

LANDSCAPE SCHEDULES

SCHEDULE "A" - PERIMETER EDGE			
CATEGORY	ADJ. TO:	ROADS	PERIM. PROP.
LANDSCAPE EDGE TYPE		E	B
LINEAR FEET		285'	695'
MINIMUM NO. SHADE TREES REQUIRED		14 (1/50)	
MINIMUM NO. EVERGREEN TREES REQUIRED		* 7 (1/10)	17 (1/40)
TREES TO BE PROVIDED BY DEVELOPER		7	31

* Also includes 11 shrubs

STREET TREES	
LINEAR FEET OF ROAD FRONTAGE	3120
MINIMUM NO. OF TREES REQUIRED	78 (1 TREE/40 LF)
CREDIT FOR EXIST. STREET TREES SAVED	-
TREES TO BE PROVIDED BY DEVELOPER	78

COORDINATE TABLE		
PNT. NO.	NORTH	EAST
53	527447.40	851445.12
65	527531.00	851358.37
67	527877.17	851122.14
68	528331.60	850941.28
80	528288.28	851810.19
81	528050.97	851690.37
82	528056.92	851522.85
83	527946.04	851511.10
84	527826.27	851504.75
85	527808.77	851600.65
86	527780.29	851728.49
87	527818.54	851728.12
88	527682.56	851901.61
89	527504.74	851806.92
90	527521.00	851898.00

CENTERLINE CURVE DATA

PC TO PT STA.	LENGTH	RADIUS	Δ
STA. P.C. 4+38 TO P.T. 2+95	143'	1200'	65°0'
STA. P.C. 2+65 TO P.T. 4+32	167'	125'	76°33'
STA. P.C. 9+56 TO P.T. 6+08	50'	32'	90°

PRIVATE COURT A			
PC TO PT STA.	LENGTH	RADIUS	Δ
STA. P.C. 2+42 TO P.T. 3+55	113'	1088'	55°7'

PRIVATE COURT B			
PC TO PT STA.	LENGTH	RADIUS	Δ
STA. P.C. 2+48 TO P.T. 3+71	123'	1088'	62°9'

PRIVATE COURT C			
PC TO PT STA.	LENGTH	RADIUS	Δ
STA. P.C. 0+32 TO P.T. 0+57	25'	22'	65°6'
STA. P.C. 2+50 TO P.T. 2+90	40'	37'	61°56'

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	107
Number of Trees Required	20 (1/10 SP)
Number of Trees Provided	20
Shade Trees	20
Other Trees (2:1 substitution)	* 20

* To be provided by Builder @ S.D.P. submission

SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

Number of Dwelling Units	100
Number of Trees Required	100 (1/10FA DU)
Shade Trees	100
Other Trees (2:1 substitution)	* 100

* To be provided by Builder @ S.D.P. submission

STREET LIGHT LEGEND

- * 150 Watt HPS Vapor Pendant fixture (outlet) mounted on a 30' galvanized steel pole
- * 100 Watt "Traditional" HPS Vapor Post top fixture on a 14' black fibreglass pole

LEGEND

- Original Grades - 438'
- Mass Graded Condition - 434'
- Contour Interval - 2'
- Existing Storm Drain - 18" RCP
- Proposed Storm Drain - 18" RCP

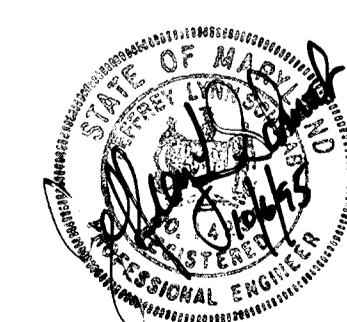
SITE ANALYSIS:

- ZONING: RA-15
- UNIT TYPE PROPOSED: TOWNHOUSE
- NUMBER OF UNITS PERMITTED: 156 (15 DU/AC)
- NUMBER OF UNITS PROVIDED: 100
- PARKING SPACES REQUIRED: 200 (2 SP/UN)
- PARKING SPACES PROVIDED: 250 (2.5 SP/UN)
 - A) PRIVATE DRIVEWAY/GARAGE: 72
 - B) COURT PARKING: 187
- NUMBER OF LOTS PROPOSED: 103
 - A) BUILDABLE: 103
 - B) OPEN SPACE: 3
- AREA TABULATION:
 - A) GROSS AREA OF THE TRACT: 18.3 AC
 - B) TOTAL AREA OF THE SUBMISSION: 12.4 AC
 - C) TOTAL AREA OF THE LOTS: 5.8 AC
 - D) PUBLIC ROADWAY DEDICATION AREA: 1.8 AC
 - E) COMMUNITY OPEN SPACE REQUIRED: 2.8 AC (20%)
 - F) COMMUNITY OPEN SPACE PROVIDED: 2.8 AC (EXCLUDES PRIVATE DRIVES, PARKING AND OPEN SPACE LESS THAN 35' WIDE)
 - G) COMMUNITY OPEN SPACE PROVIDED: 5.0 AC
 - H) PRIVATE DRIVES AND PARKING: 1.1 AC
 - I) RECREATIONAL OPEN SPACE REQ'D: 20,000 SF (200 SP/DU)
 - J) RECREATIONAL OPEN SPACE PROVIDED: 22,000 SF
- RECREATIONAL OPEN SPACE PROVIDED = 22,000 SF

GENERAL NOTES:

- TOPOGRAPHY TAKEN FROM AERIAL SURVEY BY MAPPING ASSOCIATES DATED OCTOBER 1988 AND BY HOWARD COUNTY 200 SCALE TOPOGRAPHIC MAPS.
- MASS GRADINGS SHOWN ON PLAN WAS TAKEN FROM F-50-01 PUBLIC WATER AND SEWER TO BE UTILIZED CONTRACT NO. P-56-01 18 14-2465.
- SITE DRAINAGE AREA IS THE PATA PSCD (EXCLUDES PRIVATE DRIVES, PARKING AND OPEN SPACE LESS THAN 35' WIDE) WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM DEVICES.
- SEDIMENT & EROSION CONTROL MEASURES TO BE PROVIDED WITH THE ROAD CONSTRUCTION PLAN AND SITE DEVELOPMENT SUBMISSION.
- ALL UTILITIES SHOWN AS EXISTING WERE COMPILED FROM AVAILABLE RECORDS.
- SEE SOILS MAP #16.
- THE MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHT OF WAYS TO BE IN ACCORDANCE WITH THE HOWARD COUNTY ZONING REGULATIONS.
- SEE HOWARD COUNTY FILES: S-85-01, ZB-841, DATED 10-18-83.
- STORM WATER MANAGEMENT IS PROVIDED OFF-SITE FOR QUALITY AND QUANTITY CONTROL IN THE EXTENDED DETENTION SWM FACILITIES SHOWN APPROVED UNDER SDF-06-01 THE SWM FACILITY WILL BE PRIVATELY MAINTAINED.
- ALL FILED RADII ARE 5' UNLESS SHOWN OTHERWISE.
- ALL SIDEWALK RAMPS MUST COMPLY WITH A.D.A. REQUIREMENTS.
- STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH THE SUBMISSION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.124, ON THE ROAD CONSTRUCTION PLANS.
- THERE ARE NO CONTIGUOUS SLOPES OF 25% OR GREATER WHICH ARE GREATER THAN 20,000 SQUARE FEET IN AREA, AS PER S-85-01.
- THERE ARE NO FLOODPLAIN LIMITS THAT EXIST ON THIS SITE AS PER S-85-01.
- A TRAFFIC STUDY WAS PREPARED FOR THIS SITE BY THE TRAFFIC GROUP, INC., DATED OCTOBER 19, 1993. PER SDF-95-01.
- SECTION 12B.A.1.C OF THE ZONING REGULATIONS FOR THE PURPOSE OF DECK CONSTRUCTION UP TO 10 FEET WITHIN FRONT AND/OR REAR SETBACKS DOES NOT APPLY TO THE 50 FOOT BOUNDARY SETBACK REFERENCED FROM THE ADJACENT HOENES PROPERTY, PARCELS C & D.
- A WETLAND STUDY WAS PERFORMED BY REIMER, MUEGGEL & ASSOCIATES INC. ON NOVEMBER, 1995 PER SDF-95-01.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 1861 AND 0402 WERE USED FOR THIS PROJECT.

Joseph J. Sackett 10/12/95

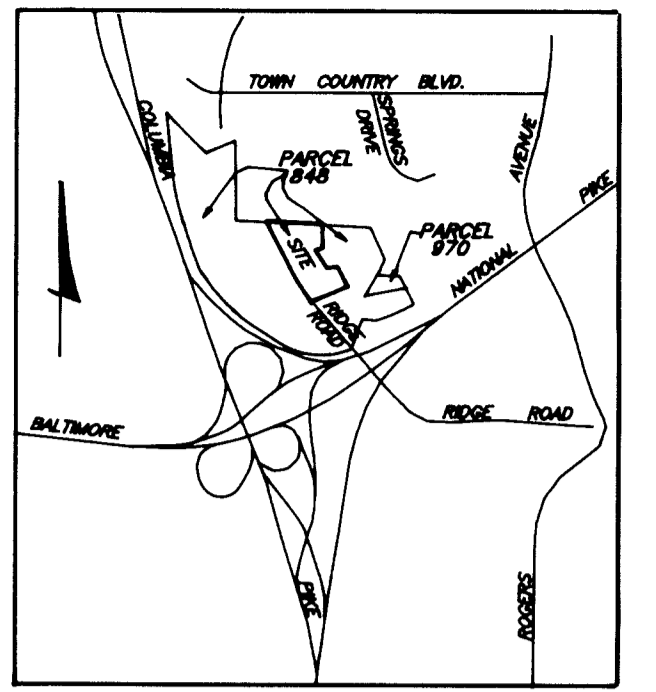


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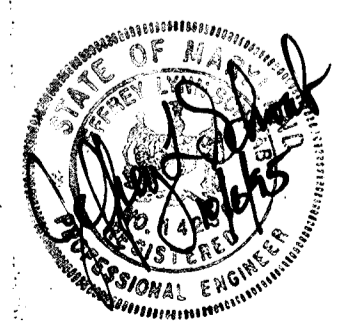
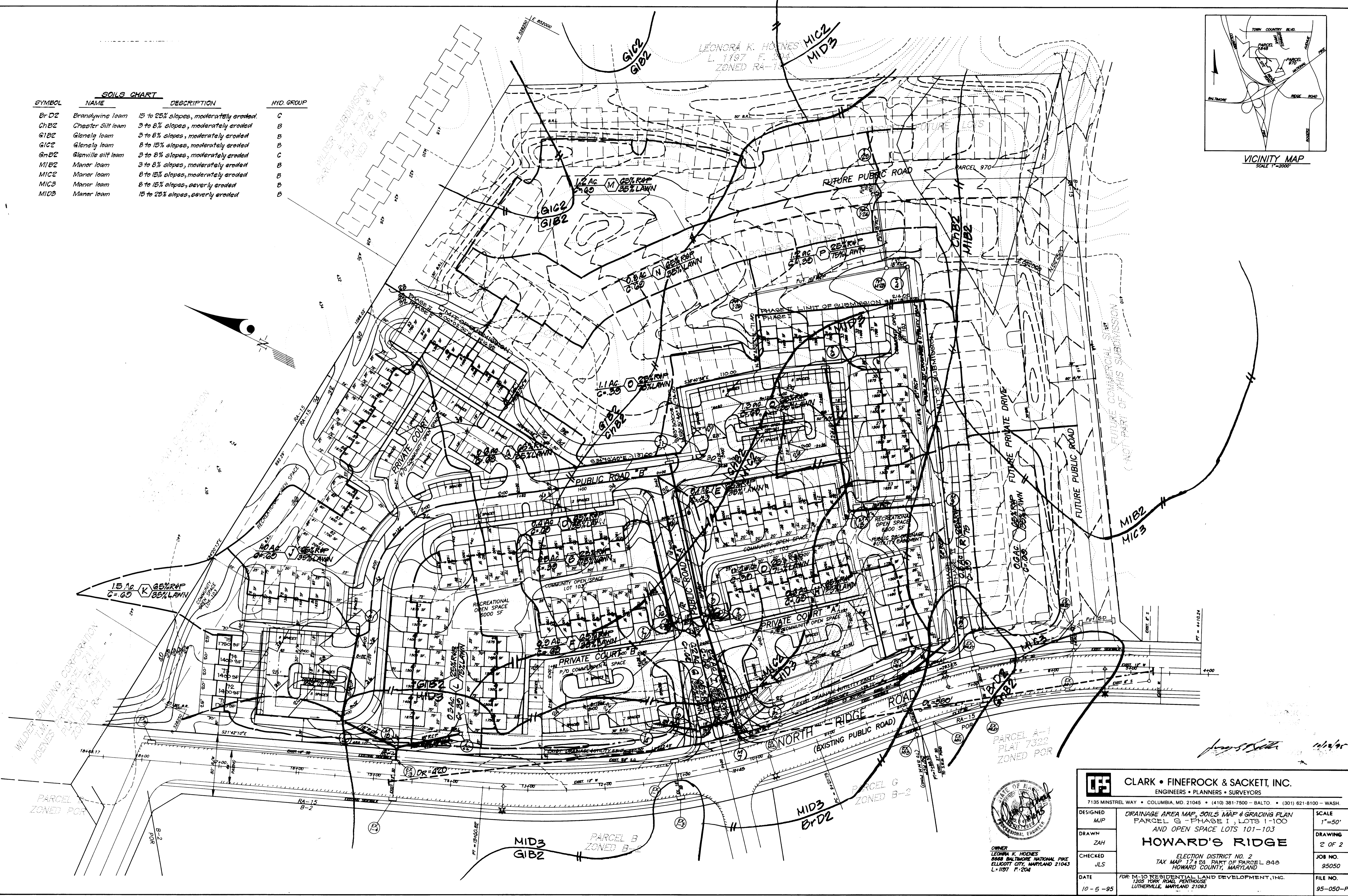
CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		SCALE 1"=50'
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 • BALTO. • (301) 621-8100 - WASH.		
DESIGNED MJP	PRELIMINARY EQUIVALENT SKETCH PLAN	
DRAWN ZAH	PARCEL G - PHASE I, LOTS 1-100 AND OPEN SPACE LOTS 101-103	
CHECKED JLS	HOWARD'S RIDGE	
DATE 10-6-95	ELECTION DISTRICT NO. 8 TAX MAP 17 & 24 PART OF PARCEL 848 HOWARD COUNTY, MARYLAND	
	FOR: M-10 RESIDENTIAL LAND DEVELOPMENT, INC. 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093	FILE NO. 95-050-P

SP-96-01

SOILS CHART			
SYMBOL	NAME	DESCRIPTION	HYD. GROUP
BrD2	Brandywine loam	15 to 25% slopes, moderately eroded	C
ChB2	Chester silt loam	3 to 8% slopes, moderately eroded	B
G1B2	Glensly loam	3 to 8% slopes, moderately eroded	B
G1B2	Glensly loam	8 to 15% slopes, moderately eroded	B
GnB2	Glenville silt loam	3 to 8% slopes, moderately eroded	C
M1B2	Manor loam	3 to 8% slopes, moderately eroded	B
M1C2	Manor loam	8 to 15% slopes, moderately eroded	B
M1C3	Manor loam	8 to 15% slopes, severely eroded	B
M1D3	Manor loam	15 to 25% slopes, severely eroded	B



VICINITY MAP
SCALE 1"=2000'



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DESIGNED MJP	DRAINAGE AREA MAP, SOILS MAP & GRADING PLAN PARCEL G - PHASE I, LOTS 1-100 AND OPEN SPACE LOTS 101-103 HOWARD'S RIDGE	SCALE 1"=50'
DRAWN ZAH		DRAWING 2 OF 2
CHECKED JLS	ELECTION DISTRICT NO. 2 TAX MAP 17-24 PART OF PARCEL 848 HOWARD COUNTY, MARYLAND	JOB NO. 95050
DATE 10-5-95	FOR: M-10 RESIDENTIAL LAND DEVELOPMENT, INC. 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093	FILE NO. 95-050-P