

NRCS SOILS CHART - HoCo Soils Map No. 25			
SYMBOL	HYDRIC	GROUP	MAP UNIT NAME
R5C		C	RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES
UsB		D	URBAN LAND-SASSAFRAS- BELTSVILLE COMPLEX 0 TO 5 PERCENT SLOPE

**GENERAL NOTES**

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- SUBJECT PROPERTY ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THE EXISTING TOPOGRAPHY ON-SITE IS TAKEN FROM FIELD SURVEY WITH 2 FOOT CONTOUR INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC. DATED AUGUST, 2015. SURROUNDING TOPOGRAPHY IS TAKEN FROM HOWARD COUNTY GIS.
- 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. 43EB AND 43EC WERE USED FOR THIS PROJECT.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED AUGUST, 2015.
- WATER IS PUBLIC. CONTRACT #76-W. DRAINAGE AREA IS MIDDLE PATUXENT.
- SEWER IS PUBLIC. CONTRACT #676-S. DRAINAGE AREA IS MIDDLE PATUXENT.
- EXISTING UTILITIES ARE BASED ON FIELD SURVEY LOCATIONS, CONTRACT DRAWINGS AND HOWARD COUNTY GIS.
- STORMWATER MANAGEMENT SYSTEM SHOWN ON SHEET 2 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.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS THE SITE IS LOCATED OVER 1,000 FEET FROM ROUTE 1 AND INTERSTATE 95.
- TRAFFIC STUDY WAS PREPARED BY MARS GROUP IN AUGUST, 2015 AND APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON 11-20-2015
- SPEED STUDY WAS PREPARED BY MARS GROUP IN AUGUST, 2015 AND APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON 11-20-2015.
- THE FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN AUGUST, 2015. THERE IS ONE SPECIMEN TREE LOCATED ON THE SITE (A 32" SLIPPERY ELM IN GOOD CONDITION). THE TREE IS PROPOSED TO BE REMOVED. A WAIVER PETITION FOR ITS REMOVAL SHALL BE SUBMITTED AT THE NEXT PLAN STAGE.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- ECP-16-009 WAS APPROVED ON 9-21-2015.
- THE REQUIRED COMMUNITY MEETING WAS HELD ON AUGUST 20, 2015.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS EXPENSE.
- 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 BY THE ON-SITE RETENTION OF TREES WITHIN A FOREST CONSERVATION EASEMENT WITH ANY REMAINDER THROUGH THE USE OF AN OFFSITE MITIGATION BANK.
- 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.
- 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.
- 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.
- THIS PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU).
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
- ROAD FRONTAGE IMPROVEMENTS ALONG LINCOLN DRIVE SHALL BE SHOWN AT THE NEXT PLAN STAGE WHERE DETERMINED TO BE NECESSARY.
- THE SPECIMEN TREE SHOWN ON THIS PROPERTY IS TO BE REMOVED. A WAIVER PETITION SHALL BE SUBMITTED AT THE NEXT PLAN STAGE.

**LEGEND**

- EXISTING CONTOURS
- EXISTING TREELINE
- PROJECT BOUNDARY
- SOILS DELINEATION
- SOILS CLASSIFICATION
- RIGHT-OF-WAY DEDICATION
- FOREST CONSERVATION EASEMENT
- PROPOSED HOUSE

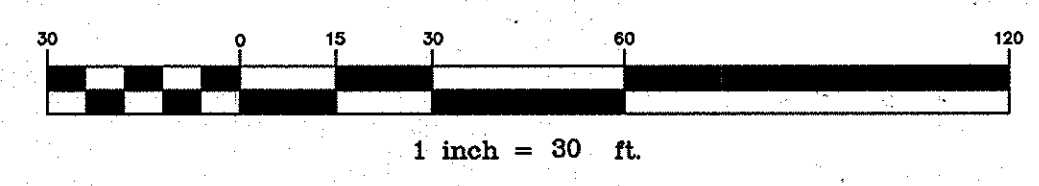
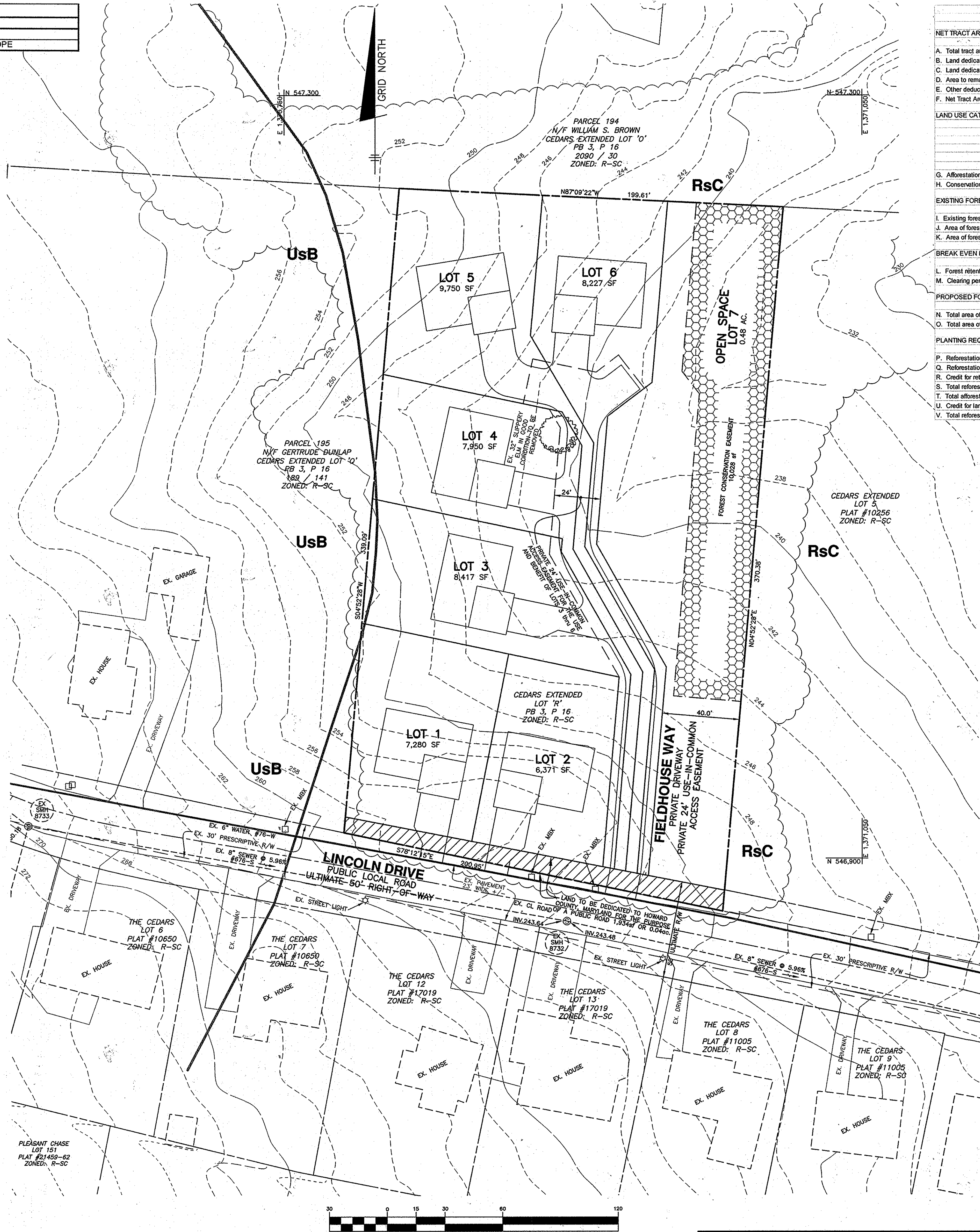
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

*J.A.*  
HOWARD COUNTY HEALTH OFFICER

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

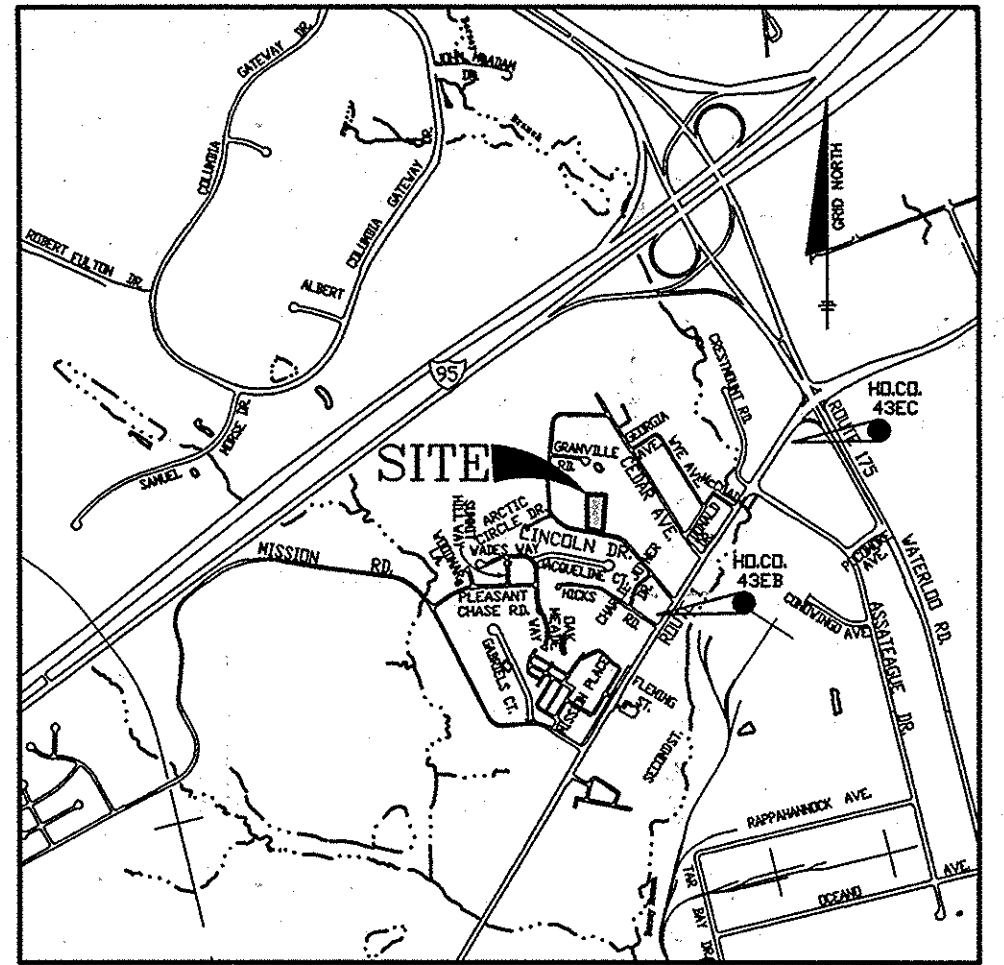
*William J. Davis*  
PLANNING DIRECTOR

11-30-15  
DATE



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

FOREST CONSERVATION WORKSHEET					
5-Aug-22					
NET TRACT AREA:					
A. Total tract area	1.60				
B. Land dedication areas (parks, county facility, etc.)	0.00				
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00				
D. Area to remain in commercial agricultural production/use	0.00				
E. Other deductions (specify)..... FLOODPLAIN	0.00				
F. Net Tract Area	1.60				
LAND USE CATEGORY: (from Trees Technical Manual)					
Input the number "1" under the appropriate land use, limit to only one entry.					
ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0
G. Afforestation Threshold	15%	X F =	0.24		
H. Conservation Threshold	20%	X F =	0.32		
EXISTING FOREST COVER:					
I. Existing forest cover	1.60				
J. Area of forest above afforestation threshold	1.35				
K. Area of forest above conservation threshold	1.28				
BREAK EVEN POINT:					
L. Forest retention above threshold with no mitigation	0.58				
M. Clearing permitted without mitigation	1.02				
PROPOSED FOREST CLEARING:					
N. Total area of forest to be cleared	1.37				
O. Total area of forest to be retained	0.23				
PLANTING REQUIREMENTS:					
P. Reforestation for clearing above conservation threshold	0.32				
Q. Reforestation for clearing below conservation threshold	0.18				
R. Credit for retention above conservation threshold	0.00				
S. Total reforestation required	0.50				
T. Total afforestation required	0.00				
U. Credit for landscaping (may not exceed 20% of "S")	0.00				
V. Total reforestation and afforestation required	0.50				



MINIMUM LOT SIZE CHART			
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	8,417	1,691	6,726
4	7,950	1,098	6,852
5	9,750	2,020	7,730
6	8,227	1,505	6,722

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

**SITE ANALYSIS DATA CHART**

- GENERAL SITE DATA
- PRESENT ZONING: R-SC
  - APPLICABLE DPZ FILE REFERENCES: ECP-16-009
  - PROPOSED USE OF SITE: RESIDENTIAL - SF
  - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- AREA TABULATION
- GROSS TRACT AREA: 1.62± AC.
  - AREA WITHIN 100-YEAR FLOODPLAIN: 0.00 AC.
  - TOTAL AREA OF 25% OR GREATER STEEP SLOPES: 0.00 AC. AREA NOT IN FLOODPLAIN (FOR NTA CALC): 0.00 AC.
  - NET TRACT AREA: 1.62± AC.
  - TOTAL NUMBER OF LOTS ALLOWED PER ZONING: 6 (4.0 DWELLING UNITS PER NET ACRE)
  - TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 6
  - TOTAL OPEN SPACE REQUIRED (25% OF NET AREA): 0.41 AC. RECREATIONAL OPEN SPACE IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 PROPOSED LOTS
  - TOTAL OPEN SPACE PROVIDED: 0.48± AC. NON-CREDITED OPEN SPACE: 0.00± AC. CREDITED OPEN SPACE PROVIDED: 0.48± AC.
  - AREA OF BUILDABLE LOTS: 1.10± AC. AREA OF OPEN SPACE LOTS: 0.48± AC. AREA OF BUILDABLE BULK PARCELS: 0.00± AC. AREA OF PUBLIC RIGHT-OF-WAY: 0.04± AC.

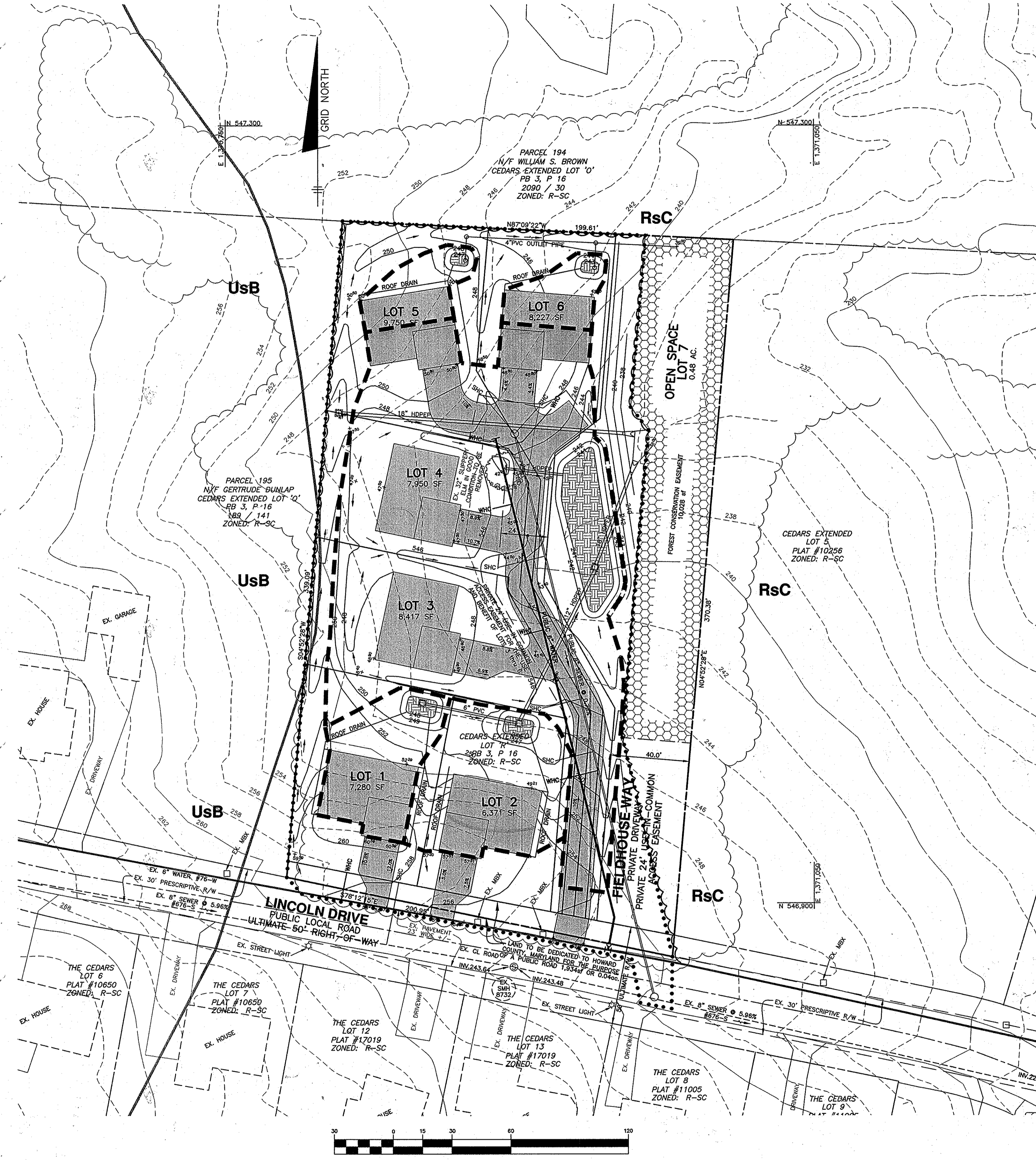
NO.	DATE	REVISION

**BENCHMARK ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-8105 (F) 410-465-8644  
WWW.BEI-CVLENGINEERING.COM

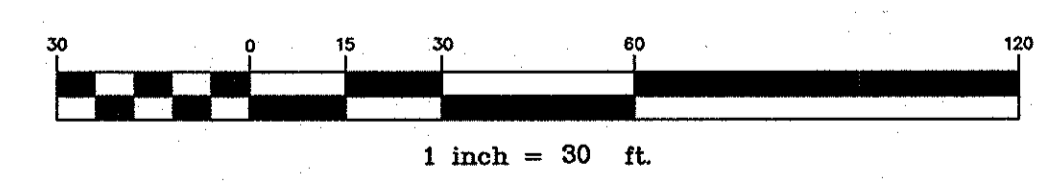
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 66071, Expiration Date: 06-08-2016.

*John M. Cook*  
11/23/15

<p>OWNER: CEDARS EXTENDED LOT 'R' LLC 8369 OLD FREDERICK ROAD ELLICOTT CITY, MARYLAND 21043 443-812-4806</p>	<p><b>THE CEDARS EXTENDED</b> LOTS 1 - 6 AND OPEN SPACE LOT 7 (A RESUBDIVISION OF LOT 'R' OF THE CEDARS EXTENDED PB 3 P 16)</p>
<p>DEVELOPER: CEDARS EXTENDED LOT 'R' LLC 8369 OLD FREDERICK ROAD ELLICOTT CITY, MARYLAND 21043 443-812-4806</p>	<p>TAX MAP: 43 - GRID: 8 - PARCEL: 451 ZONED: R-SC ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND</p>
<p>SKETCH PLAN</p>	
<p>DESIGN: JMC/DBT DRAFT: DBT</p>	<p>DATE: NOVEMBER, 2015 SHEET PROJECT NO. 2717 SCALE: AS SHOWN SHEET 1 OF 2</p>



- LEGEND**
- - - - - EXISTING CONTOURS
  - - - - - EXISTING TREELINE
  - - - - - PROPOSED TREELINE
  - - - - - PROJECT BOUNDARY
  - ..... LIMIT OF DISTURBANCE
  - PROPOSED IMPERVIOUS
  - DRAINAGE DIVIDE
  - ▨ MICRO-BIORETENTION SURFACE AREA
  - - - - - SOILS DELINEATION
  - UcB SOILS CLASSIFICATION
  - ▨ FOREST CONSERVATION EASEMENT



NO.	DATE	REVISION

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-8105 (F) 410-465-8844  
WWW.BD-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. 45531 (Expiration Date: 06-08-2016).

11/23/15

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TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*William J. J. [Signature]*    11-20-15  
PLANNING DIRECTOR    DATE