

**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	81% SHADE 81% 40' EVERGREEN	41% SHADE
Linear Feet of Roadway Frontage/Perimeter	445'	4420'
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	YES - 265'	YES - 957'
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO	NO
Number of Plants Required	NET AREA 180	3467
Shade Trees	3 SHADE	57 SHADE
Evergreen Trees	4 EVERGREEN	-0-
Shrubs	-0-	-0-

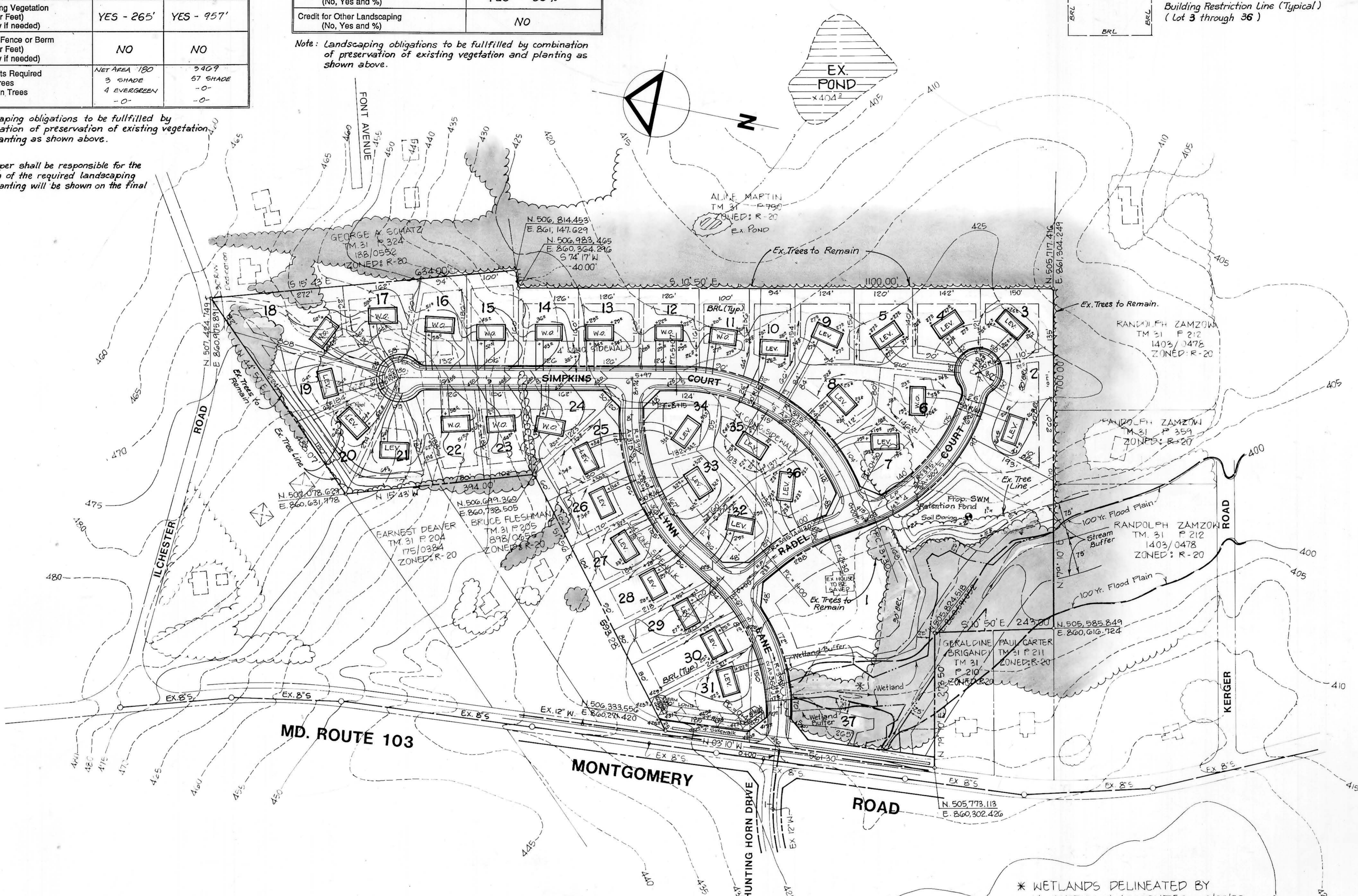
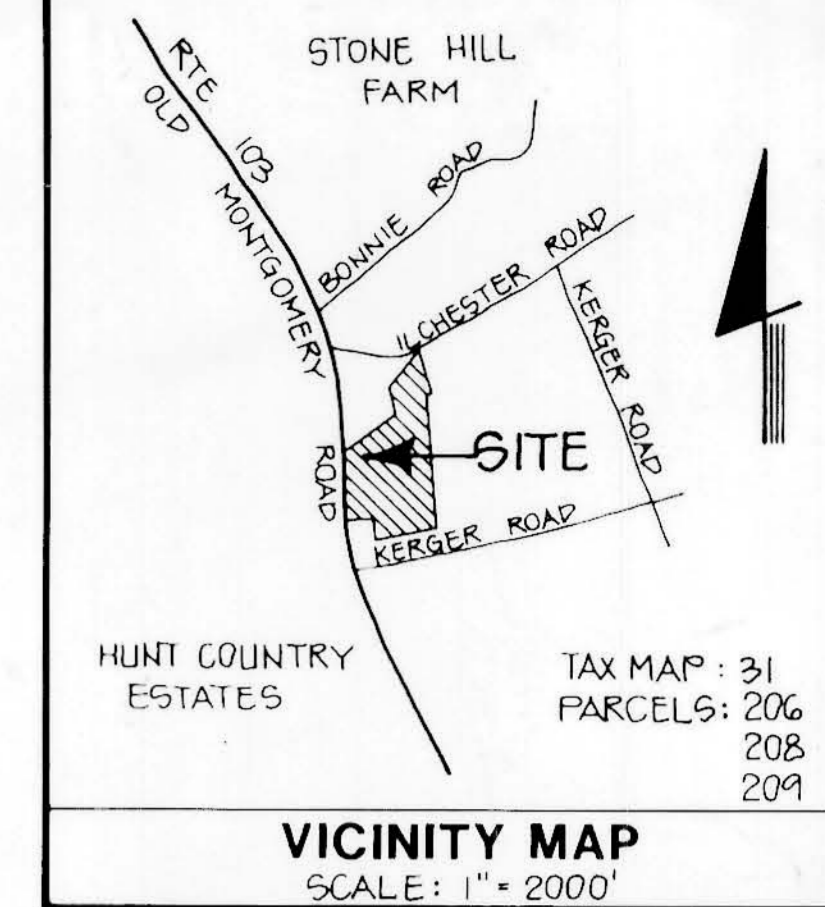
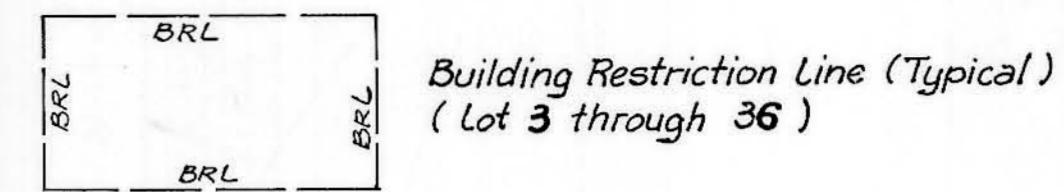
Note: Landscaping obligations to be fulfilled by combination of preservation of existing vegetation and planting as shown above.

\* The Developer shall be responsible for the installation of the required landscaping and the planting will be shown on the Final Plan.

**SCHEDULE D  
STORMWATER MANAGEMENT AREA LANDSCAPING**

Linear Feet of Perimeter	400'
Number of Trees Required	1/50 = 8 Shade Trees and 1/40 = 10 Evergreen Trees
Credit for Existing Vegetation (No, Yes and %)	YES - 33%
Credit for Other Landscaping (No, Yes and %)	NO

Note: Landscaping obligations to be fulfilled by combination of preservation of existing vegetation and planting as shown above.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*Jessie Root* 12/3/97  
PLANNING DIRECTOR DATE

\* WETLANDS DELINEATED BY  
Mc CARTHY & ASSOCIATES 9/25/92

**OWNER/DEVELOPER:**  
THE PICH CORPORATION  
13200 SKY WAY  
ELLCOTT CITY, MD. 21043



**LAVELLE & ASSOCIATES INCORPORATED**  
CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

10 NORTH JEFFERSON STREET  
SUITE 203  
OFFICE (301) 831-4510 SUITE 203  
(301) 895-9722 FREDERICK, MARYLAND 21701 FAX (301) 895-9766

**ROUGH GRADING PLAN**  
SKETCH PLAN FILE # S-90-09  
TAX MAP 31 PARCELS 206, 208 & 209  
**ABBEYFIELD ESTATES**  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

DESIGN	TCT/JHL
DRAFT	TCT
CHECKED	JHL
DATE	Jan., 1993
SCALE	1" = 100'
JOB NO.	92-041

- GENERAL NOTES:**
- All aspects of the project are in conformance with the latest Howard County Standards.
  - Project Background:  
Location: Tax Map 31, Parcels 206, 208 & 209  
Zoning: R-20  
Total Tract Area: 25.22 Ac  
Number of Proposed Lots: 37  
Sketch Plan DP# 890-09 (Montgomery Road Project)  
Sketch Plan Approval Date: August 16, 1989
  - Topographic survey from Topographic Map of Howard County, Maryland, Sheet No. 60-0119-27-44.  
Field run topographic survey for the Flood Plain areas from Lavelle & Assoc., Inc, November, 1992.
  - Maryland State Datum is used.
  - Public Water and Sewer is proposed. Water Line connections to Howard County Contract # 132-W. Sewer Line connections to Howard County Contract # 10-1215, Project # S-6089, draining into Karger Road Collection System and Pumping Station.
  - Retention is proposed for water quality control. 2 and 10 year attenuation and 100 year safe pass are proposed for water quantity control.
  - Flood Plain Study is prepared by Lavelle & Assoc., Inc., January, 1993 and submitted to County for approval.
  - Wetland delineation by McCarthy & Assoc., 9/25/92, and submitted to County.
  - Traffic Study is not applicable.
  - Noise Study by Scott Harvey Acoustical Engineer, October 2, 1992 and submitted to County.
  - Soils Report for Stormwater Management area is prepared by McCarthy & Assoc., December, 1992, and submitted to County.
  - Existing Utilities were located from record drawings: Water Line from County Contract # 132-W and Sewer Line from County Contract # 10-1215.
  - Boundary shown on this plan from deed information.

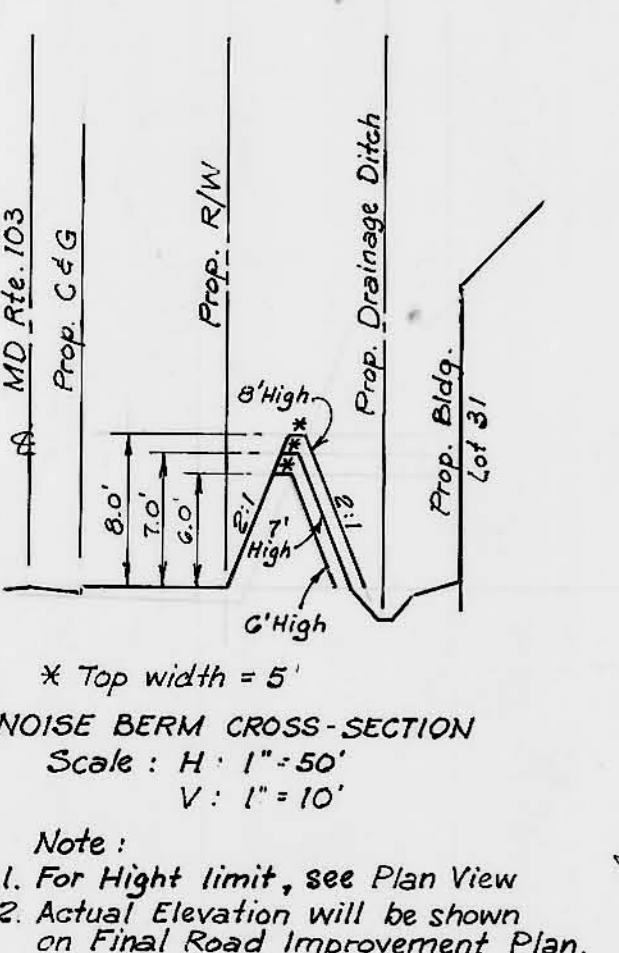
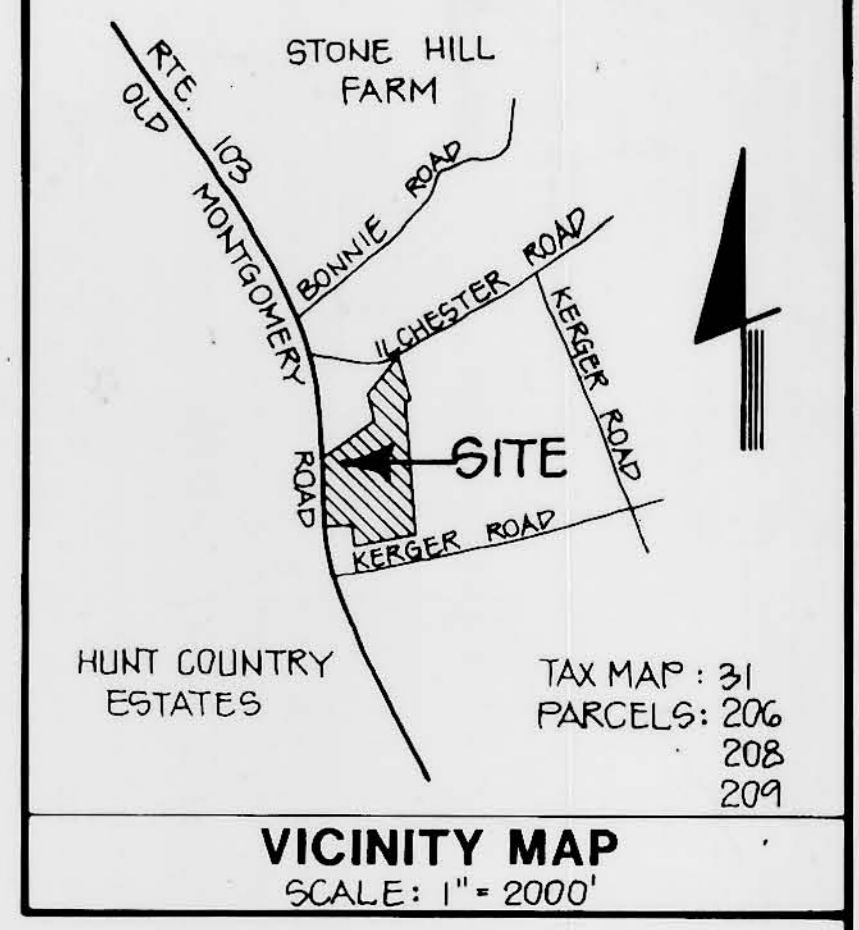
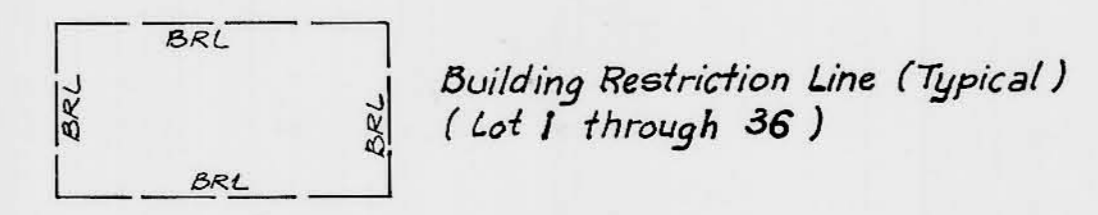
Open Space on Lot 37 is provided as follows:  
 Area of Open Space Required (10%) 109,800 sf (2.52 Ac)  
 Total Lot area: 162,600 sf (3.73 Ac)  
 a. Wetland Area: 63,000 sf (38.7 %)  
 b. Flood Plain Area beyond Wetland: 13,600 sf (8.4 %)  
 c. 25% or greater steep slopes: None (0 %)  
 d. Stormwater Management facility: 29,600 sf (18.2 %)  
 e. Required Recreational Open Space = 35 lots x 200 S.F. per unit = 7000 S.F.

Note: This project is subject to Section 16.1200 of the Howard County Code, Forest Conservation. Forest conservation obligations will be satisfied by on-site retention and off-site reforestation/afforestation.

**TABULATION**

Sketch Plan # S-90-09 (Montgomery Road Property)	R-20
Existing Zoning:	25.22 Ac.
Gross Area of Tract:	0
Slopes of 25% or greater:	2 Du./Ac.
Allowable Density:	37
Total No. of Lots:	35
Buildable Lots:	1
Existing Lot:	0.16 Ac.
Open Space Lots:	3.22 Ac.
Area of Pipestem (Lots G, 10 & 19)	0.24 Ac.
Area of Proposed Roads:	2.52 Ac.
Area of Road Dedication:	152,000 SF (3.49 Ac.)
Area of Open Space Required (10%):	56,400 SF (1.29 Ac.)
Area of Proposed Open Space:	12,400 SF (0.29 Ac.)
Area of Open Space in Wetland:	27,000 SF (0.62 Ac.)
Area of Flood Plain in Non-Wetland:	
Area of SWM:	

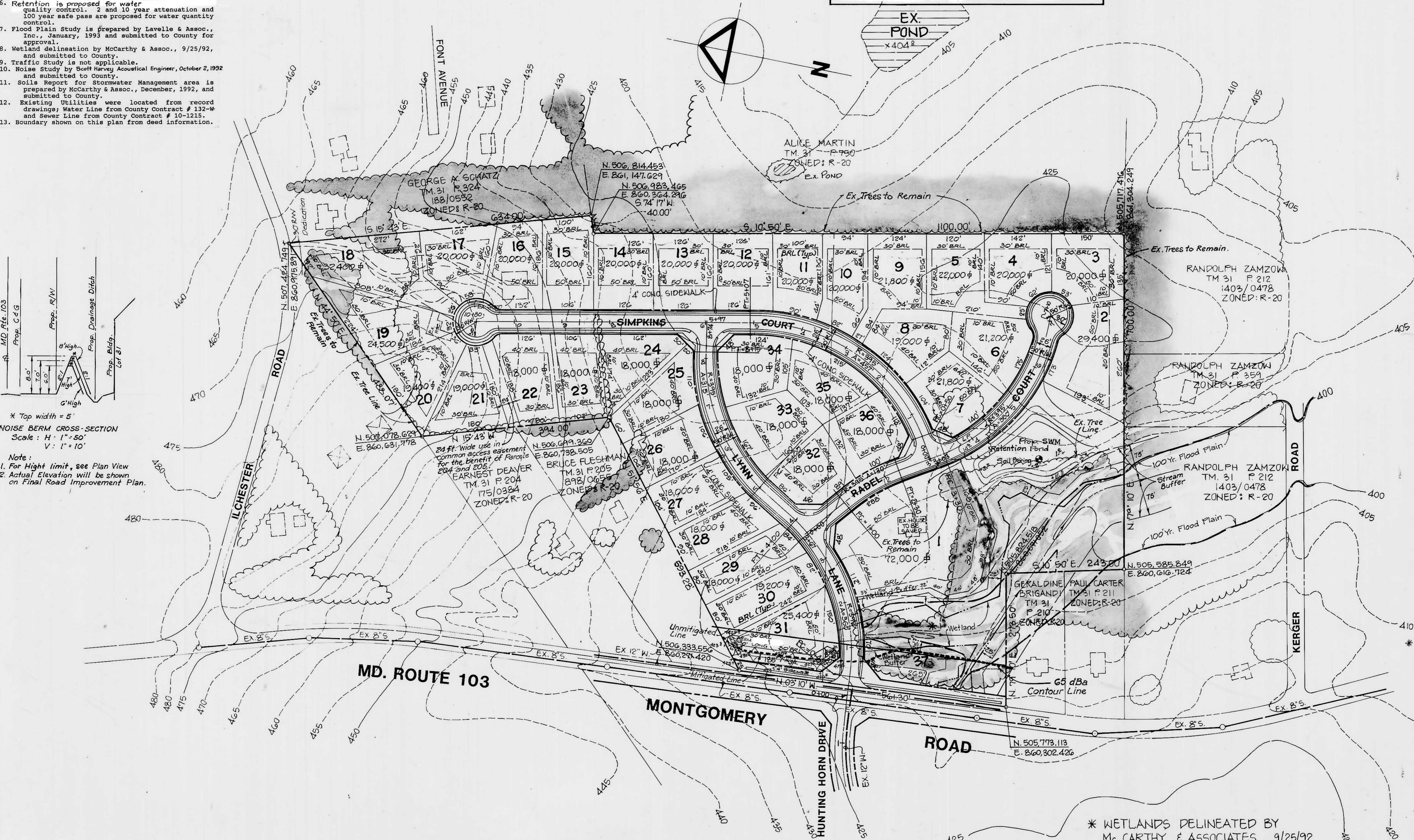
Note: Existing dwelling and all other structures and pool located on lots 16, 19 and 20 are to be razed.



**MINIMUM LOT SIZE CHART**

LOT	GROSS LOT AREA	25% SLOPE OR MORE	PIPE STEM AREA	FLOOD PLAIN AREA	MINIMUM LOT SIZE
1	72,000 \$	0	0	6,400 \$	72,000 \$
2	29,400 \$	0	0	0	20,000 \$
3	20,000 \$	0	0	0	20,000 \$
4	20,000 \$	0	0	0	20,000 \$
5	22,000 \$	0	2,000 \$	0	20,000 \$
6	21,200 \$	0	0	0	21,200 \$
7	21,800 \$	0	0	0	21,800 \$
8	19,000 \$	0	0	0	19,000 \$
9	21,800 \$	0	1,800 \$	0	20,000 \$
10	20,000 \$	0	0	0	20,000 \$
11	20,000 \$	0	0	0	20,000 \$
12	20,000 \$	0	0	0	20,000 \$
13	20,000 \$	0	0	0	20,000 \$
14	20,000 \$	0	0	0	20,000 \$
15	20,000 \$	0	0	0	20,000 \$
16	20,000 \$	0	0	0	20,000 \$
17	20,000 \$	0	0	0	20,000 \$
18	32,400 \$	0	3,000 \$	0	29,400 \$
19	24,500 \$	0	0	0	24,500 \$
20	19,400 \$	0	0	0	19,400 \$
21	19,000 \$	0	0	0	19,000 \$
22	18,000 \$	0	0	0	18,000 \$
23	18,000 \$	0	0	0	18,000 \$
24	18,000 \$	0	0	0	18,000 \$
25	18,000 \$	0	0	0	18,000 \$
26	18,000 \$	0	0	0	18,000 \$
27	18,000 \$	0	0	0	18,000 \$
28	18,000 \$	0	0	0	18,000 \$
29	18,000 \$	0	0	0	18,000 \$
30	19,200 \$	0	0	0	19,200 \$
31	25,400 \$	0	0	0	25,400 \$
32	18,000 \$	0	0	0	18,000 \$
33	18,000 \$	0	0	0	18,000 \$
34	18,000 \$	0	0	0	18,000 \$
35	18,000 \$	0	0	0	18,000 \$
36	18,000 \$	0	0	0	18,000 \$
37	162,600 \$ (3.73Ac)	0	0	1.76Ac	2.52 Ac.

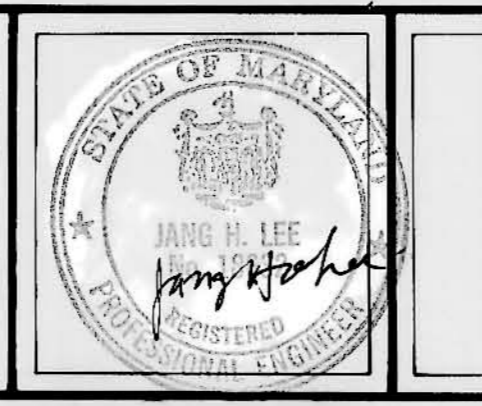
\* Flood Plain Area including Wetland Area. See tabulation above.



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Lot No. 1 thru 37

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**PRELIMINARY PLAN**  
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