

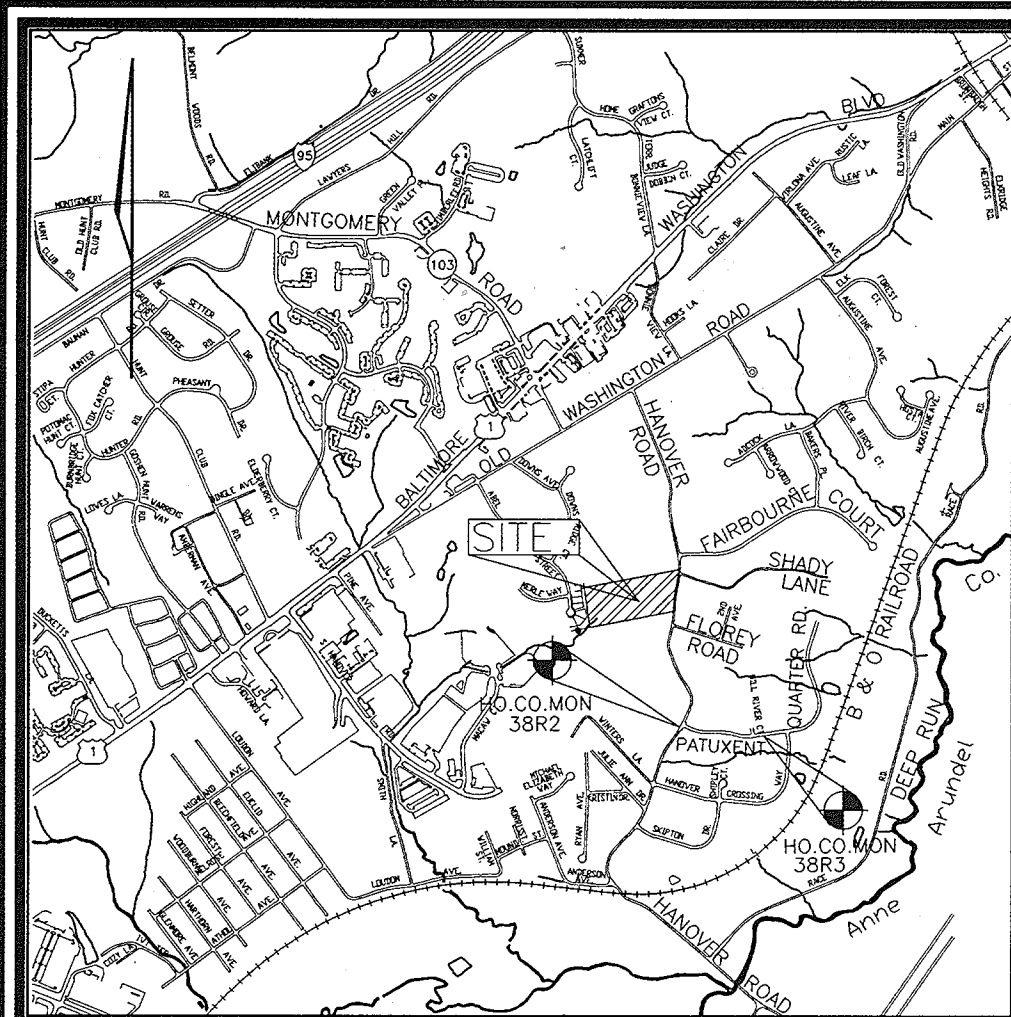
SITE DATA

LOCATION: TAX MAP 38, PARCEL 235
 FIRST ELECTION DISTRICT
 EXISTING ZONING: R-12
 GROSS AREA OF PARCEL: 8.18 ACRES BY DEED
 AREA OF 1871 ACCESS EASEMENT: 0.18 AC.
 AREA OF RIGHT OF WAY: 0.78 AC.
 AREA OF FLOODPLAIN: 0.04 AC.
 AREA OF STEEP SLOPES: 0.059 AC.
 NET AREA OF PROJECT: 8.18 - 0.10 = 8.08 ACRES
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 21
 AREA OF PROPOSED RESIDENTIAL LOTS: 5.22 AC.
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 8466 SQ. FT (LOT 14)
 NUMBER OF PROPOSED OPEN SPACE LOTS: 3
 AREA OF OPEN SPACE LOTS: 2.88 AC.
 AREA OF OPEN SPACE REQUIRED: 30% OF GROSS AREA OF PARCEL (2.45 AC.)
 TOTAL AREA OF CREDITED OPEN SPACE PROPOSED: 2.88 ACRES (35%)
 AREA OF RECREATION OPEN SPACE REQUIRED: 4200 SF
 AREA OF RECREATION OPEN SPACE PROVIDED: 5153 SF ON LOT 13

MINIMUM LOT SIZE CHART			
LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	9824	1113	8711
5	10535	1302	9233
7	16503	3932	12571
8	16198	4673	11525
9	12229	3532	8697
10	11228	2697	8531
14	11069	2603	8466
15	10640	1830	8810
16	9600	1003	8597
19	10539	1350	9189

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	K VALUE	TYPE
BeC2	BELTSVILLE SILT LOAM, 5%-10% SLOPES, MODERATELY ERODED.	.43	C
CID2	CHILLUM GRAVELLY LOAM, 10%-15% SLOPES, MODERATELY ERODED.	.24	B
CmB2	CHILLUM SILT LOAM, 1%-5% SLOPES, MODERATELY ERODED.	.43	B
CmC2	CHILLUM SILT LOAM, 5%-10% SLOPES, MODERATELY ERODED.	.43	B
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	.17	D

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 26



VICINITY MAP

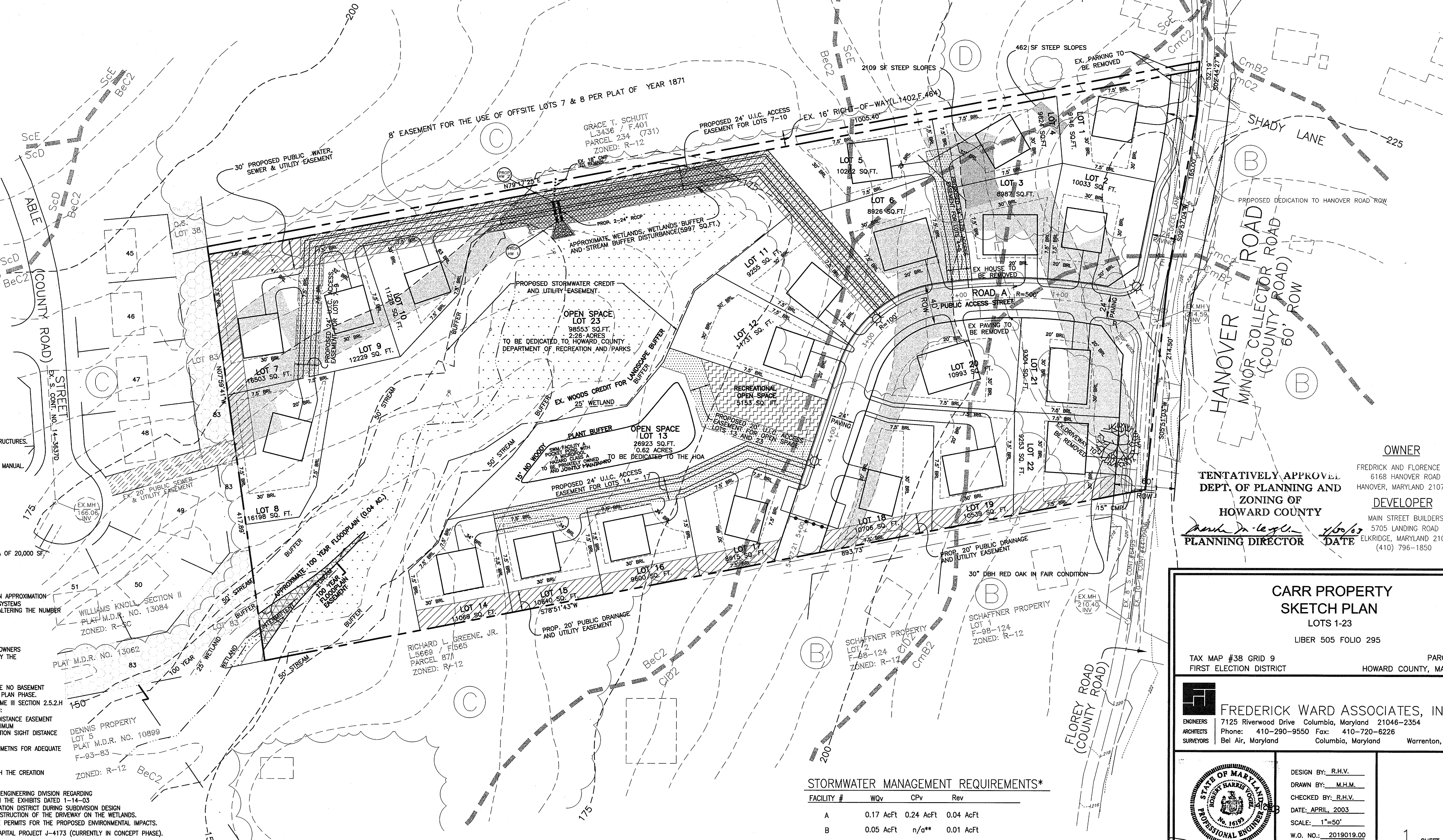
SCALE: 1"=2000'

LEGEND

- EXISTING CONTOUR
- EXISTING TREES TO REMAIN
- SOIL BOUNDARY
- LIGHT POLE
- SLOPES 25% >
- SLOPES 15% TO 24.9%
- 100 YEAR FLOODPLAIN

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE : 505/295
- THE PROJECT BOUNDARY IS BASED ON A DEED PLOT.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAPS AND FIELD LOCATION OF EXISTING STRUCTURES.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT ACCORDANCE WITH 2000 MDE STORMWATER DESIGN MANUAL. THE FACILITY WILL BE LOCATED ON OPEN SPACE LOT 13. SWM FACILITY "A" TO BE PRIVATELY OWNED AND MAINTAINED JOINTLY BY HOA AND HOWARD COUNTY.
- THERE ARE WETLANDS ON SITE. WETLAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS DATED FEBRUARY, 2002.
- THERE ARE FLOODPLAINS ON SITE.
- FOREST STAND DELINEATION PLAN PREPARED BY FREDERICK WARD ASSOC. DATED FEBRUARY, 2002.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED FEBRUARY, 2002.
- THERE ARE NO STEEP SLOPES ONSITE WITH A MIN. CONTIGUOUS AREA OF 20,000 SQ. FT.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING WILL BE PROVIDED. THE LIGHTING SHOWN IS APPROXIMATE AND MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THESE SYSTEMS HAVE NOT BEEN DESIGNED AND THEIR SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- OPEN SPACE LOT 13 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACE LOT 23 WILL BE OWNED AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS.
- TRASH COLLECTION AND RECYCLING WILL BE CURBSIDE PICKUP AT COUNTY ROADWAY.
- ON 2/7/02, DPW BUREAU OF ENGINEERING APPROVED 8 LOTS TO HAVE NO BASEMENT GRAVITY SEWER SERVICE. SAID LOTS TO BE IDENTIFIED AT PRELIMINARY PLAN PHASE.
- THIS PLAN IS SUBJECT TO A DESIGN WAIVER TO DESIGN MANUAL, VOLUME III SECTION 2.5.2.H APPROVED APRIL 10, 2003. THIS APPROVAL IS DUE TO THE FOLLOWING:
 - THE APPLICANT HAS SUBMITTED SUFFICIENT EVIDENCE THAT A SIGHT DISTANCE EASEMENT WAS REQUESTED FROM THE ADJACENT PROPERTY OWNER(S) AS A MINIMUM REQUIREMENT FOR APPROVING A WAIVER TO THE CURRENT INTERSECTION SIGHT DISTANCE REQUIREMENTS.
 - THE PROPOSED INTERSECTIONS AS DESIGNED WILL MEET THE REQUIREMENTS FOR ADEQUATE STOPPING SIGHT DISTANCE.
 - THIS PLAN IS SUBJECT TO WP-03-85 TO WAIVE SECTION 16.116(G) WHICH REQUIRES THE PROTECTION OF WETLAND AND STREAMS THROUGH THE CREATION OF RESTRICTIVE BUFFERS IN WHICH DISTURBANCE MAY NOT OCCUR.
- APPROVAL IS BASED ON THE FOLLOWING CONDITIONS:
 - COMPLY WITH COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION REGARDING CULVERT CAPACITY AND LIMITING DISTURBANCE TO THAT SHOWN ON THE EXHIBITS DATED 1-14-03
 - COMPLY WITH COMMENTS FROM THE SOIL CONSERVATION DISTRICT DURING SUBDIVISION DESIGN DEVELOPMENT TO MINIMIZE THE IMPACT OF THE DESIGN AND CONSTRUCTION OF THE DRIVEWAY ON THE WETLANDS.
 - THE DEVELOPER MUST OBTAIN ALL NECESSARY STATE AND/OR COE PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS.
- HANOVER ROAD FRONTAGE IMPROVEMENTS TO BE COORDINATED WITH CAPITAL PROJECT J-4173 (CURRENTLY IN CONCEPT PHASE).
- A STOP SIGN IS REQUIRED AT THE INTERSECTION OF HANOVER ROAD.
- THIS SUBMISSION IS SUBJECT TO THE 5TH EDITION SUBDIVISION REGULATIONS AND TO THE ZONING REGULATIONS EFFECTIVE 1-08-02.



OWNER
 FREDRICK AND FLORENCE CARR
 6168 HANOVER ROAD
 HANOVER, MARYLAND 21076-1035

DEVELOPER
 MAIN STREET BUILDERS
 5705 LANDING ROAD
 ELK RIDGE, MARYLAND 21075
 (410) 796-1850

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

John D. Legel
 PLANNING DIRECTOR

4/6/03
 DATE

CARR PROPERTY SKETCH PLAN
 LOTS 1-23
 LIBER 505 FOLIO 295

TAX MAP #38 GRID 9
 FIRST ELECTION DISTRICT

PARCEL 235
 HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-280-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: R.H.V.
 DRAWN BY: M.H.M.
 CHECKED BY: R.H.V.
 DATE: APRIL, 2003
 SCALE: 1"=50'
 W.O. NO.: 2019019.00

1 SHEET OF 1

STORMWATER MANAGEMENT REQUIREMENTS*

FACILITY #	Wqv	CPv	Rev
A	0.17 AcFt	0.24 AcFt	0.04 AcFt
B	0.05 AcFt	n/a**	0.01 AcFt

* STORMWATER MANAGEMENT REQUIREMENTS PRIOR TO CREDITS
 ** Q1 ≤ 2 cfs