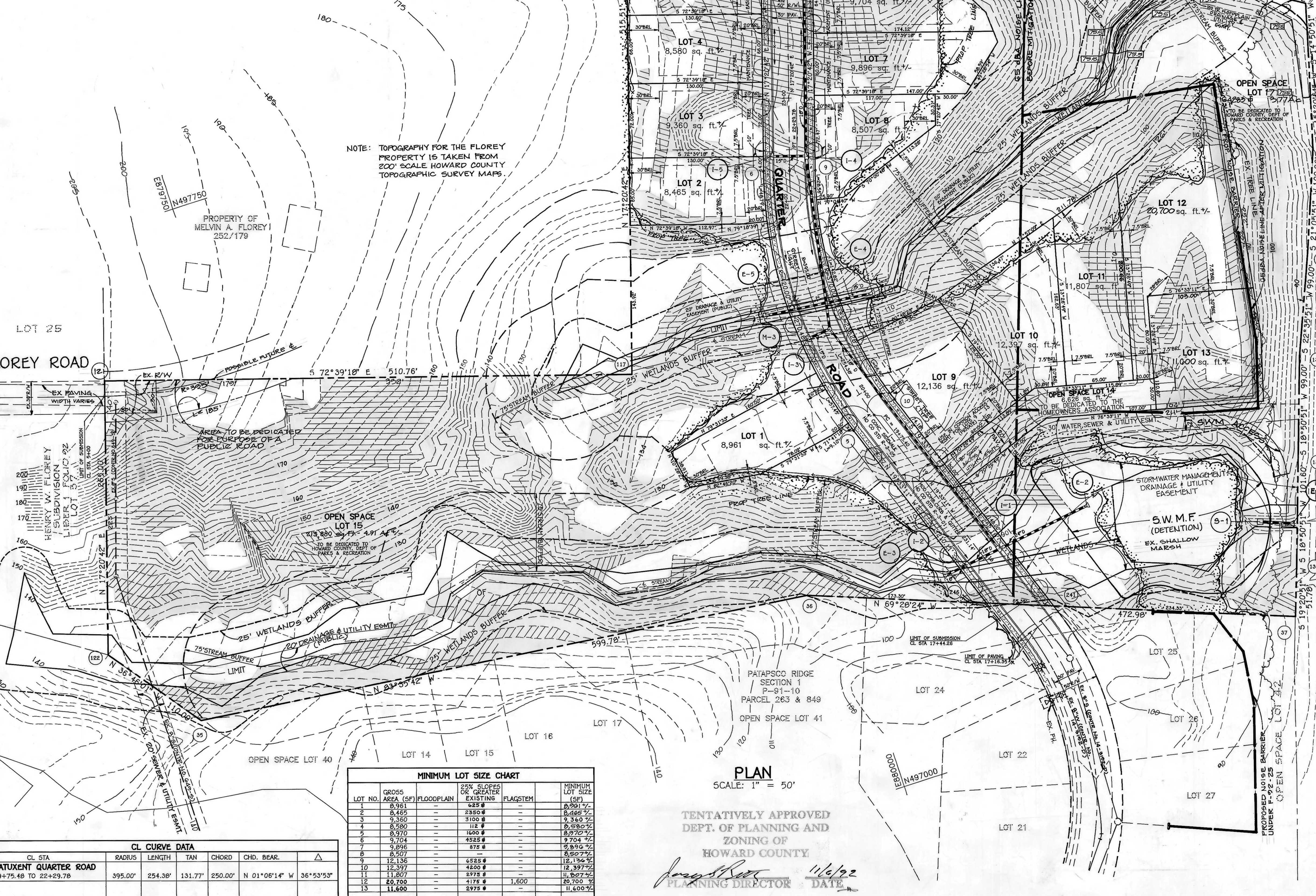
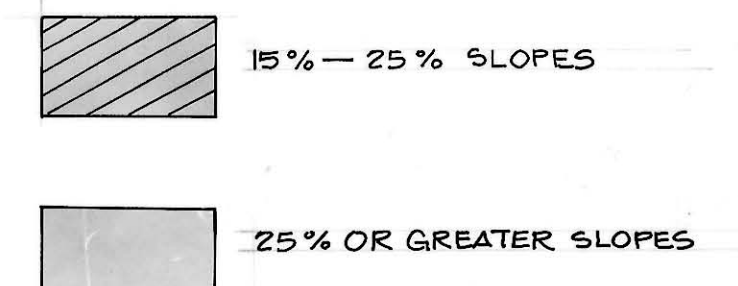


COORDINATE LIST		
NO.	NORTH	EAST
5	497342.1323	880060.4677
6	497807.9099	880055.3461
7	497882.8155	880141.2069
8	497825.9436	880185.1960
9	497993.0036	880103.0725
10	497358.8682	880107.5843
35	497271.8170	879372.4530
36	497204.9078	879368.4878
37	497039.0812	880111.4387
64	497574.7022	879373.8894
117	497480.6144	879873.1485
118	497621.4224	880569.1054
121	497612.8850	879382.6144
122	497399.9354	879306.6112
129	497563.2052	880595.1780
130	497463.2997	880567.7581
131	497389.1630	880531.4587
132	497277.7635	880483.3976
133	497184.0717	880461.4158
134	497087.9192	880428.5940
152	497599.6012	880604.8205
241	497121.2280	880191.9638
246	497144.1412	880130.7860
1024	497952.6825	880026.8351



NOTE: TOPOGRAPHY FOR THE FLOREY PROPERTY IS TAKEN FROM 200' SCALE HOWARD COUNTY TOPOGRAPHIC SURVEY MAPS.

PROPERTY OF MELVIN A. FLOREY 252/179

LOT 25
FLOREY ROAD

CL CURVE DATA				
CL STA	RADIUS	LENGTH	TAN	CHORD
PATUXENT QUARTER ROAD 19+75.48 TO 22+29.76	395.00'	254.38'	131.77'	250.00'
				N 01°06'14" W 38°53'53"

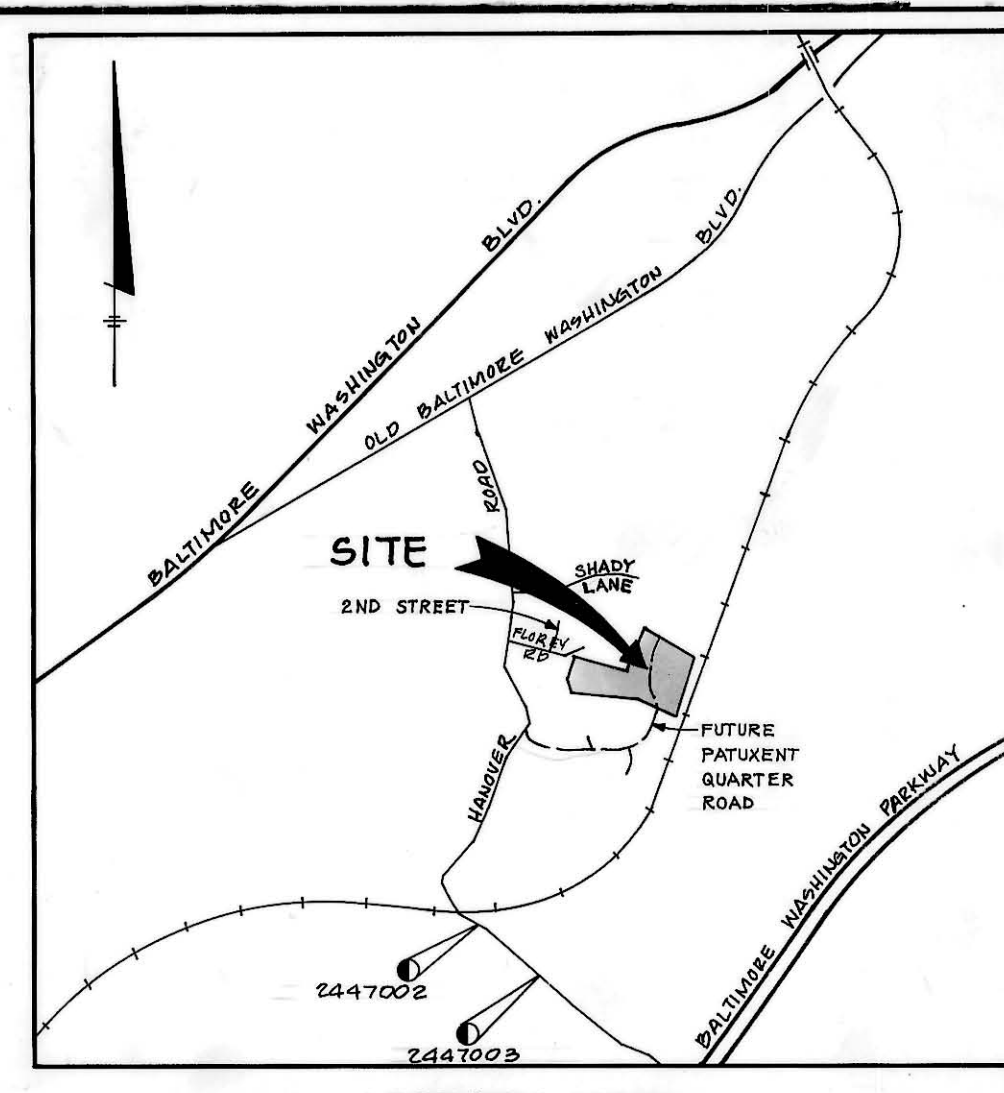
MINIMUM LOT SIZE CHART				
LOT NO.	GROSS AREA (SQ FT)	FLOODPLAIN	25% SLOPES OR GREATER EXISTING	MINIMUM LOT SIZE (SQ FT)
1	8,961	-	425 #	8,961
2	8,465	-	2350 #	8,465
3	9,360	-	3100 #	9,360
4	8,590	-	112 #	8,590
5	8,970	-	1600 #	8,970
6	9,704	-	4525 #	9,704
7	9,704	-	875 #	9,704
8	8,507	-	-	8,507
9	12,136	-	6525 #	12,136
10	12,397	-	4200 #	12,397
11	11,807	-	2975 #	11,807
12	20,700	-	4175 #	20,700
13	11,600	-	2875 #	11,600

PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joyce R. ...
PLANNING DIRECTOR DATE 11/6/92

BENCH MARKS
HO CO BM 2447002 ELEV. 89.82
N 494994.548 E 878209.658
CONC. MONUMENT NE CORNER RR TRACKS
AND HANOVER ROAD, 0.3' BELOW SURFACE
HO CO BM 2447003 ELEV. 46.266
N 494376.047 E 879030.173
CONC. MONUMENT 0.2' BELOW SURFACE NW
SIDE HANOVER ROAD AND RACE ROAD



- GENERAL NOTES**
- ALL ASPECTS OF THIS PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVED HAS BEEN APPROVED.
 - PROJECT BACKGROUND:
LOCATION: TAX MAP 38 - PARCEL 793
ZONING: R-12
SECTION/AREA: 1/1
TOTAL TRACT AREA: 13.32 AC +/-
SECTION AREA: 13.32 AC +/-
NO. OF BUILDABLE LOTS: 13
DATE SKETCH PLAN APPROVED: FEB. 28, 1992
AND D.P.Z. REF. NO.: 5-92-03
 - TOPOGRAPHY SHOWN HEREON IS FIELD SURVY, PERFORMED BY TSA GROUP INC. IN MAY, 1992.
 - ALL ELEVATIONS ARE SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM 1929.
 - PUBLIC WATER AND PUBLIC SEWER EXTENSIONS SHALL BE MADE FOR THIS DEVELOPMENT.
 - STORMWATER MANAGEMENT FOR THIS DEVELOPMENT SHALL BE BY DETENTION FLOODPLAIN STUDY PREPARED BY TSA GROUP, DATED JULY, 1992.
 - FLOODPLAIN EVALUATION PREPARED BY M. ADIRCKS & CO. DATED NOV. 3, 1991.
 - WETLANDS EVALUATION PREPARED BY TSA GROUP INC. DATED DEC. 3, 1991.
 - NOISE EVALUATION WAS PREPARED BY TSA GROUP INC. DATED DEC. 3, 1991.
 - NOISE MITIGATION BARRIER DESIGN AND DETAILS SHALL BE PROVIDED WITH THE FINAL ROAD PLAN SUBMISSION.
 - EXISTING UTILITIES SHOWN ARE FROM CONTRACT DRAWINGS.
 - WP-92-23 WAS APPROVED ON FEBRUARY 13, 1992 PERTAINING TO SECTION 16.116(c) (4) TO PERMIT CLEARING AND GRADING ON AREAS OF STEEP SLOPE ADJACENT TO WETLANDS AND/OR CONTAINING A CONTIGUOUS AREA OF 20,000 SF OR GREATER; 15.116(c) (5), TO PERMIT CLEARING AND GRADING WITHIN THE 75 FOOT STREAMBANK BUFFERS AND/OR 25 FOOT WETLAND BUFFERS; AND 16.115.B.5, TO PERMIT A SHARED DRIVEWAY ON A COMMONLY OWNED LOT TO EXCEED THE MAXIMUM 200 FOOT LENGTH BY 18 FEET.
 - STREET LIGHTS SHALL BE 150-WATT TRADITIONARE SODIUM VAPOR LAMP POST TOP FIXTURES ON 14 FOOT BLACK FIBERGLASS POLES.
 - OPEN SPACE LOTS 15, 16 AND 17 WILL REMAIN IN THERE NATURAL STATE EXCEPT IN AREA OF S.W.M. FACILITY.

- NOTE:**
- X-X-X INDICATES TREE PROTECTION FENCE TO BE INSTALLED DURING CONSTRUCTION.
 - DISTURBED AREA OF WOODED WETLANDS WETLAND MITIGATION AREA TO BE PROVIDED OFFSITE. LOCATION, DETAILS AND DESIGN OF THE MITIGATION AREA WILL BE PROVIDED ON THE ROAD CONSTRUCTION PLANS PRIOR TO RECORD PLAT APPROVAL.
- DRY GROUND RECREATION AREA TABULATION**
- | | |
|---|-------------|
| A. FLOODPLAIN AREA NOT WITHIN LIMIT OF WETLANDS | 0.03 AC +/- |
| B. WETLAND AREA | 1.75 AC +/- |
| C. 25% SLOPES OR GREATER NOT WITHIN LIMIT OF WETLANDS OR FLOODPLAIN | 4.05 |
| D. STORMWATER MANAGEMENT FACILITY (EXCLUDING WETLANDS) | 0.65 AC +/- |
| E. OPEN SPACE LOT 15 USED FOR COMMON ACCESS | 0.15 AC +/- |
| F. DRY USEABLE AREA OF OPEN SPACE EXCLUDING ITEMS A.-E. ABOVE | 2.45 AC +/- |
- SITE TABULATION**
- | | |
|---|--------------|
| 1. GROSS AREA | 13.32 AC +/- |
| 2. FLOODPLAIN | 0.05 AC +/- |
| 3. STEEP SLOPES | 5.20 AC +/- |
| 4. NET AREA | 8.01 AC +/- |
| 5. TOTAL NUMBER OF BUILDABLE LOTS PROPOSED | 13 |
| 6. DENSITY PER ACRE | 0.96 |
| 7. OPEN SPACE REQUIRED (AC) - LOTS (8400-9999) = 30% GROSS AREA | 4.00 AC +/- |
| 8. OPEN SPACE PROVIDED (AC) | 9.08 AC +/- |
| 9. AREA OF BUILDABLE LOTS PROPOSED | 3.24 AC +/- |
| 10. AREA OF ROAD RIGHT-OF-WAY PROPOSED | 1.0 AC +/- |
| 11. DRY USEABLE OPEN SPACE REQUIRED (60% OF REG. 0.5) | 2.40 AC +/- |
| 12. DRY USEABLE OPEN SPACE PROVIDED (61% OF REG. 0.5) | 2.45 AC +/- |

NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
8480 Baltimore National Pike • Ellicott CITY, Maryland 21043 • (410) 465-0100

OWNER: CHARLES A. REESE,
GEORGE A. PARROTT,
BARBARA ANN FINAMORE,
SUSAN M. LAZAR
C/O 10715 CHARTER DRIVE
COLUMBIA, MD. 21044

PROJECT: ELK HILL
SECTION 1, AREA 1
LOTS 1 THRU 17

LOCATION: TAX MAP 38 - PARCEL 793
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DEVELOPER: SECURITY DEVELOPMENT CORP.
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21043
(410) 465-4244

TITLE: PRELIMINARY PLAN

5-92-03 WP-92-23
DATE: AUGUST 3, 1992 PROJECT NO. 0458
DES: JH/DAM DRN: 845/JWQ SCALE: AS SHOWN DRAWING 1 OF 1