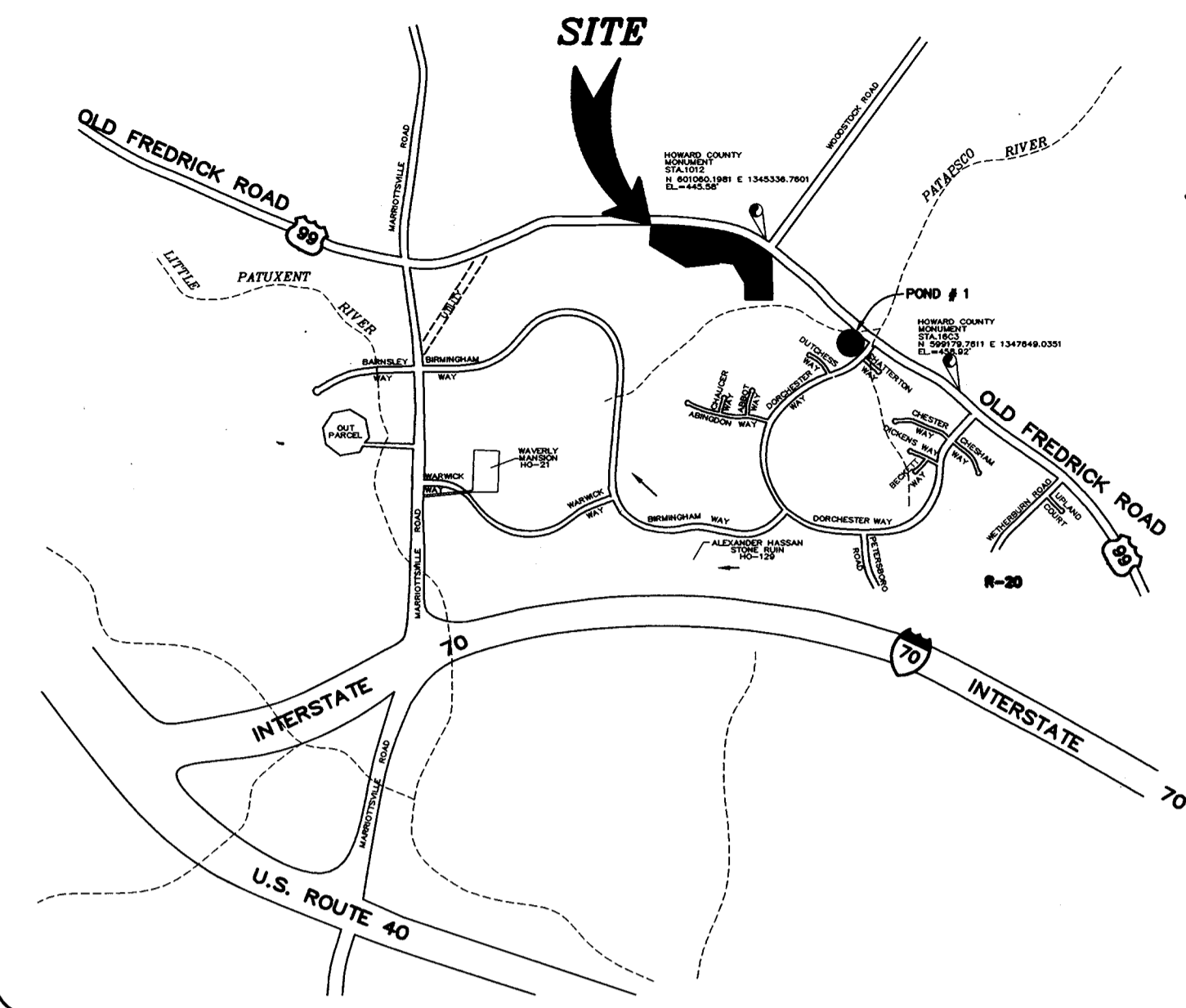


MINIMUM LOT SIZE CHART

LOT #	GROSS AREA (SF)	PIPESTEM AREA(SF)	MINIMUM LOT SIZE(SF)
4	14,465	159	14,306
5	14,685	405	14,280
6	18,039	1,165	16,874
7	18,476	3,626	14,850
8	16,615	1,130	15,485
9	14,517	517	14,000
10	14,782	262	14,520
11	14,359	58	14,301
19	15,643	930	14,713
20	16,977	1,987	14,990
21	20,106	1,824	18,282
22	17,240	2,642	14,598
23	15,191	1,191	14,000
24	15,859	975	14,884
25	15,581	688	14,893
26	14,622	482	14,140
27	14,820	279	14,541

CURVE TABLE

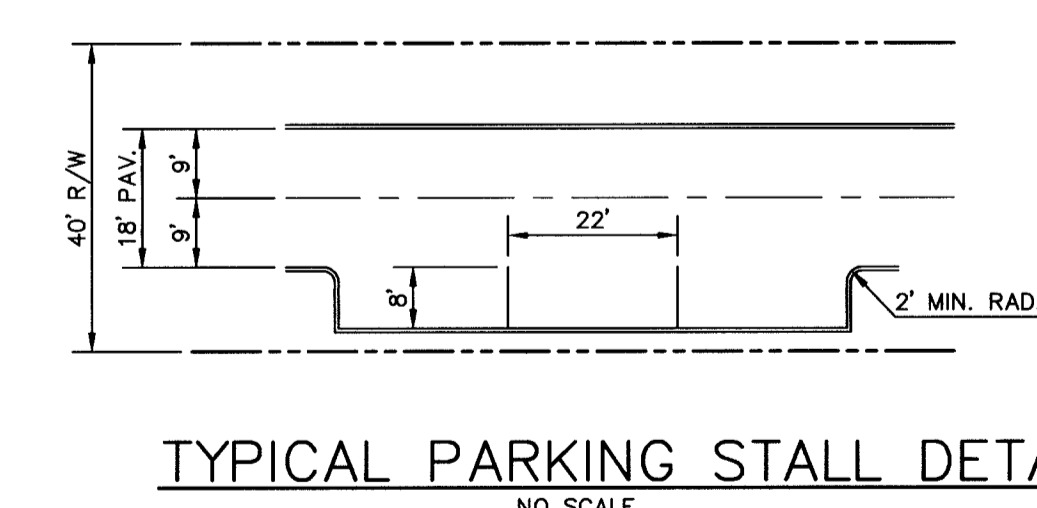
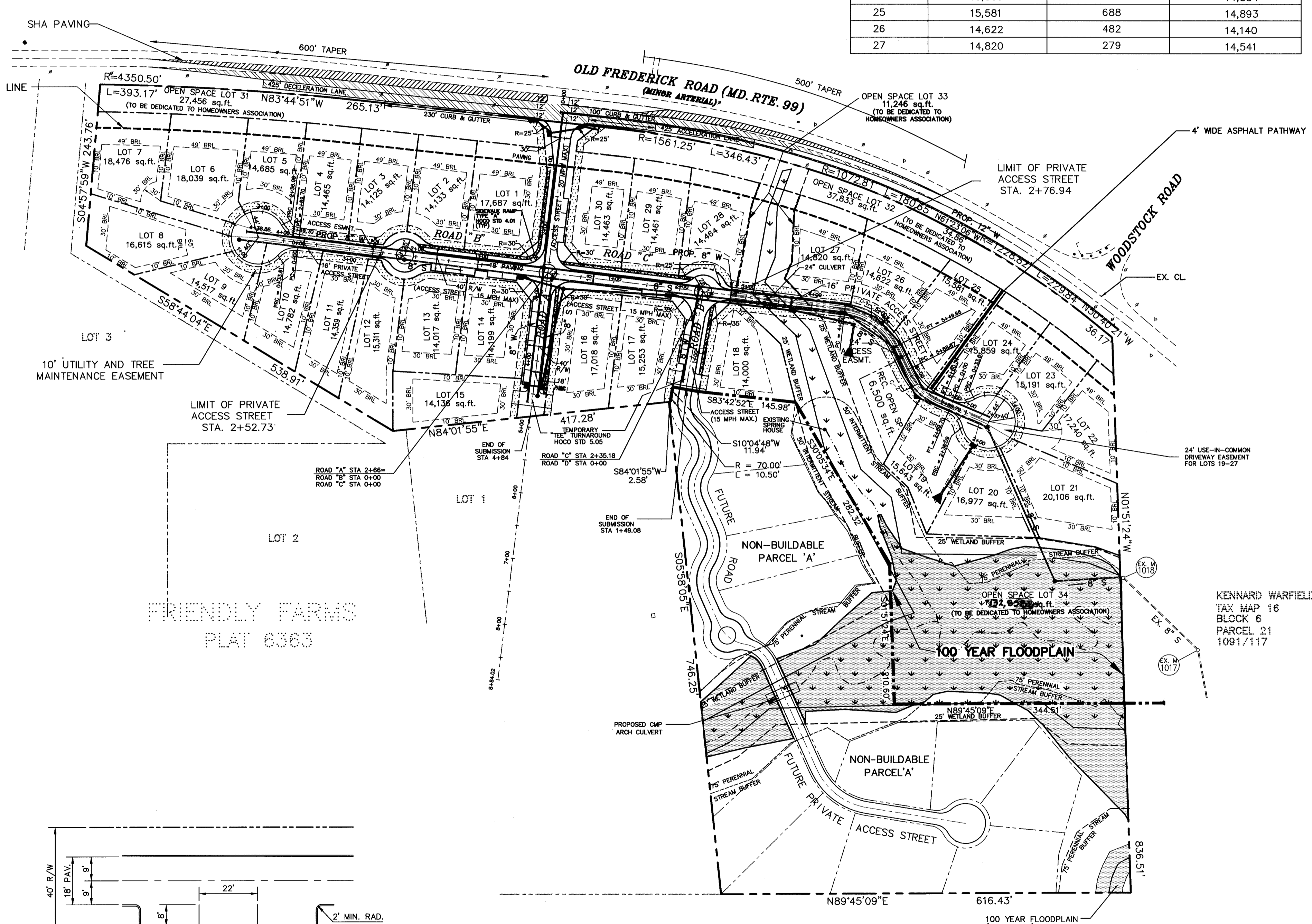
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	100.00'	99.48'	54.30'	95.43'	S54°27'29"E	57°00'00"
C-2	100.00'	71.47'	37.54'	69.96'	S46°25'55"E	40°56'52"



VICINITY MAP  
SCALE: 1"=2000'

GENERAL NOTES:

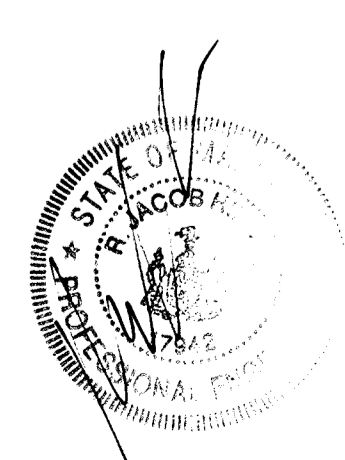
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY AND MSHA STANDARDS.
- PROJECT BACKGROUND:**  
LOCATION: 3rd ELECTION DISTRICT TAX MAP: 10  
PARCEL: 309 LOT: 4  
ZONING: R-20  
DATE SKETCH PLAN APPROVED: S-95-21, (7/17/95)  
DPZ FILES: F-89-235, F-86-14, WP-96-13
- AREA TABULATION**  
A. TOTAL TRACT AREA: 28.47 AC  
B. NUMBER OF PROPOSED BUILDABLE LOTS: 30  
C. NUMBER OF OPEN SPACE LOTS: 4  
D. AREA OF PUBLIC RIGHT-OF-WAY: 1.27 AC ±  
E. AREA OF BUILDABLE LOTS: 9.79 AC ±  
F. AREA OF OPEN SPACE LOTS: 4.80 AC ±  
G. NET AREA OF OPEN SPACE LOTS: 4.80 AC ±  
H. AREA OF RECREATIONAL OPEN SPACE (ULTIMATE DEVELOPMENT):  
REQUIRED: 30 X 200 SQ. FT. = 6,000 SQ. FT. OR 0.14 AC ±  
PROVIDED: 6,500 SQ. FT. OR 0.15 AC ±  
I. NON-BUILDABLE PARCEL 7.61 AC ±
- TWO FOOT CONTOUR TOPOGRAPHY BASED ON AERIAL TOPOGRAPHY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON 3/12/1997.
- BOUNDARY BY MILDENBERG, BOENDER AND ASSOCIATES ON JULY 1997.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)  
STA 16C3 N 599179.7611 E 1347649.0351 EL.=458.92  
STA 1020 N 601060.1981 E 1345336.7601 EL.=445.58
- DEED REFERENCE: LIBER 255, FOLIO 270
- PUBLIC WATER AND SEWER WILL BE USED WAVELY WOODS DEVELOPMENT.
- NO PUBLIC UTILITIES EXIST ON SITE.
- FOREST STAND DELINEATION BY MILDMAN ENVIRONMENTAL, INC.
- FINAL GRADING FOR EACH LOT WILL BE SUBMITTED AT THE SITE DEVELOPMENT PLAN STAGE.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- FLOODPLAIN DELINEATION BASED ON STUDY BY MILDENBERG, BOENDER & ASSOC. DATED JUNE 1997.
- ALL EXISTING STRUCTURES TO BE REMOVED.
- LIMITS OF WETLAND ARE BASED ON THE APPROVED RECORD PLAT (F-89-235, 3/12/90).
- ALL INTERSECTIONS TO HAVE STOP SIGNS.
- DENOTES AREAS OF STEEP SLOPES (>25%)
- DENOTES AREA OF 100 YEAR FLOODPLAIN
- DENOTES AREA OF WETLAND
- DENOTES USE-IN-COMMON DRIVEWAY EASEMENT
- DENOTES 10 FOOT UTILITY AND TREE MAINTENANCE EASEMENT
- DENOTES SHA PAVING
- STORMWATER MANAGEMENT IS PROVIDED BY THE METHOD OF RETENTION UNDER F-95-174
- A WAIVER OF SECTION 2.3.2. OF DESIGN MANUAL VOLUME III IS REQUESTED TO ALLOW THE USE OF PROPOSED ROAD STANDARDS.
- ALL DONUTS MUST HAVE MOUNTABLE CURB AND GUTTER ON THE INSIDE AND OUTSIDE AND THE APPROACH ROADWAY.
- INDENTED PARKING SPACES SHALL BE MAINTAINED BY H.O.A. AND SHALL BE UTILIZED BY THE PUBLIC.
- REAR BUILDING RESTRICTION LINE (BRL) IS 30' OR 25' FROM 65 dBA LINE, WHICHEVER IS MORE.
- THE CLASSIFICATION AND DELINEATION OF THE STREAM BUFFER ON OPEN SPACE LOT 34 WILL BE SUBJECT TO FIELD VERIFICATION AT THE FINAL PLAN STAGE OF SUBDIVISION. THIS MAY AFFECT LOTS 19 & 20.
- PLAN IS SUBJECT TO WP-98-13 - A WAIVER TO CROSS FLOODPLAIN, WETLANDS AND STREAM BUFFERS, WHICH WAS DENIED 9/19/97.



TYPICAL PARKING STALL DETAIL  
NO SCALE

OWNER  
TAYLOR FARM JOINT VENTURE  
C/O LAND DESIGN & DEVELOPMENT  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING  
HOWARD COUNTY  
2/4/98  
PLANNING DIRECTOR DATE



project	date	description
98085	SEPT. 1997	illustration
		PKP
		scale
		1"=100'
		approval

project	date	description
98085	OCT. 1997	illustration
		PKP
		scale
		1"=100'
		approval

TAX MAP 10, PARCEL 309, LOT 4  
TAYLOR FARM  
PRELIMINARY PLAN  
THIRD ELECTION DISTRICT  
HOWARD COUNTY

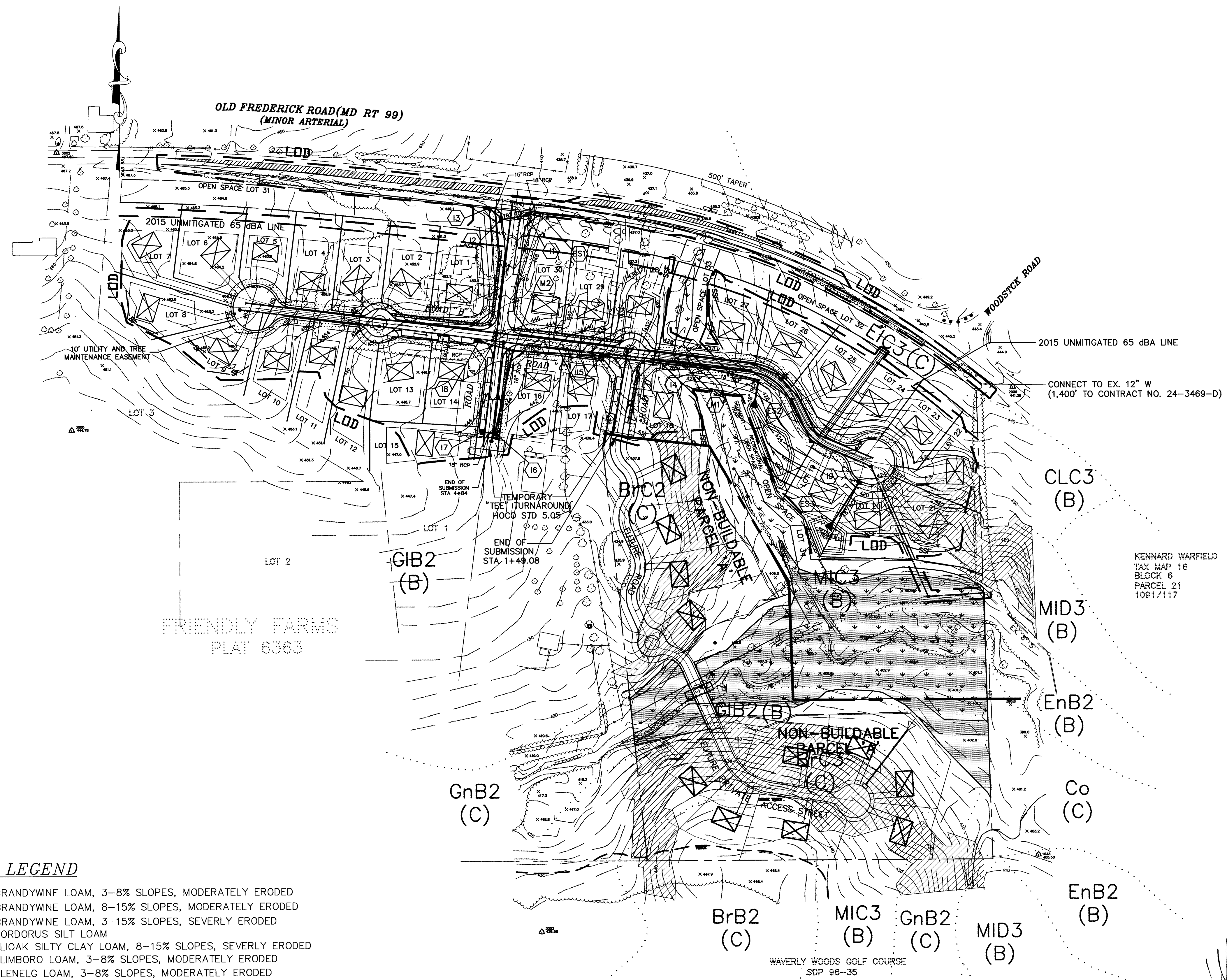
MILDENBERG, BOENDER & ASSOC., INC.  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Beltsville, Maryland 21042  
(410) 997-0296 Fax (301) 621-5521 Wash. (410) 997-0298 Fax

project	96085	date	SEPT. 1997
illustration	PKP	engineering	PKP
scale	PKP	approval	PKP
			1"=100'

no.	description	revisions	date
			OCT. 1997

TAX MAP 10, PARCEL 309, LOT 4  
**TAYLOR FARM**  
 HOWARD COUNTY  
 THIRD ELECTION DISTRICT  
**PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 987-0296 Fax. (301) 621-5521 Wash. (410) 957-0288 Fax.



**LEGEND**  
 15-24.9% SLOPES  
 >25% SLOPES

**SOILS LEGEND**

BrB2	BRANDYWINE LOAM, 3-8% SLOPES, MODERATELY ERODED
BrC2	BRANDYWINE LOAM, 8-15% SLOPES, MODERATELY ERODED
BrB3	BRANDYWINE LOAM, 3-15% SLOPES, SEVERELY ERODED
Co	CORDORUS SILT LOAM
EIC3	ELIOAK SILTY CLAY LOAM, 8-15% SLOPES, SEVERELY ERODED
EnB2	ELIMBORO LOAM, 3-8% SLOPES, MODERATELY ERODED
GIB2	GLENELG LOAM, 3-8% SLOPES, MODERATELY ERODED
GnB2	GLENVILLE SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
MIC3	MANOR LOAM, 3-8% SLOPES, SEVERELY ERODED
MID3	MANOR LOAM, 15-25% SLOPES, SEVERELY ERODED

NOTE:  
 USED HOWARD COUNTY SOILS SURVEY MAP, SHEET NO. 9.

OWNER  
 TAYLOR FARM JOINT VENTURE  
 C/O LAND DESIGN & DEVELOPMENT  
 10805 HICKORY RIDGE ROAD  
 COLUMBIA, MARYLAND 21044

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 [Signature]  
 DATE 2/4/98

F:\96085\DWG\PRELIM\SECT1\85-PP2A.DWG

NOTE: THIS DRAWING IS TO BE USED FOR LANDSCAPE PLAN PURPOSES ONLY.

**NOTES:**  
 1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.  
 2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW-DEVELOPERS AGREEMENT IN THE AMOUNT OF \$100,000.

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B	A
LINEAR FEET OF PERIMETER	1,511 LF	<del>1,511 LF</del> 1,954.36
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 279 LF OF CREDIT FOR EXISTING VEGETATION	YES, <del>279 LF</del> 180 LF OF CREDIT FOR EXISTING VEGETATION
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	<del>YES, 600 LF OF CREDIT FOR STREET TREES</del>
NUMBER OF PLANTS REQUIRED	25 SHADE TREES 31 EVERGREEN TREES 0 SHRUBS	25 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	25 SHADE TREES 31 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION)	25 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
31		PINUS STROBUS	EASTERN WHITE PINE	2 1/2" - 3" CAL.
50		QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL.
<b>TOTAL</b>				
<b>81 TREES (50 SHADE TREES, 31 EVERGREEN TREES)</b>				

**PERIMETER EDGE TYPE**

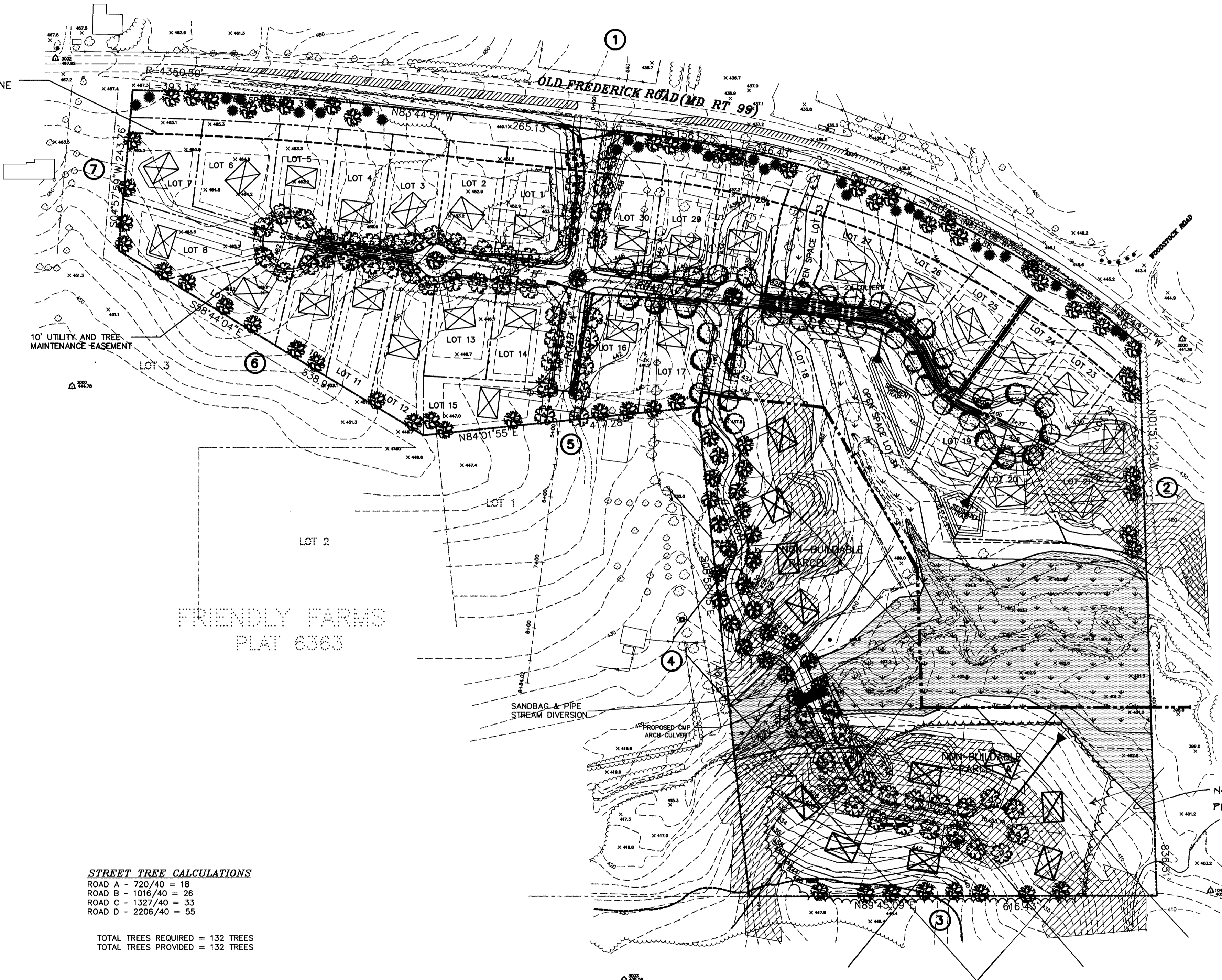
PERIMETER	EDGE TYPE
PERIMETER 1 SFD REAR TO ROAD - 279 LF CREDIT FOR EXISTING VEGETATION	B
SFD REAR TO ROAD - 1232 LF 1 SHADE TREE / 50 LF 25 1 EVERGREEN / 40 LF 31	B
PERIMETER 2 SFD & OPEN SPACE TO SFD - 480 LF CREDIT FOR EXISTING VEGETATION	A
SFD & OPEN SPACE TO SFD - 356.51 LF 1 SHADE TREE / 60 LF 6	A
PERIMETER 3 SFD & OPEN SPACE TO GOLF COURSE - 160 LF CREDIT FOR EXISTING VEGETATION	A
SFD & OPEN SPACE TO GOLF COURSE - 456.43 LF 1 SHADE TREE / 60 LF 6	A
PERIMETER 4 SFD & OPEN SPACE TO SFD - 226.26 LF CREDIT FOR EXISTING VEGETATION	A
SFD & OPEN SPACE TO SFD - 520 LF CREDIT FOR STREET TREES	A
PERIMETER 5 SFD TO SFD - 376.23 LF (41.05' SUBTRACTED FOR ROAD ROW) 1 SHADE TREE / 60 LF 6	A
PERIMETER 6 SFD TO SFD - 538.91 LF 1 SHADE TREE / 60 LF 9	A
PERIMETER 7 SFD & OPEN SPACE TO SFD - 243.76 LF 1 SHADE TREE / 60 LF 4	A

**TOTAL PLANTING OBLIGATION**

SHADE TREES	50
EVERGREEN TREES	31
SHRUBS	0

**LEGEND**

	15-24.9% SLOPES
>25% Slopes symbol"/>	>25% SLOPES



**STREET TREE CALCULATIONS**  
 ROAD A - 720/40 = 18  
 ROAD B - 1016/40 = 26  
 ROAD C - 1327/40 = 33  
 ROAD D - 2206/40 = 55

TOTAL TREES REQUIRED = 132 TREES  
 TOTAL TREES PROVIDED = 132 TREES

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
66		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
28		QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL.
41		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
<b>TOTAL</b>				
<b>135 STREET TREES</b>				

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*David Rutter* 2/4/98  
 PLANNING DIRECTOR DATE



**OWNER**  
 TAYLOR FARM JOINT VENTURE  
 C/O LAND DESIGN & DEVELOPMENT  
 10805 HICKORY RIDGE ROAD  
 COLUMBIA, MARYLAND 21044

Project	date	illustration	scale
96085	JAN 1998	RW/SID	1"=100'

no.	description	date

TAX MAP 10, PARCEL 309, LOT 4  
**TAYLOR FARM**  
 HOWARD COUNTY  
 THIRD ELECTION DISTRICT  
 PRELIMINARY LANDSCAPE PLAN

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