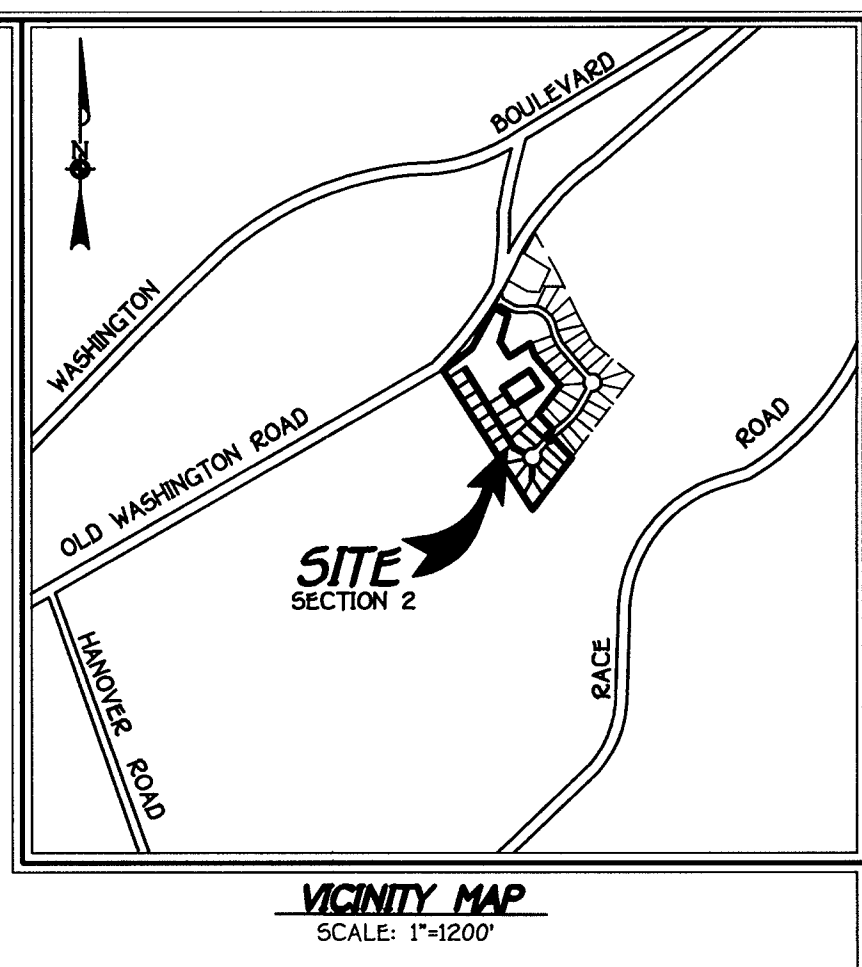


SWM SUMMARY TABLE		
TYPE OF REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED & NOTES
ReVol (RECHARGE VOL. FOR AREA B)	0.074 ACRES OR 0.0066 ACRE-FEET	360 cu.ft. w/ 1/2 AREA METHOD BY USE OF DRY WELLS
WQVol		
STUDY POINT NO. 2	0.032 ACRE-FEET	0.032 ac.ft. • BMP FACILITY NO. 1 LOCATED ON KUHN PROPERTY (S 01-24)
CPVol	N/A	< 2.0 cfs

NOTE: BOTH Qp (OVERBANK FLOOD PROTECTION OR 10 YEAR STORM) AND Qf (EXTREME FLOOD VOLUME OR 100 YEAR STORM) ARE NOT REQUIRED FOR THIS SITE SINCE THIS WATERSHED AREA IS NOT CLASSIFIED AS ONE OF THE SENSITIVE WATERSHED AREAS FOR HOWARD COUNTY.



- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED R-12 PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 30, 1993.
 - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - SITE DATA:**
CURRENT ZONING: R-12 (8,400 SQ. FT. LOT SIZE OPTION)
LOCATION: SOUTH SIDE OF OLD WASHINGTON BLVD. APPROX. 750 FEET SOUTH OF U.S. ROUTE 1.
SECTION DISTRICT: 151
TAX MAP: 36
GRID REFERENCE: 162
PREVIOUS FILE NO.: S 90-14, P 99-14, F 00-115 & F 02-21
 - AREA TABULATION:**
GROSS AREA OF TRACT: 8,334 AC.
AREA OF FLOODPLAIN: 0.232 AC.
NET AREA OF TRACT: 7,802 AC.
AREA OF PUBLIC ROAD R/W: 0.204 AC.
AREA OF BUILDABLE LOTS: 4,292 AC.
AREA OF OPEN SPACE LOTS: 3,738 AC.
 - LOT TABULATION:**
TOTAL NO. OF PROPOSED LOTS: 21
NO. OF BUILDABLE LOTS: 20
NO. OF OPEN SPACE LOTS: 1
 - OPEN SPACE TABULATION FOR SECTION TWO:**
GROSS AREA OF TRACT: 8,334 AC.
REQUIRED OPEN SPACE: 230 AC.
COX FOR 8,400 SQ.FT. LOT SIZE OPTION: CREDITED = 3,437 AC.
OPEN SPACE PROVIDED IN SECTION TWO: * NON-CREDITED = 0.30 AC.
 - DENOTES "NON-CREDITED" OPEN SPACE:
- 20'-FT. ACCESS STRIP ADJACENT TO LOT 64 = 0.08 AC.
- PRIVATE ACCESS EASEMENT TO LOTS 53 & 52 = 0.050 AC.
- PRIVATE ACCESS EASEMENT TO TOOMEY PROPERTY = 0.190 AC.
 - RECREATIONAL OPEN SPACE REQUIRED FOR SECTION TWO:
120 LOTS + 200 SQUARE FEET PER LOT = 4,000 SQ.FT.
RECREATIONAL OPEN SPACE PROVIDED IN SECTION TWO: 4,000 SQ. FT.
 - THE PROPOSED WATER AND SEWER SYSTEMS SHALL BE PUBLIC.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT ARE SUBJECT TO SECTION 18-22-8 OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE MADE AVAILABLE AT THE TIME OF FINAL PLAN APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
 - EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
a. EXISTING WATER CONTRACT NO. 14-3686-D
b. EXISTING SEWER CONTRACT NO. 14-3686-D
 - TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS BASED ON AERIAL SURVEY PERFORMED BY WINGS AERIAL MAPPING COMPANY, INC. PHOTOGRAPHED MARCH, 1995.
 - THERE ARE NO STEEP SLOPES WITH CONTIGUOUS AREAS OF 20,000 SQ. FT. OR GREATER ON THIS SITE.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
 - STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER F 00-115 IN ACCORDANCE WITH HO. CO. AND MD. 37B SPECIFICATIONS. *THE ADDITIONAL SWM SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.*
 - WETLAND AND FOREST STAND DELINEATION INFORMATION SHOWN WAS TAKEN FROM REPORTS PREPARED BY EXPLORATION RESEARCH, INC. DATED MARCH, 1998 AND APPROVED ON 12-9-98 UNDER S 90-14.
 - A NOISE STUDY WAS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED MARCH, 1998 AND APPROVED ON 12-9-98 UNDER S 90-14. THE NOISE STUDY APPROVED UNDER S 02-24 FOR THE ADJACENT KUHN PROPERTY HAS SHOWN THAT THE RAILROAD LINE DOES NOT AFFECT THE LOTS SHOWN ON THIS SKETCH PLAN.
 - A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY STREET TRAFFIC STUDIES, LTD. DATED MARCH, 2001.
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON DECEMBER 5, 1997.

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
49	11,279 sq.ft.	1,567 sq.ft.	9,692 sq.ft.
53	8,748 sq.ft.	309 sq.ft.	8,439 sq.ft.
54	9,070 sq.ft.	631 sq.ft.	8,439 sq.ft.
55	9,393 sq.ft.	954 sq.ft.	8,439 sq.ft.
56	9,716 sq.ft.	1,277 sq.ft.	8,439 sq.ft.
57	10,039 sq.ft.	1,600 sq.ft.	8,439 sq.ft.
58	10,363 sq.ft.	1,924 sq.ft.	8,439 sq.ft.
59	10,687 sq.ft.	2,248 sq.ft.	8,439 sq.ft.
60	9,936 sq.ft.	1,288 sq.ft.	8,648 sq.ft.
61	9,803 sq.ft.	852 sq.ft.	8,951 sq.ft.
62	9,190 sq.ft.	245 sq.ft.	8,945 sq.ft.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 3072 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410.461.2895

PLAN
SCALE: 1" = 50'

OWNER / DEVELOPER
C & C DEVELOPMENT, L.L.C.
10776 BALTIMORE NATIONAL PIKE
SUITE 207-A
ELLCOTT CITY, MD. 21042
(410) 203-9900

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
John R. Smith 10/25/01
PLANNING DIRECTOR

SKETCH PLAN
WESLEY WOODS
SECTION TWO
Lots 45 Thru 64 and Open Space Lot 65
(A RESUBDIVISION OF BULK PARCEL 'B', WESLEY WOODS, SECTION ONE, PLAT NO. 14926)
ZONED R-12
TAX MAP NO. 36 PARCEL NO. 162 GRID NO. 4
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: OCTOBER 30, 2001
SHEET 1 OF 1