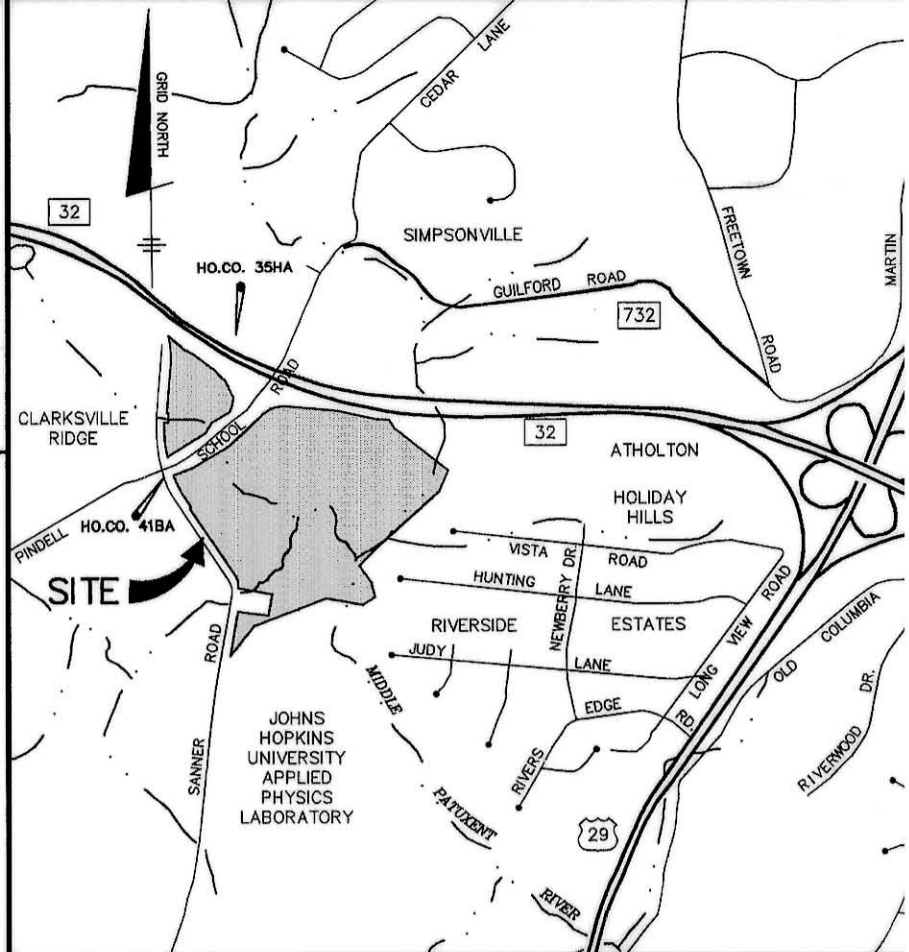


SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY EQUIVALENT SKETCH PLAN
4	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN

VILLAGE OF CEDAR RIDGE PRELIMINARY EQUIVALENT SKETCH PLAN

BENCH MARKS NAD 83	
HO. CO. #418A	NAD 83
STAMPED CONC. MONUMENT LOCATED AT THE NORTHWEST CORNER OF PINDELL SCHOOL ROAD AND SANNER LANE.	
N 551789.4787	E 1340518.127
HO. CO. #35HA	NAD 83
STAMPED CONC. MONUMENT LOCATED 3.5'± BEHIND THE GUARD RAIL SOUTH OF MD RTE 32 500'± WEST OF PINDELL SCHOOL ROAD	
N 553353.579	E 1340567.659
HO. CO. BM#R-109	ELEV. 405.389
USED FOR VEHICLE CONTROL.	



VICINITY MAP
SCALE: 1" = 2000'

COORDINATE CHART (nad '83)					
No.	NORTH	EAST	No.	NORTH	EAST
1	551791.1167	1340844.3278	28	550548.4290	1341305.9850
2	552004.4417	1341201.5456	29	550589.4250	1341306.5630
3	552040.0567	1341239.8204	30	550628.7760	1341298.8190
4	552323.4668	1341544.3568	31	550667.4230	1341278.5930
5	552334.2280	1341551.7514	32	551365.0477	1340801.1598
6	552428.9430	1341811.5282	33	551375.1777	1340815.6011
7	552391.1255	1342231.5391	34	551427.8803	1340783.6857
8	552378.2341	1342355.5107	35	551710.4768	1340631.5203
9	552291.7286	1342754.4765	36	553201.7562	1340743.4990
10	552288.7815	1342883.3680	37	552954.7396	1340865.0025
11	552200.2058	1342935.1380	38	552804.4916	1341058.2580
12	551761.4070	1343493.3027	39	552715.7274	1341145.3630
13	551539.4727	1343398.2017	40	552703.7572	1341165.7548
14	550948.4300	1342740.3934	41	552672.0212	1341187.7802
15	550768.1150	1342568.5346	42	552526.1370	1341258.0131
16	550593.6403	1342693.6884	43	552385.1331	1341216.0989
17	550442.2844	1342730.2723	44	552256.1824	1341036.5255
18	550360.1319	1342607.3790	45	552148.0301	1340968.2130
19	550424.0790	1342221.2310	46	551902.9016	1340570.7032
20	550138.3140	1341471.4270	47	552262.0725	1340532.9486
21	549829.0940	1341226.9800	48	552260.9555	1340577.8868
22	550272.4010	1341300.0530	49	552334.3454	1340581.7093
23	550288.7990	1341302.5940	50	552356.3507	1340583.1873
24	550248.8170	1341621.2940	51	552357.9048	1340563.2551
25	550466.7080	1341657.4230	52	552870.6226	1340604.3001
26	550525.2380	1341303.9870	53	553158.3968	1340581.1209
27	550531.2840	1341303.1610			

- GENERAL NOTES**
- All aspects of the project are in conformance with the latest Howard County standards unless waivers have been approved.
 - Coordinates shown herein are based on NAD 83, Maryland coordinate system as projected by Howard County Geodetic control stations No.418A and No.35HA.
 - Subject property is zoned R-ED per 10/18/93 comprehensive zoning plan.
 - Public water and sewer will be provided for this project the drainage area is the Middle Patuxent River.
 - Existing utilities were located by field run survey performed by TSA GROUP INC. and from county records.
 - Topography shown herein is field run by TSA GROUP INC. dated May, 1995. Contour interval is 2 feet.
 - Geotechnical Report compiled by HILLIS-CARNES ENGINEERING ASSOCIATES, INC.
 - Stormwater Management shall be provided for this project as indicated on plans.
 - BRL indicates building restriction line.
 - All areas are "more or less".
 - No clearing, grading or construction is permitted within the wetlands, wetland buffer or stream buffer, except as indicated on these plans.
 - Traffic Study compiled by LEE CUNNINGHAM AND ASSOCIATES, INC. dated January, 1995. Revised August 22, 1997 for incorporation into the final project.
 - Wetland Delineation study provided by M.A. DIRKS AND ASSOCIATES, I
 - This project will be constructed in conformance with ADA requirements.
 - Floodplain Study was performed by the TSA GROUP INC. dated June 4, 1996.
 - Forest Stand Delineation was performed by M.A. DIRKS AND ASSOCIATES INC.
 - Noise study was performed by POLYSONICS dated January 3, 1997.
 - This site was included in the Metropolitan District. By county council no. 77-1995 approved 10/9/95. public water and public sewer are provided for all lots within this subdivision.
 - On lots where drainage easements infringe upon building restriction line the structure footings for these lots shall be a minimum of two (2) feet from the easement line.

PHASE	NO OF TENTATIVE ALLOCATIONS	ALLOCATION YEAR
I (71 LOTS)	77	2000
II (79 LOTS)	79	2001
TOTAL (150 LOTS)	156	

NOTE:
TENTATIVE ALLOCATIONS FOR THIS PROJECT WERE ISSUED AS STATED ABOVE BY LETTER DATED SEPTEMBER 8, 1997 WHICH NOTIFIED THE DEVELOPER THAT THE PLANNING BOARD DECISION AND ORDER WAS SIGNED ON AUGUST 28, 1997.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 7/31/97

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE 8/10/97

TSA GROUP, INC.
planning • architecture • engineering
9460 Baltimore National Pike • Ellicott City, Maryland 21048 • (410) 465-8105

OWNER: VOGEL FARM PARTNERSHIP C/O WILLIAM A. VOGEL 10730 CLEO'S COURT COLUMBIA, MARYLAND 21044	PROJECT: VILLAGE OF CEDAR RIDGE A SUBDIVISION OF PARCEL 44 (TAX MAP 41) AND A RESUBDIVISION OF LOTS 1 AND 2 OF THE EDITH S. PARLETTE SUBDIVISION (PLAT 10735 PARCEL 43)
DEVELOPER: SDC GROUP, INC. POST OFFICE BOX 417 ELLCOTT CITY, MARYLAND 21041 (410) 465-4244	LOCATION: TAX MAP 41- PARCEL 43 & 44 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
Design: GWF	Draft: JR/DBT
DATE: APRIL 11, 1997	PROJECT NO. 0518
SCALE: AS SHOWN	DRAWING 1 OF 1

SITE DATA TABULATION

- GENERAL SITE DATA**
- PRESENT ZONING: R-ED
 - APPLICABLE DPZ FILE REFERENCES: SP-97-02
 - PROPOSED USE OF SITE: 158 SFD HOMES
 - PROPOSED WATER AND SEWER SYSTEMS: X PUBLIC PRIVATE
 - ANY OTHER INFORMATION WHICH MAY BE RELEVANT: HO 292-302-770

- AREA TABULATION**
- TOTAL AREA OF SITE: 101.99 AC. +/-
 - AREA OF 100 YEAR FLOODPLAIN: 20.26 AC +/-
 - AREA OF STEEP SLOPES (25% OR GREATER): 2.66 AC +/- (* SEE NOTE)
 - NET AREA OF SITE: 79.07 AC. +/-
 - AREA OF THIS PLAN SUBMISSION: 101.99 AC. +/-
 - APPROXIMATE LIMIT OF DISTURBANCE: 48.00 AC. ±
 - AREA OF PROPOSED BUILDABLE LOTS: 39.23 AC.
 - AREA OF PROPOSED OPEN SPACE LOTS: 52.52 AC.
 - AREA OF PROPOSED PRESERVATION PARCELS: N/A
 - AREA OF BULK PARCELS: N/A
 - AREA OF PROPOSED PUBLIC ROADS: 10.24 AC. ±

- UNIT/LOT TABULATION**
- TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT: 158
 - TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 158
 - DENSITY OF PROJECT PER NET ACRE: 2 UNITS / NET ACRE
 - TOTAL NUMBER OF LOTS ALLOWED PER DEQ/CEO: N/A
 - TOTAL NUMBER OF LOTS PROPOSED PER DEQ/CEO: N/A
 - TOTAL NUMBER OF PRESERVATION PARCELS PROPOSED: N/A
 - TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 10
 - TOTAL NUMBER OF NON-RESIDENTIAL PARCELS PROPOSED: N/A
 - TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS PROPOSED: N/A
 - OVERALL TOTAL NUMBER OF LOTS/PARCELS PROPOSED: 168
 - OTHER: N/A

- OPEN SPACE DATA**
- MINIMUM RESIDENTIAL LOT SIZE SELECTED: 6000 SQ.FT.
 - OPEN SPACE REQUIRED: 25.5 AC +/- (25%)
 - TOTAL OPEN SPACE PROVIDED ON THIS SUBMISSION: 52.52 ± AC. (51%)
 - AREA OF RECREATION OPEN SPACE REQUIRED: 250 SF X 158 UNITS = 0.91 AC +/-
 - AREA OF RECREATION OPEN SPACE PROVIDED ON THIS SUBMISSION: 0.95 AC. ±

* 25% SLOPES OR GREATER ARE BASED ON CONDITIONS PRIOR TO THE CREATION OF MAN MADE SLOPES WHICH OCCURRED DURING FILLING OPERATIONS PERFORMED BY THE STATE HIGHWAY ADMINISTRATION DURING THE RELOCATED MARYLAND ROUTE 32 CONSTRUCTION.



PLAN
SCALE: 1" = 200'

LOT #	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE AREA
6	8,679 S.F.	791 S.F.	7,888 S.F.
28	10,058 S.F.	864 S.F.	9,194 S.F.
46	10,537 S.F.	370 S.F.	10,167 S.F.
47	9,883 S.F.	1,309 S.F.	8,574 S.F.
81	11,763 S.F.	884 S.F.	11,079 S.F.
148	13,319 S.F.	150 S.F.	13,169 S.F.
149	14,848 S.F.	851 S.F.	13,997 S.F.
121	13,049 S.F.	520 S.F.	12,529 S.F.

LANDSCAPE TYPE	ADJACENT TO ROADWAYS				ADJACENT TO PERIMETER PROP.			
	A	B	C	D	A	B	C	D
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	1,371'	2,480'	466'	810'	3481'	902'		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	2	2	2	2	2	2	2	2
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES, 1400'	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	971 L.F.	900 L.F.	216 L.F.	450 L.F.	870 L.F.	462 L.F.		
SHADE TREES	20	16	4	8	15	7		
EVERGREEN TREES	24	23	6	6	11	1		
OTHER TREES (2-1 SUBSTITUTE)	-	-	-	-	-	-		
SHRUBS	-	-	-	-	-	-		
NUMBER OF PLANTS PROVIDED								
SHADE TREES	20	18	4	8	15	7		
EVERGREEN TREES	24	23	6	6	11	1		
OTHER TREES (2-1 SUBSTITUTE)	-	-	-	-	-	-		
SHRUBS (10-1 SUBSTITUTE)	-	-	-	-	-	-		

1. EARTH BERM (20' MAX. HEIGHT) CONSTRUCTED BY STATE HIGHWAY ADMINISTRATION. AT THE REQUEST OF HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING BERM WILL BE PLANTED WITH EVERGREENS FOR AESTHETICS.

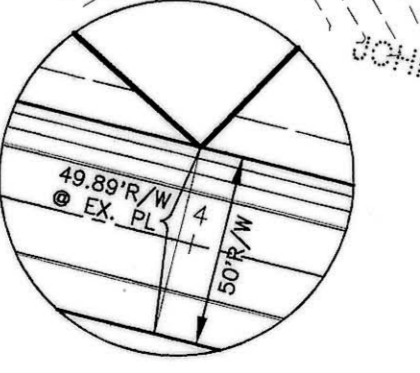
2. EXISTING WOODS WITH WIDTH 20' OR GREATER.

LINEAR FEET OF PERIMETER	FACILITY 1			FACILITY 2			FACILITY 3			WQF
	1	2	3	1	2	3	1	2	3	
LINEAR FEET OF EXISTING WOODS LINE	840	800	780	440	300	540	440	300	540	80
LINEAR FEET OF BUFFER LENGTH	400	500	240	400	500	240	400	500	240	290
BUFFER TYPE	1'	1'	1'	1'	1'	1'	1'	1'	1'	1'
NUMBER OF TREES REQUIRED										
SHADE TREES	8	10	5	8	10	5	8	10	5	6
EVERGREEN TREES	10	13	6	10	13	6	10	13	6	7
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF TREES PROVIDED										
SHADE TREES	3	10	5	3	10	5	3	10	5	6
EVERGREEN TREES	20	13	6	20	13	6	20	13	6	7
OTHER TREES (2-1 SUBSTITUTE)										

SYMBOL	DESCRIPTION
(Circle with dot)	STREET TREES TO BE PROVIDED BY THE DEVELOPER TO BE INCORPORATED ON FINAL PLANS.
(Circle with cross)	SHADE TREES ALONG PERIMETER AND STORMWATER MANAGEMENT TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
(Circle with star)	EVERGREEN TREES ALONG PERIMETER AND STORMWATER MANAGEMENT AREA TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.

* NOTE: SANNER ROAD IMPROVEMENTS SHOWN TAKEN FROM PRELIMINARY CAPITAL IMPROVEMENT PLANS.

LEGEND	
PROPOSED CONTOUR	560
EXISTING GRADE	560
PROPOSED STORM DRAIN	15'D
EXISTING TREE LINE	(Dashed line with circles)
PROPOSED TREE LINE	(Dashed line with circles)
FOREST CONSERVATION EASEMENT	(Stippled area)

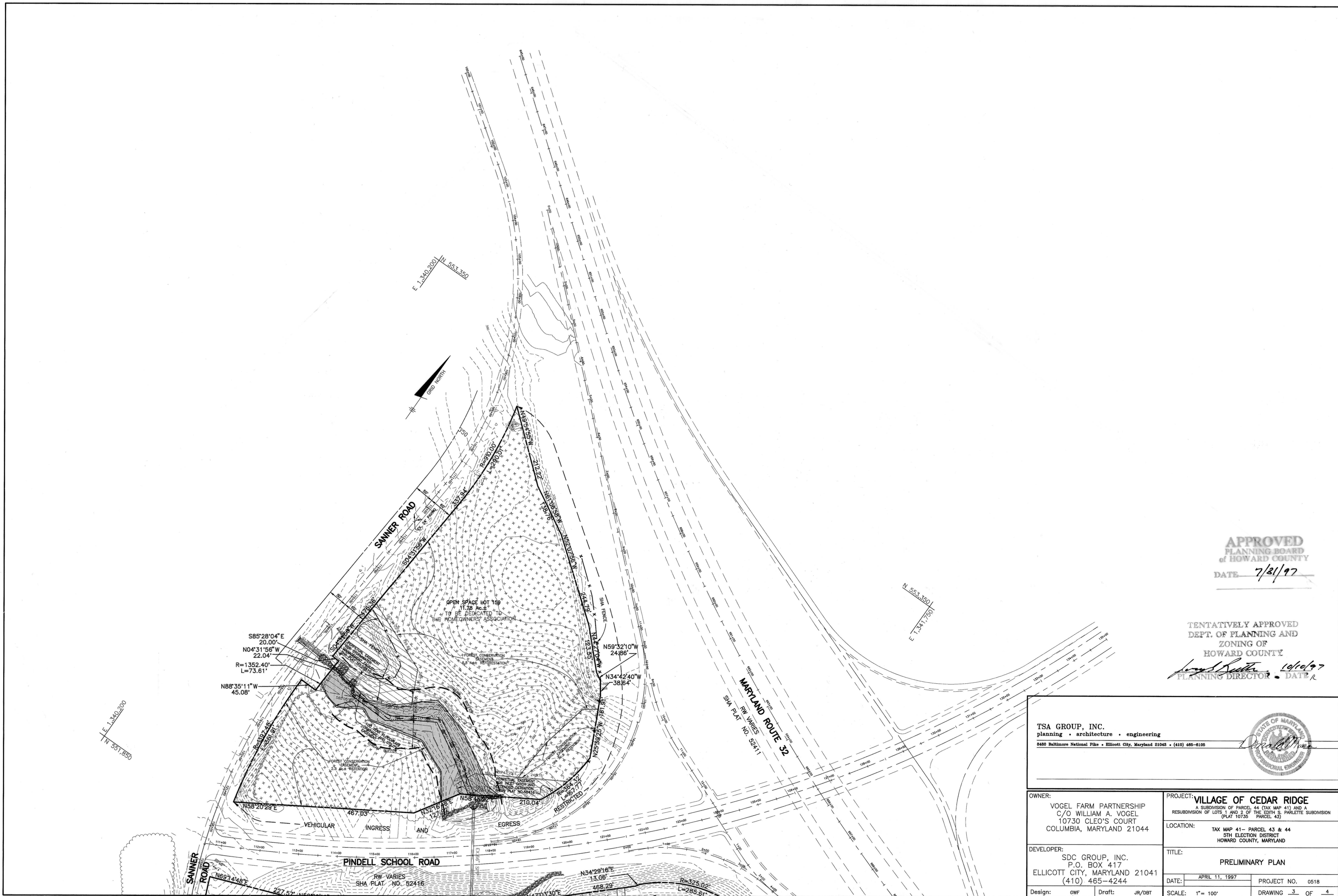


TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 7/31/97


TSA GROUP, INC. planning architecture • engineering 5480 Baltimore National Pike • Ellicott City, Maryland 21045 • (410) 485-8105		
OWNER: VOGEL FARM PARTNERSHIP C/O WILLIAM A. VOGEL 10730 CLEO'S COURT COLUMBIA, MARYLAND 21044	PROJECT: VILLAGE OF CEDAR RIDGE A SUBDIVISION OF PARCEL 44 (TAX MAP 41) AND A RESUBDIVISION OF LOTS 1 AND 2 OF THE EIGHTH S. PARLETTE SUBDIVISION (PLAT 10735 PARCEL 43)	
DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244	LOCATION: TAX MAP 41- PARCEL 43 & 44 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: PRELIMINARY PLAN
DATE: APRIL 11, 1997 PROJECT NO. 0518 Design: GWF Draft: JR/DBT	SCALE: 1" = 100' DRAWING 2 OF 4	DATE: 7/31/97



APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 7/31/97

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
David A. ... 10/6/97
 PLANNING DIRECTOR • DATE

TSA GROUP, INC.
 planning • architecture • engineering
 8480 Baltimore National Pike • Ellicott City, Maryland 21045 • (410) 465-6105



OWNER: VOGEL FARM PARTNERSHIP C/O WILLIAM A. VOGEL 10730 CLEO'S COURT COLUMBIA, MARYLAND 21044	PROJECT: VILLAGE OF CEDAR RIDGE A SUBDIVISION OF PARCEL 44 (TAX MAP 41) AND A RESUBDIVISION OF LOTS 1 AND 2 OF THE EDITH S. PARLETTE SUBDIVISION (PLAT 10735 PARCEL 43)
DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244	LOCATION: TAX MAP 41- PARCEL 43 & 44 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL 11, 1997	TITLE: PRELIMINARY PLAN
Design: CWF	Draft: JR/DBT
SCALE: 1" = 100'	PROJECT NO. 0518 DRAWING <u>3</u> OF <u>4</u>

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 7/31/97

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR 10/10/97
 DATE

PROPERTY OF
 RICHARD B. GENTILE
 P. 371
 1097/184

PROPERTY OF
 ROBERT A. GASKILL
 P. 372
 637/155

PROPERTY OF
 STANLEY W. HEMMING
 P. 406
 2697/116

PROPERTY OF
 NANCY G. LEWMAN
 P. 348
 1874/51

PROPERTY OF
 MALCOLM M. COATE
 P. 116
 258/233

PROPERTY OF
 JOHN HOPKINS UNIVERSITY
 P. 123
 710/351

TSA GROUP, INC. planning • architecture • engineering 8460 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-0105		
OWNER: VOGEL FARM PARTNERSHIP C/O WILLIAM A. VOGEL 10730 CLEO'S COURT COLUMBIA, MARYLAND 21044	PROJECT: VILLAGE OF CEDAR RIDGE A SUBDIVISION OF PARCEL 44 (TAX MAP 41) AND A RESUBDIVISION OF LOTS 1 AND 2 OF THE 80TH S. PARLETTE SUBDIVISION (PLAT 10795 PARCEL 49)	
DEVELOPER: SDC GROUP, INC. POST OFFICE BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244	LOCATION: TAX MAP 41 - PARCEL 43 & 44 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
Design: GWF Draft: JR/DBT	DATE:	PROJECT NO. 0518 DRAWING 4 OF 4

LEGEND

PROPOSED CONTOUR	— 560 —	SUPER SILT FENCE	— SSF —
EXISTING GRADE	— 560 —	LIMIT OF DISTURBANCE	— — —
PROPOSED STORM DRAIN	— 15'D —	EARTH DIKE	— — —
EXISTING TREE LINE			
PROPOSED TREE LINE			
TRAVERSE			

