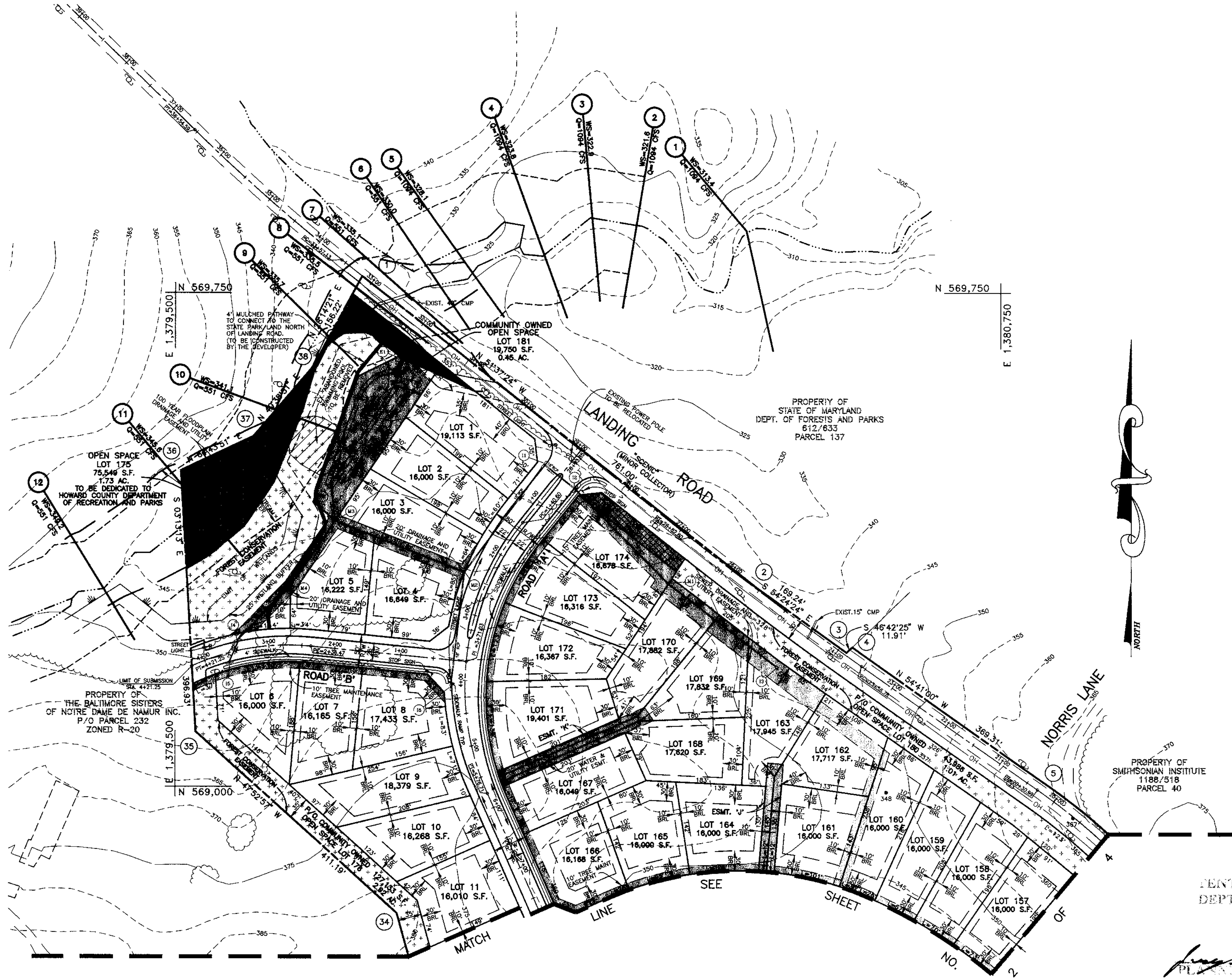


MINIMUM LOT SIZE CHART		
LOT NO.	GROSS AREA	MINIMUM LOT SIZE
38	17,307	16,510
39	16,777	16,029
40	18,854	16,000
54	19,988	16,349
56	18,338	16,217
57	19,794	17,528
74	19,000	16,508
75	18,060	16,282
76	17,235	16,030
77	17,297	16,030
85	18,529	16,512
86	17,392	16,104
87	17,288	16,000
93	17,680	16,016
94	17,819	16,121
95	21,368	19,899
102	16,988	16,000
103	16,220	16,000
105	19,048	16,000
111	18,488	16,865
112	19,289	17,666
113	17,712	16,105
124	19,135	17,964
125	17,314	16,128
126	18,399	17,213
127	17,241	16,069
133	17,490	16,519
134	19,234	17,297
135	19,544	17,857
136	18,600	17,424
162	17,717	16,094
163	17,945	16,391
168	17,620	16,000
169	17,832	16,000
170	17,882	16,273

EASEMENT CHART	
*ESMT. 'A'	PRIVATE USE IN-COMMON ACCESS & UTILITY ESMT. FOR LOTS 38 - 40
*ESMT. 'B'	PRIVATE USE IN-COMMON ACCESS & UTILITY ESMT. FOR LOTS 56 - 57
*ESMT. 'C'	PRIVATE USE IN-COMMON ACCESS & UTILITY ESMT. FOR LOTS 74 - 77
*ESMT. 'D'	PRIVATE USE IN-COMMON ACCESS & UTILITY ESMT. FOR LOTS 85 - 87
*ESMT. 'E'	PRIVATE USE IN-COMMON ACCESS & UTILITY ESMT. FOR LOTS 93 - 95
*ESMT. 'F'	PRIVATE USE IN-COMMON ACCESS & UTILITY ESMT. FOR LOTS 102 - 103
*ESMT. 'G'	PRIVATE USE IN-COMMON ACCESS & UTILITY ESMT. FOR LOTS 111 - 113
*ESMT. 'H'	PRIVATE USE IN-COMMON ACCESS & UTILITY ESMT. FOR LOTS 124 - 127
*ESMT. 'I'	PRIVATE USE IN-COMMON ACCESS & UTILITY ESMT. FOR LOTS 133 - 136
*ESMT. 'J'	PRIVATE USE IN-COMMON ACCESS & UTILITY ESMT. FOR LOTS 162 - 163
*ESMT. 'K'	PRIVATE USE IN-COMMON ACCESS & UTILITY ESMT. FOR LOTS 168 - 170

COORD. CHART (nad 83)		
No.	NORTH	EAST
1	569775.5559	1379782.6605
2	569302.9054	1380379.2436
3	569204.4047	1380516.8617
4	569212.5742	1380525.5331
5	569999.0778	1380262.8787
6	568835.4487	1381001.1711
7	568618.1917	1381176.6770
8	568544.5614	1381231.9534
9	568503.0848	1381262.8506
10	568473.9292	1381283.5218
11	568446.0613	1381302.0409
12	568421.2267	1381317.5698
13	568393.1895	1381333.1596
14	568355.5506	1381351.4554
15	568301.7588	1381365.7937
16	568275.4125	1381347.8313
17	568207.8888	1381360.4356
18	567891.6160	1381395.0172
19	567882.7777	1381381.7834
20	566966.3085	1380009.5261
21	567191.7085	1378700.5691
22	567745.3626	1378478.9783
23	567757.1650	1378508.2043
24	567889.9705	1378530.6533
25	568004.4373	1378587.7072
26	568141.0923	1378688.4168
27	568239.2342	1378867.0994
28	568266.3726	1378942.2956
29	568284.4223	1379042.7170
30	568186.8690	1379258.4520
31	568199.2132	1379637.7120
32	568333.2552	1379884.7282
33	568354.0428	1379960.4630
34	568808.2599	1379835.7890
35	569084.0253	1379530.7800
36	568480.3292	1379508.4828
37	568532.0211	1379617.9902
38	569637.7282	1379708.7443

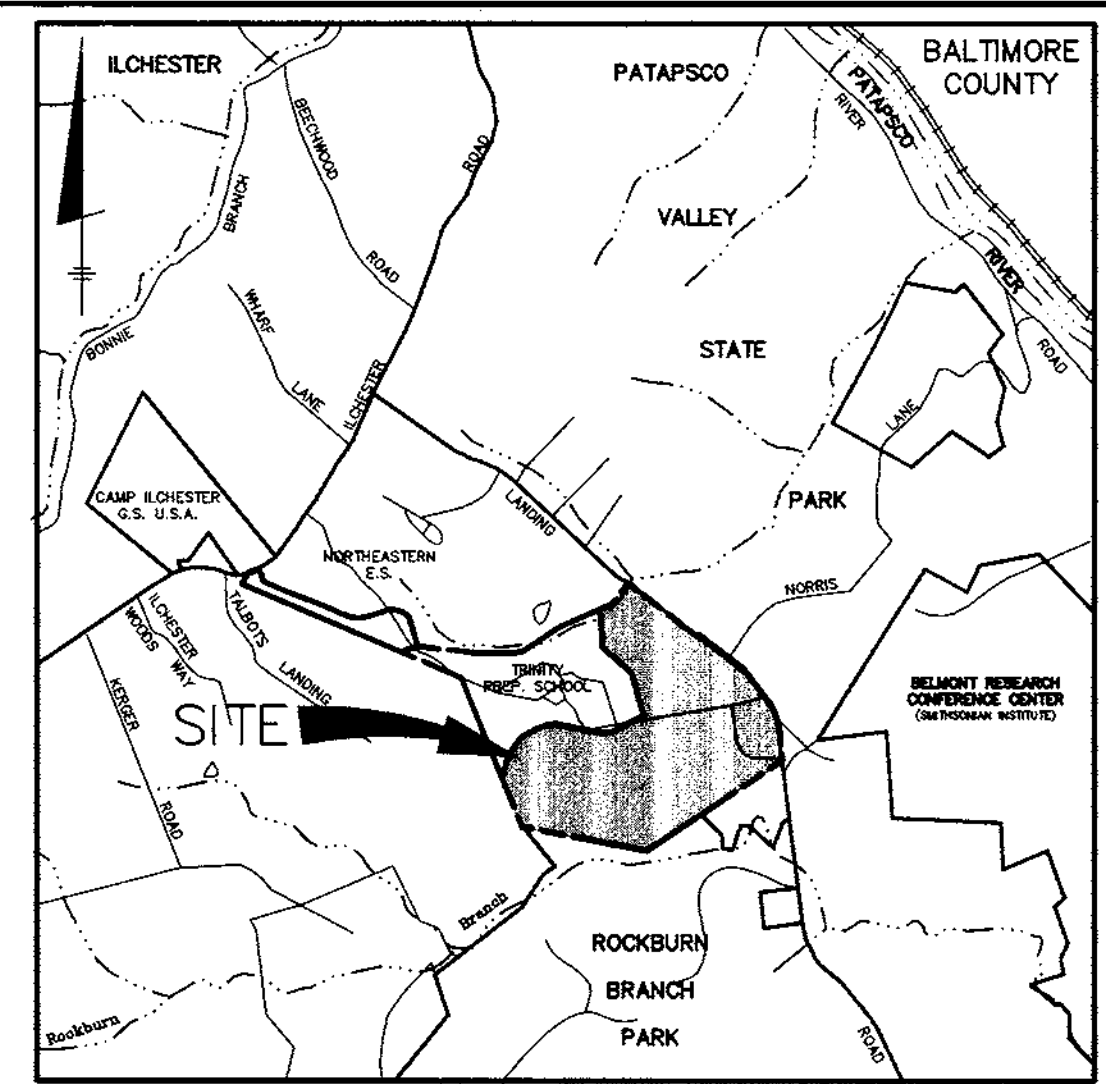
CURVE DATA CHART						
STREET	CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
STREET 'A'	1+40.60 to 5+76.71	400.00'	436.12'	62°28'08"	242.58'	507°22'12"W 1414.83'
	8+40.91 to 21+09.49	580.00'	1268.59'	125°19'06"	1121.77'	N38°47'41"E 1030.42'
	24+48.35 to 27+31.10	316.00'	282.75'	51°15'59"	151.63'	S75°49'15"W 273.41'
	29+96.42 to 31+06.37	350.00'	109.95'	17°59'58"	55.43'	N59°11'15"E 109.50'
STREET 'B'	2+36.47 to 4+21.25	350.00'	184.78'	30°14'58"	94.60'	S80°28'23"W 182.64'
	1+10.87 to 4+73.30	471.01'	362.43'	44°05'13"	190.72'	S89°17'53"W 353.55'
	4+73.30 to 9+02.14	750.00'	428.84'	32°45'40"	220.48'	N51°10'40"W 423.03'
STREET 'C'	12+24.23 to 15+69.58	316.00'	345.35'	62°37'04"	192.20'	N03°29'17"W 328.42'
	3+46.66 to 8+25.81	316.00'	479.15'	86°52'39"	299.23'	S35°47'16"E 434.55'
STREET 'F'	9+25.81 to 11+25.00	350.00'	199.19'	37°36'28"	102.37'	N84°28'11"E 186.51'
	10+52.98 to 13+56.29	543.00'	303.31'	32°00'14"	155.72'	N22°19'59"W 299.38'
	17+51.46 to 20+30.99	967.85'	279.54'	16°32'54"	140.75'	N46°36'33"W 278.56'
LANDING ROAD	23+56.78 to 26+82.80	535.84'	326.02'	03°29'16"	163.08'	S53°08'22"E 325.97'
	33+57.13 to 36+54.59	2954.86'	297.46'	05°46'04"	148.86'	S48°30'41"E 297.33'



RECREATIONAL OPEN SPACE TABULATION	
RECREATIONAL OPEN SPACE REQUIRED 200 SF/UNIT = 34800 SF OR 0.80 AC.	
RECREATIONAL OPEN SPACE PROVIDED:	
RECREATIONAL OPEN SPACE AREA 'A'	15354 SF
RECREATIONAL OPEN SPACE AREA 'B'	22107 SF
MULCHED PATHWAY AT 2 SF OF REC. AREA PER 1 SF OF PATHWAY: 665' x 4' = 2660 SF	
2660 SF x 2 = 5320 SF REC. AREA	5320 SF
TOTAL PROVIDED	42781 SF OR 0.98 AC.

LEGEND
 [Hatched Box] INDICATES OPEN SPACE AREAS LESS THAN 35 FEET IN WIDTH
 [Box with + signs] FOREST CONSERVATION EASEMENT

SITE DATA	
1.) GROSS AREA.....	98.15 AC.
2.) FLOODPLAIN / STEEP SLOPES.....	1.02 AC. / 0 AC.
3.) NET AREA.....	97.13 AC.
4.) MINIMUM LOT SIZE PROPOSED.....	16,000 S.F.
5.) TOTAL NUMBER OF PROPOSED LOTS: SINGLE FAMILY DETACHED.....	174
OPEN SPACE.....	11
6.) AREA OF PROPOSED ROAD RIGHT-OF-WAY.....	11.32 AC.
7.) AREA OF PROPOSED BUILDABLE LOTS.....	66.74 AC.
8.) OPEN SPACE REQUIRED, 20% OF GROSS AREA.....	19.63 AC.
9.) OPEN SPACE PROVIDED.....	20.09 AC.
NARROW STRIPS, (LESS THAN 30 IN. WIDTH).....	0.46 AC.
9.) NET OPEN SPACE PROVIDED.....	19.63 AC. (20%)



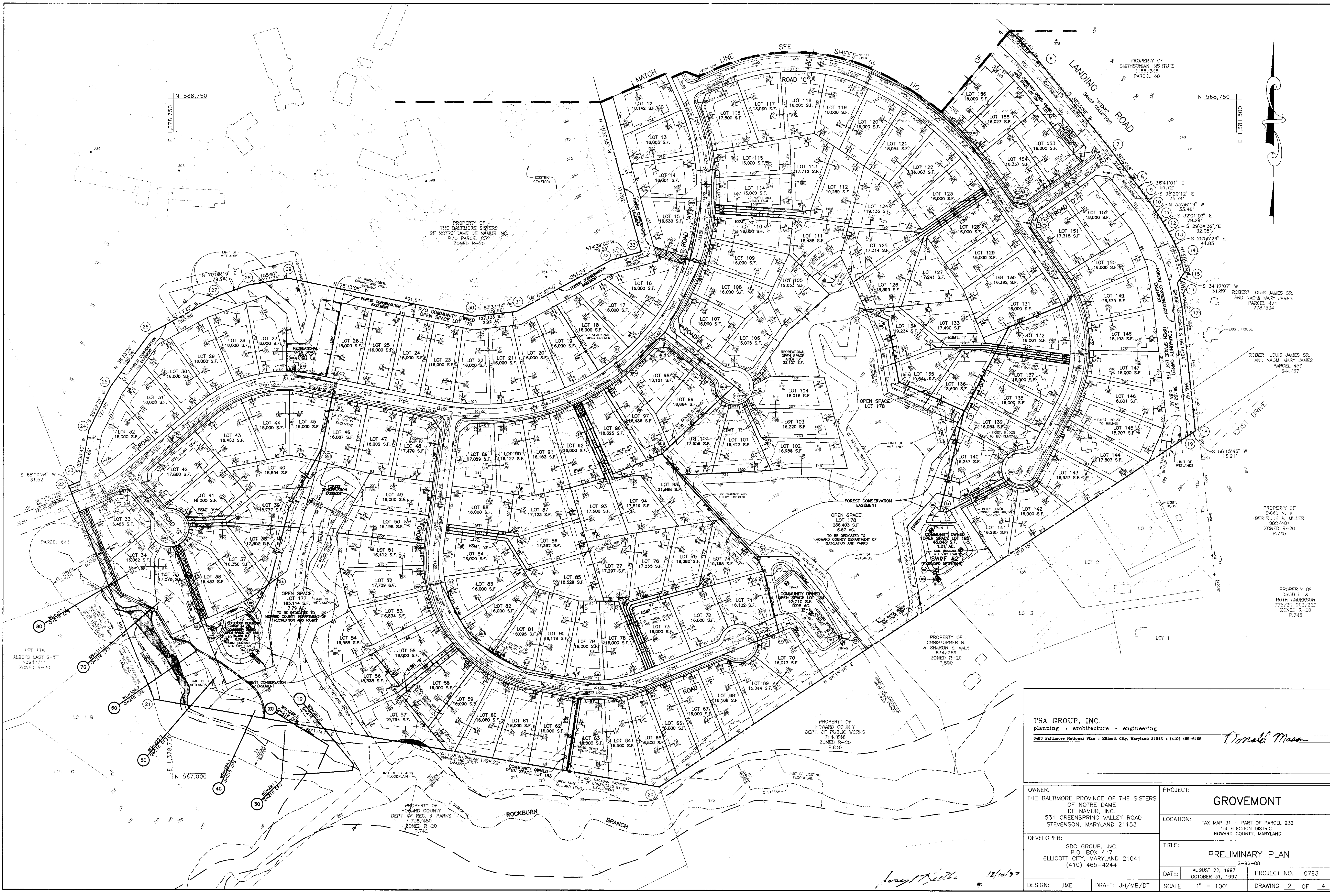
VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
LOCATION: TAX MAP 31, PART OF PARCEL 232
ZONING: R-20
TOTAL TRACT AREA: 98.15 AC.
NUMBER OF PROPOSED LOTS: 174 SFD, 11 OPEN SPACE
DATE SKETCH PLAN APPROVED: FEBRUARY 5, 1998.
APPLICABLE DPZ FILE NUMBERS: 3-96-08
- PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- TRACT BOUNDARY ESTABLISHED BY DEED.
- TOPOGRAPHY TAKEN FROM THE LATEST 200' SCALE COUNTY TOPO MAPS.
- HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT SHALL BE NAD 83, AND NAD 27 RESPECTIVELY.
- WETLAND DELINEATION PROVIDED BY M.A. DIRCKS & CO.
- FOREST STAND DELINEATION PROVIDED BY M.A. DIRCKS & CO.
- NOISE STUDY NOT REQUIRED FOR THIS DEVELOPMENT.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 50' WETLAND BUFFER, 75' STREAM BUFFER, OR 100-YEAR FLOODPLAIN, EXCEPT AS SHOWN ON THIS PLAN. ALL STATE AND FEDERAL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 16,000 SQUARE FEET.
- THIS PROPERTY SHALL BE INCLUDED IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY EXTENDED DETENTION. ALL FACILITIES TO BE CLASS 'A' STRUCTURES. WATER QUALITY SHALL BE PROVIDED FOR UNCONTROLLED AREAS BY DRY WELLS AND BIO-RETENTION.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ONSITE.
- A WAIVER REQUEST FOR THE LENGTH OF A CUL-DE-SAC ROAD (SECTION 1.5.1 HOWARD COUNTY DESIGN MANUAL VOLUME 3, ROADS AND BRIDGES) HAS BEEN APPROVED BY DEVELOPMENT ENGINEERING DIVISION.
- SEDMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- THE TWO EXISTING HOUSES ONSITE ARE SUBJECT TO LIFE ESTATE LEASES FROM THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR. IN ORDER TO MAINTAIN THE TERMS AND CONDITIONS OF THE LIFE ESTATE LEASES, THE HOUSES WILL REMAIN.
- SUBJECT TO AGREEMENT BETWEEN THE PROVINCE AND SDC GROUP, INC. A 35 FOOT MINIMUM BUFFER SHALL BE PROVIDED BETWEEN THE TWO PROPERTIES. THIS IS ACCOMPLISHED BY THE OPEN SPACE LOT WHICH WILL ALSO SERVE AS RECREATION AREA AS PART OF THE FOREST CONSERVATION REQUIREMENTS.
- DRAINAGE EASEMENTS SHALL BE PROVIDED ONSITE AS NEEEDED TO ACCOMMODATE THE ADJOINING OPEN SPACE.
- RECREATIONAL OPEN SPACE REQUIREMENTS SHALL BE PROVIDED BY THE AREAS DESIGNATED ON THESE PLANS AND BY SUBSTITUTION OF AMENITIES PER SECTION 16.121(c)(5).
- DUE TO THE STATUS OF LANDING ROAD AS A SCENIC ROADWAY, NO IMPROVEMENTS ARE PROPOSED.
- FOREST CONSERVATION SHALL BE SATISFIED BY ONSITE RETENTION, ONSITE REFORESTATION AND OFFSITE REFORESTATION AS NEEDED.
- PUBLIC SEWER AND WATER IS BEING EXTENDED THROUGH THIS SUBDIVISION. THESE PUBLIC LINES ARE BEING EXTENDED UP TO THE REMAINDER PROPERTY OF THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC. THE EXISTING WELLS AND SEPTICS FOR THE HOUSES ON PROPOSED LOTS 197 & 144 SHALL BE ABANDONED IN ACCORDANCE WITH THE ENVIRONMENTAL HEALTH DEPARTMENT REGULATIONS.

PROVINCIALE APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR DATE

TSA GROUP, INC. planning • architecture • engineering 6660 Baltimore National Pike • Ellicott City, Maryland 21048 • (410) 466-0106		
OWNER: THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC. 1531 GREENSPRING VALLEY ROAD STEVENSON, MARYLAND 21153	PROJECT: GROVEMONT	
DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244	LOCATION: TAX MAP 31 - PART OF PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: PRELIMINARY PLAN S-96-08
DESIGN: JME DRAFT: JH/MB/DT	DATE: AUGUST 22, 1997 OCTOBER 31, 1997	PROJECT NO.: 0793 SCALE: AS SHOWN DRAWING 1 OF 4



TSA GROUP, INC.
 planning • architecture • engineering
 8480 Baltimore National Pike • Ellicott City, Maryland 21045 • (410) 465-8106
Donald Mann

OWNER:
 THE BALTIMORE PROVINCE OF THE SISTERS
 OF NOTRE DAME
 DE NAMUR, INC.
 1531 GREENSPRING VALLEY ROAD
 STEVENSON, MARYLAND 21153

PROJECT:
GROVEMONT
 LOCATION: TAX MAP 31 - PART OF PARCEL 232
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DEVELOPER:
 SDC GROUP, INC.
 P.O. BOX 4177
 ELlicOTT CITY, MARYLAND 21041
 (410) 465-4244

TITLE:
PRELIMINARY PLAN
 S-96-08
 DATE: AUGUST 22, 1997 PROJECT NO. 0793
 OCTOBER 31, 1997

DESIGN: JME DRAFT: JH/MB/DT

SCALE: 1" = 100' DRAWING 2 OF 4

Joseph Nelli 12/10/97

SCHEDULE A PERIMETER LANDSCAPE EDGE						
CATEGORY	ADJACENT TO ROADWAY		ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO OTHER PROPERTIES	
	YES	NO	YES	NO	YES	NO
PERIMETER NO. / LANDSCAPE TYPE	(1) B	(2) A	(3) A	(4) A	(5) A	(6) A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	2570	1280	1328	596	1735	1666
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 320	YES 510	YES 790	YES 500	YES 80	YES 620
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED						
SHADE TREES	45	13	9	2	28	11
EVERGREEN TREES	56	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED						
SHADE TREES	45	13	9	2	28	11
EVERGREEN TREES	56	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						

PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
⊙	104	ACER RUBRA (Red Maple)	2 1/2" MIN. CAL. B&B FULL HEAD
⊙	73	ACER RUBRA (Red Maple)	2 1/2" MIN. CAL. B&B FULL HEAD
⊙	45	ACER SACCHARUM (Sugar Maple)	2 1/2" MIN. CAL. B&B FULL HEAD
⊙	40	PINUS THUNBERGIANA (Japanese Black Pine)	5'-6" H. UNSHEARED

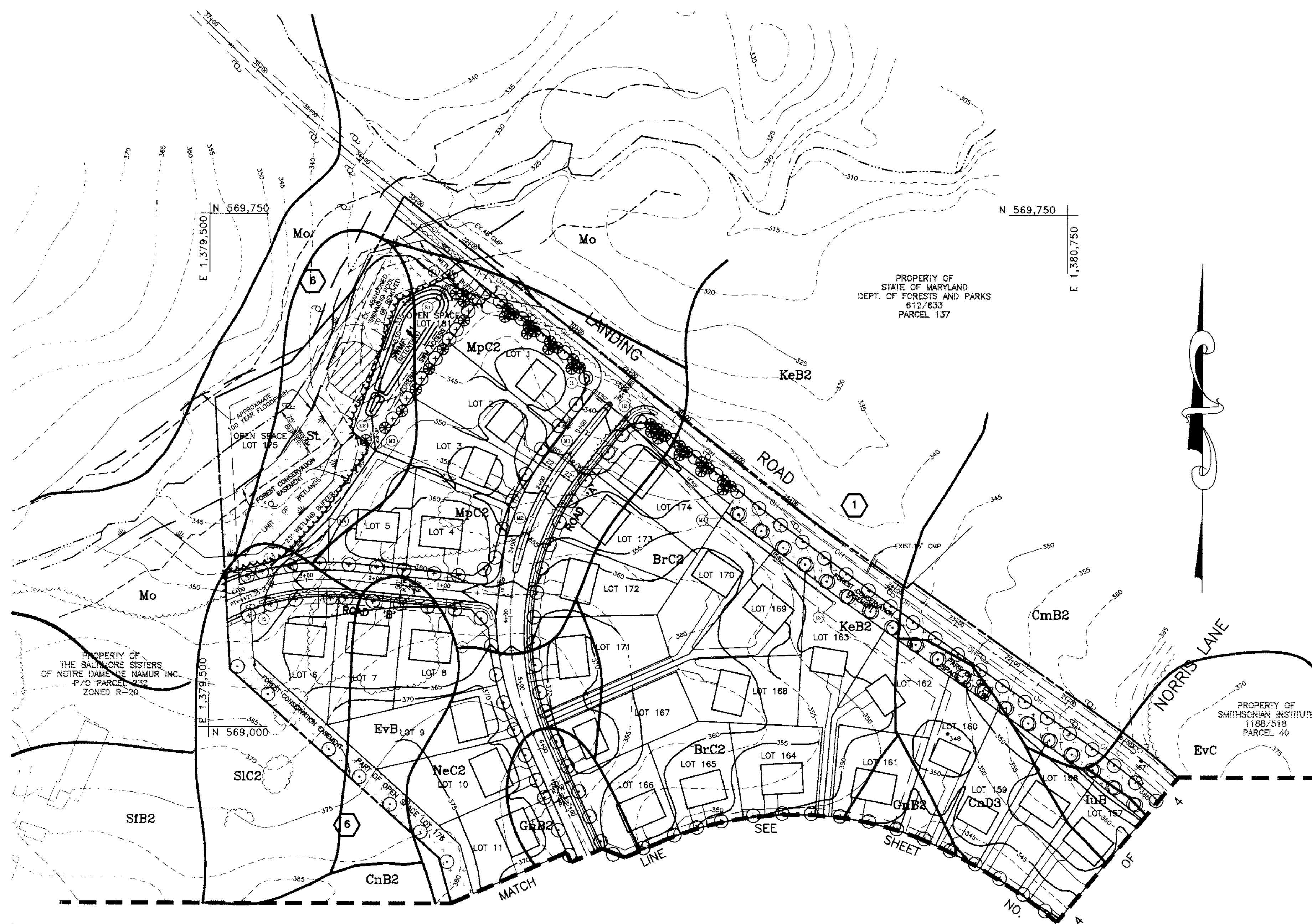
LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
⊕	STREET TREES TO BE PROVIDED BY THE DEVELOPER TO BE INCORPORATED ON FINAL PLANS.
⊙	SHADE TREES ALONG PERIMETER AND STORMWATER MANAGEMENT TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
⊙	EVERGREEN TREES ALONG STORMWATER MANAGEMENT AREA TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING - TYPE 'B' BUFFER				
SWAMP NO.	#1	#2	#3	#4
LINEAR FEET OF PERIMETER	620	450	360	200
NUMBER OF TREES REQUIRED				
SHADE TREES	7	9	7	4
EVERGREEN TREES	9	11	9	5
CREDIT FOR EXISTING VEGETATION (NO, YES AND L.F.)	360	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO
NUMBER OF TREES PROVIDED				
SHADE TREES	7	9	7	4
EVERGREEN TREES	9	11	9	5
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-

- NOTES:
- TREES SHOULD BE PLANTED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
 - TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
 - SEE TREE PLANTING DETAIL - THIS SHEET.

NOTE:
FLOODPLAIN STUDY BASED ON FIELD RUN TOPOGRAPHY. THE TOPOGRAPHY OF THE PRELIMINARY PLAN IS FROM 1"=200' SCALE COUNTY TOPOGRAPHIC MAPS. THE DELINEATION AS SHOWN IS CORRECT. FIELD RUN TOPOGRAPHY SHALL BE REPRESENTED ON THE FINAL PLAN.

NOTE:
FOREST CONSERVATION SHALL BE SATISFIED BY ONSITE RETENTION, ONSITE REFORESTATION AND OFFSITE REFORESTATION AS NEEDED.



LEGEND	
	EXISTING CONTOURS
	LIMIT OF WETLANDS
	100 YEAR FLOODPLAIN
	EXISTING WOODS LINE
	SOILS DELINEATION
	EXISTING STRUCTURE
	PROPOSED HOUSE
	OVERHEAD UTILITY LINE

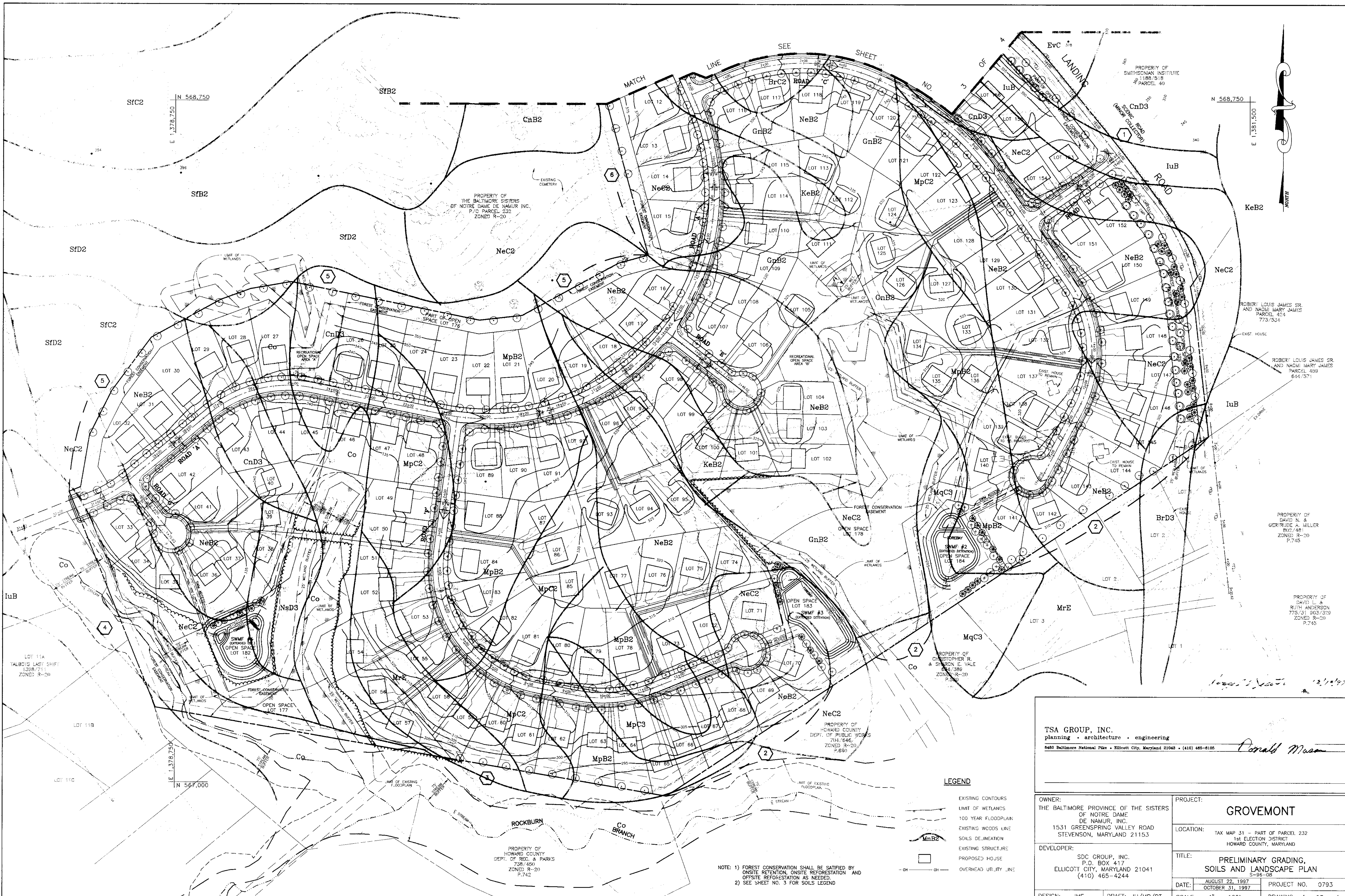
SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
Bd2	C *	BELTSVILLE SILT LOAM 10 TO 15 PERCENT SLOPES MODERATELY ERODED
BrC3	C	BRANDYWINE LOAM 15 TO 25 PERCENT SLOPES SEVERELY ERODED
CmB2	C	CHILLUM SILT LOAMS 1 TO 5 PERCENT SLOPES MODERATELY ERODED
CnB2	C	CHILLUM-FAIRFAX LOAMS 1 TO 5 PERCENT SLOPES MODERATELY ERODED
CnD3	C	CHILLUM-FAIRFAX LOAMS 5 TO 15 PERCENT SLOPES SEVERELY ERODED
Co	C *	CODORUS SILT LOAM
EvB	A	EVEBROOK LOAMY SAND 1 TO 5 PERCENT SLOPES MODERATELY ERODED
GnB2	C *	GLENVILLE SILT LOAM 3 TO 8 PERCENT SLOPES MODERATELY ERODED
IuB	C *	IUKA LOAM LOCAL ALLUVIUM 1 TO 5 PERCENT SLOPES
KeB2	D *	KELLY SILT LOAM 3 TO 8 PERCENT SLOPES MODERATELY ERODED
MgC3	B	MANOR GRAVELLY LOAM 5 TO 10 PERCENT SLOPES SEVERELY ERODED
Mo	C *	MIXED ALLUVIAL LAND
MpB2	B	MONTALTO SILT LOAM 3 TO 8 PERCENT SLOPES MODERATELY ERODED
MpC2	B	MONTALTO SILT LOAM 8 TO 15 PERCENT SLOPES MODERATELY ERODED
MrE	B	MONTALTO AND RELAY SOILS 15 TO 45 PERCENT SLOPES
NsB2	B	NESHAMNY SILT LOAM 3 TO 8 PERCENT SLOPES MODERATELY ERODED
NsC2	B	NESHAMNY SILT LOAM 8 TO 15 PERCENT SLOPES MODERATELY ERODED
NsD3	B	NESHAMNY SILTY CLAY LOAM 15 TO 25 PERCENT SLOPES SEVERELY ERODED
SfB2	B	SAFFRAS GRAVELLY SANDY LOAM 1 TO 5 PERCENT SLOPES MODERATELY ERODED
SfC2	B	SAFFRAS GRAVELLY SANDY LOAM 5 TO 10 PERCENT SLOPES MODERATELY ERODED
SfD2	B	SAFFRAS GRAVELLY SANDY LOAM 10 TO 15 PERCENT SLOPES MODERATELY ERODED
SfE2	B	SAFFRAS LOAM 1 TO 5 PERCENT SLOPES MODERATELY ERODED
SfG2	B	SAFFRAS LOAM 8 TO 15 PERCENT SLOPES MODERATELY ERODED
SfH2	B	SAFFRAS LOAM 10 TO 15 PERCENT SLOPES MODERATELY ERODED
SfI2	B	SAFFRAS LOAM 15 TO 40 PERCENT SLOPES
WbB2	D *	WATCHUNG SILT LOAM 5 TO 10 PERCENT SLOPES MODERATELY ERODED

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, MAP NO.S 20,21,25 & 26

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Millcott City, Maryland 21043 • (410) 465-6106

OWNER: THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC. 1531 GREENSPRING VALLEY ROAD STEVENSON, MARYLAND 21153	PROJECT: GROVEMONT
DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 (410) 465-4244	LOCATION: TAX MAP 31 - PART OF PARCEL 232 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: AUGUST 22, 1997 OCTOBER 31, 1997	TITLE: PRELIMINARY GRADING, SOILS AND LANDSCAPE PLAN S-96-08
DESIGN: JME	DRAFT: JH/MB/DT
SCALE: AS SHOWN	PROJECT NO. 0793 DRAWING 3 OF 4

James South 12/10/97



SFC2 N 568,750
E 1,378,750

N 568,750
E 1,381,500

E 1,378,750
N 567,000

PROPERTY OF THE BALTIMORE SISTERS OF NOTRE DAME DE NAMUR INC. P.O. PARCEL 522 ZONED R-20

ROBERT LOUIS JAMES SR. AND NAOMI MARY JAMES PARCEL 424 773/534

ROBERT LOUIS JAMES SR. AND NAOMI MARY JAMES PARCEL 459 644/571

PROPERTY OF DAVID L. & RUTH ANDERSON 775/51 802/325 ZONED R-20 P.745

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8106

Donald Mason

OWNER:
THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC.
1531 GREENSPRING VALLEY ROAD
STEVENSON, MARYLAND 21153

PROJECT:
GROVEMONT
LOCATION:
TAX MAP 31 - PART OF PARCEL 232
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DEVELOPER:
SDC GROUP, INC.
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
(410) 465-4244

TITLE:
**PRELIMINARY GRADING,
SOILS AND LANDSCAPE PLAN**
DATE:
AUGUST 22, 1997
OCTOBER 31, 1997
PROJECT NO. 0793

DESIGN: JME
DRAFT: JH/MB/DT

SCALE: 1" = 100'
DRAWING 4 OF 4

LEGEND

- - - - - EXISTING CONTOURS
- - - - - LIMIT OF WETLANDS
- - - - - 100 YEAR FLOODPLAIN
- - - - - EXISTING WOODS LINE
- - - - - SOILS DELINEATION
- - - - - EXISTING STRUCTURE
- - - - - PROPOSED HOUSE
- - - - - OVERHEAD UTILITY LINE

NOTE: 1) FOREST CONSERVATION SHALL BE SATISFIED BY ONSITE RETENTION, ONSITE REFORESTATION AND OFFSITE REFORESTATION AS NEEDED.
2) SEE SHEET NO. 3 FOR SOILS LEGEND