



NOTE: THE UPDATED SPEED CONTROL DETAIL WILL BE ADDED TO THE PRELIMINARY PLAN AND WILL BE LOCATED PER THE DESIGN MANUAL.

**GENERAL NOTES**

- PROPERTY ZONED : RR-DEO
- EXISTING DWELLING ON PRES. PARCEL 'B' (PREVIOUSLY LOT #1 CARVELL PROPERTY WILL REMAIN)
- TOTAL GROSS AREA OF TRACT : 98.95 AC
- TOTAL GROSS AREA OF BUILDING LOTS : 67.47 AC (INCL. PRES. PARCEL B)
- TOTAL AREA OF PUBLIC ROAD R/W : 4.15 AC
- TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS PROVIDED : 27.33 AC
- TOTAL AREA OF 100 YEAR FLOOD PLAIN : 6.88 AC (APPROXIMATE)
- TOTAL AREA OF 25% SLOPE : 2.96 AC
- NET AREA OF PROPERTY (DED. SWM CALC.) : 92.07 AC
- NUMBER OF PROPOSED BUILDABLE LOTS : 47 LOTS + 1 BUILDABLE PRES. PARCEL
- PRIVATE WATER AND SEWER SYSTEMS ARE TO BE EMPLOYED.
- STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTIONS 16.124 AND 16.136 OF THE SUBDIVISION REGULATIONS.
- STREET LIGHTS WILL BE PROVIDED AS INDICATED ON THE FINAL ROAD DRAWINGS.
- TOPO BASED ON HOWARD COUNTY AERIAL PHOTOGRAPHY TAKEN 1993
- PROPOSED PUBLIC ROADWAY WITHIN THIS SITE:  
A: PUBLIC ROADWAY  
B: 50 FT. & 40 FT. RIGHT-OF-WAY  
C: 22 FT. & 18 FT. PAVEMENT  
D: 25 M.P.H. DESIGN SPEED  
E: P-2 PAVEMENT TYPE  
F: R 1.01 TYPICAL SECTION.
- MINIMUM LOT SIZE ALLOWABLE : 40,000 SF.  
MAXIMUM LOT SIZE ALLOWABLE : 50,000 SF. (60,000 SF. AS APPROVED BY DPZ)
- WETLANDS WERE DELINEATED BY WILLIAM BRIDGEMAN, SEE SUPPORTING SHEET 4 OF 6
- A DRAINAGE DISCHARGE PERMIT LETTER WILL NOT BE REQUIRED DUE TO DISCHARGE INTO 100 YEAR FLOOD PLAIN, AND ON SITE SWM.
- PARKING WILL BE PROVIDED OFF STREET.
- SLOPES IN EXCESS OF 25% ARE HATCHED.
- SWM FACILITY TO BE OPERATED AND MAINTAINED BY H-O-A.
- THIS PROJECT IS SUBJECT TO SECT 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- TRAFFIC CALMING DEVICES REQUIRED EVERY 400 FT.
- ALL BUILDINGS TO BE RAZED PRIOR TO RECORD PLAT.
- SHARED SYSTEMS SHOWN WILL ONLY BE PROPOSED IF ON SITE SYSTEMS PROVED TO BE IMPRACTICAL. PRESERVATION PARCELS A, C, D, MAY BE SUITABLE.
- THE PROPERTY IS NOT WITHIN METROPOLITAN DISTRICT.
- THE PROJECT QUALITIES FOR THE 2 AC. AVERAGE LOT EXEMPTION. 98.95-2 AC (WETLANDS) = 96.95 AC. (96.95/48 = 2.02 AC).
- FRONT BRL=50, REAR BRL=30', SIDE BRL = 10', SIDE ADJOINING A PUBLIC ROAD = 30', ADJOINING A COLLECTOR ROAD = 75'
- APPO TRAFFIC STUDY PREPARED MAY 1, 2000 AND APPROVED JUNE 20, 2000.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE ADDRESSED ON THE PRELIMINARY AND FINAL PLANS.
- THERE ARE NO BURIAL GROUNDS OR CEMETERY ON-SITE.
- EXISTING HYDRONAUTICS RESEARCH LAB PERFORMS WATER MODELING (BOARD OF APPEALS CASE NO.338-C.)
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL COUNTY SURVEY WITH (MAXIMUM FIVE FOOT) CONTOUR INTERVALS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM: HOWARD COUNTY MONUMENT NOS. 41E4 AND 41E8 WERE USED FOR THIS PROJECT.
- EXISTING UTILITIES ARE BASED ON VISUAL INSPECTIONS AND WILL BE FIELD LOCATED AT PRELIMINARY PLAN STAGE.

**DENSITY TABULATION**

ALLOWABLE DENSITY	= 23 (98.95 Ac./4.25 Ac.)
TRANSFERRED DENSITY	= 24
TOTAL UNITS PROPOSED	= 47 (48 INCLUDING EXISTING DWELLING)
TOTAL UNITS ALLOWED	= 49 (1 PER 2 GROSS ACRES)

**CURVE TABLE**

CURVE NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHRD BEARING
C-1	118.67	500.00	13°55'55"	59.61	118.39	N55°40'50"W
C-2	111.67	300.00	21°19'36"	56.49	111.67	N37°40'19"E
C-3	291.95	350.00	47°47'33"	155.07	283.56	N72°13'54"E
C-4	154.26	103.00	85°48'29"	95.73	140.24	S40°58'06"E
C-5	102.92	350.57	16°49'16"	51.83	102.55	S10°20'47"W
C-6	102.92	350.57	16°49'16"	51.83	102.55	N10°20'47"W
C-7	102.93	350.57	16°49'20"	51.84	102.56	N06°28'27"W
C-8	435.62	1307.60	19°05'16"	219.85	433.61	N14°25'07"E
C-9	366.62	2285.72	09°11'24"	183.70	366.23	N09°09'25"W
C-10	76.32	150.00	29°09'11"	39.01	75.70	N71°20'05"E
C-11	198.90	150.00	75°58'22"	117.14	184.64	N85°15'20"W

- LEGEND :**
- 325 --- EXISTING CONTOURS
  - 330 --- PROPERTY LINE
  - --- SETBACK LINE
  - --- EXIST. TREE LINE
  - --- 100-YR FLOODPLAIN
  - --- 75' STREAM BUFFER
  - --- 25' WETLAND BUFFER
  - --- POSSIBLE INDIVIDUAL SEPTIC AREA
  - --- POSSIBLE SHARED SEPTIC AREA
  - TCD #1
  - --- TRAFFIC CALMING DEVICE
  - --- POSSIBLE HOUSE LOCATION
  - --- PROP. WELL LOCATION
  - --- EX. WELL LOCATION
  - SS
  - --- POSSIBLE SHARED SEPTIC LOT
  - --- 25% OR GREATER SLOPE
  - --- 15%-24.9% SLOPE



A RESUBDIVISION OF HYDRONAUTICS INC. PROPERTY, LOT #1 AND CARVELL PROPERTY LOT #1

**PROJECT NAME**  
PINEDELL WOODS  
LOTS 1 THRU 47 AND PRESERVATION PARCELS A THRU D  
5th ELECTION DISTRICT TAX MAP # 41, GRID 2, 3, 8 AND 9  
PARCEL 274, 275, 484 AND LOT #1  
HOWARD COUNTY, MARYLAND.

**TITLE**  
SKETCH PLAN  
S-00-15

**OWNERS :** CARVELL CLARENCE A  
1716 TERI LYNN DR  
FULTON, MD. 20759  
H Y REAL ESTATE JOINT VENTURE  
1921 ROCKVILLE PIKE, SUITE 300  
ROCKVILLE, MD. 20852  
MARSHALL O. TULIN  
1921 ROCKVILLE PIKE, SUITE 300  
ROCKVILLE, MD. 20852

**DEVELOPER :** MOUNT VIEW, L.L.C.  
6258 CARDINAL LA.  
COLUMBIA, MD. 21044

**PREPARED BY :** AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.  
9305 FURROW AVENUE  
ELLICOTT CITY, MD. 21042  
TEL: (410) 992-8204  
FAX: (410) 461-9135

**DES. :** JL/DCW/AVG  
**JOB :**  
**DRW. :** AVG/DTA  
**PROJ. :**  
**CHK. :** D.C.W.  
**DATE :** 06.07.00

**SCALE :** 1" = 200'  
**SHEET** 1 OF 1

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

**PLAN**  
SCALE : 1" = 200'

*James R. Smith*  
PLANNING DIRECTOR

*W. Lee*  
DATE

"THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF IT'S ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND IT'S SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT."

