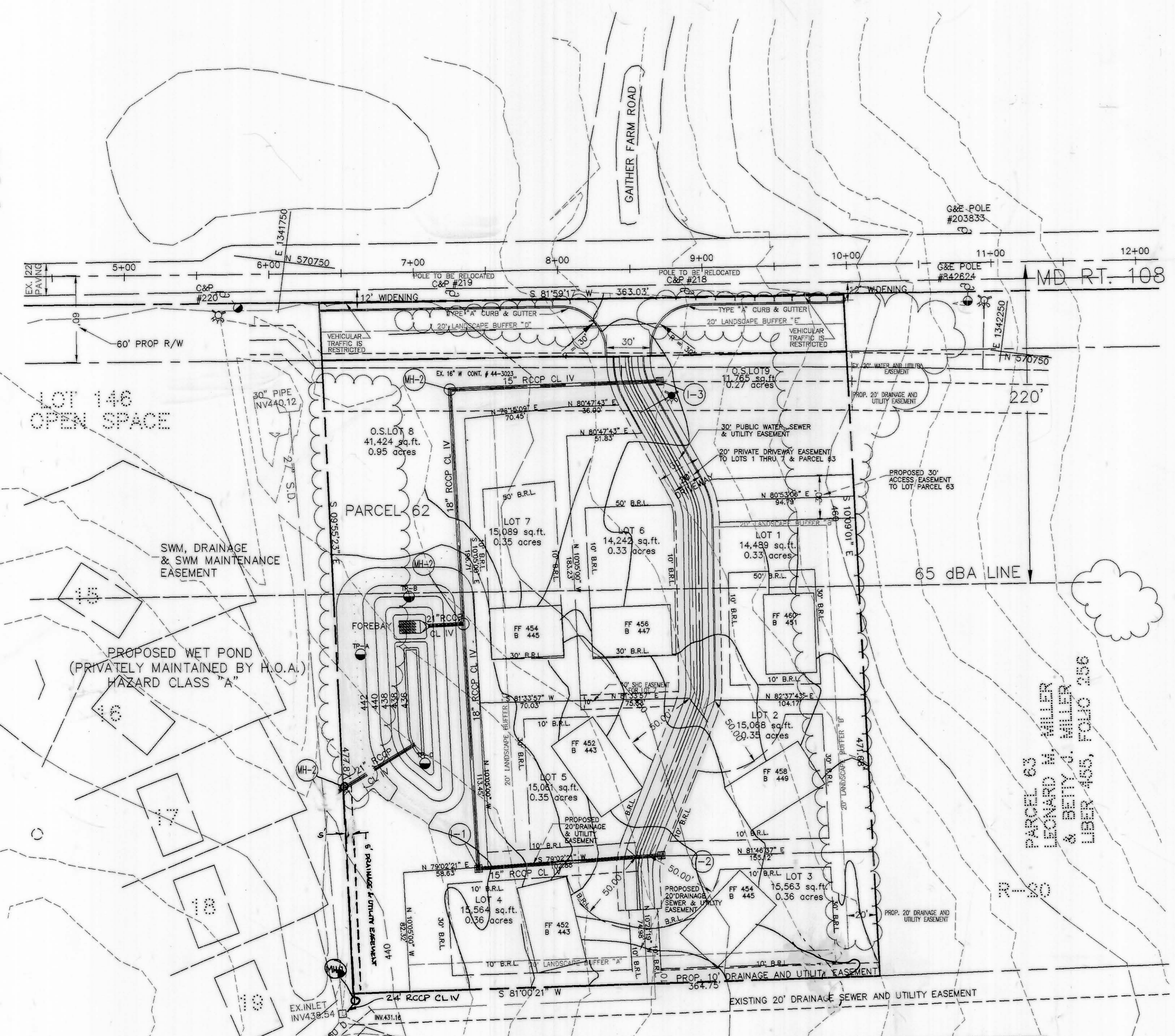


VICINITY MAP  
SCALE 1" = 1000'



PLAN  
SCALE 1" = 50'

LEGEND :

EX. GRADE

PROP. GRADE

EX. TREE LINE

SCHEDULE D  
STORM WATER MANAGEMENT LANDSCAPING, TYPE B

POND	370
LINEAR FEET OF PERIMETER	
CREDIT FOR EXISTING VEGETATION (NO, YES, AND %)	50
NUMBER OF TREES REQUIRED SHADE TREES EVERGREEN TREES	6 8
CREDIT OF OTHER LANDSCAPING (NO, YES, AND %)	NO
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION)	6 8

PERIMETER LANDSCAPE EDGE (TYPE A)

CATEGORY	LANDSCAPE BUFFER DESIGNATION				
	A	B	C	D	E
LINEAR FEET	325	400	310	195	130
CREDIT FOR EXISTING VEGETATION	0	340	0	140	130
CREDIT FOR WALL, FENCE OR BERM	0	0	0	0	0
NUMBER OF PLANTS REQUIRED	8	2	8	1	0



**oria Engineering Inc.**  
CONSULTING ENGINEERS  
8307 MAIN ST., HISTORIC ELLICOTT CITY, MD.  
410-465-0400

PROJECT: CEDAR VILLAS II  
LOTS 1 THRU 9

TITLE: GRADING AND LANDSCAPE PLAN

DEVELOPER: THOMAS J. SCRIVENER  
c/o LAND DESIGN & DEVELOPMENT, INC.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

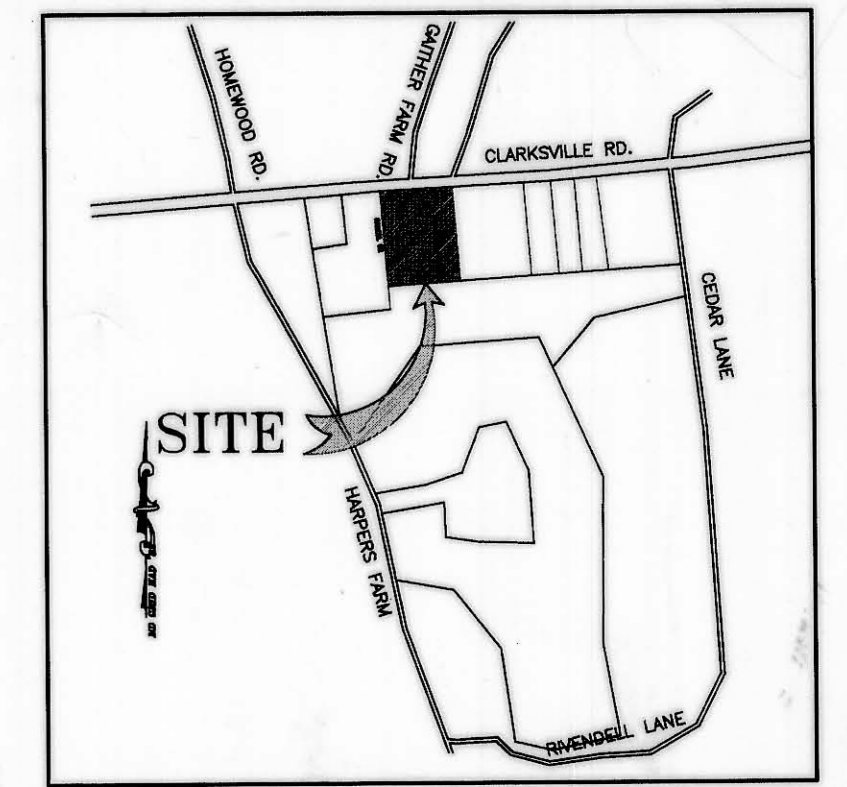
OWNER: THOMAS J. SCRIVENER  
c/o LAND DESIGN & DEVELOPMENT, INC.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

TAX MAP 29 PARCEL 62, 5TH ELEC. DIST., HOWARD CO., MD.

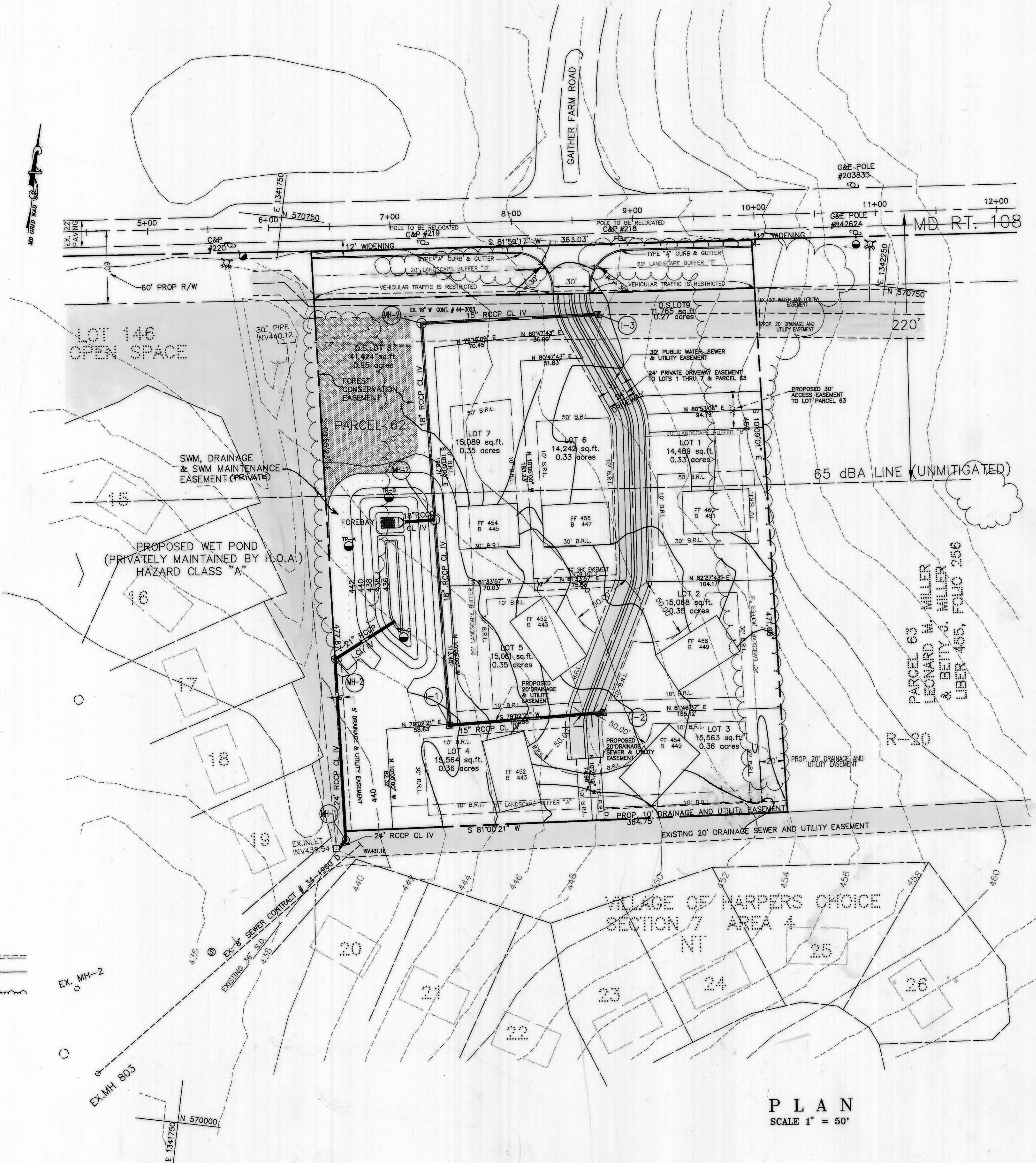
DATE: 06-12-96 SCALE: 1"= 50' SHEET 2 OF 2

DESIGNED BY: JER DRAWN BY: DTA CHECKED BY: MLL

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR DATE



VICINITY MAP  
SCALE 1" = 1000'



GENERAL NOTES:

- PROJECT BACKGROUND
  - (a) TAX MAP 22, PARCEL 62
  - (b) EXISTING ZONING = R-20
  - (c) GROSS AREA = 3.98 ACRES
  - (d) NO. OF LOTS = 7 BUILDABLE & 2 OPEN SPACES
  - (e) AREA OF PROPOSED LOTS = 2.41 ACRES
  - (f) AREA OF PROPOSED ROW = 0.63 ACRE
  - (g) THIS SUBDIVISION IS SUBJECT TO WP 96-21 APPROVED ON MARCH 7, 1996 WHICH WAIVED THE REQUIREMENT OF SECTION 16.120(a)(1) TO PERMIT RESIDENTIAL LOTS TO DERIVE DIRECT DRIVEWAY ACCESS FROM A MINOR ARTERIAL ROAD; SECTION 16.120(b)(1) TO PERMIT THE MAXIMUM NUMBER OF ADJACENT PIPESTEMS USING A SHARED DRIVEWAY TO BE INCREASED FROM 4 TO 7; SECTION 16.119(a)(8) TO NOT REQUIRE EXTENDING OF THE PROPOSED ROAD RIGHT-OF-WAY TO THE ADJACENT DEVELOPABLE PARCEL 63; AND SECTION 16.132(a)(1)(i) TO NOT REQUIRE CONSTRUCTION OF PROPOSED PUBLIC ROAD TO ADJACENT DEVELOPABLE PARCEL 63.
- BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED BY JOHN C. MELLEMA, INC. ON MAY, 1996.
- WETLAND PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES ON AUGUST 1995.
- AN WET POND IS PROPOSED FOR STORMWATER MANAGEMENT.
- WATER AND SEWER ARE PUBLIC AND WILL BE CONNECTED TO CONTRACT NO.34-1960D & 44-3023.
- EXISTING UTILITIES WERE BASED ON EXISTING APPROVED COUNTY PLAN.
- PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- SKETCH PLAN WAS APPROVED UNDER S-96-08 ON MARCH 7, 1996.

OPEN SPACE TABULATION

GROSS AREA = 3.96 ACRES  
 MINIMUM LOT SIZE = 14,000 SQ.FT.  
 OPEN SPACE REQUIRED = 30% = 1.19 ACRES  
 GROSS OPEN SPACE PROVIDED = 1.22 ACRES  
 AREA ACCESS EASEMENT = .03 (TO MILLER PROPERTY)  
 NET OPEN SPACE PROVIDED = 1.19 ACRES  
 AREA FOR SWM = 0.50 ACRE  
 NET DRY AREA = 0.74 ACRE OR 59.68%

LOT AREA TABULATION

LOT No.	AREA	PIPE STEM	WETLAND	25% SLOPE	NET AREA
1	14,489	489	0	0	14,000
2	15,068	1,068	0	0	14,000
3	15,563	1,563	0	0	14,000
4	15,564	1,564	0	0	14,000
5	15,061	1,061	0	0	14,000
6	14,242	242	0	0	14,000
7	15,089	1,089	0	0	14,000

NOTE: ALL ROOFTOP STORAGE MUST DISCHARGE TO THE PROPOSED SWM POND.

LEGEND:  
 EX. GRADE  
 PROP. GRADE  
 EX. TREE LINE

PLAN  
 SCALE 1" = 50'

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*Joseph S. Miller*  
 PLANNING DIRECTOR DATE

**oria Engineering Inc.**  
 CONSULTING ENGINEERS  
 8307 MAIN ST., HISTORIC ELLICOTT CITY, MD.  
 410-465-0400

PROJECT: CEDAR VILLAS II  
 LOTS 1 THRU 9

TITLE: PRELIMINARY PLAN

DEVELOPER: THOMAS J. SCRIVENER  
 c/o LAND DESIGN & DEVELOPMENT, INC.  
 10805 HICKORY RIDGE ROAD  
 COLUMBIA, MARYLAND 21044

OWNER: THOMAS J. SCRIVENER  
 c/o LAND DESIGN & DEVELOPMENT, INC.  
 10805 HICKORY RIDGE ROAD  
 COLUMBIA, MARYLAND 21044

TAX MAP 29 PARCEL 62, 5TH ELEC. DIST., HOWARD CO., MD.  
 DATE: 09-12-96 SCALE: 1" = 50' SHEET 1 OF 2  
 DESIGNED BY: JER DRAWN BY: DTA CHECKED BY: MLL