

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 0819.
- NO DISTURBANCE SHALL OCCUR WITHIN WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR 100 YEAR FLOODPLAINS EXCEPT AS APPROVED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
- TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. IN NOVEMBER, 2001. THE INTERSECTION OF ROUTE 97 AND ROUTE 144 REQUIRES MITIGATION. A FEE IN LIEU OF CONSTRUCTION COSTS SHALL BE MADE TO HOWARD COUNTY.
- A FOREST STAND DELINEATION & FOREST CONSERVATION PLAN WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN AUGUST, 2001. THESE REPORTS WERE REVIEWED AND APPROVED UNDER F-00-22.
- THERE ARE NO WETLANDS WITHIN THE LIMITS OF THIS PROJECT.
- 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 ENTRANCE LOCATION AND WAS REVIEWED AND APPROVED BY MSHA AS A RESIDENTIAL DRIVEWAY. A SIGHT DISTANCE ANALYSIS SHOWING A ROAD ENTRANCE HAS BEEN DONE FOR THIS ENTRANCE.
- 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 COMBINATION OF STRUCTURAL PRACTICES AND NON-STRUCTURAL PRACTICES (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.
- THERE IS NO 100-YEAR FLOODPLAIN WITHIN THE LIMITS OF THIS PROJECT.
- THE PURPOSE OF PRESERVATION PARCEL 'A' SHALL BE ENVIRONMENTAL/SWM EASEMENT AREA THAT WILL SERVE AS A FOREST RETENTION AREA. SWM CREDIT AND BUFFER ADJACENT PROPERTIES. PARCEL 'A' CONTAINS EXISTING FOREST CONSERVATION EASEMENTS, 1 AND 2, CREATED BY PLAT #14125. THESE FOREST CONSERVATION EASEMENTS WILL BE UTILIZED FOR SWM CREDITS. PARCEL 'A' WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH A THIRD PARTY AND HOWARD COUNTY WILL BE THE EASEMENT HOLDERS.
- THE PURPOSE OF PRESERVATION PARCEL 'B' SHALL BE ENVIRONMENTAL/SWM PRESERVATION EASEMENT AREAS THAT WILL SERVE AS BUFFER AREAS FOR THE PROPOSED CLUSTER LOTS FROM THE ROADWAY AND ADJACENT PROPERTIES. PRESERVATION PARCEL 'B' IS TO BE PRIVATELY OWNED WITH THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY AS THE EASEMENT HOLDERS. PRESERVATION PARCEL 'B' SHALL SERVE AS AN AREA TO ENCOMPASS THE PROPOSED STORMWATER MANAGEMENT FACILITIES, FOREST CONSERVATION AND OTHER USES. FOREST CONSERVATION EASEMENTS ARE EXISTING PER PLAT #14125.
- THIS CLUSTER SUBDIVISION HAS BEEN DESIGNED TO REFLECT THE INTENDED USES OF AREAS PRESERVED IN THE VARIOUS PRESERVATION PARCELS. PRESERVATION PARCEL 'A' IS A NON-BUILDABLE ENVIRONMENTAL/SWM PRESERVATION PARCEL THAT IS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION TO FULFILL OPEN SPACE REQUIREMENTS WITH HOWARD COUNTY AND A THIRD PARTY AS EASEMENT HOLDERS. PRESERVATION PARCEL 'A' CONTAINING 2 FOREST CONSERVATION EASEMENTS (FCE 3 - 1.9 ACRES AND FCE 4 - 1.0 ACRES, BOTH OF WHICH SHALL BE ENLARGED) AND STORMWATER MANAGEMENT CREDITS. PRESERVATION PARCEL 'B' SHALL BE A NON-BUILDABLE ENVIRONMENTAL/SWM PRESERVATION PARCEL AND SHALL CONTAIN SEVERAL STORMWATER MANAGEMENT FACILITIES, STORMWATER MANAGEMENT CREDITS AND 2 FOREST CONSERVATION EASEMENTS (FCE 1 - 5.5 ACRES, TO BE REDUCED TO PROVIDE AREA FOR SWM, AND FCE 2 - 2.0 ACRES) PRESERVATION PARCEL 'B' IS TO BE PRIVATELY OWNED WITH HOWARD COUNTY AND THE HOA AS EASEMENT HOLDERS.
- LOTS 1-4 ARE CURRENTLY OWNED BY SUSAN MOXLEY.
- THE REQUIRED 10.0 ACRES OF FOREST CONSERVATION FOR THIS PROJECT ARE BEING PROVIDED THROUGH THE FOREST CONSERVATION EASEMENTS RECORDED BY PLAT NUMBER 14125 (F-00-22) BUT WILL NEED TO BE MODIFIED TO PROVIDE STORMWATER MANAGEMENT. RETAINING EXISTING FOREST BY MODIFYING THE PREVIOUSLY LOT LAYOUT SHALL BE THE ATTEMPTED TO MET THE OBLIGATIONS ASSOCIATED WITH THIS SUBDIVISION. IF RETENTION CAN NOT FULFILL THESE OBLIGATIONS THEN REFORESTATION SHALL BE NECESSARY.
- THE 65 dBA NOISE LINE SHOWN ON THIS PLAT 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. PRELIMINARY NOISE STUDY REQUIRES NOISE MITIGATION ALONG THE NORTHERN BOUNDARY ADJACENT TO INTERSTATE 70. THIS WILL BE FURTHER INVESTIGATED DURING THE PRELIMINARY PLAN PHASE.
- PROJECT BACKGROUND INFORMATION:
SUBDIVISION NAME: SUSAN MOXLEY PROPERTY
TAX MAP No. 8, GRID No. 23, PARCEL No. 176
ZONING: RC-DEO ELECTION DISTRICT: 4th
TOTAL TRACT AREA: 34.81 ACRES
NUMBER OF LOTS: 17 RESIDENTIAL CLUSTER LOTS
2 NON-BUILDABLE PRESERVATION PARCELS
- AS A CONSEQUENCE OF IT'S SUBMISSION FOR COUNTY REVIEW PRIOR TO NOVEMBER 15, 2001, THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION 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 AMENDS PORTIONS OF THE ZONING REGULATIONS.
- IT WAS DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING THAT SECTIONS 106.B.2.c AND 106.B.3.c OF THE AMENDED ZONING REGULATIONS DO NOT APPLY TO THIS PROJECT. THE EXISTING FOREST CONSERVATION EASEMENTS WERE CREATED TO FULFILL THE OBLIGATION ASSOCIATED WITH THIS SUBDIVISION. THEREFORE, THE AREA OF THE FOREST CONSERVATION EASEMENTS ARE NOT NEED TO BE SUBTRACTED FROM THE ACREAGE OF THE PARCEL TO DETERMINE THE RECEIVING AREA.
- LOTS 9 AND 10 EXCEED 50,000 SQUARE FEET. PLANNING AND ZONING HAS RECOMMENDED APPLYING SECTION 104.E.1.c. OF THE ZONING REGULATIONS TO ALLOW FOR LOT SIZES GREATER THAN THE 50,000 SQUARE FOOT MAXIMUM BUT TO MAINTAIN SIZES 60,000 SQUARE FEET OR LESS.

BENCHMARKS NAD'83 HORIZONTAL

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

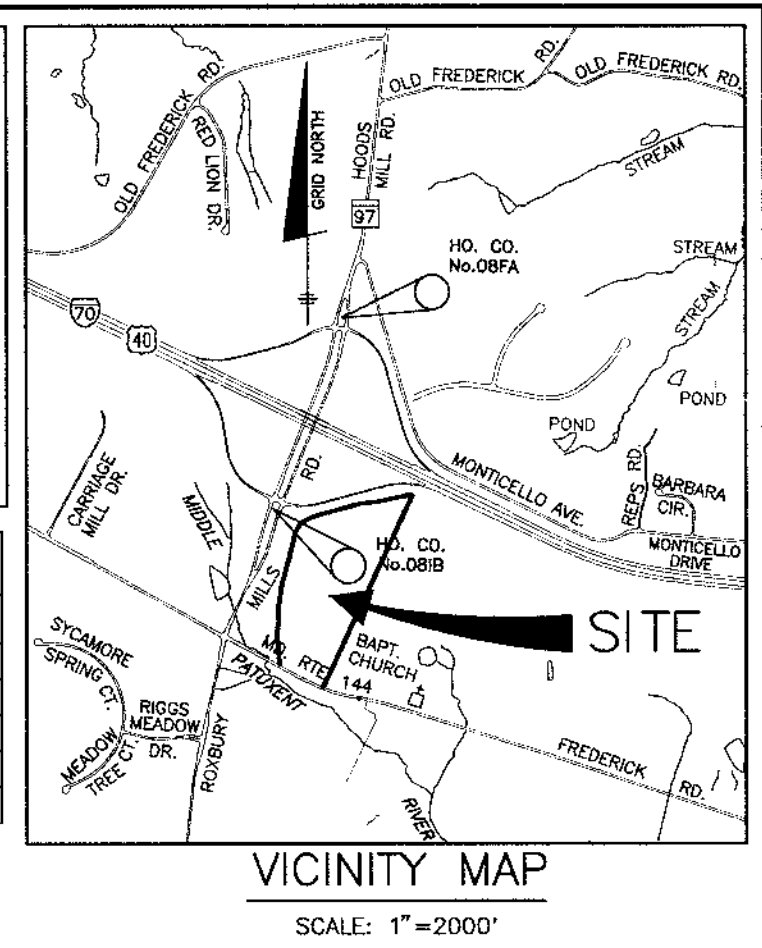
HO. CO. #08IB
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE
N 604721.750' E 1310194.124'

NAD'27 VERTICAL

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

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
7	49,637 S.F.	4,780 S.F.	44,857 S.F.
12	40,825 S.F.	577 S.F.	40,248 S.F.
13	41,376 S.F.	1,308 S.F.	40,068 S.F.
14	42,035 S.F.	2,034 S.F.	40,001 S.F.
15	43,747 S.F.	1,259 S.F.	42,488 S.F.



SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
ChA	B	CHESTER SILT LOAM, 0 TO 3 % SLOPES
ChB2	B	CHESTER SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED.
ChC2	B	CHESTER SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED.
ChD2	B	CHESTER SILT LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED.
Cs	B	COMUS SILT LOAM
EkB2	B	ELDAK SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
EkC2	B	ELDAK SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
EdD2	B	ELDAK SILT LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED
EdE2	B	ELDAK SILTY CLAY LOAM, 15 TO 25 % SLOPES, SEVERELY ERODED
NO HYDRIC SOILS TAKEN FROM SOILS SURVEY, ISSUED JULY 1988, MAP NO. 7		

SITE DATA TABULATION THIS SUBMISSION

- GENERAL SITE DATA
 - PRESENT ZONING: RC-DEO
 - APPLICABLE DPZ FILE REFERENCES: F-00-22
 - DEED REF. ALL LOTS - 4601/670
 - PROPOSED USE OF SITE: 17 RESIDENTIAL CLUSTER LOTS
2 NON-BUILDABLE PRESERVATION PARCELS
- PROPOSED WATER AND SEWER SYSTEMS: PRIVATE
- AREA TABULATION
 - TOTAL AREA OF SITE.....34.81 AC.
 - AREA OF 100 YEAR FLOODPLAIN (APPROX.).....0.00 AC.
 - AREA OF STEEP SLOPES (25% OR GREATER).....0.61 AC.
 - NET AREA OF SITE.....34.20 AC.
 - AREA OF THIS PLAN SUBMISSION.....34.81 AC.
 - AREA OF PROPOSED BUILDABLE LOTS.....18.02 AC.
 - AREA OF PROPOSED PRESERVATION PARCELS.....15.38 AC.
 - AREA OF PROPOSED PUBLIC ROAD R/W.....4.1 AC.
(0.08 ACRES PREVIOUSLY DEDICATED UNDER F-00-22)
- LOT TABULATION
 - BY-RIGHT LOT YIELD (GROSS AREA).....8
 - MAXIMUM LOT YIELD (RECEIVING, NET AREA).....17
 - TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION.....17
 - DEO/CEO UNITS REQUIRED.....9
 - TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS PROPOSED ON THIS SUBMISSION.....0
- OPEN SPACE DATA
 - MINIMUM RESIDENTIAL LOT SIZE40,000 S.F.
(CLUSTER LOT SIZE RANGE IS BETWEEN 40,000 AND 60,000 S.F.)
 - OPEN SPACE REQUIRED (5%).....1.74 AC.
 - TOTAL AREA OF PROPOSED PRESERVATION PARCELS DEDICATED TO THE HOA.....3.60 AC.
(OPEN SPACE IS NOT REQUIRED)
 - AREA OF RECREATION OPEN SPACE REQUIRED.....0.00 AC.
 - AREA OF RECREATION OPEN SPACE PROVIDED.....0.00 AC.

LEGEND

SYMBOL	DESCRIPTION
Abc1	SOILS CLASSIFICATION
---	SOILS DELINEATION
---	EXISTING CONTOURS
---	LIMIT OF WETLANDS
---	EXISTING WOODS LINE
---	PROPOSED WOODS LINE
---	EXISTING STRUCTURE
---	PROPOSED STRUCTURE
○	EXISTING WELL
○	PROPOSED WELL
○	SPECIMEN TREE
○	EXISTING SEPTIC FIELD
○	PROPOSED SEPTIC FIELD
---	STEEP SLOPES 15% TO 24.9%
---	STEEP SLOPES 25% OR GREATER
---	FOREST CONSERVATION EASEMENT

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
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E-MAIL: benchmark@ccai.com

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR
DATE

OWNER/DEVELOPER: SUSAN MOXLEY 3499 DOWNING COURT ADAMSTOWN, MD 21710-9420 PHONE: 1-301-831-8350	PROJECT: SUSAN MOXLEY PROPERTY A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" AND "B"
LOCATION: TAX MAP No. 8 - GRID No. 23 PARCEL No. 176 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SKETCH PLAN
DATE: NOVEMBER, 2001 MARCH, 2002	PROJECT NO. 1490
Design: JMC Draft: JMC Check: DAM	SCALE: 1" = 100' DRAWING 1 OF 1