

NAD 27 COORDINATE LIST		
NO.	NORTH	EAST
7	475809.6600	833606.5000
16	475748.3999	833287.2581
53	476403.8766	833958.2056
54	476409.6182	833944.7384
55	476474.3427	833863.2954
65	476460.5623	833707.8529
71	475863.1513	833516.2989
136	475680.3608	833408.1082
138	475937.4149	833398.8882

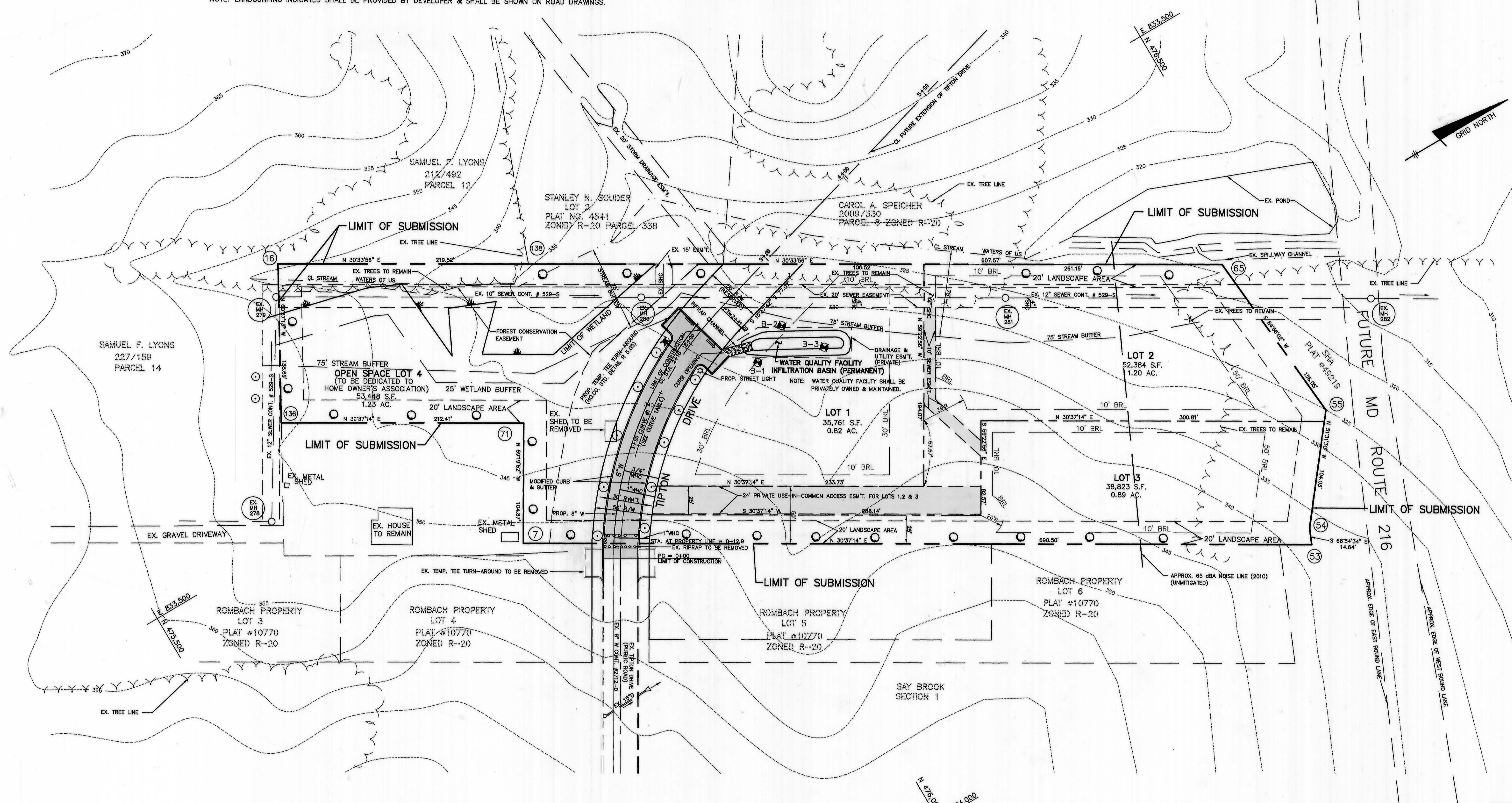
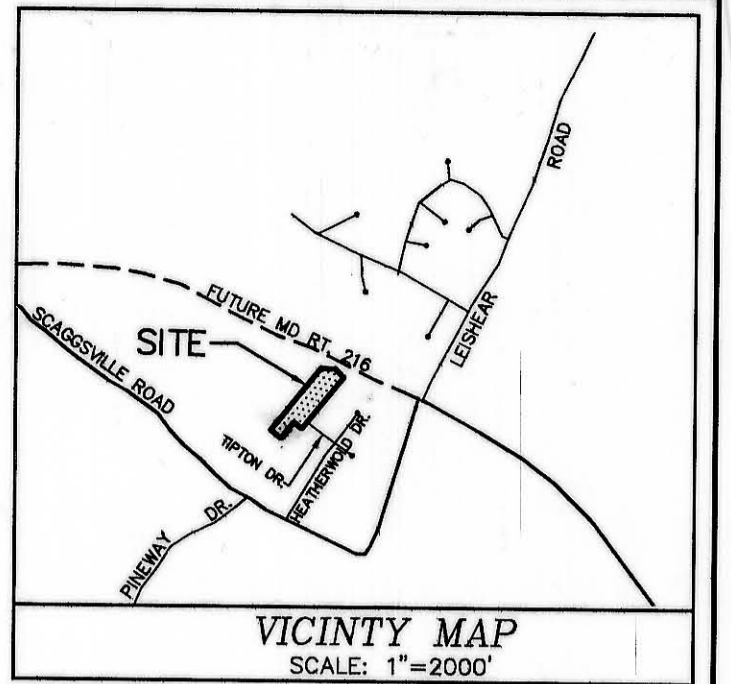
STREET TREES			
DESCRIPTION	PERIMETER	NO. OF TREES	SYMBOL
STREET TREES 2-1/2" MIN. CALIPER	400 FT.	10	⊙

MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR. FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	1.20 AC.	0.23 AC.	0.97 AC.	0	0	0.97 AC.
3	0.89 AC.	0.16 AC.	0.73 AC.	0	0	0.73 AC.

CENTERLINE CURVE DATA CHART				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
CURVE #1	43°45'00"	316.00'	241.29'	126.87'

PERIMETER LANDSCAPE SCHEDULE A			
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	SYMBOL
LANDSCAPE TYPE	B	A	
PERIMETER	274.72 FT.	1862 FT.	
CREDIT FOR EX. VEGETATION	274.72 FT.	520 FT.	
NO. OF SHADE TREES REQUIRED	0	22	
NO. OF SHADE TREES PROVIDED	0	22	⊙

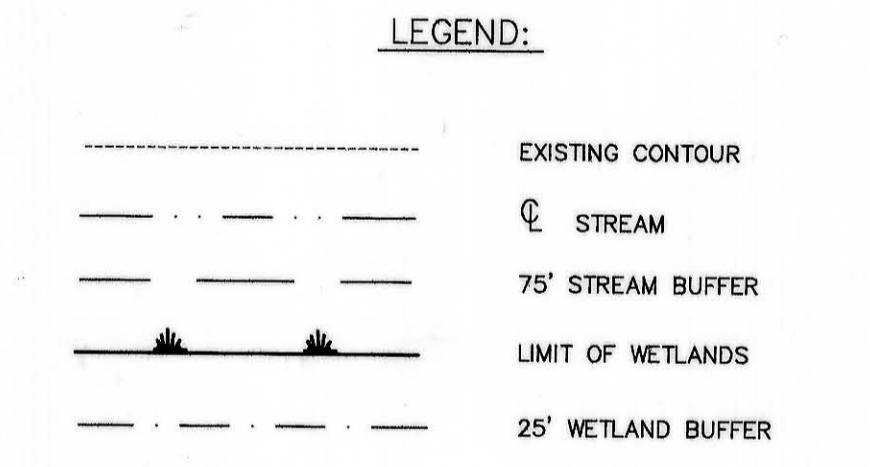
NOTE: LANDSCAPING INDICATED SHALL BE PROVIDED BY DEVELOPER & SHALL BE SHOWN ON ROAD DRAWINGS.



- GENERAL NOTES:
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM (NAD 27) HOWARD COUNTY GEODETIC CONTROL NO. 1939008 AND 1940005.
  - SUBJECT PROPERTY IS ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
  - PUBLIC WATER AND SEWER WILL BE PROVIDED FOR THIS PROJECT. THE DRAINAGE AREA IS LITTLE PATUXENT.
  - EXISTING UTILITIES WERE LOCATED BY FIELD RUN SURVEY PERFORMED BY TSA GROUP, INC. AND FROM COUNTY RECORDS. CONTRACT # FOR EX. WATER IS 2712-D AND FOR EX. SEWER IS 529-S. CONTRACT # FOR PROPOSED WATER EXTENSION IS 24-3396-D.
  - TOPOGRAPHY TAKEN FROM HOWARD COUNTY 1"=200' SCALE TOPO MAPS. CONTOURS SHOWN AT 5' INTERVALS.
  - GEOTECHNICAL REPORT PREPARED BY HILLIS-CARNES ENGINEERING ASSOC. INC. DATED JANUARY 1995.
  - STORMWATER MANAGEMENT SHALL BE PROVIDED BY FEE-IN-LIEU.
  - BRL INDICATES BUILDING RESTRICTION LINES.
  - ALL AREAS ARE "MORE OR LESS".
  - NOISE ANALYSIS PREPARED BY TSA GROUP, INC. DATED JANUARY 1995.
  - TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
  - STREAM BUFFER, WETLAND AND WETLAND BUFFER SHALL NOT BE DISTURBED.

SITE TABULATION

1. GROSS AREA	4.465 AC.
2. FLOOD PLAIN/STEEP SLOPES	0
3. NET AREA	4.465 AC.
4. AREA OF PROPOSED ROAD R/W	0.323 AC.
5. AREA OF BUILDABLE LOTS	2.915 AC.
6. AREA OF OPEN SPACE	1.227 AC.
7. TOTAL NO. OF LOTS	4
8. SINGLE FAMILY DETACHED	3
9. OPEN SPACE REQUIRED (6%)	0.26 AC.
10. RECREATIONAL OPEN SPACE REQUIRED	0
11. EXISTING ZONING	R-20

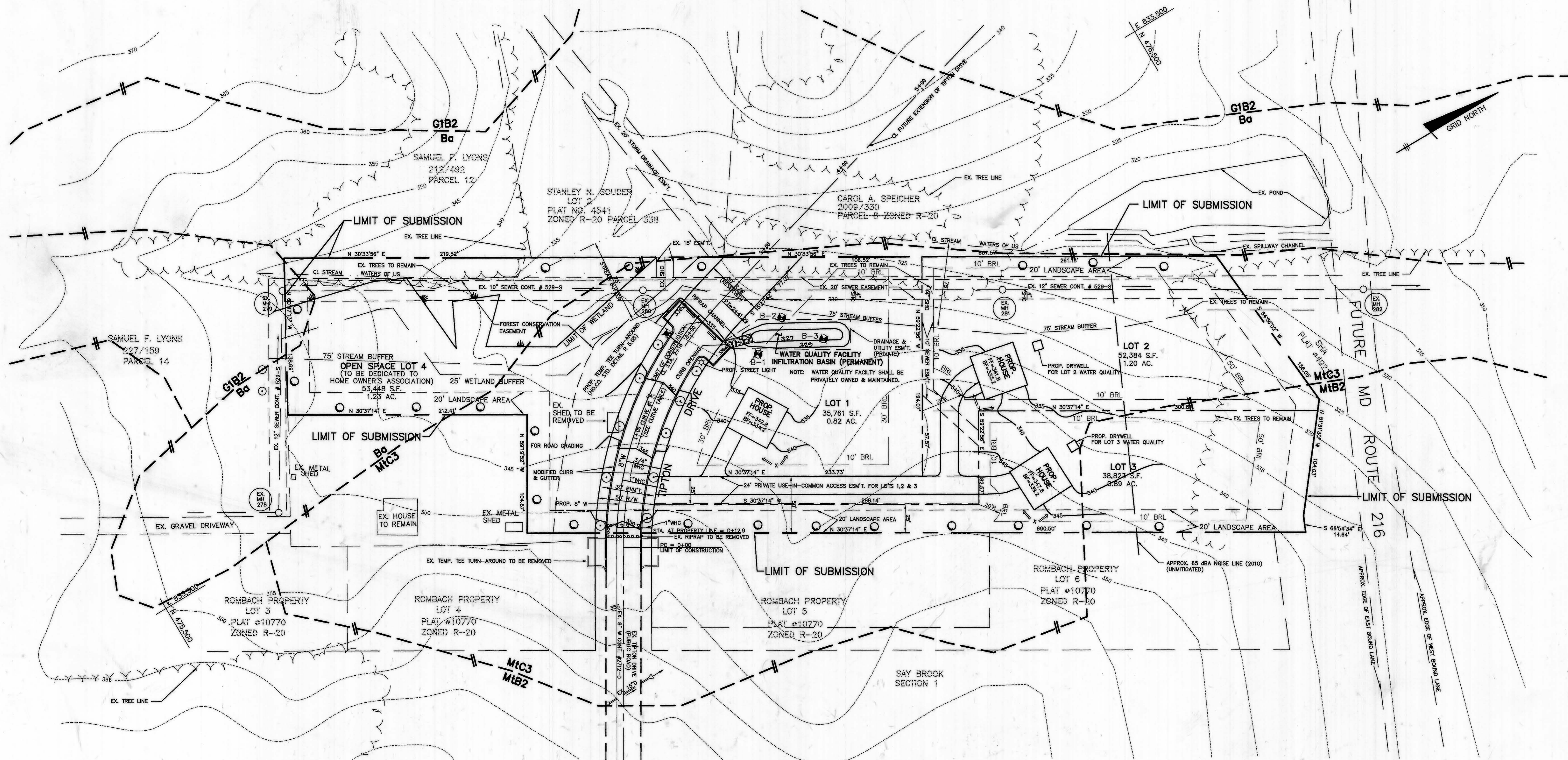


PLAN  
SCALE: 1"=50'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
3/2/95  
DATE

NO.	DATE	REVISION
<p>TSA GROUP, INC. planning • architecture • engineering 8400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 460-8100</p>		
OWNER/DEVELOPER:		PROJECT:
SAMUEL LYONS 10658 SCAGGSVILLE ROAD LAUREL, MARYLAND 20707		TIPTON MANOR LOTS 1-4
LOCATION:		TAX MAP 46-PARCEL 15 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN		
DATE:	FEBRUARY, 1995	PROJECT NO. 0615
DES: JVP	DRN: JVP	SCALE: AS SHOWN
		DRAWING 1 OF 2

SP.95.03



**LEGEND:**

	PROPOSED CONTOUR
	EXISTING CONTOUR
	STREAM
	75' STREAM BUFFER
	LIMIT OF WETLANDS
	25' WETLAND BUFFER

**PLAN**  
SCALE: 1"=50'

SOILS CLASSIFICATION	
SYMBOL	DESCRIPTION
Ba	BAILE SILT LOAM
G1B2	GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
M1B2	Mt. AIRY CHANNERY LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
M1C3	Mt. AIRY CHANNERY LOAM, 8 TO 15% SLOPES SEVERELY ERODED

NO.	DATE	REVISION

TSA GROUP, INC.  
planning • architecture • engineering  
6480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-2105

OWNER/DEVELOPER: SAMUEL LYONS  
10688 SCAGGSVILLE ROAD  
LAUREL, MARYLAND 20707

PROJECT: **TIPTON MANOR**  
LOTS 1-4

LOCATION: TAX MAP 46-PARCEL 15  
8th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: **CONCEPTUAL GRADING PLAN,  
EXISTING CONDITIONS AND SOILS**

DATE: FEBRUARY, 1995 PROJECT NO. 0615

DES: JVP DRN: JVP SCALE: AS SHOWN DRAWING 2 OF 2

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Jorge S. Smith*  
PLANNING DIRECTOR 3/2/95  
DATE