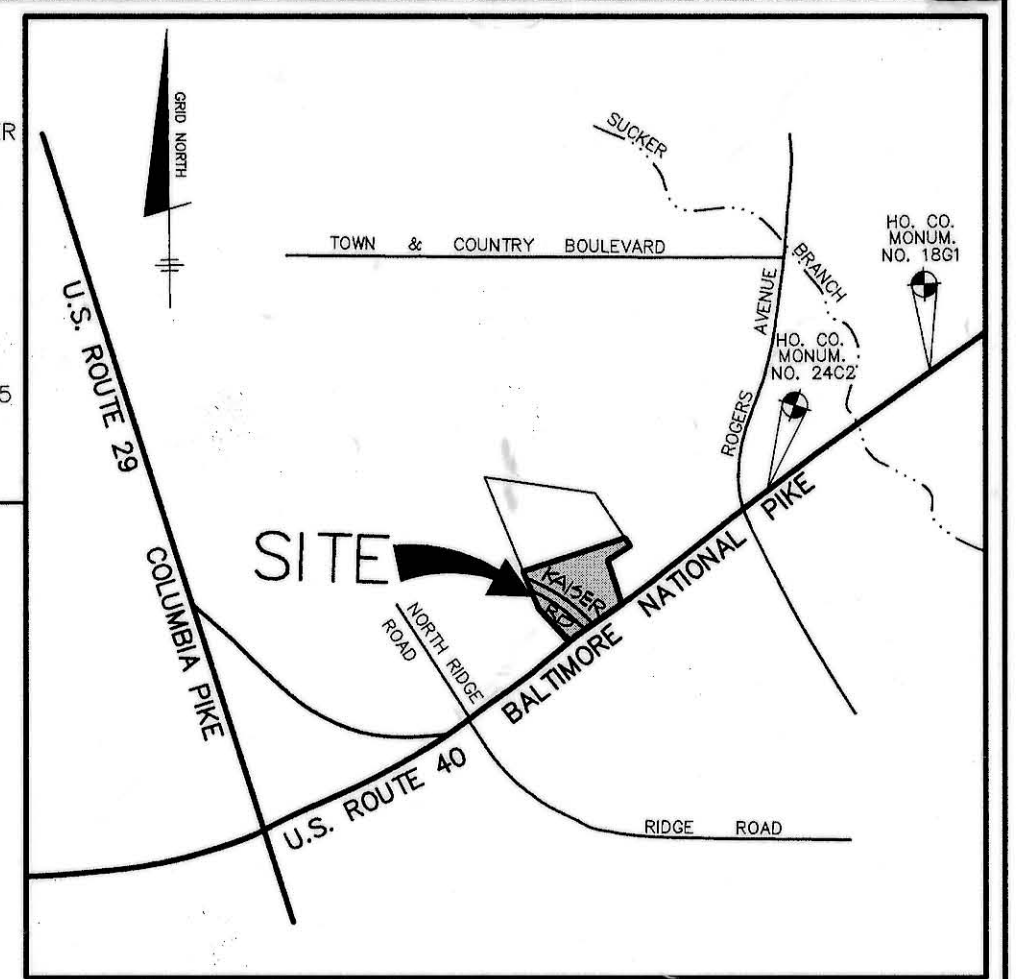


COORDINATE CHART (nad 83)		
No.	NORTH	EAST
1	588871.57	1365466.15
2	588358.60	1364659.49
3	588862.63	1365556.17
4	588549.52	1365497.60
5	588491.18	1365337.92
6	588243.41	1365371.72
7	587991.12	1365032.56
8	588034.44	1365000.33
9	587997.44	1364982.81
10	587954.11	1364982.81
11	587924.44	1364942.92
12	588162.30	1364764.20

**BENCH MARKS NAD 83**  
 HO. CO. #1801 NAD 83  
 CONC. MON. @ SURFACE 4'N OF MAC SHOULDER OF RTE. 40 WEST. 18' WEST OF YELLOW BLINKING SIGNAL.  
 N 589984.958 E 1367750.237  
 HO. CO. #24C2 NAD 83  
 CONC. MON. @ SURFACE 5.5'SOUTH OF LEFT TURN LANE OF RTE. 40 WEST. 14' EAST OF EDGE OF CROSSOVER TO RTE. 99 SOUTH.  
 N 588648.316 E 1366038.135



**VICINITY MAP**  
 SCALE: 1" = 2000'

**GENERAL NOTES**

- Subject property is zoned B-2, per 10/18/95 comprehensive zoning plan.
- Subject property shown on Tax Maps 17 & 24 as p/o Parcel B48.
- Gross area of this submission: 8.9 Ac.
- Site Analysis (B2 Zoned):
  - Proposed number of Parcels: 2 (Parcels 'H' & 'J')
  - Gross area of Parcel: 8.9 Ac.
  - Area of Public Road R/W: 2.8 Ac.
  - Net area of Parcels: 8.1 Ac.
- TOPOGRAPHY SHOWN HEREON IS FIELD RUN TOPOGRAPHY PREPARED BY TSA GROUP, INC., DATED JULY 25, 1996.
- All water and sewer are proposed as public. The existing water and sewer contract number is 14-1309-D. This project is located within the Patuxent River drainage area of the Metropolitan District.
- There are no contiguous slopes of 25% or greater which are greater than 20,000 square feet in area.
- A Traffic Study has been approved under S-95-01a for 55,000 SF. Convenience retail center and 114 garden apartments.
- This project is in conformance with the latest Howard County Standards unless waivers have been granted.
- Existing utilities shown hereon are based on existing contract drawings and as-built information.
- Sketch Plan S-95-01a was approved on October 13, 1995.
- The coordinates shown hereon are based upon the NAD 83 Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument No.24C2 and 1801 were used for this project.
- Stormwater management for this project is being proposed by the use of a privately maintained detention facility. This facility will manage the 2, 10 and 100 year storm event. WATER QUALITY FOR THE ROAD AND THE WESTERN PORTION OF GARDEN SITE TO BE MANAGED BY USE OF STORAGE/RETENTION OR BOTH.
- The Geotechnical report for this project was prepared by Hill-Carnes Engineering Associates Inc. dated on July 3, 1996.
- There are no Wetlands or Floodplain within the area of this submission.
- No noise study is required for this project.
- Property is a resubdivision of F-96-91 HOENES PROPERTY, Parcel A-4, recorded as plat no. 11976
  - Total area of Parcel A-4 = 16.66 Ac.±
  - Total area of Parcel A-4 under this submission = 8.9 Ac
- Forest Conservation requirements FOR PARCELS 'H' AND 'J' HAVE BEEN MET WITH PARTIAL FOREST RETENTION ON SITE AND THE REMAINING FOREST COVERSATION CONSERVATION SHALL BE MET BY PLANTING OR-SURE AT THE GARDEN SUBDIVISION (B2-ZONED SITE) AT THE TIME THE LAYOUT FOR PARCEL 'H' (COMMERCIAL SITE) IS SCHEMATIC AND MAY BE CHANGED AT THE SITE DEVELOPMENT PLAN PHASE OF THE PROJECT. GRADING SHALL BE PROVIDED AT SITE DEVELOPMENT PLAN PHASE.
- WATER QUALITY IS BEING PROPOSED BY THE USE OF STORAGE/RETENTION, BIO-RETENTION OR BOTH. THIS WILL BE DECIDED AT FINAL PLAN PHASE.

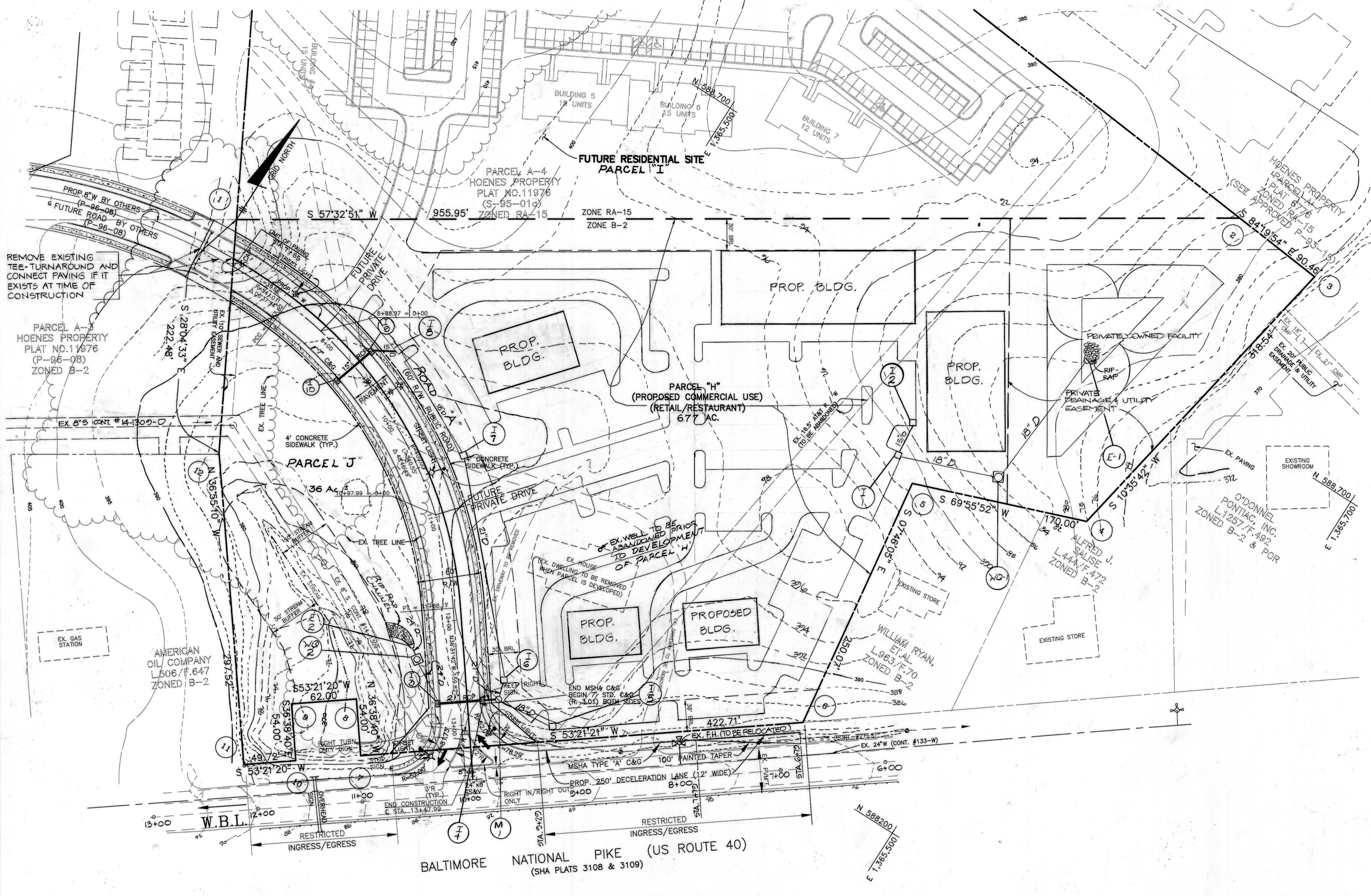
SHEET INDEX	
NO.	DESCRIPTION
1	PRELIMINARY PLAN
2	PRELIMINARY GRADING, SEDIMENT CONTROL AND LANDSCAPING PLAN

NO	DATE	REVISION
2	10-8-96	REV. PER CO. COMMENTS
1	10-1-96	REV. PER CO. COMMENTS - SUBMIT FOR SIGNATURES

**TSA GROUP, INC.**  
 planning • architecture • engineering  
 8480 Baltimore National Pike • Ellicott City, Maryland 21048 • (410) 465-8105  
*Donald Mean*  
 PROFESSIONAL ENGINEER

OWNER / DEVELOPER: LEONORA K. HOENES 8668 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MARYLAND 21043 (410) 465-2321	PROJECT: <b>HOENES PROPERTY</b> A RESUBDIVISION OF HOENES PROPERTY, PARCEL A-4 LOCATION: P/O PARCEL B48 TAX MAP 24 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: PRELIMINARY PLAN PARCEL 'H', PARCEL 'J' AND P/O ROAD 'A' DATE: JULY 18, 1996 PROJECT NO. 0910 SCALE: 1" = 50' DRAWING 1 OF 2
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TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*Joseph Smith* 10/23/96  
 PLANNING DIRECTOR DATE





**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

Landscaping Type	See Comment Below	See Comment Below	A	C	B
<b>PERIMETER DESIGNATION</b>					
<b>LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER</b>	324	590	170	135	103
<b>Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)</b>	62	NO	270	NO	NO
<b>Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)</b>	NO	NO	NO	NO	NO
<b>Number of Plants Required</b>					
Shade Trees	SEE COMMENT BELOW	160	140	14(1:50)	14(1:50)
Evergreen Trees					
Shrubs					
<b>Number of Plants Provided</b>					
Shade Trees	SEE COMMENT BELOW	160	140	14	14
Evergreen Trees					
Other Trees (2:1 substitution)					
Shrubs (10:1 substitution)					
(Describe plant substitution credits below if needed)					

Comments: LANDSCAPE TYPE FOR EDGES 1 & 2A CANNOT BE DETERMINED AT THIS TIME SINCE THE FINAL LOCATION OF THE PARKING AND BUILDING'S COORDINATION ARE NOT KNOWN AT THIS TIME. SEE LANDSCAPE NOTE NO. 2

Note: Complex projects may require expansion of the schedule to accommodate multiple land uses on-site or on adjacent properties.

**TREE SCHEDULE**

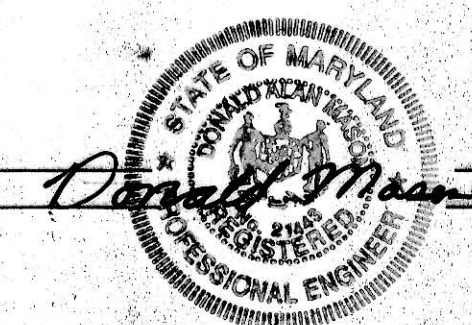
POTENTIAL NAME	COMMON NAME	SIZE	ROOT	SYMBOL	QUANTITY
QUEBECUS ACUTISSIMA	SANTOOTH OAK	2 1/2" CAL.	B+B	⊙	25
QUEBECUS PALUSTRIS	PIN OAK	2 1/2" CAL.	B+B	⊕	40
FINUS STROBUS	BALTIMORE WHITE PINE	2 1/2" B"	B+B	*	15

**LANDSCAPING NOTES**

- STREET TREE TABULATION FOR ROAD 'A'  
1120 L.F. OF RIGHT-OF-WAY  
25 STREET TREES REQUIRED @ 40' APART  
25 QUEBECUS ACUTISSIMA / SANTOOTH OAK PROVIDED
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE PROPOSED STREET TREES AT THE TIME OF CONSTRUCTION FOR ROAD 'A'. FINAL PERIMETER LANDSCAPING ALONG PERIMETER 1 & 2A WILL BE PART OF THE FUTURE SITE DEVELOPMENT PLAN FOR PARCEL 'H'.

NO	DATE	REVISION
2	10-8-96	REV. PER CO. COMMENTS
1	10-1-96	REV. PER CO. COMMENTS SUBMIT FOR SIGNATURES

**TSA GROUP, INC.**  
planning • architecture • engineering  
8440 Baltimore National Pike • Millcott City, Maryland 21048 • (410) 480-8100



OWNER / DEVELOPER: <b>LEONORA K. HOENES</b> 8668 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 (410) 455-2321	PROJECT: <b>HOENES PROPERTY</b> A RESUBDIVISION OF HOENES PROPERTY, PARCEL A-4 LOCATION: P/O PARCEL 848 TAX MAP 24 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: <b>GRADING, SEDIMENT CONTROL, &amp; LANDSCAPE PLAN, PARCEL 'H', 'I' + ROAD 'A'</b> S-95-01g DATE: JULY 18, 1996 PROJECT NO.: 0610 SCALE: 1" = 50' DRAWING 2 OF 2
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TENTATIVELY APPROVED  
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*Joseph Smith* 10/23/96  
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