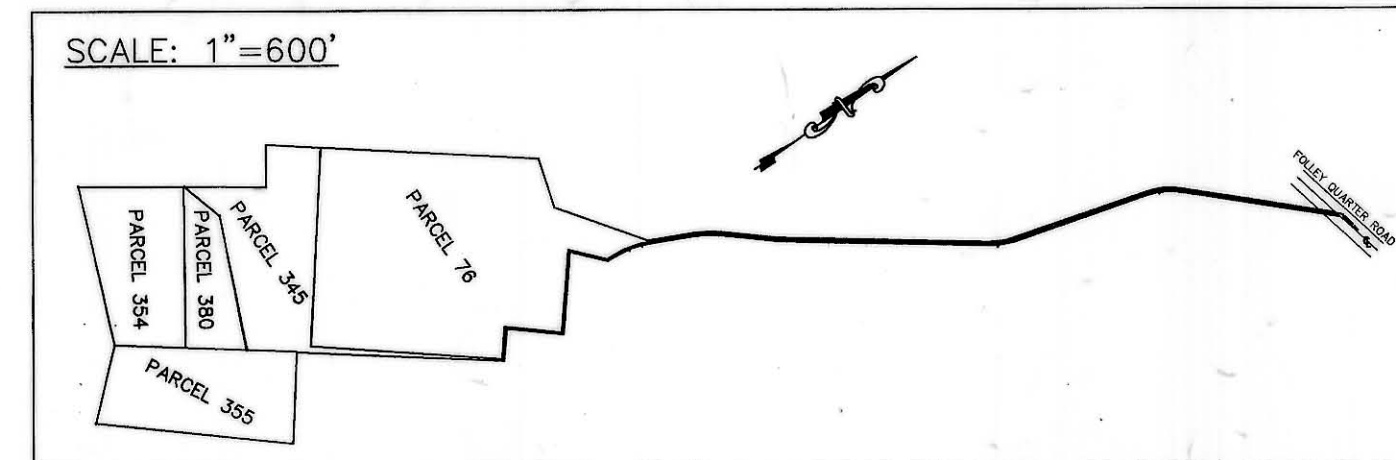


GENERAL NOTES

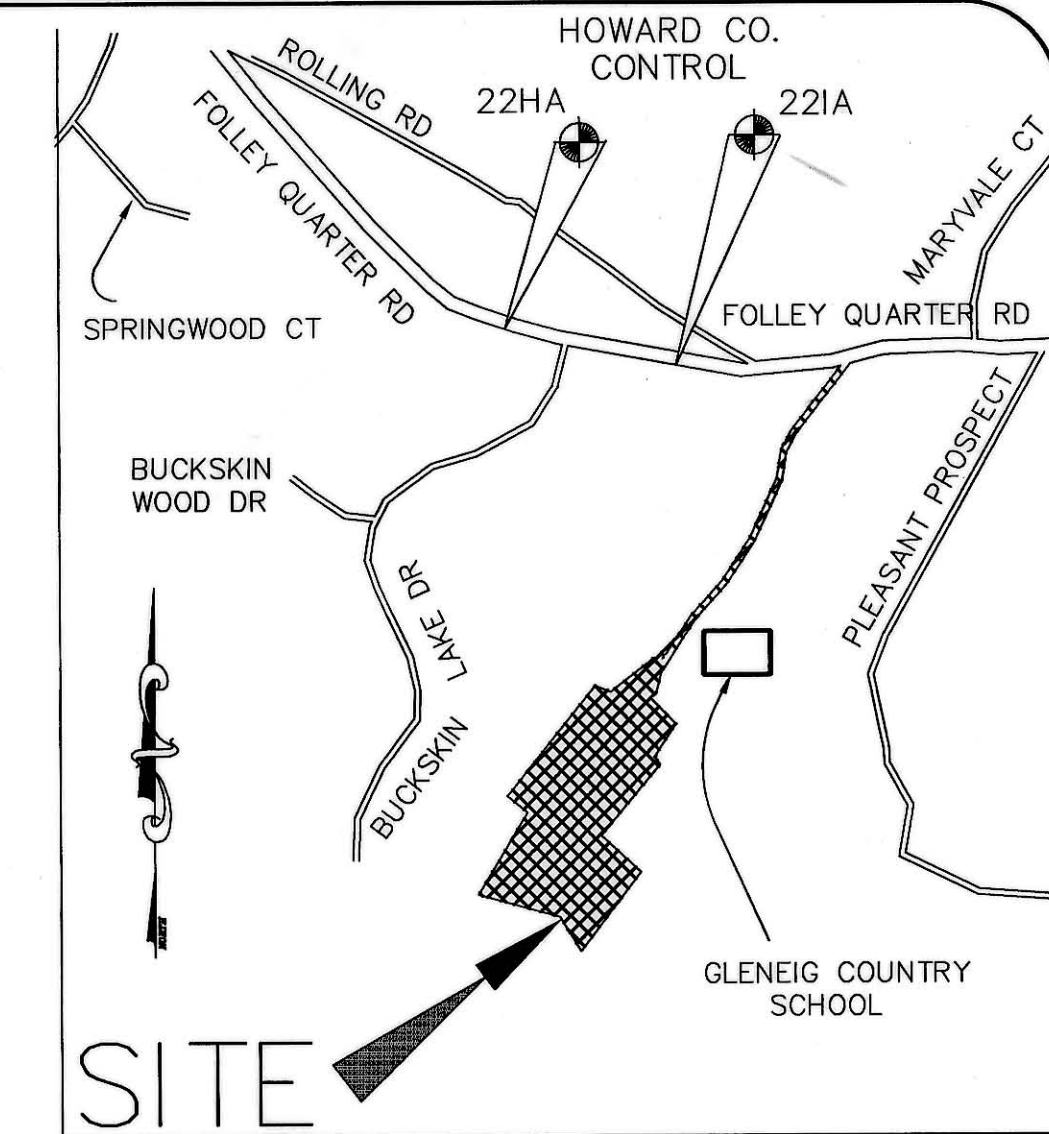
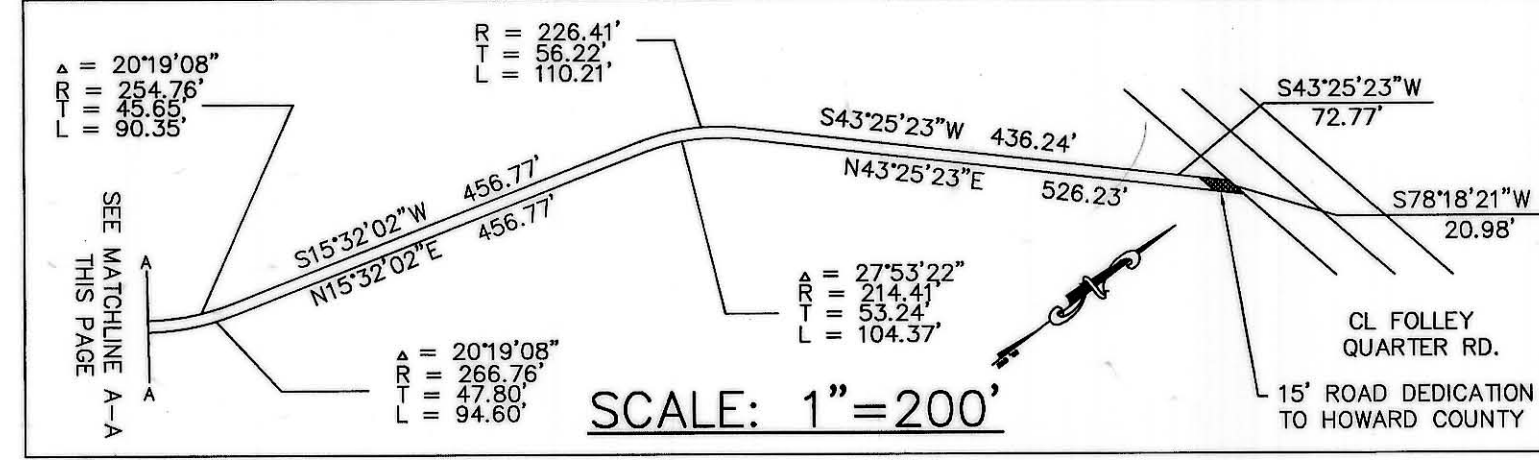
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
LOCATION: 5TH ELECTION DISTRICT,
TAX MAP 22 AND 28, PARCELS 76, 237, 345, 354, AND 355.
ZONING: RR-DEO.
DPZ FILES: S-96-09, WP 96-09
- AREA TABULATION
GROSS TRACT AREA: 26.09 AC +/-
NET TRACT AREA: 26.09 AC +/-
MINIMUM LOT AREA: 40,000 SQ. FT. (50,000 SQ. FT. IN CLUSTER SUBDIVISIONS)
NUMBER OF PROPOSED BUILDABLE LOTS: 13.
(INCLUDING PRESERVATION PARCELS)
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS: 1.
AREA OF PUBLIC RIGHT-OF-WAY: 0 AC
AREA OF BUILDABLE LOTS: 17.86 AC +/-
RIGHT-OF-WAY DEDICATION: 0.01 AC +/-
AREA OF NON-BUILDABLE PRESERVATION PARCEL: 8.42 AC +/-
: 7.78 AC +/- (EXCLUDING PARCELS, PAN HANDLES, AND ACCESS)
- FIVE FOOT CONTOUR TOPOGRAPHY BASED ON HOWARD COUNTY 200 SCALE ARIAL MAPS.
- PRIVATE WATER AND SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE.
- NO PUBLIC UTILITIES EXIST ON SITE.
- PROPOSED LOTS ARE EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS.
- FOR EXISTING VEGETATION SEE FOREST STAND DELINEATION PLAN.
- NO FLOODPLAINS, STEEP SLOPES OR WETLANDS EXIST ON SITE.
- BOUNDARY INFORMATION BASED ON A FIELD RUN BOUNDARY SURVEY BY MILDENBERG, BOENDER, AND ASSOCIATES ON MAY 1996.
- FOREST STAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES. DATED: 10/95. APPROVED 2/5/96.
- APFO ROADS TEST PREPARED BY MILDENBERG, BOENDER, AND ASSOCIATES. DATED 10/95. APPROVED 2/5/96.
- SOILS BASED ON SOIL SURVEY OF HOWARD COUNTY BY THE U.S. DEPT. OF AGRICULTURE, DATED JULY 1968. SHEET 18.
- LOTS 8,9,10, AND 12 SEPTIC FIELDS TO BE ABANDONED AND REPLACED PRIOR TO RECORDING OF RECORD PLAT.
- ALL SHARED WELLS TO BE ABANDONED. EACH INDIVIDUAL LOT TO HAVE WELL IN AN APPROVED LOCATION. ALL WELLS TO BE DRILLED PRIOR TO RECORDING OF RECORD PLAT.
- THE DECK DRAIN FOR LOT 10'S IN-GROUND POOL TO BE RELOCATED OUTSIDE SEPTIC EASEMENT AREA. PRIOR TO RECORDING OF RECORD PLAT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.

- ONE ADDITIONAL PERC HOLE, X, TO BE DUG ON LOT 11 AND ADDITIONAL INVESTIGATION OF SEPTIC AREA IN BETWEEN LOTS 5 AND 6 TO BE ACCOMPLISHED BY EXCAVATION OF 80' TRENCH, Y-Y, BETWEEN PROPOSED SEPTIC AREAS. BOTH UNDER FIELD SUPERVISION BY HOWARD COUNTY HEALTH DEPT PRIOR TO RECORDING OF THE RECORD PLAT.
- PROPERTY SUBJECT TO WAIVER PETITION: WP-96-09 WHICH WAIVED SECTION 16.120(C)(2) OF SUBDIVISION REGULATION REGARDING MINIMUM LOT FRONTAGES ON APPROVED ROAD, APPROVED 9/7/95.
- BASED ON A GROSS ACERAGE OF 26.09 ACRES SIX BUILDABLE LOTS CAN BE CREATED. THE PROPOSED YIELD OF 13 BUILDABLE LOTS WILL REQUIRE RECEIPT OF SEVEN (7) DEVELOPMENT RIGHTS VIA THE DENSITY EXCHANGE OPTION.
- DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE REQUIRED/ PROPOSED PLANT MATERIALS AND WILL BE BONDED FOR THEIR INSTALLATION IN CONJUNCTION WITH THE FINAL ROAD CONSTRUCTION PLANS.
- PRESERVATION PARCEL "A" IS PROPOSED TO BE USED AS A RESIDENTIAL LOT, ITS LOCATION WAS CHOSEN TO MINIMIZE THE DISTURBANCE OF WOODED AREAS. PRESERVATION PARCEL "B" IS NON-BUILDABLE AND IS PROPOSED TO BE USED AS OPEN SPACE FOR THE BENEFIT OF THE H.O.A.
- NO CEMETERIES EXIST ON SITE.
- NO SCENIC ROADS EXIST ADJACENT TO SITE.
- ALL STRUCTURES TO BE RAZED AND REMOVED EXCEPT THE EXISTING STRUCTURES A,B,C,D,E, AND P WHICH WILL REMAIN ON LOTS 6,8,9,10,12, AND THE PRESERVATION PARCEL "A" (LOT 13), RESPECTIVELY. UPON SAFETY INSPECTION OTHER STRUCTURES MAY REMAIN ON THE PRESERVATION PARCEL "B" FOR THE BENEFIT OF THE H.O.A.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELLS AND SEPTIC FIELDS WERE LOCATED BY FIELD SURVEY AND COUNTY RECORDS.
- ALL PERC HOLES WERE FIELD LOCATED BY MILDENBERG, BOENDER, AND ASSOC. ON JUNE 1996.
- GRADING OF THE USE-IN-COMMON DRIVEWAY AND HOUSES WILL CONFORM TO A GREAT EXTENT TO EXISTING GRADES. MINOR ALTERATION OF EXISTING TOPOGRAPHY IS PROPOSED.
- USE-IN-COMMON DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS AND CONSTRUCT DRIVEWAY ENTRANCE IN ACCORDANCE WITH HO. CO. STD. DETAIL R-6.08:
A) WIDTH-12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE).
B) SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY-MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
E) DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES-MINIMUM 12 FEET.
G) MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE IS NO PHYSICAL EVIDENCE OF PREVIOUS OR EXISTING UNDERGROUND STORAGE TANKS.

EXISTING PARCELS CONFIGURATION

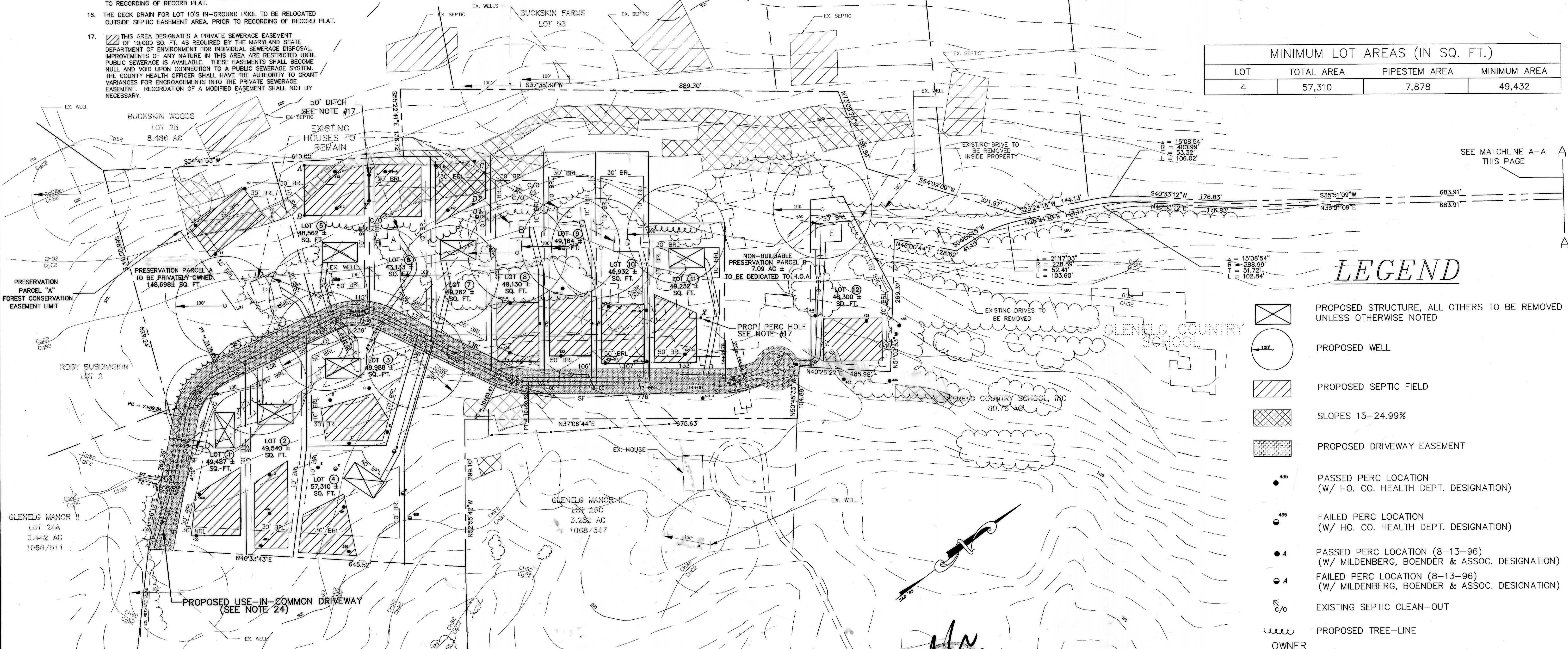


PIPESTEM BOUNDARY



VICINITY MAP
1"=2000'

MINIMUM LOT AREAS (IN SQ. FT.)			
LOT	TOTAL AREA	PIPESTEM AREA	MINIMUM AREA
4	57,310	7,878	49,432



LEGEND

- PROPOSED STRUCTURE, ALL OTHERS TO BE REMOVED UNLESS OTHERWISE NOTED
- PROPOSED WELL
- PROPOSED SEPTIC FIELD
- SLOPES 15-24.99%
- PROPOSED DRIVEWAY EASEMENT
- PASSED PERC LOCATION (W/ HO. CO. HEALTH DEPT. DESIGNATION)
- FAILED PERC LOCATION (W/ HO. CO. HEALTH DEPT. DESIGNATION)
- PASSED PERC LOCATION (8-13-96) (W/ MILDENBERG, BOENDER & ASSOC. DESIGNATION)
- FAILED PERC LOCATION (8-13-96) (W/ MILDENBERG, BOENDER & ASSOC. DESIGNATION)
- EXISTING SEPTIC CLEAN-OUT
- PROPOSED TREE-LINE

OWNER
DALE AND STEPHEN MAISEL
C/O LAND DESIGN AND DEVELOPEMENT, INC.
10805 HICKERY RIDGE ROAD
COLUMBIA, MD 21044
(410) 740-2100

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joseph M. Boyd Milender
HOWARD COUNTY HEALTH OFFICER
DATE: 10-7-96

GLENELG MANOR II
LOT 25C
3.263 AC
1068/515

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James South
PLANNING DIRECTOR
DATE: 10/18/96

project	date	approval
95008	AUG 1996	SD
illustration		SD
scale		1"=100'
revision		RH

no.	date	description	revisions
	AUG 1996		

TAX MAPS 22&28; PARCELS 76,237,345,354,AND 355
MAISEL PROPERTY
HOWARD COUNTY, MARYLAND
5TH ELECTION DISTRICT
PRELIMINARY PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, State 202, Ellicott City, Maryland, 21042
(410) 987-0296 Fax: (301) 621-5521 Wash. (410) 987-0589 Fax

P96-29

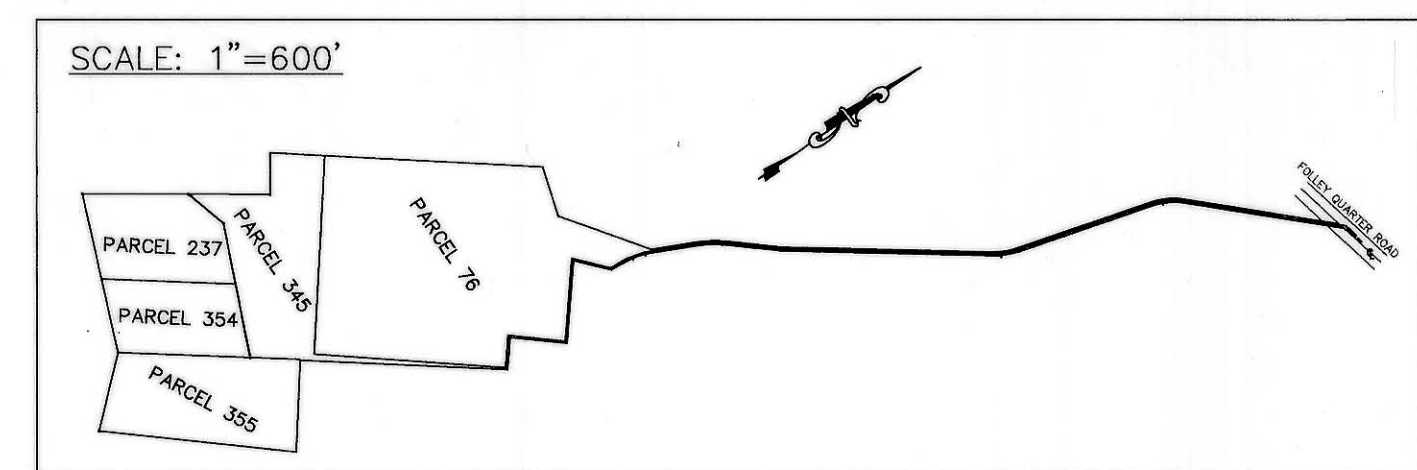
PERIMETER	EDGE TYPE	PERIMETER	EDGE TYPE
PERIMETER 1 SFD TO PRES. PARCEL - 325.5 LF EXISTING TREES TO REMAIN - 120 LF 1 SHADE TREE / 60 LF	A	PERIMETER 11 SFD TO SFD - 163.20 LF EXISTING TREES TO REMAIN - 70 LF 1 SHADE TREE / 60 LF	A
PERIMETER 2 SFD TO PRES. PARCEL - 287 LF EXISTING TREES TO REMAIN	A	PERIMETER 12 SFD TO SFD - 161.64 LF 1 SHADE TREE / 60 LF	A
PERIMETER 3 SFD TO PRES. PARCEL - 343.15 LF EXISTING TREES TO REMAIN - 210 LF 1 SHADE TREE / 60 LF	A	PERIMETER 13 SFD TO PRES. PARCEL - 436.5 LF 1 SHADE TREE / 60 LF	A
PERIMETER 4 SFD TO SFD & PRES. PARCEL - 764.64 LF EXISTING TREES TO REMAIN	A	PERIMETER 14 SFD TO PRES. PARCEL - 175 LF 1 SHADE TREE / 60 LF	A
PERIMETER 5 SFD TO PRES. PARCEL - 145.61 LF EXISTING TREES TO REMAIN	A	PERIMETER 15 SFD TO PRES. PARCEL - 456.08 LF 1 SHADE TREE / 60 LF	A
PERIMETER 6 SFD TO PRES. PARCEL - 153.27 LF EXISTING TREES TO REMAIN - 105 LF 1 SHADE TREE / 60 LF	A	PERIMETER 16 SFD TO SFD - 510.40 LF 1 SHADE TREE / 60 LF	A
PERIMETER 7 SFD TO PRES. PARCEL - 320.93 LF 1 SHADE TREE / 60 LF	A	TOTAL PLANTING OBLIGATION	
PERIMETER 8 SFD TO PRES. PARCEL - 339.71 LF EXISTING TREES TO REMAIN - 105 LF 1 SHADE TREE / 60 LF	A	SHADE TREES	49
PERIMETER 9 SFD TO PRES. PARCEL - 66.95 LF 1 SHADE TREE / 60 LF	A	EVERGREEN TREES	0
PERIMETER 10 SFD TO PRES. PARCEL - 217.55 LF EXISTING TREES TO REMAIN - 115 LF 1 SHADE TREE / 60 LF	A	SHRUBS	0

PERIMETER	EDGE TYPE	PERIMETER	EDGE TYPE
PERIMETER 11 SFD TO SFD - 163.20 LF EXISTING TREES TO REMAIN - 70 LF 1 SHADE TREE / 60 LF	A	PERIMETER 12 SFD TO SFD - 161.64 LF 1 SHADE TREE / 60 LF	A
PERIMETER 12 SFD TO SFD - 161.64 LF 1 SHADE TREE / 60 LF	A	PERIMETER 13 SFD TO PRES. PARCEL - 436.5 LF 1 SHADE TREE / 60 LF	A
PERIMETER 13 SFD TO PRES. PARCEL - 436.5 LF 1 SHADE TREE / 60 LF	A	PERIMETER 14 SFD TO PRES. PARCEL - 175 LF 1 SHADE TREE / 60 LF	A
PERIMETER 14 SFD TO PRES. PARCEL - 175 LF 1 SHADE TREE / 60 LF	A	PERIMETER 15 SFD TO PRES. PARCEL - 456.08 LF 1 SHADE TREE / 60 LF	A
PERIMETER 15 SFD TO PRES. PARCEL - 456.08 LF 1 SHADE TREE / 60 LF	A	PERIMETER 16 SFD TO SFD - 510.40 LF 1 SHADE TREE / 60 LF	A
PERIMETER 16 SFD TO SFD - 510.40 LF 1 SHADE TREE / 60 LF	A	TOTAL PLANTING OBLIGATION	
		SHADE TREES	49
		EVERGREEN TREES	0
		SHRUBS	0

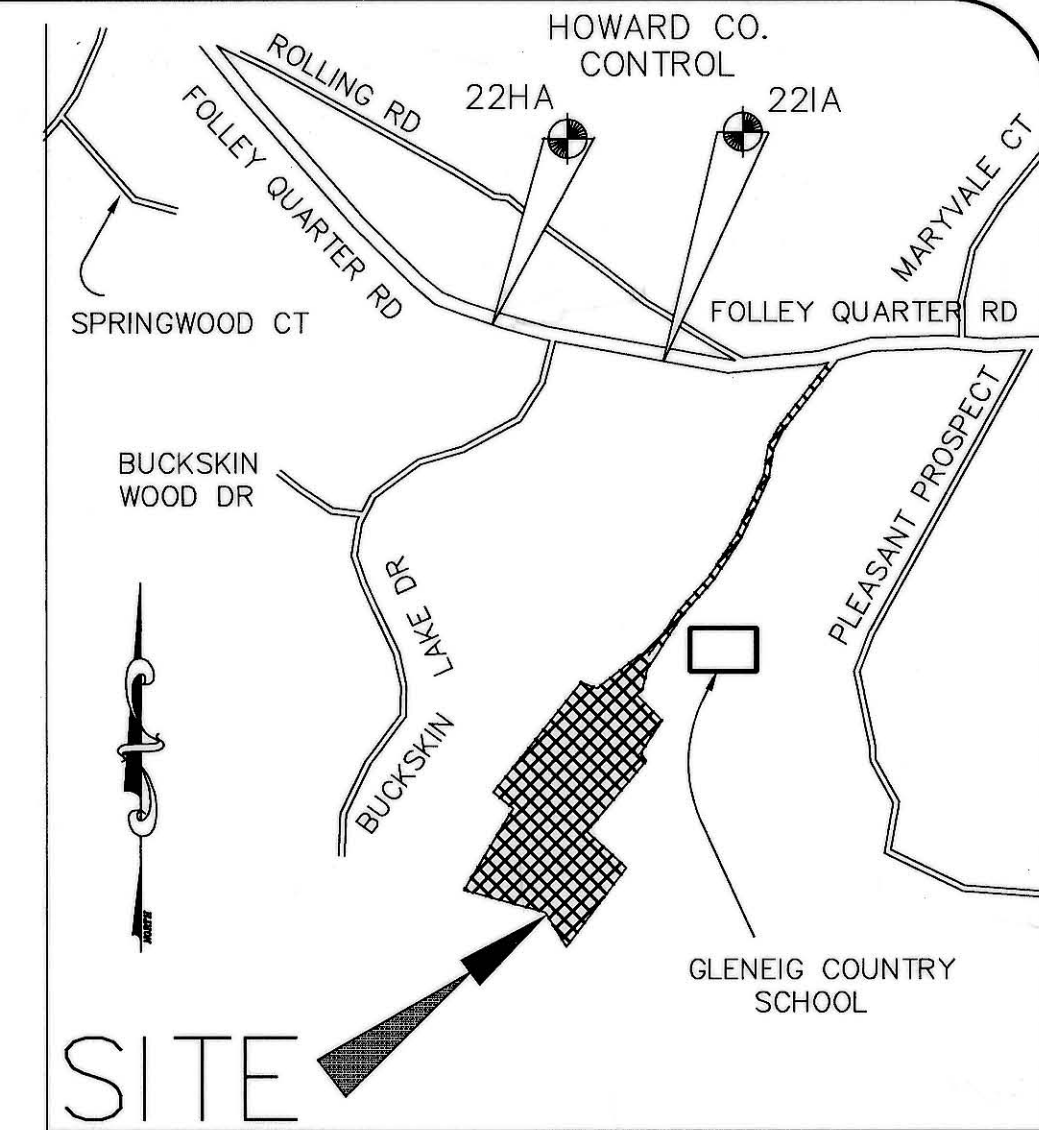
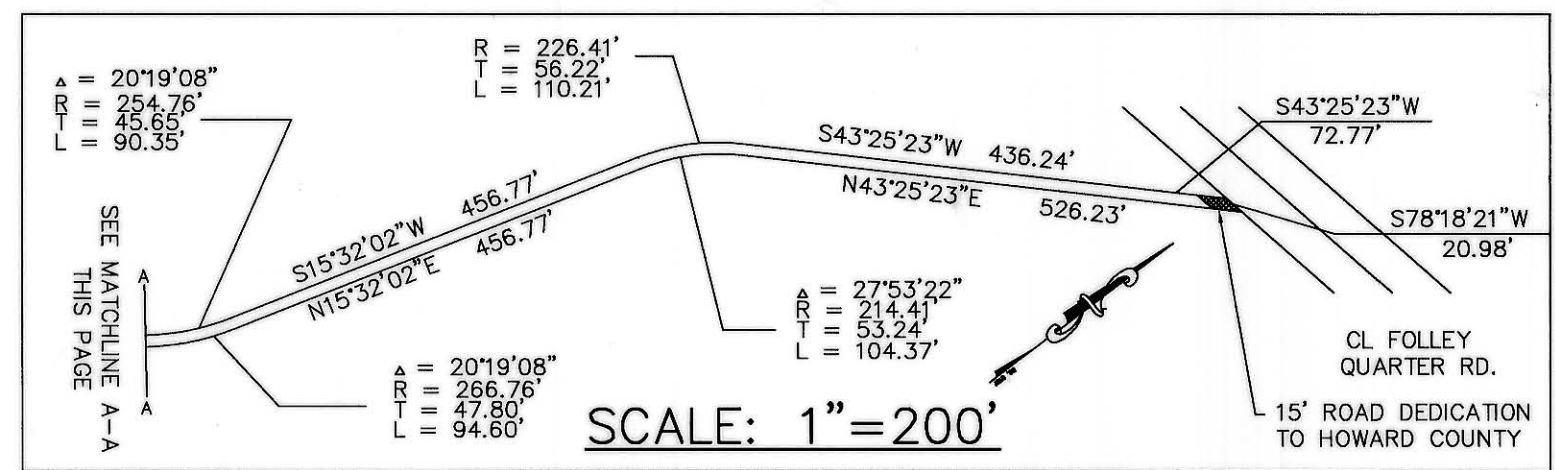
CATEGORY	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	A
LINEAR FEET OF PERIMETER	4867.13 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 1922.25 LF
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	49 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED	
SHADE TREES	49 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
20		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
12		LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2 1/2" - 3" CAL.
17		QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL.
TOTAL				49 SHADE TREES

EXISTING PARCELS CONFIGURATION



PIPESTEM BOUNDRY

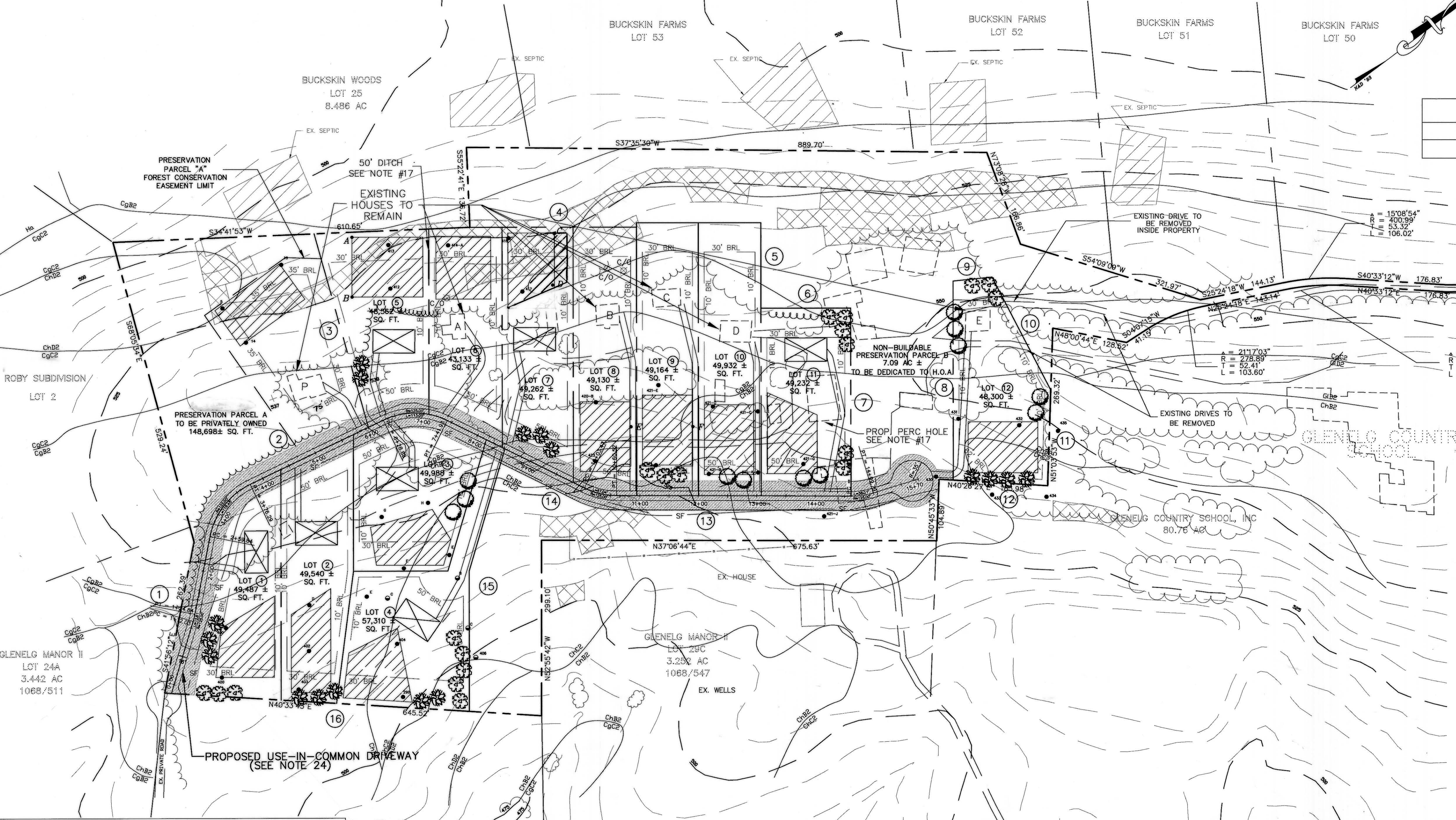


NOTE: THIS PLAN IS TO BE USED FOR THE PURPOSE OF LANDSCAPE AND GRADING ONLY.

MINIMUM LOT AREAS (IN SQ. FT.)			
LOT	TOTAL AREA	PIPESTEM AREA	MINIMUM AREA
4	57,310	7,878	49,432

LEGEND

- PROPOSED STRUCTURE, ALL OTHERS TO BE REMOVED UNLESS OTHERWISE NOTED
- PROPOSED WELL
- PROPOSED SEPTIC FIELD
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- PASSES PERC LOCATION (W/ MILDENBERG, BOENDER, AND ASSOC. DESIGNATION)
- EXISTING SEPTIC CLEAN-OUT
- PROPOSED TREE-LINE



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 JAMES M. BOYD, M.D., F.E.
 HOWARD COUNTY HEALTH OFFICER ALM 10-7-96 DATE

GLENELG MANOR II
 LOT 25C
 3.263 AC
 1068/515

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
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 HOWARD COUNTY
 PLANNING DIRECTOR DATE 10/18/96

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 DALE AND STEPHEN MAISEL
 C/O LAND DESIGN AND DEVELOPMENT, INC.
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 (410) 740-2100

project	date	author	approval
95008	AUG 1996	engineering	RIH
illustration	score	SD/SD	100'
SD	score	SD	100'

date	description	revisions
AUG 1996		

TAX MAP 28; PARCELS 76,237,345,354, AND 355
MAISEL PROPERTY
 HOWARD COUNTY, MARYLAND
 5TH ELECTION DISTRICT
LANDSCAPE AND GRADING PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Bult. (301) 621-5521 Wash. (410) 997-0298 Fax

P 9624