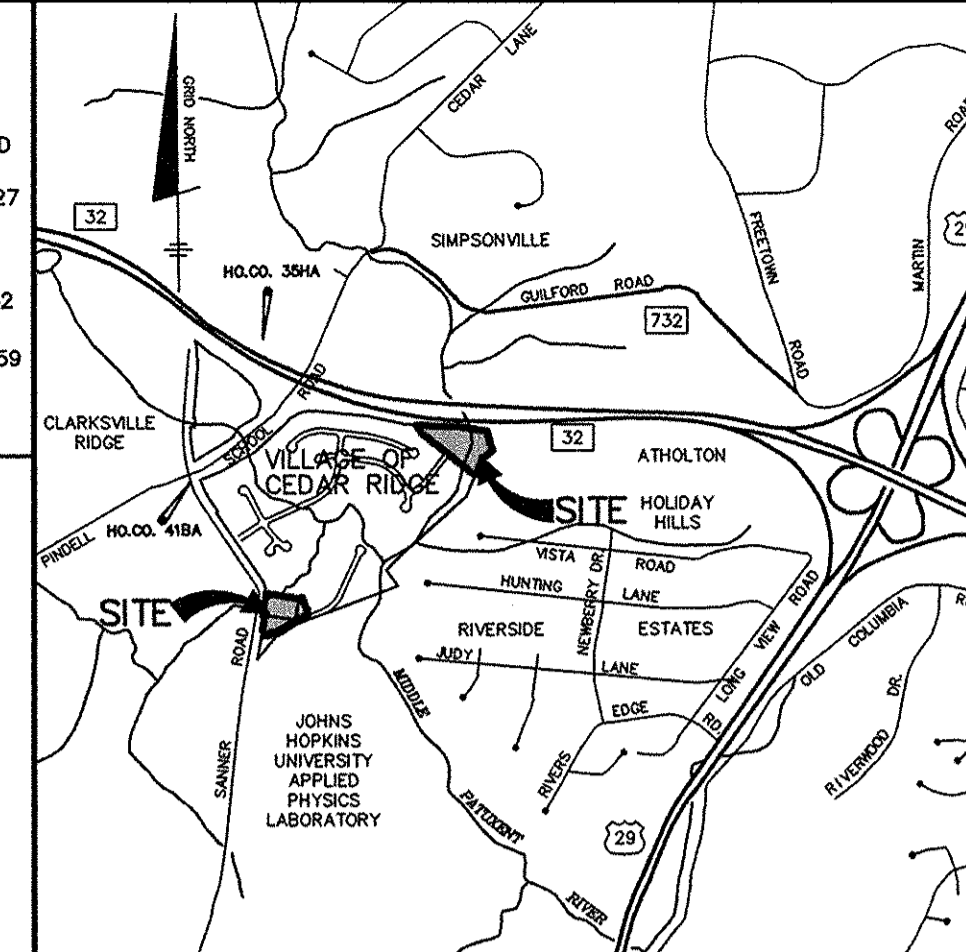


PRELIMINARY EQUIVALENT SKETCH PLAN VILLAGE OF CEDAR RIDGE SECTION 2 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

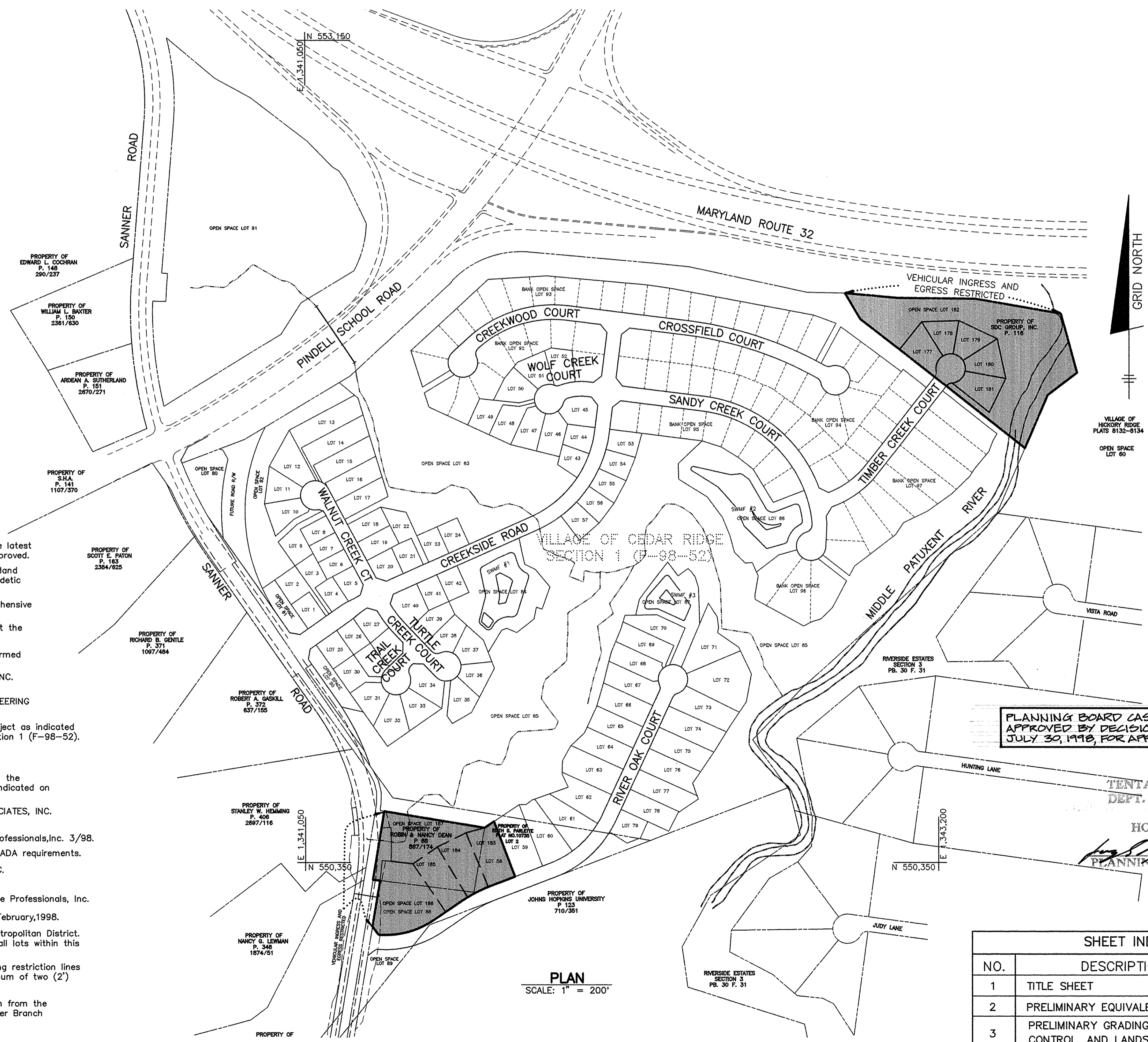
BENCH MARKS NAD 83
 HO. CO. #41BA NAD 83
 STAMPED CONC. MONUMENT LOCATED AT THE
 NORTHWEST CORNER OF PINDELL SCHOOL ROAD
 AND SANNER LANE.
 N 551769.4787 E 1340516.127

HO. CO. #35HA NAD 83
 STAMPED CONC. MONUMENT LOCATED 3.5±
 BEHIND THE GUARD RAIL SOUTH OF MD RTE 32
 500± WEST OF PINDELL SCHOOL ROAD
 N 553383.579 E 1340567.659

HO. CO. BM#-109 ELEV. 405.389
 USED FOR VERTICAL CONTROL.



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

1. All aspects of the project are in conformance with the latest Howard County standards unless waivers have been approved.
2. Coordinates shown hereon are based on NAD 83, Maryland coordinate system as projected by Howard County Geodetic control stations No.41BA and No.35HA.
3. Subject property is zoned R-ED per 10/18/93 comprehensive zoning plan.
4. Public water and sewer will be provided for this project the drainage area is the Middle Patuxent River.
5. Existing utilities were located by field run survey performed by TSA GROUP INC. and from county records.
6. Topography shown hereon is field run by TSA GROUP INC. dated Feb.1998. Contour interval is 2 feet.
7. Geotechnical Report compiled by HILLIS-CARNES ENGINEERING ASSOCIATES, INC.
8. Stormwater Management shall be provided for this project as indicated on the FINAL Plans of the Village of Cedar Ridge, Section 1 (F-98-52).
9. BRL indicates building restriction line.
10. All areas are "more or less".
11. No clearing, grading or construction is permitted within the wetlands, wetland buffer or stream buffer, except as indicated on these plans.
12. Traffic Study compiled by LEE CUNNINGHAM AND ASSOCIATES, INC. dated March,1998.
13. Wetlands delineation study provided by Eco-Science Professionals, Inc. 3/98.
14. This project will be constructed in conformance with ADA requirements.
15. Floodplain Study was performed by the TSA GROUP INC. dated April 9,1997.
16. Forest Stand Delineation was performed by Eco-Science Professionals, Inc.
17. Noise study was performed by TSA Group, Inc. dated February,1998.
18. This site has been petitioned to be included in the Metropolitan District. Public water and public sewer are being provided for all lots within this subdivision.
19. On lots where drainage easements infringe upon building restriction lines the structure footings for these lots shall be a minimum of two (2) feet from the easement line.
20. The Floodplain Limits shown on these Plans are taken from the approved floodplain study for SP-97-02 for the Sanner Branch and the FEMA Study for the Middle Patuxent River.

SITE DATA TABULATION

- GENERAL SITE DATA**
- 1.) PRESENT ZONING: R-ED
 - 2.) APPLICABLE DPZ FILE REFERENCES: SP-97-02, F-98-52, PB 312, WP-97-78
 - 3.) PROPOSED USE OF SITE: 8 SFD HOMES
 - 4.) PROPOSED WATER AND SEWER SYSTEMS: PUBLIC PRIVATE
 - 5.) ANY OTHER INFORMATION WHICH MAY BE RELEVANT:
- AREA TABULATION**
- 1.) TOTAL AREA OF SITE: 7.97± AC.
 - PARCEL 116: 4.78± AC.
 - PARCEL 68: 1.88± AC.
 - RESUBDIVISION OF LOTS 58 & 88: 1.31± AC.
 - 2.) AREA OF 100 YEAR FLOODPLAIN: 1.74± AC.
 - 3.) AREA OF STEEP SLOPES (25% OR GREATER): 0.64± AC.
 - 4.) NET AREA OF SITE: 5.59± AC. - 1.31± AC. (RESUB. AREA) = 4.28± AC.
 - 5.) AREA OF THIS PLAN SUBMISSION: 7.97± AC.
 - 6.) APPROXIMATE LIMIT OF DISTURBANCE: 3.75± AC.
 - 7.) AREA OF PROPOSED BUILDABLE LOTS: 2.61± AC.
 - 8.) AREA OF PROPOSED OPEN SPACE LOTS: 5.02± AC.
 - 9.) AREA OF PROPOSED PRESERVATION PARCELS: N/A
 - 10.) AREA OF BULK PARCELS: N/A
 - 11.) AREA OF PROPOSED PUBLIC ROADS: 0.34± AC.
- UNIT/LOT TABULATION**
- 1.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT: 8 (4.28± AC. x 2 = 8.56)
 - 2.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 8
 - 3.) DENSITY OF PROJECT PER NET ACRE: 2 UNITS / NET ACRE
 - 4.) TOTAL NUMBER OF LOTS ALLOWED PER DEO/CEO: N/A
 - 5.) TOTAL NUMBER OF LOTS PROPOSED PER DEO/CEO: N/A
 - 6.) TOTAL NUMBER OF PRESERVATION PARCELS PROPOSED: N/A
 - 7.) TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 3
 - 8.) TOTAL NUMBER OF NON-RESIDENTIAL PARCELS PROPOSED: N/A
 - 9.) TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS PROPOSED: N/A
 - 10.) OVERALL TOTAL NUMBER OF LOTS/OPEN SPACE LOTS PROPOSED: 11
 - 11.) OTHER: N/A
- OPEN SPACE DATA**
- 1.) MINIMUM RESIDENTIAL LOT SIZE SELECTED: 6000 SQ.FT.
 - 2.) OPEN SPACE REQUIRED: (4.28± AC. X 0.25) 1.07± AC. (25%)
 - 3.) TOTAL OPEN SPACE PROVIDED ON THIS SUBMISSION: 5.02± AC. (63%)
 - 4.) AREA OF RECREATION OPEN SPACE REQUIRED: N/A (LESS THAN 20 LOTS)
 - 5.) AREA OF RECREATION OPEN SPACE PROVIDED ON THIS SUBMISSION: 0.00 AC.±
- * 25% SLOPES OR GREATER ARE BASED ON CONDITIONS PRIOR TO THE CREATION OF MAN MADE SLOPES WHICH OCCUR WITH VILLAGE OF CEDAR RIDGE, SECTION 1, F-98-52.
- NOTE: THE 1.31± AC. WITHIN THE RESUBDIVISION AREA WAS USED FOR DENSITY ON SECTION 1 AND HAS BEEN EXCLUDED FROM THE DENSITY CALCULATION ON THIS PLAN. ALSO OPEN SPACES AND RECREATIONAL OPEN SPACE WAS PROVIDED WITHIN SECTION 1 FOR THIS AREA.

PLANNING BOARD CASE No. PB-319 WAS APPROVED BY DECISION AND ORDER ON JULY 30, 1998, FOR APPROVAL OF SP-98-14

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR
 DATE 9/1/98

NO	DATE	REVISION

BENCHMARK ENGINEERING INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY GRADING, SEDIMENT CONTROL, AND LANDSCAPE PLAN

OWNER/DEVELOPER/CONTRACT PURCHASER: SDG GROUP, INC.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 (410) 465-4244

PROJECT: **VILLAGE OF CEDAR RIDGE SECTION TWO**
 A SUBDIVISION OF PARCEL 68, TAX MAP 411770, PARCEL 116, TAX MAP 35 AND A RESUBDIVISION OF OPEN SPACE LOTS 88 AND LOT 58 OF THE VILLAGE OF CEDAR RIDGE, SECTION 1.

LOCATION: TAX MAP 41 - LOTS 58 & 88; VILLAGE OF CEDAR RIDGE, SECTION 1 PARCEL 68, AND P/O PARCEL 116; TAX MAP 35 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: **PRELIMINARY EQUIVALENT SKETCH PLAN TITLE SHEET**
 (SP-97-02, WP-97-78, PB 312 AND F-98-52)

DATE: MARCH 1998
 SEPTEMBER 1998

OWNER: ROBIN LINN DEAN
 7035 SANNER ROAD
 CLARKSVILLE, MARYLAND 21029

DESIGN: YSL DRAFT: YSL CHECK: DAM SCALE: AS SHOWN DRAWING 1 OF 3 PROJECT NO. 1088

PLAN
SCALE: 1" = 200'

