

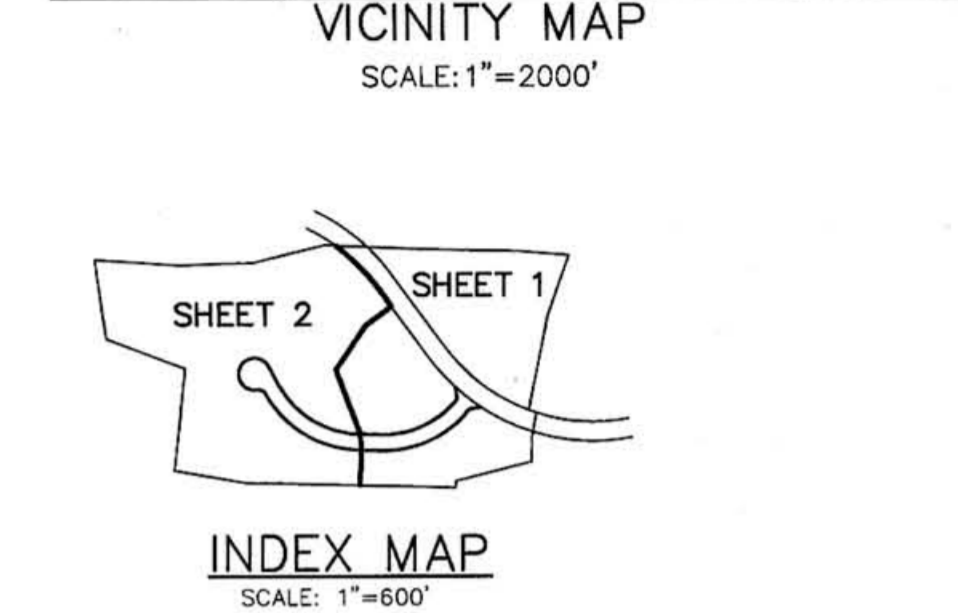
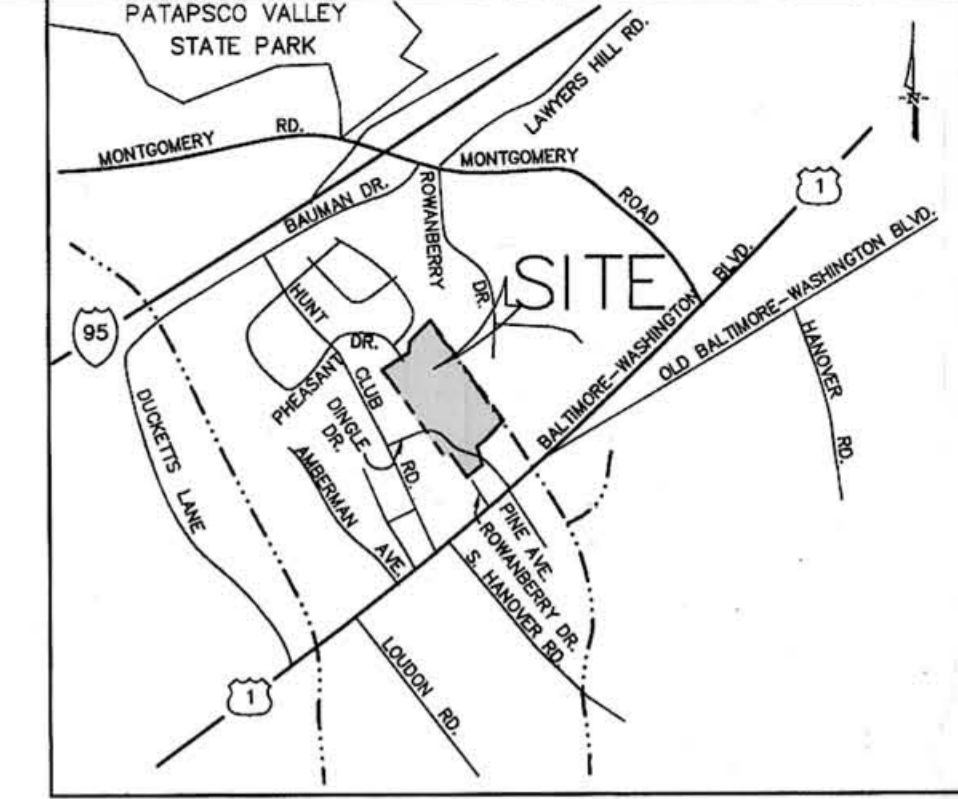
CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	316.00'	291.70'	52°53'25"	157.17'	N50°55'36" W 281.48'

COORDINATE CHART		
No.	NORTH	EAST
16	560516.9695	1386548.7388
100	559854.0122	1387633.2647
133	560128.5820	1387506.5052
135	560824.9547	1386849.6285
207	559975.1041	1386760.4221
208	559526.1273	1387059.4764
209	498564.1600	1387489.3200
213	560300.5355	1386610.9187
228	560888.0210	1386826.4278
230	559711.8811	1386902.4314
258	559702.1140	137693.3490
342	559577.7430	1387204.1810
399	559703.7544	1386883.9782
917	559678.9030	1387491.3090
922	559603.4930	1387201.1990
943	559702.1140	1387693.3490
2204	560401.0795	1387388.1030
2205	560578.7213	1387240.4313
2206	560783.5544	1387133.6455
2207	561027.8360	1387033.5282

SITE DATA TABULATION

GENERAL SITE DATA
 1.) PRESENT ZONING: R-12 & RSA-B
 2.) APPLICABLE DPZ FILE REFERENCES: S-94-40, F-92-111
 3.) PROPOSED USE OF SITE: 52 SFD HOMES
 4.) PROPOSED WATER AND SEWER SYSTEMS: PUBLIC

AREA TABULATION	RSB-B	R-12	TOTAL
1.) TOTAL AREA OF SITE	9.84 AC.	10.23 AC.	20.07 AC.
2.) AREA OF 100 YEAR FLOODPLAIN	1.66 AC.	0.89 AC.	2.55 AC.
3.) AREA OF STEEP SLOPES (25% OR GREATER)	N/A	N/A	N/A
4.) NET AREA OF SITE	8.18 AC.	9.34 AC.	17.52 AC.
5.) AREA OF THIS PLAN SUBMISSION	9.84 AC.	10.23 AC.	20.07 AC.
6.) APPROXIMATE LIMIT OF DISTURBANCE	-	-	14.80 AC.
7.) AREA OF PROPOSED BUILDABLE LOTS	5.50 AC.	4.87 AC.	10.37 AC.
8.) AREA OF PROPOSED OPEN SPACE LOTS	2.89 AC.	4.58 AC.	7.47 AC.
9.) AREA OF PROPOSED PRESERVATION PARCELS	N/A	N/A	N/A
10.) AREA OF BULK PARCELS	N/A	N/A	N/A
11.) AREA OF PROPOSED PRIVATE COURT	N/A	N/A	N/A
12.) AREA OF PROPOSED PUBLIC ROAD R/W DEDICATION	1.43 AC.	0.74 AC.	2.17 AC.



GENERAL NOTES

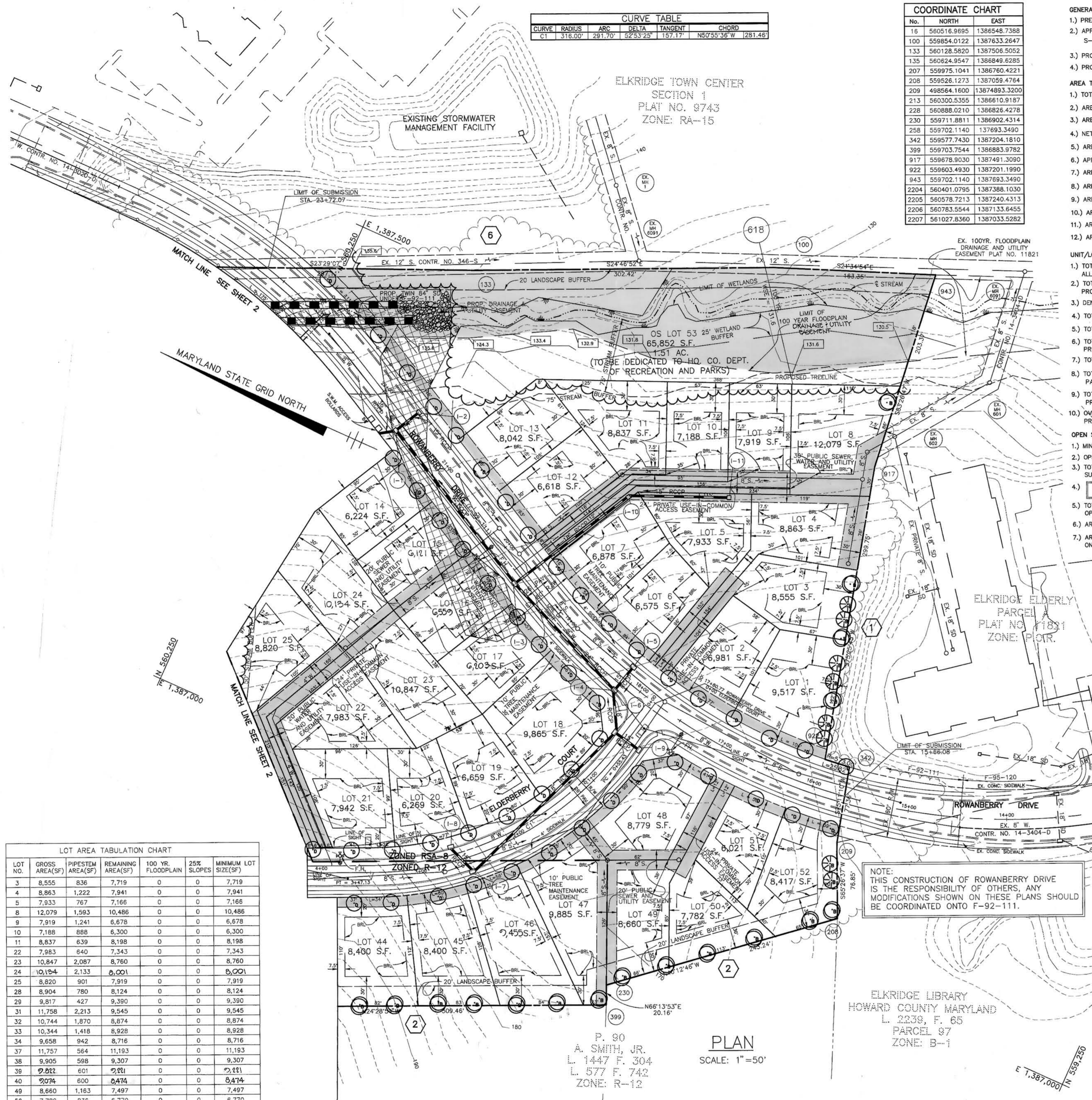
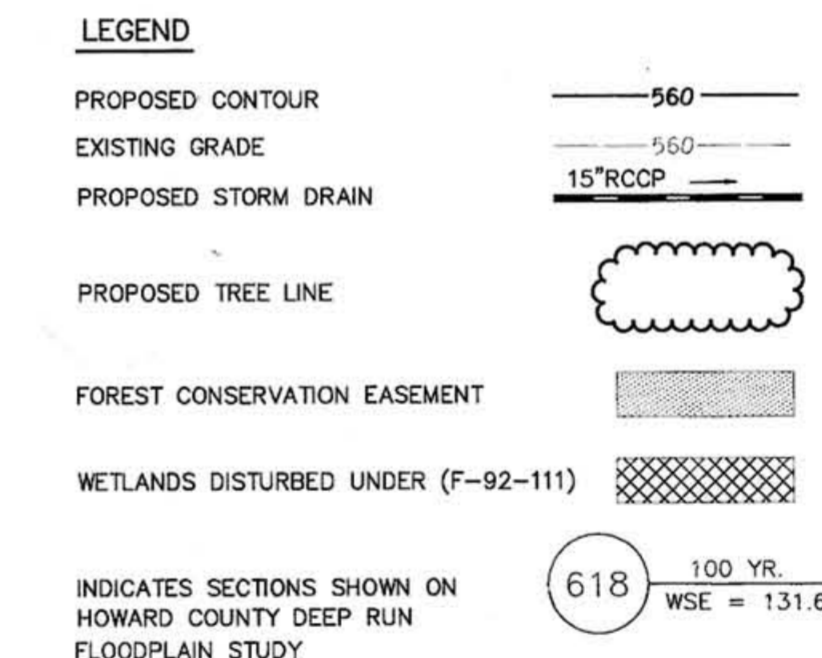
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND: LOCATION: TAX MAP 38 BLOCKS 7 & 8, PARCELS 100 & 408 1st ELECTION DISTRICT ZONING: RSA-B & R-12 TOTAL TRACT AREA: 20.07 AC. NUMBER OF PROPOSED LOTS: 52 SFD, 4 OPEN SPACE DATE SKETCH PLAN APPROVED: OCTOBER 13, 1994 APPLICABLE DPZ FILE NUMBERS: S-94-40, F-92-111, WP-96-51
- TRACT BOUNDARY ESTABLISHED BY A BOUNDARY SURVEY BY TSA GROUP, INC. APRIL 1995.
- TOPOGRAPHY TAKEN FROM FIELD RUN SURVEY BY TSA GROUP, INC. JUNE 1995. CONTOUR INTERVAL IS 2 FEET.
- COORDINATES, HORIZONTAL DATUMS BASED ON NAD 83 HO. CO. GEODETIC CONTROL STATIONS 3805 AND 3806 VERTICAL DATUMS BASED ON NAD 27 HO. CO. GEODETIC CONTROL STATION 2546004
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC, DRAINAGE AREA IS PATAPSCO.
- EXISTING UTILITIES WERE LOCATED PER COUNTY DRAWINGS AND FIELD RUN SURVEY.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY RETENTION HAZARD CLASSIFICATION FOR THE STRUCTURE SHALL BE CLASS 'A'.
- WETLANDS DELINEATION PREPARED BY M.A. DIRCKS & CO. INC., 4/94.
- FOREST STAKE DELINEATION PLAN PREPARED BY M.A. DIRCKS & CO. INC., 4/94.
- APFD TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM AND ASSOC., 7/94.
- FLOODPLAIN SHOWN HEREON IS BASED ON HO. CO. DEEP RUN FLOODPLAIN STUDY.
- NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- GEOTECHNICAL REPORT PROVIDED BY HILLIS-CARNES AND ASSOC.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTS SHALL BE PROVIDED PER COUNTY REQUIREMENTS. MINIMUM 20 FOOT SPACING BETWEEN STREET LIGHT AND STREET TREE REQUIRED.
- THIS PLAN IS SUBJECT TO WAIVER PETITION WP-96-51 WHICH WAS APPROVED ON JANUARY 16, 1996 WHICH IS A WAIVER TO SECTION 16.116(c)(1) AND 16.116(d)(2)(i) TO PERMIT GRADING OR THE REMOVAL OF VEGETATIVE COVER WITHIN 25 FEET OF A WETLAND AND 50 FEET OF AN INTERMITTENT STREAM FOR THE CONSTRUCTION OF A SWIM FACILITY AND RESIDENTIAL DEVELOPMENT.

UNIT/LOT TABULATION

1.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT	8 DU/AC.(65)	N/A	-
2.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION	30	22	52
3.) DENSITY OF PROJECT PER NET ACRE	3.67 DU/AC.	2.36 DU/AC.	2.97 DU/AC.
4.) TOTAL NUMBER OF LOTS ALLOWED PER DEQ/CEO	N/A	N/A	N/A
5.) TOTAL NUMBER OF LOTS PROPOSED PER DEQ/CEO	N/A	N/A	N/A
6.) TOTAL NUMBER OF PRESERVATION PARCELS PROPOSED	N/A	N/A	N/A
7.) TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED	2 (P/O LOT 54)	2 (P/O LOT 54)	4
8.) TOTAL NUMBER OF NON-RESIDENTIAL PARCELS PROPOSED	N/A	N/A	N/A
9.) TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS PROPOSED	N/A	N/A	N/A
10.) OVERALL TOTAL NUMBER OF LOTS/PARCELS PROPOSED	32(P/O LOT 54)	24(P/O LOT 54)	56

OPEN SPACE DATA

1.) MINIMUM RESIDENTIAL LOT SIZE SELECTED	6,000 S.F.	8,400 S.F.	-
2.) OPEN SPACE REQUIRED (25%)	2.46 AC.	(30%) 3.07 AC.	5.53 AC.
3.) TOTAL AREA OF OPEN SPACE PROVIDED ON THIS SUBMISSION	(25%) 2.89 AC.	(45%) 4.64 AC.	7.53 AC.
4.) INDICATES OPEN SPACE AREAS LESS THAN 35' IN WIDTH	N/A	0.06 AC.	0.06 AC.
5.) TOTAL AREA OF OPEN SPACE MEETING MINIMUM OPEN SPACE REQUIREMENTS	2.89 AC.	4.58 AC.	7.47
6.) AREA OF RECREATION OPEN SPACE REQUIRED	N/A	200 SF/JUNIT (4400 SF)	4400 SF
7.) AREA OF RECREATION OPEN SPACE PROVIDED ON THIS SUBMISSION	N/A	4400 SF	4400 SF



LOT AREA TABULATION CHART

LOT NO.	GROSS AREA(SF)	PIPESTEM AREA(SF)	REMAINING AREA(SF)	100 YR. FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE(SF)
3	8,555	836	7,719	0	0	7,719
4	8,863	1,222	7,641	0	0	7,941
5	7,933	767	7,166	0	0	7,166
8	12,079	1,583	10,496	0	0	10,486
9	7,919	1,241	6,678	0	0	6,678
10	7,188	888	6,300	0	0	6,300
11	8,837	639	8,198	0	0	8,198
22	7,983	840	7,143	0	0	7,343
23	10,847	2,087	8,760	0	0	8,760
24	10,154	2,133	8,021	0	0	8,001
25	8,820	901	7,919	0	0	7,919
28	8,904	780	8,124	0	0	8,124
29	9,817	427	9,390	0	0	9,390
31	11,758	2,213	9,545	0	0	9,545
32	10,744	1,870	8,874	0	0	8,874
33	10,344	1,418	8,926	0	0	8,926
34	9,658	942	8,716	0	0	8,716
37	11,757	564	11,193	0	0	11,193
38	9,905	598	9,307	0	0	9,307
39	9,822	601	9,221	0	0	9,221
40	9,074	600	8,474	0	0	8,474
49	8,660	1,163	7,497	0	0	7,497
50	7,782	836	6,946	0	0	6,946

NO.	DATE	REVISION

TSA GROUP, INC.
 planning • architecture • engineering • surveying
 8800 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8105

OWNER:
 CHARLOTTE DUBIN, MARC L. DUBIN & NANCY D. LEVINE
 1802 REISTERSTOWN ROAD
 PIKESVILLE, MARYLAND 21208

DEVELOPER:
 SDC GROUP, INC.
 POST OFFICE BOX 417
 ELICOTT CITY, MARYLAND 21041
 (410) 465-4244

PROJECT:
DUBIN PROPERTY
 LOTS 1 - 56

LOCATION:
 TAX MAP 38 BLOCKS 7 & 8 PARCELS 100 & 408
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY PLAN
 S-94-40, F-92-111, WP-96-51

DATE: NOVEMBER 3, 1995
 JANUARY 26, 1996

PROJECT NO.: 0504

SCALE: AS SHOWN

DRAWING: 1 OF 4

Design: DAM **Draft:** JCO

STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	720
NUMBER OF TREES REQUIRED:	
SHADE TREES	15(11)
EVERGREEN TREES	18(13)
CREDIT FOR EXISTING VEGETATION	YES
CREDIT FOR OTHER LANDSCAPING	30%
NUMBER OF TREES PROVIDED:	
SHADE TREES	25
EVERGREEN TREES	
OTHER TREES (2-1) SUBSTITUTION	

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C2	316.00'	329.03'	59°39'30"	181.19'	S05°20'51"W 314.37'
C3	111.76'	70.36'	36°04'14"	36.39'	N17°08'35"E 69.20'

CATEGORY	SFD ADJACENT TO ALL USES TYPE 'A' BUFFER					
	(1)	(2)	(3)	(4)	(5)	(6)
LANDSCAPE EDGE						
LINEAR FEET OF PERIMETER	658	1445	320	264	250	1489
CREDIT FOR EXISTING VEGETATION	120	260	320	NO	80	1154
CREDIT FOR WALL, FENCE OR BERM	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED:						
SHADE TREES	9	20	0	5	3	0
EVERGREEN TREES	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED:						
SHADE TREES	5	20	0	5	3	0
EVERGREEN TREES	8	0	0	0	0	0
OTHER TREES	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0

PLANT LIST

SYMBOL	DESCRIPTION
(Symbol: Circle with a dot)	STREET TREES INSTALLED BY DEVELOPER UNDER CONSTRUCTION PLANS PER COUNTY MINIMUM REQUIREMENTS
(Symbol: Circle with 'D')	PERIMETER LANDSCAPING SHADE TREES INSTALLED BY DEVELOPER PER COUNTY MINIMUM REQUIREMENTS
(Symbol: Circle with 'B')	PERIMETER LANDSCAPING SHADE TREES INSTALLED BY BUILDER PER COUNTY MINIMUM REQUIREMENTS
(Symbol: Circle with 'D' and a slash)	EVERGREENS INSTALLED BY DEVELOPER
(Symbol: Circle with 'B' and a slash)	EVERGREENS INSTALLED BY BUILDER

LEGEND


PROPOSED CONTOUR	560
EXISTING GRADE	560
PROPOSED STORM DRAIN	15'D
PROPOSED TREE LINE	(Symbol: Dashed line)
FOREST CONSERVATION EASEMENT	(Symbol: Stippled area)
WETLANDS DISTURBED UNDER (F-92-111)	(Symbol: Cross-hatched area)
INDICATES SECTIONS SHOWN ON HOWARD COUNTY DEEP RUN FLOODPLAIN STUDY	(Symbol: Circle with '618') 100 YR. WSE = 131.6

NO.	DATE	REVISION

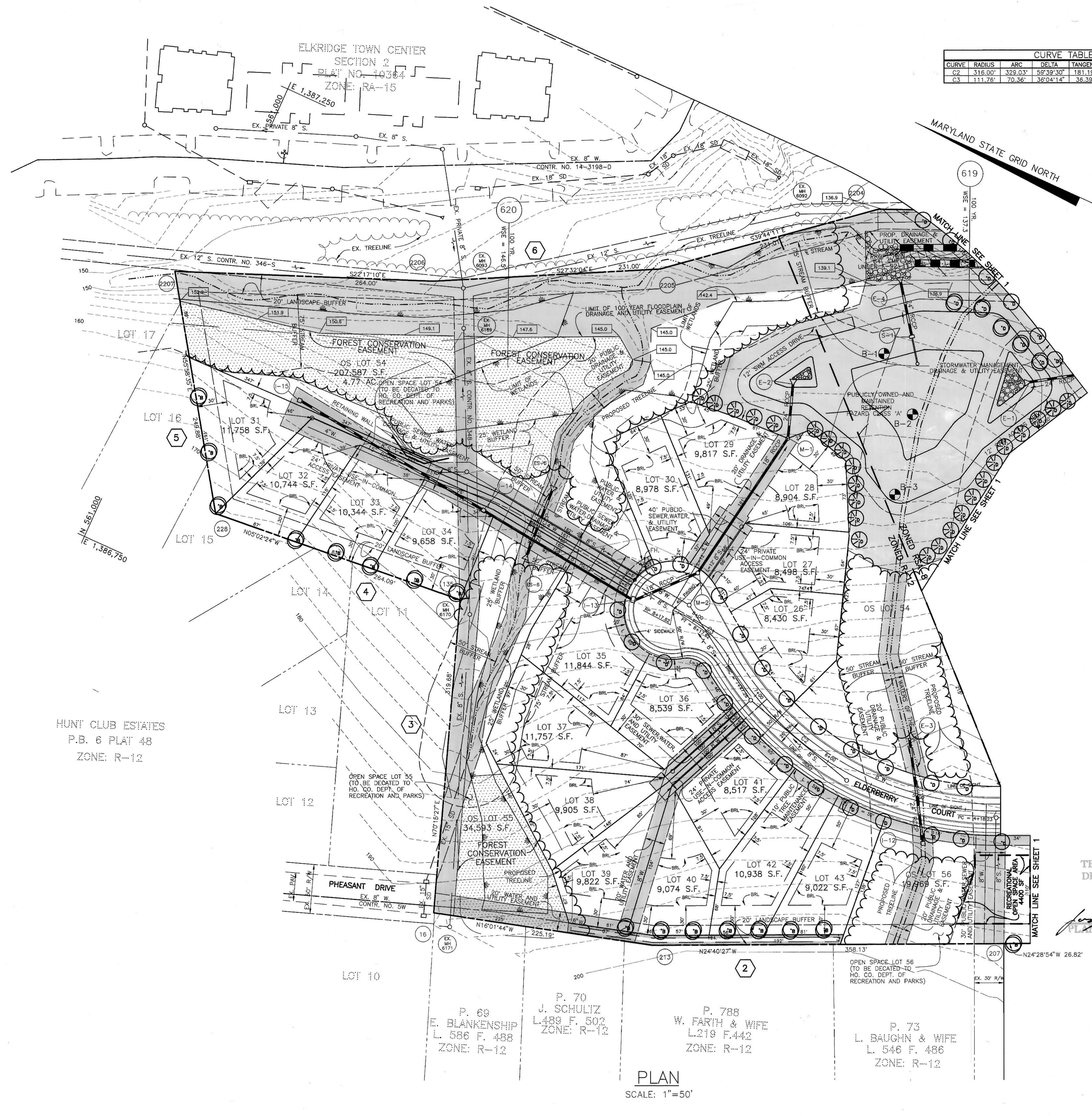
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Jorge S. Kutter 2/23/96
PLANNING DIRECTOR DATE

TSA GROUP, INC.
planning • architecture • engineering • surveying
6460 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-0105

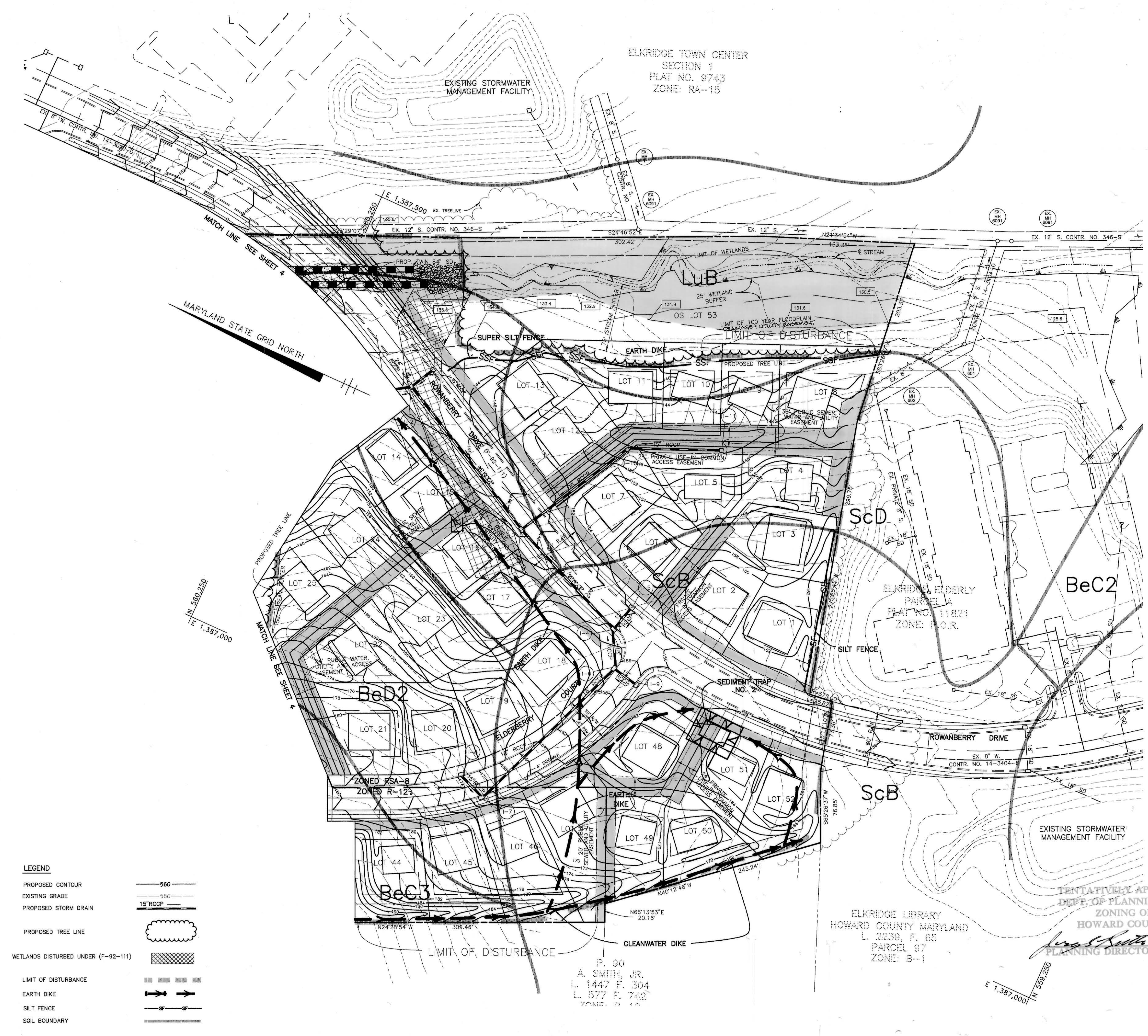


OWNER: CHARLOTTE DUBIN, MARC L. DUBIN & NANCY D. LEVINE 1802 REGISTERSTOWN ROAD PIKESVILLE, MARYLAND 21208	PROJECT: DUBIN PROPERTY LOTS 1 - 56
DEVELOPER: SDC GROUP, INC. POST OFFICE BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244	LOCATION: TAX MAP 38 BLOCKS 7 & 8 PARCEL 100 & 408 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY PLAN	
DATE: NOVEMBER 3, 1995 JANUARY 26, 1996	PROJECT NO. 0504
Design: DAM	Draft: JCO
SCALE: AS SHOWN	DRAWING 2 OF 4



SOIL TYPES AND CHARACTERISTICS

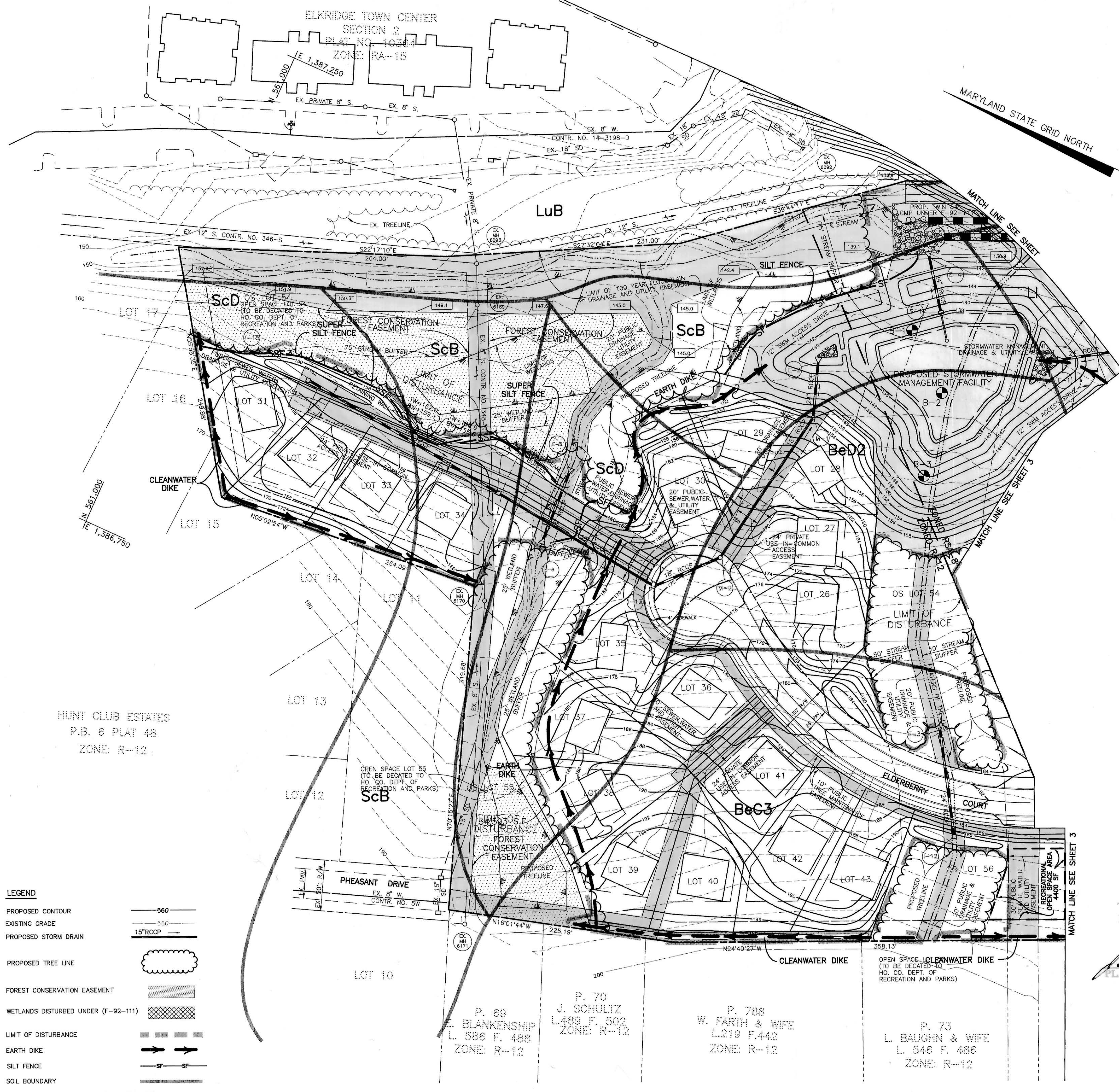
MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP	HYDRIC INCLUSION	HIGH EROSION POTENTIAL
IuB	LUKA LOAM, LOCAL ALLUVIUM	C	YES	NO
ScB	SANDY AND CLAYEY LAND	D	NO	YES
ScD	SANDY AND CLAYEY LAND	D	NO	YES
BeC2	BELTSVILLE SILT LOAM	C	YES	YES
BeD2	BELTSVILLE SILT LOAM	C	YES	YES
BeC3	BELTSVILLE SILT LOAM	C	YES	YES
L1	LEONARDTOWN SILT LOAM	D	YES	YES



- LEGEND**
- PROPOSED CONTOUR 560
 - EXISTING GRADE 560
 - PROPOSED STORM DRAIN 15" RCCP
 - PROPOSED TREE LINE
 - WETLANDS DISTURBED UNDER (F-92-111)
 - LIMIT OF DISTURBANCE
 - EARTH DIKE
 - SILT FENCE
 - SOIL BOUNDARY

NO.	DATE	REVISION
<p>TSA GROUP, INC. planning • architecture • engineering • surveying 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105</p>		
OWNER:		PROJECT:
CHARLOTTE DUBIN, MARC L. DUBIN & NANCY D. LEVINE 1802 REISTERSTOWN ROAD PIKESVILLE, MARYLAND 21208		DUBIN PROPERTY LOTS 1 - 56
DEVELOPER:		LOCATION:
SDC GROUP, INC. POST OFFICE BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244		TAX MAP 38 BLOCKS 7 & 8 PARCELS 100 & 408 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE:		TITLE:
NOVEMBER 3, 1995 JANUARY 26, 1996		PRELIMINARY GRADING & SEDIMENT CONTROL PLAN S-94-40, F-92-111, WP-96-51
DESIGN: DAM		PROJECT NO. 0504
DRAFT: JCO		SCALE: 1" = 50'
		DRAWING 3 OF 4

Plotted: Jan. 26, 1996
Acad Dwg: 300554



HUNT CLUB ESTATES
P.B. 6 PLAT 48
ZONE: R-12

- LEGEND**
- PROPOSED CONTOUR — 560 —
 - EXISTING GRADE — 560 —
 - PROPOSED STORM DRAIN — 15" RCP —
 - PROPOSED TREE LINE
 - FOREST CONSERVATION EASEMENT
 - WETLANDS DISTURBED UNDER (F-92-111)
 - LIMIT OF DISTURBANCE
 - EARTH DIKE
 - SILT FENCE
 - SOIL BOUNDARY
- NOTE: FOR SOIL DESCRIPTION SEE SHEET 3

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James Smith 2/23/96
PLANNING DIRECTOR DATE

NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
8460 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

PROJECT: DUBIN PROPERTY
LOTS 1 - 56

LOCATION: TAX MAP 38 BLOCKS 7 & 8 PARCEL 100 & 408
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DEVELOPER: SDC GROUP, INC.
POST OFFICE BOX 417
ELICOTT CITY, MARYLAND 21041
(410) 465-4244

TITLE: PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
S-94-40, F-92-11, WP-98-51

DATE: NOVEMBER 3, 1995 PROJECT NO. 0504
JANUARY 26, 1996
SCALE: 1" = 50' DRAWING 4 OF 4