCENTILE)
 D_L = LEFT TURN: 670 x 0.6 = 402'
 D_R = RIGHT TURN: 640 x 1.4 = 896'
 (% GRADE)
 D_L PROVIDED = 660'
 TOTAL D_L = 660' + 400' (ACCEL. LENGTH) = 1060'