



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP: A-12

GENERAL NOTES:

- SITE DATA:**
 - ZONING: R-SC, CE-CL1
 - TAX MAP 50 PARCEL 393, 437, 488 AND NON-BUILDABLE BULD PARCEL "B-3"
 - DEED REFERENCE: 2417 / 202
 - GROSS AREA: 3,923 ACRES ±
 - GROSS AREA (R-SC ONLY): 3,367 ACRES ±
 - NET TRACT AREA: 3,367 ACRES ±
 - MINIMUM LOT SIZE: 6,000 SQ. FT.
 - NUMBER OF PROPOSED BUILDABLE LOTS: 12
 - AREA OF THE BUILDABLE LOTS: 3,367 ACRES ±
 - AREA OF OPEN SPACE PROVIDED: 0.847 ACRES±
 - AREA OF REQUIRED OPEN SPACE: 25%± 3.367 AC OR 0.841 AC±
 - AREA OF PUBLIC ROAD DEDICATION: 0.0 ACRES±
 - AREA OF PUBLIC RIGHT OF WAY: 0.401 ACRES±
 - PREVIOUS DP2 FILE NUMBERS: F-83-34, F-07-036, WP-08-001
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO MD NAD '83(HORIZ) AND NAVD88 (VERT) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS**
 - STA. No. 50B4: N 527,561.667 ELEV. 248.655
 - STA. No. 0015: E 1,359,772.600
 - STA. No. 0015: N 527,869.354 ELEV. 239.581
 - STA. No. 0015: E 1,360,017.060
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT JUNE 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 33.**
- PROPERTY IS LOCATED WITHIN THE PLANNED SERVICE AREA. PUBLIC WATER AND SEWER WILL BE UTILIZED.**
- EXISTING STRUCTURE ON LOT 5 IS TO REMAIN.**
- THIS PLAN IS SUBJECT TO COUNCIL BILL 45-2003, THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND TO THE FEBRUARY 2, 2004, ZONING REGULATIONS AND PER THE COMP-LITE ZONING REGULATIONS AND DATED 7/28/06.**
- THIS PLAN IS BASED ON AERIAL MAPPING TOPOGRAPHIC SURVEY PERFORMED BY WNGS AERIAL MAPPING CO, INC. IN FEBRUARY 2006.**
- STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.**
- TRAFFIC STUDY WAS PREPARED BY MARS GROUP ON OR ABOUT SEPTEMBER 2005.**
- STORMWATER MANAGEMENT IS SATISFIED THROUGH THE USE OF RAINGARDENS AND SURFACE SAND FILTER IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.**
- FOR PIPESTEM LOTS WITH SHARED ACCESS, AN ACCESS AND MAINTENANCE EASEMENT FOR THE DRIVEWAY OR PRIVATE ACCESS PLACE SHALL BE RECORDED FOR THE IMPACTED LOTS AND REFERENCED ON THE FINAL PLAN (REFERENCE SECTION 16.120(c)(2)(v)).**
- NO FLOODPLAIN, STREAMS OR WETLANDS EXIST ON SITE.**
- ENVIRONMENTAL ANALYSIS WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. ON OCTOBER 12, 2006.**
- 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 THE UNITS ALLOCATED FOR THIS DEVELOPMENT.**
- ADEQUATE FACILITIES ROAD TEST EVALUATION WAS PERFORMED BY MARS GROUP IN SEPTEMBER 2005.**
- 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 LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.**
- DEVELOPER SHALL PROVIDE SIDEWALKS PER SECTION 16.134 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.**
- WATER AND SEWER TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.**
- STORMWATER MANAGEMENT FACILITY FOR THIS PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED.**
- AT THE FINAL PLAN STAGE, WRITTEN APPROVAL FROM BGE WILL BE PROVIDED FOR ALL PROPOSED LANDSCAPING.**
- NO DEVELOPMENT OF PARCEL "A" IS PROPOSED AT THIS TIME.**
- A PRIVACY WALL WILL BE PROVIDED FOR THE USE-IN-COMMON DRIVEWAY (LOTS 8 & 9) WHERE THE DRIVEWAY IS LESS THAN 10' FROM THE ADJACENT PROPERTY.**
- THIS SKETCH PLAN IS FOR THE RESIDENTIAL PORTION OF THIS PROPERTY ONLY. PARCEL "A" IS INDEPENDENT OF THIS SKETCH PLAN.**

LEGEND

- ZONING LINE
- EXISTING TREE LINE
- PROPOSED LIGHT
- PROPOSED RAINGARDEN
- LIMITS OF THE EXISTING DRIVEWAY TO BE REMOVED

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	9,732 SQ.FT.	1,887 SQ.FT.	7,845 SQ.FT.
9	7,668 SQ.FT.	1,019 SQ.FT.	6,649 SQ.FT.

STREET TREE CALCULATIONS

PUBLIC ROAD - 21' / 40 = 6
TOTAL TREES REQUIRED = 6 TREES
TOTAL TREES PROVIDED = 6 TREES

SOILS DESCRIPTION

SYMBOL DESCRIPTION
EvB EVESBORO LOAMY SAND, 1% TO 5% SLOPES, (B)
EvC EVESBORO LOAMY SAND, 5% TO 15% SLOPES, (B)



3/12/08

I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 17942, Evn. Dat.

DEVELOPER/OWNER

JENMAR HOMES
3403 OLD POST DRIVE
BALTIMORE, MD. 21208

project	2005-049	date	MAR 2008
illustration	MMT	engineering	MMT
scale	1" = 50'	approval	RJH

description	revisions	date

WHISKEY BOTTOM POINT PROPERTY
LOTS 1 THRU 11, OPEN SPACE LOT 13 AND PARCEL "A"
TAX MAP 50, PARCEL 393, 437, 488 AND NON-BUILDABLE BULK PARCEL B-3, BLOCK 4
SIXTH ELECTION DISTRICT
HOWARD COUNTY
SKETCH PLAN

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