

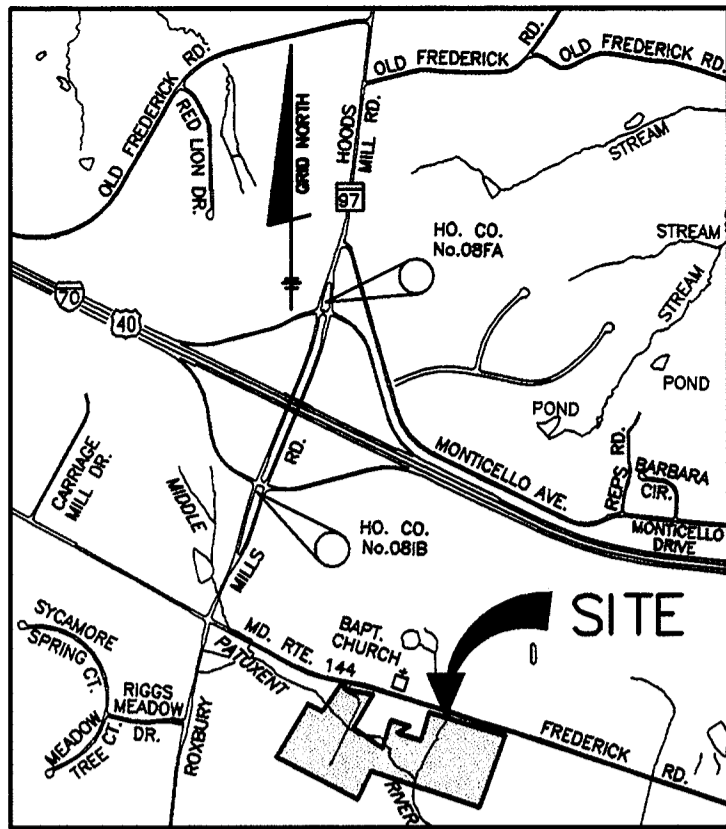
BENCHMARKS NAD'83 HORIZONTAL

HO. CO. #08FA
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE
N 607113.698' E 1311061.325'

HO. CO. #08IB
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE
N 604721.750' E 1310194.124'

NAD'27 VERTICAL

HO. CO. #3633003
CONCRETE MONUMENT 0.9' BELOW SURFACE
ELEV. 617.44'



LEGEND

SOILS CLASSIFICATION: AbC1

SOILS DELINEATION: ---

EXISTING CONTOURS: ---

LIMIT OF WETLANDS: ---

EXISTING WOODS LINE: ---

PROPOSED WOODS LINE: ---

EXISTING STRUCTURE: [Symbol]

PROPOSED STRUCTURE: [Symbol]

EXISTING WELL: [Symbol]

PROPOSED WELL: [Symbol]

SPECIMEN TREE: [Symbol]

EXISTING SEPTIC FIELD: [Symbol]

PROPOSED SEPTIC FIELD: [Symbol]

STEEP SLOPES 15% TO 24.9%: [Symbol]

STEEP SLOPES 25% OR GREATER: [Symbol]

FOREST CONSERVATION EASEMENT: [Symbol]

PERCOLATION TEST PASSED: [Symbol]

PERCOLATION TEST FAILED: [Symbol]

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
5	58,599 S.F.	8,599 S.F.	50,000 S.F.
6	54,663 S.F.	4,663 S.F.	50,000 S.F.
7	54,653 S.F.	4,653 S.F.	50,000 S.F.
8	58,570 S.F.	8,570 S.F.	50,000 S.F.

GENERAL NOTES (CONTINUED)

- LOCATED UPON THE ADJOINING PARCEL 129 (PAUL SMITH PROPERTY) ARE THE HISTORIC SITE "HO-181", "HOOK LOS HOUSE" AND CEMETERY SITE "8-1".
- WAIVER PETITION WP-00-53 WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON JULY 31, 2000 WAIVING SECTIONS 16.116(g)(1), 16.119(j)(1) AND 16.120(i)(1) FOR DISTURBANCE TO WETLANDS AND WETLAND BUFFERS AND TO DRIVEWAY ACCESS ONTO AN ARTERIAL ROAD FOR THE EASTERN LOT.
- WAIVER PETITION WP-00-53 WAS PARTIALLY APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON MAY 24, 2000 WAIVING SECTIONS 16.119(j)(1) AND 16.120(g)(1) FOR DRIVEWAY ACCESS ONTO AN ARTERIAL ROADWAY FOR THE WESTERN LOTS.
- THE REQUIRED 6.3 ACRES OF FOREST CONSERVATION FOR THIS PROJECT (AVERY PROPERTY, PARCEL NO. 97 AND DORSEY PROPERTY, PARCEL NO. 99) ARE BEING PROVIDED THROUGH THE 6.0 ACRES OF FOREST CONSERVATION EASEMENT RECORDED PER F-00-34, WITH THE REMAINING 0.3 ACRES OF FOREST RETENTION TO BE PROVIDED ON THE DORSEY PROPERTY.
- THE 65 dBA NOISE LINE SHOWN ON THIS PLAN IS BASED UPON ULTIMATE TRAFFIC VOLUMES PROJECTED FOR THE YEAR 2020. THE AREA BETWEEN THE 65 dBA LINE AND THE ROAD IS CONSIDERED TO BE BEYOND THE ACCEPTABLE THRESHOLD FOR A NOISE SENSITIVE LAND USE ENVIRONMENT.
- ON JULY 30, 2001 THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION CONDITIONALLY APPROVED A DESIGN MANUAL WAIVER, WAIVING THE REQUIREMENTS OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III - ROADS AND BRIDGES, SECTION 2.6.2. THIS WAIVED THE REQUIREMENT THAT A SHARED RESIDENTIAL DRIVEWAY WHICH CROSSES A 100 YEAR FLOODPLAIN BE DESIGNED AND CONSTRUCTED AS A PUBLIC ACCESS PLACE. THIS USE-IN-COMMON DRIVEWAY MUST BE CONSTRUCTED TO THE CROSS SECTION OF A PUBLIC ACCESS PLACE (18' PAVING SECTION) BUT WITHIN A 24' EASEMENT.

PLAN
SCALE: 1" = 100'

GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PRIVATE WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- THE BOUNDARY SHOWN IS BASED ON DEED AND PLATTED INFORMATION.
- TOPOGRAPHY PURCHASED FROM HOWARD COUNTY GEOGRAPHICAL INFORMATION SYSTEMS.
- HORIZONTAL AND VERTICAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 0818 AND 08FA.
- NO DISTURBANCE SHALL OCCUR WITHIN WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR 100YR FLOODPLAINS EXCEPT FOR THE USE-IN-COMMON ACCESS CROSSING AS AUTHORIZED BY WP-00-53.
- TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. IN APRIL, 2001.
- WETLAND STUDY AND A JOINT FOREST STAND DELINEATION & FOREST CONSERVATION PLAN WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN APRIL, 2001.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- A SIGHT DISTANCE ANALYSIS BASED ON STATE HIGHWAY ADMINISTRATION CRITERIA HAS BEEN PERFORMED FOR THIS PROJECT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II. THE USE OF CREDITS MEETS THE STORMWATER MANAGEMENT REQUIREMENTS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- STREET LIGHTS ARE NOT REQUIRED FOR THIS PROJECT AS IT IS IN THE RC ZONING DISTRICT.
- ALL HOUSES SHALL FACE FREDERICK ROAD.
- THIS SUBDIVISION IS SUBJECT TO THE THE CREATION OF 6.35 AC.± OF PRESERVATION PARCEL EASEMENT TO FULFILL THE REQUIREMENTS OF THE LOTS CREATED UNDER F-00-34.

OVERALL SITE DATA TABULATION

AVERY PROPERTY LOTS 1-3 AND DORSEY PARCEL

1) OVERALL AREA TABULATION	
a. TOTAL AREA OF SITE.....	37.20 AC.±
b. AREA OF 100 YEAR FLOODPLAIN (APPROX.).....	6.55 AC.±
c. AREA OF STEEP SLOPES (25% OR GREATER).....	1.41 AC.±
d. NET AREA OF SITE.....	29.24 AC.±
e. AREA OF THIS PLAN SUBMISSION.....	SEE SITE DATA TABULATION THIS SUBMISSION
f. AREA OF PROPOSED BUILDABLE LOTS.....	8.61 AC.±
g. AREA OF PROPOSED PRESERVATION PARCELS.....	28.25 AC.±
h. AREA OF PROPOSED PUBLIC ROAD R/W.....	0.33 AC.±
2) OVERALL LOT TABULATION	
a. ALLOWABLE RESIDENTIAL LOT YIELD: 8	
b. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SITE.....	7
c. TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS PROPOSED ON THIS SITE.....	1

SITE DATA TABULATION THIS SUBMISSION

1) GENERAL SITE DATA	
a. PRESENT ZONING: RC-DEO	
b. APPLICABLE DPZ FILE REFERENCES: F-00-034, WP-00-53	
c. DEED REF. PARCEL 97 - 1465/0246 PARCEL 99 - 806/549	
d. PROPOSED USE OF SITE: 5 NEW SFD HOMES & 1 EX.	
e. PROPOSED WATER AND SEWER SYSTEMS: PRIVATE	
2) AREA TABULATION	
a. TOTAL AREA OF SITE.....	34.86 AC.±
b. AREA OF 100 YEAR FLOODPLAIN (APPROX.).....	6.55 AC.±
c. AREA OF STEEP SLOPES (25% OR GREATER).....	1.41 AC.±
d. NET AREA OF SITE.....	26.90 AC.±
e. AREA OF THIS PLAN SUBMISSION.....	34.86 AC.±
f. AREA OF PROPOSED BUILDABLE LOTS.....	8.46 AC.±
g. AREA OF PROPOSED PRESERVATION PARCELS.....	28.25 AC.±
h. AREA OF PROPOSED PUBLIC ROAD R/W.....	0.14 AC.±
3) LOT TABULATION	
a. ALLOWABLE RESIDENTIAL LOT YIELD: 6	
b. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION.....	5 (1 EX.)
c. TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS PROPOSED ON THIS SUBMISSION.....	1
4) OPEN SPACE DATA	
a. MINIMUM RESIDENTIAL LOT SIZE.....	40,000 S.F.
b. OPEN SPACE REQUIRED (0%).....	N/A
c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS.....	N/A
d. TOTAL AREA OF NON-CREDITED NARROW O.S.....	N/A
e. TOTAL CREDITED OPEN SPACE PROVIDED (OPEN SPACE AREA MINUS PIPESTEM AREA).....	N/A
d. AREA OF RECREATION OPEN SPACE REQUIRED.....	N/A
e. AREA OF RECREATION OPEN SPACE PROVIDED.....	N/A

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

John R. Avery
PLANNING DIRECTOR

11/29/01
DATE

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmrk@aol.com

OWNER (PARCEL 97)/DEVELOPER: JOHN R. & AUDREY L. AVERY 14331 FREDERICK ROAD COOKVILLE, MD 21723 PHONE: 410-368-3292	PROJECT: AVERY PROPERTY RESUBDIVISION OF LOT 3, PLAT No. 14285-14287, ADDING LOTS 4 THRU 8 AND PRESERVATION PARCELS A THRU C
OWNER (PARCEL 99): CHARLES A. DORSEY 14840 BUSHY PARK ROAD WOODBINE, MD. 21797-8320	LOCATION: TAX MAP 8 - GRID 23 PARCELS 97 AND 99 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: SKETCH PLAN	DATE: APRIL 2001 JULY 2001
Design: JMC Draft: MCR Check: DAM	PROJECT NO. 1352 SCALE: AS SHOWN DRAWING 1 OF 1