

COORDINATES	
NORTH	EAST
1 494296.35	805522.93
2 493849.15	805889.01
3 493283.92	805393.45
4 493150.89	805333.29
5 493251.07	805055.81
6 493334.70	804978.33
7 493292.31	804849.60
8 493237.69	804696.97
9 493332.07	804525.29
10 493292.64	804504.30
11 493390.28	804326.41
12 493587.50	804278.85
13 493825.80	804494.22
14 493764.05	804545.29

PERCOLATION TEST DATA

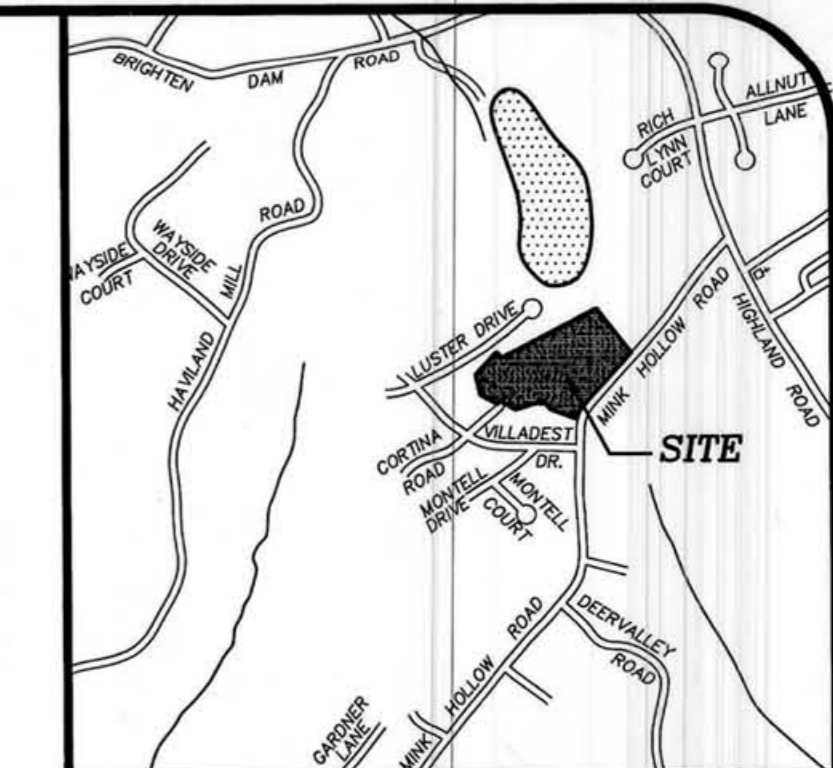
LOT #	AVERAGE PERC TIME IN MIN. FOR 2nd INCH	MAX. DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS HIGHEST ELEV. WITH REFERENCE TO EXISTING GRADE AT TIME OF TEST	COUNTY APPLICATION #
1	7	5	A49267
2	3	4	A49268
3	10	4	A49269
4	3	4	A49270
5	4	3	A49271
6	5	3	A49272
7	2	3	A49273
8	2	3	A49274
9	6	3	A49275
10	2	3	A49276
11	2	3	A49277

MINIMUM LOT SIZE CHART

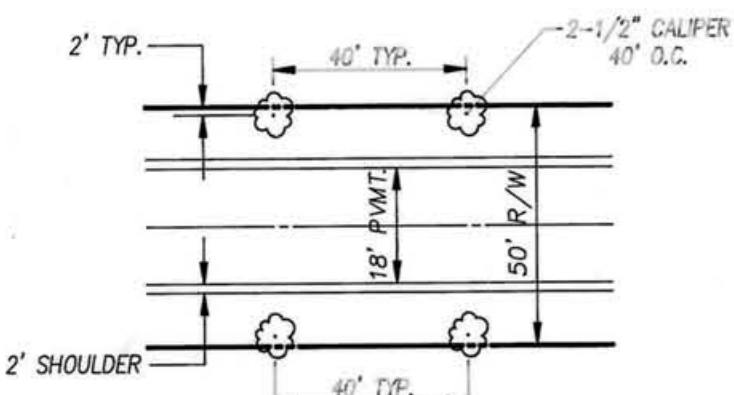
LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
5	43,567.45 sq.ft.	414.14 sq.ft.	43,153.31 sq.ft.	0	0	43,153.31 sq.ft.
6	43,405.88 sq.ft.	1,612.87 sq.ft.	41,793.01 sq.ft.	0	0	41,793.01 sq.ft.
7	45,467.58 sq.ft.	1,978.30 sq.ft.	43,489.28 sq.ft.	0	0	43,489.28 sq.ft.
8	49,990.80 sq.ft.	1,040.70 sq.ft.	48,950.10 sq.ft.	0	0	48,950.10 sq.ft.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	525.00'	504.70'	273.76'	485.49'	S 55°34'04" W	55°04'48"



VICINITY MAP
SCALE: 1" = 100'



TREE PLANTING DETAIL
MEDIUM TREES - 2-1/2" CALIPER OR LARGER
NOT TO SCALE
(NO TREES SHALL BE PLANTED WITHIN 8 FEET OF THE OUTSIDE EDGE OF PAVEMENT)

GENERAL NOTES

- DENSITY TABULATION:
TOTAL TRACT AREA = 22.9351 Ac.
FLOODPLAIN = 0 Ac.
NET AREA = 22.9351 Ac.
No. OF UNITS ALLOWED BY R-R ZONING WITH CLUSTER OPTION
22.9351 Ac. x 1 d.u./4.25 Ac. (gross) = 5 d.u.
No. OF UNITS ALLOWED ON RECEIVING PARCEL BY DENSITY EXCHANGE OPTION
22.9351 Ac. x 1 d.u./2.0 Ac. (gross) = 11 d.u.
No. OF DENSITY EXCHANGE OPTIONS TRANSFERRED FROM SENDING PARCEL = 6 DEO
TOTAL No. OF UNITS PROPOSED = 11
OPEN SPACE PROVIDED = 22.9351 Ac. x 25% = 5.7338 Ac.
PRESERVATION PARCEL PROVIDED = 4.8827 Ac.
- AREA TABULATION:
GROSS AREA OF TRACT = 22.9351 Ac.
NET AREA OF TRACT = 22.9351 Ac.
AREA OF PROPOSED LOTS (total) = 21.6037 Ac.
AREA OF BUILDABLE LOTS = 10.9872 Ac.
AREA OF OPEN SPACE = 5.7338 Ac.
AREA OF PRESERVATION PARCEL A = 4.8827 Ac.
AREA OF R/W DEDICATION = 1.3313 Ac.
MINK HOLLOW ROAD = 0.6263 Ac.
CORTINA DRIVE = 0.7061 Ac.
- OPEN SPACE TABULATION:
REQUIRED OPEN SPACE = 5.7338 Ac.
OPEN SPACE/PRESERV. PARCEL PROVIDED = 10.6165 Ac.
AREA OF FLOODPLAIN/WETLAND = 0 Ac.
AREA OF 25% SLOPES = 0 Ac.
AREA OF SWM FACILITY = 0 Ac.
- LOT TABULATION:
No. OF PROPOSED LOTS = 13
No. OF BUILDABLE LOTS = 11
No. OF OPEN SPACE LOTS = 1
No. OF PRESERVATION PARCELS = 1
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
TAX MAP 34 PARCEL 59
ZONING: R-R
ELECTION DISTRICT No. 5
TOTAL TRACT AREA = 22.9351 Ac.
No. OF PROPOSED LOTS = 13 (11 BUILDABLE, 1 OPEN SPACE, 1 PRESERVATION PARCEL)
- BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY DATED JUNE, 1992 PERFORMED BY MILDENBERG, MOCHI & ASSOCIATES, INC.
- TOPOGRAPHIC INFORMATION TAKEN FROM AERIAL SURVEY DATED APRIL 23, 1993 PERFORMED BY WINGS AERIAL MAPPING CO. (2' CONTOUR INTERVALS)
- HORIZONTAL AND VERTICAL CONTROL BASED ON HOWARD COUNTY STATION:
2335002 N491569.114 E805417.571 ELEV = 499.917
2335003 N489908.296 E804178.142 ELEV = 503.700
- PUBLIC WATER AND SEWER SYSTEMS ARE NOT AVAILABLE. PROPOSED WATER AND SEWER SYSTEMS ARE TO BE PRIVATE.
THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENTS. RECORDED OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- THERE ARE NO WETLANDS LOCATED WITHIN THIS SITE.
- THERE IS NO FLOODPLAIN LOCATED WITHIN THIS SITE.
- FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN PREPARED BY DENNIS J. LABARE, M.S., & ASSOCIATES DATED AUGUST 25, 1993 AND DECEMBER 1, 1993.
- TRANSPORTATION ANALYSIS PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC., LAND USE AND TRANSPORTATION PLANNING DATED JUNE 1993.
- NO STEEP SLOPES FOUND WITHIN THIS SITE.
- AN ELIGIBLE SENDING PARCEL WHICH PROVIDES THE NECESSARY DEVELOPMENT RIGHTS WILL BE APPROVED PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAN FOR THE DEO LOTS.
- A FINAL PLAT AND PERMANENT CONSERVATION EASEMENT FOR THE SENDING PARCEL(S) AND FINAL PLAT FOR THE RECEIVING PARCEL(S) WILL BE RECORDED AT THE SAME TIME.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY FEE-IN-LIEU AS DESCRIBED UNDER THE CLUSTER ZONE REQUIREMENTS.

LANDSCAPE NOTES

- PROPOSED LOCATIONS OF STREET TREES AND SCHEMATIC PERIMETER LANDSCAPED EDGES ARE SHOWN ON THIS PLAN.
- THE PERIMETER LANDSCAPED EDGES HAVE BEEN PULLED AWAY FROM THE PARCEL BOUNDARY AND SHOWN AT THE REAR OF THE LOTS DUE TO THE POPULATION OF MULTIFLORA ROSE AS NOTED ON THIS PLAN.
- TREE TABULATION
STREET TREES
1,179 LF OF RIGHT-OF-WAY
29 STREET TREES REQUIRED 40 FEET APART
29 ACER RUBRUM 'BOWHALL'/BOWHALL RED MAPLE PROPOSED
PERIMETER LANDSCAPED EDGES
2861 LF SPD TO PERIMETER PROPERTIES (TYPE A)
1 SHADE TREE/50 LF = 48 SHADE TREES REQUIRED
12 ACER PLATANOIDES 'EMERALD QUEEN'
12 ACER RUBRUM 'OCTOBER GLORY'
12 ACER RUBRUM 'RED SUNSET'
12 ACER SACCHARUM 'GREEN MOUNTAIN'
580 LF LANDSCAPED EDGE ADJACENT TO ROADWAYS (TYPE B)
1 SHADE TREE/50 LF = 12 SHADE TREES
4 ACER PLATANOIDES 'EMERALD QUEEN'
4 ACER RUBRUM 'OCTOBER GLORY'
4 ACER RUBRUM 'RED SUNSET'
4 ACER SACCHARUM 'GREEN MOUNTAIN'
1 EVERGREEN/40 LF = 15 EVERGREENS
15 CUPRESSOCYPARIS LEYLANDI
MINN HOLLOW ROAD TO BE IMPROVED TO MINOR COLLECTOR STANDARDS. 4' OF PAVING TO BE ADDED (SHOULDER) AS SHOWN.
- THE DEVELOPER WILL BE RESPONSIBLE FOR PLANT INSTALLATION WITH THE FINAL PLAN SUBMISSION.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joyce M. Bayliss 3/24/94
PLANNING DIRECTOR DATE

LEGEND

- ① LOT #
- ① CURVE #
- ▨ PROPOSED SEPTIC AREA
- APPROVED PERC TEST LOCATION
- ⊠ APPROXIMATE LOCATION OF DWELLING
- APPROXIMATE LOCATION OF WELL
- APPROXIMATE LOCATION OF EX. WELLS

PRELIMINARY EQUIVALENT SKETCH PLAN VINELLA PROPERTY

TAX MAP 34 PARCEL 59
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' SEPTEMBER 3, 1993
5th ELECTION DISTRICT

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Bayliss 3/15/94
COUNTY HEALTH OFFICER DATE

OWNER/DEVELOPER
ESTATE OF VINELLA L. VINELLA
15517 Prince Frederick Way
Silver Spring, Maryland 20906
(301) 598-2409
Attn: Ms. Esther Remson
Personal Representative

ENGINEER
MILDENBERG, MOCHI & ASSOCIATES, INC.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
(410) 461-0078
Attn: Mr. Robert M. Mochi, P.E.



project date 9/3/93
engineering illustration CAM/JLG
CAM/JLG approval
scale 1" = 100'
RAM

REVISED PER COMMENTS DATED JANUARY 31, 1994
REVISED PER COMMENTS DATED OCTOBER 20, 1993
SUBMITTED TO HOWARD COUNTY
date 9/13/93
description
revisions

VINELLA PROPERTY
HOWARD COUNTY, MARYLAND
PRELIMINARY EQUIVALENT SKETCH PLAN
TAX MAP 34 PARCEL 59

MILDENBERG, MOCHI & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 North Ridge Road, Suite 235, Ellicott City, Maryland
(410) 461-0078 D.C. Metro: (301) 621-6768 Fax: (410) 750-6340

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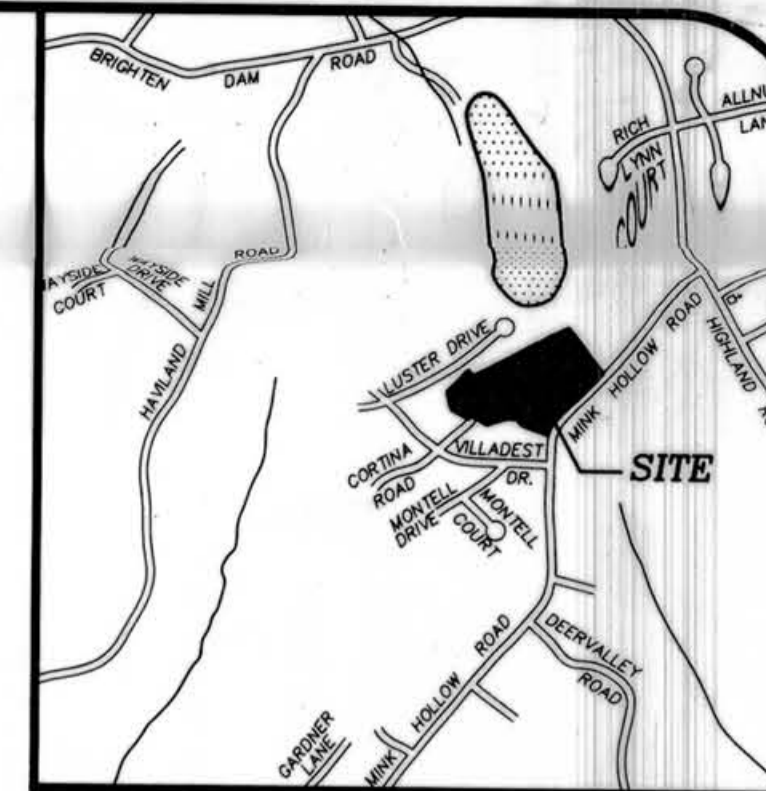
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MINIMUM LOT SIZE CHART

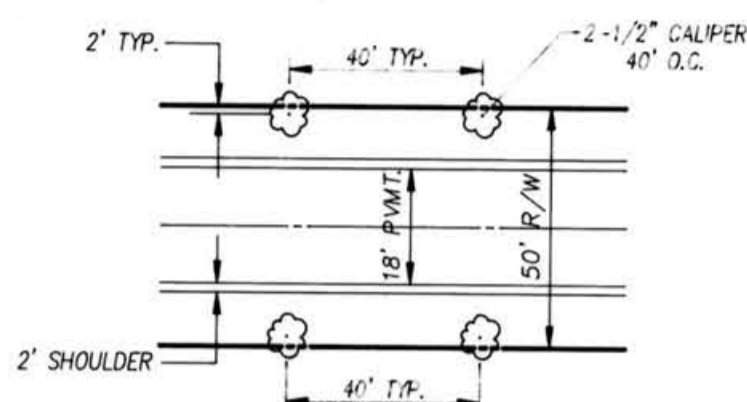
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VICINITY MAP
SCALE: 1" = 2000'



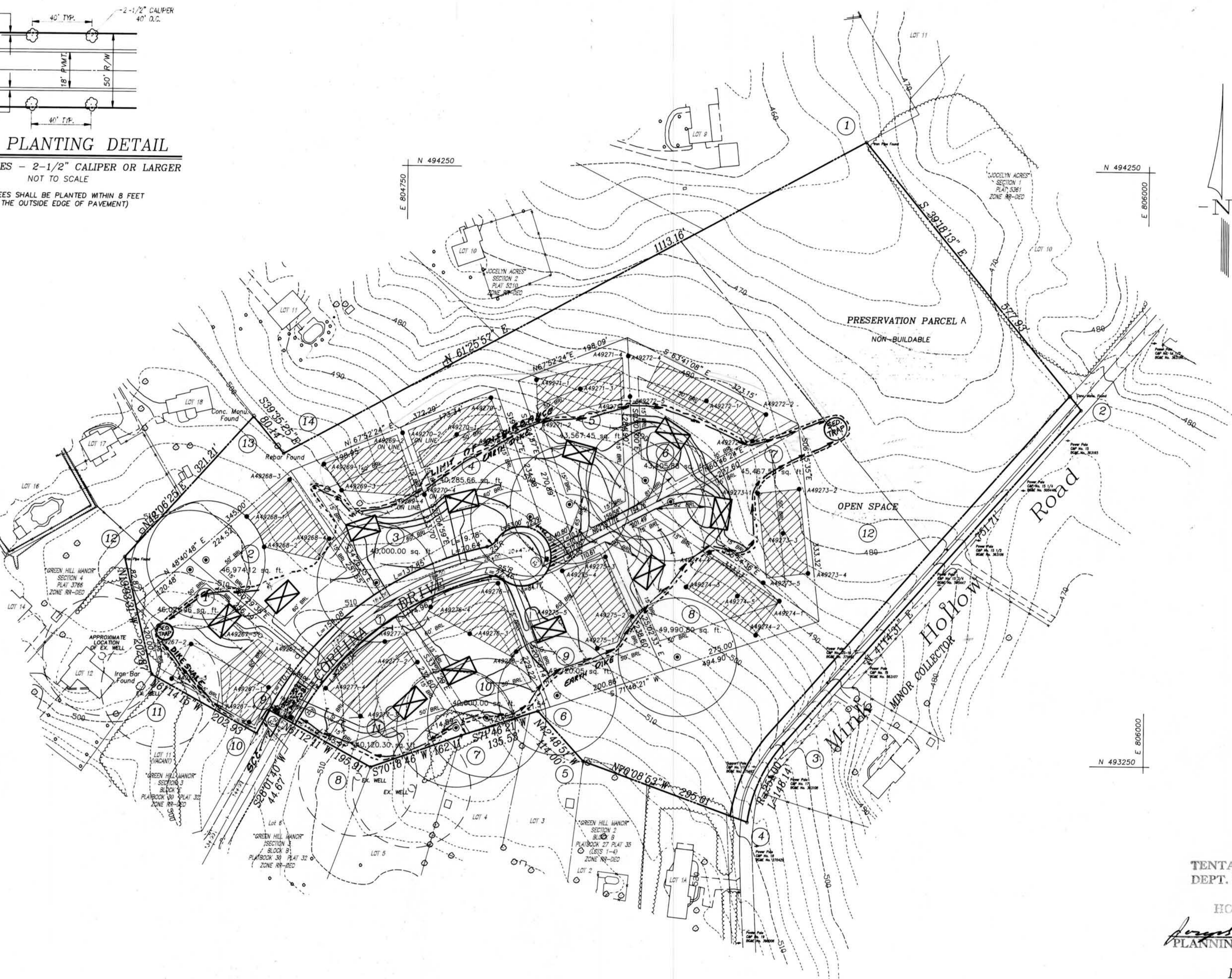
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TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Angela Smith 3/24/94
PLANNING DIRECTOR DATE

LEGEND

- ① LOT #
- ① CURVE #
- ▨ PROPOSED SEPTIC AREA
- APPROVED PERC TEST LOCATION
- ⊠ APPROXIMATE LOCATION OF DWELLING
- APPROXIMATE LOCATION OF WELL
- ⊗ APPROXIMATE LOCATION OF EX. WELLS

**SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
PRELIMINARY EQUIVALENT
SKETCH PLAN
VINELLA PROPERTY**

TAX MAP 34 PARCEL 59
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' SEPTEMBER 3, 1993
5th ELECTION DISTRICT
SP.94.01

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boydland 3/15/94
COUNTY HEALTH OFFICER DATE



OWNER/DEVELOPER

ESTATE OF VINCENT L. VINELLA
15517 Prince Frederick Way
Silver Spring, Maryland 20906
(301) 598-2409
Attn: Ms. Esther Remson
Personal Representative

ENGINEER

MILDENBERG, MOCHI & ASSOCIATES, INC.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
(410) 461-0078
Attn: Mr. Robert M. Mochi, P.E.

Project No. 92011.00
Date 3/93
Illustration CAM/LJK
Scale 1" = 100'
Approval

12/2/93
9/13/93
12/2/93
9/13/93
12/2/93
9/13/93
12/2/93
9/13/93

SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
VINELLA PROPERTY
HOWARD COUNTY, MARYLAND
TAX MAP 34 PARCEL 59
PRELIMINARY EQUIVALENT SKETCH PLAN

MILDENBERG, MOCHI & ASSOCIATES, INC.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043-3350
(410) 461-0078
D.C. Metro: (301) 621-5788 Fax: (410) 750-8540