GENERAL NOTES

- 1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- 2. PROJECTS BACKGROUND:
 LOCATION: TAX MAPS 8 & 14, PARCEL NO. 96
 ZONING: RC
 4th ELECTION DISTRICT
 TOTAL TRACT AREA: 183.43 ACRES +/-.
 NUMBER OF PROPOSED LOTS: 42 CLUSTER, 7 PRESERVATION
 DATE SKETCH PLAN APPROVED: 11/7/1995
- 3. TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY TSA GROUP, INC. ON JANUARY, 1996, SUPPLEMENTED BY 1" = 200' SCALE HOWARD COUNTY TOPOGRAPHIC MAPS.
- 4. THIS PROJECT IS OUTSIDE THE METROPOLITAN DISTRICT. WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE AND WILL BE PROVIDED ON INDIVIDUAL LOTS.
- EXISTING UTILITIES SHOWN HEREON HAVE BEEN TAKEN FROM RECORD DRAWINGS AND FIELD LOCATIONS.
- WETLANDS LIMITS SHOWN HEREON ARE BASED ON A DELINEATION BY M.A. DIRCKS & CO., INC., DATED SEPTEMBER 1994.
- 7. COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.08FA AND 08IB.
- 8. STORMWATER MANAGEMENT QUALITY CONTROL WILL BE PROVIDED THROUGH INFILTRATION. STORMWATER MANAGEMENT QUANTITY CONTROL WILL BE PROVIDED THROUGH DETENTION.
- 9. BRL INDICATES BUILDING RESTRICTION LINE.

DPZ REFERENCES #: S-95-15

- 10. ALL AREAS ARE "MORE OR LESS".
- 11. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND AND STREAM BUFFERS.
- TRAFFIC STUDY WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES DATED SEPTEMBER 1994, REVISED APRIL 1995 AND APPROVED UNDER S-95-15.
- 13. THE 15% TO 24.99% SLOPES ARE SHOWN ON THIS PLAN.
 THE 25% OR GREATER SLOPES ARE SHOWN ON THIS PLAN.
- 14. NOISE STUDY WAS PERFORMED BY TSA GROUP, INC., DATED FEBRUARY 1996.
- 15. FINAL ROAD GRADING FOR THIS PROJECTS SHALL BE REVIEWED BY THE HOWARD COUNTY HEALTH INSPECTOR PRIOR TO APPROVAL OF FINAL ROAD CONSTRUCTION TO ENSURE NO ADVERSE IMPACT ON APPROVED SEWERAGE EASEMENTS.
- 16. ALL SHOWN HOUSE SITES COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- 17. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- 19. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- 20. ALL SEWERAGE EASEMENTS LOCATED WITHIN 50 FEET OF THE PROPOSED ROADWAY MUST BE STAKED OUT PRIOR TO SITE GRADING. GRADING OPERATIONS MUST BE SUPERVISED BY THE APPLICANT TO INSURE NO GRADING TAKES PLACE WITHIN 20 FEET OF THE SEWERAGE EASEMENT WITHOUT PRIOR NOTIFICATION TO THE HOWARD COUNTY HEALTH DEPARTMENT.
- 21. BASED ON THE AVERAGE LOT SIZE OF 2 ACRES FOR THIS SUBDIVISION STORM WATER MANAGEMENT (QUANTITY CONTROL) IS EXEMPT FOR THE LOTS WITH IN THIS SUBDIVISION AS ALLOWED UNDER THE CLUSTER SUBDIVISION GUIDELINES.
- 22. THE OWNERS ACKNOWLEDGE THAT LOTS 1 4, AS SHOWN ON THIS PLAN, MAY NOT BE APPROVED AT THE FINAL PLAN STAGE IN THE LOCATION SHOWN.
- 23. ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION.

CENTERLINE CURVE DATA

		LENOTIL	TANGENT	CHORD	BEARING	DELTA
CURVE	RADIUS	LENGTH			N 87°06'56" W	19°23'17"
C1	400.00'	135.35'	68.33'	134.71'		20°52'31"
		145 74'	73.69'	144.93'	N 86°22'19" W	20 52 31
C2	400.00'	1 10.7 1	372 47'	666.31'	N 40°03'35" E	53°07'35'
C.3	745.00'	690.79'	012.77		S 47°09'06" W	38°56'33
	112.50'	76.46'	39.77	75.00'	0 17 00 00 11	30 30 33
<u> </u>			1060.83'	1219.35'	N 41°25'26" W	109 50 26
C5	745.00'	1428.22'			S 76°52'22" F	38'56'32
CE	112.50'	76.46	39.77'	75.00'	1 3 70 32 22 L	- 00000

SCHEDULI PERIMETER LANDS	E A CAPE EDGE	
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	N/A	Α
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	N/A	9350 L.F.
CREDIT FOR EXISTING VEGETATION	N/A	*YES 3575 L.F.
CREDIT FOR WALL, FENCE OR BERM	WALL 470	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	NONE	1: 60 97 0 0
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE)	NONE	97 0 0 0

* - EXISTING TREES TO REMAIN

SCHEDULE D STORMWATER MANAGEMENT AREA	LANDSCAPIN	G	
LINEAR FEET OF PERIMETER	 ₹00 	② 865	③ 565
NUMBER OF TREES REQUIRED SHADE TREES EVERGREEN TREES	1:50/1:40	1: 50/1: 40	1: 50/1: 40
	14	17	11
	18	22	14
CREDIT FOR EXISTING VEGETATION (NO. YES AND %)	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	PERIMETER	PERIMETER	PERIMETER/BERI
	LANDSCAPING	LANDSCAPING	LANDSCAPING
	21%	21%	63%
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE)	11	14	4
	14	17	5
	0	0	0

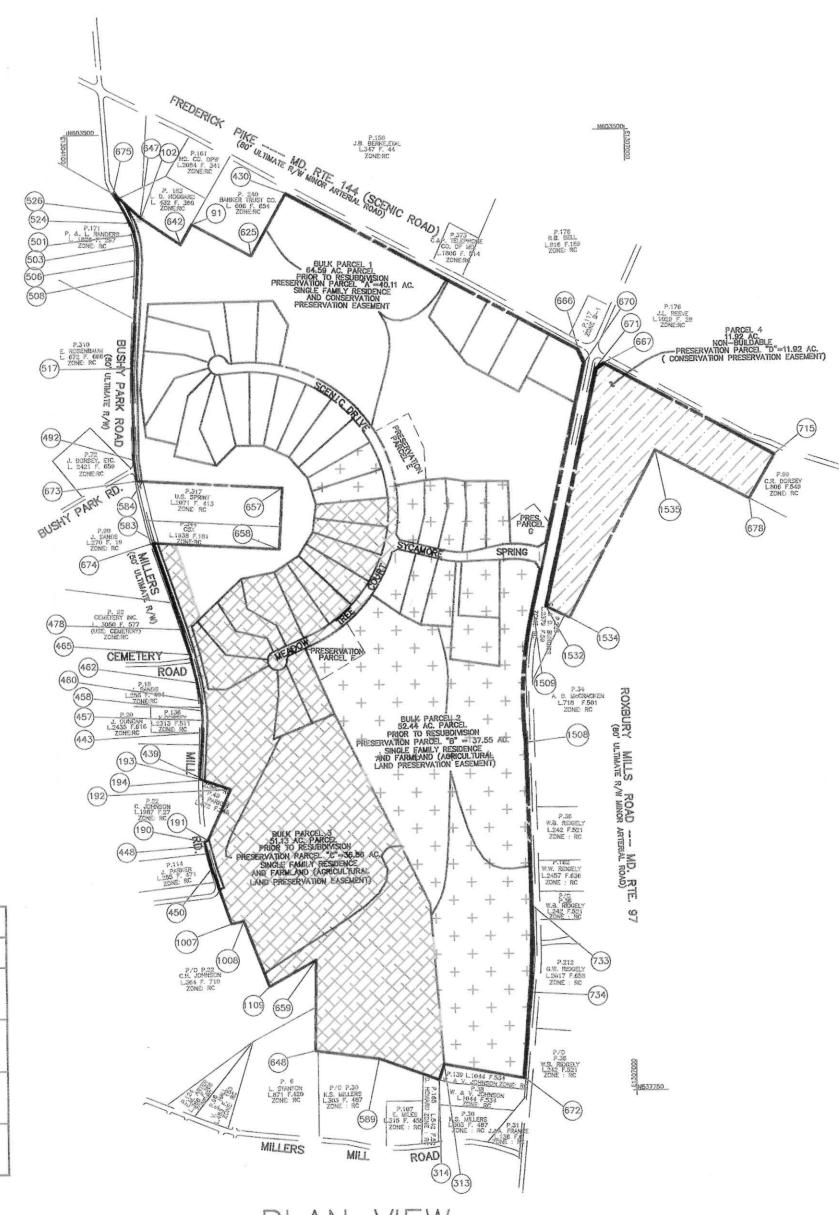
	LANDSCAPE LEGEND
SYMBOL	DESCRIPTION
\odot	STREET TREES TO BE PROVIDED BY THE DEVELOPER TO BE INCORPORATED ON FINAL PLANS.
+	SHADE TREES IN SWM AREAS TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
\oplus	SHADE TREES ALONG LANDSCAPE EDGE TO BE PROVIDED BY THE BUILDER AND INCORPORATED ON THE PLOT PLAN.
**	EVERGREEN TREES IN SWM AREAS AND LANDSCAPE BERM TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.

STREET TREE REQUIREME	INTS
REQUIRED	1 PER 40' O.C.
NUMBER OF TREES PROVIDED	206

		MINIMUN	A LOT SIZI	E CHART		
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	59,999 SF	N/A	59,999 SF	N/A	2,694 SF	59,999 SF
3	60,000 SF	N/A	60,000 SF	N/A	11,047 SF	60,000 SF
4	60,000 SF	N/A	60,000 SF	N/A	4,390 SF	60,000 SF
6	68,379 SF	8,379 SF	60,000 SF	N/A	N/A	60,000 SF

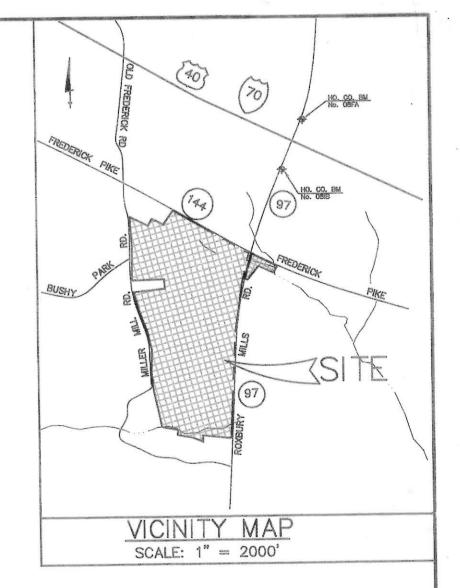
* IN THE 'RC' DISTRICT, UP TO 50 PERCENT OF THE LAND INCLUDED IN THE MINIMUM LOT SIZE MAY BE STEEP SLOPES OR 100-YEAR FLOODPLAIN PER HOWARD COUNTY ZONING REGULATIONS, SECTION 103.A.77.

RIGGS	PR(DPE	RTY
PRHLII	MINAR	YP	LAN



	LOT	AREAS	
LOT#	AREA	LOT#	AREA
1	60,000	22	47,813
2	59,999	23	43,629
3	60,000	24	42,541
4	60,000	25	42,541
5	60,000	26	42,541
6	68,379	27	42,541
7	44,306	28	42,541
8	40,266	29	42,541
9	40,587	30	42,541
10	40,000	31	42,541
11	40,000	32	42,541
12	40,000	33	42,541
13	40,000	34	42,541
14	40,991	35	42,572
15	43,588	36	44,182
16	48,868	37	59,478
17	59,659	38	46,656
18	56,977	39	50,938
19	60,000	40	58,057
20	56,210	41	41,447
21	51,922	42	46,096

Γ	000	RDINATE C	HAR	T (NAD83	7
	Contract Contract of Contract		T	NORTH	EAST
No.	NORTH	EAST	No.	1000	1304906.9601
677		1307634.6020	192	600090.4272	1304968.9861
678		1307624.5935	194	000.00	
679	601462.4178	1307829.1166	193		1304747.6253
680	601397.4260	1307954.3414	439	600152.4889	1304748.4859
681	601321.5855	1308095.8469	443	600387.5203	1304762.8252
682		1308281.4257	457	600450.9592	1304765.0657
683	601823.0183	1307752.0397	458	600500.9424	1304763.2664
684	601805.0381	1307762.7855	460	600550.7296	1304758.0719
315	600027.4087	1306487.8750	462	600646.2165	1304740.1501
316	600642.6258	1306590.7956	465	600792.7430	1304705.5528
365	600168.1099	1306506.2357	478	600923.8237	1304667.5398
430	603186.8596	1305233.5592	674	601375.6596	1304516.8162
666	602355.5205	1306746.9250	583	601373.7115	1304548.8633
670	602287.4732	1306778.3446	658	601335.5801	1305176.1392
1509	601009.8255	1306493.5769	657	601653.8805	1305195.1905
1638	600533.5567	1308482.0345	584	601697.1987	1304471.7060
1508	600314.5935	1306449.0931	673	601699.1005	1304439.9431
733	599464.9800	1306468.7115	492	601807.5178	1304426.4583
734	599014.4007	1306455.4438	517	602283.9874	1304423.0291
672	598570.4061	1306419.8900	508	602768.0501	1304455.3339
313	598647.1992	1305999.1244	506	602849.2203	1304457.9551
314	598567.6087	1305972.3836	503	602929.7088	1304454.1552
589	598679.7614	1305661.8277	501	602982.0840	1304443.2740
648	598725.4334	1305330.8389	524	603041.0879	1304422.9568
659	599196.6179	1305339.2752	526	603094.0802	1304395.6734
1109			675	603197.7014	1304338.4842
	8 599404.5826		1	603068.1634	1304475.7989
100		+	102	603066.0877	1304478.8294
450			642	602925.7603	1304683.7060
448			1	603030.5063	1304743.0879
190			1	602862.1769	1305049.8699
19	1	-	-		1305233.5592



BENCH MARKS (NAD83) HORIZONTAL

HO. CO. BM No. 08FA
N 607,113.698 E 1,311,061.325
STAMPED BRASS DISC SET ON
TOP OF CONCRETE BASE

HO. CO. BM No. 08IB
N 604,721.750 E 1,310,194.124
STAMPED BRASS DISC SET ON
TOP OF CONCRETE BASE

BENCH MARKS (NAD29) VERTICAL

HO. CO. BM No. 3633003 ELEV. = 617.44'
N 541,955.702 E 793,731.821
CONCRETE MONUMENT 0.9' BELOW SURFACE

OVERALL SITE ANALYSIS

EXISTING ZONING	RC
TOTAL GROSS AREA	183.43 AC +/-
AREA OF ROAD RIGHT-OF-WAY DEDICATION	3.35 AC +/-
AREA AFTER ROAD RIGHT-OF-WAY DEDICATION	180.08 AC +/-
AREA OF ROAD RIGHT-OF-WAY DEDICATION AREA AFTER ROAD RIGHT-OF-WAY DEDICATION AREA OF BULK PARCELS 1,2,& 3 ,AND PARCEL 4	180.08 AC +/-
NUMBER OF CLUSTER LOTS ALLOWED	42
NUMBER OF CLUSTER LOTS PROPOSED	42
NUMBER OF PRESERVATION PARCELS	7
NUMBER OF PRESERVATION PARCELS WITH SINGLE RESIDENCE	3
APEA OF PROPOSED CHISTER LOTS	46.39 AC +/-
AREA OF PROPOSED ROAD RIGHT-OF-WAY AREA OF PROPOSED PRESERVATION PARCELS	46.39 AC +/- 4.13 AC +/-
	129.56 AC +/-
AREA OF PROPOSED PRESERVATION PARCELS TOTAL NUMBER OF BUILDABLE UNITS PROPOSED AREA OF 100 YEAR FLOOD PLAIN	45
AREA OF 100 YEAR FLOOD PLAIN	6.25 AC +/-
OPEN SPACE REQUIRED	0
Section 1 Section 2 Section Section 2 Section	

SITE ANALYSIS BULK PARCEL 1

GROSS AREA

NUMBER OF CLUSTER LOTS ALLOWED

NUMBER OF CLUSTER LOTS PROPOSED

AREA OF CLUSTER LOTS PROPOSED

AREA OF PRESERVATION PARCELS

AREA OF ROAD RIGHT—OF—WAY

(* ADDITION 2.8 LOT DENSITY OBTAINED FROM PARCEL 4)

GROSS AREA
NUMBER OF CLUSTER LOTS ALLOWED
NUMBER OF CLUSTER LOTS PROPOSED
AREA OF CLUSTER LOTS PROPOSED
AREA OF PRESERVATION PARCELS
AREA OF ROAD RIGHT-OF-WAY

S2.44 AC +/12
12
12
12
12.39 AC +/38.56 AC +/14.49 AC +/-

SITE ANALYSIS BULK PARCEL 3

GROSS AREA
NUMBER OF CLUSTER LOTS ALLOWED
NUMBER OF CLUSTER LOTS PROPOSED
AREA OF CLUSTER LOTS PROPOSED
AREA OF PRESERVATION PARCEL
AREA OF ROAD RIGHT-OF-WAY

12
12
12
12.85 AC +/36.86 AC +/1.42 AC +/-

SITE ANALYSIS BULK PARCEL 4

GROSS AREA

NUMBER OF CLUSTER LOTS ALLOWED

NUMBER OF CLUSTER LOTS PROPOSED

AREA OF PRESERVATION PARCEL

AREA OF ROAD RIGHT—OF—WAY

(* 2.80 LOTS INCLUDED IN BULK PARCEL 1)

TENTATIVELY APPROVED DEPT. OF PLANNING AND



	SHEET INDEX
NO.	DESCRIPTION
1	PRELIMINARY PLAN TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY GRADING, SEDIMENT CONTROL AND PERCOLATION PLAN
5	PRELIMINARY GRADING, SEDIMENT CONTROL AND PERCOLATION PLAN

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM HOWARD COUNTY HEALTH DEPARTMENT

By M. Boyl MD p. J. J. 4-24-96

HOWARD COUNTY HEALTH OFFICER

DATE

/i	APRIL 1996	REVISED PER HOWARD COUNTY COMMENTS
NO	DATE	REVISION
T	SA GROUP	, INC.
-		mal Pike • Ellicott City, Maryland 21043 • (410) 485-6105

OWNER DEVELOPER: AMALIA RIGGS C/O COOKSVILLE LIMITED PARTNERSHIP P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 (410)465-4244	PROJECT: RIGGS PROPERTY LOTS 1-42 & PRESERVATION PARCELS A THRU G			
	LOCATION:	TAX MA	CEL 96 PS 8 & 14 NON DISTRICT INTY, MARYLAND	S-95-15
	TITLE:	TITLE	SHEET	

SCALE: AS SHOWN

DES: CAM DRN: JMC CHK: CAM

DRAWING _1 OF _5

PROJECT NO. 0533

