

GENERAL NOTES

VICINITY MAP
SCALE: 1"=2000'

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
LOCATION: TAX MAP 46 BLOCK 16 PARCEL 65
6 TH ELECTION DISTRICT
ZONING: R-20
TOTAL TRACT AREA: 21.84 AC.
NUMBER OF PROPOSED LOTS: 25 SFD 2 OPEN SPACE
THIS IS NOT A FINAL BOUNDARY.
- TRACT BOUNDARY ESTABLISHED BY A BOUNDARY SURVEY BY DEED COMPOSITE.
- TOPOGRAPHY TAKEN FROM HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAP AND ARE 5 FEET CONTOUR INTERVALS.
- COORDINATE DATUM IS ASSUMED.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- EXISTING UTILITIES WERE LOCATED PER COUNTY DRAWINGS.
- STORMWATER MANAGEMENT WILL BE PROVIDED FOR THIS DEVELOPMENT (QUALITY AND QUANTITY). THE PROPOSED FACILITY WILL BE HAZARD CLASS 'A'.
- WETLANDS DELINEATION PREPARED BY MARKS & VOGEL ASSOCIATES, INC. DATED APRIL 15, 1997.
- FOREST STAND DELINEATION PLAN PREPARED BY MARKS & VOGEL ASSOCIATES, INC.
- APPO TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT. SEE LETTER PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. DATED APRIL 17, 1997.
- THERE ARE NO FLOODPLAINS ON SITE. STEEP SLOPES ON SITE ARE NOT CONTIGUOUS TO 20,000 sq.ft.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING WILL BE PROVIDED AT FINAL STAGE AND PER DESIGN MANUAL REQUIREMENTS.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- HARDWING ROAD IS A SCENIC ROAD.
- THIS SITE IS IN THE METROPOLITAN DISTRICT.
- THE WELL AND SEPTIC FOR THE EXISTING DWELLING ON SITE IS TO BE ABANDONED OR REMOVED. EXISTING LOCATIONS WILL BE PROVIDED AT PRELIMINARY PHASE.
- THE ORIGINAL CHERRY CREEK PUMPING STATION DRAINAGE AREA INCLUDES THE EQUIVALENT OF 4 LOTS. COMPUTATIONS PREPARED BY MARKS & VOGEL ASSOCIATES, INC. ARE APPROVED BY THE HOWARD COUNTY BUREAU OF ENGINEERING TO ALLOW AN ADDITIONAL 19 LOTS TO FLOW TO THE PUMPING STATION WITHOUT MODIFICATIONS. TWO LOTS WILL FLOW TO EX. MANHOLE 208 IN EX. FLOWERING CHERRY LANE.
- THE EXISTING DWELLING IS TO BE RELOCATED AS SHOWN.
- THE ROAD ACCESS TO HARDWING ROAD HAS BEEN COORDINATED WITH PROPOSED CHERRY CREEK OVERLOOK (SP-97-05).
- THE STORMWATER FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOWED FOR THIS DEVELOPMENT.

SITE DATA

DEED REFERENCE: 189/342
GROSS TRACT: 21.84 Ac.
100 YEAR FLOODPLAIN: 0.00 Ac.
AREA OF STEEP SLOPES: 0.60 Ac. (NO CONTIGUOUS AREAS GREATER THAN 20,000sq.ft.)
MINIMUM LOT SIZE: 16,000 sq.ft.
TOTAL NUMBER OF PROPOSED LOTS: 27
TOTAL NUMBER OF BUILDABLE LOTS: 25
TOTAL NUMBER OF OPEN SPACE LOTS: 2
AREA OF OPEN SPACE REQUIRED: 4.37 Ac. (20%)
AREA OF RECREATIONAL OPEN SPACE REQUIRED: 25 LOTS x 200sq.ft. = 5,000 sq.ft.
TOTAL AREA OF PROPOSED LOTS: 20.34 Ac.
TOTAL AREA OF BUILDABLE LOTS: 14.85 Ac.
TOTAL AREA OF OPEN SPACE PROVIDED: 5.49 Ac. (25%)
TOTAL AREA OF RECREATIONAL OPEN SPACE PROVIDED: 5,000 sq.ft.
TOTAL AREA OF ROAD RIGHT-OF-WAY: 1.50 Ac.

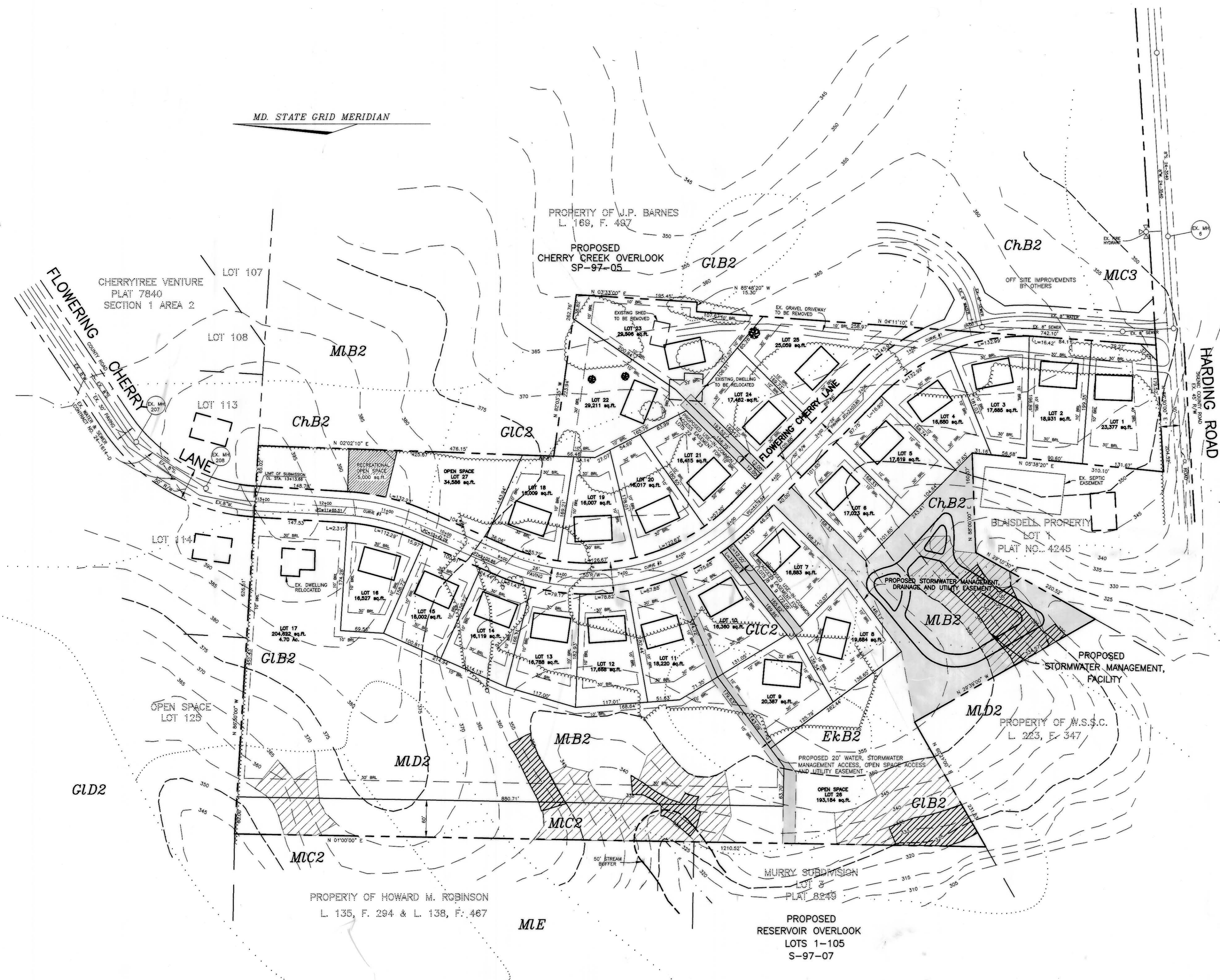
- 25% OR GREATER STEEP SLOPES (NO CONTIGUOUS AREAS GREATER THAN 20,000sq.ft.)
- 15% TO 24.9% STEEP SLOPES

CL. CURVE DATA

CURVE #1	CURVE #2	CURVE #3
Δ = 33°22'17"	Δ = 65°58'16"	Δ = 20°21'4"
R = 350.00'	R = 350.00'	R = 350.00'
T = 104.91'	T = 240.42'	T = 62.36'
L = 203.85'	L = 421.32'	L = 123.42'

LEGEND

- EX. 5' CONTOURS
- EX. 25' CONTOURS
- SOILS DIVIDE
- SPECIMEN TREE
- EXISTING TREELINE



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
MIB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MID2	MANOR LOAM, 15 TO 20 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIE	MANOR LOAM, 25 TO 45 PERCENT SLOPES	B
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GID2	GLENELG LOAM, 3 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
CHB2	CHESTER SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
EKB2	ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

NOTE:
-HOWARD SOIL SURVEY, MAP NUMBERS 33.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James R. Miller
PLANNING DIRECTOR 8/13/97
DATE

OWNER/DEVELOPER
BLAISDELL-INO DEVELOPMENT LIMITED PARTNERSHIP
3403 OLANWOOD COURT, SUITE 101
OLNEY, MARYLAND 20832
(301) 924-5645

CHERRYDELL WOODS
LOTS 1 - 27
SKETCH PLAN

TAX MAP #46 PARCEL #65 BLOCK #16
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MARKS & VOGEL ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

8691 PARK AVENUE, SUITE 101
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DESIGN BY: J.C.O.
DRAWN BY: J.C.O.
CHECKED BY: R.H.V.
DATE: AUGUST 6, 1997
SCALE: 1"=100'
W.O. NO.: 96-72

1 SHEET OF 1