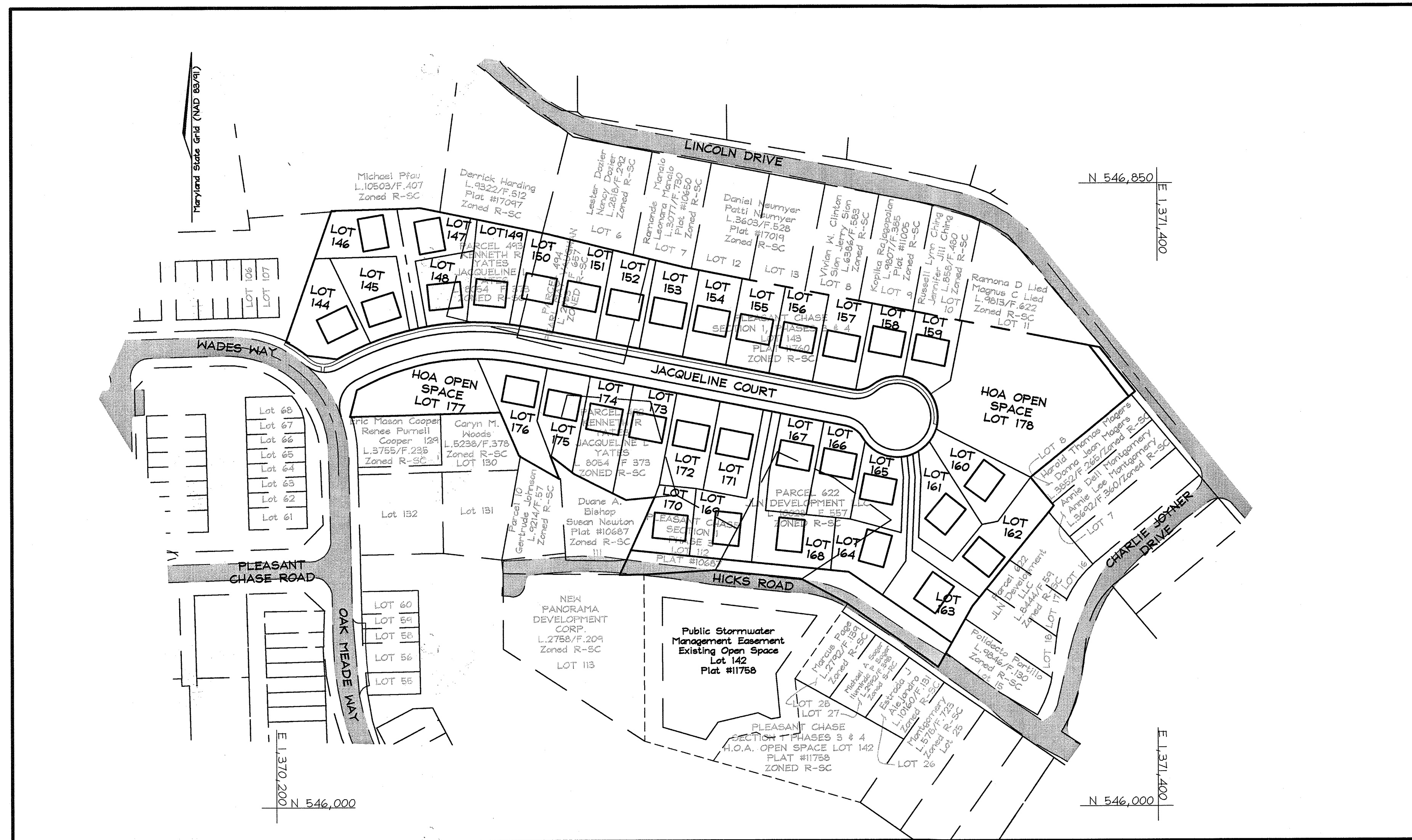


**GENERAL NOTES**

- Subject property Zoned "R-SC" per 02/02/04 Comprehensive Zoning Plan, and per the "Comp Lite" Zoning Regulations Amendments effective 7/28/06.
- The coordinates shown herein are based upon Howard County Geodetic Control, which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 43EB and 43G6 were used for this project.
- Public water and sewer to be utilized by Contract #24-3201-D, 676-S, 76-W.
- This site is located within the metropolitan district.
- Soils map no. 30.
- Gross area of site: 8,290 ac.±
- Net area of Site= 8,290 Ac.-0.037 Ac. of Steep Slopes= 8,253 Ac.
- Number of proposed buildable lots= 33.
- Area of proposed buildable lots= 5,968 ac.±
- Number of proposed open space lots= 3
- Area of proposed open space lots= 1.096ac.±
- Open space requirements:
  - Open Space required (25% of total area of parcels 492, 493, 494 & 622 that were added to the original area of lot 143 as recorded on plat #11760 Pleasant Chase, Section I, Phases 3 & 4.): 1,747 ac.± x 0.25=0.437 ac.±
  - Open Space provided: 1.096 ac.± (Gross Open Space area) 1.096 ac.± (Credited Open Space area)
  - Open Space obligations for Phase IV have been met under Phases I, II and III recorded under plat #11757.
  - Recreational open space obligation have been met under phases I, II and III.
- Area of right of way to be dedicated to Howard County Maryland: 1.226 ac.
- Existing 2 foot topography and boundary shown was prepared by Walker Land Surveys, LLC dated February 2007.
- The stormwater management system shown on this plan is an approximation of the site, slope 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.
- A.P.F.O. Traffic Study prepared by Street Traffic Studies Ltd. This project is exempt from an A.P.F.O. study due to distance from required intersections.
- Wetland Letter and report and Forest Stand Delineation and report prepared by Exploration Research Inc.
- There are no floodplains, streams, historic structures or cemeteries on-site within the limits of the subdivision boundary.
- In accordance with section 16.1202.(b).(1).(iii) of the Subdivision Regulations, existing Lot 143, Pleasant Chase Phase IV, has a Preliminary Plan approved prior to 12/31/1992. Therefore, only Parcels 492, 493, 494 & 622 are subject to Forest Conservation obligations which will be addressed at Preliminary Plan stage.
- Perimeter Landscape Obligations in accordance with Section 16.124 of the Landscape Manual shall be fulfilled under the preliminary plan submission.
- Stormwater management quantity & quality is provided as necessary in accordance with the 2000 Stormwater Management Manual. A micro-pool extended detention pond will be used to treat CpV and Wq. A Bio-Retention Facility will be used to treat additional Wq. Rev will be provided through additional storage beneath the Bio-Retention Facility.
- Proposed Lot 170 is a reconfiguration of existing lot 112 plat # 10687. This lot will continue to Derive access onto Hicks Road.
- Density Calculations:
  - Net area of property= 8,2532 ac.±
  - Maximum number of units allowed= 8,2532 ac.x4 = 33 units.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within wetlands, streams or their required buffers, 100 year flood plain and forest conservation easements, except as permitted by DPZ.
- This plan is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition, or building and grading permits.
- The following DPZ file references apply to this plan, 5-91-04, PB-272, WP-91-55, WP-92-185, WP-93-03, WP-00-74, F-92-146, F-94-93, F-95-05, F-95-32, F-95-158, F-03-10, F-04-09, SDP-93-103, SDP-94-06, SDP-95-50, SDP-95-110, SDP-96-54, SDP-00-117, SDP-02-29, SDP-03-16, SDP-03-145, and WP-04-70.
- The existing dwellings and accessory structures located on Parcels 492, 493, 494 and 622 will be removed.
- The existing 20' ingress/egress easement per fiber 1757, folio 559 located within this property will be abandoned at the final plan stage.
- On December 9, 2008 the planning director approved waiver petition WP-09-070 from the following sections in the Subdivision and Land Development Regulations.
  - Section 16.132(a)(2)(i) a & b - not have to construct the road improvements up to one-half of the full designated pavement width for the property frontage on Hicks Road and Lincoln Drive, and not to contribute the necessary funds to perform the road frontage improvements along both roads.
  - Section 16.134(a)(1)(i) - not require to construct sidewalks on one side of local streets for single family detached subdivisions for Hicks Road and Lincoln Drive.
  - Section 16.135(a) - not require the installation of street lighting along public roads for the property frontage, in accordance with the Design Manual, for Hicks Road and Lincoln Drive.
  - Section 16.136 - not require the installation of street trees along public roads for the property frontage, in accordance with the Landscape Manual, for Hicks Road and Lincoln Drive.

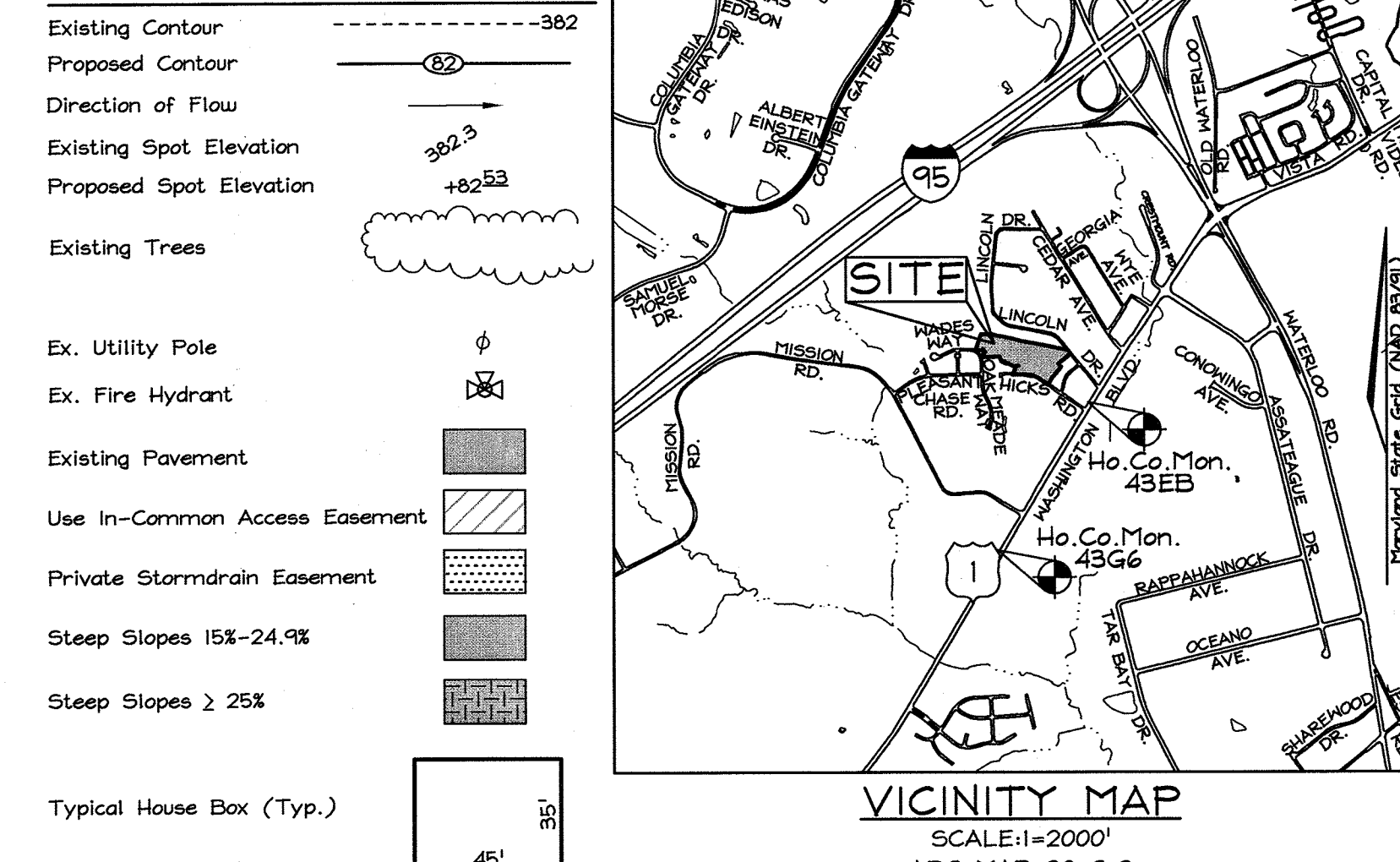
# SKETCH PLAN PLEASANT CHASE PHASE IV

## LOT 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178 A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES 3 AND 4, LOT 143 AND LOTS 9 - 12 & 14 OF ONE SPOT HEIGHTS HOWARD COUNTY, MARYLAND



**LOCATION MAP**  
SCALE: 1"=100'

**LEGEND**



**GEODETIC SURVEY CONTROLS**

Howard County Monument 43EB	N 545,963.6476	E 1,371,573.8400	E1: 216.33
Howard County Monument 43G6	N 544,117.5286	E 1,370,550.8447	E1: 219.48

**SHEET INDEX**

COVER SHEET	DESCRIPTION	SHEET No.
SKETCH PLAN		1 of 3
EXISTING CONDITIONS PLAN AND SOILS MAP		3 of 3

**ROAD CLASSIFICATION**

ROAD NAME	CLASSIFICATION	R/W
JACQUELINE COURT	ACCESS STREET	50'

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
146	8,072±	1,225±	6,847±
147	7,182±	1,085±	6,097±
162	11,206±	2,086±	9,120±
163	9,197±	1,112±	8,085±
164	8,255±	835±	7,420±
168	9,460±	1,621±	7,839±
169	9,124±	1,534±	7,590±

**RSC DENSITY TABULATION**

	GROSS AREA	FLOODPLAIN AND STEEP SLOPES	NET AREA	# OF UNITS ALLOWED	# OF UNITS PROPOSED	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	DRY REC. OPEN SPACE REQUIRED	DRY REC. OPEN SPACE PROVIDED	DENSITY PER NET ACRE
PHASE 1	7,1607 AC.	0	7,1607 AC.	28.6	20	1.4321 AC.	1.2537 AC.	0.7161 AC.	0.1295 AC.	2.74
PHASE 2	5,6071 AC.	0	5,6071 AC.	22.4	39	1.1214 AC.	2.8652 AC.	0.5607 AC.	2.8652 AC.	6.96
PHASE 3	15,3010 AC.	0.1322 AC.	15,1688 AC.	60.7	51	3.0602 AC.	10.5744 AC.	1.5301 AC.	4.3274 AC.	3.36
PHASE 4	8,290 AC.	0.0368 AC.	8,2532 AC.	33	33	1.2617+0.4370= 1.6987 AC. *	1.0958 AC.	0.5308+0.2204= 0.8512 AC.	**	4.00
TOTAL	36,3588 AC.	0.1690 AC.	36,1898 AC.	144.70	143	7.3124 AC.	15,7891 AC.	3.6581 AC.	7.3221 AC.	3.95

\* Open Space obligations for Lot 143, 1.2617 AC., have been met under Phases I, II & III. Parcels 492, 493, 494 & 622 were added to Lot 143. Therefore, the remaining obligation of Open Space is only for Parcels 492, 493, 494 & 622 for an additional 0.4370 AC. and is fulfilled in Open Space Lots 177 & 178, which provide 1.0958 Ac. of open space.

\*\* Recreational Open Space obligations have been met under Phases I, II & III.

**CENTERLINE ROAD CURVE DATA**

CURVE #	STATIONS	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD B4D
C1	PC=0+53.85; PT=2+94.64	39°25'06"	350.00'	240.79'	125.38'	581'71" W 236.07'

**SKETCH PLAN  
PLEASANT CHASE - PHASE IV**

LOTS 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178  
A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES 3 AND 4, LOT 143 AND LOTS 9-12 & 14 OF ONE SPOT HEIGHTS  
TAX MAP 43 GRID 8 PARCELS 211, 492, 493, 494, 622  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**OWNER/DEVELOPER**  
J L N Development, LLC.  
46 Poplar Point Road  
Edgewater, Maryland 21037  
(410)224-7575 Fax:(410)224-4774

**PROFESSIONAL CERTIFICATION**  
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. #22418, Expiration Date: 7/29/09.

**FSH Associates**  
Engineers Planners Surveyors  
6339 Howard Lane, Elkridge, MD 21075  
Tel:410-587-5200 Fax: 410-796-1562  
E-mail: info@fshri.com

DESIGN BY: ZYF  
DRAWN BY: RL  
CHECKED BY: ZYF  
SCALE: As Shown  
DATE: Dec. 12, 2008  
W.O. No.: 3430  
SHEET No.: 1 OF 3

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR

*[Signature]*  
DATE 12/15/08



RECHARGE SUMMARY TABLE						
DRAINAGE AREA	AREA	Imp. Area 'A'	% IMP. 'I'	Soil Specific Recharge Factor 'S'	Recharge Percent Volume Method Rev	Recharge Percent Area Method Rea
DA-1	6.29 Ac	3.75 Ac	60%	0.16	2,143 cu.ft.	0.60 acft
DA-2	2.71 Ac	1.14 Ac	42%	0.22	945 cu.ft.	0.25 acft

Note: Recharge will be achieved through storage below the proposed Surface Sand Filter Facility

CHANNEL PROTECTION SUMMARY TABLE					
DRAINAGE AREA	AREA	RCN	TC	One (1) Year Discharge Gcfs	Channel Protection Volume CpV
DA-1 (Study Point 1)	1.79 Acft	77	0.21 hrs	1.68 cfs	No CP, Required
DA-2 (Study Point 2)	7.21 Acft	84	0.22 hrs	10.29 cfs	22,249 cu.ft. = 0.51 ac/ft
DA-3 (Study Point 2)	0.35 Acft	61	0.10 hrs	0.06 cfs	No CP, Required

Note: Channel Protection will be provided as required for drainage area 2 through extended detention within the Proposed Micro-pool Extended Detention Facility. Study Points 3 through 6 will not receive runoff under post developed conditions.

WATER QUALITY SUMMARY TABLE				
DRAINAGE AREA	AREA	% IMP. 'I'	R <sub>v</sub>	WATER QUALITY VOLUME WQ <sub>v</sub>
DA-1	6.29 Ac	60%	0.59	13,460 cu.ft.
DA-2	2.71 Ac	42%	0.43	4,225 cu.ft.
DA-3	0.35 Ac	0%	N/A	No WQ <sub>v</sub> Required

Water Quality will be provided through a combination of the proposed Surface Sand Filter Facility and the Proposed Micro-pool Extended Detention Facility. 13,460 cu.ft. of WQ<sub>v</sub> is to be provided within the Surface Sand Filter Facility and 4,225 cu.ft. is provided within the Micro-Pool Extended Detention Facility.

NOTE: Additional landscaping of evergreen trees will be provided along a portion of the common property line between Lots 162 and 163 to provide privacy screening.

PROFESSIONAL CERTIFICATION  
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. #22418, Expiration Date: 07/29/2009.

OWNER/DEVELOPER  
J L N Development, LLC.  
46 Poplar Point Road  
Edgewater, Maryland 21037  
(410)224-7575 fax(410)224-4774

**LEGEND**

- Existing Contour
- Proposed Contour
- Direction of Flow in Gutter
- Existing Spot Elevation
- Existing Trees to Remain
- Ex. Utility Pole
- Ex. Fire Hydrant
- Existing Pavement
- Use In-Common Access Easement
- Private Stormdrain Easement
- Steep Slopes 15%-24.9%
- Steep Slopes ≥ 25%
- Typical House Box

**SKETCH PLAN  
PLEASANT CHASE - PHASE IV**  
LOTS 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178  
A RESUBDIVISION OF PLEASANT CHASE, PHASE 3, LOT 112 AND PHASES  
3 AND 4, LOT 143 AND LOTS 9-12 & 14 OF ONE SPOT HEIGHTS  
TAX MAP 43 GRID 8 PARCELS 211, 492, 493, 494, 622  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**FSH Associates**  
Engineers Planners Surveyors  
6339 Howard Lane, Elkridge, MD 21075  
Tel: 410-567-5200 Fax: 410-796-1562  
E-mail: info@fsher.com

DESIGN BY: ZYF  
DRAWN BY: RL  
CHECKED BY: ZYF  
SCALE: AS SHOWN  
DATE: Dec. 12, 2008  
W.O. No.: 3430  
SHEET No.: 2 OF 3



PLAN VIEW  
SCALE: 1"=50'

NOTE: FOR EXISTING FEATURES ON SITE, SEE SHEET 3 OF 3.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Debra L. Leight*  
PLANNING DIRECTOR

*12/16/08*  
DATE



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
KFC2	Keypoint silt loam, 3 to 10 percent slopes, moderately eroded	C
luB	luika loam, local alluvium, 1 to 5 percent slopes	C
ScB	Sandy and clayey loam, gently sloping	C
SFC2	Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded	B
SIB2	Sassafras loam, 1 to 5 percent slopes, moderately eroded	B
SsE	Sassafras soils, 15 to 40 percent slopes	B



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark A. Layton*  
 PLANNING DIRECTOR

*rlj/df*  
 DATE

PLAN VIEW  
 SCALE: 1"=50'

PROFESSIONAL CERTIFICATION  
 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. #22416, Expiration Date: 07/29/2009.

OWNER/DEVELOPER  
 J L N Development, LLC.  
 46 Poplar Point Road  
 Edgewater, Maryland 21037  
 (410)224-7575 Fax:(410)224-4774

LEGEND

- Existing Contour -302
- Direction of Flow
- Existing Spot Elevation
- Existing Trees to Remain
- Ex. Utility Pole
- Ex. Fire Hydrant
- Existing Right-of-Way
- Existing Easements
- Existing Utility Easements
- Steep Slopes 15%-24.9%
- Steep Slopes > 25%
- Typical House Box (Typ.)

EXISTING CONDITIONS PLAN & SOIL MAP  
**PLEASANT CHASE - PHASE IV**  
 LOTS 144 THRU 176 AND OPEN SPACE LOTS 177 AND 178  
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 E-mail: info@fsheri.com

DESIGN BY: ZYF  
 DRAWN BY: RL  
 CHECKED BY: ZYF  
 SCALE: AS SHOWN  
 DATE: Dec. 12, 2008  
 W.O. No.: 3430  
 SHEET No.: 3 OF 3