

**GENERAL NOTES**

- 1.) THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- 2.) WATER AND SEWER WILL BE PRIVATE.
- 3.) THE EXISTING TOPOGRAPHY SHOWN IS BASED ON THE HOWARD COUNTY DIGITAL TOPOGRAPHY.
- 4.) WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER, 2001.
- 5.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON THIS SITE.
- 6.) MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 SQUARE FEET.
- 7.) A WAIVER PETITION TO SECTION 2.5.2.H OF THE HOWARD COUNTY DESIGN MANUAL VOL. III, ROADS AND BRIDGES (REQUESTING SUFFICIENT DISTANCE TO THE RIGHT FOR A STOPPED CAR TO MAKE A LEFT TURN) TO HAVE THE REMAINING 90' OF THE REQUIRED RIGHT DISTANCE, HAS BEEN SUBMITTED ON OCTOBER 16, 2001. *Approval WP-02-64*
- 8.) THERE SHALL BE NO DISTURBANCE WITHIN THE 100-YR FLOODPLAINS, WETLANDS, STREAMS, THEIR BUFFERS OR STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. EXCEPT THE DESIGNATED NECESSARY ROAD CROSSINGS AND AS PER WP-02-64.
- 9.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED DURING JULY, 2001 BY FISHER, COLLINS & CARTER, INC.
- 10.) TRAFFIC STUDY WAS PREPARED BY MARS TRAFFIC GROUP IN OCTOBER, 2001 AND REVISED IN JANUARY, 2002.
- 11.) FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS IN OCTOBER, 2001. AND REVISED IN JANUARY, 2002.
- 12.) SEDIMENT CONTROL SHALL BE PROVIDED DURING CONSTRUCTION FOR THIS PROJECT.
- 13.) THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 14.) THE STORMWATER MANAGEMENT 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.
- 15.) THE FLOODPLAIN LIMITS SHOWN ARE APPROXIMATE AND SHALL BE ACCURATELY DETERMINED AT THE PRELIMINARY PLAN STAGE. THE FLOODPLAIN ALONG THE MIDDLE PATUXENT RIVER IS BASED ON THE FEMA MAP AND SHALL REMAIN AS SHOWN.
- 16.) THE STREAM CROSSINGS SHOWN ALONG ROAD 'A' ARE STRATEGICALLY LOCATED WHERE THE STREAM CHANNEL IS NARROWEST AND AVOIDS IMPACT TO WETLANDS. THERE ARE NO WETLANDS WHERE THESE CROSSINGS WILL OCCUR. THE DEPARTMENT OF PLANNING AND ZONING HAS MADE THE DETERMINATION THAT THE 3 SOUTHERN STREAM CROSSINGS FOR PROPOSED ROAD 'A' ARE TO BE CONSIDERED ESSENTIAL DISTURBANCES IN ACCORDANCE WITH SECTION 15.116(f) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BASED ON THE JUSTIFICATION SUBMITTED BY THE DEVELOPER WITH THE REVISED PLAN DATED JANUARY 17, 2002.
- 17.) SPEED CONTROL CHOKERS ARE PROPOSED AT EACH STREAM CROSSING TO FURTHER REDUCE STREAM CHANNEL DISTURBANCE.
- 18.) THE EXISTING FARM ROAD AND STREAM CROSSINGS HAVE BEEN FIELD LOCATED AND SHOWN AS SUCH ON THIS PLAN. ROAD 'A' CROSSES THE STREAMS AT THEIR NARROWEST POINT. OF THE 4 FARM ROAD STREAM CROSSINGS, ONLY ONE (THE NORTHERNMOST) IS CURRENTLY IN OPERATING CONDITION.
- 19.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 20.) THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AS A CONSEQUENCE FOR ITS SUBMISSION PRIOR TO 11-15-2001. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 11-1-2001.
- 21.) THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:

PRESERVATION PARCELS (A, B, E, AND J) ARE PROPOSED AS NON-BUILDABLE PARCELS TO PROTECT STEEP SLOPES AND STREAM BUFFER AREAS WHICH ARE CONSIDERED PRIORITY AREAS. THEY WILL BE DEDICATED TO THE HOWARD COUNTY RECREATION AND PARKS DEPT;

PRESERVATION PARCELS (C, D, AND I) ARE PROPOSED AS NON-BUILDABLE PARCELS TO PROVIDE A BUFFER TO ADJACENT PROPERTIES. THE CLUSTER LOT LAYOUT AVOIDS IMPACTING THE ADJACENT NON-CLUSTER LOTS;

BULK PARCEL (F) IS PROPOSED AS A BULK PARCEL FOR A FUTURE RESUBDIVISION. THIS PARTICULAR PARCEL IS BETTER ACCESSED FROM THE NEIGHBORING PROPERTY AND THEREFORE IS INTENDED TO BE PART OF A POTENTIAL FUTURE SUBDIVISION;

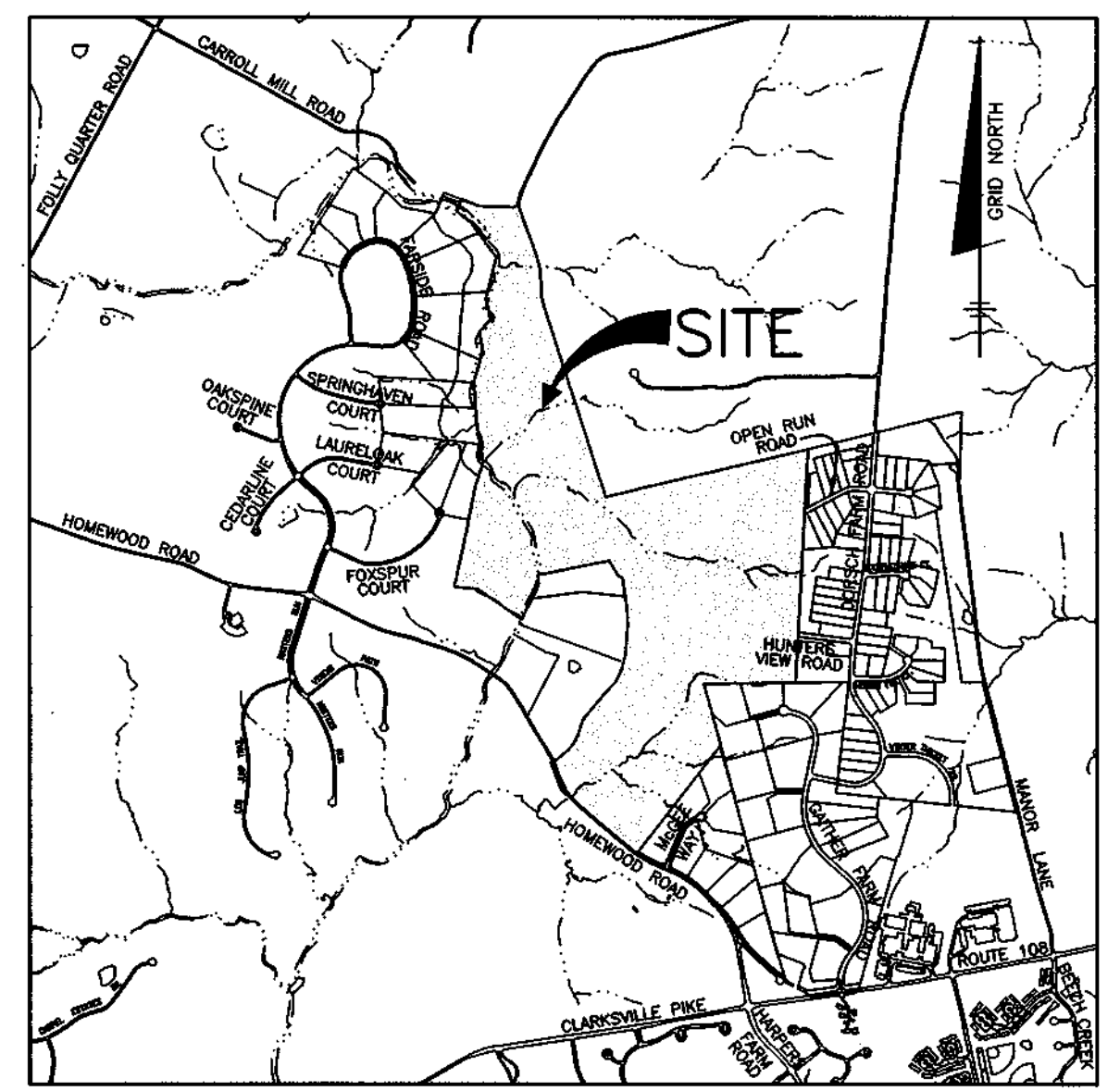
PRESERVATION PARCEL (G) IS PROPOSED AS A BUILDABLE PARCEL INTENDED TO BE PLACED IN THE AGRICULTURAL LAND PRESERVATION PROGRAM. THIS PARCEL WILL BE AN EXTENSION OF THE ADJACENT AGRICULTURAL PRESERVATION EASEMENT AND PROTECTS THE MIDDLE PATUXENT RIVER AND ITS STEEP SLOPES. ONE (1) POTENTIAL BUILDING UNIT TO BE BUILT ON THIS PARCEL;

PRESERVATION PARCELS (H AND S) ARE PROPOSED AS NON-BUILDABLE PARCELS WITH AN ENVIRONMENTAL EASEMENT. THE MIDDLE PATUXENT RIVER SEPARATES PARCEL 'H' FROM THE REMAINING PARTS OF THE SUBDIVISION. THEREFORE, IT IS BEING PRESERVED TO PROTECT THE STREAM BANK AND GREENWAY;

PRESERVATION PARCELS (K, L, M, N, O, P, Q, AND R) ARE PROPOSED AS NON-BUILDABLE PARCELS FOR STORMWATER MANAGEMENT FACILITIES AS A REQUIREMENT TO CONTROL STORMWATER RUNOFF AND PROVIDE WATER QUALITY AND GROUND WATER RECHARGE.

BULK PARCEL (T) IS PROPOSED AS A NON-BUILDABLE BULK PARCEL FOR A POSSIBLE FUTURE RIGHT-OF-WAY TO ADJACENT PARCEL 117.

- 22.) WP-02-64 WAS APPROVED ON 2-28-02 BY THE PLANNING DIRECTOR. WP-02-64 WAS A REQUEST TO WAIVE SECTION 15.116(g) WHICH REQUIRES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25 FEET OF A WETLAND, 50 FEET OF AN INTERMITTENT STREAM BANK OR 75 FEET OF A PERENNIAL STREAM BANK TO ALLOW A CROSSING FOR PROPOSED ROAD 'A' IN THE VICINITY OF ROAD 'D' FROM SECTION 16.132(g)(1)(i) - WHICH REQUIRES THE DEVELOPER TO CONSTRUCT OR PROVIDE FOR CONSTRUCTION OF ROADS FOR REQUIRED CONNECTIONS TO ADJACENT PROPERTIES (THIS APPLIES TO THE CONNECTIONS FOR ADJACENT PARCELS 117 AND 291), FROM SECTION 16.120(c)(2)(ii) - WHICH REQUIRES THAT NON-PIPESTEM LOTS (PROPOSED BULK PARCEL 'F') WHICH HAVE SUBDIVISION POTENTIAL UNDER CURRENT ZONING TO HAVE SUFFICIENT PUBLIC ROAD FRONTAGE TO MEET THE PUBLIC ROAD RIGHT-OF-WAY REQUIREMENTS IN THE DESIGN MANUAL AND FROM SECTION 16.120(c)(2)(i) - WHICH REQUIRES THAT 20 FEET OF PUBLIC ROAD FRONTAGE BE PROVIDED FOR PRESERVATION PARCELS (PROPOSED PRES. PARCEL 'G').



**VICINITY MAP**  
SCALE: 1" = 2000'

**SITE ANALYSIS DATA CHART**

**GENERAL SITE DATA**

- 1.) PRESENT ZONING: RC-DEO
- 2.) APPLICABLE DPZ FILE REFERENCES: WP-02-64
- 3.) PROPOSED USE OF SITE: SFD
- 4.) PROPOSED WATER AND SEWER SYSTEMS: PRIVATE

**AREA TABULATION**

- 1.) GROSS TRACT AREA: 269.88 AC.±
- 2.) AREA WITHIN 100-YEAR FLOODPLAIN: 37.42 AC.±
- 3.) TOTAL AREA OF 25% OR GREATER STEEP SLOPES: 6.00 AC.±  
AREA NOT IN FLOODPLAIN: 4.84 AC.±
- 4.) NET TRACT AREA: 227.62 AC.±
- 5.) TOTAL NUMBER OF LOTS ALLOWED PER ZONING:  
1 UNIT PER 4.25 GROSS ACRES = 63  
1 UNIT PER 2 NET ACRES (MAX) = 113
- 6.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBDIVISION (91 + 7 POTENTIAL FUTURE ON BULK PARCEL 'F'): 98
- 7.) AREA OF CLUSTER LOTS: 95.62 AC.±
- 8.) AREA OF NON-BUILDABLE PRESERVATION PARCELS (PARCELS A-E AND H-S): 84.70 AC.±
- 9.) AREA OF BUILDABLE PRESERVATION PARCELS (PARCEL G): 43.94 AC.±
- 10.) AREA OF NON-BUILDABLE BULK PARCELS (PARCEL F): 0.23 AC.±
- 11.) AREA OF BUILDABLE BULK PARCELS (PARCEL T): 19.26 AC.±
- 12.) AREA OF ROAD RIGHT-OF-WAY: 12.64 AC.±
- 13.) OPEN SPACE ON-TOTAL SITE PERCENTAGE OF GROSS AREA: 13.49 AC.±  
PERCENTAGE OF GROSS AREA: 5%
- 14.) AREA OF RECREATIONAL OPEN SPACE REQUIRED: N/A

\* 5% OF GROSS REQUIRED (13.49 AC.±) OR NONE IF THE PRES. PARCEL IS DEDICATED TO THE HOA OR HOWARD COUNTY.

**PHASING TABULATION**

ALLOCATION YEAR	NO. OF RESIDENTIAL LOTS
2004	62
2005	28

**DENSITY EXCHANGE CHART**

GROSS AREA	269.88 AC.±
NET TRACT AREA	227.62 AC.±
DWELLING UNITS ALLOWED (as matter of right)	269.88 AC.± @ 1 DU per 4.25 GROSS ACRES = 63
MAXIMUM DWELLING UNITS ALLOWED W/ CEO'S	227.62 AC.± @ 1 DU per 2.00 NET ACRES = 113
PROPOSED DWELLING UNITS	98 (91 + 7 POTENTIAL FUTURE LOTS ON BULK PARCEL 'F')
NUMBER OF CEO UNITS TO BE RECEIVED	98 - 63 (base density) = 35
SENDING PARCEL INFORMATION*	SUBDIVISION NAME: * TAX MAP: * GRID: * PARCEL: *

\*THIS INFORMATION SHALL BE PROVIDED AS THE PROJECT PROCEEDS THROUGH THE SUBDIVISION PROCESS AND A SENDING PARCEL IS IDENTIFIED.

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**

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ELLICOTT CITY, MARYLAND 21043  
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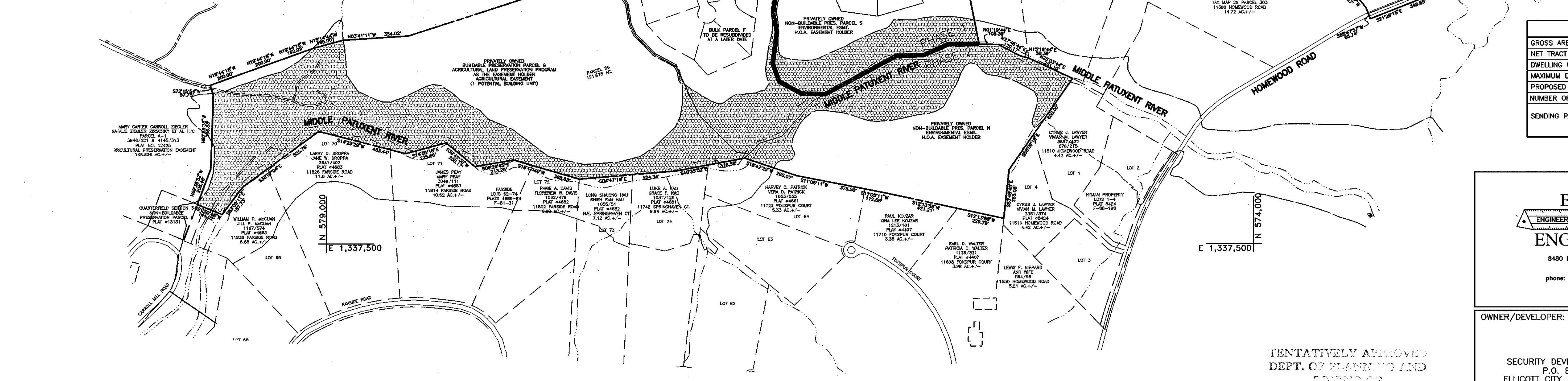
<b>OWNER/DEVELOPER:</b> SECURITY DEVELOPMENT, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	<b>PROJECT:</b> <b>RIVERWOOD</b> LOTS 1 THRU 90; OPEN SPACE LOTS 91 THRU 94; NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'E' AND 'H' THRU 'S'; BUILDABLE PRESERVATION PARCEL 'G'; NON-BUILDABLE BULK PARCEL 'F' AND BUILDABLE BULK PARCEL 'T'
<b>LOCATION:</b> TAX MAP: 23, GRID: 21 PARCELS: 86	<b>TAX MAP:</b> 29, GRID: 3,4,9&10 PARCELS: 20 & 86
<b>TITLE:</b> SKETCH PLAN	<b>DATE:</b> OCTOBER 2001 APRIL 2002
<b>DES:</b> CAM/DBT	<b>DRAFT:</b> DBT
<b>CHECK:</b> CAM	<b>PROJECT NO.:</b> 1132
<b>SCALE:</b> AS SHOWN	<b>SHEET:</b> 1 OF 5

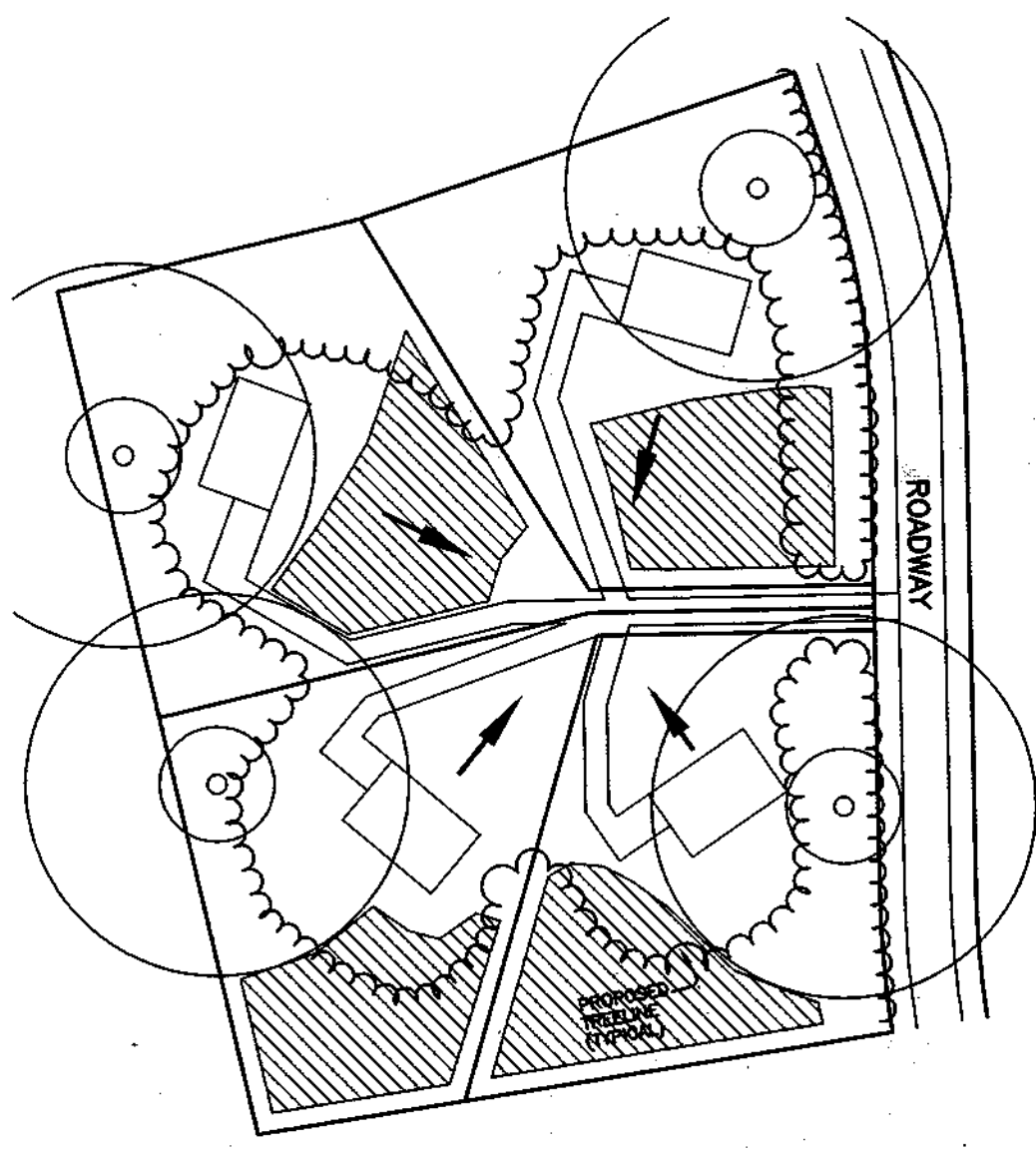
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DEPT. OF PLANNING AND ZONING  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR

5/20/02  
DATE

**PLAN VIEW**  
SCALE: 1" = 300'

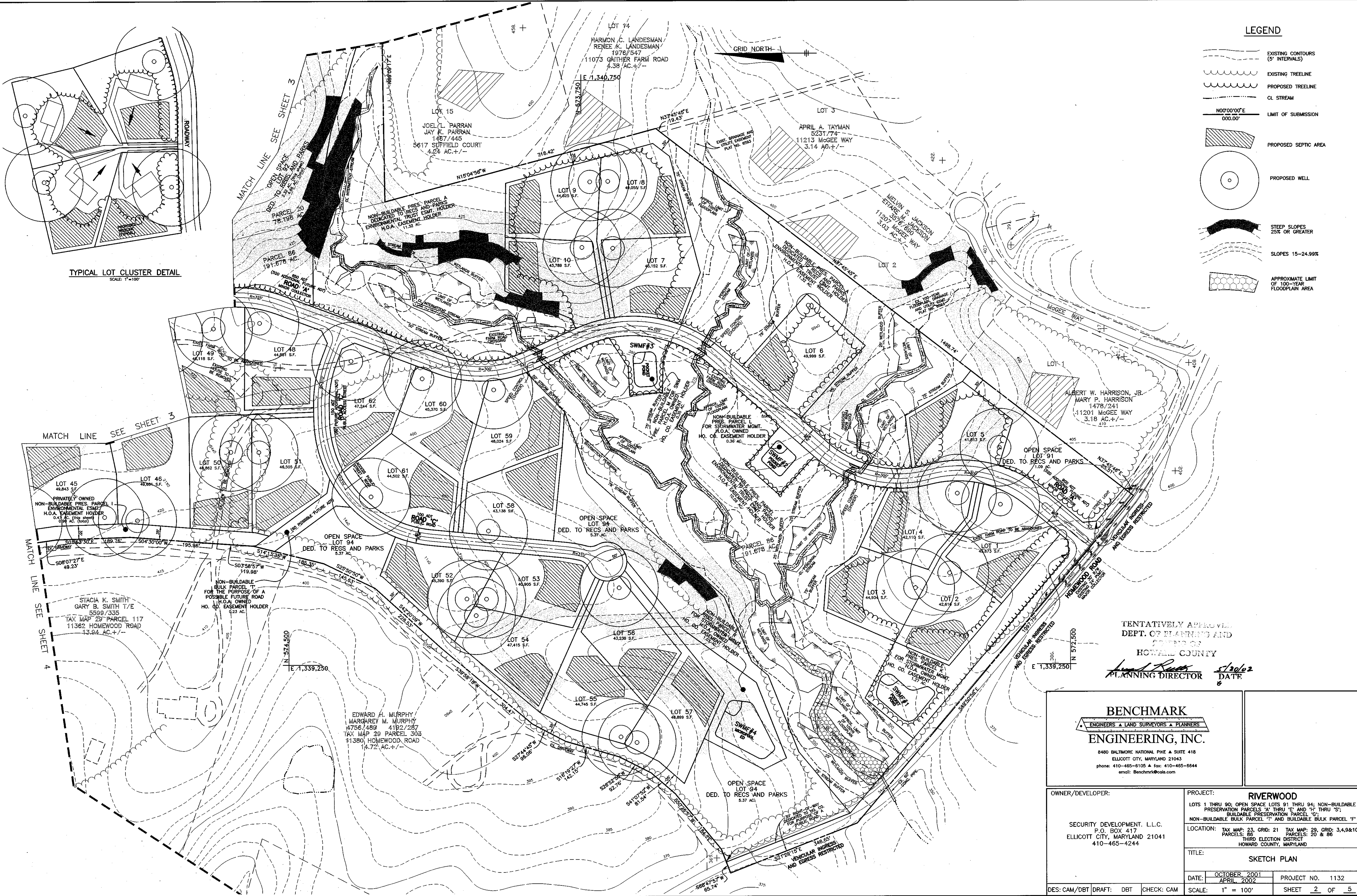




TYPICAL LOT CLUSTER DETAIL  
SCALE: 1"=100'

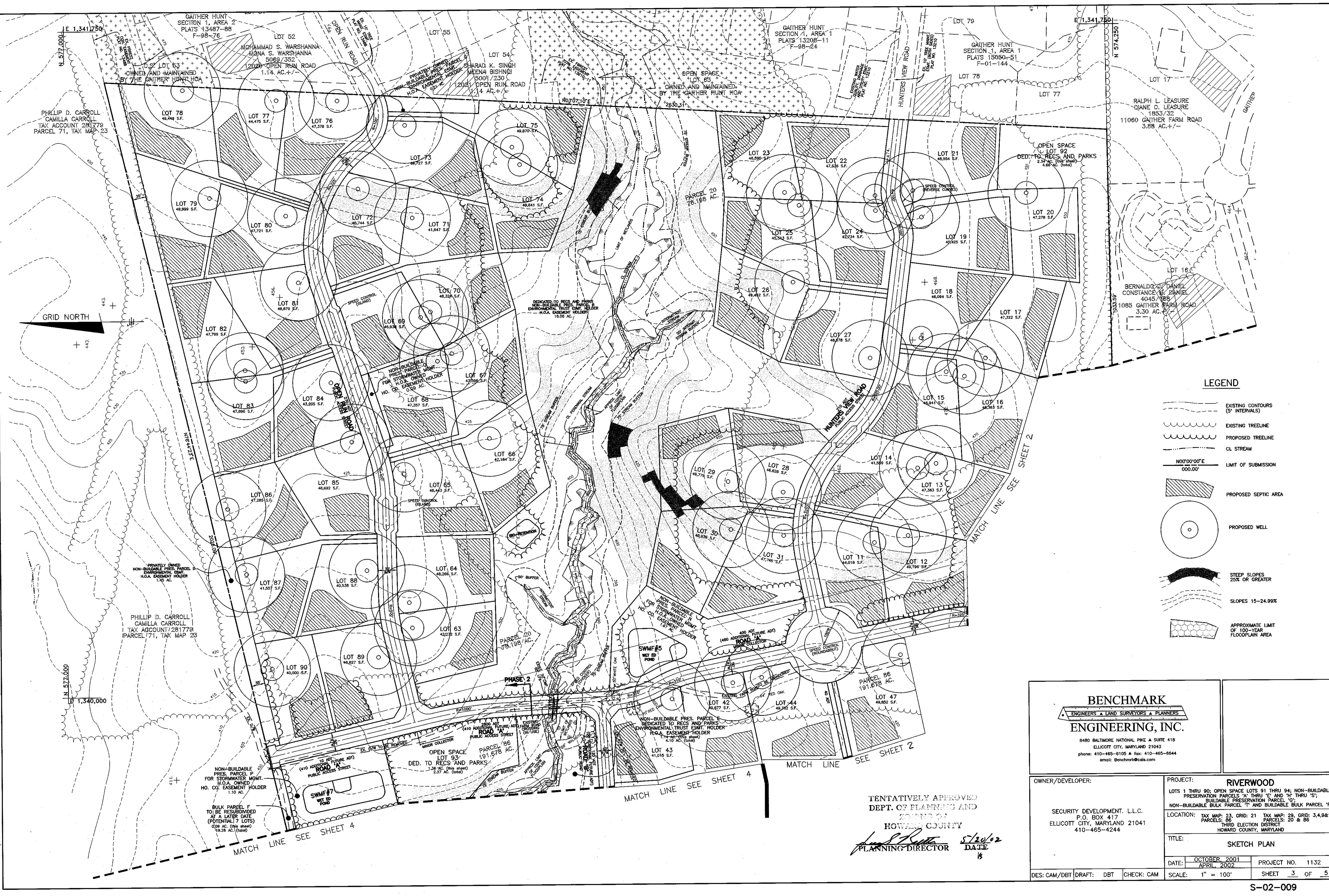
LEGEND

- EXISTING CONTOURS (5' INTERVALS)
- EXISTING TREELINE
- PROPOSED TREELINE
- CL. STREAM
- 000'00" E 000.00' LIMIT OF SUBMISSION
- PROPOSED SEPTIC AREA
- PROPOSED WELL
- STEEP SLOPES 25% OR GREATER
- SLOPES 15-24.99%
- APPROXIMATE LIMIT OF 100-YEAR FLOODPLAIN AREA



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*David R. ...*  
PLANNING DIRECTOR 5/20/02  
DATE

<b>BENCHMARK</b> ENGINEERS & LAND SURVEYORS & PLANNERS <b>ENGINEERING, INC.</b> 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-6105 A fax: 410-465-6644 email: Benchmark@ccis.com	
OWNER/DEVELOPER:	PROJECT:
SECURITY DEVELOPMENT, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	<b>RIVERWOOD</b> LOTS 1 THRU 90; OPEN SPACE LOTS 91 THRU 94; NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'E' AND 'H' THRU 'S'; BUILDABLE PRESERVATION PARCEL 'C'; NON-BUILDABLE BULK PARCEL 'T' AND BUILDABLE BULK PARCEL 'I'
DATE: OCTOBER, 2001	PROJECT NO. 1132
DATE: APRIL, 2002	PARCELS: 20 & 86
DES: CAM/DBT	DRAFT: DBT
CHECK: CAM	SCALE: 1" = 100'
	SHEET 2 OF 5



**LEGEND**

- EXISTING CONTOURS (5' INTERVALS)
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- PROPOSED TREELINE
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OWNER/DEVELOPER:	<b>RIVERWOOD</b>	
	LOTS 1 THRU 90; OPEN SPACE LOTS 91 THRU 94; NON-BUILDABLE PRESERVATION PARCELS "A" THRU "E" AND "H" THRU "S"; BUILDABLE PRESERVATION PARCEL "G"; NON-BUILDABLE BULK PARCEL "T" AND BUILDABLE BULK PARCEL "F"	
LOCATION:	TAX MAP: 23, GRID: 21 TAX MAP: 29, GRID: 3,4,9&10 PARCELS: 86 BUILDABLE PRESERVATION PARCEL "G"; THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE:	SKETCH PLAN	
DATE:	OCTOBER, 2001	PROJECT NO. 1132
	APRIL, 2002	
DES: CAM/DBT	DRAFT: DBT	CHECK: CAM
SCALE: 1" = 100'		SHEET 3 OF 5

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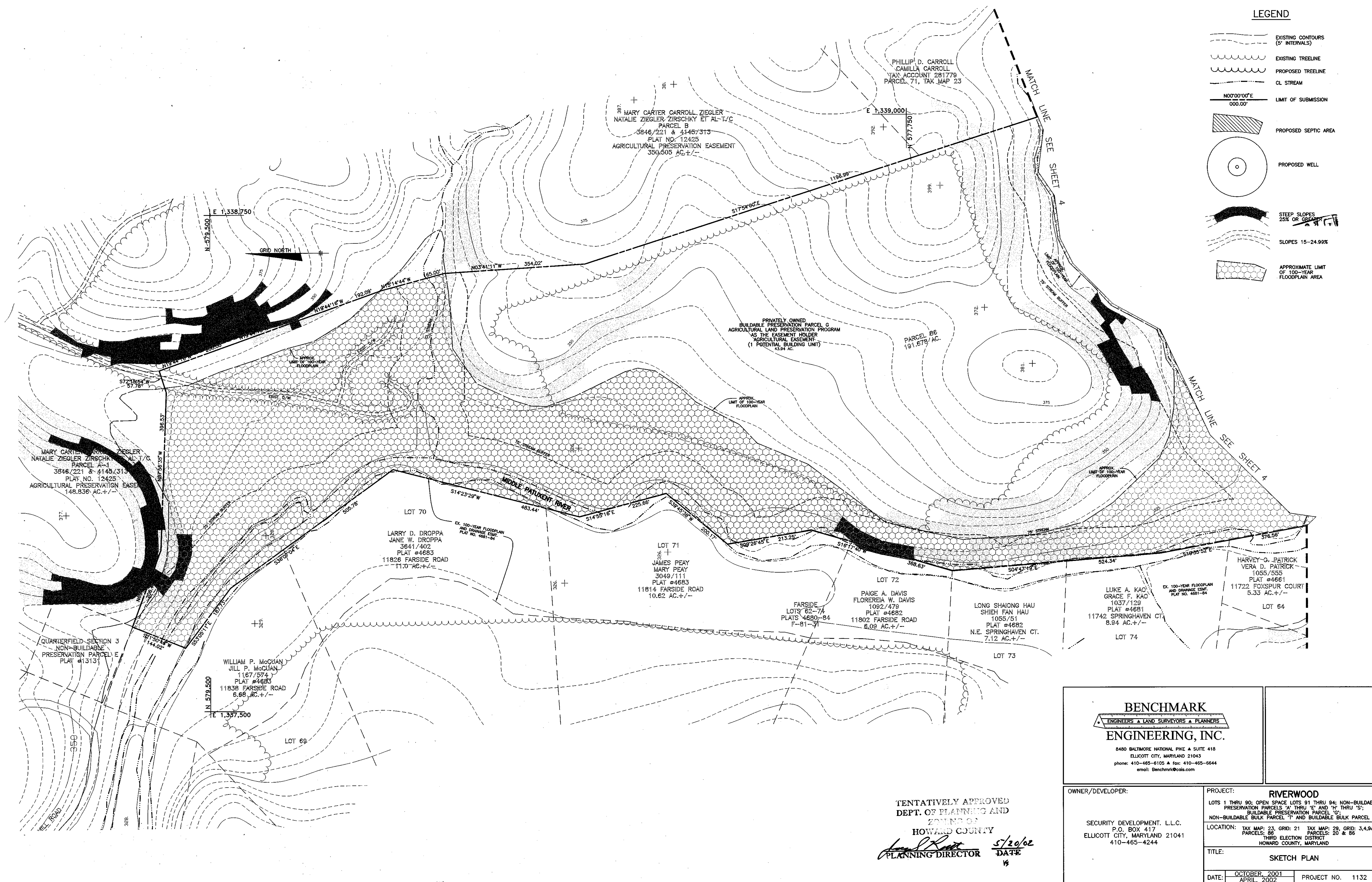
*James R. Potts*  
PLANNING DIRECTOR

DATE  
5/20/02  
16



**LEGEND**

- EXISTING CONTOURS (5' INTERVALS)
- EXISTING TREELINE
- PROPOSED TREELINE
- CL. STREAM
- LIMIT OF SUBMISSION
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<p>OWNER/DEVELOPER:  SECURITY DEVELOPMENT, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244</p>	<p>PROJECT: <b>RIVERWOOD</b> LOTS 1 THRU 90; OPEN SPACE LOTS 91 THRU 94; NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'E' AND 'H' THRU 'S'; BUILDABLE PRESERVATION PARCEL 'G'; NON-BUILDABLE BULK PARCEL 'T' AND BUILDABLE BULK PARCEL 'F'</p> <p>LOCATION: TAX MAP: 23, GRID: 21 TAX MAP: 29, GRID: 3,4,9&amp;10 PARCELS: 86 PARCELS: 20 &amp; 86 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: SKETCH PLAN</p>
<p>DATE: OCTOBER, 2001 PROJECT NO. 1132 APRIL, 2002</p>	
<p>DES: CAM/DBT DRAFT: DBT CHECK: CAM SCALE: 1" = 100' SHEET 5 OF 5</p>	

TENTATIVELY APPROVED  
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ZONING OF  
HOWARD COUNTY

*Janet R. Ritt* 5/20/02  
PLANNING DIRECTOR DATE  
16