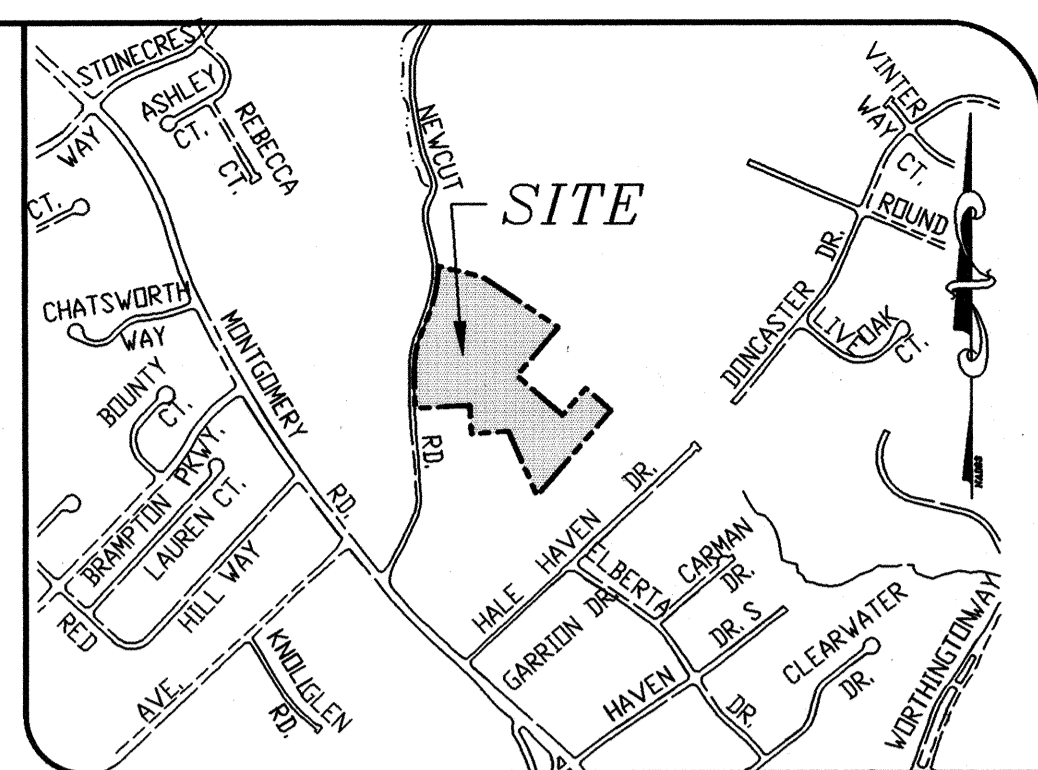


CURVE TABLE				
CURVE	LENGTH	TANGENT	BEARING	DELTA
C1	158.09'	87.28'	N60°12'25"W	60°23'13"
C2	108.10'	56.52'	S50°39'33"E	41°17'28"
C3	81.54'	41.80'	N55°43'55"W	31°08'44"
C4	69.92'	36.28'	N21°19'40"W	37°39'45"

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
15	17,156 SQ. FT.	3,156 SQ. FT.	14,000 SQ. FT.
16	16,390 SQ. FT.	2,390 SQ. FT.	14,000 SQ. FT.
17	15,508 SQ. FT.	1,508 SQ. FT.	14,000 SQ. FT.



- GENERAL NOTES:**
- THIS PLAN IS SUBJECT TO COUNTY COUNCIL BILL 45-2003, THE AMENDED 5th EDITION SUBDIVISION REGULATIONS, EFFECTIVE OCTOBER 2, 2003, AND TO THE 2004 COMPREHENSIVE ZONING PLAN DATED FEBRUARY 2, 2004.
 - SITE DATA:
 - ZONING: TAX MAP 31 PARCEL 11 R-20 BLOCK 8
 - DEED REFERENCE: 7184/417
 - GROSS AREA: 12.78 ACRES±
 - AREA OF WETLANDS: 6,721 SQFT
 - MINIMUM LOT SIZE: 14,000 SQFT
 - NUMBER OF PROPOSED BUILDABLE LOTS: 23
 - NUMBER OF OPEN SPACE LOTS: 3
 - OPEN SPACE REQUIRED (30% X 12.78ac): =3.83 ACRES±
 - OPEN SPACE PROVIDED: =3.93 ACRES±
 - CREDITED OPEN SPACE: =3.92 ACRES±
 - NON-CREDITED OPEN SPACE: =0.01 ACRES±
 - AREA OF BUILDABLE LOTS: =7.56 ACRES±
 - AREA OF PUBLIC ROAD DEDICATION: =1.29 ACRES±
 - TOPOGRAPHIC INFORMATION IS BASED ON HOWARD COUNTY 200 SCALE AERIAL MAPPING. VERTICAL DATUM IS MAD 83. TREELINE DIGITIZED FROM HOWARD COUNTY 2002 ORTHOMETRIC PHOTOGRAPHIC MAP (MAP NO. 57).
 - BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT JULY 2003.
 - BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
 - SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 20.
 - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
 - WETLAND STUDY PREPARED BY ECO-SCIENCE PROFESSIONAL, INC., IN AUGUST 2003.
 - ALL AREAS ARE MORE OR LESS.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT)
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FT RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - ALL STRUCTURES ON PARCEL 11 TO BE REMOVED UNLESS OTHERWISE NOTED.
 - NO STEEP SLOPES EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOCIATES, INC. IN AUGUST 2003.
 - THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. STORMWATER MANAGEMENT REQUIREMENTS TO BE MET ON-SITE VIA A WET POND. SWM FACILITY TO BE PRIVATELY OWNED AND MAINTAINED.
 - NO FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOC., INC. IN AUGUST 2003.
 - ADEQUATE FACILITIES ROAD TEST EVALUATION WAS PERFORMED BY MARS GROUP IN JULY 2003.
 - NO CEMETARIES OR HISTORIC STRUCTURES EXIST ON-SITE PER THE HOWARD COUNTY INVENTORY.
 - EXISTING PUBLIC WATER AND SEWER WILL BE UTILIZED. WATER CONTRACT IS 44-3428-D (NEW CUT RD), A PUBLIC SEWER EXTENSION WILL BE CONSTRUCTED ALONG FUTURE NEW CUT ROAD, AS PROPOSED UNDER BOARD OF APPEALS CASE NO. 02-36C (GLENNA CHURCH) AND WILL TIE INTO EXISTING SEWER CONTRACT 24-1733-D (MONTGOMERY RD).

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

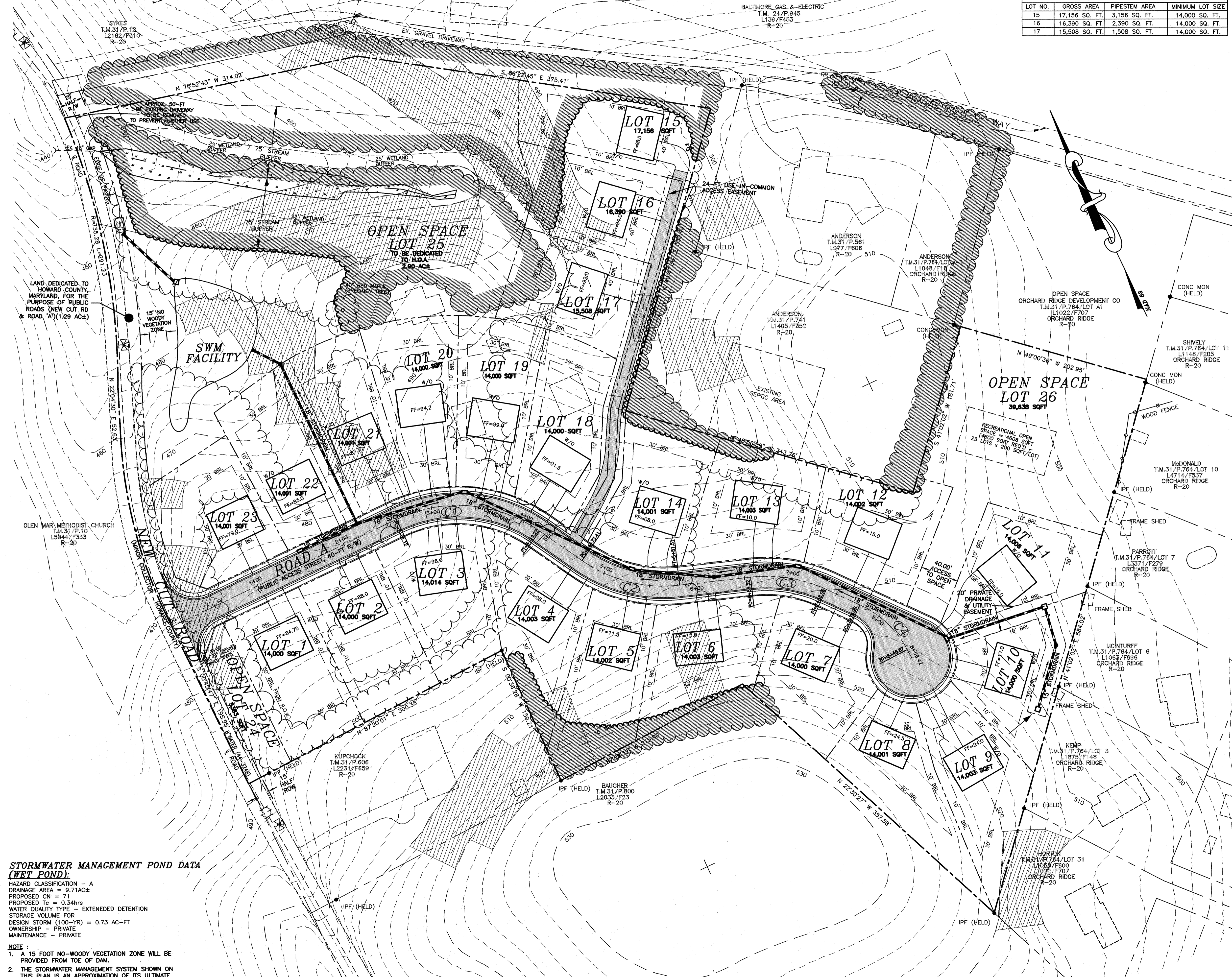
Marlene D. Carlin
PLANNING DIRECTOR

JA
DATE



- LEGEND**
- EXISTING TREELINE
 - PROPOSED TREELINE
 - DENOTES WETLANDS
 - 15.00% - 24.99% SLOPES

OWNER
SUN MEADOW, LC
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
ph# 703-734-9730



STORMWATER MANAGEMENT POND DATA (WET POND)

HAZARD CLASSIFICATION - A
DRAINAGE AREA = 2.71AC±
PROPOSED CN = 71
PROPOSED Tc = 0.34hrs
WATER QUALITY TYPE - EXTENDED DETENTION
STORAGE VOLUME FOR DESIGN STORM (100-YR) = 0.73 AC-FT
OWNERSHIP - PRIVATE
MAINTENANCE - PRIVATE

- NOTE:**
- A 15 FOOT NO-WOODY VEGETATION ZONE WILL BE PROVIDED FROM TOE OF DAM.
 - THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

project	date	description	scale	revision
03-050	APR 2004	illustration	MAP	MAP
			1"=50'	RIH

no.	date	description	revision

SUN MEADOWS
TAX MAP 31 - GRID 8 - PARCEL 11
HOWARD COUNTY, MARYLAND
2nd ELECTION DISTRICT
SKETCH PLAN

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(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax