

- GENERAL NOTES**
- All aspects of the project are in conformance with the latest Howard County Standards unless waivers have been approved.
 - Project Background: Location: Between Dorsey Road and Dorsey Run Road at approx. Station 18+00. Parcels 437 (L. 138, F. 139) and P. 613 (L. 564, F. 47) at Tax Map No. 43.
Zoning: R-12
Gross Tract: 12.07± Ac. (all parcels, net tract is same).
Proposed Lots: 31 buildable + 2 open spaces (cluster development)
Proposed Lot Area: 7.16± Ac. Total (8,400 min. lot size)
Proposed RW: 1.29 Ac.
Open Space: 3.62± Ac. Required (@ 30% of gross tract)
3.62± Ac. Proposed (includes 6,200 sq. ft. of passive use recreation open space for 31 lots at 200 s.f./lot)
DPZ References: S-97-05, Johnson Property (approved 2/28/97)
 - Two-foot topography by: Photogrammetric Data Services, Inc. on 4-28-97 based on Howard County Control Nos. 371A and 43B2.
 - Preliminary boundary by: Gutschick, Little & Weber, P.A. on October, 1997 based on NAD '83 datum.
 - Site to be served by public water and sewer (Patapsco Drainage Area).
 - Stormwater Management will be provided by a private on-site permanent pool/retention pond.
 - No floodplain due to small drainage area.
 - Wetland report by Exploration Research, Inc. (7/6/96) indicated no non-tidal wetlands on-site. HSCD has concurred to this by letter dated 12/10/96.
 - The traffic study was prepared by Lee Cunningham and Assoc., Inc. (Oct., 1996) and approved with S-97-05.
 - A noise study is not applicable since the buildings on Lots 16 and 17 are existing. The noise level from a major collector is marginal; therefore, the level is unlikely to extend beyond the depths of Lots 16 and 17.
 - See SWM report regarding soil condition.
 - Existing utilities were taken from best available public records.
 - Sediment control will be provided in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control" at the Final and Site Development Plan stages.
 - Landscaping will be provided in accordance with the Howard County Landscape Manual as summarized by the chart hereon at subsequent plan stages.
 - Disturbances to the stream buffer shown on this plan (road crossing and outfall for SWM) are necessary as allowed under Sec. 16.116 (C).
 - Removal of driveways on Dorsey Road (Lots 16, 17, and 21) to be done after permanent access to "Road A" is established.
 - Roadway geometry and design standards (radius, curb type, sidewalk, etc.) for "Road A" and "B" are subject at Final Plan stage to the pending roadway standards which have not been approved yet.

MINIMUM LOT SIZE CHART

LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,363	1,428	10,935
3	10,200	1,292	8,908
15	10,810	746	10,064
16	17,901	1,290	16,611
17	14,495	1,139	13,356
18	9,808	504	9,304
20	9,978	600	9,378
21	12,829	3,792	9,037
22	11,781	856	10,925

STREET LIGHTING SCHEDULE

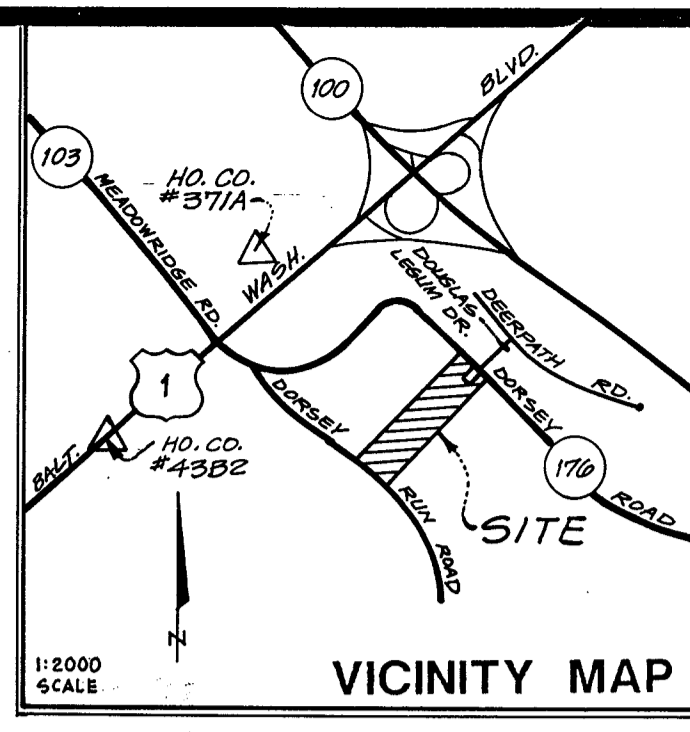
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE	COMMENTS
Road "A"	0+15	23R	150-watt HPS vapor priced fixture (total) mounted at 30' on a bronze Blue-glass pole with a 12' arm.	Angle arm as shown on plans.
Road "A"	2+81	12R	100-watt HPS vapor "Traditional" post top fixture mounted on a 16' foot black Energy-pole.	
Road "A"	4+10	17L		
Road "A"	6+40	14R		
Road "A"	7+47	14L		
Road "A"	10+52	16R		

PRELIMINARY LANDSCAPE ANALYSIS

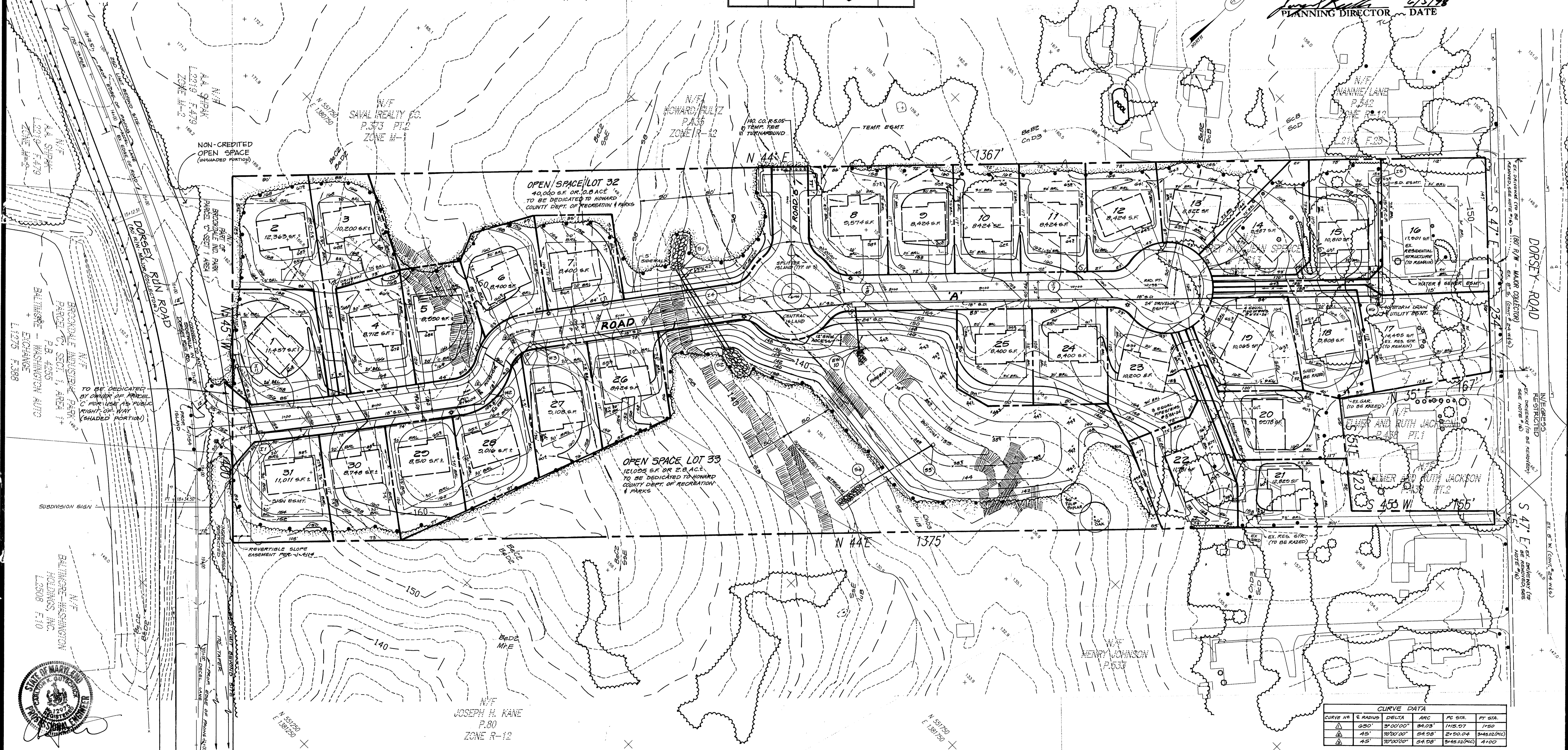
PERIMETER	LINEAR FEET	LANDSCAPE BUFFER	TREES REQUIRED
			SHADE EVERGREEN
Dorsey Run Road	400' -85' RW opening 315'	315 ft. of Type B edge	6 8
N.W.	1,367' + 40' RW opening - 440' Existing Woods 887'	887' of Type A edge	15 0
Dorsey Road	253'	253' of Type B Edge	5 6
Along Parcel 438 (Jackson)	253'	253' of Type A Edge	4 0
S.E.	1,220' - 800' Existing Woods 420'	420' of Type A Edge	7 0
SWM Facility	Required plantings to be determined at Final Plan stage. Developer will be responsible for this at Final Plan stage.		

SOIL LEGEND

SYMBOL	NAME	HYDROLOGIC GROUP
Bd02	Deltic all loam, 1 to 5 percent slopes, moderately eroded.	C
BdC2	Beltville all loam, 5 to 10 percent slopes, moderately eroded.	C
BdD2	Beltville all loam, 10 to 15 percent slopes, moderately eroded.	C
CnD3	Chalum-Fairfax loam, 5 to 15 percent, severely eroded.	B
IuB	Iuka Loam, L. at Alluvium, 1 to 5 percent slopes.	C
MiE	Moravia and Relay silt, 15 to 45 percent slopes.	C
ScB	Sandy and clayey land, gently sloping.	B
ScD	Sandy and clayey land, moderately sloping.	B
SeE	Sassafras silt, 15 to 40 percent slopes.	B



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James R. Butler 6/5/98
PLANNING DIRECTOR DATE



CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC	PC STA.	PT STA.
1	650'	30°00'00"	94.03'	1115.57'	1150'
2	45'	70°00'00"	54.93'	2+50.04'	3+48.02(PTC)
3	45'	70°00'00"	54.93'	3+48.02(PTC)	4+00'

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 NO. VA. (301) 989-2524 BALT. (410) 880-1820 FAX: (301) 421-4186 DES./MBT DRN./CHK. CAD./CHD.

DATE	REVISION	BY	APPR.

CONTRACT PURCHASER: ORCHARD DEVELOPMENT CORP.
3979 OLD COLUMBIA PIKE
ELLICOTT CITY, MD. 21043
(410) 750-1800

OWNER: ESTATE OF BERTHA V. JOHNSON
C/O MS. JEAN SPENCE
6812 DORSEY ROAD
BALTIMORE, MD 21227

PRELIMINARY PLAN
SCARLET OAKS
A SUBDIVISION OF PARCELS 437 AND 613
L. 138 F.139 AND L.564 F.417

SCALE: 1" = 50'

DATE: NOV. 1997

ELECTION DISTRICT #1-ELKCRIDGE

HOWARD COUNTY, MARYLAND

ZONING	TAX MAP No.	SHEET
R-12	43 GRID 5 & 6	101

G. L. W. FILE No. 96-053