



GENERAL STORAGE REQUIREMENT SUMMARY

DRAINAGE AREA 1			
STEP	REQUIREMENT	VOLUME REQUIRED (GAL)	NOTES
1	WATER QUALITY VOLUME (WQV)	1.62	PROVIDED WITH SWMF #1 AND SWMF #2
2	RECHARGE VOLUME (REV)	0.33 OR 3.3 AC.	PROVIDED WITH ROADSIDE DITCHES AND GRASSED SWALES
3	CHANNEL PROTECTION VOLUME (CPV)	2.15	PROVIDED WITH SWMF #1 AND SWMF #2 COMBINED
4	OVERBANK FLOOD PROTECTION VOL. (OF)	N/A	NOT REQUIRED
5	EXTREME FLOOD VOLUME (EFV)	N/A	NOT REQUIRED

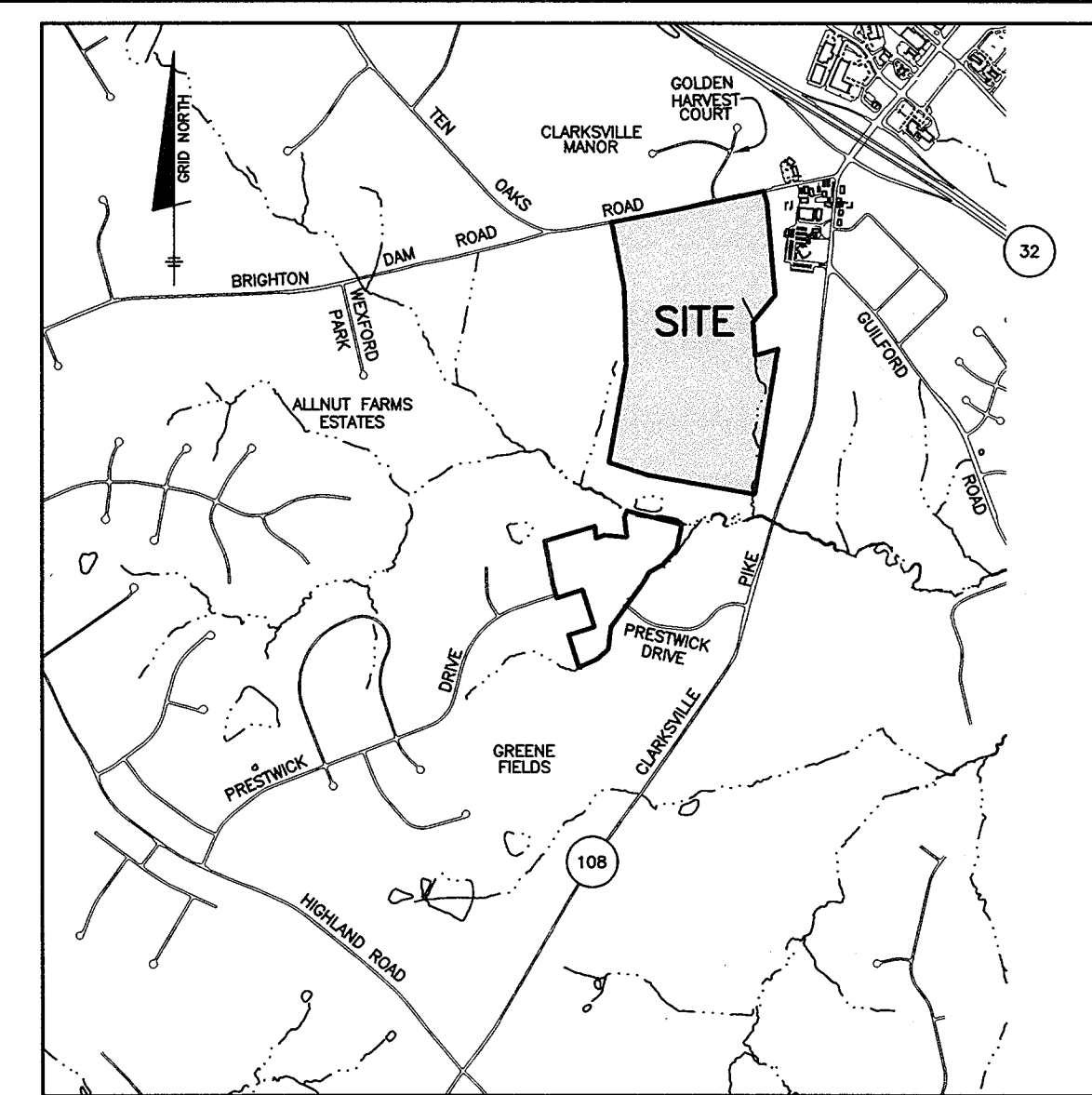
DRAINAGE AREA 2			
STEP	REQUIREMENT	VOLUME REQUIRED (GAL)	NOTES
1	WATER QUALITY VOLUME (WQV)	0.13	PROVIDED BY ROOFTOP DISCONNECTION
2	RECHARGE VOLUME (REV)	0.03 OR 0.25 AC.	NOT ACHIEVABLE IN THIS D.A. WILL BE COMPENSATED FOR IN D.A. #1 OR #3
3	CHANNEL PROTECTION VOLUME (CPV)	---	TO BE PROVIDED IN FACILITIES IN DA 1 OR 3
4	OVERBANK FLOOD PROTECTION VOL. (OF)	N/A	NOT REQUIRED
5	EXTREME FLOOD VOLUME (EFV)	N/A	NOT REQUIRED

DRAINAGE AREA 3			
STEP	REQUIREMENT	VOLUME REQUIRED (GAL)	NOTES
1	WATER QUALITY VOLUME (WQV)	0.49	PROVIDED WITH SWMF #3 & BIO-RETENTION FACILITIES #4 AND #5
2	RECHARGE VOLUME (REV)	0.10 OR 3.82 AC.	PROVIDED WITH ROADSIDE DITCHES AND GRASSED SWALES
3	CHANNEL PROTECTION VOLUME (CPV)	0.58	PROVIDED WITH SWMF #3
4	OVERBANK FLOOD PROTECTION VOL. (OF)	N/A	NOT REQUIRED
5	EXTREME FLOOD VOLUME (EFV)	N/A	NOT REQUIRED

CONDITION	Q 1-YEAR (GAL)	Q 10-YEAR (GAL)	Q 100-YEAR (GAL)
DA #1	PRE-DEVELOPED 15.5	132.7	263.3
	DEVELOPED WITHOUT SWM 19.76	136.55	263.43
DA #2	PRE-DEVELOPED 2.62	32.85	69.50
	DEVELOPED WITHOUT SWM 2.42	15.55	29.52
DA #3	PRE-DEVELOPED 1.82	33.7	73.7
	DEVELOPED WITHOUT SWM 10.43	67.2	127.8

GENERAL NOTES

- 1.) THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- 2.) WATER AND SEWER WILL BE PRIVATE.
- 3.) THE EXISTING TOPOGRAPHY SHOWN IS TAKEN FROM TOPOGRAPHIC INFORMATION PURCHASED FROM THE HOWARD COUNTY DEPARTMENT OF TECHNOLOGY AND COMMUNICATION SERVICES, GIS DIVISION, AND IS SHOWN AT A FIVE FOOT CONTOUR INTERVAL.
- 4.) WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED OCTOBER, 2001.
- 5.) THERE ARE NO CEMETERY LOCATIONS ON THIS SITE.
- 6.) MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 SQUARE FEET.
- 7.) NO CLEARING, GRADING, OR CONSTRUCTION IS ALLOWED WITHIN THE 100-YR FLOODPLAINS, WETLANDS, STREAMS, OR THEIR BUFFERS.
- 8.) BOUNDARY IS BASED ON DEED.
- 9.) TRAFFIC STUDY WAS PREPARED BY MARS TRAFFIC GROUP IN OCTOBER, 2001, AND WAS APPROVED BY COUNTY COMMENT LETTER DATED DECEMBER 13, 2001.
- 10.) FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS IN OCTOBER, 2001.
- 11.) SEDIMENT CONTROL SHALL BE PROVIDED DURING CONSTRUCTION FOR THIS PROJECT.
- 12.) THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 13.) 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.
- 14.) THE FLOODPLAIN LIMITS SHOWN ARE APPROXIMATE AND SHALL BE ACCURATELY DETERMINED AT THE PRELIMINARY PLAN STAGE.
- 15.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 16.) 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.
- 17.) THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 18.) THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:
- 19.) PRESERVATION PARCEL 'A' IS PROPOSED AS A NON-BUILDABLE PARCEL TO PROTECT STEEP SLOPES AND STREAM BUFFER AREAS WHICH ARE CONSIDERED PRIORITY AREAS AND FOR STORMWATER MANAGEMENT. IT WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH THE ENVIRONMENTAL TRUST AND HOWARD COUNTY AS THE EASEMENT HOLDERS.
- 20.) PRESERVATION PARCEL 'B' IS PROPOSED AS A NON-BUILDABLE PARCEL TO PROVIDE A BUFFER TO ADJACENT PROPERTIES AND FOR STORMWATER MANAGEMENT FACILITIES. IT WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH THE ENVIRONMENTAL TRUST AND HOWARD COUNTY AS THE EASEMENT HOLDERS.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING CL. STREAM
- APPROX. LIMIT OF EXISTING WETLANDS
- APPROX. LIMIT OF FLOODPLAIN
- LIMIT OF SUBMISSION
- PROPOSED WELL
- PROPOSED SEPTIC AREA

SITE ANALYSIS DATA CHART

GENERAL SITE DATA

- 1.) PRESENT ZONING: RR-DEO
- 2.) APPLICABLE DPZ FILE REFERENCES: N/A
- 3.) PROPOSED USE OF SITE: SFD
- 4.) PROPOSED WATER AND SEWER SYSTEMS: PRIVATE

AREA TABULATION

- 1.) GROSS TRACT AREA: 118.37 AC.±
- 2.) AREA WITHIN 100-YEAR FLOODPLAIN: 0.73 AC.±
- 3.) AREA OF 25% OR GREATER STEEP SLOPES: 0.00 AC.±
- 4.) NET TRACT AREA: 117.64 AC.±
- 5.) TOTAL NUMBER OF LOTS ALLOWED PER ZONING: 27 (1 UNIT PER 4.25 GROSS ACRES) / 58 (1 UNIT PER 2 NET ACRES (MAX))
- 6.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 55
- 7.) AREA OF CLUSTER LOTS: 57.15 AC.±
- 8.) AREA OF NON-BUILDABLE PRESERVATION PARCELS: 50.21 AC.±
- 9.) AREA OF BULK PARCELS: N/A
- 10.) AREA OF ROAD RIGHT-OF-WAY: 9.61 AC.±
- 11.) OPEN SPACE ON-TOTAL SITE: 1.40 AC.± (PERCENTAGE OF GROSS AREA: 1.2%)
- 12.) AREA OF RECREATIONAL OPEN SPACE REQUIRED: N/A

**5% OF GROSS REQUIRED (5.92 AC.±) OR NONE IF THE PRES. PARCEL IS DEDICATED TO THE HOA OR HOWARD COUNTY. PRESERVATION PARCELS ARE BEING DEDICATED TO THE HOMEOWNER'S ASSOCIATION.

DENSITY EXCHANGE CHART

GROSS AREA	118.37 AC.±
NET TRACT AREA	117.64 AC.±
DWELLING UNITS ALLOWED (as matter of right)	118.37 AC.± @ 1 DU per 4.25 GROSS ACRES = 27
MAXIMUM DWELLING UNITS ALLOWED W/ CEO'S	117.64 AC.± @ 1 DU per 2.00 NET ACRES = 58
PROPOSED DWELLING UNITS	55
NUMBER OF CEO UNITS TO BE RECEIVED	55 - 27 (base density) = 28
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 DETERMINED.

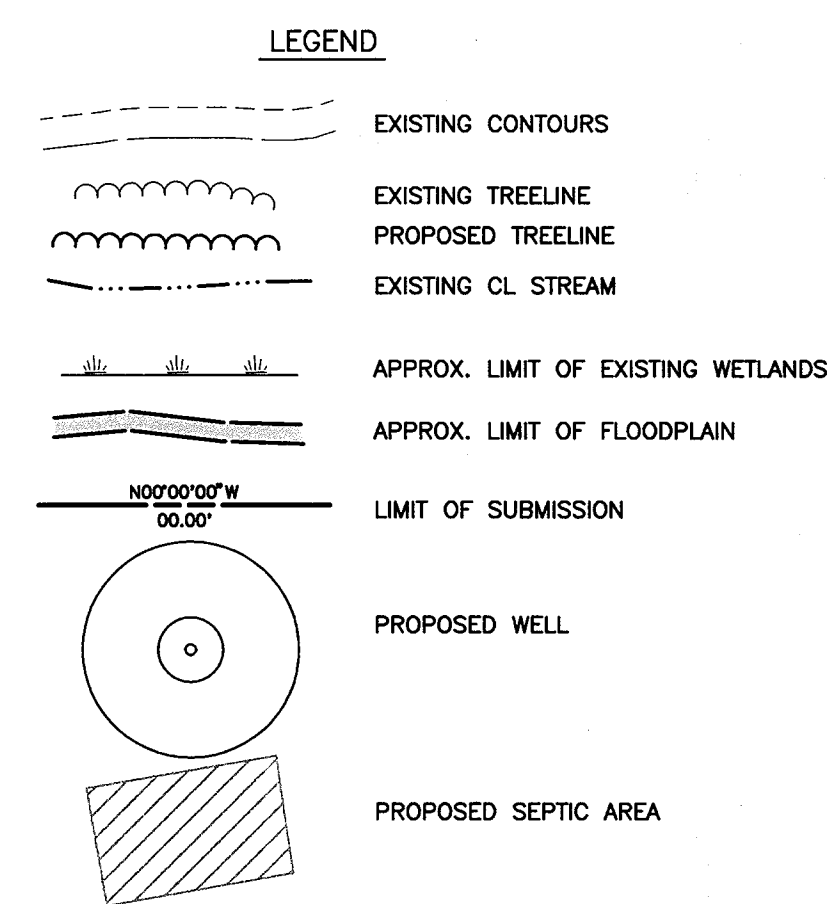
BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
phone: 410-465-8105 • fax: 410-465-6644
email: Benchmark@bellsouth.com

OWNER: BARBARA J. PALMER AND DONNA P. CLELAND 6100 BROOKLYN BRIDGE ROAD LAUREL, MARYLAND 20707	PROJECT: TURNBURY GROVE LOTS 1-55, OPEN SPACE LOT 56, AND PRESERVATION PARCELS A AND B
DEVELOPER: D.R. HORTON 1370 PICCARD DRIVE ROCKVILLE, MARYLAND 20850 301-670-6144	LOCATION: TAX MAP: 34, GRID: 11, 12, 17 & 18 PARCEL: 77 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: SKETCH PLAN	DATE: NOVEMBER 13, 2001 APRIL 15, 2002
DES: DAM/DBT DRAFT: DBT CHECK: DAM	PROJECT NO. 1407 SCALE: 1" = 100' SHEET 1 OF 2

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
COMMUNITY DEVELOPMENT
HOWARD COUNTY

Frank D. Doyle 4/15/02
PLANNING DIRECTOR DATE



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING
 HOWARD COUNTY

M. D. ...
 PLANNING DIRECTOR

4/15/02
 DATE

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 email: Benchmark@cais.com	
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DATE: FEBRUARY 1, 2002 APRIL 15, 2002	PROJECT NO. 1407 SHEET <u>2</u> OF <u>2</u>
SCALE: 1" = 100'	