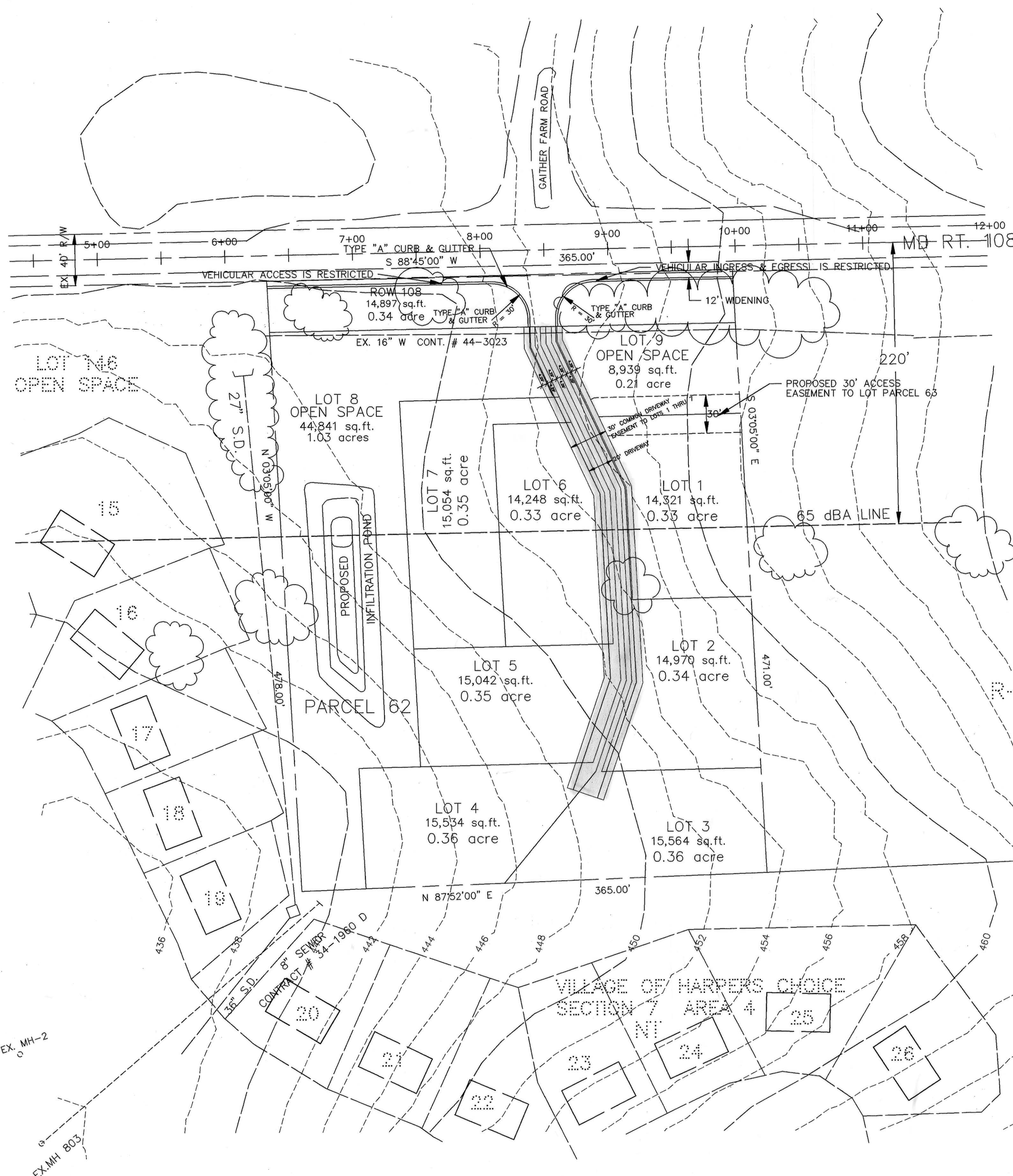


VICINITY MAP  
SCALE 1" = 1000'



GENERAL NOTES:

1. PROJECT BACKGROUND
  - (a) TAX MAP 22, PARCEL 62
  - (b) EXISTING ZONING = R-20
  - (c) GROSS AREA = 3.98 ACRES
  - (d) NO. OF LOTS = 7 BUILDABLE & 2 OPEN SPACES
  - (e) AREA OF PROPOSED LOTS = 3.35 ACRES
  - (f) AREA OF PROPOSED ROW = 0.63 ACRE
  - (g) THIS SUBDIVISION IS SUBJECT TO WP 96-21 APPROVED ON MARCH 7, 1996 WHICH WAIVED THE REQUIREMENTS OF SECTION 16.120(a)(1) TO PERMIT RESIDENTIAL LOTS TO DERIVE DIRECT DRIVEWAY ACCESS FROM A MINOR ARTERIAL ROAD; SECTION 16.120(b)(6)(i) TO PERMIT THE MAXIMUM NUMBER OF ADJACENT PIPESTEMS USING A SHARED DRIVEWAY TO BE INCREASED FROM 4 TO 7; SECTION 16.119(a)(8) TO NOT REQUIRE THE EXTENSION OF THE PROPOSED ROAD RIGHT-OF-WAY TO THE ADJACENT DEVELOPABLE PARCEL 63; AND SECTION 16.1321(a)(i) TO NOT REQUIRE CONSTRUCTION OF PROPOSED PUBLIC ROAD TO THE ADJACENT DEVELOPABLE PARCEL 63.
2. TOPOGRAPHY BASED ON HOWARD COUNTY AERIAL MAY, 1984
3. WETLAND PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES ON AUGUST 1995.
4. AN INFILTRATION POND IS PROPOSED FOR STORMWATER MANAGEMENT.
5. WATER AND SEWER ARE PUBLIC AND WILL BE CONNECTED TO CONTRACT NO.34-1960D & 44-3023.
6. EXISTING UTILITIES WERE BASED ON EXISTING APPROVED COUNTY PLAN.
7. PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.

LOT AREA TABULATION

LOT No.	AREA	PIPE STEM	WETLAND	25% SLOPE	NET AREA
1	14,321	321	0	0	14,000
2	14,970	970	0	0	14,000
3	15,564	1,564	0	0	14,000
4	15,534	1,042	0	0	14,000
5	15,042	438	0	0	14,000
6	14,248	248	0	0	14,000
7	15,054	1,054	0	0	14,000

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James S. Little* 4/2/96  
PLANNING DIRECTOR DATE

OPEN SPACE TABULATION

GROSS AREA = 3.98 ACRES  
MINIMUM LOT SIZE = 14,000 SQ.FT.  
OPEN SPACE REQUIRED = 30% = 1.19 ACRES  
OPEN SPACE PROVIDED = 1.24 ACRES  
AREA FOR EASEMENT TO PARCEL 63 = .05 ACRE  
NET OPEN SPACE PROVIDED = 1.19 ACRES

PLAN  
SCALE 1" = 50'



**oria Engineering Inc.**  
CONSULTING ENGINEERS  
8307 MAIN ST., HISTORIC ELLICOTT CITY, MD.  
410-465-0400

PROJECT: CEDAR VILLAS II  
LOTS 1 THRU 9

TITLE: SKETCH PLAN

DEVELOPER: THOMAS J. SCRIVENER  
c/o LAND DESIGN & DEVELOPMENT, INC.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

OWNER: THOMAS J. SCRIVENER  
c/o LAND DESIGN & DEVELOPMENT, INC.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

TAX MAP 29 PARCEL 62, 5TH ELEC. DIST., HOWARD CO., MD.  
DATE: 12-07-95 SCALE: 1" = 50' SHEET 1 OF 1  
DESIGNED BY: JER DRAWN BY: DTA CHECKED BY: MLL