

CURVE TABLE

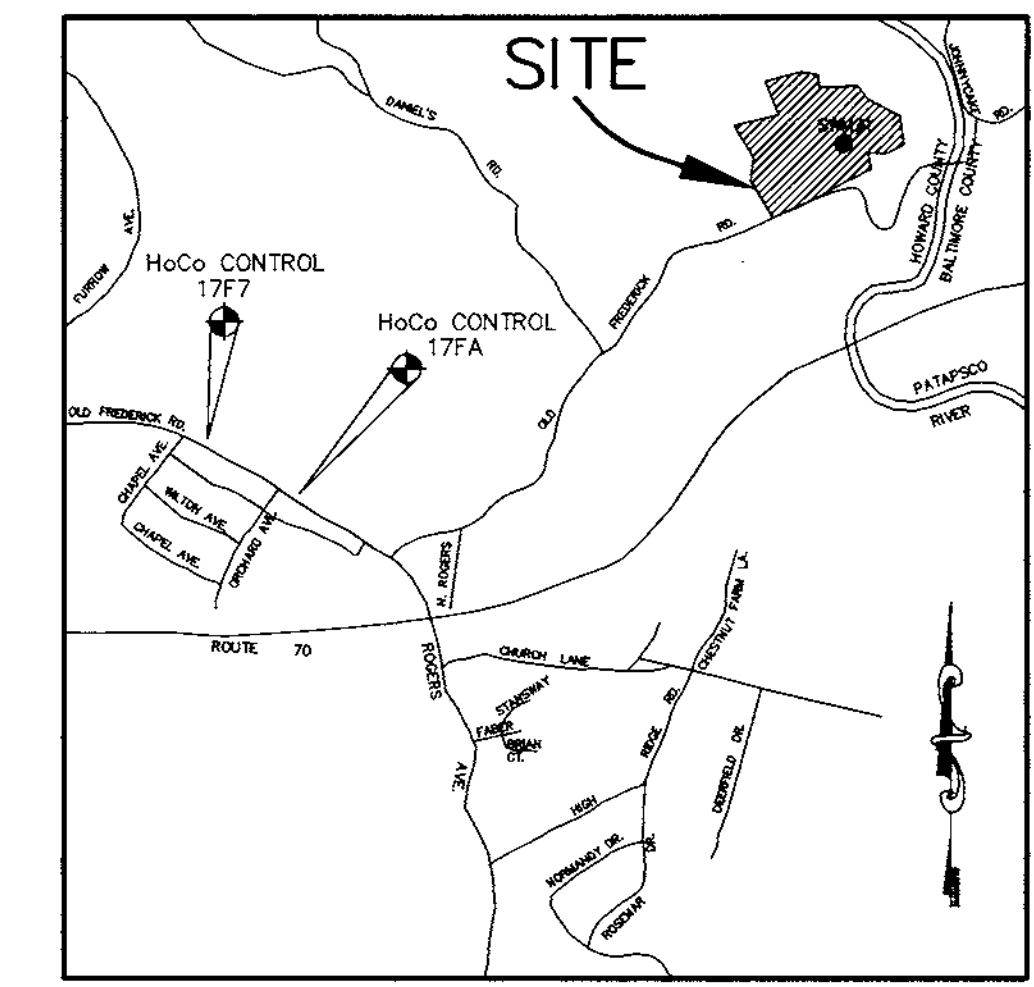
CURVE	DELTA	RADIUS	LENGTH	PC	PT
C1	18°53'03"	230.00'	145.67'	0+00	1+45.67
C2	90°00'00"	230.00'	361.28'	1+59.98	5+21.26
C3	37°39'45"	106.37'	69.92'	5+21.26	5+91.18
C4	36°52'01"	266.42'	171.43'	0+00	1+71.50
C5	34°12'38"	230.00'	137.33'	3+99.80	5+37.13
C6	89°47'07"	230.00'	360.43'	5+37.13	8+97.55
C7	49°19'51"	316.00'	272.07'	10+04.53	12+76.61
C8	60°00'00"	50.00'	52.36'	1+74.50	2+26.86
C9	60°00'00"	50.00'	52.36'	2+26.86	2+79.22
C10	37°39'45"	106.37'	69.92'	4+00	4+69.92

MINIMUM LOT SIZE CHART (SQ. FT.)

LOT	GROSS	PIPESTEM	MIN. AREA
6	7,842	422	7,420
7	8,673	833	7,840
8	9,508	1,248	8,260
9	10,348	1,668	8,680
10	10,564	1,092	9,472
30	15,228	2,356	12,872
31	13,289	1,854	11,435
32	13,222	1,333	11,889
33	16,240	929	15,311
34	16,077	743	15,334
47	9,520	461	9,059
48	15,650	916	14,734
49	8,097	817	7,280
50	7,262	402	6,860

LEGEND

- 10' PUBLIC TREE MAINTENANCE AND UTILITY EASEMENT
- USE IN COMMON DRIVEWAY EASEMENT
- DENOTES LIMITS OF WETLAND
- DENOTES LOT NUMBER
- DENOTES WATER, SEWER, AND UTILITY EASEMENT

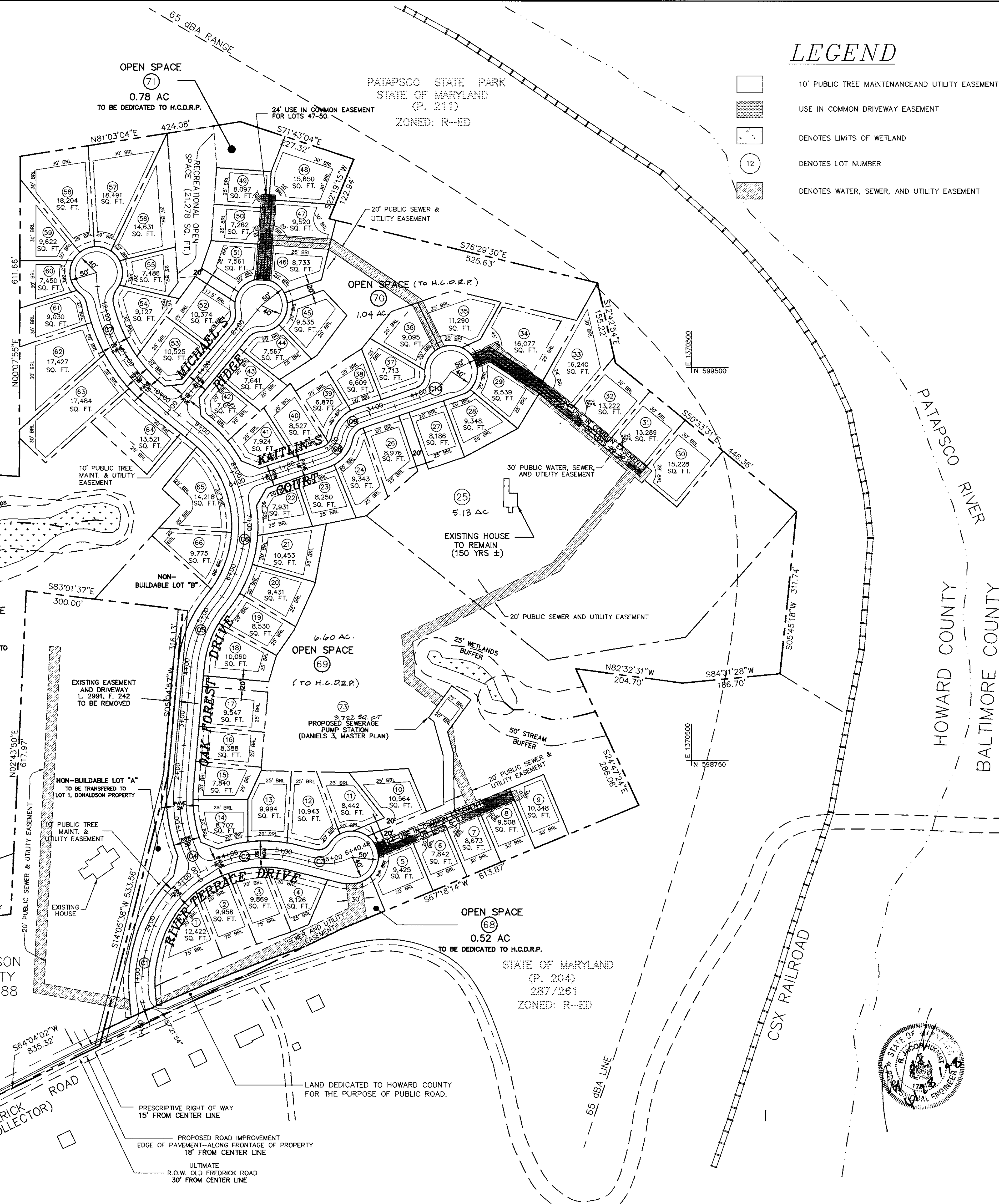


GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN GRANTED.
- PROJECT BACKGROUND: TAX MAP 18 PARCEL 1; ZONING: R-ED; ELECTION DISTRICT: 2ND; DEED REFERENCE: L3628/F472.
- TOPOGRAPHIC INFORMATION IS BASED ON HOWARD COUNTY 200 SCALE TOPOGRAPHIC MAPS.
- BOUNDARY INFORMATION IS BASED ON DEED PLOT AND AVAILABLE RECORDS.
- PROPERTY IS LOCATED WITHIN THE PLANNED AREA OF THE METROPOLITAN DISTRICT. EXTENSION OF WATER AND SEWER IS PROPOSED. WATER TO BE EXTENDED TO CONTRACT TO-W-A SEWER PUMP STATION IS PROPOSED (DANIELS 3) AS SHOWN ON THE 1993 MASTER PLAN.
- ROAD ALIGNMENT AND TRAFFIC CALMING DEVICES TO BE UPDATED AT THE FINAL DESIGN STAGE TO REFLECT APPROVED ROAD STANDARDS.
- NO PUBLIC UTILITIES EXIST ON SITE.
- WETLANDS AND STREAM DELINEATION BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT, INC. DATED FEBRUARY 1996.
- NO FLOODPLAIN EXISTS ON SITE.
- ACCESS TO LOT 1 OF THE DONALDSON PROPERTY TO BE PROVIDED VIA "RIVER TERRACE DR." AND "OAK FOREST DR." OR AS APPROVED BY HOWARD COUNTY.
- 65 dBA DELINEATION BASED ON STUDY BY MLDMAN ENVIRONMENTAL SERVICES. DATED FEBRUARY 1996.
- DENSITY AND AREA TABULATION:

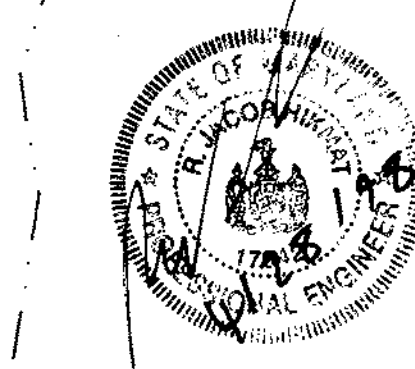
PROPERTY AREA:	41.19 AC ±
AREA OF PROPOSED NON-BUILDABLE PARCELS:	1.13 AC ±
GROSS AREA:	40.06 AC ±
AREA OF FLOODPLAIN:	0 AC ±
NET AREA:	33.03 AC ±
AREA OF PROPOSED BUILDABLE LOTS:	20.48 AC ±
AREA OF PROPOSED ROADS (R/W) OF GROSS AREA:	0.22 AC ±
REQUIRED OPEN SPACE (25% OF GROSS AREA):	10.02 AC ±
PROVIDED OPEN SPACE:	15.70 AC ±
REQUIRED RECREATION OPEN SPACE (250 S.F. PER LOT):	16,500 S.F.
PROVIDED RECREATION OPEN SPACE:	21,278 S.F.
NUMBER OF BUILDABLE LOTS ALLOWED:	66
NUMBER OF PROPOSED BUILDABLE LOTS:	66
NUMBER OF PROPOSED NON-BUILDABLE LOTS TO BE TRANSFERRED:	4
NUMBER OF PROPOSED OPEN SPACE LOTS:	5
NUMBER OF PROPOSED NON-BUILDABLE OPEN SPACE LOTS (PUMP STATION):	1
TOTAL NUMBER OF PROPOSED LOTS:	71
- LIMIT OF EXISTING TREE BOUNDARY BASED ON FOREST STAND DELINEATION STUDY BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT DATED FEBRUARY 1996.
- VARIED R.O.W. PROPOSED TO PROVIDE FRONTAGE TO EXISTING DONALDSON PROPERTY.
- WAIVER PETITION 94-09 WAS APPROVED FOR POSTPONEMENT OF FOREST CONSERVATION AT MINOR SUBDIVISION STAGE.
- FINAL GRADING FOR EACH LOT WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE.
- STORM WATER MANAGEMENT FACILITY WILL BE HOA/PUBLIC FACILITY.
- GEOTECHNICAL STUDY BY HILLIS CARNES ENGINEERING ASSOCIATES, 9/24/97.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18-1228 OF HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- SWM WILL BE PROVIDED VIA THE LOW IMPACT DEVELOPMENT METHOD. BIORETENTION AND CREATION OF FORESTS WILL UTILIZED.
- AT FINAL PLAN STAGE, SIGNAGES WILL BE REQUIRED PER SECTION 18-134 OF THE SUBDIVISION REGULATIONS.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
David K... 5/7/98
PLANNING DIRECTOR DATE



JOHN E. & FERN M. HAMEL
L1638/F.46
ZONED: R-20

OWNER/DEVELOPER
Charles Skirven
5401 Twin Knolls Road, Suite 10
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date	JAN 98
project	95115
illustration	SD
scale	1"=100'
approval	SD

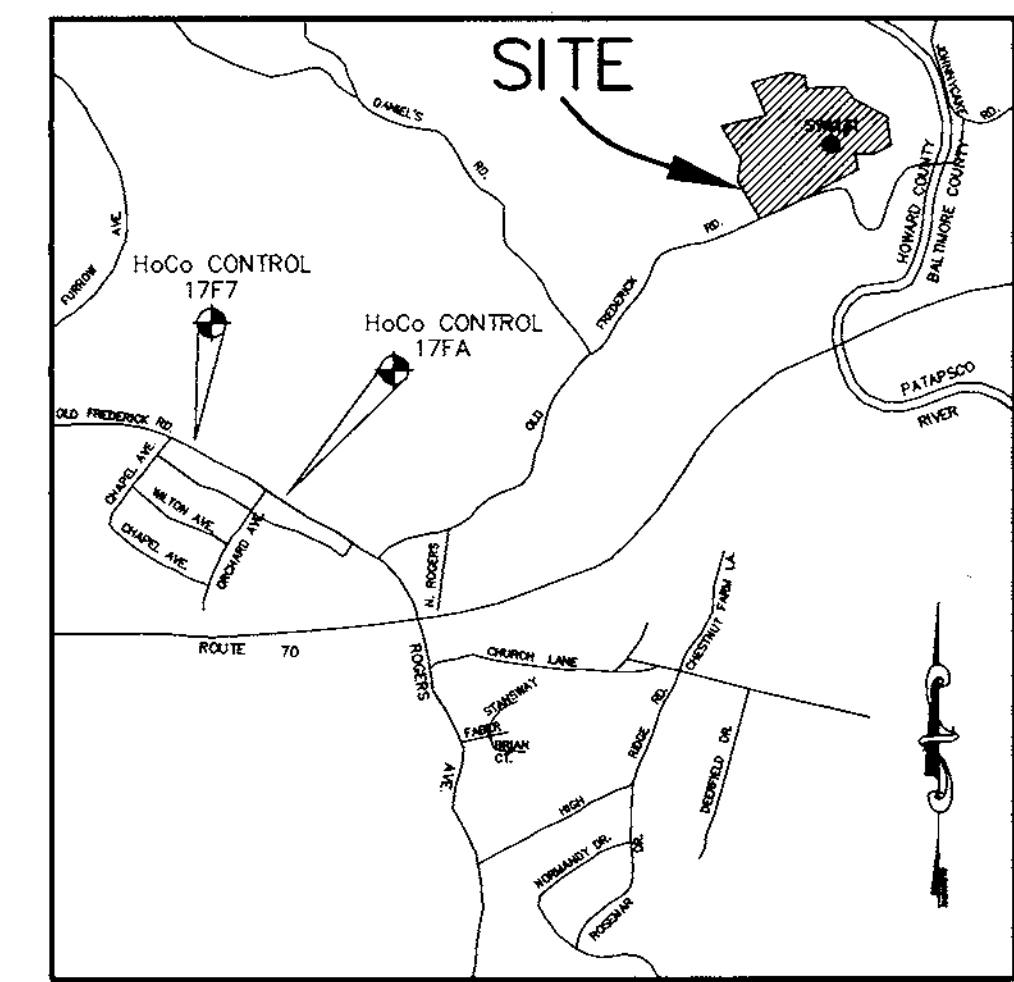
date	
description	
revisions	
no.	

TAX MAP 18, PARCEL 1
HOLLIFIELD ESTATES
HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN
2nd ELECTION DISTRICT

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0266 Bult. (301) 621-5521 Wash. (410) 997-0298 Fax.

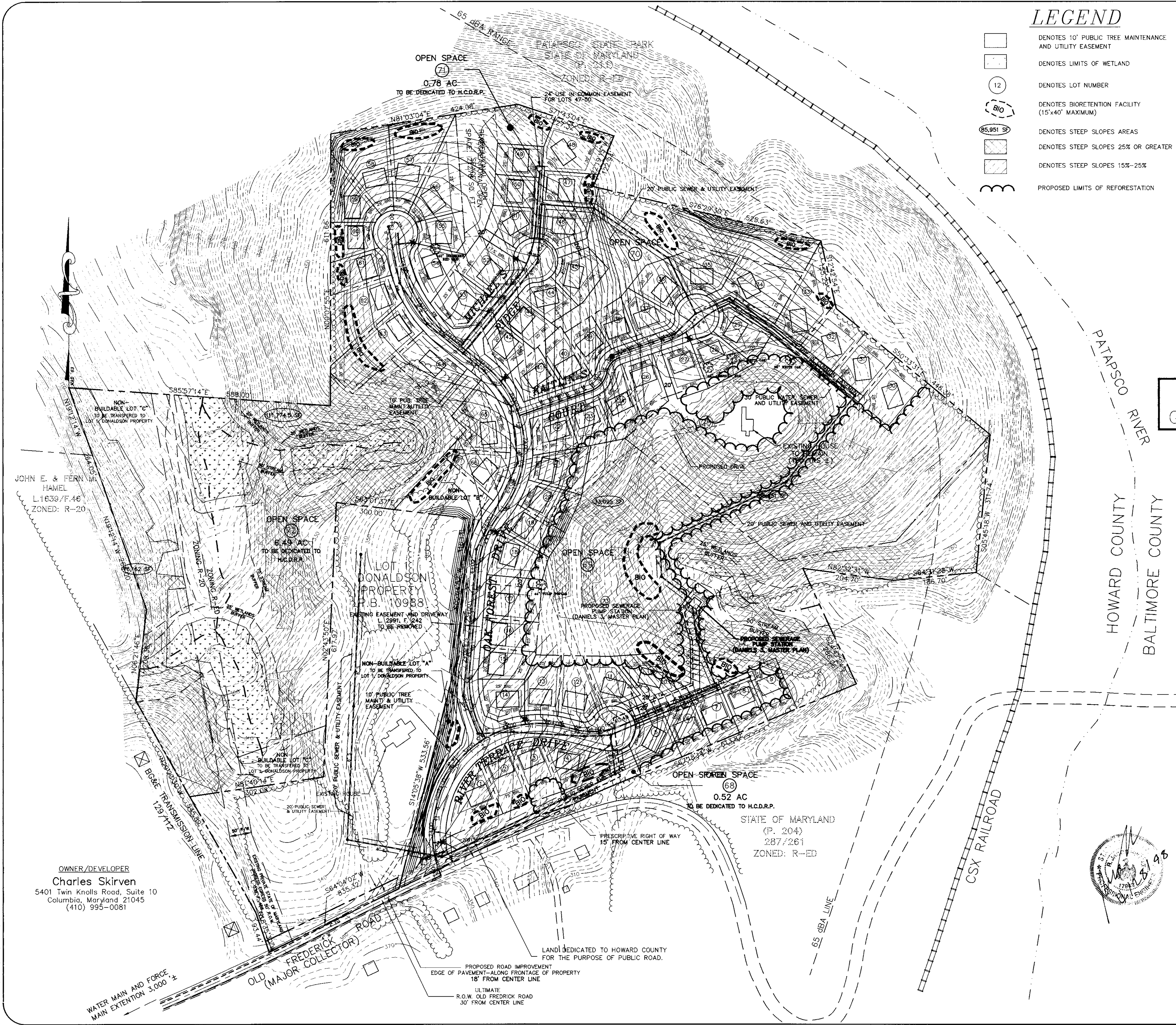
LEGEND

- DENOTES 10' PUBLIC TREE MAINTENANCE AND UTILITY EASEMENT
- DENOTES LIMITS OF WETLAND
- DENOTES LOT NUMBER
- DENOTES BIORETENTION FACILITY (15'x40' MAXIMUM)
- DENOTES STEEP SLOPES AREAS
- DENOTES STEEP SLOPES 25% OR GREATER
- DENOTES STEEP SLOPES 15%-25%
- PROPOSED LIMITS OF REFORESTATION



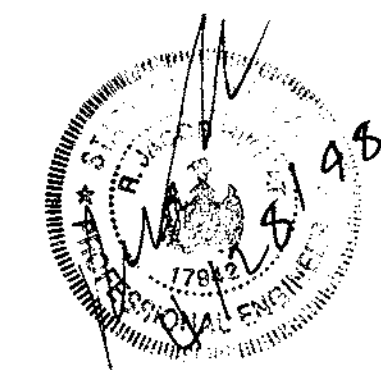
VICINITY MAP
SCALE: 1"=2000'

THIS PLAN IS FOR GRADING PURPOSES ONLY



PATAPSCO RIVER
HOWARD COUNTY
BALTIMORE COUNTY

OWNER/DEVELOPER
Charles Skirven
5401 Twin Knolls Road, Suite 10
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TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Annalita
PLANNING DIRECTOR
5/7/98
DATE

project	95115	date	JAN 97
illustration	SD	engineering	SD
scale	1"=100'	approval	SD

no.	description	revisions	date

TAX MAP 18, PARCEL 1
HOLLIFIELD ESTATES
HOWARD COUNTY, MARYLAND
2nd ELECTION DISTRICT
PRELIMINARY GRADING PLAN

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- DENOTES STEEP SLOPES 25% OR GREATER
- DENOTES STEEP SLOPES 15%-25%
- PROPOSED LIMITS OF REFORESTATION
- DENOTES LIMIT OF CLEARING
- DENOTES LIMIT OF DISTURBANCE
- DENOTES SPECIMEN TREE
- DENOTES PERIMETER LANDSCAPE EDGE

STREET TREE CALCULATIONS

OLD FREDERICK ROAD	-	311 / 40 =	8
RIVER TERRACE DRIVE	-	1350 / 40 =	34
OAK FOREST DRIVE	-	2590 / 40 =	65
KATLIN'S COURT	-	1060 / 40 =	26
MICHAEL'S RIDGE COURT	-	570 / 40 =	14
TOTAL TREES REQUIRED	=	147 TREES	
TOTAL TREES PROVIDED	=	147 TREES	

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
73		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
26		QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL.
48		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				147 TREES

- NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$.
 - STORMWATER MANAGEMENT LANDSCAPING IS NOT REQUIRED. ALL ON-SITE STORMWATER MANAGEMENT FACILITIES ARE BIORETENTION. BIORETENTION PLANTINGS SURPASS THE TYPE B BUFFER REQUIREMENT.

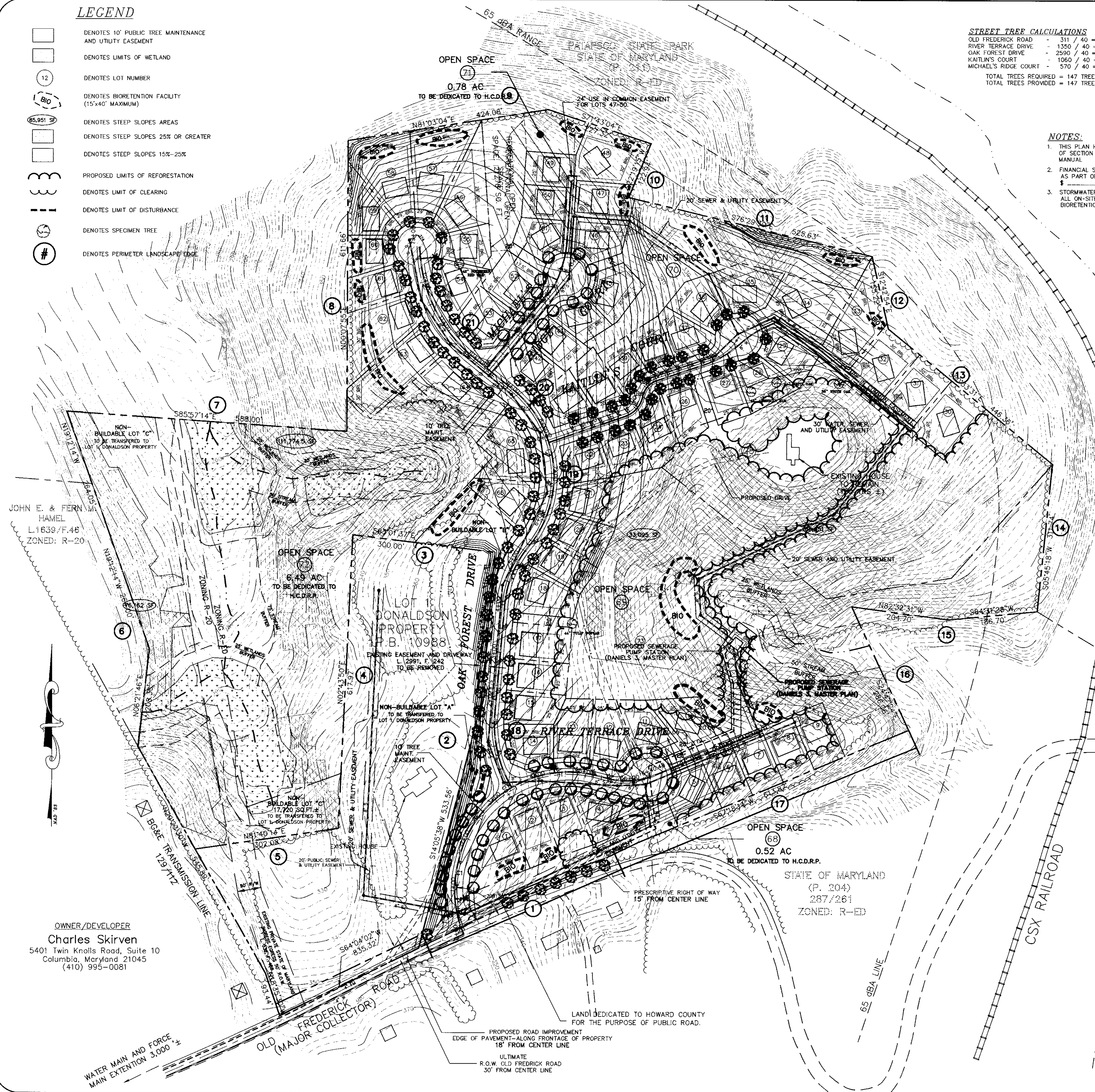
PROVINCIAL APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
James Smith
PLANNING DIRECTOR 5/7/98
DATE

PERIMETER EDGE TYPE

PERIMETER	EDGE TYPE
PERIMETER 1	ROAD ENTRANCE - 50 LF N/A
PERIMETER 2	SFD SIDE & REAR TO ROAD - 390 LF B 1 SHADE TREE / 50 LF 8 1 EVERGREEN / 40 LF 10
PERIMETER 3	ROAD TO SFD - 849.69 LF A 1 SHADE TREE / 60 LF 14
PERIMETER 4	OPEN SPACE & SFD TO SFD - 115 LF A EXISTING TREES TO REMAIN
PERIMETER 5	SFD TO SFD - 185 LF A 1 SHADE TREE / 60 LF 3
PERIMETER 6	OPEN SPACE TO SFD - 617.97 LF A EXISTING TREES TO REMAIN
PERIMETER 7	OPEN SPACE TO SFD - 302.08 LF A EXISTING TREES TO REMAIN
PERIMETER 8	OPEN SPACE TO SFD - 1282.30 LF A EXISTING TREES TO REMAIN
PERIMETER 9	OPEN SPACE TO SFD - 588.00 LF A EXISTING TREES TO REMAIN
PERIMETER 10	SFD TO SFD - 180 LF A CREDIT FOR BIORETENTION PLANTINGS
PERIMETER 11	SFD TO SFD - 366.66 LF A 1 SHADE TREE / 60 LF 6
PERIMETER 12	SFD TO SFD - 651.40 LF A 1 SHADE TREE / 60 LF 11
PERIMETER 13	SFD TO SFD - 122.94 LF A 1 SHADE TREE / 60 LF 2
PERIMETER 14	OPEN SPACE TO SFD - 130 LF A CREDIT FOR BIORETENTION PLANTINGS
PERIMETER 15	SFD & OPEN SPACE TO SFD - 395.63 LF A 1 SHADE TREE / 60 LF 7
PERIMETER 16	SFD TO SFD - 155.22 LF A 1 SHADE TREE / 60 LF 3
PERIMETER 17	SFD & OPEN SPACE TO SFD - 448.36 LF A 1 SHADE TREE / 60 LF 7
PERIMETER 18	OPEN SPACE TO SFD - 311.74 LF A 1 SHADE TREE / 60 LF 5
PERIMETER 19	OPEN SPACE TO SFD - 391.40 LF A 1 SHADE TREE / 60 LF 7
PERIMETER 20	OPEN SPACE TO SFD - 250 LF A EXISTING TREES TO REMAIN
PERIMETER 21	OPEN SPACE TO SFD - 36.06 LF A 1 SHADE TREE / 60 LF 1
PERIMETER 22	OPEN SPACE & SFD TO SFD - 115 LF A EXISTING TREES TO REMAIN
PERIMETER 23	OPEN SPACE & SFD TO SFD - 551.40 LF A 1 SHADE TREE / 60 LF 9
PERIMETER 24	SFD SIDE TO ROAD - 104.46 LF B 1 SHADE TREE / 50 LF 2 1 EVERGREEN / 40 LF 3
PERIMETER 25	SFD SIDE TO ROAD - 57.25 LF B 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1
PERIMETER 26	SFD SIDE TO ROAD - 116.19 LF B 1 SHADE TREE / 50 LF 2 1 EVERGREEN / 40 LF 3
PERIMETER 27	SFD SIDE TO ROAD - 77.54 LF B 1 SHADE TREE / 50 LF 2 1 EVERGREEN / 40 LF 2
TOTAL PLANTING OBLIGATION	
SHADE TREES	90
EVERGREEN TREES	19
SHRUBS	0

SCHEDULE A - PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B	A
LINEAR FEET OF PERIMETER	745.44 LF	8128.85 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 3335.35 LF OF EXISTING TREES
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	YES, CREDIT FOR BIORETENTION PLANTINGS
NUMBER OF PLANTS REQUIRED		
SHADE TREES	15 SHADE TREES	75 SHADE TREES
EVERGREEN TREES	19 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	- SHADE TREES	- SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS



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Project	95115	Illustration	SD	Scale	1" = 100'
Date	OCT 1997	Engineering	SD	Approval	

NO.	DESCRIPTION	REVISIONS

TAX MAP 18, PARCEL 1
HOLLIFIELD ESTATES
HOWARD COUNTY, MARYLAND
2nd ELECTION DISTRICT
PRELIMINARY LANDSCAPE PLAN

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