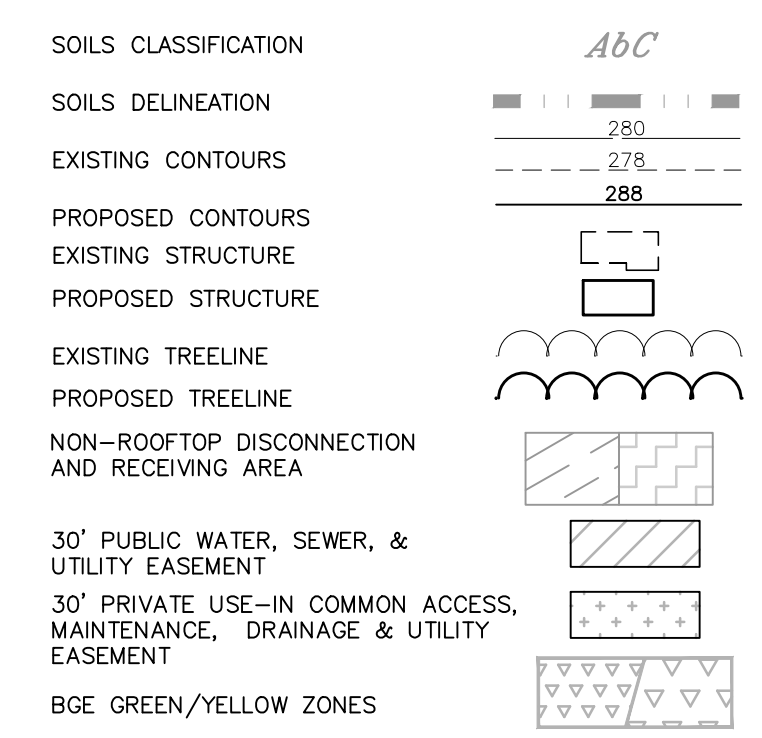


SKETCH PLAN WHISKEY BOTTOM ESTATES LOTS 1 THRU 4 AND OPEN SPACE LOT 5 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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.
- TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. JUNE, 2021.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD SURVEY BY BENCHMARK ENGINEERING, INC. IN JUNE 2021. OFFSITE TOPOGRAPHY IS HOWARD COUNTY GIS, 2-FOOT CONTOURS.
- EXISTING UTILITIES SHOWN ARE BASED ON A FIELD SURVEY BY BENCHMARK ENGINEERING, INC. IN JUNE 2021 AND HOWARD COUNTY GIS.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE WATER AND SEWER IS PUBLIC. THE DRAINAGE AREA IS THE LITTLE PATUXENT. SEWER WILL BE PUBLIC, AND CONNECT TO CONTRACT #20-4155. DRAINAGE AREA IS MIDDLE PATUXENT. WATER WILL BE PUBLIC AND CONNECT TO CONTRACT 142-W.
- EXISTING UTILITIES ARE BASED ON FIELD SURVEY LOCATIONS, CONTRACT DRAWINGS AND HOWARD COUNTY GIS FOR OFFSITE UTILITIES.
- THE COORDINATES SHOWN HEREON BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 47HB AND 47HF WERE USED FOR THIS PROJECT.
- STORMWATER MANAGEMENT SHOWN 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 IT DOES NOT MEET ANY OF THE REQUIREMENTS FOR A NOISE STUDY AS DEFINED IN SECTION 5.2.F.2 OF DESIGN MANUAL VOLUME III.
- SPEED STUDY WAS PREPARED BY MARS GROUP IN JANUARY, 2022.
- A SIMPLIFIED FOREST STAND DELINEATION AND NATURAL RESOURCES REVIEW HAS BEEN PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. A PLAN, AND A LETTER REPORT DATED JANUARY 24, 2022 HAS BEEN SUBMITTED WITH THIS SKETCH PLAN.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
- THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- ECP-22-047 WAS SUBMITTED 2-18-22. IT WAS APPROVED MAY 18, 2022.
- 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.
- 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.
- OPEN SPACE LOT 5 IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU). PER SECTION 13.402.c.e., THIS REQUIREMENT SHALL MET BY A FEE-IN-LIEU PAYMENT IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.
- PER SECTION 16.121.a.2, THIS PROJECT IS SUBJECT TO 25% OPEN SPACE OR 12,524 SQUARE FEET. AN OPEN SPACE LOT IS BEING ESTABLISHED TO ENCOMPASS THE STORMWATER MANAGEMENT FACILITY NEEDED TO TREAT THE USE-IN-COMMON DRIVEWAY. ACCESS AND FRONTAGE FOR THIS OPEN SPACE IS IN CONFORMANCE WITH SECTION 16.121.e.2.iv. THE CREDITED OPEN SPACE PROVIDED IS 14,467.
- RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 LOTS PER SECTION 16.121.a.4.i OF THE SUBDIVISION REGULATIONS.
- THE REQUIRED COMMUNITY MEETING FOR THIS PROJECT, PER SECTION 16.128 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WAS HELD ON FEBRUARY 15, 2022.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- FULL DESIGN AND EXTENT OF THE FRONTAGE IMPROVEMENTS WILL BE DETERMINED AT THE MINOR SUBDIVISION STAGE OF DEVELOPMENT REVIEW. LACK OF FULL RIGHT OF WAY DEDICATION PRECLUDES EXTENSION OF IMPROVEMENTS TO THE WEST.
- AT CONSTRUCTION, PRE- AND POST-DEVELOPMENT 10 YEAR CONVEYANCE FLOW RATES AND SPREADS WILL BE ANALYZED ON DOWNSTREAM PROPERTIES, FOR DELETERIOUS IMPACTS.
- IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS, SECTION 26.1107.(b)(2) AND HOWARD COUNTY DESIGN MANUAL VOLUME III, SECTION 4.7.B.5 THIS PROJECT IS EXEMPT FROM APFO TRAFFIC STUDY REQUIREMENTS BECAUSE IT IS A MINOR SUBDIVISION.
- THIS SITE IS NOT ADJACENT TO A SCENIC ROAD.
- A GRASSPAVE TEE TURN AROUND HAS BEEN ADDED FOR EMERGENCY VEHICLES. CONSTRUCTION MATERIALS WILL BE VERIFIED AT THE FINAL PLAN STAGE.
- APPROVAL OF THE SKETCH PLAN IS SUBJECT TO THE APPLICANT EXPLORING A SIDEWALK CONNECTION TO THE WEST AT THE NEXT PLAN SUBMISSION.

LEGEND



BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
3300 NORTH RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

HO. CO. #47HB ELEVATION: 296.824'
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.
N 531895.744' E 1356076.346'
HO. CO. #47HF ELEVATION: 281.683'
DMW REBAR
N 531817.270' E 1355258.635'

ADC MAP/GRID 5053-E10 VICINITY MAP
SCALE: 1" = 2000'

STORMWATER MANAGEMENT SUMMARY TABLE

Pe: 1.4 inches

DRYWELL FACILITIES (M-5)		Required		Provided								
FACILITY	Drainage Area	Imperious	I (%)	Rv	ESDv (cf)	Depth	Porosity	Width	Length	Volume Stored	Pe Treated	Rev Treated
DW1A	800	800	100%	0.950	88.7	5.0	0.40	6	8	96	1.52	96.00
DW1B	800	800	100%	0.950	88.7	5.0	0.40	6	8	96	1.52	96.00
DW2A	880	880	100%	0.950	97.5	5.0	0.40	6	9	108	1.55	108.00
DW2B	880	880	100%	0.950	97.5	5.0	0.40	6	9	108	1.55	108.00
DW3A	880	880	100%	0.950	97.5	5.0	0.40	6	9	108	1.55	108.00
DW3B	880	880	100%	0.950	97.5	5.0	0.40	6	9	108	1.55	108.00
DW4A	880	880	100%	0.950	97.5	5.0	0.40	6	9	108	1.55	108.00
DW4B	880	880	100%	0.950	97.5	5.0	0.40	6	9	108	1.55	108.00
										TOTAL:	840 cf	

BIORETENTION FACILITIES (M-6)		Required		Provided						
FACILITY	Drainage Area	Imperious	I (%)	Rv	ESDv (cf)	75% ESDv (cf)	Volume Stored	Volume treated (V/0.75)	Pe Treated	Rev Treated
MB-1	11101	4551	41%	0.419	542.6	407.0	532 cf	709 cf	1.83	135.65
							TOTAL:	531.5 cf		709 cf

NON-ROOFTOP DISCONNECTION (N-2)		Required		Provided	
Disconnection area:	Area Treated	Pe	Converted to ESDv	Volume Stored	Volume Treated
1452	1452	1.000	121		

SITE DATA TABULATION

- TOTAL PROJECT AREA.....1.15 AC±
- AREA OF 100-YR. FLOODPLAIN.....0.00 AC.
- AREA OF STEEP SLOPES (15% OR GREATER).....0.00 AC.
- AREA OF EXISTING FOREST.....0.00 AC.
- AREA OF ERODIBLE SOILS.....1.15 AC.
- AREA OF WETLANDS (INCLUDING BUFFER).....0.00 AC.
- AREA OF STREAM BUFFER (OUTSIDE WETLANDS & BUFFER).....0.00 AC.
- NET AREA OF SITE.....1.15 AC±
- NUMBER OF LOTS ALLOWED.....4 (4/AC)
- NUMBER OF RESIDENTIAL LOTS PROPOSED.....4
- AREA OF PLAN SUBMISSION.....1.15 AC±
- APPROXIMATE LIMIT OF DISTURBANCE.....0.91 AC±
- PRESENT ZONING DESIGNATION.....R-SC
- PROPOSED USES FOR THE SITE & STRUCTURES.....RESIDENTIAL-SFD
- MINIMUM LOT SIZE.....6,000 SF
- OPEN SPACE REQUIRED (25% OF GROSS AREA).....0.288 AC±
- OPEN SPACE PROVIDED (CREDITED, HOA OWNED).....0.33 AC± (28.9%)
- RECREATIONAL OPEN SPACE REQUIRED.....N/A
- RECREATIONAL OPEN SPACE IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 PROPOSED LOTS
- AREA OF ROAD DEDICATION.....0.01 AC±

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING

Total Number of Lots/Units Proposed	4
Total Number of MIHUs Required	1
Number of MIHUs Provided Onsite (Exempt from APFO allocations)	0
Number of APFO Allocations Required (Remaining Lots/Units)	3
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	1,3,4

* Previously existing house on proposed Lot 2 is exempt from APFO.

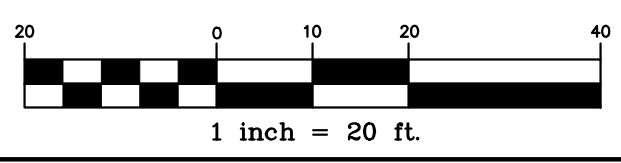
MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	7,982	484	7,498
3	8,879	931	7,948
4	9,776	1,379	8,397

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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Designed by: Amy Grimes
PLANNING DIRECTOR DATE: 6/21/2022



NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
3300 NORTH RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043
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STATE OF MARYLAND PROFESSIONAL ENGINEER
2022.06.08 13:40:46 -
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. 28376, Expiration Date: 6-1-2023.

OWNER:
CORNERSTONE HOMES LLC
9893 GERWIG LANE, SUITE L
COLUMBIA, MD 21046
443-676-2417

WHISKEY BOTTOM ESTATES
9722 WHISKEY BOTTOM ROAD

TAX MAP: 47 GRID: 15 PARCEL: 135
ZONED: RSC
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SKETCH PLAN

DATE: JUNE, 2022 BEI PROJECT NO. 3062
SCALE: AS SHOWN SHEET 1 OF 1