

**SITE DATA TABULATION**

- GENERAL SITE DATA  
 1.) PRESENT ZONING: R-SC  
 2.) APPLICABLE DPZ FILE REFERENCES: S-94-36  
 3.) PROPOSED USE OF SITE: 53 SFA HOMES  
 4.) PROPOSED WATER AND SEWER SYSTEMS: X\_PUBLC

- AREA TABULATION  
 1.) TOTAL AREA OF SITE: 19.14 AC.  
 2.) AREA OF 100 YEAR FLOODPLAIN: 0.00 AC.  
 3.) AREA OF STEEP SLOPES (25% OR GREATER): N/A  
 4.) NET AREA OF SITE: 19.14 AC.  
 5.) AREA OF THIS PLAN SUBMISSION: 19.14 AC.  
 6.) APPROXIMATE LIMIT OF DISTURBANCE: 13.74 AC.±  
 7.) AREA OF PROPOSED BUILDABLE LOTS: 9.28 AC.  
 8.) AREA OF PROPOSED OPEN SPACE LOTS: 7.74 AC.  
 9.) AREA OF PROPOSED PRESERVATION PARCELS: N/A  
 10.) AREA OF BULK PARCELS: N/A  
 11.) AREA OF PROPOSED PRIVATE COURT: N/A  
 12.) AREA OF PROPOSED PUBLIC ROAD R/W DEDICATION: 2.12 AC.

- UNIT/LOT TABULATION  
 1.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT PER NET ACRE: 4 UNITS/NET AC. = 76 UNITS/LOTS  
 2.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 54  
 3.) DENSITY OF PROJECT PER NET ACRE: 2.8 DU/AC.  
 4.) TOTAL NUMBER OF LOTS ALLOWED PER DEQ/CEO: N/A  
 5.) TOTAL NUMBER OF LOTS PROPOSED PER DEQ/CEO: N/A  
 6.) TOTAL NUMBER OF PRESERVATION PARCELS PROPOSED: N/A  
 7.) TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 4  
 8.) TOTAL NUMBER OF NON-CREDITED OPEN SPACE LOT PROPOSED: 1  
 9.) TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS PROPOSED: N/A  
 10.) OVERALL TOTAL NUMBER OF LOTS/PARCELS PROPOSED: 59

- OPEN SPACE DATA  
 1.) MINIMUM RESIDENTIAL LOT SIZE SELECTED: 6000 S.F.  
 2.) OPEN SPACE REQUIRED: 3.83 AC (20%)  
 3.) TOTAL AREA OF OPEN SPACE PROVIDED ON THIS SUBMISSION: 7.74 AC. (40%)  
 4.) INDICATES OPEN SPACE AREAS LESS THAN 35' IN WIDTH: 0.16 AC.±  
 5.) TOTAL AREA OF NON-CREDITED OPEN SPACE FOR VEHICULAR ACCESS: 0.32 AC.  
 6.) TOTAL AREA OF OPEN SPACE MEETING MINIMUM OPEN SPACE REQUIREMENTS: 7.26 AC.  
 7.) AREA OF RECREATION OPEN SPACE REQUIRED: (250 SF/UNIT) = 13,250 SF  
 8.) AREA OF RECREATION OPEN SPACE PROVIDED ON THIS SUBMISSION: 13,250 SF

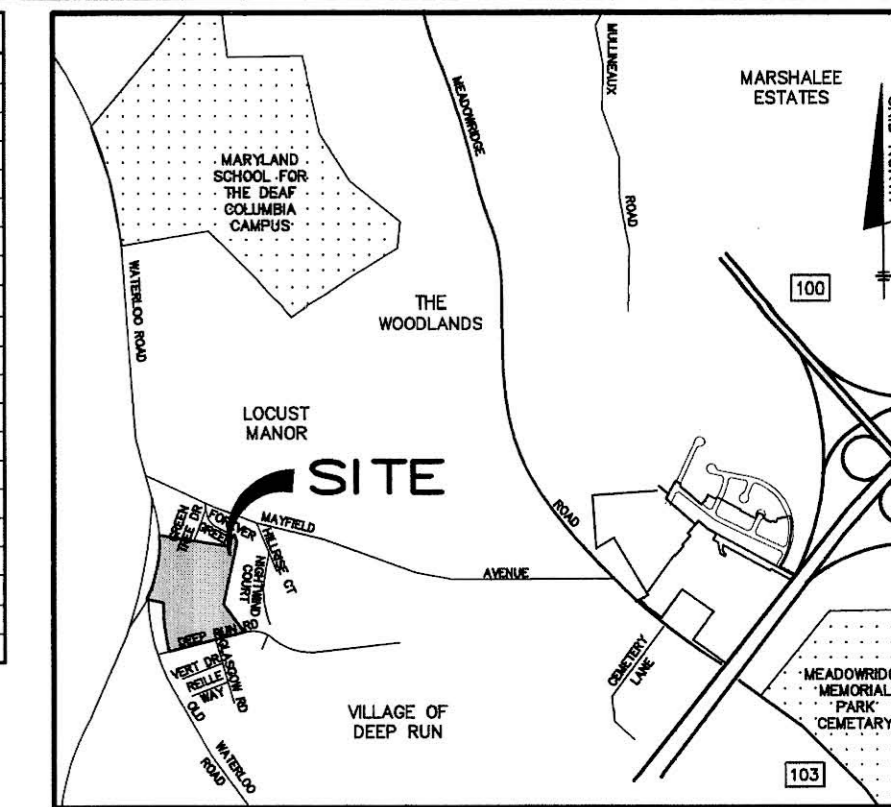
# ARBOR WOODS

## PRELIMINARY PLAN



LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
1	8,177 SF	976 SF	7,201 SF	N/A	N/A	7,201 SF
2	6,840 SF	383 SF	6,457 SF	N/A	N/A	6,457 SF
10	7,847 SF	582 SF	7,265 SF	N/A	N/A	7,265 SF
11	6,842 SF	702 SF	6,140 SF	N/A	N/A	6,140 SF
12	8,650 SF	763 SF	7,887 SF	N/A	N/A	7,887 SF
13	8,466 SF	573 SF	7,893 SF	N/A	N/A	7,893 SF
19	8,140 SF	1,272 SF	6,868 SF	N/A	N/A	6,868 SF
20	10,096 SF	2,007 SF	8,089 SF	N/A	N/A	8,089 SF
21	8,704 SF	1,920 SF	6,784 SF	N/A	N/A	6,784 SF
42	9,503 SF	1,907 SF	7,596 SF	N/A	N/A	7,596 SF
47	20,736 SF	7764 SF	12,999 SF	N/A	N/A	12,999 SF
48	8,684 SF	649 SF	8,035 SF	N/A	N/A	8,035 SF
49	9,100 SF	999 SF	8,101 SF	N/A	N/A	8,101 SF
50	7,414 SF	561 SF	6,853 SF	N/A	N/A	6,853 SF
51	8,818 SF	517 SF	8,301 SF	N/A	N/A	8,301 SF

NO.	NORTH (FT.)	EAST (FT.)
88	556352.1561	1371711.7236
102	556597.6415	1371781.0214
138	555834.6891	1371919.2501
468	555779.0067	1371994.5357
469	555554.5934	1371174.0419
471	555793.6722	1371108.6515
472	556060.2132	1371057.1553
473	556094.2150	1370803.7193
475	556644.3069	1370776.4516
476	556655.0805	1370958.6133
514	556602.2426	1371730.3522
522	556658.9752	1371746.4785
523	556756.5884	1371700.2931
524	556777.2088	1371745.6440
525	556663.3817	1371799.7119
527	556648.2956	1371007.4082
537	556654.4797	1371008.4882
1011	556630.7120	1371416.8322
1383	556038.7644	1371621.1397
2376	556656.5709	1371137.3471



VICINITY MAP  
SCALE: 1"=2000'

**GENERAL NOTES**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:  
LOCATION: TAX MAP 37, PARCELS 149, 405, 493 & 594  
1ST ELECTION DISTRICT  
ZONING: R-SC  
TOTAL TRACT AREA: 19.14 AC.  
NUMBER OF PROPOSED LOTS: 54 SFD, 4 OPEN SPACE, 1 NON-CREDITED OPEN SPACE LOT.  
DATE SKETCH PLAN APPROVED: OCTOBER 03, 1994  
APPLICABLE DPZ FILE NUMBERS: S-94-36
- TRACT BOUNDARY ESTABLISHED BY A BOUNDARY SURVEY BY TSA GROUP, INC. 12/1994.
- TOPOGRAPHY TAKEN FROM FIELD RUN SURVEY BY TSA GROUP, INC., CONTOUR INTERVAL IS 2 FEET.
- COORDINATES, HORIZONTAL DATUMS BASED ON NAD 83  
HO. CO. GEODETIC CONTROL STATIONS 370C AND 37HC  
VERTICAL DATUMS BASED ON NAD 27  
HO. CO. GEODETIC CONTROL STATION 2444001-R
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC, DRAINAGE AREA IS PATAPSCO.
- EXISTING UTILITIES WERE LOCATED PER COUNTY DRAWINGS AND FIELD RUN SURVEY.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY RETENTION. HAZARD CLASSIFICATION FOR THE STRUCTURE SHALL BE CLASS 'A'.
- WETLANDS DELINEATION PREPARED BY ENVIRONMENTAL RESOURCES SERVICES, INC., 1/94.
- FOREST STAND DELINEATION PLAN PREPARED BY J. COOK CONSULTANTS 2/94 REV. 4/94.
- APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM AND ASSOC., 2/94.
- NO FLOODPLAIN EXISTS ON SITE.
- NOISE STUDY PREPARED BY TSA GROUP, INC. 2/96.
- GEOTECHNICAL REPORT PROVIDED BY HILLIS-CARNES AND ASSOC., 2/95.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTS SHALL BE PROVIDED PER COUNTY REQUIREMENTS. MINIMUM 20 FOOT SPACING BETWEEN STREET LIGHT AND STREET TREE REQUIRED.
- OPEN SPACE LOT 58 IS A NON-CREDITED OPEN SPACE LOT FOR VEHICLE ACCESS TO ADJACENT PAVEL 55B.
- STORMWATER MANAGEMENT FACILITY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	723.49'	9.31'	0.4414°	4.66'	S25°59'24"W 9.31'
C2	320.00'	156.38'	27°59'59"	79.78'	S39°37'16"W 154.83'
C3	375.00'	196.00'	29°56'48"	100.29'	S49°24'20"E 193.78'
C4	320.00'	228.98'	40°59'54"	119.64'	S54°55'53"E 224.12'
C5	180.00'	91.00'	28°57'58"	48.49'	N01°53'51"W 90.03'
C6	111.76'	70.36'	36°04'14"	36.39'	N10°37'18"E 69.20'
C7	150.00'	50.24'	19°11'20"	25.36'	S26°45'53"E 50.00'
C8	100.00'	50.68'	29°02'12"	25.90'	S31°41'19"W 50.14'

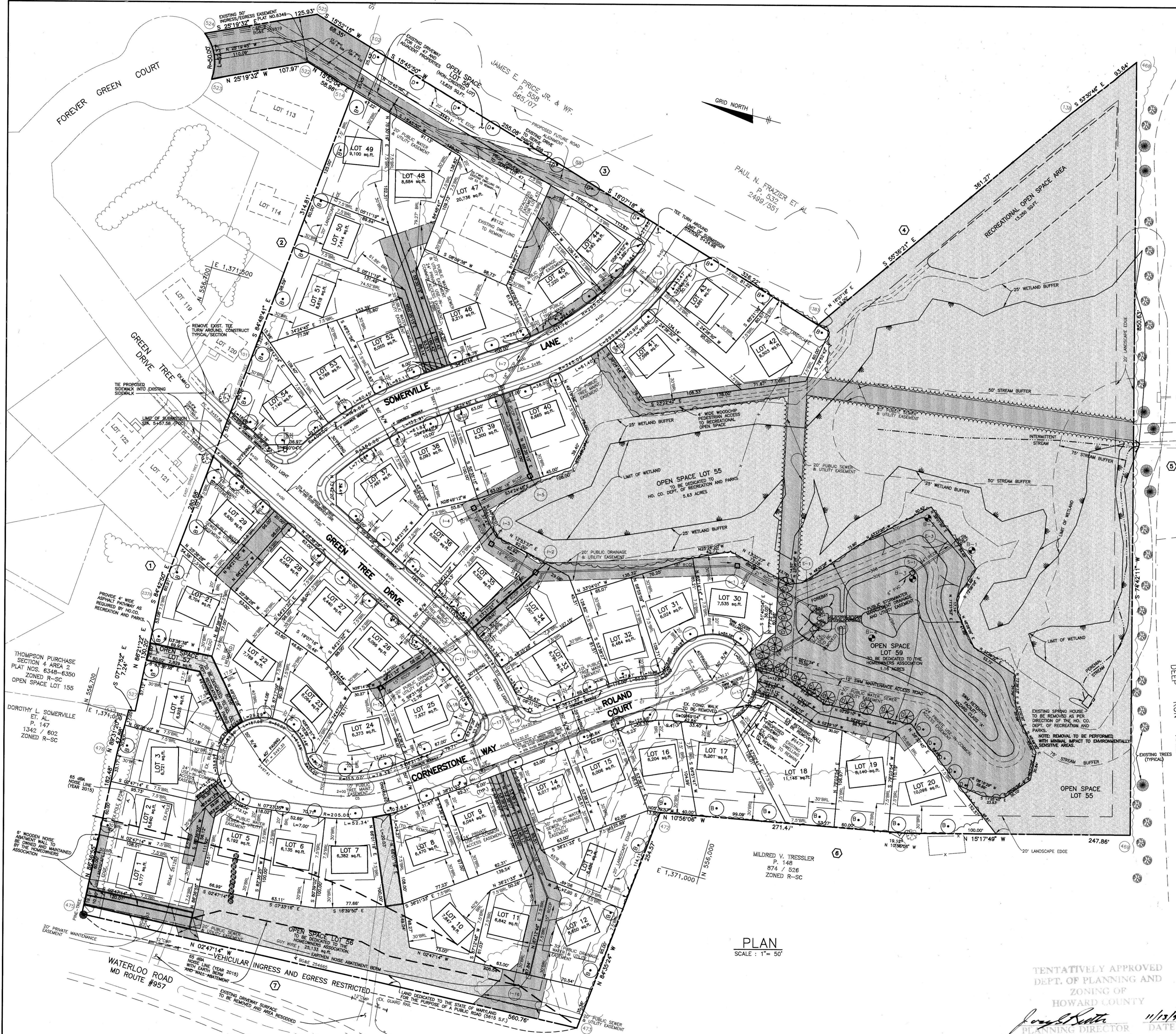
NO.	DATE	REVISION

**TSA GROUP, INC.**  
 planning • architecture • engineering  
 8460 Baltimore National Pike • Ellicott City, Maryland 21048 • (410) 485-8105

OWNER: ROSE MARIE SEARS 8122 FOREVER GREEN CT. ELKRIDGE, MD 21227	ELIZABETH ROULLER 6477 WATERLOO RD. ELKRIDGE, MD 21227	PROJECT: <b>ARBOR WOODS</b> LOTS 1-59
DEVELOPER: CORNERSTONE HOLDINGS, L.L.C. 6571 HUNTSVILLE DRIVE ELKRIDGE, MARYLAND 21227	LOCATION: TAX MAP 37 - PARCELS 149,405,493 & 594 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: <b>TITLE SHEET</b>
DATE: JUNE 25, 1996 SEPTEMBER 19, 1996	PROJECT NO. 0675	SCALE: AS SHOWN
Design: DAM/GWF	Draft: JR	DRAWING 1 OF 3

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*Joseph D. Smith* 11/15/96  
 PLANNING DIRECTOR DATE



CATEGORY	SCHEDULE A PERIMETER LANDSCAPE EDGE					
	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES			
LANDSCAPE TYPE	①	②	③ A	④ A	⑤ A	⑥ A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	N/A	561'	505'	420'	580'	774'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	NO	NO	NO	NO	YES 160'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	① YES 561'	① NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE) SHRUBS	N/A	0	7	7	10	0
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	N/A	0	7	7	10	0

- ① - 6' WOODED NOISE ABATEMENT WALL
- ② - EXISTING TREES
- ③ - OPEN SPACE LOT 55 HAS EXISTING WOODS BUFFER, DOES NOT REQUIRE LANDSCAPING BUFFER ADJACENT TO ROADWAY
- ④ - EARTHEN BERM AND 6' WOODEN NOISE ABATEMENT WALL

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	430'
NUMBER OF TREES REQUIRED SHADE TREES EVERGREEN TREES	8 9
CREDIT FOR EXISTING VEGETATION (NO, YES AND %) (DESCRIBE BELOW IF NEEDED)	YES, 55'
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %) (DESCRIBE BELOW IF NEEDED)	NO
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE)	5 15
LANDSCAPE TYPE	B

LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
○	STREET TREES INSTALLED BY THE DEVELOPER UNDER CONSTRUCTION PLAN AS PER COUNTY MINIMUM REQUIREMENTS.
○	SHADE TREES INSTALLED BY THE DEVELOPER.
○	EVERGREENS INSTALLED BY THE DEVELOPER.
○	PERIMETER LANDSCAPE SHADE TREE INSTALLED BY THE BUILDER AS PER COUNTY MINIMUM REQUIREMENTS.

STREET LIGHT SCHEDULE		
SYMBOL	LOCATION	TYPE
☆	STA. 10+06 STA. 6+21 GREEN TREE DRIVE	100 WATT HPS TRADITIONAIRE POST TOP MOUNTED ON 14' BLACK FIBERGLASS POLE.

- NOTES:**
- FOR C CURVE DATA SEE SHEET NO. 1
  - EXISTING DWELLING LOCATED ON LOT 47 TO BE SERVED BY EXISTING WATER HOUSE CONNECTION, WITH PROPOSED SEWER HOUSE CONNECTION PROVIDED. EXISTING DWELLING ON LOT 18 TO BE SERVED BY PROPOSED WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION. DOCUMENTATION FOR ABANDONMENT OF EXISTING SEWERAGE SYSTEMS AND WATER HOUSE CONNECTIONS FOR EXISTING DWELLINGS TO BE REMOVED WILL BE PROVIDED PRIOR TO PLAT RECORDATION.

LEGEND	
PROPOSED CONTOUR	—560—
EXISTING GRADE	—15'D—
PROPOSED STORM DRAIN	—
EXISTING TREE LINE	—
PROPOSED TREE LINE	—
FOREST CONSERVATION EASEMENT	—

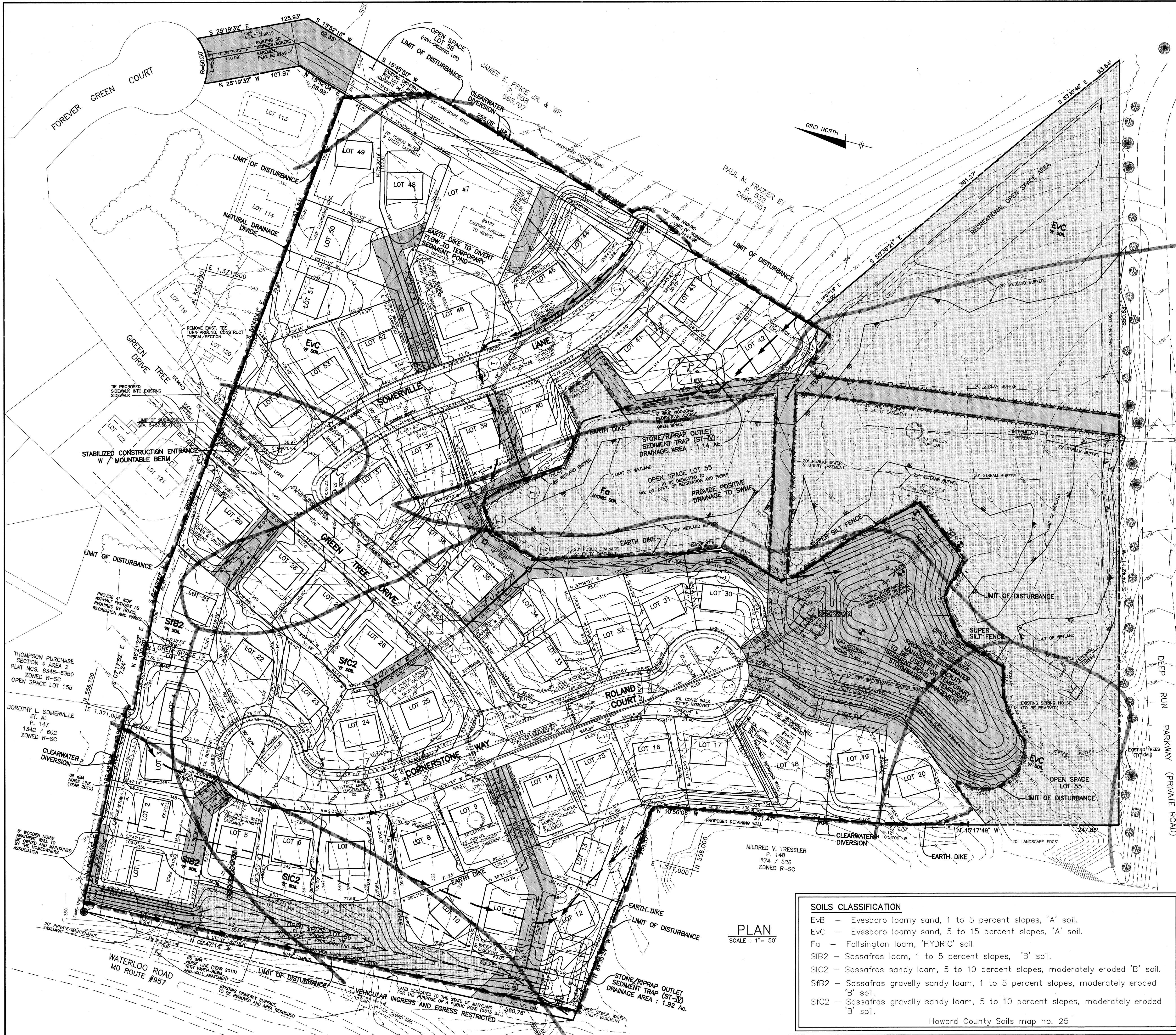
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DEVELOPER: CORNERSTONE HOLDINGS, L.L.C. 6571 HUNTSVILLE DRIVE ELKRIDGE, MARYLAND 21227	TITLE: <b>PRELIMINARY PLAN</b>	LOCATION: TAX MAP 37 - PARCELS 149,405,493 & 594 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE 24, 1996 OCTOBER 31, 1996	PROJECT NO. 0675	SCALE: 1"=50'
Design: DAM/GWF	Draft: JR	DRAWING 2 OF 3

**PLAN**  
SCALE: 1"=50'

TENTATIVELY APPROVED  
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 PLANNING DIRECTOR DATE 11/13/96



APPROXIMATE STORMWATER MANAGEMENT W.S. ELEVATIONS

WET POND WSE	305.3
2 YEAR	306.6
10 YEAR	307.2

**LEGEND**

- PROPOSED CONTOUR ——— 560 ———
- EXISTING GRADE ——— 560 ———
- PROPOSED STORM DRAIN ——— 15" RCCP ———
- LIMIT OF DISTURBANCE ———
- SILT FENCE ——— SF ———
- SUPER SILT FENCE ——— SSF ———
- EARTH DIKE ———
- SOIL TYPE ——— BeB2 ———
- SOIL TYPE DELINEATION ———
- EXISTING TREE LINE ———
- PROPOSED TREE LINE ———
- FOREST CONSERVATION EASEMENT ———
- STABILIZED CONSTRUCTION ENTRANCE ———

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*James H. Smith* 11/13/96  
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**SOILS CLASSIFICATION**

- EvB - Evesboro loamy sand, 1 to 5 percent slopes, 'A' soil.
- EvC - Evesboro loamy sand, 5 to 15 percent slopes, 'A' soil.
- Fa - Fallsington loam, 'HYDRIC' soil.
- SIB2 - Sassafras loam, 1 to 5 percent slopes, 'B' soil.
- SIC2 - Sassafras sandy loam, 5 to 10 percent slopes, moderately eroded 'B' soil.
- SfB2 - Sassafras gravelly sandy loam, 1 to 5 percent slopes, moderately eroded 'B' soil.
- SfC2 - Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded 'B' soil.

Howard County Soils map no. 25

PLAN  
 SCALE: 1" = 50'