

**CENTER LINE CURVE DATA CHART**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	32.82'	17.03'	32.23'	S07°19'14"W	37°36'31"
C2	50.00'	43.42'	23.18'	42.07'	S01°14'55"W	49°45'10"
C3	50.00'	45.80'	24.65'	44.21'	S02°36'48"W	52°28'56"

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT AREA
3	51,899 S.F.	1,602 S.F.	50,297 S.F.
4	67,594 S.F.	11,992 S.F.	55,602 S.F.

**STREET TREE SCHEDULE**

QUANTITY	SYMBOL	NAME	REMARKS
69	(Symbol)	PLATANUS X ACERFOUA (LONDON PLANE)	2 1/2" - 3" CAL (40' O.C.)

**LANDSCAPING PLANT SCHEDULE**

QUANTITY	SYMBOL	NAME	REMARKS
40	(Symbol)	ACER RUBRUM (RED MAPLE)	2 1/2" - 3" CAL (60' O.C.)

**LEGEND**

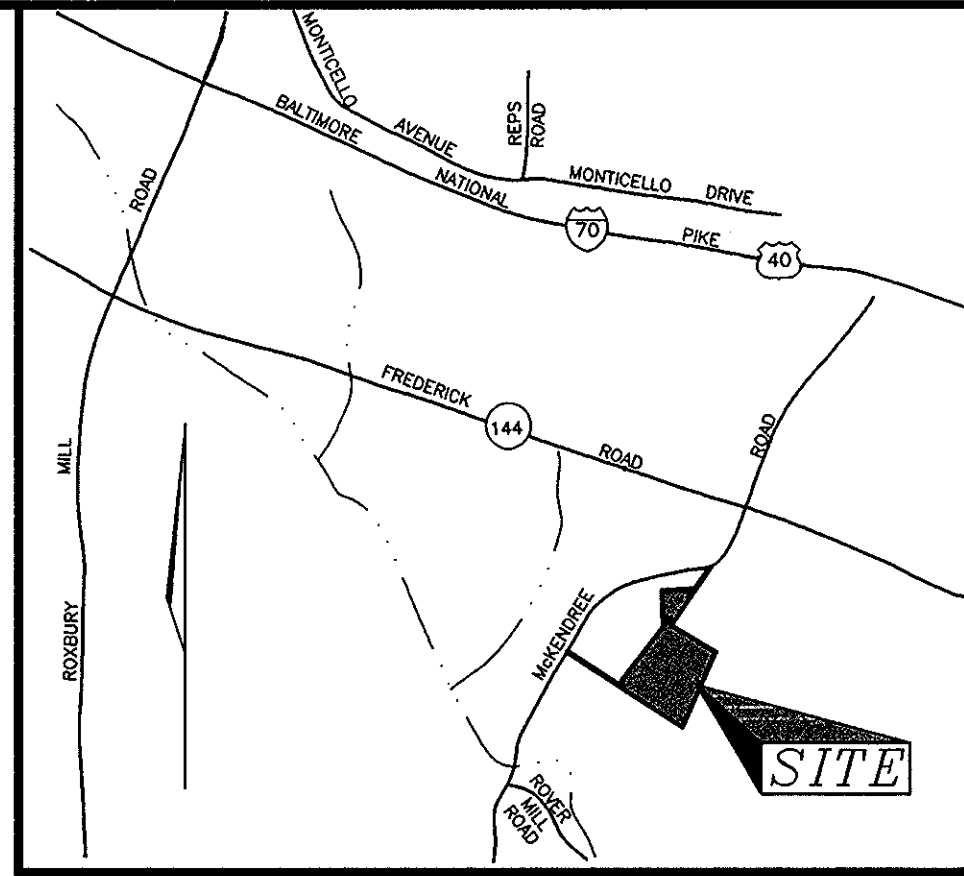
- (Symbol) PROPOSED SEPTIC EASEMENT (10,000 sq. ft. +)
- (Symbol) FOREST CONSERVATION EASEMENT
- (Symbol) EX. TREELINE
- (Symbol) PROPOSED WELL LOCATION

**PERIMETER LANDSCAPE EDGE**

LANDSCAPE EDGE	(1)	(2)	(3)	(4)
LANDSCAPE TYPE	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	416	798	448	661
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 (BASED ON TOTAL PERIMETER)				
SHADE TREES (1:60)	7	14	8	11
EVERGREEN TREES (1:10)	0	0	0	0
SHRUBS (10:1)	0	0	0	0
NUMBER OF PLANTS PROVIDED (BASED ON TOTAL MINUS CREDIT)				
SHADE TREES (1:60)	7	14	8	11
EVERGREEN TREES (1:10)	0	0	0	0
SHRUBS (10:1)	0	0	0	0

**BOUNDARY COORDINATE TABLE**

NO.	NORTH	EAST
14	N 598314.449	E 1311430.307
18	N 598299.240	E 1311422.496
36	N 598734.109	E 1312456.879
69	N 599148.319	E 1312636.933
200	N 598534.034	E 1312949.686
201	N 597703.333	E 1312721.206
202	N 598051.440	E 1312002.452
204	N 598704.360	E 1312362.204
205	N 598777.238	E 1312349.404
209	N 599077.830	E 1312294.666
214	N 599386.217	E 1312753.591
215	N 599391.149	E 1312777.870



**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 15 BLOCK 1 PARCEL 52 4TH ELECTION DISTRICT ZONING: RC-DEO TOTAL TRACT AREA: 15.81 AC. NUMBER OF PROPOSED LOTS: 9 SFD, 1 BUILDABLE PRESERVATION PARCEL, 1 NON-BUILDABLE PRESERVATION PARCEL, 1 OPEN SPACE LOT DATE SKETCH PLAN APPROVED: 9/9/98 APPLICABLE DPZ FILE NUMBERS: S-98-13 3. TRACT BOUNDARY ESTABLISHED BY A BOUNDARY SURVEY BY VOGEL & ASSOCIATES, INC. DATED AUG., 1998. 4. TOPOGRAPHY BASED ON A FIELD RUN SURVEY PREPARED BY VOGEL & ASSOCIATES, INC. DATED AUG., 1998. CONTOUR INTERVAL IS 2 FEET. 5. COORDINATES: DATUMS BASED ON NAD 83 HO. CO. GEODETIC CONTROL STATION: 15A1 N. 800,091.152 E. 1,313,231.363 / ELEV. 592.294 15A4 N. 599,805.285 E. 1,314,773.370 / ELEV. 548.559 6. WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE 7. STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THE PROPOSED ROAD ONLY. WATER QUALITY TO BE PROVIDED BY 2 BIORETENTION FACILITIES. THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. 8. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS SITE PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY'S ULTIMATE SIZE AND SHAPE IS SUBJECT TO FINAL ENGINEERING DESIGN AND MAY CHANGE. 9. THERE ARE NO WETLANDS ON SITE. 10. FOREST STAND DELINEATION PLAN PREPARED BY KOPECK & ASSOCIATES DATED MARCH, 1998. 11. APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM DATED MARCH, 1998. 12. THERE IS NO FLOODPLAIN ON SITE. 13. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE. 14. GEOTECHNICAL REPORT IS NOT REQUIRED FOR THIS SITE. 15. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. 16. THE PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT. 17. STREET LIGHTS ARE NOT REQUIRED FOR THIS SITE. 18. TO THE BEST OF THE OWNERS KNOWLEDGE THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE. 19. PRIVATE SEWERAGE EASEMENTS OF 10,000 SQUARE FEET ARE REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL SHOWN ON THIS PLAN (SEE LEGEND). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY. 20. PRESERVATION PARCEL A TO BE DEDICATED TO HOWARD COUNTY WITH ONE EASEMENT HOLDER OR TO A HOMEOWNERS ASSOCIATION WITH TWO EASEMENT HOLDERS. PRESERVATION PARCEL B WILL BE PRIVATELY OWNED WITH TWO EASEMENT HOLDERS. 21. OPEN SPACE LOT 1 TO BE PRIVATELY OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION. 22. ALL WELLS ARE TO BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL. 23. ALL EXISTING WELLS AND SEPTIC AREAS WITHIN 100' OF THE SITE HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE.

**SITE ANALYSIS**

EXISTING ZONING: RC-DEO  
 DPZ FILE REFERENCES: S-98-13  
 TOTAL AREA OF SITE: 15.768 AC.  
 PROPOSED AREA OF LOTS AND PARCELS: 14.605 AC.  
 PROPOSED AREA OF BUILDABLE LOTS: 7.400 AC.  
 PROPOSED AREA OF PRESERVATION PARCELS: 7.205 AC.  
 PROPOSED AREA OF RIGHT-OF-WAY: 1.163 AC.  
 NUMBER OF LOTS ALLOWED: 1 DWELLING UNIT/2 GROSS ACRES = 7.9  
 NUMBER OF BUILDABLE ENTITIES ALLOWED: 1/4.25 ACRE = 15.81AC./4.25AC=3  
 NUMBER OF PROPOSED ENTITIES: 7  
 NUMBER OF DEO/CEO RIGHTS REQUIRED: 7-3=4 DEO/CEO RIGHTS  
 NUMBER OF PROPOSED LOTS: 6 PLUS 1 BUILDABLE PRESERVATION PARCEL  
 NUMBER OF PROPOSED NON BUILDABLE PRESERVATION PARCELS: 1  
 OPEN SPACE AREA REQUIRED: N/A PROVIDES THAT AT LEAST 5% OF THE PRESERVATION PARCEL AREA IS OWNED BY EITHER HOWARD COUNTY OR HOA  
 OPEN SPACE AREA PROVIDED: 4,122 sq. ft., NON-CREDITED, OWNED BY HOA

**MCKENDREE OVERLOOK (FORMERLY OSTERMAN PROPERTY) PRELIMINARY PLAN**

REFERENCE: S-98-13 TAX MAP #15 4ND ELECTION DISTRICT PARCEL #52 BLOCK #1 HOWARD COUNTY, MARYLAND

**VOGEL & ASSOCIATES**  
 ENGINEERS SURVEYORS PLANNERS  
 3691 Park Avenue, Suite 101 Ellicott City, Maryland 21043  
 Tel 410.461.5828 Fax 410.465.3966



DESIGN BY: P.K.P.
DRAWN BY: P.K.P.
CHECKED BY: R.H.V.
DATE: AUG, 1998
SCALE: 1"=100'
W.O. NO.: 97-85

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING  
 HOWARD COUNTY

PLANNING DIRECTOR 12/30/98  
 DATE

OWNER  
 CHARLES L. OSTERMAN  
 P.O. BOX 15  
 GLENWOOD, MARYLAND 21738

DEVELOPER/CONTRACT PURCHASER  
 MICHAEL PFAU  
 TRINITY HOMES  
 6212 DEVON DRIVE  
 COLUMBIA, MARYLAND 21044

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWERAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

JOYCE M. BRYAN, PH.D. 12-16-98  
 COUNTY HEALTH OFFICER DATE

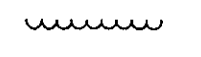

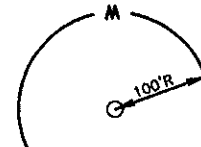


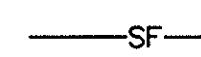

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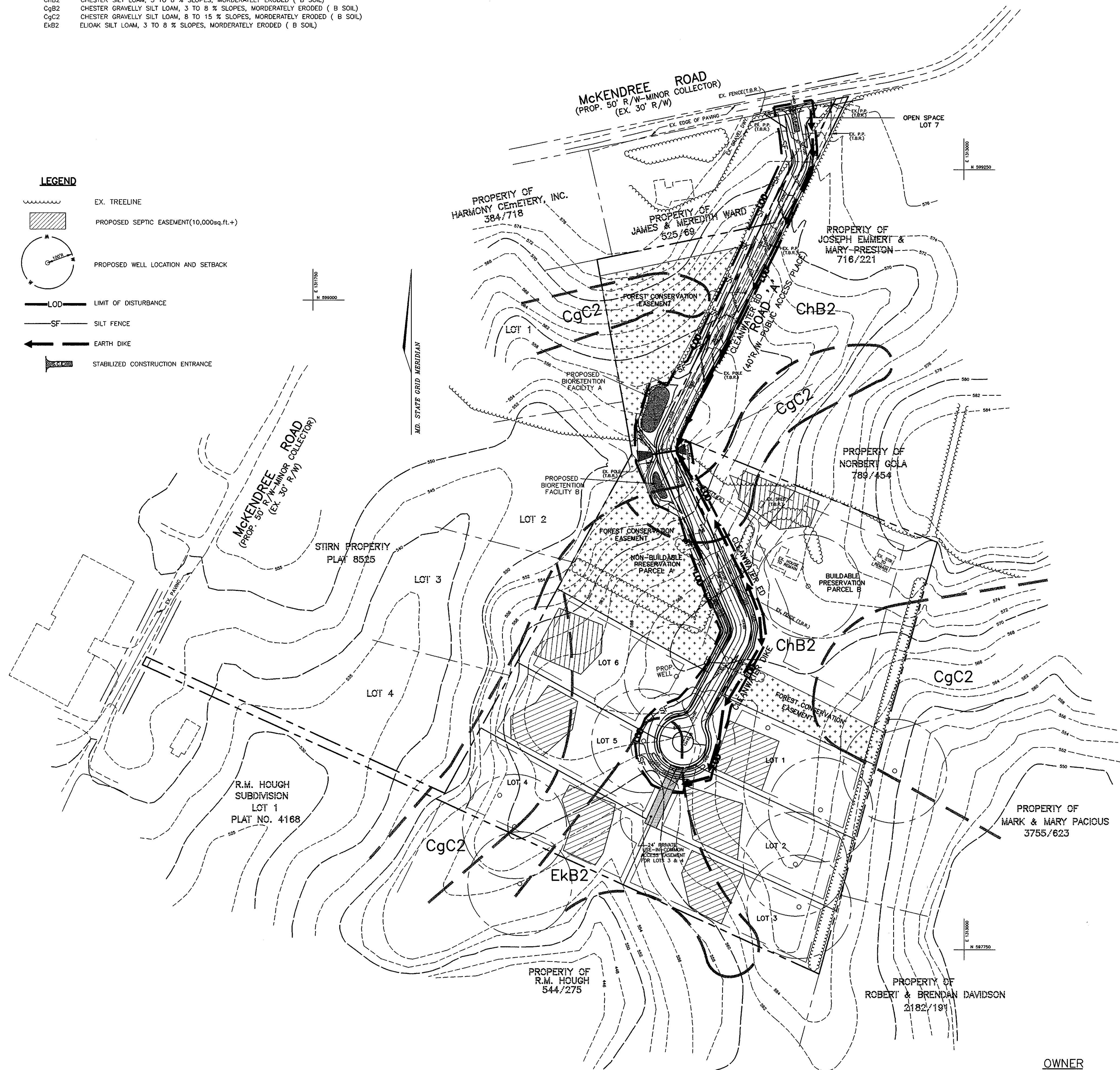


**SOILS LEGEND**

ChB2 CHESTER SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED ( B SOIL)  
 CgB2 CHESTER GRAVELLY SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED ( B SOIL)  
 CgC2 CHESTER GRAVELLY SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED ( B SOIL)  
 EkB2 ELOAK SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED ( B SOIL)

**LEGEND**

-  EX. TREELINE
-  PROPOSED SEPTIC EASEMENT(10,000sq.ft.+)
-  PROPOSED WELL LOCATION AND SETBACK
-  LOD LIMIT OF DISTURBANCE
-  SF SILT FENCE
-  EARTH DIKE
-  STABILIZED CONSTRUCTION ENTRANCE



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING  
 HOWARD COUNTY  
*August 12, 1998*  
 PLANNING DIRECTOR DATE

**OWNER**  
 CHARLES L. OSTERMAN  
 P.O. BOX 15  
 GLENWOOD, MARYLAND 21738

**DEVELOPER/CONTRACT PURCHASER**  
 MICHAEL PFAU  
 TRINITY HOMES  
 6212 DEVON DRIVE  
 COLUMBIA, MARYLAND 21044

<p><b>McKENDREE OVERLOOK</b>                  (FORMERLY OSTERMAN PROPERTY)                  PRELIMINARY GRADING AND                  SEDIMENT CONTROL PLAN</p>		
<p>REFERENCE: S-98-13                  TAX MAP #15                  4ND ELECTION DISTRICT</p>	<p>PARCEL #52                  HOWARD COUNTY, MARYLAND</p>	<p>BLOCK #1</p>
<p><b>VOGEL &amp; ASSOCIATES</b>                  ENGINEERS SURVEYORS PLANNERS                  3691 Park Avenue, Suite 101 Ellicott City, Maryland 21043                  Tel 410.461.5828 Fax 410.465.3966</p>		
<p>DESIGN BY: P.K.P.                  DRAWN BY: P.K.P.                  CHECKED BY: R.H.V.                  DATE: DECEMBER 15, 1998                  SCALE: 1"=100'                  W.O. NO.: 97-85</p>	<p>2 SHEET OF 2</p>	

