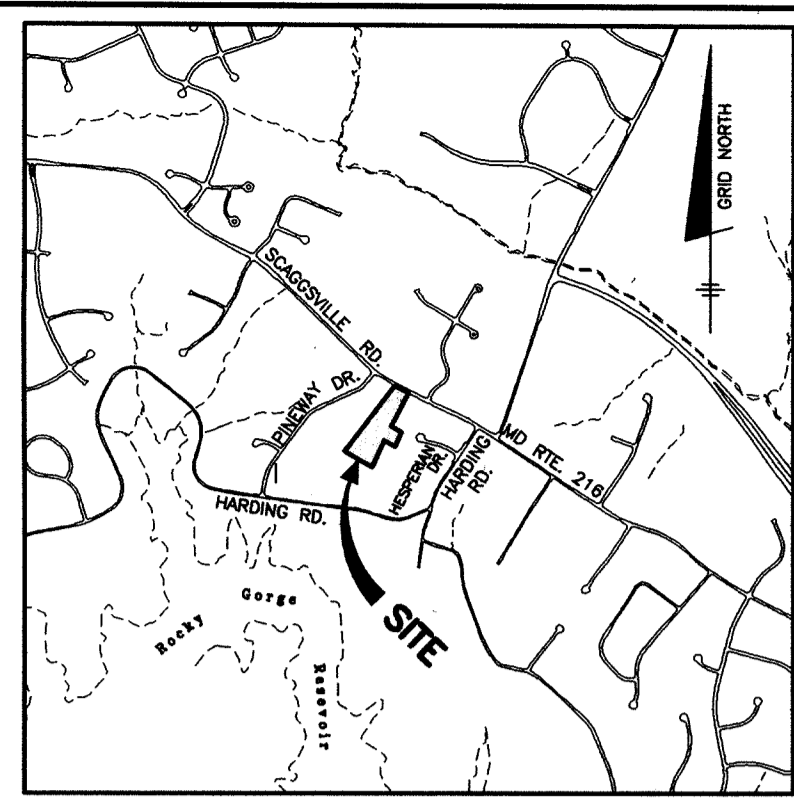


LEGEND

- SOILS CLASSIFICATION
- SOILS DELINEATION
- EXISTING CONTOURS
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- STEEP SLOPES 15% TO 24.9%
- STEEP SLOPES 25% OR GREATER
- PROP. NATURAL CONSERVATION AREA



GENERAL NOTES

- 1.) ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- 2.) THE BOUNDARY SHOWN IS BASED ON A DEED COMPOSITE AND SURROUNDING RECORD PLATS.
- 3.) TOPOGRAPHY PURCHASED FROM HOWARD COUNTY GEOGRAPHICAL INFORMATION SYSTEMS. EXISTING UTILITIES ARE BASED ON RECORD DRAWING.
- 4.) FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED AUGUST, 2002.
- 5.) TRAFFIC STUDY PREPARED BY THE MARS TRAFFIC GROUP, INC. DATED APRIL, 2002.
- 6.) STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II.
- 7.) ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE FULFILLED.
- 8.) 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.
- 9.) THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC, CONNECTING TO CONTRACTS 529-S AND 554-W. DRAINAGE AREA IS WITHIN THE PATUXENT WATERSHED.
- 10.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 11.) SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- 12.) STREET LIGHTS ARE REQUIRED FOR THIS PROJECT.
- 13.) NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 14.) THIS PLAN SHALL BE SUBJECT TO COMPLIANCE WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- 15.) NO WETLANDS EXIST WITHIN THE LIMITS OF PROJECT AS PER CERTIFICATION LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER 9, 2002.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
6	15,829.7 S.F.	1,778.4 S.F.	14,051.3 S.F.
7	16,410.0 S.F.	286.5 S.F.	16,123.5 S.F.
8	15,874.6 S.F.	265.2 S.F.	15,609.4 S.F.

SOILS LEGEND

MAP SYMBOL	SOIL TYPE	MAPPING UNIT
BeA	C	BELTSVILLE SILT LOAM - 0 TO 1 PERCENT SLOPES
C1C3	B	CHILLUM GRAVELLY LOAM - 5 TO 10 PERCENT SLOPES - SEVERELY ERODED
CmB2	B	CHILLUM SILT LOAM - 1 TO 5 PERCENT SLOPES - MODERATELY ERODED
Gp	A	GRAVEL PITS AND QUARRIES
G1B2	B	GLENELG LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
G1C3	B	GLENELG LOAM - 8 TO 15 PERCENT SLOPES - SEVERELY ERODED
G1D3	B	GLENELG LOAM - 15 TO 25 PERCENT SLOPES - SEVERELY ERODED

HO. CO. USDA SOILS MAP No.33
 * - INDICATES HYDRIC SOILS INCLUSIONS

SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A. #3

STEP	REQUIREMENT	VOLUME REQUIRED (AC.-FT.)	NOTES
1	WATER QUALITY VOLUME (W _q)	0.0228 (OR 993.2 C.F.)	PROVIDED WITHIN N.C.A. AND GRASSED SWALES
2	RECHARGE VOLUME (R _{ev})	0.0064 (OR 0.0403 AC.)	PROVIDED WITHIN N.C.A. AND GRASSED SWALES
3	CHANNEL PROTECTION VOLUME (C _p)	N/A	1-YR POST DEVELOPMENT DISCHARGE IS LESS THAN 2 CFS
4	OVERBANK FLOOD PROTECTION VOLUME (O _p)	N/A	PROVIDE SAFE PASSAGE FOR THE 10-YR. EVENT IN FINAL DESIGN
5	EXTREME FLOOD VOLUME (E _t)	N/A	PROVIDE SAFE PASSAGE FOR THE 100-YR. EVENT IN FINAL DESIGN

SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A. #2

STEP	REQUIREMENT	VOLUME REQUIRED (AC.-FT.)	NOTES
1	WATER QUALITY VOLUME (W _q)	0.0248 (OR 1,080.3 C.F.)	PROVIDED WITHIN GRASSED SWALES AND DRY WELLS (INFILTRATION TRENCH)
2	RECHARGE VOLUME (R _{ev})	0.0052 (OR 0.0588 AC.)	PROVIDED WITHIN GRASSED SWALES AND DRY WELLS (INFILTRATION TRENCH)
3	CHANNEL PROTECTION VOLUME (C _p)	N/A	1-YR POST DEVELOPMENT DISCHARGE IS LESS THAN 2 CFS
4	OVERBANK FLOOD PROTECTION VOLUME (O _p)	N/A	PROVIDE SAFE PASSAGE FOR THE 10-YR. EVENT IN FINAL DESIGN
5	EXTREME FLOOD VOLUME (E _t)	N/A	PROVIDE SAFE PASSAGE FOR THE 100-YR. EVENT IN FINAL DESIGN

SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A. #1

STEP	REQUIREMENT	VOLUME REQUIRED (AC.-FT.)	NOTES
1	WATER QUALITY VOLUME (W _q)	0.0819 (OR 3,567.6 C.F.)	PROVIDED WITHIN BIO-RETENTION, GRASSED SWALES AND DRY WELLS (INFILTRATION TRENCH)
2	RECHARGE VOLUME (R _{ev})	0.0246 (OR 0.2774 AC.)	PROVIDED WITHIN BIO-RETENTION, GRASSED SWALES AND DRY WELLS (INFILTRATION TRENCH)
3	CHANNEL PROTECTION VOLUME (C _p)	N/A	1-YR POST DEVELOPMENT DISCHARGE IS LESS THAN 2 CFS
4	OVERBANK FLOOD PROTECTION VOLUME (O _p)	N/A	PROVIDE SAFE PASSAGE FOR THE 10-YR. EVENT IN FINAL DESIGN
5	EXTREME FLOOD VOLUME (E _t)	N/A	PROVIDE SAFE PASSAGE FOR THE 100-YR. EVENT IN FINAL DESIGN

IT IS UNDERSTOOD THAT AT LEAST ONE BORING FOR THE BIO-RETENTION FACILITY BMP WILL BE PERFORMED IN THE AREA OF THE "GP" SOILS GROUP IF APPLICABLE.

IT IS UNDERSTOOD THAT THE BMP'S SHOWN ON THIS PLAN ARE SUBJECT TO A GEOTECHNICAL FIELD INVESTIGATION INCLUDING SOIL BORINGS AND IN-SITU INFILTRATION TESTING.

"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."

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Planning Director
 DATE 3/11/03

SITE DATA TABULATION

- 1) GENERAL SITE DATA
 - a. PRESENT ZONING: R-20
 - b. APPLICABLE DPZ FILE REFERENCES: N/A
 - c. DEED REFERENCE: L635 / F.714
 - d. PROPOSED USE OF SITE: 9 SFD HOMES, 2 O.S. LOTS
 - e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- 2) AREA TABULATION
 - a. TOTAL AREA OF SITE: 5.18 Ac.±
 - b. AREA OF 100 YEAR FLOODPLAIN (APPROX.): 0.00 Ac.±
 - c. AREA OF STEEP SLOPES (25% OR GREATER): 0.10 Ac.±
 - d. NET AREA OF SITE: 5.08 Ac.±
 - e. AREA OF THIS PLAN SUBMISSION: 5.18 Ac.±
 - f. AREA OF PROPOSED BUILDABLE LOTS: 3.04 Ac.±
 - g. AREA OF OPEN SPACE LOTS: 1.56 Ac.±
 - h. AREA OF PROPOSED PUBLIC ROAD R/W: 0.58 Ac.±
- 3) LOT TABULATION
 - a. ALLOWABLE RESIDENTIAL LOT YIELD: N/A
 - b. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 9
 - c. TOTAL NUMBER OF BUILDABLE OPEN SPACE LOTS PROPOSED ON THIS SUBMISSION: 0
- 4) OPEN SPACE DATA
 - a. MINIMUM RESIDENTIAL LOT SIZE: 14,000 S.F.
 - b. OPEN SPACE REQUIRED (30%): 1.55 Ac.
 - c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS: 1.56 Ac.
 - d. TOTAL AREA OF NON-CREDITED NARROW O.S.: 0.01 Ac.
 - e. TOTAL CREDITED OPEN SPACE PROVIDED: 1.55 Ac. (OPEN SPACE AREA MINUS AREAS LESS THAN 35' IN WIDTH)
 - f. AREA OF RECREATIONAL OPEN SPACE REQUIRED: N/A
 - g. AREA OF RECREATIONAL OPEN SPACE PROVIDED: N/A

PLAN
 SCALE: 1" = 50'

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE A SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644
 E-MAIL: benchmark@cois.com

Donald Mean

3/6/03

DEVELOPER: CORNERSTONE HOLDINGS L.L.C. 9691 NORFOLK AVENUE LAUREL, MARYLAND, 20723 PHONE: (410) 792-2565 FAX: (410) 792-2567	PROJECT: HICKORY HILLS LOTS 1 THRU 3 & LOTS 5 THRU 10 AND OPEN SPACE LOTS 4 & 11 LOCATION: TAX MAP 46 - GRID 12 PARCEL 289 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
OWNER: GARLAND B. COLLINS & WIFE 1064 TRUMAN STREET NOKOMIS, FL 34275	TITLE: SKETCH PLAN
Des: MCR/DAM Dft: MCR/JTC Check: DAM	DATE: OCTOBER, 2002 MARCH 11, 2003 PROJECT NO. 1560 SCALE: AS SHOWN DRAWING 1 OF 1