

BALTIMORE NATIONAL PIKE
(US RTE. 40)
INTERMEDIATE ARTERIAL

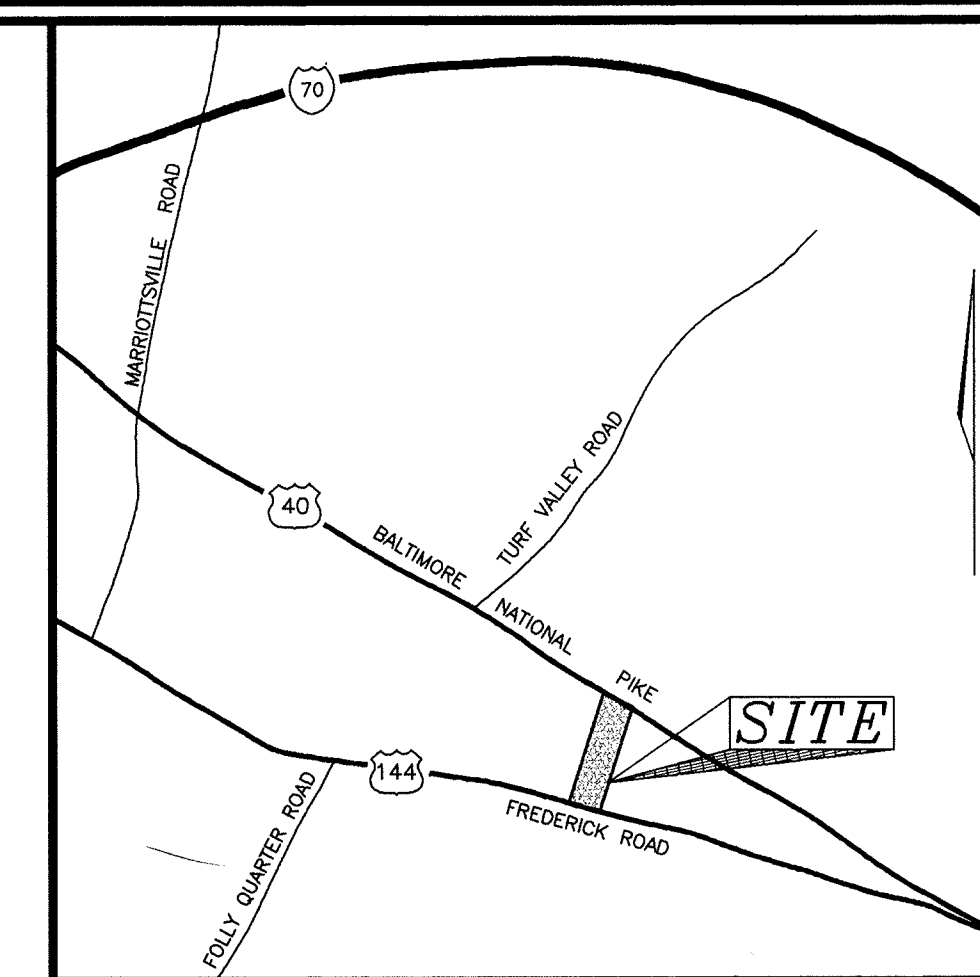
CURVE DATA CHART						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CT	50.00'	78.54'	50.00'	70.71'	S28°02'27"E	90°00'00"

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA(Sq.Ft.)	PIPESTEM AREA(Sq.Ft.)	MIN. LOT SIZE(Sq.Ft.)
5	15,635	1,620	14,015
6	15,258	1,256	14,002

COORDINATE CHART		
NO.	NORTH	EAST
1	589005.8978	1345444.3739
2	589725.3336	1345679.0166
3	589613.1490	1345945.7942
4	588918.4489	1345731.1346

SCHEDULE A PERIMETER LANDSCAPE EDGE				
LANDSCAPE EDGE	①	②	③	④
LANDSCAPE TYPE	NONE	A	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	300	765	313	727
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
	TYPE A	TYPE B		
SHADE TREES (1:60)	N/A	13	7	12
EVERGREEN TREES (1:50)		0	8	0
SHRUBS (10:1)		0	0	0
NUMBER OF PLANTS TO BE PROVIDED AT FINAL PLAN STAGE	TYPE A	TYPE B		
SHADE TREES (1:60)	N/A	13	7	12
EVERGREEN TREES (1:50)		0	8	0
OTHER TREES (2:1 SUBSTITUTION)		0	0	0
SHRUBS (10:1 SUBSTITUTION)				

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LANDSCAPE TYPE	B
TOTAL LINEAR FEET OF PERIMETER	620
NUMBER OF TREES REQUIRED	13
SHADE TREES(1:50)	16
EVERGREEN TREES(1:40)	
CREDIT FOR EXISTING VEGETATION LINEAR FEET	NO
CREDIT FOR OTHER LANDSCAPING	NO
NUMBER OF PLANTS PROVIDED AT FINAL PLAN STAGE	
SHADE TREES(1:50)	13
EVERGREEN TREES(1:40)	16
SHRUBS(10:1 TREE SUBSTITUTION)	0



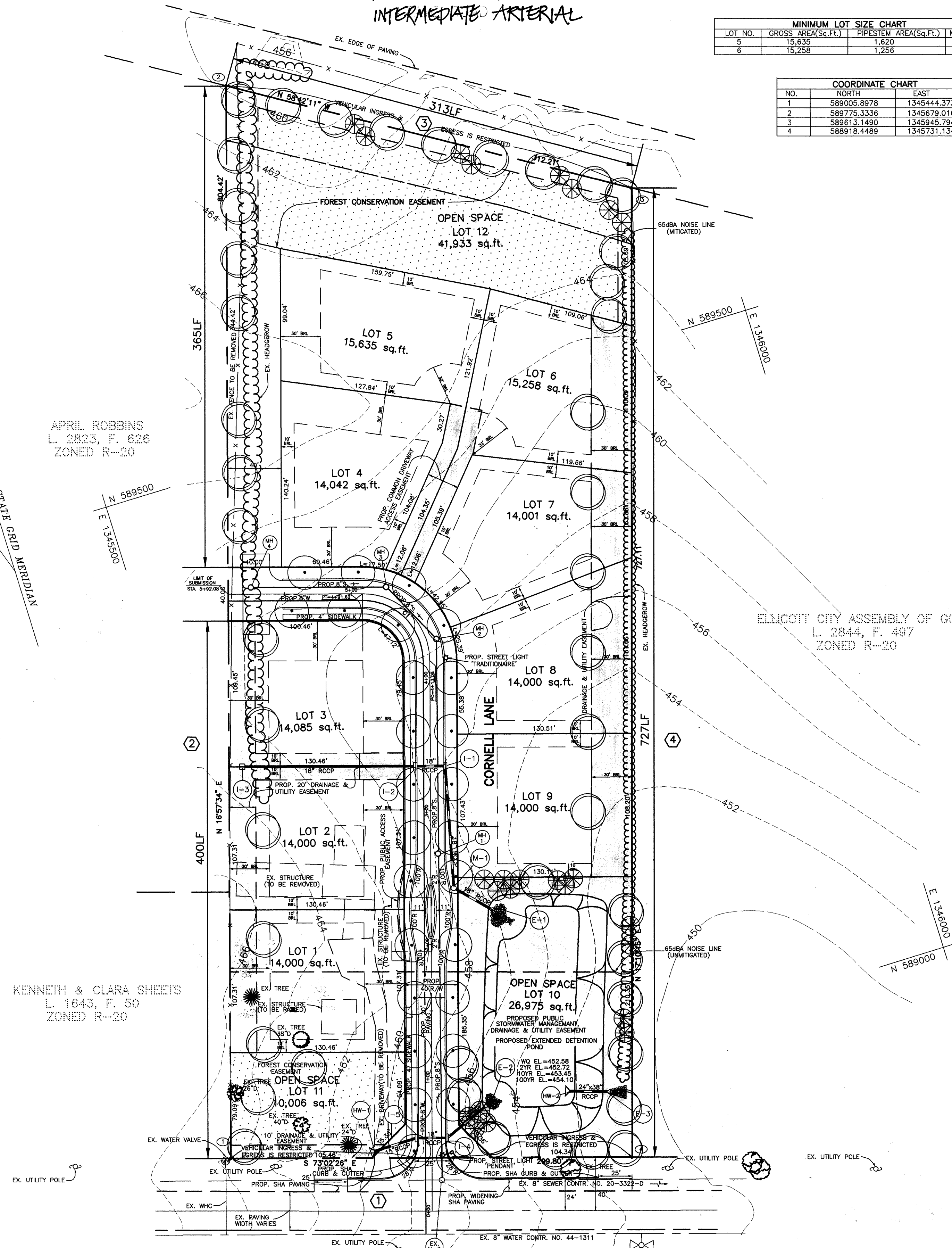
VICINITY MAP
SCALE: 1"=2000'

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 16 BLOCK 37 PARCEL 24
2ND ELECTION DISTRICT
ZONING: R-20
TOTAL TRACT AREA: 5.295 AC.
NUMBER OF PROPOSED LOTS: 9 SFD, 3 OPEN SPACE
DATE SKETCH PLAN APPROVED: FEBRUARY 9, 1996
APPLICABLE DPZ FILE NUMBERS: S-96-10
- TRACT BOUNDARY ESTABLISHED BY A BOUNDARY SURVEY BY VOGEL & ASSOCIATES, INC. DATED NOVEMBER, 1997.
- TOPOGRAPHY BASED ON A FIELD RUN SURVEY PREPARED BY VOGEL & ASSOCIATES, INC. DATED NOVEMBER, 1997. CONTOUR INTERVAL IS 2 FEET.
- COORDINATES: HORIZONTAL DATUMS BASED ON NAD 83
H.O. CO. GEODETIC CONTROL STATIONS 46BA AND 46E3
VERTICAL DATUMS BASED ON NAD 29
H.O. CO. GEODETIC CONTROL STATION 1939007
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC:
WATER CONTR. NO. 44-1311-D SEWER 24-3322-D
- EXISTING UTILITIES WERE LOCATED PER COUNTY DRAWINGS AND FIELD RUN SURVEY.
- STORMWATER MANAGEMENT METHOD: EXTENDED DETENTION OF 1 YR.(WATER QUALITY), 2 YR. AND 10 YR. STORMS. THE FACILITY IS TO BE OWNED AND MAINTAINED BY A H.O.A.
- THERE ARE NO WETLANDS ON SITE.
- FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC. DATED NOVEMBER, 1997.
- A TRAFFIC STUDY WAS APPROVED(S-96-10) FOR THIS PROJECT.
- THERE IS NO FLOODPLAIN ON SITE.
- A NOISE STUDY WAS PERFORMED AND DELINEATED AS SHOWN HEREON(S-96-10).
- GEOTECHNICAL REPORT PROVIDED BY HERBST/BENSON & ASSO. DATE NOVEMBER, 1997.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH(SEE THIS SHEET). FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED AS PART OF THE D.P.W. DEVELOPER'S AGREEMENT.
- THE EXISTING STRUCTURES ON LOTS 1 AND 2 ARE TO BE RAZED.
- OPEN SPACE LOTS 10 & 11 TO BE OWNED AND MAINTAINED BY A H.O.A. OPEN SPACE LOT 12 TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- STREET LIGHTS ARE PROPOSED FOR THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL. 'PENDANT': 150-WATT HPS VAPOR PENDANT FIXTURE (CUTOFF) MOUNTED AT 30' ON A BRONZE 'TRADITIONAIRE': 100-WATT HPS VAPOR 'TRADITIONAIRE' POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE USING A 12" ARM.
- REFERENCE WAIVER TO DESIGN MANUAL SECTION 5.2.9 'NOISE STUDIES' FOR THE 65 dBA CONTOUR LINE WITHIN LOT 1.

SITE DATA TABULATION

- GENERAL SITE DATA
- PRESENT ZONING: R-20
 - APPLICABLE DPZ FILE REFERENCES: S-96-10
 - PROPOSED USE OF SITE: 9 SFD HOMES
 - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- AREA TABULATION
- TOTAL AREA OF SITE: 5.295 AC.
 - AREA OF 100 YEAR FLOODPLAIN: N/A
 - AREA OF STEEP SLOPES(25% OR GREATER): N/A
 - AREA OF THIS PLAN SUBMISSION: 5.295 AC.
 - APPROXIMATE LIMIT OF DISTURBANCE: 4.4 AC.
 - AREA OF PROPOSED BUILDABLE LOTS: 2.962 AC.
 - AREA OF PROPOSED OPEN SPACE LOTS: 1.812 AC.
 - AREA OF PROPOSED PUBLIC ROAD R/W DEDICATION: 0.521 AC.
- OPEN SPACE TABULATION
- MINIMUM LOT SIZE: 14,000 SF
 - OPEN SPACE AREA REQUIRED: 30%
5.295 AC. X 30% = 1.589 AC.
 - RECREATIONAL OPEN SPACE REQUIRED: N/A (LESS THAN 20 LOTS)
 - OPEN SPACE AREA PROVIDED: 1.812 AC. (34%)
- LOT TABULATION
- TOTAL NUMBER OF RESIDENTIAL LOTS: 9
 - TOTAL NUMBER OF OPEN SPACE LOTS: 3
 - TOTAL NUMBER OF LOTS: 12



LEGEND

- EX. TREELINE
- FOREST CONSERVATION EASEMENT
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- PROP. SHADE TREES
- PROP. EVERGREEN TREES
- PROP. STREET TREES

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature] 4/13/98
PLANNING DIRECTOR DATE

**CORNELL PROPERTY
LOTS 1 - 9 AND
OPEN SPACE LOTS 10 - 12
PRELIMINARY PLAN**

REFERENCE: S-96-10
TAX MAP #16 PARCEL #37 BLOCK #24
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101 ELICOTT CITY, MARYLAND 21043
TELEPHONE: (410) 461-5828
FAX: (410) 465-3968

DESIGN BY: J.C.O.
DRAWN BY: J.C.O.
CHECKED BY: R.H.V.
DATE: DECEMBER, 1997
SCALE: 1"=50'
W.O. NO.: 97-82

1 SHEET OF 1

FREDERICK ROAD
(MD RTE. 144)
STATE ROAD
PROPOSED 80' R/W
MINOR ARTERIAL

OWNER/DEVELOPER
LAND HOLDINGS, LLC
C/O JIM GREENFIELD
P.O. BOX 999
COLUMBIA, MARYLAND 21044