GENERAL NOTES

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.

2. SUBJECT PROPERTY ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.

3. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD SURVEY WITH 2 FOOT CONTOUR INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC. DATED SEPTEMBER, 2014.

4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 35F1 AND 35FA WERE USED FOR THIS PROJECT.

5. PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED SEPTEMBER, 2014.

6. WATER IS PUBLIC. CONTRACT #24-4902-D. DRAINAGE AREA IS MIDDLE PATUXENT.

7. SEWER IS PUBLIC. CONTRACT #24-4902-D. DRAINAGE AREA IS MIDDLE PATUXENT.

8. EXISTING UTILITIES ARE BASED ON FIELD SURVEY LOCATIONS, CONTRACT DRAWINGS AND HOWARD COUNTY GIS FOR OFFSITE UTILITIES.

9. STORMWATER MANAGEMENT SYSTEM SHOWN ON SHEET 2 OF 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.

10. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.

11. TRAFFIC STUDY WAS PREPARED BY MARS GROUP IN FEBRUARY, 2015.

12. SPEED STUDY WAS PREPARED BY MARS GROUP IN DECEMBER, 2014.

13. THE FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN SEPTEMBER, 2014.

14. THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.

15. THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.

16. ECP-15-021 WAS APPROVED ON MARCH 23, 2015.

17. PRELIMINARY WATER AND SEWER PLANS WERE APPROVED ON JANUARY 16, 2015.

18. THE FOREST CONSERVATION REQUIREMENTS FOR THIS SUBDIVISION SHALL BE ADDRESSED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.1200 OF THE SUBDIVISION REGULATIONS AND FOREST CONSERVATION MANUAL. THE FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION SHALL BE SATISFIED THROUGH THE USE OF AN OFFSITE MITIGATION BANK LOCATED IN THE PARK OVERLOOK SUBDIVISON, F-13-093.

19. THE EXISTING WELL MUST BE PROPERLY ABANDONED BY A LICENSED WELL DRILLER WITH ABANDONMENT REPORT SUBMITTED TO HEALTH DEPARTMENT PRIOR TO HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.

20. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 – RESIDENTIAL INFILL DEVELOPMENT – OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.

21. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. 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 APPLICATION, OR BUILDING/GRADING PERMIT.

22. THE PERIMETER LANDSCAPING REQUIREMENTS SHALL BE ADDRESSED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

23. THIS PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU).

LEGEND

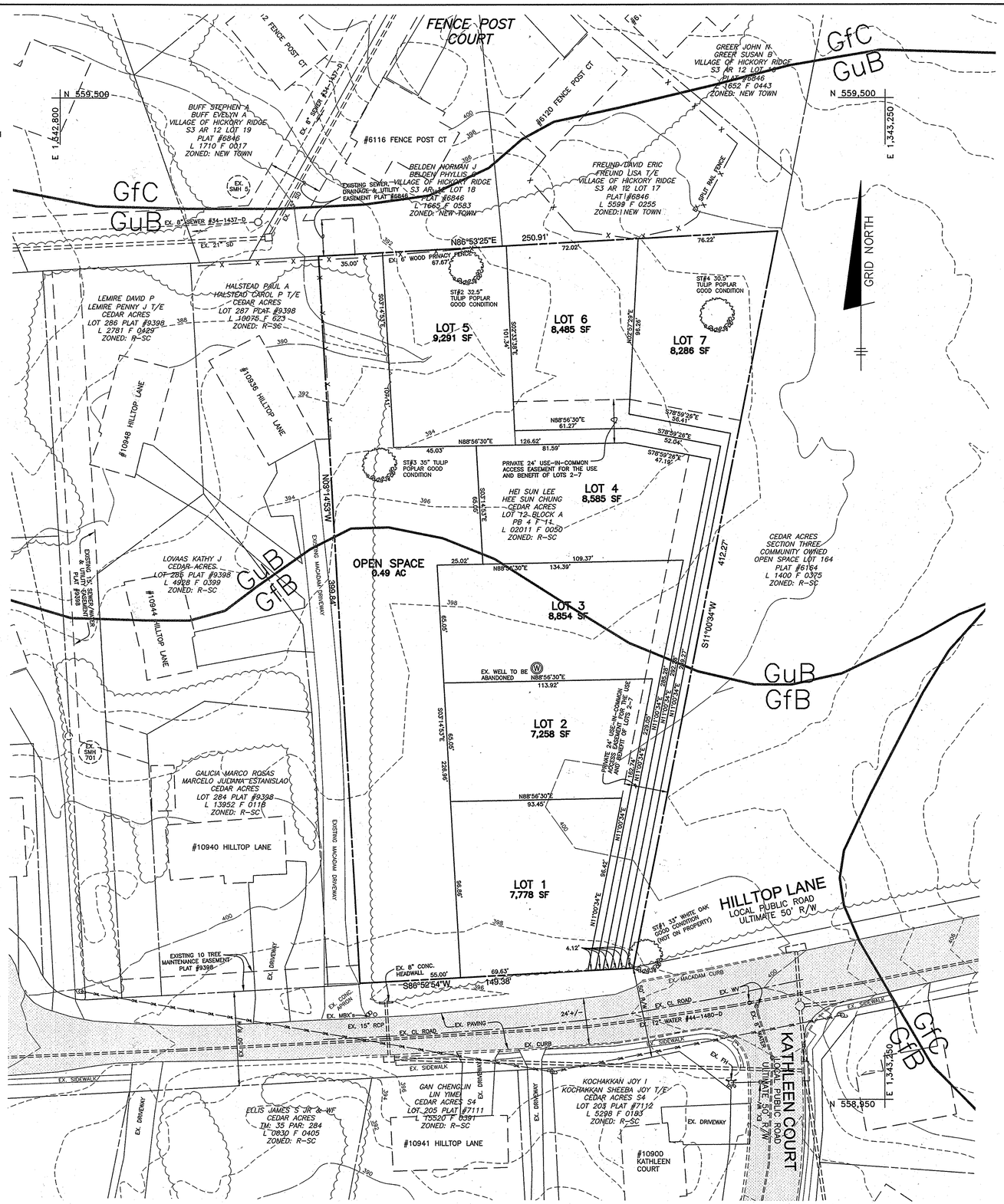
- EXISTING CONTOURS
- EXISTING TREELINE
- PROJECT BOUNDARY
- —— x —— x —— PROPOSED STORM DRAIN
- SOILS DELINEATION LINE
- GuB — SOILS TYPE
- SPECIMEN TREE

SPECIMEN TREE CHART				
KEY	SPECIES	SIZE (IN. DBH)	CRZ (FT. RADIUS)	COMMENTS
1	WHITE OAK	33	49.5	GOOD CONDITION – TO REMAIN – OFF SITE
2	TULIP POPLAR	32.5	48.75	GOOD CONDITION – TO BE REMOVED
3	TULIP POPLAR	35	52.5	GOOD CONDITION – TO REMAIN
4	TULIP POPLAR	30.5	45.75	GOOD CONDITION – TO BE REMOVED

SOILS LEGEND			
MAP SYMBOL	SOIL GROUP	"K" FACTOR	SOIL TYPE
GuB	C	0.43	GLENVILLE-URBAN LAND-URDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES
GfB	B	0.28	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES
TAKEN FROM NRCS WEB SOIL SURVEY, AUGUST 2014, HOWARD SOIL SURVEY MAP NO. 17			

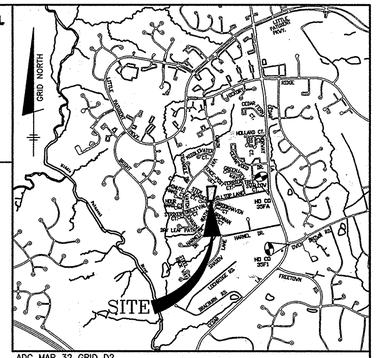
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 6/9/15



1 inch = 30 ft.

BENCHMARKS NAD'83 HORIZONTAL
HO. CO. #35FA STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE. N 559266.1334' E 1344682.6389' ELEVATION: 410.329'
HO. CO. #35F1 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE N 557787.3788' E 1345217.2645' ELEVATION: 400.439'



ADC MAP 32 GRID D2

VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX	
SHEET	TITLE
1	SKETCH PLAN
2	GRADING, UTILITY AND STORMWATER MANAGEMENT PLAN

MINIMUM LOT SIZE CHART			
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	7,258	385	6,873
3	8,854	651	8,203
4	8,585	916	7,669
5	9,291	2,038	7,253
6	8,485	1,617	6,868
7	8,286	1,195	7,091

MINIMUM LOT SIZE ALLOWED PER ZONING (SECTION 110.0.D.2): 6,000 SF

SITE ANALYSIS DATA CHART

GENERAL SITE DATA

1.) PRESENT ZONING: R-SC

2.) APPLICABLE DPZ FILE REFERENCES: ECP-15-021

3.) PROPOSED USE OF SITE: RESIDENTIAL – SFD

4.) PROPOSED WATER AND SEWER SYSTEMS: PUBLIC

AREA TABULATION

1.) GROSS TRACT AREA 1.84 AC.±

2.) AREA WITHIN 100-YEAR FLOODPLAIN 0.00 AC.±

3.) TOTAL AREA OF 25% OR GREATER STEEP SLOPES 0.00 AC.±
AREA NOT IN FLOODPLAIN (FOR NTA CALC) 0.00 AC.±

4.) NET TRACT AREA 1.84 AC.±

5.) TOTAL NUMBER OF LOTS ALLOWED PER ZONING 7

6.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION 7

7.) TOTAL OPEN SPACE REQUIRED (25% OF NET AREA) 0.46 AC.
RECREATIONAL OPEN SPACE IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 PROPOSED LOTS

8.) TOTAL OPEN SPACE PROVIDED 0.49 AC.

9.) AREA OF BUILDABLE LOTS 1.35± AC.
AREA OF OPEN SPACE LOTS 0.49± AC.
AREA OF BUILDABLE BULK PARCELS 0.00± AC.
AREA OF PUBLIC RIGHT-OF-WAY 0.00± AC.

NO.	DATE	REVISION

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CMLENGINEERING.COM

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. 15234, Expiration Date: 6-30-2015.

STATE OF MARYLAND — CHRISTOPHER ALAN MILLER — No. 15234 — PROFESSIONAL ENGINEER — 6-2-15

OWNER:
HEI SUN LEE
HEE SUN CHUNG
2 EFFINGTON LOW COURT
MONTVILLE, NJ 07045-9305
301-490-0388

DEVELOPER/CONTRACT PURCHASER:
DEVELOPMENT PARTNERS LLC
11807 WOLLINGFORD COURT
CLARKSVILLE, MARYLAND
301-490-0388

HILLTOP LANDING

LOTS 1-7 AND OPEN SPACE LOT 8

A RESUBDIVISION OF CEDAR ACRES BLOCK A, LOT 12
PLAT BOOK 4, FOLIO 11, 10932 HILLTOP LANE

TAX MAP: 35 – GRID: 11 – PARCEL: 41
ZONED: R-SC
ELECTION DISTRICT NO. 5 – HOWARD COUNTY, MARYLAND

SKETCH PLAN

DESIGN: AM/DBT	DRAFT: AM/DBT	DATE: JUNE, 2015	BEI PROJECT NO. 2615
		SCALE: AS SHOWN	SHEET 1 OF 2

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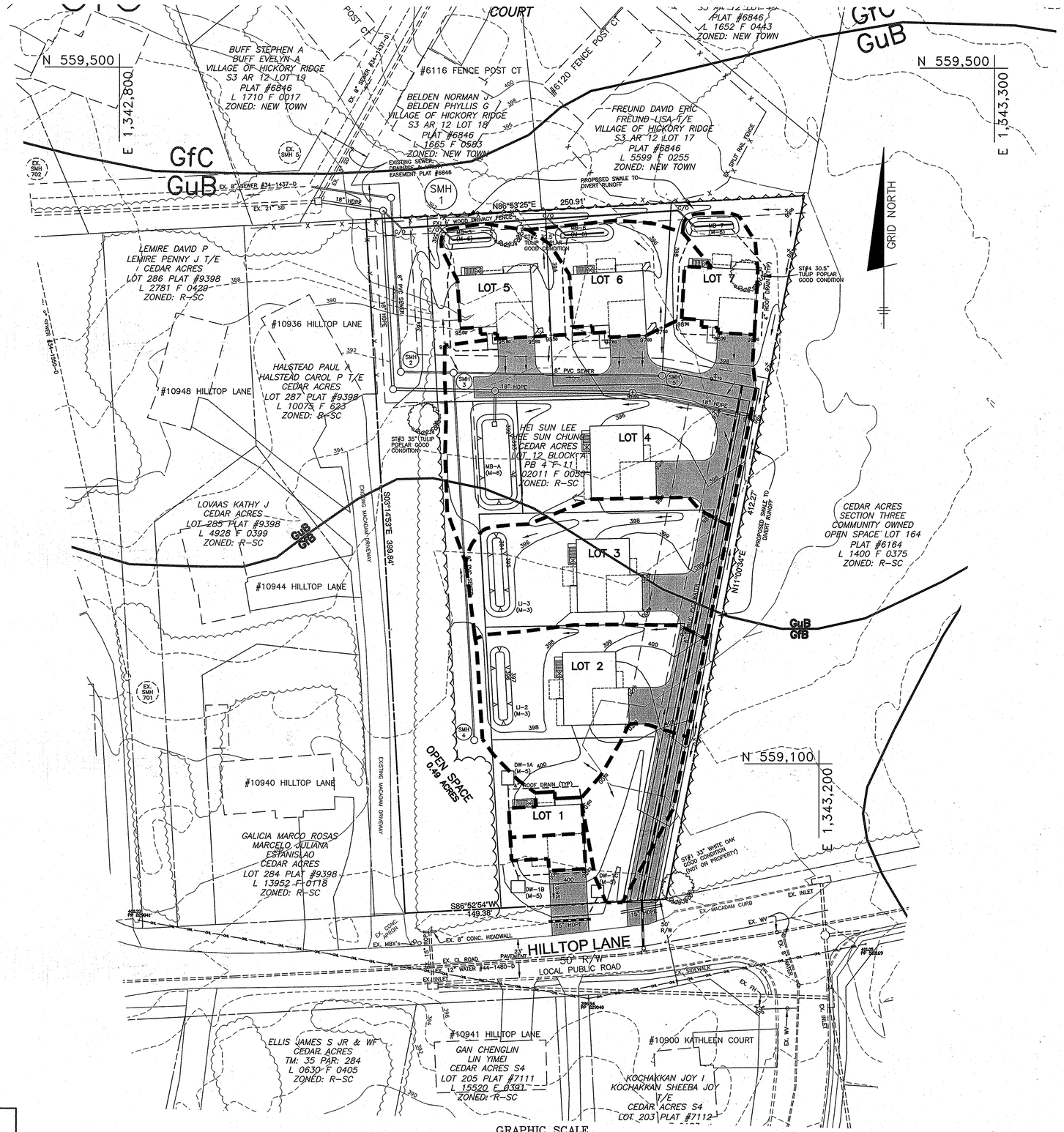
S-15-005



LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- PROJECT BOUNDARY
- PROPOSED STORM DRAIN
- SOILS DELINEATION LINE
- GuB — SOILS TYPE
- FACILITY DRAINAGE AREA
- ST#4 30.5" TULIP POPLAR — SPECIMEN TREE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 6/8/15

NO.	DATE	REVISION

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

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. 20649, Expiration Date: 6-30-2015.

STATE OF MARYLAND — CHRISTOPHER ALAN WALSH — No. 20649 — PROFESSIONAL ENGINEER — 6-2-15

OWNER:
HEI SUN LEE
HEE SUN CHUNG
2 EFFINGTON LOW COURT
MONTVILLE, NJ 07045-9305
301-490-0388

DEVELOPER/CONTRACT PURCHASER:
DEVELOPMENT PARTNERS LLC
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301-490-0388

HILLTOP LANDING

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TAX MAP: 35 – GRID: 11 – PARCEL: 41
ZONED: R-SC
ELECTION DISTRICT NO. 5 – HOWARD COUNTY, MARYLAND

GRADING, UTILITY, & STORMWATER MANAGEMENT PLAN

DESIGN:AM/DBT	DRAFT: AM/DBT	DATE: JUNE, 2015	BEI PROJECT NO. 2615
		SCALE: AS SHOWN	SHEET 2 OF 2

S-15-005

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