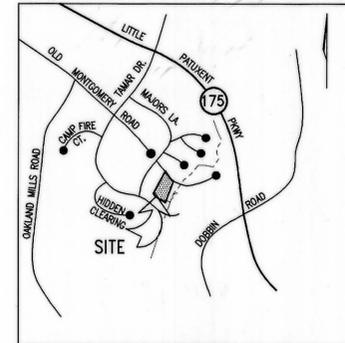


SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MIB2	MANOR LOAM, 0 TO 3 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
NeC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

NOTE:
- HOWARD SOIL SURVEY, MAP NUMBER 25

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	NET LOT AREA
2	10,860	1,518	9,342
3	10,094	1,687	8,407
4	9,207	252	8,955
5	10,379	1,888	8,491
6	11,544	2,070	9,474
7	12,488	460	12,028
8	12,042	3,422	8,620
9	10,163	711	9,452
10	9,335	888	8,447

(ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET.)



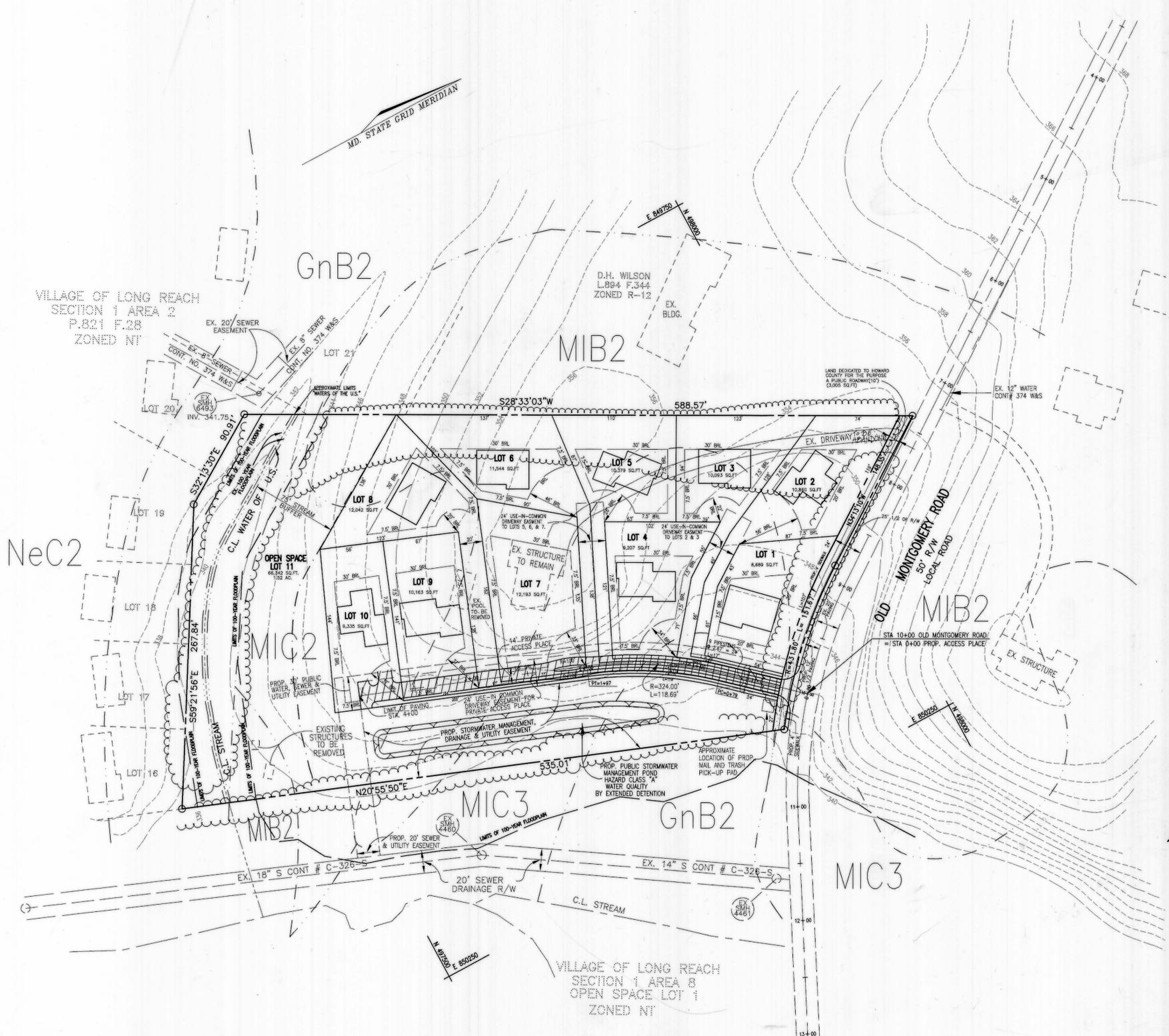
VICINITY MAP
SCALE: 1"=2000'

SITE DATA

LOCATION: TAX MAP: 36 PARCEL: 265 GRID: 11
6TH ELECTION DISTRICT
EXISTING ZONING: R-12
GROSS AREA OF SITE: 4.00 AC.
AREA OF BUILDABLE LOTS: 2,408 AC.
AREA OF PROPOSED ROAD DEDICATION: 0.069 AC.
NUMBER OF BUILDABLE LOTS PROPOSED: 10
NUMBER OF OPEN SPACE LOTS PROPOSED: 1
OPEN SPACE REQUIRED: 30%
OPEN SPACE PROVIDED: 38.1% = 1,523 AC.

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: L.392 / F.727
- THE PROJECT BOUNDARY INFORMATION IS BASED FROM DEED PLOT.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY.
- WATER FOR THIS PROJECT WILL BE PUBLIC AND WILL BE CONNECTED TO THE EXISTING 12" WATER (CONT. NO. 374 W&S) ALONG MONTGOMERY ROAD.
- SEWER FOR THIS PROJECT WILL BE PUBLIC AND WILL BE CONNECTED TO THE EXISTING 18" SEWER (CONT. NO. 326-S) ON THE SOUTHEAST SIDE OF THE PROPERTY.
- EXISTING WATER AND SEWER MAIN LOCATIONS ARE BASED ON COUNTY DRAWINGS.
- STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THIS PROJECT.
- THE LOCATION OF THE WATERS OF THE U.S. ARE APPROXIMATE, AS SUPPLIED BY KOPECK AND ASSOCIATES.
- THE FLOODPLAIN LIMITS SHOWN HEREON IS BASED ON HOWARD COUNTY FLOODPLAIN STUDY #25-42
- FOREST STAND DELINEATION PLAN PREPARED BY KOPECK & ASSOCIATES.
- APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. DATED NOVEMBER, 1997.
- THERE ARE NO STEEP SLOPES ON SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. STREET TREES FOR OLD MONTGOMERY ROAD AND THE PRIVATE ACCESS PLACE WILL BE PROVIDED ON THE PRELIMINARY PLAN AS REQUIRED.
- STREET LIGHTING WILL BE PROVIDED AT FINAL STAGE AND PER DESIGN MANUAL REQUIREMENTS.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THE STORMWATER FACILITY SHOWN ON THIS 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.
- NO DISTURBANCE SHALL OCCUR WITHIN THE WETLANDS, 100 YEAR FLOODPLAIN, OR THE RESPECTIVE BUFFERS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- PRIVATE ACCESS PLACE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PRIVATE ACCESS PLACE TO BE BASED ON HOWARD COUNTY STANDARD ROAD SECTION P-1.
- THIS PROJECT IS LOCATED IN THE METROPOLITAN DISTRICT.
- OPEN SPACE LOT 11 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE STORMWATER MANAGEMENT FACILITY IS TO BE OWNED BY THE HOMEOWNER'S ASSOCIATION AND JOINTLY MAINTAINED.
- THIS PLAN IS SUBJECT TO WP-98-132, APPROVED JULY 16, 1998, TO SECTION 16.121(e)(1) TO REDUCE OPEN SPACE FRONTAGE ON A PUBLIC ROAD FROM 40' TO 26'.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

[Signature]
PLANNING DIRECTOR
DATE: 2/9/98

OWNER
JAMES J. CARROLL
8977 OLD MONTGOMERY ROAD
COLUMBIA, MD 21045

DEVELOPER
MICHAEL PFAU
c/o TRINITY HOMES
6212 DEVON DRIVE
COLUMBIA, MD. 21044

CARROLL PROPERTY
LOTS 1-10 AND OPEN SPACE LOT 11
SKETCH PLAN

TAX MAP# 36 PARCEL# 265 GRID# 11
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101
BELLICOTT CITY, MARYLAND 21048

TELEPHONE: (410) 461-5828
FAX: (410) 465-3986

DESIGN BY: J.E.R.
DRAWN BY: J.E.R.
CHECKED BY: R.H.V.
DATE: FEBRUARY, 1998
SCALE: 1" = 50'
W.O. NO.: 97-92

