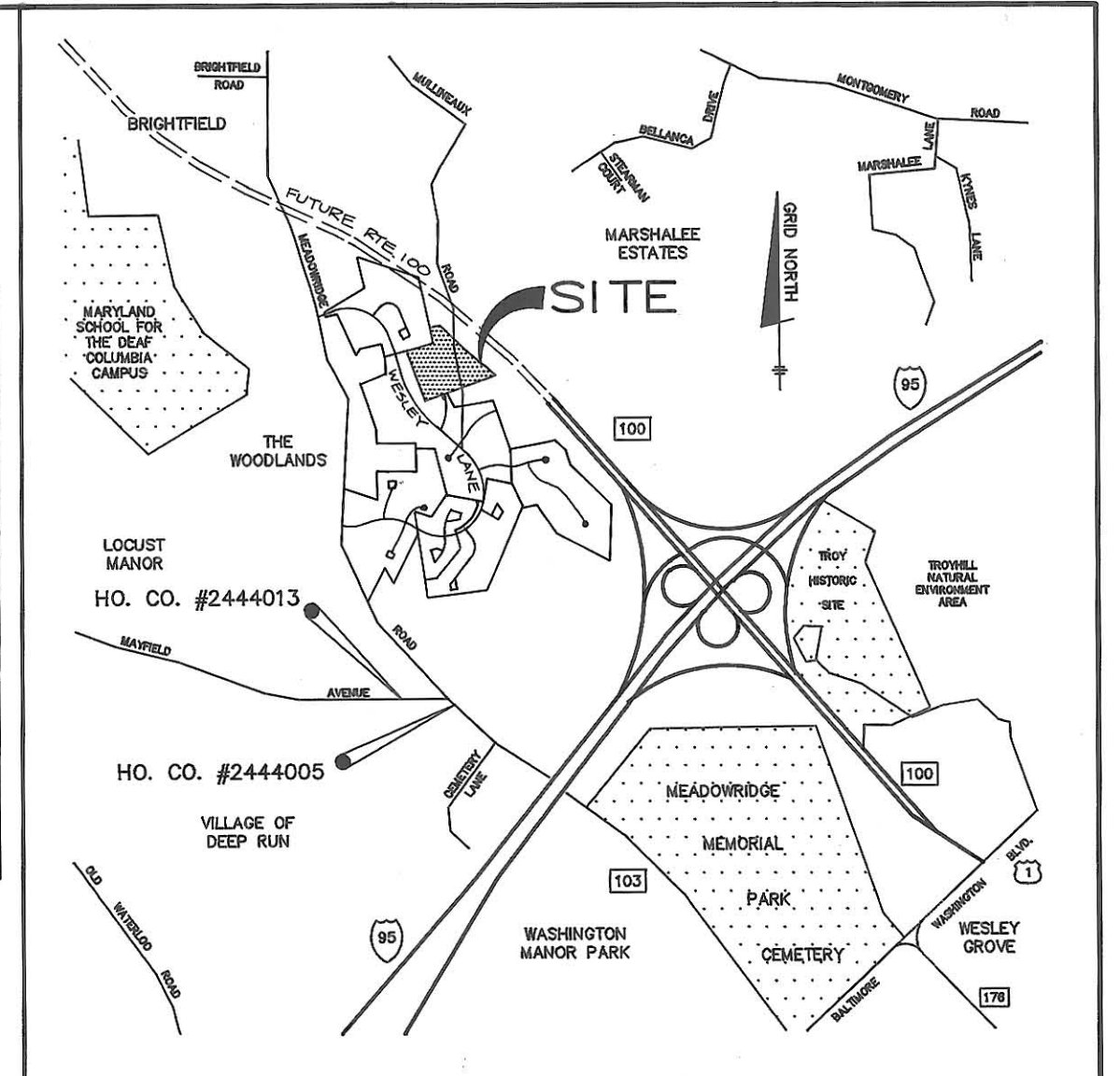


COORDINATE LIST		
No.	NORTH	EAST
1	498773.2957	862935.2535
2	499411.7625	862835.4712
3	499437.4301	863177.4736
4	499628.2893	863172.5999
5	499630.7607	863297.0157
6	499454.2421	863418.3989
7	499566.7231	863479.1289
8	499283.3328	863536.8575
9	499189.3876	863609.6180
10	499047.3750	863721.5533
11	498906.3092	863832.7953
12	498903.3779	863810.0158
13	499078.8039	863693.2694
14	499128.6453	863999.6456
15	499363.9519	863441.2301
16	499629.3109	863224.0301

MINIMUM LOT SIZE CHART			
LOT NO.	LOT AREA	FLAGSTEM AREA	MINIMUM LOT SIZE
11	8,364 S.F.	747 S.F.	7,617 S.F.
24	9,702 S.F.	801 S.F.	8,901 S.F.
25	8,498 S.F.	1,045 S.F.	7,453 S.F.
34	9,439 S.F.	2,269 S.F.	7,170 S.F.
39	7,228 S.F.	567 S.F.	6,661 S.F.

THERE ARE NO STEEP SLOPES OR 100-YEAR FLOODPLAIN ON THESE LOTS

DRY USEABLE OPEN SPACE TABULATION	
TOTAL AREA OF OPEN SPACE	2.35 AC.
DEDUCTION	
WETLAND AREA	0.00 AC.
100-YEAR FLOODPLAIN	0.00 AC.
STORMWATER MANAGEMENT	0.47 AC.
STEEP SLOPES NOT WITHIN SWM AREA (NOISE BERM)	0.60 AC.
DEDUCTION TOTAL	1.07 AC.
DRY-USEABLE OPEN SPACE	1.28 AC.



VICINITY MAP
SCALE: 1"=2000'

SITE DATA TABULATION

1.) GROSS AREA	11.32 AC.
2.) FLOODPLAIN / STEEP SLOPES	0.00 AC.
3.) NET AREA	11.32 AC.
4.) AREA OF PROPOSED ROAD RIGHT-OF-WAY	2.34 AC.
5.) AREA OF PROPOSED BUILDABLE LOTS	6.63 AC.
6.) TOTAL NUMBER OF PROPOSED LOTS: SINGLE FAMILY DETACHED	41
7.) OPEN SPACE REQUIRED (20% OF GROSS AREA)	2.26 AC.
8.) OPEN SPACE PROVIDED	2.35 AC.
9.) DRY USEABLE OPEN SPACE REQUIRED (50%)	1.13 AC.
10.) DRY USEABLE OPEN SPACE PROVIDED	1.28 AC.

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAVED HAVE BEEN APPROVED.
- EXISTING ZONING IS R-SC.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC, DRAINAGE AREA IS PATAPSCO.
- TOPOGRAPHY TAKEN FROM COUNTY TOPO MAPS. CONTOUR INTERVAL IS 2 FEET.
- COORDINATES, HORIZONTAL AND VERTICAL DATUMS BASED ON HOWARD COUNTY STATION NUMBERS 2444005 AND 2444013.
- THE TYPE OF STORMWATER MANAGEMENT FACILITIES IS EXTENDED DETENTION.
- NO WETLANDS OR 100-YEAR FLOODPLAIN LOCATED ON SITE.
- NOISE STUDY PREPARED BY TSA GROUP INC./02.
- GEOTECHNICAL REPORT PREPARED BY ATEC INC./7/92.
- EXISTING UTILITIES WERE LOCATED PER COUNTY MAPS.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND

NOTE: *John C. Taylor* 10/13/92
PLANNING DIRECTOR DATE

AT FINAL PLAN SUBMISSION, INTERSECTION OF COXWOLD DRIVE AND PENNELL COURT/RICE COURT SHALL BE REDESIGNED TO HAVE AN INTERSECTION ANGLE OF 90°. THE NEW DESIGN SHALL BE IN ACCORDANCE WITH THE ATTACHED APPROVED RED-LINE DRAWING.

NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
6480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410)465-4244

OWNER/DEVELOPER: SECURITY DEVELOPMENT CORP.
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21043
(410) 465-4244

PROJECT: RICE PROPERTY
5-90-07

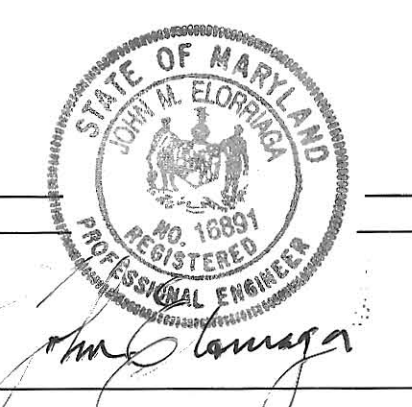
LOCATION: TAX MAP 37-PARCELS 203,204,432,433 - 435
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN

DATE: AUGUST 1, 1992
OCTOBER 14, 1992

PROJECT NO. 0483

DES: JME/DRK DRN: DRK/OBT SCALE: AS SHOWN DRAWING 1 OF 2

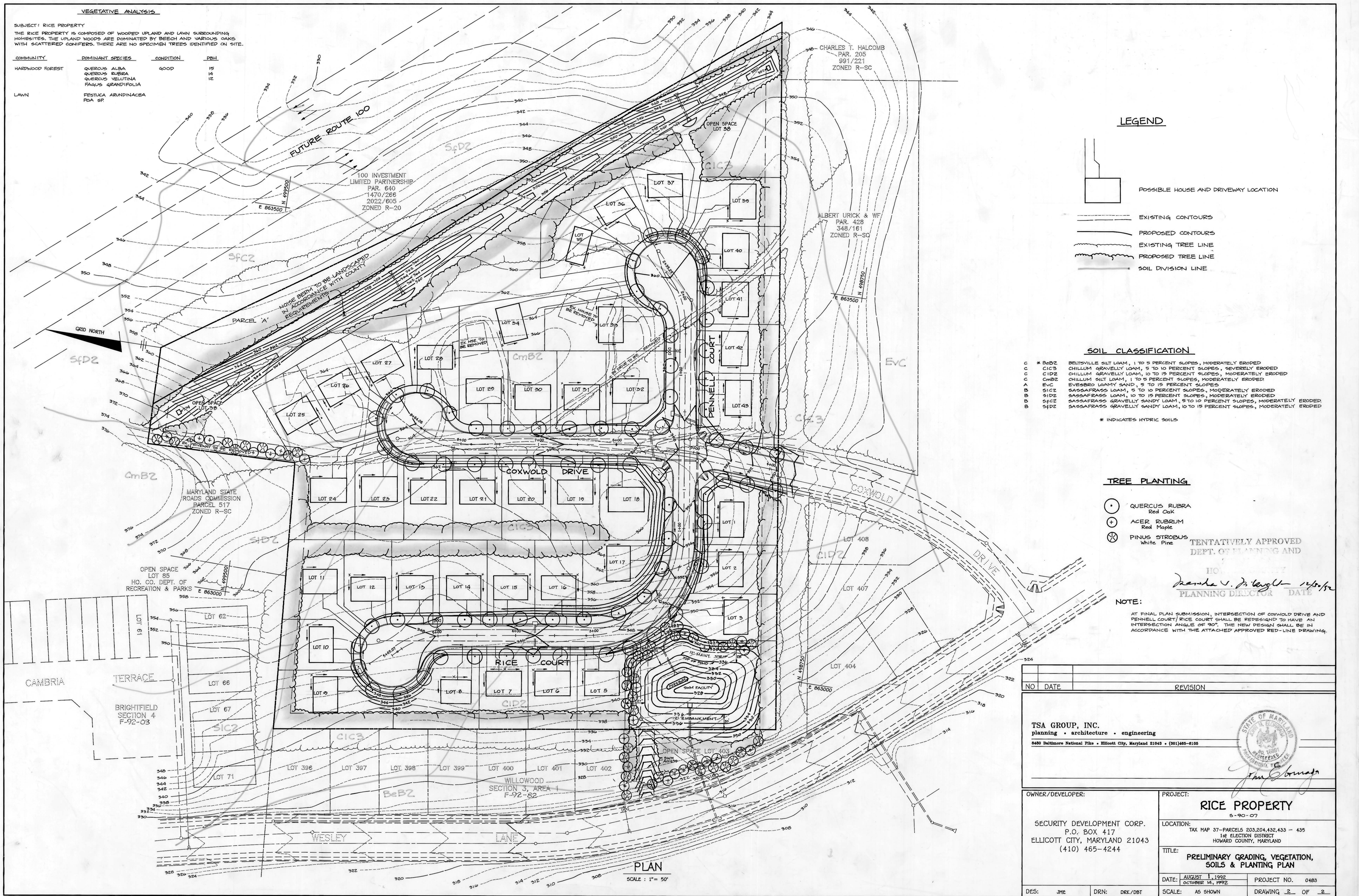


PLAN
SCALE: 1"=50'

VEGETATIVE ANALYSIS

SUBJECT: RICE PROPERTY
 THE RICE PROPERTY IS COMPOSED OF WOODED UPLAND AND LAWN SURROUNDING HOMESITES. THE UPLAND WOODS ARE DOMINATED BY BEECH AND VARIOUS OAKS WITH SCATTERED CONIFERS. THERE ARE NO SPECIMEN TREES IDENTIFIED ON SITE.

COMMUNITY	DOMINANT SPECIES	CONDITION	PBH
HARDWOOD FOREST	QUERCUS ALBA	GOOD	15
	QUERCUS RUBRA		14
	QUERCUS VELUTINA		12
	FAGUS GRANDIFOLIA		
LAWN	PESTUCA ARUNDINACEA POA SP.		



LEGEND

- POSSIBLE HOUSE AND DRIVEWAY LOCATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SOIL DIVISION LINE

SOIL CLASSIFICATION

- * BeB2 BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
 - C CmB2 CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
 - C C1D2 CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
 - C CmB2 CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
 - A Evc EVESBRO LOAMY SAND, 5 TO 15 PERCENT SLOPES
 - B S1C2 SASSAFRASS LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
 - B S1D2 SASSAFRASS LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
 - B Sfc2 SASSAFRASS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
 - B Sfd2 SASSAFRASS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
- * INDICATES HYDRIC SOILS

TREE PLANTING

- QUERCUS RUBRA
Red Oak
- ACER RUBRUM
Red Maple
- PINUS STROBUS
White Pine

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 HOUSING

Mantha V. P. Gault
 PLANNING DIRECTOR DATE

NOTE:
 AT FINAL PLAN SUBMISSION, INTERSECTION OF COXWOLD DRIVE AND PENNELL COURT/RICE COURT SHALL BE REDESIGNED TO HAVE AN INTERSECTION ANGLE OF 90°. THE NEW DESIGN SHALL BE IN ACCORDANCE WITH THE ATTACHED APPROVED RED-LINE DRAWING.

NO	DATE	REVISION
<p>TSA GROUP, INC. planning • architecture • engineering 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (801)465-8105</p>		
<p>OWNER/DEVELOPER: SECURITY DEVELOPMENT CORP. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21043 (410) 465-4244</p>		
<p>PROJECT: RICE PROPERTY 5-90-07</p>		
<p>LOCATION: TAX MAP 37-PARCELS 203,204,432,433 - 435 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>		
<p>TITLE: PRELIMINARY GRADING, VEGETATION, SOILS & PLANTING PLAN</p>		
DES:	JME	DRN: DRK/DBT
DATE:	AUGUST 1, 1992 OCTOBER 14, 1992	PROJECT NO. 0483
SCALE:	AS SHOWN	DRAWING 2 OF 2

PLAN
 SCALE: 1" = 50'