

SITE
VICINITY MAP
SCALE: 1" = 2000'

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 3-21-01
P20 4-5-01

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
John Smith 5/14/01
PLANNING DIRECTOR JA DATE

LEGEND

CONTOUR INTERVAL	5 FEET
EXISTING CONTOUR	200
EXISTING TREE LINE	
AREA OF 25% OR GREATER SLOPES (THERE ARE NO CONTIGUOUS STEEP SLOPES 20,000 S.F. OR GREATER)	
AREA OF 15% TO 24.99% SLOPES	
AREA OF RECREATION OPEN SPACE	

PLAN VIEW
SCALE: 1" = 100'

SITE DATA TABULATION

1. GENERAL SITE DATA	
a.) PRESENT ZONING:	R-ED
b.) LOCATION; TAX MAP:	31 GRID 10 & 11, PARCELS 160, 161, 788, & 791
c.) APPLICABLE DPZ FILE REFERENCES:	VP-86-130, F-88-20, PB 349
d.) PROPOSED USE OF SITE:	SINGLE FAMILY DETACHED RESIDENTIAL
e.) PROPOSED WATER AND SEWER SYSTEMS:	<input checked="" type="checkbox"/> PUBLIC
2. AREA TABULATION	
a.) TOTAL AREA OF SITE:	36.79± AC.
b.) APPROXIMATE AREA OF 100 YEAR FLOODPLAIN:	0.71± AC.
c.) APPROX. AREA OF STEEP SLOPES (25% OR MORE):	0.03± AC.
d.) NET AREA OF SITE:	36.05± AC.
e.) AREA OF THIS PLAN SUBMISSION:	36.79± AC.
f.) APPROXIMATE LIMIT OF DISTURBED AREA:	21.74± AC.
g.) AREA OF PROPOSED BUILDING LOTS:	16.32± AC.
h.) AREA OF PROPOSED OPEN SPACE LOTS (AREA):	16.45± AC.
i.) AREA OF PROPOSED PUBLIC ROADS:	3.59± AC.
j.) AREA OF R/W DEDICATION FOR PUBLIC ROADS:	0.43± AC.
3. DENSITY TABULATION	
a.) NET AREA OF THE SITE:	36.05 AC.
b.) TOTAL NUMBER OF LOTS ALLOWED (2 D.U./AC.):	72

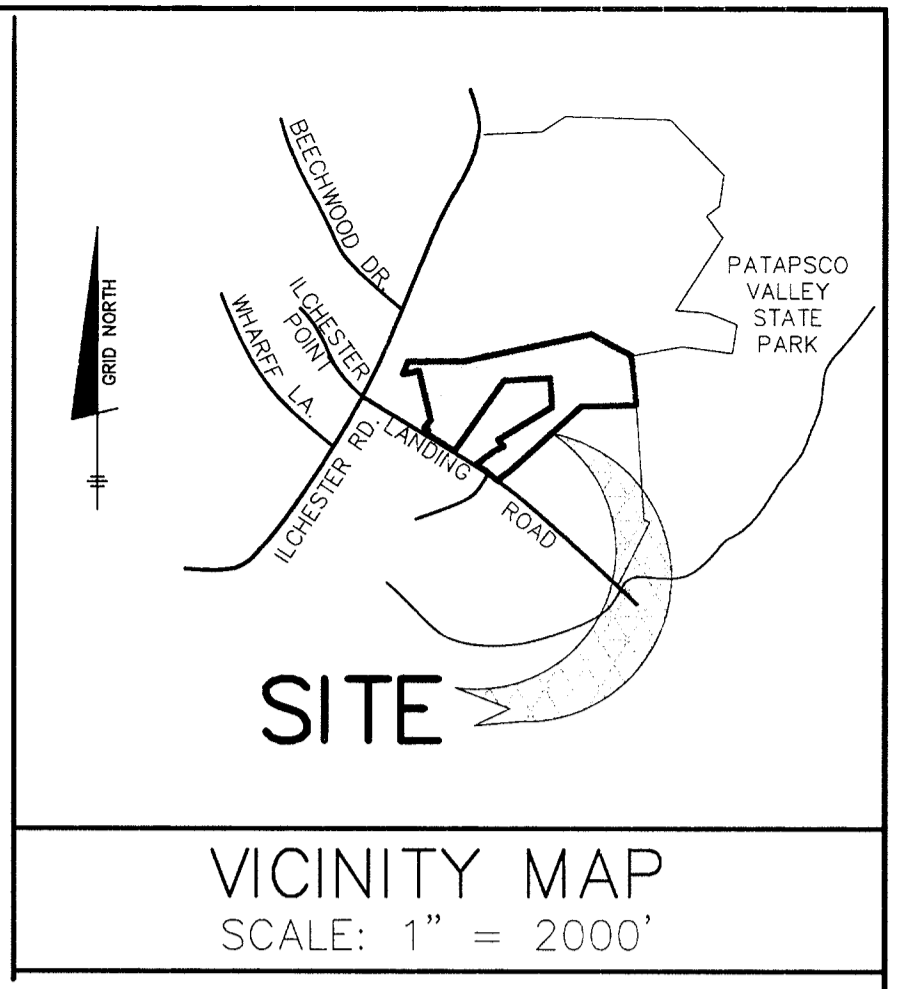
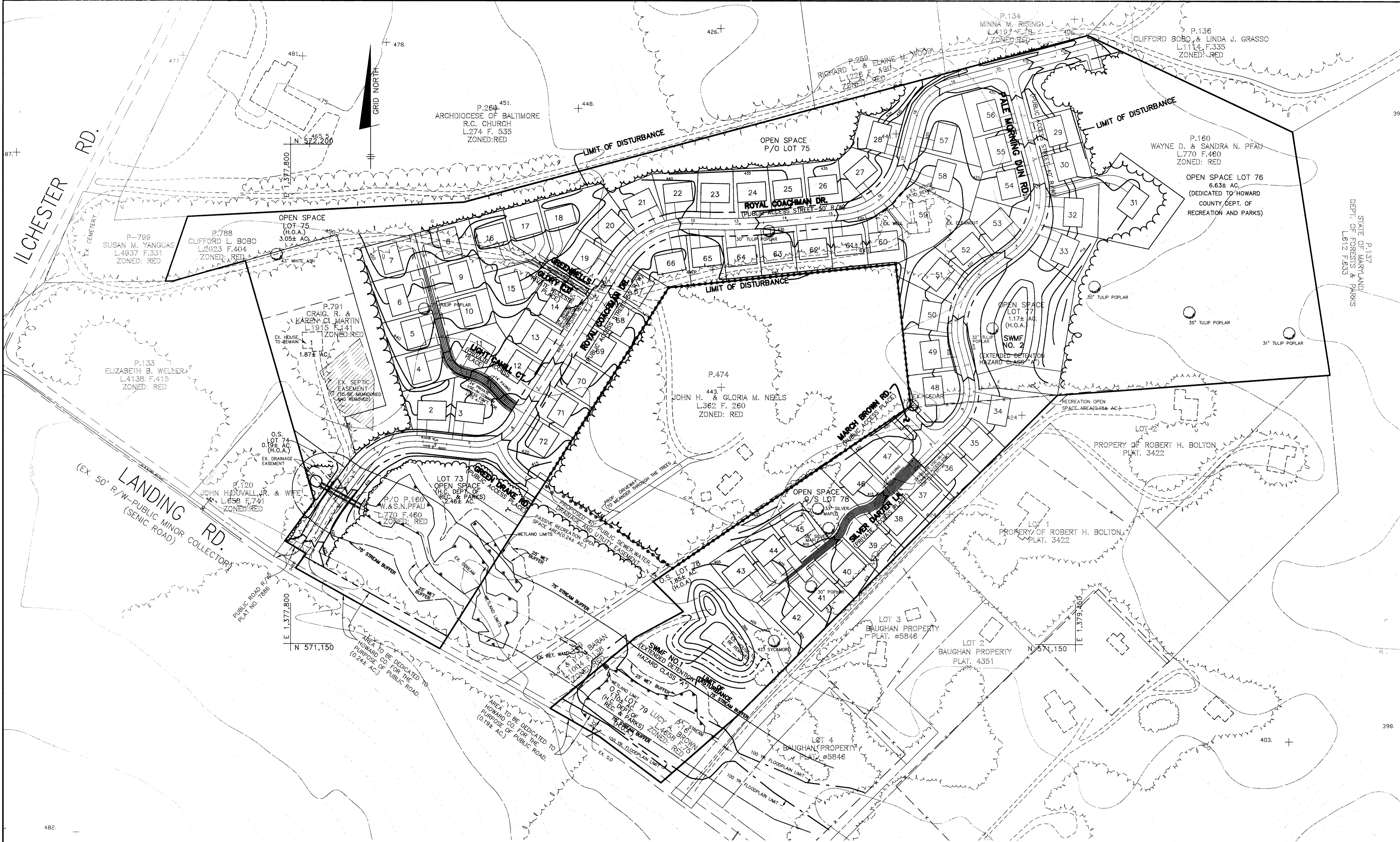
4. UNIT/LOT TABULATION	
a.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION:	72
b.) TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED:	7
5. OPEN SPACE DATA	
a.) MINIMUM RESIDENTIAL LOT SIZE SELECTED:	6,750 S.F.
b.) OPEN SPACE REQUIRED FOR TOTAL AREA OF SITE:	9.20± AC. (25% OF 36.79± AC.)
c.) TOTAL AREA OF OPEN SPACE PROVIDED ON THIS SUBDIVISION:	16.45± AC. (45%)
1.) OPEN SPACE AREAS LESS THAN 35' IN WIDTH (NON-CREDITED):	0.00 AC.
2.) TOTAL AREA OF OPEN SPACE MEETING MINIMUM OPEN SPACE REQUIREMENTS (CREDITED):	16.45± AC.
d.) RECREATIONAL OPEN SPACE REQUIRED:	18,000 S.F. OR 0.41± AC. (250 S.F./UNIT)
1.) TOTAL AREA OF RECREATIONAL OPEN SPACE PROVIDED:	0.42± AC.
a.) PASSIVE RECREATION AREA:	0.42± AC.

STREET CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING	REMARKS
C1	31.23'	290.00'	15.63'	7°09'25"	31.21'	N32°47'24"E	SPEED CONTROL
C2	157.98'	150.00'	86.60'	60°00'00"	150.00'	N62°20'07"E	SPEED CONTROL
C3	111.79'	100.00'	62.55'	64°02'55"	106.06'	N64°20'39"E	SPEED CONTROL
C4	180.72'	172.00'	99.30'	60°00'00"	172.00'	N62°19'12"E	SPEED CONTROL
C5	144.57'	1000.00'	72.41'	08°17'00"	144.45'	N88°10'42"E	
C6	180.84'	150.00'	103.24'	69°04'30"	170.08'	N49°29'57"E	SPEED CONTROL
C7	104.72'	100.00'	57.74'	60°00'00"	100.00'	N44°57'42"E	SPEED CONTROL
C8	178.52'	150.00'	101.54'	68°11'29"	168.17'	S19°03'26"W	SPEED CONTROL
C9	178.21'	150.00'	101.68'	68°15'48"	168.33'	S19°01'17"W	SPEED CONTROL
C10	104.72'	100.00'	87.74'	60°00'00"	100.00'	S14°53'24"W	SPEED CONTROL
C11	79.01'	150.00'	40.44'	30°10'42"	78.10'	S40°44'42"E	
C12	27.34'	100.00'	13.76'	15°39'51"	27.25'	N49°50'53"W	
C13	57.64'	100.00'	29.64'	33°01'21"	56.84'	N58°31'38"W	
C14	52.36'	50.00'	28.87'	60°00'00"	50.00'	N45°02'18"W	SPEED CONTROL
C15	32.83'	57.00'	16.88'	33°00'00"	32.38'	S61°23'24"W	
C16	59.69'	57.00'	32.91'	60°00'00"	57.00'	S47°53'24"W	SPEED CONTROL
C17	32.83'	57.00'	16.88'	33°00'00"	32.38'	S34°23'24"W	

- GENERAL NOTES:**
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARD UNLESS WAIVER'S HAVE BEEN APPROVED.
 - PROJECT SITE ZONED R-ED PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
 - CONTOURS SHOWN HEREON WERE TAKEN FROM HOWARD COUNTY TOPOGRAPHY SURVEY AT 5' CONTOUR INTERVALS.
 - WATER AND SEWER EXTENSIONS FOR THIS PROJECT WILL BE PUBLIC. AN APPLICATION IS BEING SUBMITTED TO THE COUNTY FOR THE INCLUSION OF THE PROJECT AREA INTO THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE PATAPSCO WATERSHED.
 - EXISTING UTILITIES SHOWN ARE TAKEN FROM RECORD DRAWINGS OBTAINED FROM HOWARD COUNTY.
 - BOUNDARY SHOWN HEREON IS BASED ON DEEDS AND RECORDED PLATS FROM HOWARD COUNTY.
 - FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JULY, 2000. (FOREST CONSERVATION PLAN IS NOT REQUIRED FOR SKETCH PLAN SUBMISSION.)
 - WETLAND REPORT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC. DATED JULY, 2000.
 - APFC TRAFFIC ANALYSIS IS NOT REQUIRED FOR THIS PROJECT. THIS PROJECT IS LOCATED FARTHER THAN 1-1/2 MILES FROM THE INTERSECTION OF TWO MAJOR COLLECTOR ROADWAYS.
 - STORM WATER MANAGEMENT QUANTITY AND QUALITY CONTROL IS BEING PROPOSED BY EXTENDED DETENTION SWM FACILITIES. THE FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
 - 100 YEAR FLOODPLAIN STUDY WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED JULY, 2000.
 - THE STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITIES HAVE NOT BEEN DESIGNED AND THAT THEIR SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

<p>BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS</p> <p>ENGINEERING, INC.</p> <p>8480 BALTIMORE NATIONAL PIKE • SUITE 418 ELLCOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644</p>		<p>PROJECT: CASCADE OVERLOOK</p> <p>LOCATION: TAX MAP 31, GRID 10 & 11, PARCELS 160, 161, 788, & 791 1 st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: SKETCH PLAN</p> <p>DATE: AUG, 2000 PROJECT NO. 1383</p> <p>SCALE: AS SHOWN DRAWING 1 OF 2</p>
<p>OWNERS: WAYNE D. AND SANDRA N. PFAU 4987 LANDING ROAD ELLCOTT CITY, MD 21043</p> <p>LUCY A. BROWN 4987 LANDING ROAD ELLCOTT CITY, MD 21075</p> <p>CLIFFORD J. BOBO 4885 ILCHESTER ROAD ELLCOTT CITY, MD 21043</p> <p>CRAIG R. AND KAREN C. MARTIN 4937 LANDING ROAD ELLCOTT CITY, MD 21075</p>	<p>DEVELOPER/CONTRACT PURCHASER</p> <p>SECURITY DEVELOPMENT, L.L.C. P.O. BOX 417 ELLCOTT CITY, MD 21041 (410) 465-4244</p>	<p>DES: _____ DRN: _____ CHK: _____</p>



APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 8-21-01
D E O 4-15-01

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
[Signature] 5/14/01
 PLANNING DIRECTOR DATE
 JA

LEGEND

CONTOUR INTERVAL	5 FEET
EXISTING CONTOUR	200
EXISTING TREE LINE	
CONCEPTUAL CONTOUR	200
PROPOSED TREE LINE	
LIMITS OF DISTURBANCE	

PLAN VIEW
 SCALE: 1" = 100'

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

[Signature]
 4/25/01

OWNERS: WAYNE D. AND SANDRA N. PFAU 4949 LANDING ROAD ELLICOTT CITY, MD 21043 LUCY A. BROWN 4987 LANDING ROAD ELKCRIDGE, MD 21075 CLIFFORD J. BOBO 4885 ILCHESTER ROAD ELLICOTT CITY, MD 21043 CRAIG R. AND KAREN C. MARTIN 4937 LANDING ROAD ELKCRIDGE, MD 21075	DEVELOPER/CONTRACT PURCHASER SECURITY DEVELOPMENT, L.L.C. P.O. BOX 417 ELLICOTT CITY, MD 21041 (410) 465-4244	PROJECT: CASCADE OVERLOOK LOCATION: TAX MAP 31, GRID 10 & 11, PARCELS 160, 161, 788, & 791 1 st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: CONCEPTUAL GRADING PLAN DATE: <u>AUG, 2000</u> PROJECT NO. 1383 SCALE: AS SHOWN DRAWING <u>2</u> OF <u>2</u>
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