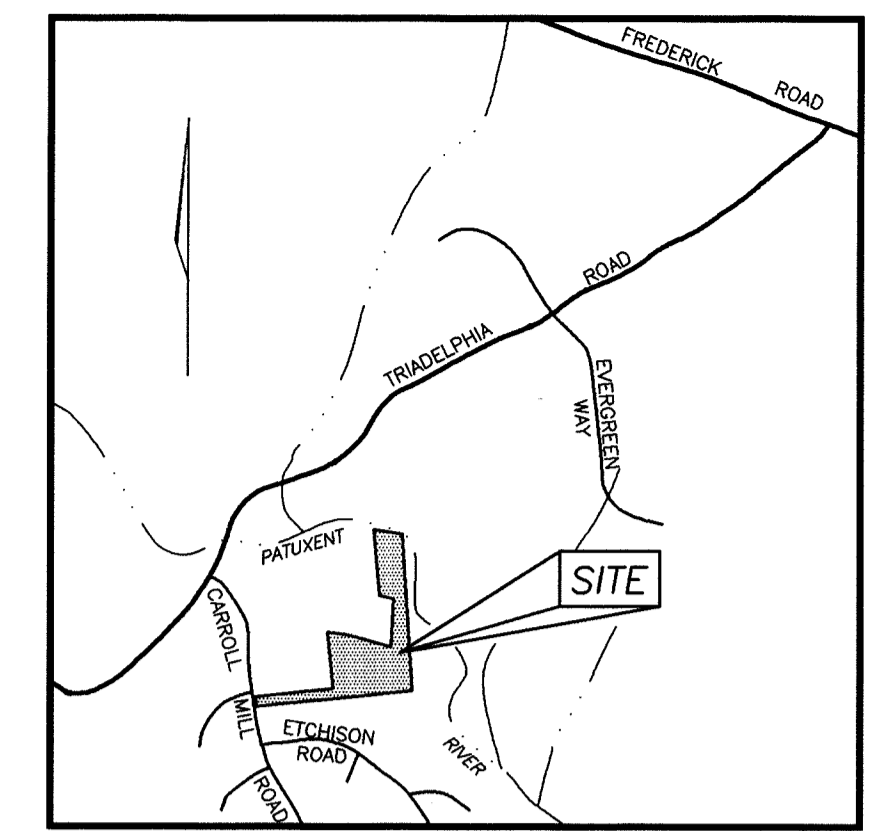


SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
Cs	COMUS SILT LOAM	B
DeB2	DELANCO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
Hs	HATBORO SILT LOAM	D
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MID2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
Mo	MIXED ALLUVIAL LAND	B

NOTE: HOWARD COUNTY SOILS SURVEY MAP NO. 14

CENTERLINE CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
CURVE 1	120.00'	171.53'	104.13'	157.30'	81°53'59"



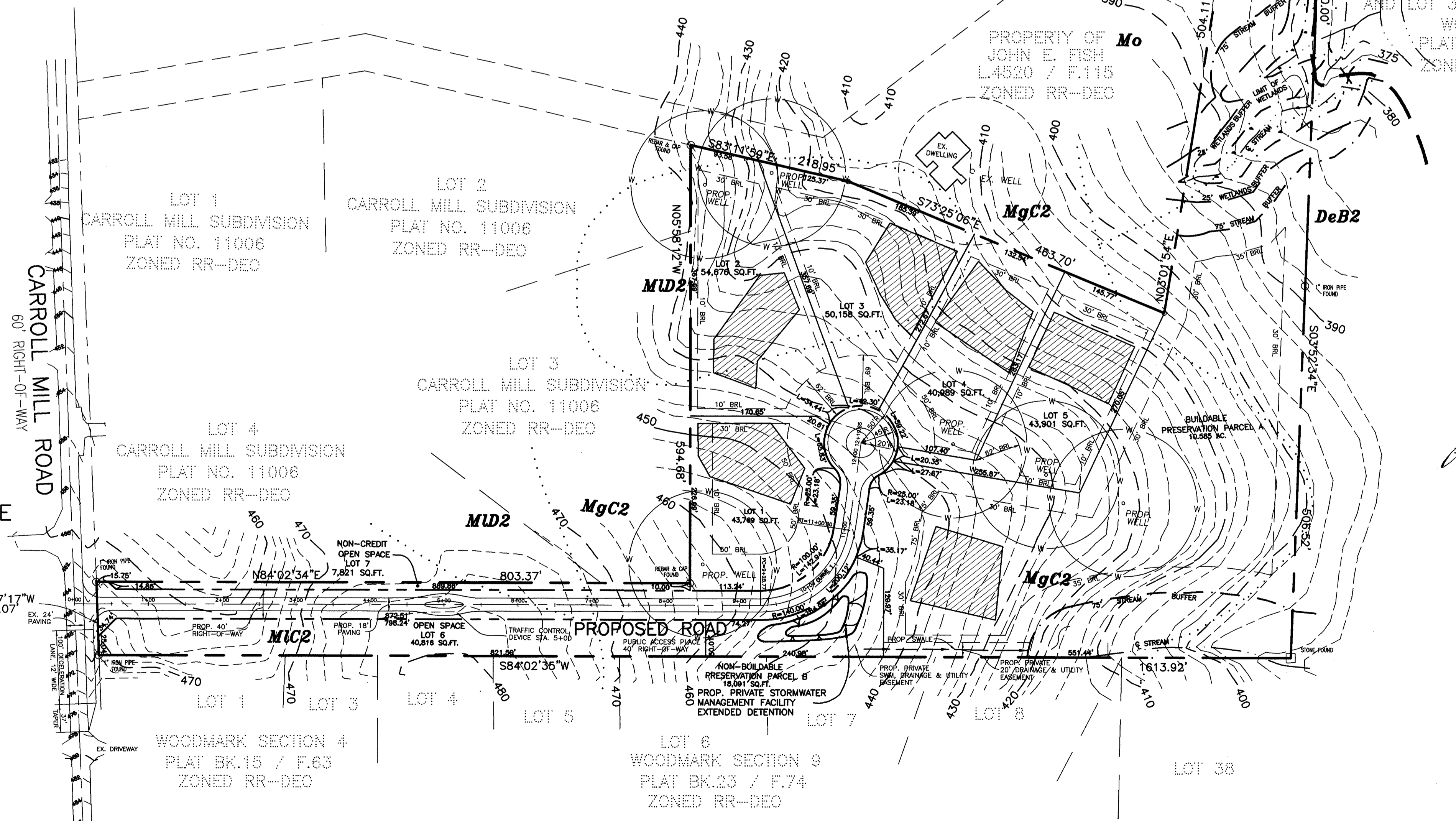
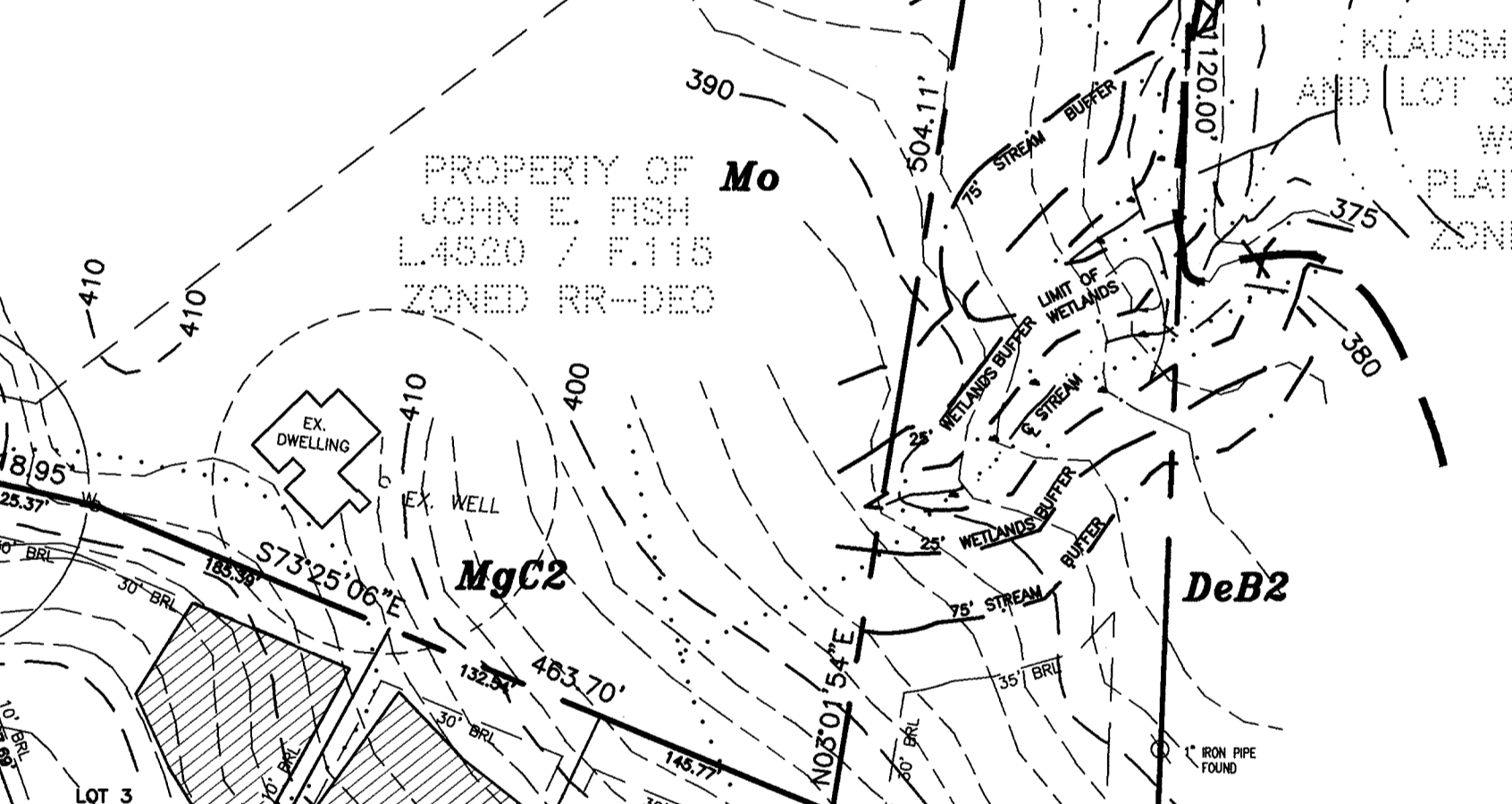
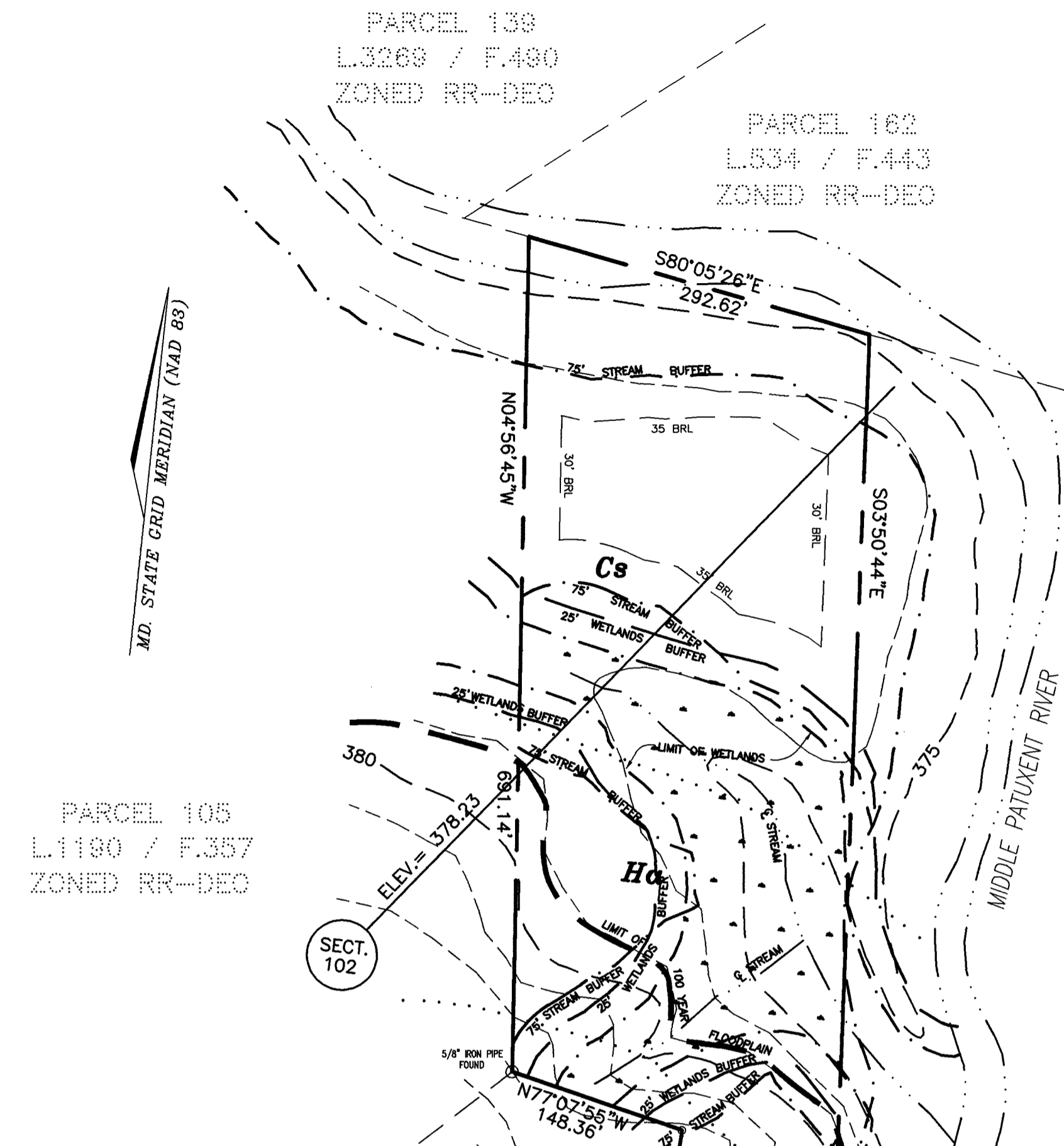
VICINITY MAP
SCALE: 1"=2000'

SITE DATA

LOCATION: TAX MAP 22 & 23 BLOCK 6 & 1 PARCELS 553
3RD ELECTION DISTRICT
EXISTING ZONING: RR-DEO 18.74 AC.
GROSS AREA OF PROJECT: 5.37 AC.
AREA OF PROPOSED LOTS: 5.37 AC.
AREA OF PROPOSED PRESERVATION PARCEL A: 10.585 AC.
AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCEL B: 0.415 AC.
AREA OF PROPOSED ROAD: 1.25 AC.
AREA OF CREDITED OPEN SPACE: 0.937 AC.(5%)
AREA OF NON-CREDITED OPEN SPACE: 0.18 AC.
OPEN SPACE REQUIRED: 5% (0.937 AC.)
NUMBER OF LOTS/PARCELS PROPOSED: 5 + 2 PRESERVATION PARCELS

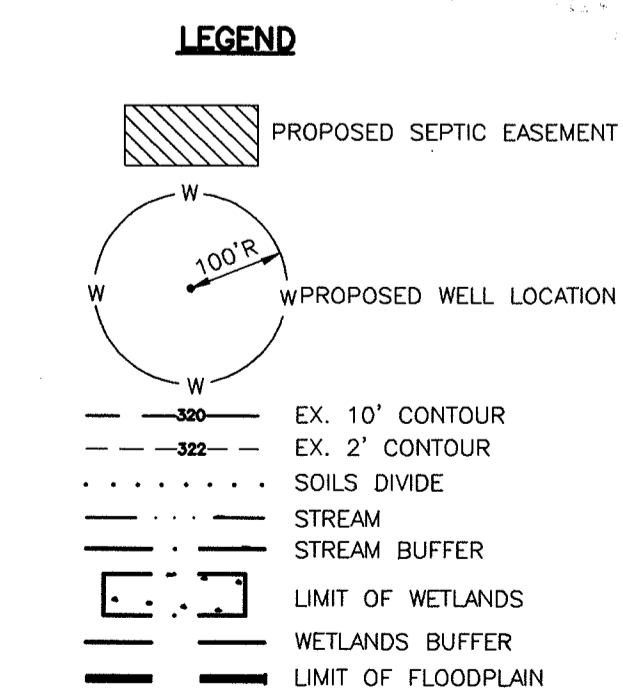
GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: L4528 / F.118
- DENSITY:
NUMBER OF ENTITIES PERMITTED BY RIGHT: 4(18.74AC./4.25=4)
NUMBER OF BUILDABLE ENTITIES PROPOSED: 6(5 CLUSTER LOTS PLUS 1 BUILDABLE PRESERVATION PARCEL)
NUMBER OF DEO'S REQUIRED: 2(6 PROPOSED MINUS 4 BY-RIGHT=2)
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED NOVEMBER, 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAP AND A FIELD RUN SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED NOVEMBER, 1998.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HO.C.O. GEODETIC CONTROL STATIONS: 22R1 & 23R1
- WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE.
- STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THE PROPOSED ROAD ONLY. WATER QUALITY TO BE PROVIDED BY EXTENDED DETENTION.
- WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES DATED JANUARY, 1999.
- FLOODPLAIN SHOWN ONSITE IS BASED ON HOWARD COUNTY FLOODPLAIN STUDY 37-32, MIDDLE PATUXENT RIVER.
- FOREST STAND DELINEATION PLAN PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED JANUARY, 1999.
- APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM DATED DECEMBER, 1998.
- THERE ARE NO STEEP SLOPES ONSITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS NOT REQUIRED FOR THIS SITE.
- 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 HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- PRIVATE SEWERAGE EASEMENTS OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL ARE 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. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE EASEMENT HOLDER FOR PRESERVATION PARCELS A & B WILL BE A HOMEOWNERS ASSOCIATION AND HOWARD COUNTY.
- OPEN SPACE LOTS 6 & 7 ARE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- ACCEPTANCE OF THE SEPTIC EASEMENT FOR PRESERVATION PARCEL A IS SUBJECT TO HEALTH DEPARTMENT REVIEW OF PRELIMINARY AND FINAL DESIGN OF THE STORMWATER MANAGEMENT FACILITY.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
DATE: 6/22/99

OWNER/DEVELOPER
NORTHBRIDGE DEVELOPMENT
14045 GARED DRIVE
GLENWOOD, MARYLAND 21738



FISH PROPERTY
SKETCH PLAN

TAX MAP# 22 & 23 PARCEL# 553 BLOCK # 6 & 1
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS-SURVEYORS-PLANNERS
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3968

DESIGN BY: J.C.O.
DRAWN BY: J.C.O.
CHECKED BY: R.H.V.
DATE: APRIL 26, 1999
SCALE: 1"=100'
W.O. NO.: 98-63

1 SHEET OF 1