

Site Analysis Data Chart

1. General Site Data

- a. Present Zoning: RC-DEO
- b. Applicable DPZ File Reference: F-89-155, WP-89-61
- c. Proposed Use of Site or Structure(s): SFD RESIDENTIAL
- Proposed Water and Sewer Systems: Public - X Private
- Any Other Information Which May be Relevant:

2. Area Tabulation

- a. Total Area of Site: 98.7 +/- Acres.
- b. Approximate Area of 100 Year Floodplain: 0.0 +/- Acres.
- c. Approximate Area of Steep Slopes (25% or Greater): 0.7 +/- Acres.
- d. Net Area of Site: 97.1 +/- Acres.
- e. Area of Proposed Building Lots: 46.0 +/- Acres.
- f. Area of Proposed Open Space Lots: 0.0 +/- Acres.
- g. Area of Proposed Preservation Parcels: 41.8 +/- Acres.
- h. Area of Bulk Parcels: N/A Acres.
- i. Area of Proposed Public Roads: 8.9 +/- Acres.
- j. Area of Proposed Private Roads: N/A Acres.

3. Unit/Lot Tabulation

- a. Total Number of Residential Units/Lots Allowed for Project by Right: 23 D.U. Maximum (Including 1 ex. D.U.)
- b. Total Number of Residential Units/Lots Proposed on this Submission: 46 D.U. (45 PROPOSED UNITS, 1 EX. UNIT)
- c. Density of Project Per Gross Acre: 1 Lot / 2.1 Acres
- d. Total Number of Lots Allowed Per Deed/Case: 40.5 D.U.
22 Units CE/DEO to be Acquired.
- e. Total Number of Preservation Parcels Proposed: 4
- f. Total Number of Open space Lots Proposed: 0
- g. Total Number of Non-Buildable Bulk Parcels Proposed: N/A
- h. Total Number of Lot/Lots Proposed: 50

4. Open Space Data

- a. Minimum Residential Lot Size Selected: N/A Square Feet
- b. Open Space Required: N/A Acres (0%)
- c. Total Open Space Provided on This Submission: N/A Acres (0.0%)
- d. Area of Recreation Open Space Required: N/A
- e. Area of Rec. Open Space Provided on This Submission: N/A

Justification of the Subdivision Design as Related to the Preservation Parcels

The Bewley Property is a 98.7+/- acre site zoned RC-DEO on Union Chapel Road in Woodbine, Maryland. The western half of the site is currently farmed, in crops and grazing, the eastern portion of the site is forested, and has several stream systems and wetland areas. There is an existing farmhouse and several outbuildings on site. Union Chapel Road, a county designated scenic road, provides public road frontage along a portion of the north and western boundary of the property.

A cluster subdivision of 46 lots has been designed respecting the extensive environmentally sensitive areas on site, maintaining the existing farmhouse, and retaining views of the farm setting and meadow along Union Chapel Road. Four preservation parcels achieve these objectives: the meadow along Union Chapel Road will be retained in Parcels A & B to the west, the environmentally sensitive areas in the center of the site forest to the east will be located in Parcel B. Parcel B will extend around the east and northeast boundary, complementing the existing preservation parcel in the Wellington subdivision.

The intended function and purpose of the preservation parcels will be:

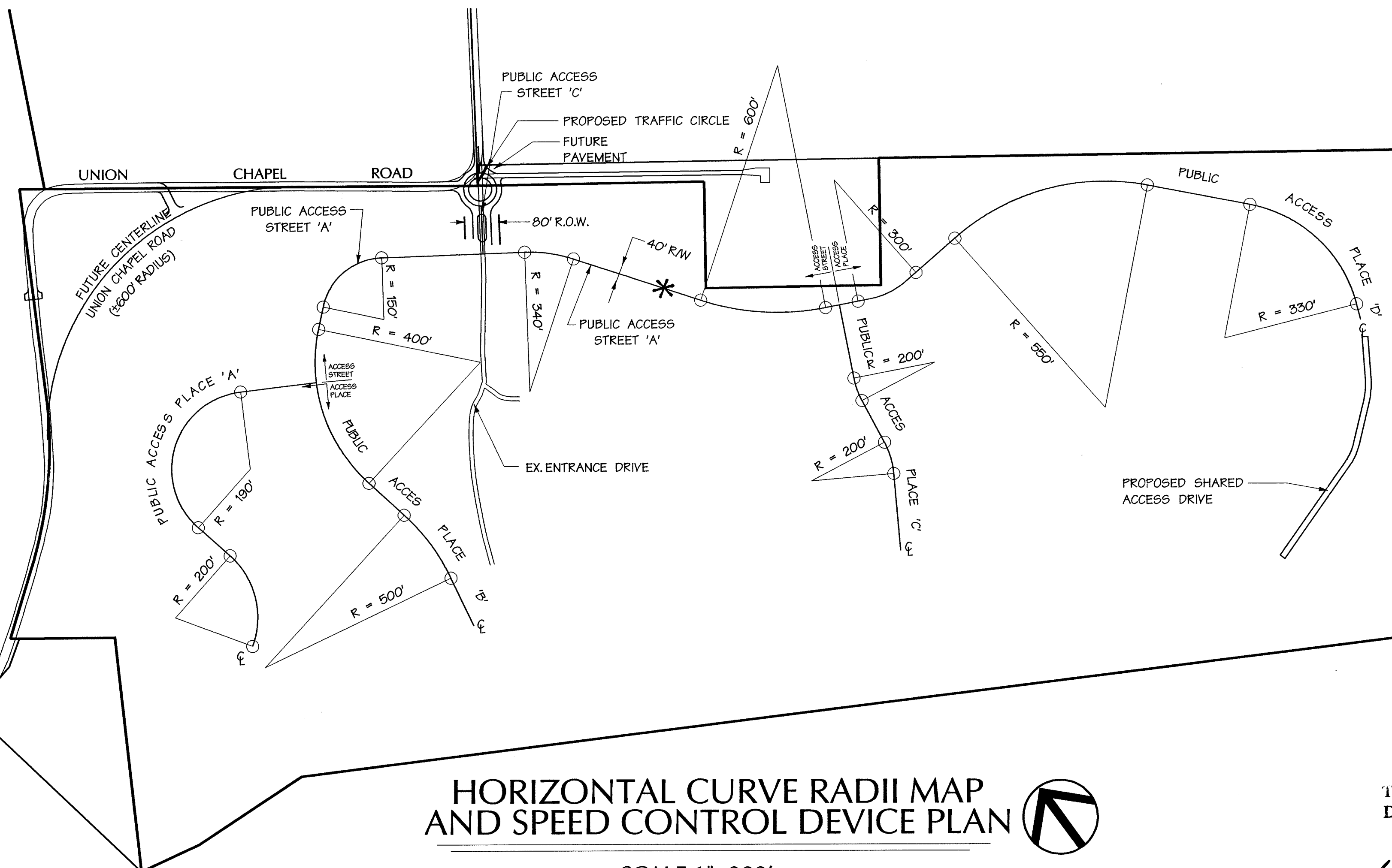
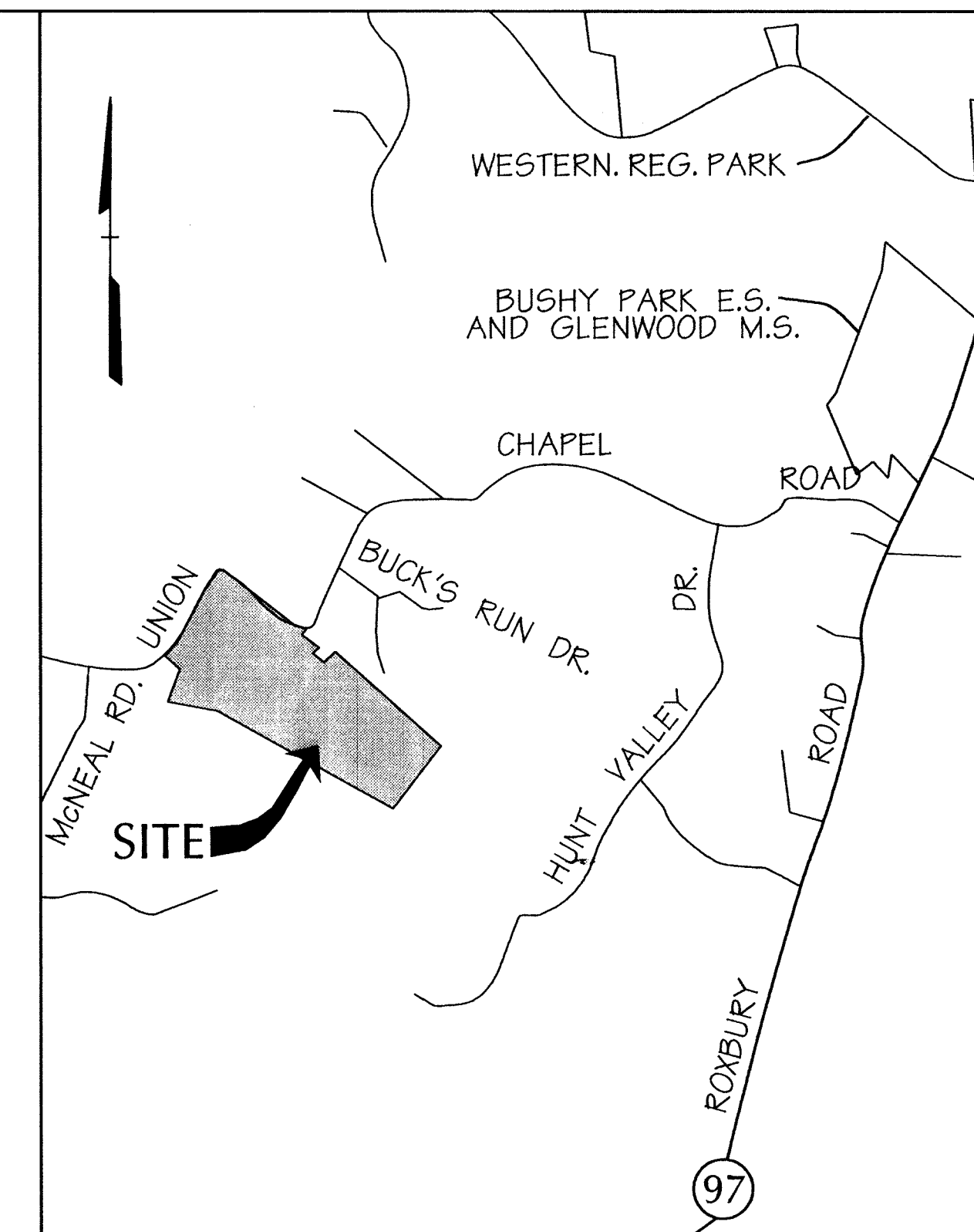
- **Conservation areas, associated with the streams, floodplain, wetlands, rock outcrop and forest in the center and eastern edge of the site in Preservation Parcel B.
- **Provision of forest conservation requirement: Parcels A & B will be utilized in part for reforestation. Parcels A & B will include reforestation in the central portion, and retention of approximately 16 acres in the eastern portion. Other than limited disturbance for provision of storm water management facilities, the existing forest within the preservation parcel will be maintained.
- **Preserve a remnant of the current open character of Union Chapel Road by creation of a meadow edge in Preservation Parcels A & D along the western road frontage.
- **Preserve the rural character of Union Chapel Road by enhancement of the farmhouse lot setting, as the farmhouse lot will be surrounded by Preservation Parcel B.

The road alignment and cluster lots design minimizes impacts to these functions, by locating all environmental areas and buffers within the preservation parcels, reforesting environmentally sensitive areas and minimizing the extent of public road and number of residential lots in existing forest.

Traffic Circle Notes:

- 1. SIGHT DISTANCE REQUIREMENTS FOR THE TRAFFIC CIRCLE SHALL MEET THE REQUIREMENTS OF 'SHA ROUNDABOUT DESIGN GUIDELINES' AT PRELIMINARY PLAN PHASE

Sketch Plan Bewley Property Woodbine, Howard County, MD



HORIZONTAL CURVE RADII MAP AND SPEED CONTROL DEVICE PLAN

SCALE 1"=200'
* PROPOSED TRAFFIC CALMING LOCATION

General Notes

1. THE 100 YEAR FLOOD PLAIN FOR UNNAMED TRIBUTARY OF CATTAIL CREEK IS APPROXIMATE AND WILL BE REFINED AT THE TIME OF PRELIMINARY PLAN SUBMISSION.
2. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
3. PROPOSED WATER SYSTEM IS PRIVATE.
4. PROPOSED SEWER SYSTEM IS PRIVATE.
5. THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
6. SCENIC ROAD BUFFER LANDSCAPING WILL BE PROVIDED ON PRES. PARCEL "A".
7. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THESE FACILITIES HAVE NOT BEEN DESIGNED AND THEIR SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
8. PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
9. THE EXISTING TOPOGRAPHY IS TAKEN FROM "HOWARD COUNTY MARYLAND SITE PLANNING GIS DATA" WITH 5' FEET (1993) CONTOUR INTERVALS PREPARED BY HOWARD COUNTY MARYLAND / GIS OFFICE DATED.
10. AS A CONSEQUENCE OF ITS SUBMISSION FOR COUNTY REVIEW PRIOR TO NOVEMBER 15, 2001, THIS PLAN IS SUBJECT TO THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE IT DID NOT HAVE PRELIMINARY PLAN APPROVAL PRIOR TO NOVEMBER 1, 2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001, WHICH AMMENDS PORTIONS OF THE ZONING REGULATIONS.
11. PRESERVATION PARCEL OWNERS

A) PRESERVATION PARCEL 'A'	C) PRESERVATION PARCEL 'C'
EASEMENT HOLDER #1: <u>MD ENVIRONMENTAL TRUST</u>	EASEMENT HOLDER #1: <u>MD ENVIRONMENTAL TRUST</u>
EASEMENT HOLDER #2: <u>HO. CO. GOV'T.</u>	EASEMENT HOLDER #2: <u>HO. CO. GOV'T.</u>
EASEMENT OWNER: <u>HOA</u>	EASEMENT OWNER: <u>HOA</u>
- B) PRESERVATION PARCEL 'B'
- D) PRESERVATION PARCEL 'D'

TENTATIVE
DEPT. OF PLANNING
HOWARD COUNTY
PLANNING DIRECTOR
3/19/02
DATE

Date	No.	Revision Description

OWNER: John C. Bewley, Revocable Trust
Margaret B. Bewley, Revocable Trust
15369 Union Chapel Road
Woodbine, MD 21797

DEVELOPER: Graydon Development Co., LLC.
c/o Koren Development Co.
815 Center Park Drive
Suite 104
Columbia, MD 21045

DMW
Darr McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

SUBDIVISION NAME	SECTION	LOT/PARCEL #

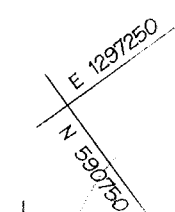
BEWLEY PROPERTY SKETCH PLAN COVER SHEET

Des By	MM	Scale	1"=100'	Proj. No.	01067
Drn By	AJS	Date	3/12/02	1 of 3	
Chk By		Approved			

3-12-02
Date
[Signature]
Professional Engr. No. 10551

LEGEND

- EX. FENCE
- EX. CONTOUR
- EX. STREAM / EX. INT. STREAM
- EX. BUILDING
- EX. WOODS LINE
- EX. SEPTIC AREA
- PROP. LOT LINE
- PROP. REPLACEMENT WELL AREA
- PROP. WELL
- PROP. BUILDING RESTRICTION LINE
- PROP. BUILDING
- PROP. GRA
- LOT NUMBER
- APPROX. STREAM BUFFER
- STEEP SLOPE (25% +)
- STEEP SLOPE (15% - 25%)
- 25' WETLAND BUFFER
- WETLAND
- PRELIMINARY 100-YEAR FLOODPLAIN
- PROPOSED TRAFFIC CALMING LOCATION
- NATURAL AREA CONSERVATION CREDIT EASEMENT



CAVEY PR SUB. P. 246 PRES. PARCEL B ZONE RC-DEO ESMNT. HELD BY HO. CO. AGR. PRES. PROGRAM ESMNT. #HO-00-02, PP-DEO



DATA SOURCE:
 BOUNDARY PER EVIDENCE RECORDS
 TOPG TAKEN FROM HOWARD COUNTY RECORDS, 1999
 SEPTICS APPROXIMATED FROM ADJACENT PLATS AND
 DMW FIELD VISITS, JULY 1, 2002
 APPROX. WETLAND LIMITS FROM DMW FIELD VISITS, JULY 1, 2002
 SOILS TAKEN FROM HOWARD COUNTY RECORDS, 1999



Date	No.	Revision Description

OWNER: John C. Bewley, Revocable Trust
 Margaret B. Bewley, Revocable Trust
 19359 Union Chapel Road
 Woodlawn, MD 21797

DEVELOPER: Graydon Development Co., LLC
 c/o Koren Development Co.
 815 Center Park Drive
 Columbia, MD 21045

DMW
 Draft/McCann-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 286-3333
 Fax 286-4705

A Team of Land Planners, Engineers, Surveyors, & Environmental Professionals

DIVISION NAME	SECTION/AREA	LOT/PARCEL #
PLANS ON LOT	20	06
2785/096	RC-DEO	GEN. TRACT

Des By	MM	Scale	1"=100'	Proj. No.	01067
Drn By	AJS	Date	3/12/02		
Chk By	Approved				2 of 3

MATCH LINE
SEE SHEET 3

3-12-02
Date

James Bewley
Professional Engr. No. 10551

P/O JAMES BEWLEY SUBDIVISION LOT 1 RC-DEO P. 237 PLAT 48738
 TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY
 Planning Director
 DATE 3/19/02

SEE SHEET 2
MATCH LINE

SEE SHEET 2
MATCH LINE

P/O
PRESERVATION PARCEL "B"
NON BUILDABLE (+/- 33.8 AC)

P/O
PRESERVATION PARCEL "B"
NON BUILDABLE (+/- 33.8 AC)

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NON BUILDABLE (+/- 33.8 AC)

P/O
PRESERVATION PARCEL "B"
NON BUILDABLE (+/- 33.8 AC)

WELLINGTON
SECTION 2, AREA 1
PRESERVATION PARCEL "B"
RC-DEO

WELLINGTON
SECTION 2, AREA 1
PRESERVATION PARCEL "A"
RC-DEO

P/O
JAMES BEWLEY SUBDIVISION
LOT 1
RC-DEO
P. 237
PLAT 48738

WELLINGTON WEST
SECTION 2, AREA 1
RC-DEO

LAND PRESERVATION PROGRAM
PRES. PARCEL 69
ZONE RC-DEO
ESMNT. HELD BY HO. CO.
AGR. PRES. PROGRAM
ESMNT. #HO-99-03, PPCL

CAVEY PROP. SUB.
P. 246, PRES. PARCEL C
ZONE RC-DEO
ESMNT. HELD BY HO. CO.
AGR. PRES. PROGRAM
ESMNT. #HO-00-02, PP-DEO

LEGEND

- EX. FENCE
- EX. CONTOUR
- / - EX. STREAM / EX. INT. STREAM
- ▭ EX. BUILDING
- EX. WOODS LINE
- ▨ EX. SEPTIC AREA
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- PRELIMINARY 100-YEAR FLOODPLAIN
- PROPOSED TRAFFIC CALMING LOCATION
- ▨ NATURAL AREA CONSERVATION CREDIT EASEMENT

DATA SOURCES

BOUNDARY PER EXISTING DEEDS
TOPO TAKEN FROM HOWARD COUNTY TOPO ED. 1999.
SEPTICS APPROPRIATED FROM ADJACENT PLATS AND DMW FIELD VISITS, JULY, 2001.
APPROX WETLAND LIMITS FROM DMW FIELD VISITS, JULY, 2001.
SOILS TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1968.

REPRESENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY
PLANNING DIRECTOR
3/12/02
DATE

Date	No.	Revision Description

OWNER: John C. Bewley, Revocable Trust
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Engineers, Surveyors &
Environmental Professionals

3-12-02
Date

Professional Engr. No. 10551

PROJECT NAME	SECTION	DATE	DATE
BEWLEY PROPERTY SKETCH PLAN	06	3/12/02	3/12/02
PLAT OR MAP NO.	BLDG. #	ZONE	TRAFFIC MAP
2705/095	20	RCDEO	14
TITLE	BLDG. CONTRACT	GENERAL TRACT	
DESIGNED BY: MM	SCALE: 1"=100'	PROJECT NO.: 01067	
DRAWN BY: AJS	DATE: 3/12/02		
CHECKED BY:	APPROVED:		3 OF 3