

CL. CURVE DATA CHART						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CURVE 1	300.00'	68.98'	34.65'	68.83'	S 79°47'45" E	13°10'31"
CURVE 2	50.00'	67.03'	39.64'	62.13'	S 55°12'31" W	76°48'58"

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
CIC3	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	C
CID2	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
ScB	SANDY AND CLAYEY LOAM, GENTLY SLOPING	B
ScE	SANDY CLAYEY LOAM, MODERATELY STEEP	B
SsE	SASSAFRAS LOAM, 15 TO 40 PERCENT SLOPES	B

NOTE:  
- HOWARD SOIL SURVEY, MAP NUMBER 26

COORDINATE CHART		
NO.	NORTH	EAST
1	589048.8978	1345444.3739
2	589775.3336	1345679.0186
3	589613.1490	1345945.7942
4	589918.4489	1345731.1348

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA (S.F.)	PIPE STEM AREA (S.F.)	NET LOT AREA (S.F.)
8	10,761	247	10,514
9	12,115	593	11,522
10	12,592	955	11,637
11	11,134	1,000	10,134
12	10,921	682	10,239
13	10,284	384	9,920

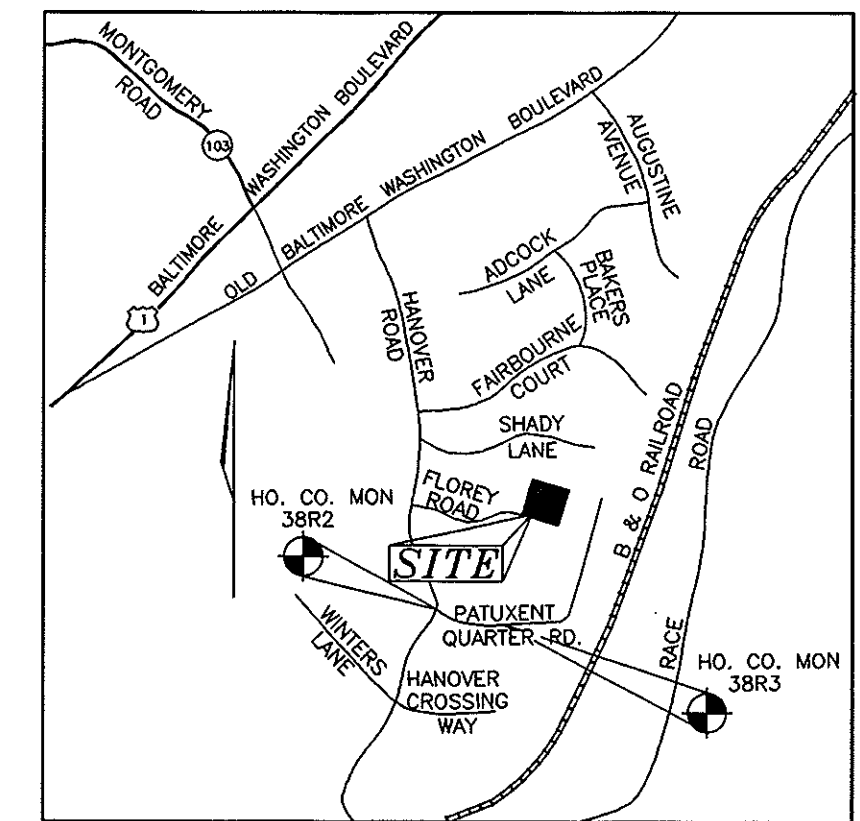
### SCHEDULE A PERIMETER LANDSCAPE EDGE

LANDSCAPE EDGE	1	2	3	4	5
LANDSCAPE TYPE	B	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	150	372	515	521	515
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES 200	YES 180	YES 35	YES 55
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED					
TYPE A					
SHADE TREES (1:60)	3	6	8	8	9
EVERGREEN TREES	0	0	0	0	0
SHRUBS	0	0	0	0	0
NUMBER OF PLANTS TO BE PROVIDED AT FINAL PLAN STAGE	NONE	372	515	521	515
TYPE A					
SHADE TREES (1:60)	-200	-180	-35	-55	-55
EVERGREEN TREES	172	335	486	460	460
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0

### SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LANDSCAPE TYPE	B
TOTAL LINEAR FEET OF PERIMETER	450
NUMBER OF TREES REQUIRED	9
EVERGREEN TREES(1:40)	12
CREDIT FOR EXISTING VEGETATION LINEAR FEET	YES 175
CREDIT FOR OTHER LANDSCAPING	NO
NUMBER OF PLANTS PROVIDED AT FINAL PLAN STAGE	450
SHADE TREES(1:50)	-175
EVERGREEN TREES(1:40)	8
SHRUBS(10:1 TREE SUBSTITUTION)	0

NOTE: SUBSTITUTE 2 EVERGREEN TREES FOR 1 SHADE TREE



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 38 BLOCK 15 PARCEL 262 1ST ELECTION DISTRICT ZONING: R-12 TOTAL TRACT AREA: 6.112 AC. NUMBER OF PROPOSED LOTS: 17 SFD, 2 OPEN SPACE DATE SKETCH PLAN APPROVED: JUNE 24, 1998 APPLICABLE DPZ FILE NUMBERS: S-98-11
  - TRACT BOUNDARY ESTABLISHED BY A BOUNDARY SURVEY BY VOGEL & ASSOCIATES, INC. DATED DECEMBER, 1997.
  - TOPOGRAPHY BASED ON A FIELD RUN SURVEY PREPARED BY VOGEL & ASSOCIATES, INC. DATED AUGUST, 1998. CONTOUR INTERVAL IS 2 FEET.
  - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- |      |               |               |
|------|---------------|---------------|
| 38R2 | N 557,500.663 | E 391,227.052 |
| 38R2 | N 557,417.823 | E 391,983.177 |
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER & SEWER CONTRACT NO. 14-3281-D
  - EXISTING UTILITIES WERE LOCATED PER COUNTY DRAWINGS AND FIELD RUN SURVEY.
  - STORMWATER MANAGEMENT METHOD: EXTENDED DETENTION OF 1 HR. (WATER QUALITY), 2 HR. AND 10 YR. STORMS. THE FACILITY IS TO BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION.
  - FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC. DATED OCTOBER, 1998.
  - A TRAFFIC STUDY WAS APPROVED(S-98-11) FOR THIS PROJECT.
  - THERE IS NO FLOODPLAIN ON SITE.
  - GEOTECHNICAL REPORT PROVIDED BY HERBST/BENSON & ASSOC., DATE SEPTEMBER, 1998.
  - 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 STRUCTURE ON LOTS 16 & 17 IS TO BE RAZED.
  - OPEN SPACE LOT 19 TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOT 18 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - 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 FIBERGLASS POLE USING A 12" ARM. "TRADITIONAIRE": 100-WATT HPS VAPOR "TRADITIONAIRE" POST TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE.
  - BASED ON A FIELD INVESTIGATION BY EXPLORATION RESEARCH, INC. ON APRIL, 1998, WATERS OF THE U.S. ARE LOCATED ONSITE. THERE ARE NO WETLANDS ONSITE. THERE WILL BE NO GRADING OR DISTURBANCE WITHIN THE 50' BUFFER.
  - THERE ARE STEEP SLOPES LOCATED ONSITE.
  - FLOREY ROAD IS A PUBLIC ROAD BY MEANS OF A 30' PRESCRIPTIVE RIGHT-OF-WAY.
  - THE DEVELOPER IS REQUIRED TO MAKE CONTRIBUTION FOR THE ROAD IMPROVEMENTS TO FLOREY ROAD 250' BEYOND THE SUBDIVISION. THE IMPROVEMENTS SHALL BE PER HOWARD COUNTY DESIGN MANUAL VOLUME III, TABLE 2.01 FOR PUBLIC ACCESS STREET.

### SITE DATA TABULATION

#### GENERAL SITE DATA

- PRESENT ZONING: R-12
- APPLICABLE DPZ FILE REFERENCES: S-98-11
- PROPOSED USE OF SITE: 17 SFD HOMES
- PROPOSED WATER AND SEWER SYSTEMS: PUBLIC

#### AREA TABULATION

- TOTAL AREA OF SITE: 6.112 AC.
- AREA OF 100 YEAR FLOODPLAIN: N/A
- AREA OF STEEP SLOPES(25% OR GREATER): 26,332 SF
- AREA OF THIS PLAN SUBMISSION: 6.112 AC.
- APPROXIMATE LIMIT OF DISTURBANCE: 4.4 AC.
- AREA OF PROPOSED BUILDABLE LOTS: 4.051 AC.
- AREA OF PROPOSED OPEN SPACE LOTS: 1.476 AC.
- AREA OF PROPOSED PUBLIC ROAD R/W DEDICATION: 0.585 AC.

#### OPEN SPACE TABULATION

- MINIMUM LOT SIZE: 9,600 SF
- OPEN SPACE AREA REQUIRED: 20%
- RECREATIONAL OPEN SPACE REQUIRED: N/A (LESS THAN 20 LOTS)
- OPEN SPACE AREA PROVIDED: 1.476AC. (24%)

#### LOT TABULATION

- TOTAL NUMBER OF RESIDENTIAL LOTS: 17
- TOTAL NUMBER OF OPEN SPACE LOTS: 2
- TOTAL NUMBER OF LOTS: 19

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James R. Rutter* 3/11/99  
PLANNING DIRECTOR DATE

### OWNER/DEVELOPER

TERRA MASS L.L.C.  
P.O. BOX 2695  
ELLCOTT CITY, MARYLAND 21041

FLOREY PROPERTY  
LOTS 1-17 AND OPEN SPACE LOTS 18 & 19  
PRELIMINARY PLAN

S-98-11  
TAX MAP #38 PARCEL #262 BLOCK # 16  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL & ASSOCIATES**  
ENGINEERS-SURVEYORS-PLANNERS

3891 Park Avenue, Suite 101 • Ellicott City, Maryland 21043  
Tel 410.461.5828 Fax 410.463.3966



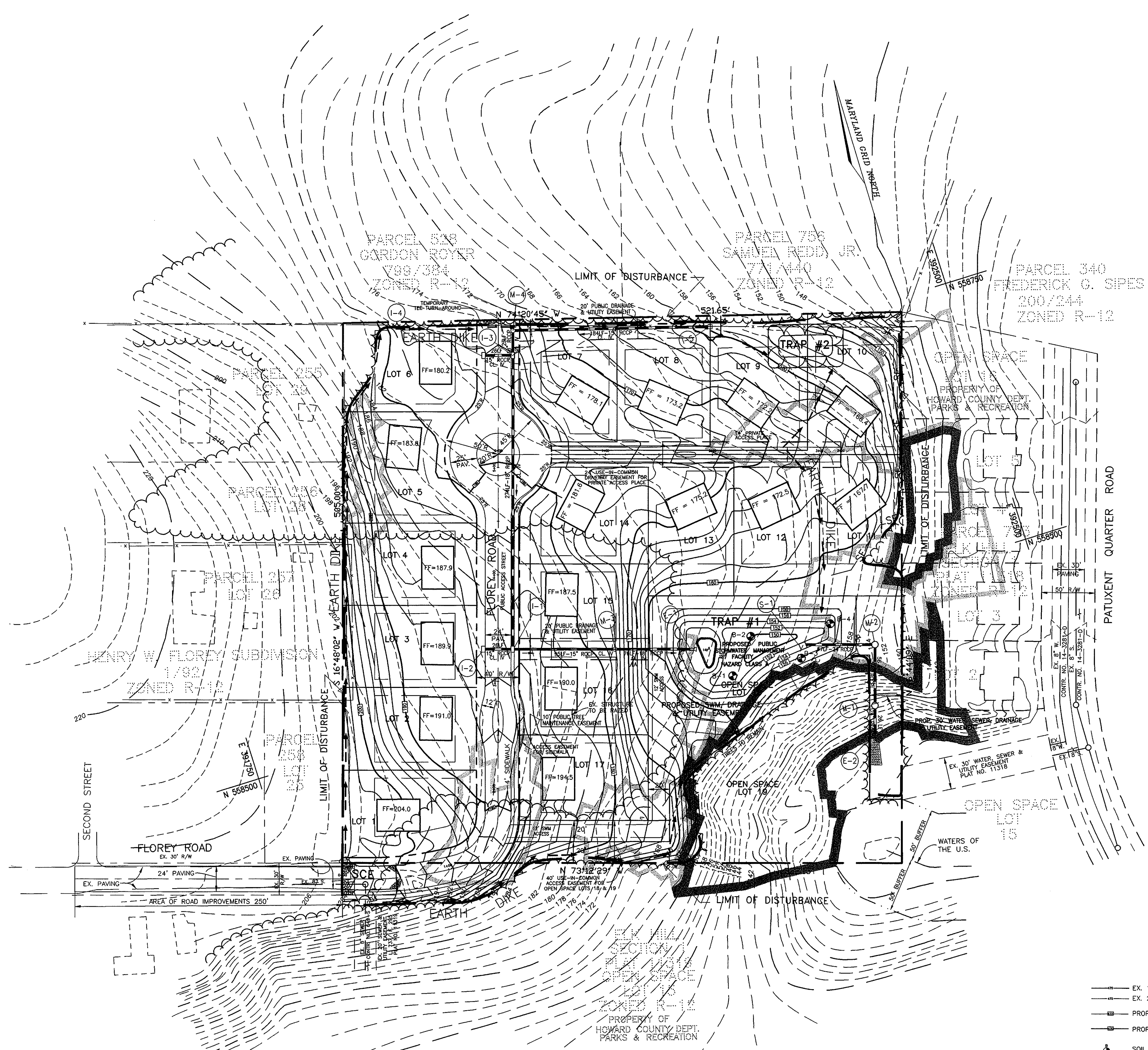
DESIGN BY: J.C.C.  
DRAWN BY: J.E.R.  
CHECKED BY: R.H.V.  
DATE: FEBRUARY, 1999  
SCALE: 1"=50'  
W.O. NO.: 87-77

1 SHEET OF 2

### LEGEND

- EX. 10' CONTOUR
- EX. 2' CONTOUR
- PROPOSED 2' GRADE
- PROPOSED 10' GRADE
- PROP. LANDSCAPE TREES
- PROP. STREET TREES
- PROP. EVERGREEN TREES
- SOILS DIVIDE
- EX. FENCE
- EX. TREELINE
- TREELINE TO REMAIN
- 15% - 24.9% SLOPES
- 25% OR GREATER SLOPES





TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*James S. Smith* 3/11/99  
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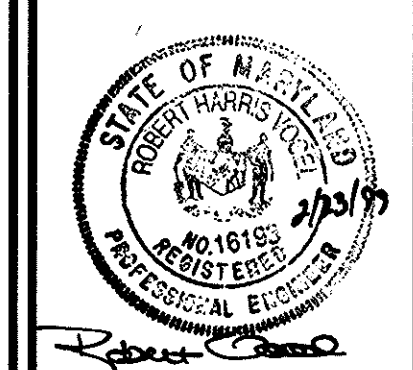
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**FLOREY PROPERTY**  
 LOTS 1-17 AND OPEN SPACE LOTS 18 & 19  
**PRELIMINARY GRADING PLAN**  
 S-98-11 TAX MAP #38 PARCEL #262 BLOCK #16  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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**LEGEND**

— EX. 10' CONTOUR	..... SOILS DIVIDE
— EX. 2' CONTOUR	— EX. FENCE
— PROPOSED 2' GRADE	— EX. TREELINE
— PROPOSED 10' GRADE	— TREELINE TO REMAIN
⊕ SOIL BORING LOCATION	— 15% - 24.9% SLOPES
— EARTH DIKE	— 25% OR GREATER SLOPES
— LIMIT OF DISTURBANCE	— SF SILT FENCE
— SCE STABILIZED CONSTRUCTION ENTRANCE	



DESIGN BY: J.C.O.  
 DRAWN BY: J.C.O.  
 CHECKED BY: R.H.V.  
 DATE: FEBRUARY, 1999  
 SCALE: 1"=50'  
 W.O. NO.: 97-77

2 OF 2  
 SHEET OF