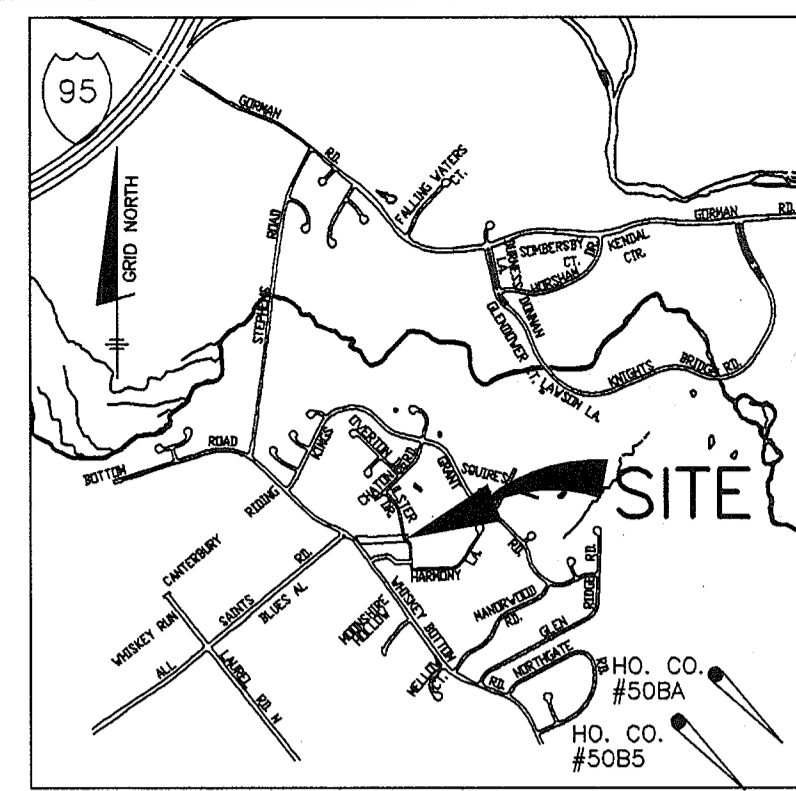


SHEET INDEX	
NO.	DESCRIPTION
1	PRELIMINARY TITLE SHEET
2	PRELIMINARY ROAD PLAN, PROFILE AND DETAILS
3	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN AND STORM DRAIN DRAINAGE AREA MAP
4	PRELIMINARY LANDSCAPE PLAN
5	PRELIMINARY FOREST CONSERVATION PLAN

# PRELIMINARY EQUIVALENT SKETCH PLAN MOORE/HARRISON PROPERTY 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

BENCH MARKS--(NAD'83)	
HO. CO. #508A STANDARD DISC ON CONC. MONUMENT	EL. N/A
N 527561.6702'	E 1359772.5936'
HO. CO. #5085 STANDARD DISC ON CONC. MONUMENT	EL. 178.242'
N 524999.3640'	E 1357925.8751'



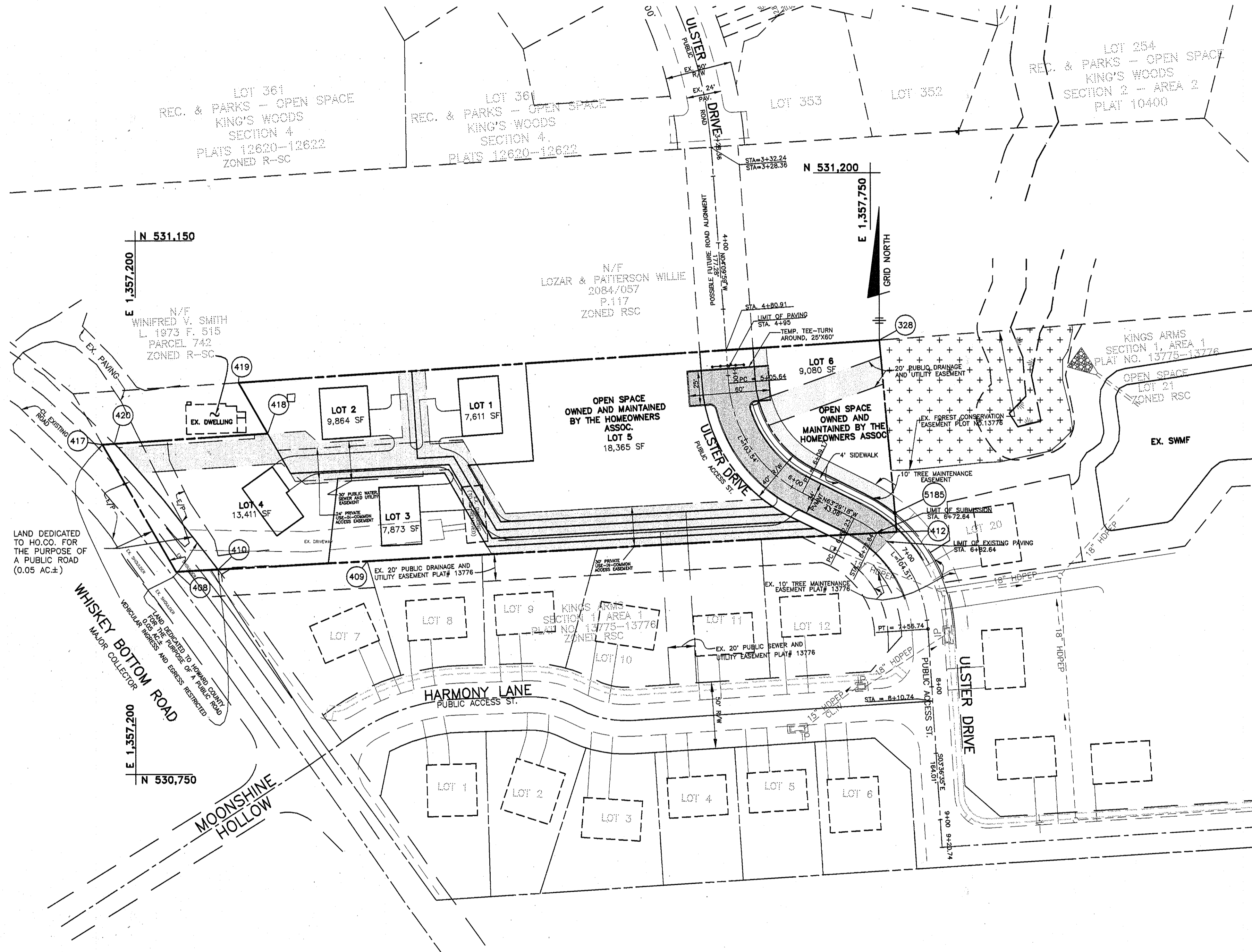
VICINITY MAP  
SCALE: 1"=2000'

### GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC. DATED AUGUST, 2001.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 508A AND 5085 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC AND DRAINAGE AREA IS IN THE PATUXENT WATERSHED.
- SEWER IS PUBLIC AND DRAINAGE AREA IS IN THE PATUXENT WATERSHED.
- STORMWATER MANAGEMENT QUALITY CONTROL IS BEING PROVIDED BY A POCKET POND AND DRY SWALE AS PART OF THIS SUBMISSION; THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- EXISTING UTILITIES SHOWN WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE PER ECO-SCIENCE PROFESSIONALS, INC.
- AN ADEQUATE PUBLIC FACILITIES ORDINANCE TRAFFIC ANALYSIS WAS PREPARED BY THE MARS GROUP, INC. DATE: MAY, 2003 AND REVISED AUGUST 2003.
- ALL LANDSCAPING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL AND SECTION 16.124(b)(3)(ii) OF THE SUBDIVISION REGULATION.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC., DATED JUNE 14, 2002.
- LIGHT POLES AND FIXTURES FOR STREET LIGHTS SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL VOLUME III, ROADS AND BRIDGES.
- UNLESS NOTED AS "PRIVATE" ALL EASEMENTS ARE PUBLIC.
- BRL INDICATES BUILDING RESTRICTION LINE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON SITE.
- ALL EXISTING WELLS AND SEPTICS IF LOCATED IN THIS PROPERTY SHALL BE ABANDONED AND VERIFICATION OF THE ABANDONMENT SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO SUBMITTAL OF THE PLAT OF SUBDIVISION.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 6,000 SQUARE FEET.
- TRACT BOUNDARY ESTABLISHED BY A FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT THE FLAG OF PIPESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN WATER AND SEWER DISTRICT.
- WAIVER PETITION WP-03-81 WAS CONSIDERED AND DENIED ON FEBRUARY 26, 2003 TO WAIVE SECTION 16.121(e)(i) WHICH REQUIRES OPEN SPACE LOTS TO HAVE 40' OF FRONTAGE ON PUBLIC ROAD.
- A WAIVER PETITION WAS APPROVED ON SEPTEMBER 18, 2003 FOR A WAIVER TO SECTIONS 5.2.4.1, AND 5.2.7.A.2. OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME 1: SECTION 5.2.4.1 PERTAINS TO THE MINIMUM DISTANCE FROM A POND EMBANKMENT TO A PROPERTY LINE AND SECTION 5.2.7.A.2 PERTAINS TO THE 12' SAFETY BENCH.
- A RAZING INSPECTION REPORT SHALL BE OBTAINED AND SUBMITTED TO HOWARD COUNTY FOR THE BUILDINGS BEING REMOVED ON-SITE PRIOR TO RECORDATION OF THE PLATS.

COORDINATE CHART (NAD83)		
No.	NORTH	EAST
328	531074.4403	1357786.5895
5185	530945.0859	1357768.1043
408	530901.7863	1357230.2418
409	530909.5061	1357273.3610
410	530903.1974	1357256.4028
412	530930.8669	1357769.3716
417	530997.5129	1357175.3763
418	531005.4644	1357299.1211
419	531043.6388	1357277.2415
420	530860.2381	1357278.4278

MINIMUM LOT SIZE CHART			
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	7,611 S.F.	1,875 S.F.	6,036 S.F.
2	9,864 S.F.	1,704 S.F.	8,160 S.F.
3	7,873 S.F.	1,501 S.F.	6,372 S.F.
4	13,411 S.F.	2,333 S.F.	11,078 S.F.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Derek A. Luger* 11/7/03  
PLANNING DIRECTOR DATE

### SITE DATA TABULATION

- |  |  |
|--|--|
| <p><b>1) GENERAL SITE DATA</b></p> <ol style="list-style-type: none"> <li>PRESENT ZONING: R-SC</li> <li>APPLICABLE DPZ FILE REFERENCES: F-03-107, F-03-106, WP-03-81</li> <li>DEED REFERENCES: L5879 F0592 &amp; L5879 F602</li> <li>PROPOSED USE OF SITE: 4 SFD HOMES</li> <li>PROPOSED WATER AND SEWER SYSTEMS: PUBLIC</li> </ol> <p><b>2) AREA TABULATION</b></p> <ol style="list-style-type: none"> <li>TOTAL AREA OF SITE: 1.74 AC.</li> <li>AREA OF 100 YEAR FLOODPLAIN: N/A</li> <li>AREA OF STEEP SLOPES ON SITE (25% OR GREATER): N/A</li> <li>NET AREA OF SITE: 1.74 AC.</li> <li>AREA OF THIS PLAN SUBMISSION: 1.74 AC.</li> <li>AREA OF PROPOSED BUILDABLE LOTS: 0.89 AC.</li> <li>AREA OF PROPOSED OPEN SPACE LOTS: 0.63 AC.</li> <li>AREA OF PROPOSED PUBLIC ROAD R/W (INCLUDING WIDENING STRIPS): 0.22 AC.</li> </ol> | <p><b>3) LOT TABULATION</b></p> <ol style="list-style-type: none"> <li>TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 4</li> <li>TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 2</li> </ol> <p><b>4) OPEN SPACE DATA</b></p> <ol style="list-style-type: none"> <li>MINIMUM RESIDENTIAL LOT SIZE: 6,000 S.F.</li> <li>OPEN SPACE REQUIRED: 0.44 AC. (25% OF 1.74 AC.)</li> <li>TOTAL CREDITED OPEN SPACE PROVIDED: 0.63 AC.</li> <li>TOTAL NON-CREDITED OPEN SPACE PROVIDED: 0.0 AC.</li> <li>TOTAL OPEN SPACE PROVIDED: 0.63 AC.</li> <li>AREA OF RECREATIONAL OPEN SPACE REQUIRED: N/A</li> </ol> |
|--|--|

PLAN  
SCALE: 1" = 50'

NO.	DATE	REVISION

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS

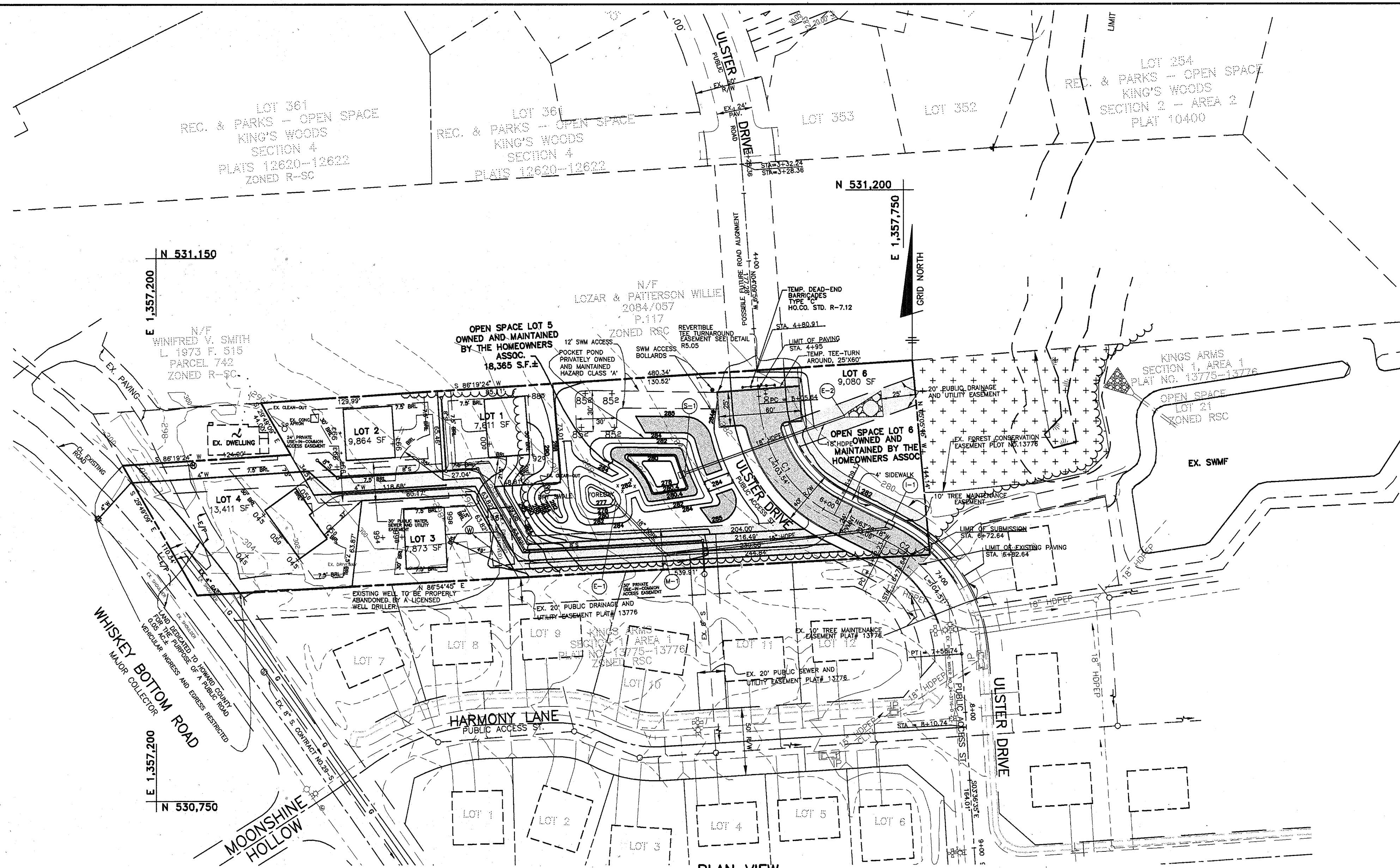
**ENGINEERING, INC.**  
E-MAIL: [benchmrk@cois.com](mailto:benchmrk@cois.com)  
8480 BALTIMORE NATIONAL PIKE • SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 FAX: 410-465-6644

11/7/03

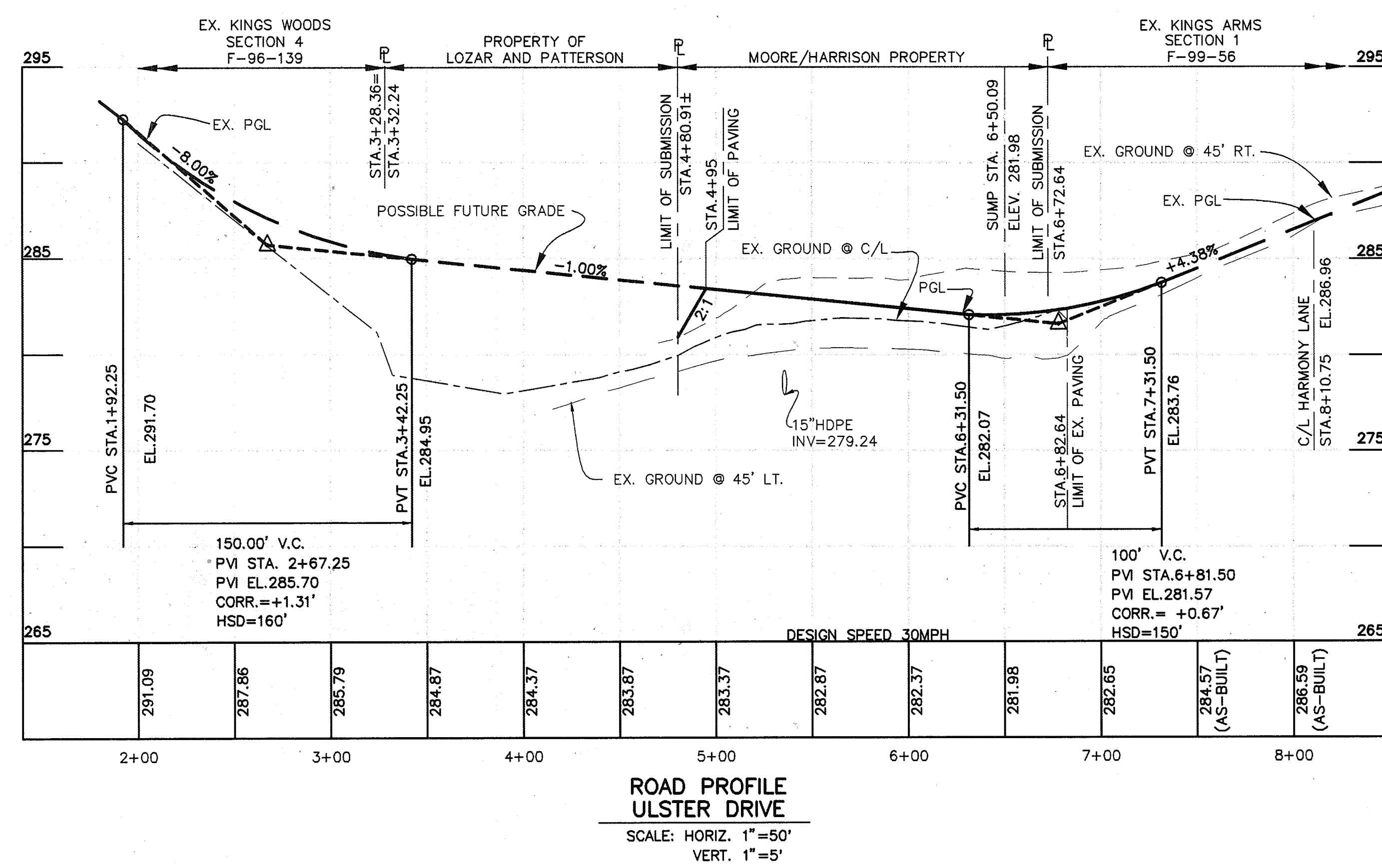
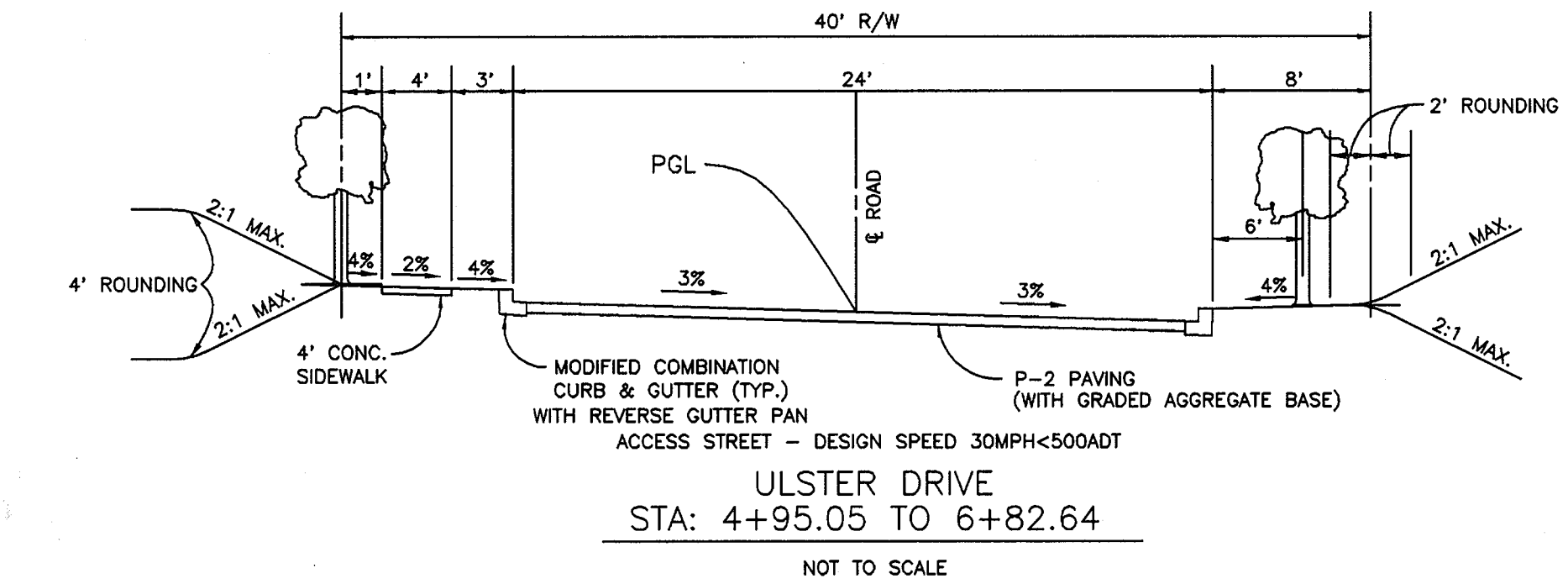
OWNER/DEVELOPER:  SECURITY DEVELOPMENT, L.L.C.  P.O. BOX 417 ELLCOTT CITY, MD 21041 PHONE: 410-465-4244	PROJECT:  MOORE/HARRISON PROPERTY LOTS 1 THRU 4 AND OPEN SPACE LOTS 5 AND 6  LOCATION: TAX MAP 47 - BLOCK 22 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN TITLE SHEET  DATE: NOVEMBER, 2003 PROJECT NO. 1486 SCALE: AS SHOWN DRAWING 1 OF 5	
Design: MLV	Draft: LDD	Check: DAM



CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	103.54'	100.00'	59°19'19"	98.97'	S33°49'38"E	56.95'
C2	20.41'	100.00'	11°41'35"	20.37'	S57°38'30"W	10.24'



PLAN VIEW  
SCALE: 1" = 50'



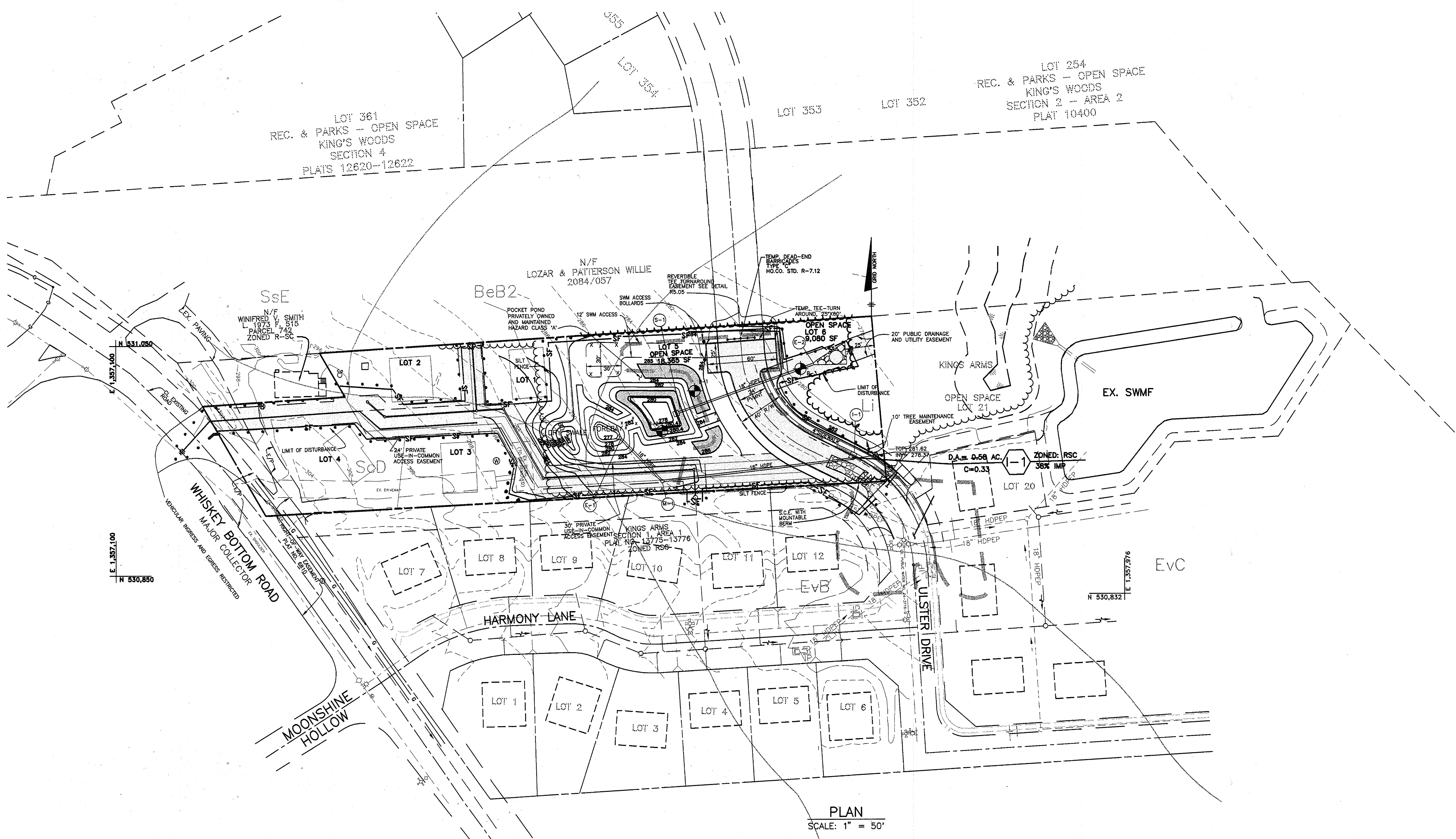
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*James A. Ungle* 11/10/03  
PLANNING DIRECTOR DATE

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: <b>SECURITY DEVELOPMENT, LLC.</b> P.O. BOX 417 ELLICOTT CITY, MD 21041 410-465-4244	PROJECT: <b>MOORE/HARRISON PROPERTY</b>
LOCATION: TAX MAP NO. 47, GRID 22, PARCEL 741 6th ELECTION DISTRICT HOWARD COUNTY, MD	TITLE: <b>PRELIMINARY EQUIVALENT SKETCH PLAN ROAD PLAN, PROFILE AND DETAILS</b>
DATE: NOVEMBER, 2003	PROJECT NO. 1486
DESIGN: MLV	DRAFT: LDD
SCALE: 1" = 50'	DRAWING 2 OF 5



PLAN  
SCALE: 1" = 50'

LEGEND

- 560 EXISTING CONTOURS
- 562 PROPOSED GRADING
- SF SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM
- SOIL LINE
- SOIL TYPE
- DRAINAGE AREA DIVIDE

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*David A. Wagle*  
PLANNING DIRECTOR DATE

SWM SUMMARY TABLE  
GENERAL STORAGE REQUIREMENTS

STEP	REQUIREMENT	VOLUME REQUIRED (ac-ft)	NOTES
1.	WATER QUALITY VOLUME (WQv)	0.058 (2526 cf)	PROVIDED IN POCKET POND
2.	RECHARGE VOLUME (Rev)	0.007 (305 cf) (0.08acres)	PROVIDED IN DRY SWALE
3.	CHANNEL PROTECTION VOLUME (Cpv)	0.11 (4792 cf)	PROVIDED IN POCKET POND
4.	OVERBANK FLOOD PROTECTION VOLUME (Qp)	N/A	NOT REQUIRED
5.	EXTREME FLOOD VOLUME (Qt)	N/A	NOT REQUIRED

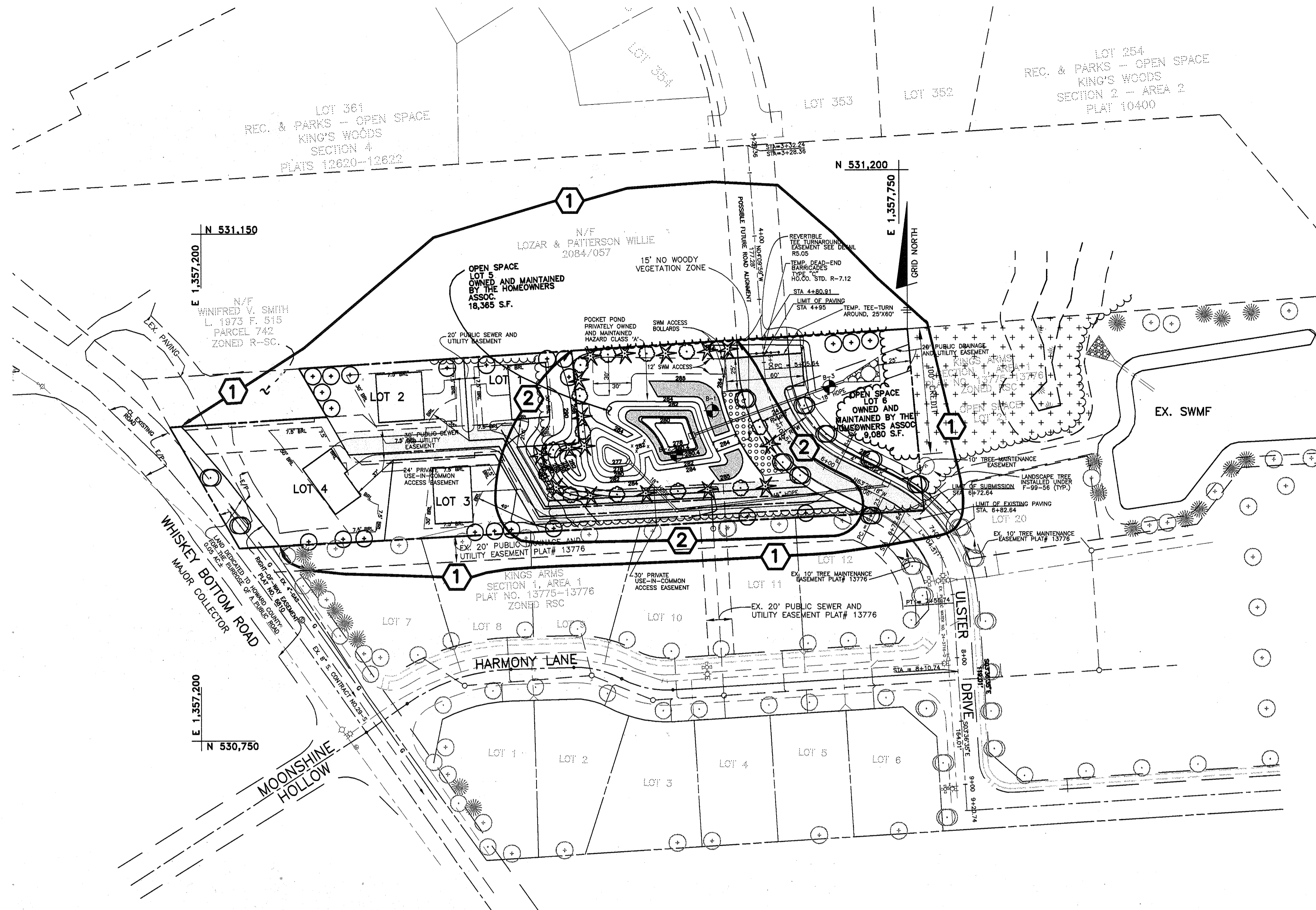
SOILS LEGEND

MAP SYMBOL	SOIL TYPE	MAPPING UNIT
EvB	A	EVEBORO LOAMY SAND - 1 TO 5 PERCENT SLOPES
Li	D	LEONARDTOWN SILT LOAM
ScD	C	SANDY AND CLAYEY SAND - MODERATELY SLOPING
BeB2	C	BELTSVILLE SILT LOAM - 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
SsE	B	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES

\* INDICATES HYDRIC SOILS  
SOILS MAP No. 33

NO.		DATE		REVISION	
<p><b>BENCHMARK</b> ENGINEERS &amp; LAND SURVEYORS &amp; PLANNERS <b>ENGINEERING, INC.</b> 8480 BALTIMORE NATIONAL PIKE &amp; SUITE 418 ELLCOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644 E-MAIL: benchmark@cois.com</p>					
OWNER/DEVELOPER:			PROJECT:		
SECURITY DEVELOPMENT, L.L.C. P.O. BOX 417 ELLCOTT CITY, MD 21041 410-465-4244			MOORE/HARRISON PROPERTY		
LOCATION: TAX MAP 47 - GRID 22 PARCEL 741 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND					
TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN GRADING, SEDIMENT & EROSION CONTROL PLAN AND STORM DRAIN DRAINAGE AREA MAP					
DATE: NOVEMBER, 2003		PROJECT NO. 1486			
Design: MLV	Draft: LDD	Check: DAM	SCALE: AS SHOWN	DRAWING 3 OF 5	





PLAN VIEW  
SCALE: 1" = 50'

**PERIMETER/SWM LANDSCAPE PLANTING LIST ①**

SYMBOL	QUANTITY	NAME	REMARKS
⊙	10	ACER RUBRUM (RED MAPLE)	2 1/2" MIN. CAL. 8 & 8 FULL HEAD
⊗	13	PLATANUS ACERFOJA (Bloodgood London Plane)	2 1/2" MIN. CAL. B&B FULL HEAD
★	16	PINUS STROBUS (Eastern White Pine)	5'-6" Ht. UNSHEARED

**PUBLIC STREET TREE PLANTING LIST**

SYMBOL	QUANTITY	NAME	REMARKS
⊙	10	ACER RUBRUM (RED MAPLE)	2 1/2" MIN. CAL. 8 & 8 FULL HEAD

1 TREE/40 LF ROADWAY

**LANDSCAPE PLANTING LIST**

SYMBOL	QUANTITY	NAME	REMARKS
⊙	22	PLATANUS ACERFOJA (Bloodgood London Plane)	2 1/2" MIN. CAL. 8 & 8 FULL HEAD

1 TREE/60 LF PERIMETER

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES
PERIMETER NO. / LANDSCAPE TYPE		① A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		1414 LF
CREDIT FOR EXISTING VEGETATION: (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		YES 100'
CREDIT FOR WALL, FENCE OR BERM: (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO
NUMBER OF PLANTS REQUIRED:		
SHADE TREES		22
EVERGREEN TREES		-
OTHER TREES (2:1 SUBSTITUTE)		-
SHRUBS		-
NUMBER OF TREES PROVIDED:		
SHADE TREES		22
EVERGREEN TREES		-
OTHER TREES (2:1 SUBSTITUTE)		-
SHRUBS (1:1 SUBSTITUTE)		-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

- NOTES**
- TREES MUST BE A MINIMUM OF FOUR(4) FEET FROM THE CURB OR SIDEWALK AND MUST BE A MINIMUM OF FIVE(5) FEET FROM ANY STORM DRAIN.
  - TREE MUST BE PLANTED A MINIMUM OF FIVE(5) FEET FROM AN OPEN SPACE ACCESS STRIP AND TEN(10) FEET FROM A DRIVEWAY.
  - SEE PLANTING LIST, THIS SHEET.

**SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING**

LINEAR FEET OF PERIMETER	② 639' TYPE 'B'
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND LINEAR FEET)	NO
NUMBER OF TREES REQUIRED:	
SHADE TREES (1:50)	13
EVERGREEN TREES (1:40)	16
NUMBER OF TREES PROVIDED:	
SHADE TREES	13
EVERGREEN TREES	16

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*David A. Lutz*  
PLANNING DIRECTOR DATE 11/17/03

NO.	DATE	REVISION

**BENCHMARK ENGINEERING INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043  
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OWNER/DEVELOPER: <b>SECURITY DEVELOPMENT, L.L.C.</b> P.O. BOX 417 ELLICOTT CITY, MD 21041 410-465-4244	PROJECT: <b>MOORE &amp; HARRISON PROPERTY</b>
LOCATION: TAX MAP NO. 47, GRID 22, PARCEL 741 6th ELECTION DISTRICT HOWARD COUNTY, MD	TITLE: <b>PRELIMINARY LANDSCAPE PLAN</b>
DATE: NOVEMBER, 2003	PROJECT NO. 1486
DESIGN: MLV DRAFT: LDD	SCALE: 1" = 50' DRAWING 4 OF 5

