

# SKETCH PLAN OLD MONTGOMERY MEADOWS

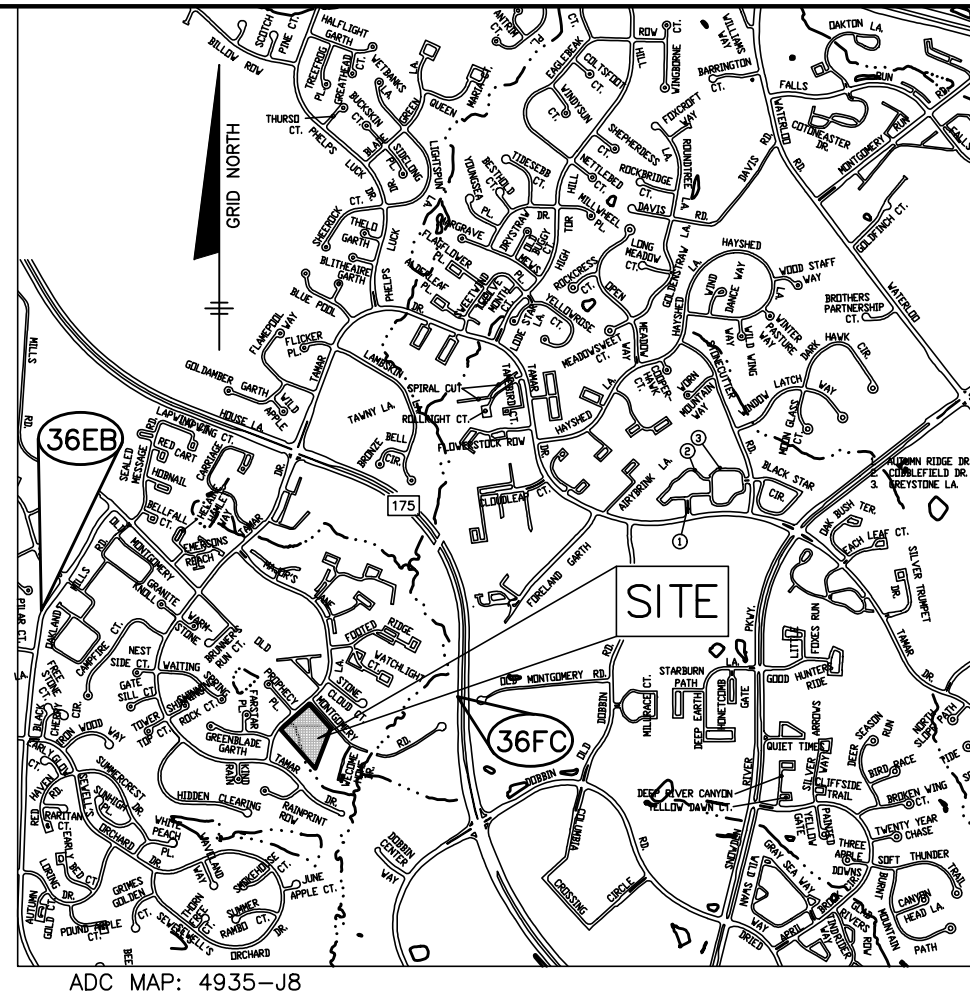
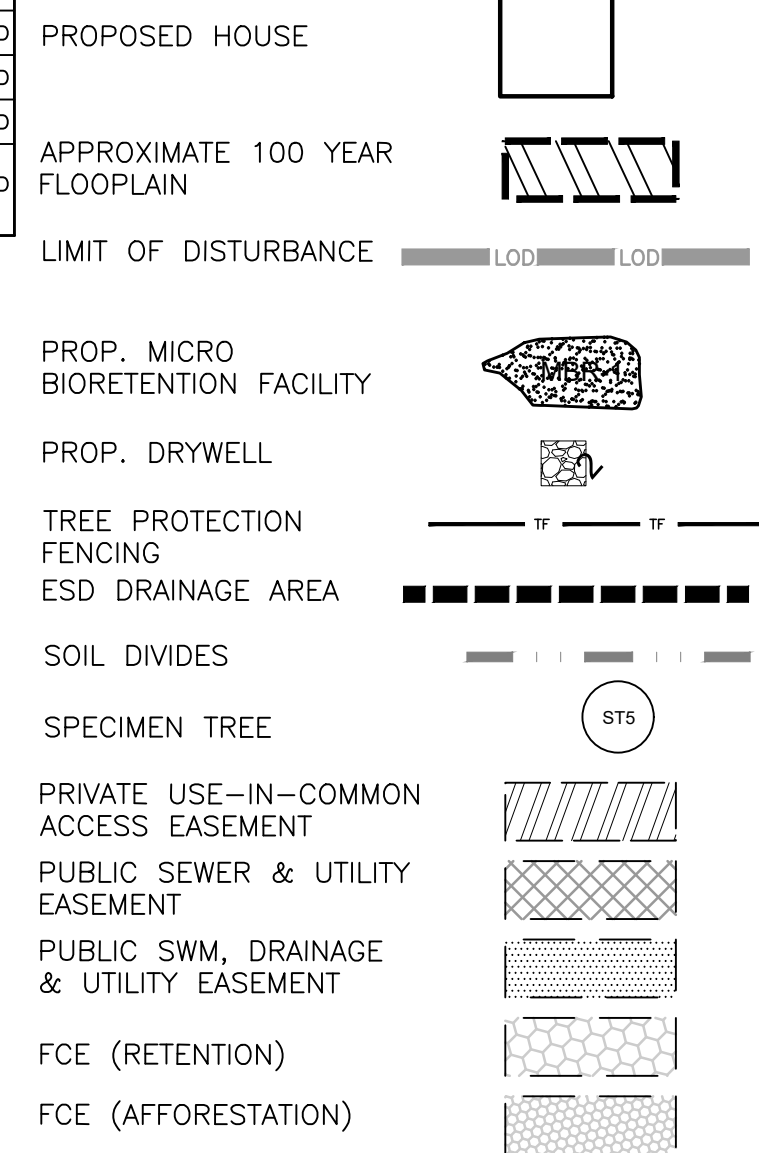
11 RESIDENTIAL SINGLE FAMILY LOTS  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SHEET INDEX	
NO.	DESCRIPTION
1	LAYOUT PLAN
2	STORMWATER MANAGEMENT PLAN

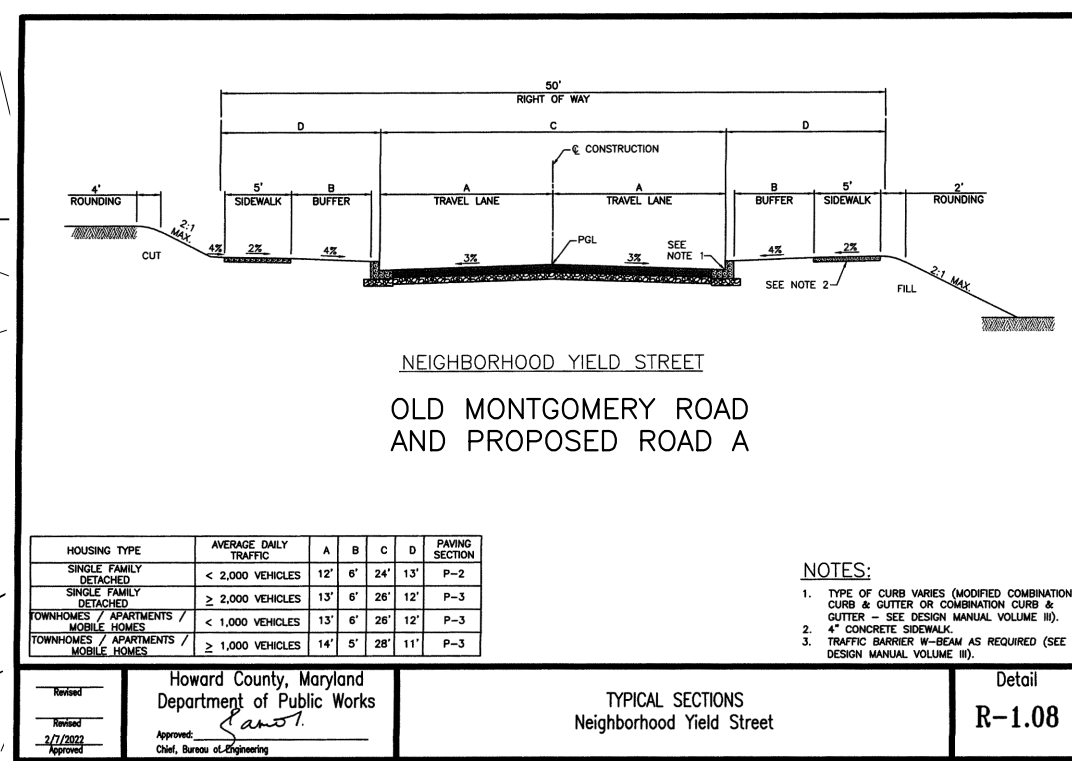
  

SPECIMEN TREE CHART						
NO.	SPECIES	SIZE(dbh)	CRZ(1:1.5)	CRZ(%IMPACT)	CONDITION	STATUS
1	NORWAY MAPLE	35.5"	53.25'	100	POOR, HOLLOW TRUNK DIEBACK	TO BE REMOVED
2	SILVER MAPLE	33.5"	50.25'	30%+	GOOD	TO BE REMOVED
3	WHITE PINE	32"	48'	100	POOR, STORM DAMAGE AND WEAK STRUCTURE	TO BE REMOVED
4	WHITE PINE	32"	48'	100	POOR, STORM DAMAGE AND WEAK STRUCTURE	TO BE REMOVED
5	PIN OAK	30"	45'	30%+	GOOD	TO BE REMOVED
6	WHITE PINE	33"	49.5'	100	GOOD	TO BE REMOVED
7	BLACK CHERRY	34"	51'	30%+	VERY POOR, ONLY ONE SMALL BRANCH SURVIVING, MAJOR STORM DAMAGE	TO BE REMOVED

BENCH MARKS-(NAD'83)	
36FO	EL. 375.747 DISC SET ON TOP OF CONCRETE COLUMN SOUTH SIDE OF RTE 175, WEST OF DOBBIN ROAD. N 559312.559 E 1363698.217
36EB	EL. 411.469 DISC SET ON TOP OF CONCRETE COLUMN OAKLAND MILLS RD. ±400'S OF KILMANJARO N 56210.015 E 1359365.326



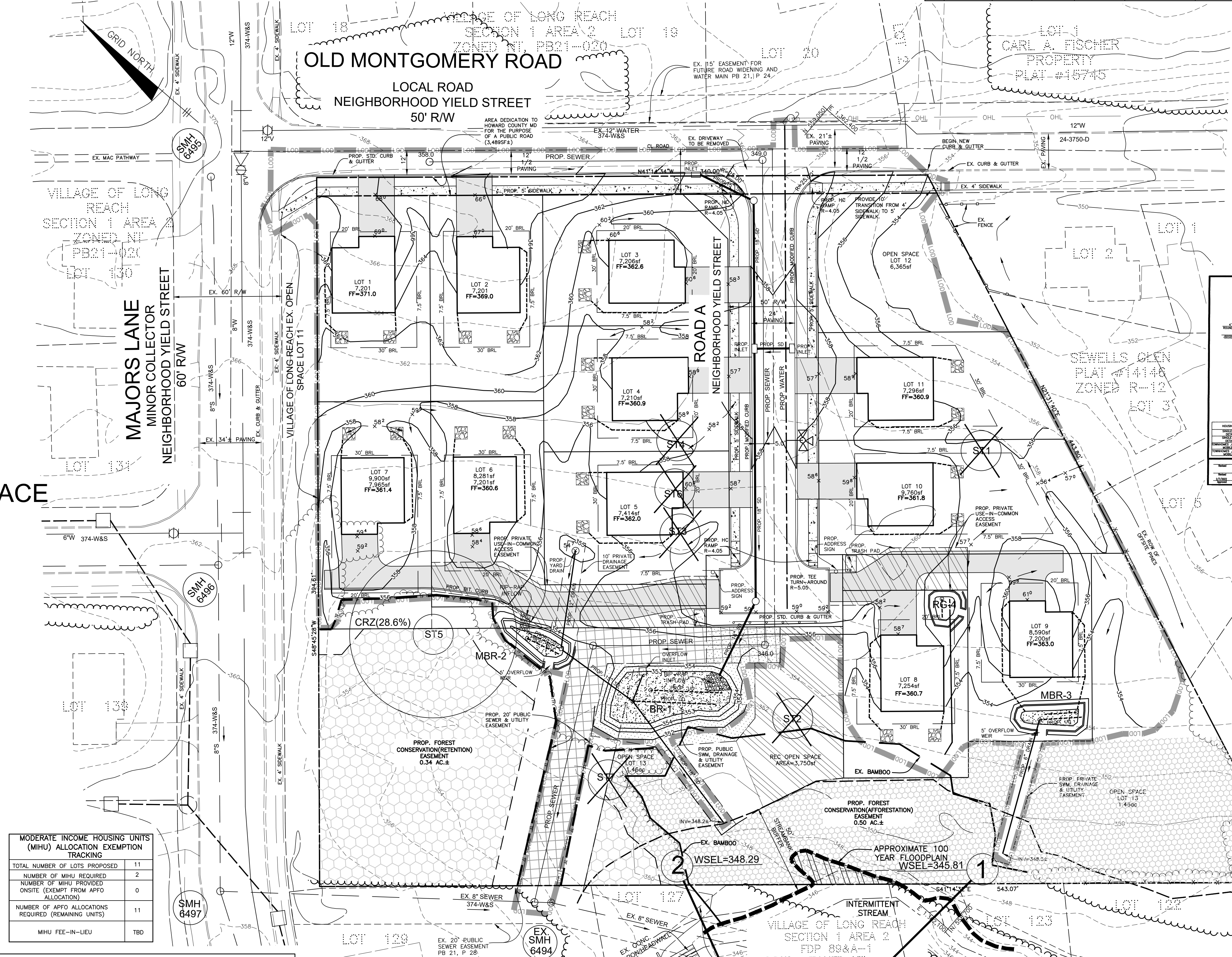
- SUBJECT PROPERTY IS ZONED R-12 PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DATED OCTOBER 7, 2007.
- THE BOUNDARY SHOWN IS BASED ON A BOUNDARY SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. DATED SEPTEMBER 2021.
- TOPOGRAPHY SHOWN HEREON BASED ON A FIELD RUN SURVEY PREPARED BY BENCHMARK ENGINEERING, INC. DATED SEPTEMBER 2021.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. BENCHMARKS FOR THIS SITE ARE 36ES AND 36EB.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS SITE.
- THERE ARE NO STREAMS OR WETLANDS LOCATED ON THE PROPERTY BASED ON A SITE ANALYSIS BY ECO-SCIENCE PROFESSIONALS DATED JANUARY 2022.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THE HOUSE ON THE PROPERTY HAS BEEN REMOVED.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- THIS SITE IS TO BE LOCATED WITHIN THE METROPOLITAN DISTRICT AND THE PLANNED SERVICE AREA. WATER AND SEWER WILL BE PUBLIC. WATER CONTRACT: 374-W&S; SEWER CONTRACT: 374-W&S; DRAINAGE AREA: LONG REACH.
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS SITE ARE INTENDED TO BE PROVIDED BY ONSITE RETENTION AND ONSITE AFFORESTATION AND WILL BE PROVIDED AT THE NEXT STAGE OF THE DEVELOPMENT. NO OFFSITE RETENTION OR AFFORESTATION IS REQUIRED, ANY INVASIVE SPECIES (BAMBOO) WITHIN THE FOREST CONSERVATION EASEMENTS ARE TO BE REMOVED PRIOR TO ACCEPTANCE OF THE FOREST CONSERVATION EASEMENT.
- THE FOREST STAND DELINEATION AND WETLANDS STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY 2022.
- EXISTING UTILITIES SHOWN ARE BASED ON A FIELD SURVEY, HOWARD COUNTY GIS, AND INFORMATION OF RECORD.
- THE ANTICIPATED STORMWATER MANAGEMENT METHODS FOR THIS DEVELOPMENT ARE DRYWELLS FOR THE HOUSES AND MICRO-BIORETENTION FACILITIES FOR THE DRIVEWAYS AND PROPOSED ROAD.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- A GEOTECHNICAL ANALYSIS MAY BE PROVIDED AT THE NEXT STAGE OF THE DEVELOPMENT.
- AN ALTERNATIVE COMPLIANCE TO SECTION 16.2205(G) WAS APPROVED DATED OCTOBER 17, 2022 FOR THE REMOVAL OF SPECIMEN TREES ST1 THRU ST4, ST6 AND ST7. REFERENCE WP-22-093. NO OTHER ALTERNATIVE COMPLIANCES OR DESIGN MANUAL WAIVER REQUESTS ARE CURRENTLY ANTICIPATED FOR THIS DEVELOPMENT AT THIS STAGE OF THE DESIGN.
- THIS DEVELOPMENT WAS PRESENTED AT A VIRTUAL COMMUNITY INPUT MEETING DATED 1.12.22.
- EXISTING SEPTIC AND WELL HAVE BEEN ABANDONED PER THE HOWARD COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- OLD MONTGOMERY ROAD IS CONSIDERED A NEIGHBORHOOD YIELD STREET PER STANDARD DETAIL R-1.08.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS 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 ALLOWED FOR THIS DEVELOPMENT.
- PER SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AN ESSENTIAL DISTURBANCE REQUEST MAY BE REQUIRED FOR THE SWM OUTFALLS AND REMOVAL OF THE BAMBOO WITHIN THE STREAM BUFFER. THIS WILL BE DETERMINED AT THE NEXT PHASE OF THE DEVELOPMENT.



MINIMUM LOT SIZE CHART				
LOT	GROSS AREA(SF)	PIPESTEM AREA(SF)	MINIMUM LOT SIZE(SF)	
6	8,281	1,083	7,201	
7	9,900	1,935	7,965	
9	8,590	1,390	7,200	

SITE DATA TABULATION	
1) TOTAL PROJECT AREA.....	4.00 AC.±
2) AREA OF 100-YR. FLOODPLAIN.....	0.01 AC.±
3) AREA OF STEEP SLOPES (15% OR GREATER).....	0.00 AC.±
4) AREA OF EXISTING FOREST.....	0.57 AC.±
5) AREA OF ERODIBLE SOILS.....	0.00 AC.±
6) AREA OF WETLANDS (INCLUDING BUFFER).....	N/A
7) AREA OF STREAM BUFFER.....	0.49 AC.±
8) NET AREA OF SITE.....	3.99 AC.±
9) MINIMUM RESIDENTIAL DENSITY.....	N/A
10) NUMBER OF LOTS PROPOSED.....	11
11) APPROXIMATE LIMIT OF DISTURBANCE.....	3.0 AC.±
12) PRESENT ZONING DESIGNATION.....	R-12
13) PROPOSED USES FOR THE SITE & STRUCTURES.....	RESIDENTIAL
14) MINIMUM LOT SIZE.....	7,200 SF
15) AREA OF ROAD DEDICATION.....	0.08 AC-OLD MONTGOMERY ROAD 0.33 AC-PROPOSED ROAD R/W 0.41 AC-TOTAL
16) OPEN SPACE AREA REQUIRED.....	4.0% OR 1.60 AC.±
17) OPEN SPACE AREA PROPOSED.....	1.60 AC.±
18) RECREATIONAL OPEN SPACE REQUIRED.....	2,200 SF (200sf/LOT)
19) RECREATIONAL OPEN SPACE PROVIDED.....	3,750 SF±
20) NUMBER OF PARKING SPACES REQUIRED.....	28 SPACES (2.5/UNIT)
21) NUMBER OF PARKING SPACES PROVIDED.....	33 SPACES (EACH HOUSE HAS 2 IN GARAGE AND 1 IN THE DRIVEWAY)
22) TOTAL IMPERVIOUS AREA.....	0.82 AC.±

- REMOVAL OF THE SIX SPECIMEN TREES IS TO BE MITIGATED AT 2:1 BY THE PLANTING OF 12 NATIVE TREES WITH A DBH OF 3". THE LOCATION OF THE MITIGATION TREES SHALL BE CLEARLY SHOWN AND LABELED ON SUBSEQUENT SUBDIVISION AND SITE PLANS.
- APPROVAL IS FOR REMOVAL OF SPECIMEN TREES 1-4 AND 6 AND 7 AS SHOWN ON THE EXHIBIT PROVIDED WITH THE ALTERNATIVE COMPLIANCE APPLICATION.
- INCLUDE A GENERAL NOTE WITH THE ALTERNATIVE PLAN FILE NUMBER, SUMMARY OF REQUEST, DECISION, DATE OF DECISION AND CONDITIONS OF APPROVAL ON ALL PLANS SUBMITTED TO THE COUNTY FOR REVIEW.
- S-22-006 AND SUBSEQUENT PLAN SUBMITTALS SHALL MINIMIZE LOT ENCROACHMENT INTO THE CRZ OF SPECIMEN TREE 5 TO LESS THAN 30% AND ST-5 SHALL BE PROTECTED WITHIN THE FOREST CONSERVATION EASEMENT AS SHOWN ON THE REVISED ALTERNATIVE COMPLIANCE APPLICATION EXHIBIT DATED SEPTEMBER 2022.
- APPROVAL OF WP-22-093 IS FOR REMOVAL OF CITED SPECIMEN TREES ONLY. THE APPLICANT MUST COMPLY WITH COMMENTS AT PLAN REVIEW THAT MAY REQUIRE LAYOUT CHANGES IN ORDER TO MEET THE REGULATIONS.
- SUBSEQUENT PLAN SUBMISSIONS SHOULD EXPLORE METHODS OF REMOVING THE BAMBOO THAT MAY PRESERVE ST-2. HOWEVER, COMPLETE REMOVAL OF THE BAMBOO IS THE PRIORITY IN ORDER TO PROTECT THE PROPOSED FOREST CONSERVATION AREAS FROM ENCROACHMENT.



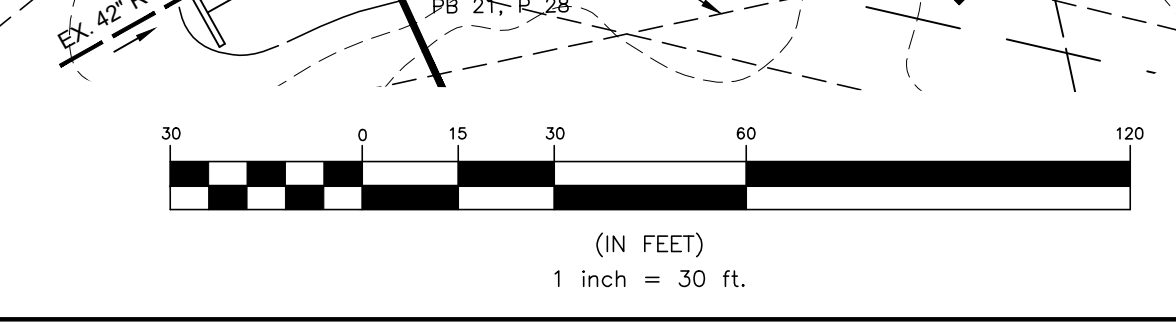
MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTION TRACKING	
TOTAL NUMBER OF LOTS PROPOSED	11
NUMBER OF MIHU REQUIRED	2
NUMBER OF MIHU PROVIDED	0
ON-SITE (EXEMPT FROM AFPO ALLOCATION)	0
NUMBER OF AFPO ALLOCATIONS REQUIRED (REMAINING UNITS)	11
MIHU FEE-IN-LIEU	TBD

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

APPROVED OCTOBER 19, 2022  
SUMMARY OF FINDINGS FOR AFPO TRAFFIC ANALYSIS:  
A. DATE OF REPORT: JUNE 2022  
B. DATE OF COUNTS: JUNE 2022  
C. REPORT SUBMITTED AS PART OF PLAN NUMBER: S-22-006  
D. COUNTS WERE TAKEN WHEN HOWARD COUNTY SCHOOLS WERE IN SESSION  
E. LIST INTERSECTIONS STUDIED, IDENTIFY INTERSECTION AS STATE OR COUNTY JURISDICTION AND LABEL LOG FOR THE HORIZON YEAR OF EACH INTERSECTION: MD 175 @ TAMAR DRIVE (A/D 2025) AND TAMAR DRIVE @ OLD MONTGOMERY ROAD (A/A 2025)  
F. PROVIDE STATEMENT AS TO WHETHER MITIGATION IS REQUIRED AND EXPLAIN THE METHOD OF MITIGATION/IN LIEU FEE; NO MITIGATION/IN LIEU FEE IS REQUIRED.

11/3/2022  
PLANNING DIRECTOR, DATE

THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED JUNE 13, 2022 AND APPROVED OCTOBER 19, 2022.



PROJECT BACKGROUND INFORMATION  
PRESENT ZONING: R-12  
LOCATION: TAX MAP 36 - GRID 17 - PARCEL 271  
APPLICABLE DPZ FILE REFERENCES: ECP-22-052, WP-22-093  
DEED REFERENCES: L 21110 / F. 102  
PROPOSED USE OF SITE: RESIDENTIAL  
PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

PERMIT INFORMATION CHART				
SUBDIVISION NAME:	SECTION/AREA:	LOT	PARCEL #	
OLD MONTGOMERY MEADOWS	NA	1-13	271	
PLAT No.	GRID No.	ZONE	TAX MAP	ELECTION DISTRICT
NA	17	R-12	36	6TH
				CENSUS TRACT
				606604

**BENCHMARK ENGINEERING, INC.**  
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(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CIVILENGINEERING.COM

OWNER: DEVELOPMENT PARTNERS, LLC  
9693 GERWIG LANE, SUITE L  
COLUMBIA, MD 21046  
443-676-2417

DEVELOPER: DEVELOPMENT PARTNERS, LLC  
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COLUMBIA, MD 21046  
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**OLD MONTGOMERY MEADOWS**  
LOTS 1-11 AND OPEN SPACE LOTS 12 & 13  
9005 OLD MONTGOMERY ROAD

TAX MAP: 36 GRID: 17 PARCEL: 271  
ZONED: R-12  
ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND

RESIDENTIAL SKETCH PLAN LAYOUT PLAN

DATE: OCTOBER 2022 BEI PROJECT NO. 3080  
SCALE: AS SHOWN SHEET 1 OF 2

DESIGN: JCO DRAFT: JCO

