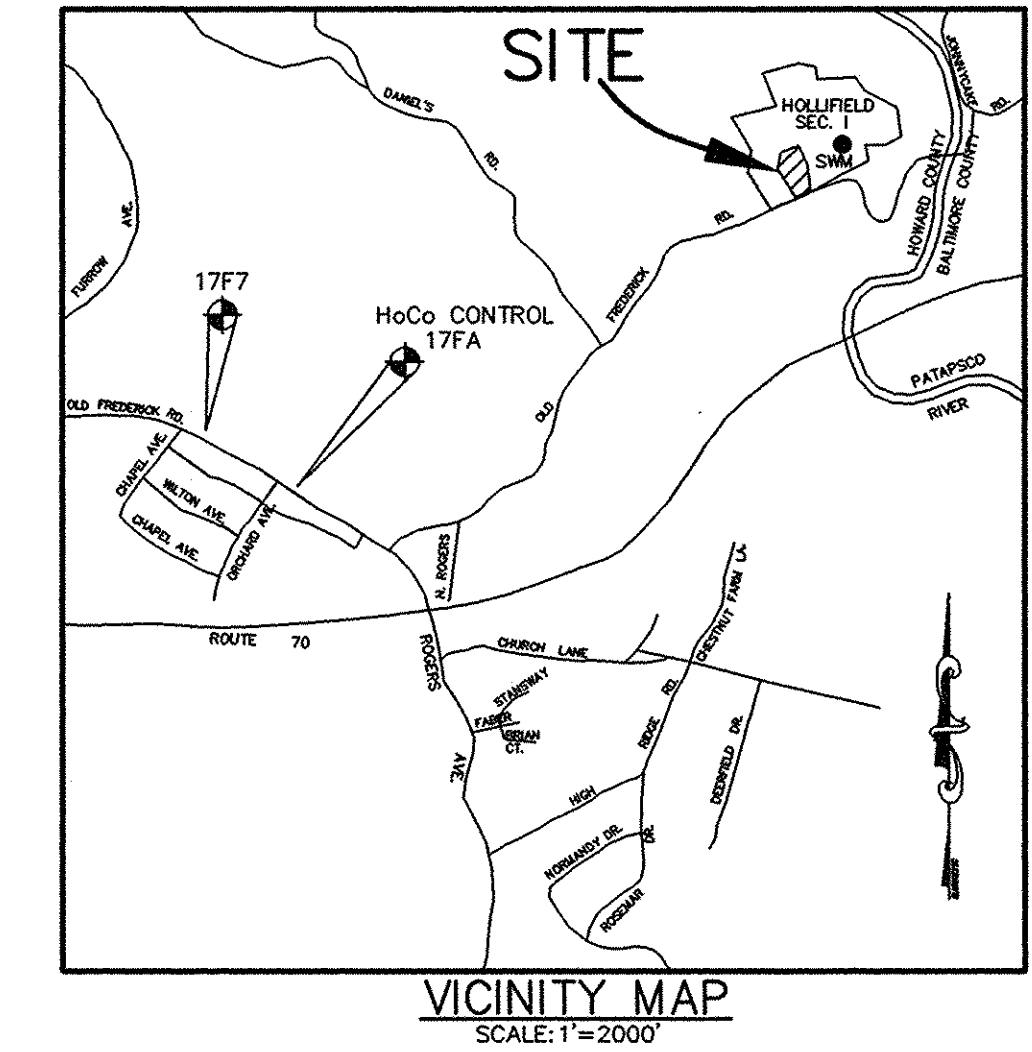


LEGEND

- EXISTING FOREST CONSERVATION EASEMENT
- 25% AND GREATER SLOPES WITH AREAS GREATER THAN 20,000 SQ.FT.
- USE IN COMMON DRIVEWAY EASEMENT
- DENOTES LIMITS OF WETLAND
- DENOTES LOT NUMBER
- DENOTES TOTAL LOT SIZE

SEE MATCHLINE THIS SHEET

MINIMUM LOT SIZE			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	11,033 S.F.	1,796 S.F.	9,237 S.F.
3	12,401 S.F.	2,225 S.F.	10,176 S.F.
7	12,489 S.F.	1,386 S.F.	11,103 S.F.
8	12,538 S.F.	1,393 S.F.	11,145 S.F.
11	12,539 S.F.	1,382 S.F.	11,157 S.F.
12	19,248 S.F.	1,788 S.F.	17,460 S.F.



GENERAL NOTES:

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN GRANTED.
2. PROJECT BACKGROUND: TAX MAP 18 PARCEL 1
ZONING: R-ED
ELECTION DISTRICT: 2ND
DPZ FILES: S-98-16 (8/1/98) F-94-09, WP-94-09, P-98-11
DEED REFERENCE: L. 3646/F. 472
3. TOPOGRAPHIC INFORMATION IS BASED ON HOWARD COUNTY 200 SCALE TOPOGRAPHIC MAPS.
4. BOUNDARY INFORMATION IS BASED ON RECORDED PLAT 10988.
5. PROPERTY IS LOCATED WITHIN THE PLANNED AREA OF THE METROPOLITAN DISTRICT. EXTENSION OF WATER AND SEWER SYSTEM AT HOLLIFIELD ESTATE (P-98-11).
6. STORMWATER MANAGEMENT IS PROVIDED BY HOLLIFIELD ESTATES.
7. WATER AND SEWER WILL BE PUBLIC.
8. NO STREAMS OR WETLANDS EXIST ON SITE.
9. NO FLOODPLAIN EXISTS ON SITE.
10. ACCESS PROVIDED BY OAK FOREST DRIVE AND RIVER TERRACE DRIVE, HOLLIFIELD ESTATES, SECTION 1.
11. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
12. LIMIT OF EXISTING TREE BOUNDARY BASED ON FOREST STAND DELINEATION STUDY BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT DATED FEBRUARY 1996.
13. WAIVER PETITION WP-94-09 WAS APPROVED FOR POSTPONEMENT OF FOREST CONSERVATION AT MINOR SUBDIVISION STAGE.
14. FINAL GRADING FOR EACH LOT WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE.
15. PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 10-1228 OF HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.
16. FOREST CONSERVATION PROVIDED UNDER P-98-11.
17. NO TRAFFIC OR NOISE STUDIES REQUIRED.
18. RECREATIONAL OPEN SPACE PROVIDED UNDER HOLLIFIELD ESTATES (P-98-11).
19. WETLANDS BASED ON A STUDY BY C.E.M. DATED FEBRUARY 1996.
20. This plan was approved by the Planning Board as Planning Bd. Case 326 by Decision + Ord. dated 1/27/99.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 1/27/99

19. DENSITY AND AREA TABULATION:

A) R-ED AND R-20 ZONING	TOTAL GROSS AREA:	11.40 AC. ±
B) R-ED ZONING	GROSS AREA:	7.14 AC. ±
	AREA OF FLOODPLAIN:	0 AC.
	AREA OF STEEP SLOPES:	0 AC.
	NET AREA:	7.14 AC. ±
	AREA OF PROPOSED BUILDABLE LOTS:	4.44 AC. ±
	AREA OF PROPOSED ROADS (R/W):	0 AC.
	REQUIRED OPEN SPACE (25% OF GROSS AREA):	1.78 AC. ±
	PROVIDED OPEN SPACE:	2.70 AC. ±
	NUMBER OF BUILDABLE LOTS ALLOWED (NET AREA X 2):	14 LOTS
	NUMBER OF PROPOSED BUILDABLE LOTS:	14 LOTS
	NUMBER OF PROPOSED OPEN SPACE LOTS:	1 LOTS
	TOTAL NUMBER OF PROPOSED LOTS:	15 LOTS
	RECREATIONAL OPEN SPACE REQ. (250x4):	3,500 SQ.FT.
	(SEE NOTE #10)	
C) R-20 ZONING	GROSS AREA (INCLUDING ROW):	4.03 AC. ±
	AREA OF PROPOSED BUILDABLE LOTS:	0 AC.
	AREA OF PROPOSED ROADS (R/W):	0 AC.
	REQUIRED OPEN SPACE (65% OF GROSS AREA):	0.24 AC. ±
	PROVIDED OPEN SPACE:	4.03 AC. ±
	NUMBER OF BUILDABLE LOTS ALLOWED (AREA X 2):	8 LOTS
	NUMBER OF PROPOSED BUILDABLE LOTS:	0 LOTS
	NUMBER OF PROPOSED OPEN SPACE LOTS:	1 LOT
	TOTAL NUMBER OF PROPOSED LOTS:	1 LOT

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 1/27/99
Pbd 326

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE 3/22/99

OWNER/DEVELOPER
Charles Skirven
5401 Twin Knolls Road, Suite 10
Columbia, Maryland 21045
(410) 995-0081

SEE MATCHLINE THIS SHEET

project	95115	date	MAY 98
illustration	AMY/SD	engineering	MMP/SD
scale	1" = 50'	approval	

no.	description	date
	revisions	

TAX MAP 18, PARCEL 1
HOLLIFIELD ESTATES II
HOWARD COUNTY, MARYLAND
2nd ELECTION DISTRICT
PRELIMINARY EQUIVALENT SKETCH

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorseys Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0296 Fax (301) 621-5521

F:\95115\DWG\PRELIM\SECC115-FES-2.DWG

SEE MATCHLINE THIS SHEET

NOTE: THIS PLAN IS FOR PRELIMINARY GRADING PURPOSES ONLY.

NOTE: EXISTING GRADING BASED ON HOLLIFIELD ESTATES, SECTION ONE (P-98-11).

NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS THE DEVELOPER'S RESPONSIBILITY OF AS PART OF THE DPW DEVELOPERS AGREEMENT.
- STREET TREES FOR RIVER TERRACE DRIVE AND OAK FOREST DRIVE PROVIDED UNDER HOLLIFIELD ESTATES (P-98-11).

PERIMETER	EDGE TYPE
PERIMETER 1 SFD FRONT TO ROAD - 858.82 LF	N/A
PERIMETER 2 SFD SIDE & OPEN SPACE TO ROAD - 345.38 LF	B
1 SHADE TREE / 50 LF	7
1 EVERGREEN / 40 LF	9
PERIMETER 3 OPEN SPACE TO BGE TRANSMISSION LINE - 568.98 LF	A
EXISTING TREES TO REMAIN	
OPEN SPACE TO BGE TRANSMISSION LINE - 45 LF	A
1 SHADE TREE / 60 LF	1
PERIMETER 4 OPEN SPACE TO SFD - 736.36 LF	A
EXISTING TREES TO REMAIN	
PERIMETER 5 OPEN SPACE TO SFD - 858.82 LF	A
EXISTING TREES TO REMAIN	
TOTAL PLANTING OBLIGATION	
SHADE TREES	8
EVERGREEN TREES	9
SHRUBS	0

* NOTE THAT OTHER PROJECT PERIMETERS ARE ADJACENT TO HOLLIFIELD ESTATES (THE FIRST SECTION OF THIS SUBDIVISION). PERIMETER LANDSCAPING IS NOT REQUIRED FOR THESE PERIMETERS.

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES
LANDSCAPE TYPE	N/A	A
LINEAR FEET OF PERIMETER	858.82 LF	372.75 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	0 SHADE TREES	7 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	9 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
9		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				
9		STREET TREES		

STREET TREE CALCULATIONS
 OLD FREDERICK ROAD - 373 / 40 = 9
 TOTAL TREES REQUIRED = 9 TREES
 TOTAL TREES PROVIDED = 9 TREES

* NOTE : STREET TREE REQUIREMENTS FOR RIVER TERRACE DRIVE AND OLD FOREST DRIVE WERE PROVIDED UNDER P-98-11.

LEGEND

- EXISTING FOREST CONSERVATION EASEMENT
- 15 - 24.9% SLOPES
- GREATER THAN 25% SLOPES
- USE IN COMMON DRIVEWAY EASEMENT
- DENOTES LIMITS OF WETLAND
- DENOTES LOT NUMBER
- STEEP SLOPES >15% TOTAL AREA
- LIMIT OF DISTURBANCE
- PERIMETER EDGE

APPROVED
 PLANNING BOARD
 HOWARD COUNTY
 DATE 11/27/99

DATE 1/27/01
 P82 326



OWNER/DEVELOPER
 Charles Skirven
 5401 Twin Knolls Road, Suite 10
 Columbia, Maryland 21045
 (410) 995-0081

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

OLD FREDERICK ROAD
 (MAJOR COLLECTOR)

SEE MATCHLINE THIS SHEET

date	SBEPT 98
project	95115
illustration	engineering
scale	1" = 50'
approval	SD

description	revisions
no.	date

TAX MAP 18, PARCEL 1
 HOLLIFIELD ESTATES II
 HOWARD COUNTY, MARYLAND
 2nd ELECTION DISTRICT
 PRELIMINARY GRADING AND LANDSCAPE PLAN

MILDENBERG,
 BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5079 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0286 Fax (301) 621-5521 Wash. (410) 997-0288 Fax