



PLAN VIEW
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Denise K. Aygler
PLANNING DIRECTOR

DATE: 5/6/06

SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
Ba	D	BAILE SILT LOAM
ChA	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT, MODERATELY REODED
GIB2	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 7

GENERAL NOTES

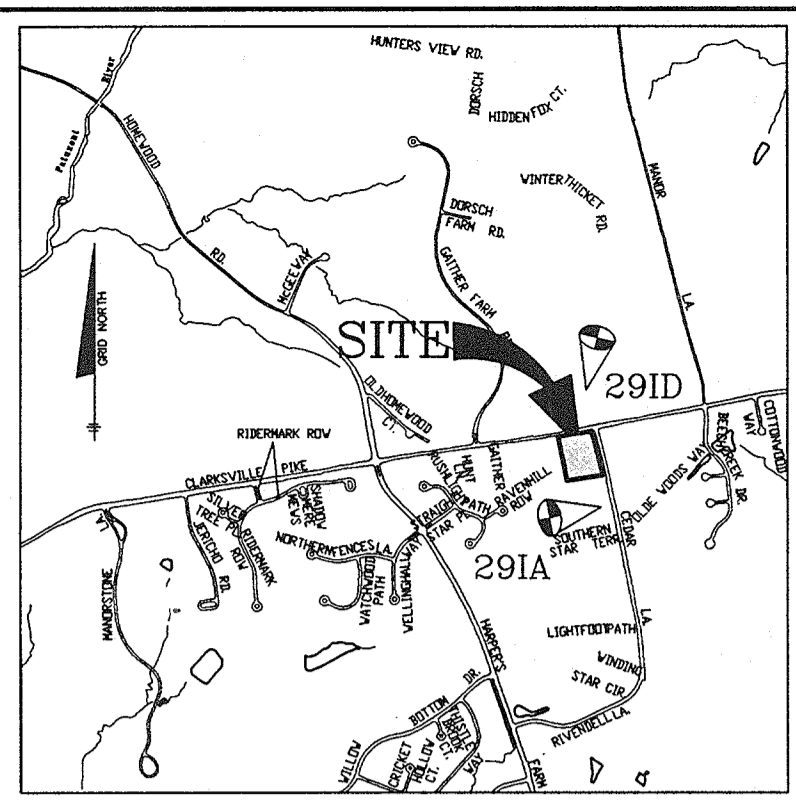
- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- TRACT BOUNDARY ESTABLISHED BY DEED LIBER 339 FOLIO 381.
- TOPOGRAPHY TAKEN FROM FIELD RUN TOPOGRAPHY BY BENCHMARK ENGINEERING, INC.
- WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED AUGUST 22, 2005.
- TRAFFIC STUDY PREPARED BY MARS GROUP, DATED JULY 2005.
- FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCES PROFESSIONALS, INC. DATED AUGUST 22, 2005.
- 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.
- THIS PROPERTY WAS INCLUDED WITHIN THE METROPOLITAN DISTRICT, UNDER ADMINISTRATION DECISION NUMBER 3-2006.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY A POCKET POND AND NON-STRUCTURAL PRACTICES. THE NON-STRUCTURAL PRACTICES MAY BE LOCATED ON THE OPEN SPACE LOT AND IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN. THE FACILITY IS TO BE A CLASS 'A' STRUCTURE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- 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. A MORE DETAILED REPORT WILL BE PROVIDED AT PRELIMINARY AND FINAL PLAN STAGE.
- THERE ARE NO STEEP SLOPES (25% OR GREATER) WITHIN THIS SITE.
- THERE IS NO FLOODPLAINS ON SITE.
- SUBJECT PROPERTY ZONED R-SC PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- DUE TO IMPROVEMENTS ALONG ROUTE 108, THE NOISE WALL, STREET TREES, SIDEWALKS, WATER AND UTILITY EASEMENT WILL BE FURTHER EVALUATED AT THE PRELIMINARY PLAN PHASE. IF NECESSARY, RESIDENTIAL LOTS MAY HAVE TO BE LOST AT THE PRELIMINARY PLAN STAGE OF THIS PROJECT.
- A TYPE "B" LANDSCAPING BUFFER WITHIN A 20' SETBACK OR TYPE "C" LANDSCAPING BUFFER WITHIN A 10' SETBACK WILL BE PROVIDED ALONG THE WESTERN PROPERTY BOUNDARY (ADJACENT TO PARCEL 115).
- OVERHEAD UTILITY LINE MAINTENANCE EASEMENTS THAT WOULD CONFLICT WITHIN THE PROPOSED LANDSCAPING OR STREET TREES WILL BE FUTHER EVALUATED AT THE PRELIMINARY PLAN PHASE.

LEGEND

- EXISTING CONTOURS: ---999---
- EXISTING WOODS LINE: ~~~~~
- PROPOSED WOODS LINE: ~~~~~
- PROPOSED STRUCTURE: []

BENCH MARKS

HO. CO. #291D (NAD '83)	ELEV. 473.938
STANDARD DISC ON CONCRETE MONUMENT	
HO. CO. BOARD OF EDUCATION	
RT. 108 AND CEDAR LA.	
N 571234.369'	E 1343193.07'
HO. CO. #291A (NAD '83)	ELEV. 482.291'
STANDARD DISC ON CONCRETE MONUMENT	
CEDAR LA .0.4 MI SOUTH OF RT 108	
N 568986.053'	E 1343640.14'



SITE DATA TABULATION

- GENERAL SITE DATA
 - PRESENT ZONING: R-SC
 - APPLICABLE DPZ FILE REFERENCES: -
 - DEED REF. PARCEL 65 - 339/381
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLINGS
 - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- AREA TABULATION
 - TOTAL AREA OF SITE: 3.97 AC.±
 - AREA OF 100 YEAR FLOODPLAIN (APPROX.): N/A
 - AREA OF STEEP SLOPES (25% OR GREATER): 0 AC.±
 - NET AREA OF SITE: 3.97 AC.±
 - AREA OF THIS PLAN SUBMISSION: 3.97 AC.±
 - AREA OF PROPOSED BUILDABLE LOTS: 1.87 AC.±
 - AREA OF PROPOSED OPEN SPACE LOTS: 1.19 AC.±
 - AREA OF PROPOSED PUBLIC ROAD R/W: 0.91 AC.±
- LOT TABULATION
 - ALLOWABLE RESIDENTIAL LOT YIELD: 15
 - TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED: 13
 - TOTAL NUMBER OF OPEN SPACE LOTS: 2
- OPEN SPACE DATA
 - MINIMUM RESIDENTIAL LOT SIZE: 6,000 S.F.
 - OPEN SPACE REQUIRED (25%): 0.99 AC.
 - TOTAL AREA OF PROPOSED OPEN SPACE LOTS: 1.19 AC.±
 - AREA OF RECREATION OPEN SPACE REQUIRED: N/A
 - AREA OF RECREATION OPEN SPACE PROVIDED: N/A

**SUMMARY TABLE
GENERAL STORAGE REQUIREMENTS FOR THE
DEVELOPED DRAINAGE AREA #1**

Step	Requirement	Volume Required (ac-ft)	Notes
1.	Water Quality Volume (WQv)	0.218 ac ft (9496 cf)	Provided in the Pocket Pond facility
2.	Recharge Volume (Re _v)	0.0454 ac ft or 0.56 acres impervious	Provided in a stone recharge chamber
3.	Channel Protection Volume (Cpv)	0.618 ac ft (16920 cf)	Provided in Pocket Pond Facility
4.	Overbank Flood Protection Volume (Op)	N/A	Not required for this area
5.	Extreme Flood Volume (Qf)	N/A	Not required for this area

NO.	DATE	REVISION
BENCHMARK ENGINEERING, INC. ENGINEERS • LAND SURVEYORS • PLANNERS 8480 BALTIMORE NATIONAL PIKE • SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644 E-MAIL: benchmark@coils.com		
OWNER: MARY CARROLL MUTH MARY C POTTER 2003 BEDFORD LN ALEXANDRIA VA 22307-1801		PROJECT: CEDAR GROVE
DEVELOPER: SECURITY DEVELOPMENT, LLC PO BOX 417 ELLICOTT CITY, MD 21041		LOCATION: TAX MAP-29 GRID-17 PARCEL 65 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: SKETCH PLAN		
DESIGN: MAN	DRAFT: EDD	CHECKED: DAM
DATE: DECEMBER 2005	PROJECT NO. 1793	SCALE: AS SHOWN
		DRAWING 1 OF 1

Donald M. Maer
5/5/06