

**SITE DATA TABULATION**

**GENERAL SITE DATA**

1. PRESENT ZONING: RR
2. APPLICABLE DPZ FILE REFERENCES: S-96-20
3. PROPOSED USE OF SITE: 10 SFD
4. PROPOSED WATER AND SEWER SYSTEMS: PRIVATE

**AREA TABULATION**

1. TOTAL AREA OF SITE: 45.31 AC.
2. AREA OF 100 YEAR FLOODPLAIN: 3.15 AC.
3. AREA OF STEEP SLOPES(25% OR GREATER): 1.85 AC.
4. NET AREA OF SITE: 40.31 AC.
5. AREA OF THIS PLAN SUBMISSION: 45.31 AC.
6. APPROXIMATE LIMIT OF DISTURBANCE: 11.66 AC.
7. AREA OF PROPOSED BUILDABLE LOTS: 11.36 AC.
8. AREA OF PROPOSED OPEN SPACE LOTS: 0
9. AREA OF PROPOSED PRESERVATION PARCELS: 31.42 AC.
10. AREA OF BULK PARCELS: 0
11. AREA OF PROPOSED PRIVATE COURT: 0
12. AREA OF PROPOSED PUBLIC ROAD R/W DEDICATION: 2.54 AC.

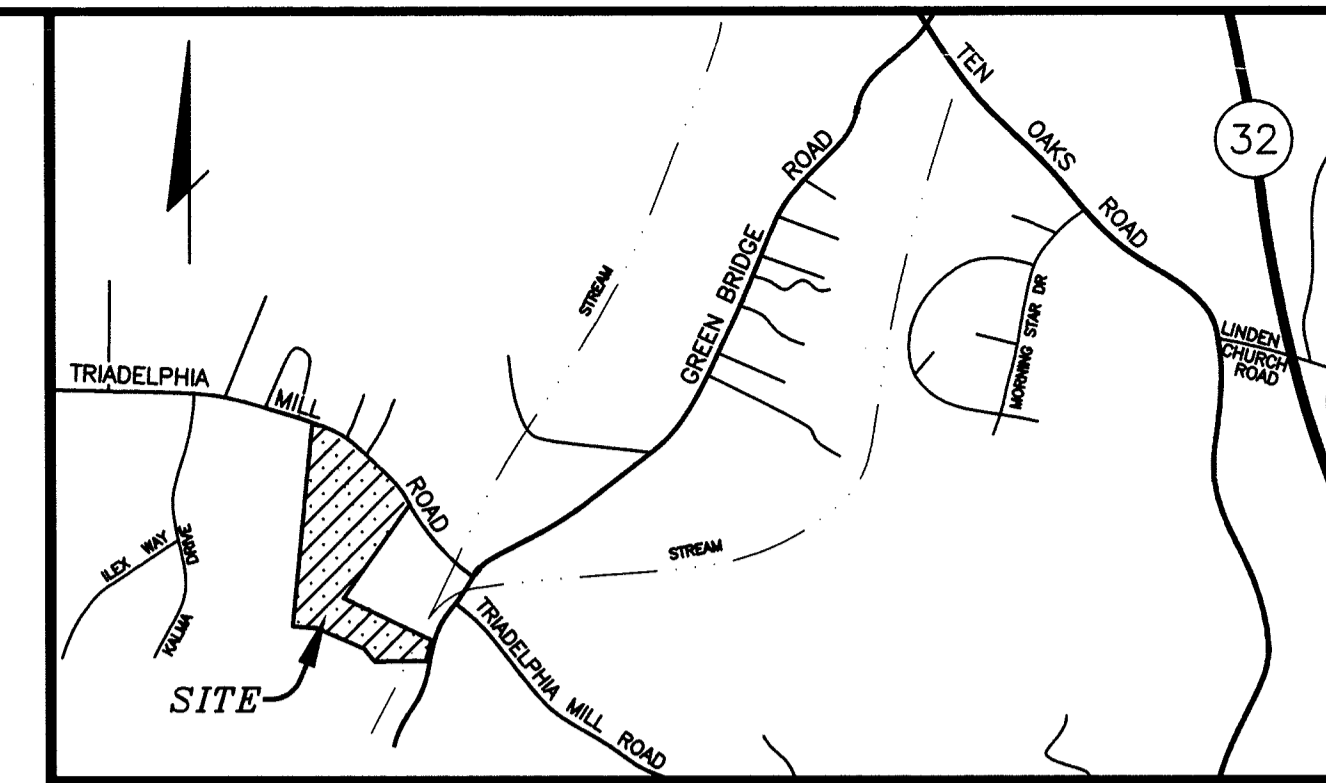
**UNIT/LOT TABULATION**

1. TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT: 45.31 AC./4.25 = 10
2. TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 10\*
3. TOTAL NUMBER OF LOTS ALLOWED PER DEO/CEO: 0
4. TOTAL NUMBER OF LOTS PROPOSED PER DEO/CEO: 0
5. TOTAL NUMBER OF PRESERVATION PARCELS PROPOSED: 1
6. TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 0
7. TOTAL NUMBER OF NON-RESIDENTIAL PARCELS PROPOSED: 0
8. TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS PROPOSED: 0
9. OVERALL TOTAL NUMBER OF LOTS/PARCELS PROPOSED: 11
- \* IN ACCORDANCE WITH SECTION 105.F.2.D OF THE ZONING REGULATIONS, THE EXISTING DWELLING ON PRESERVATION PARCEL A IS PERMITTED AS A "BONUS" DWELLING UNIT.

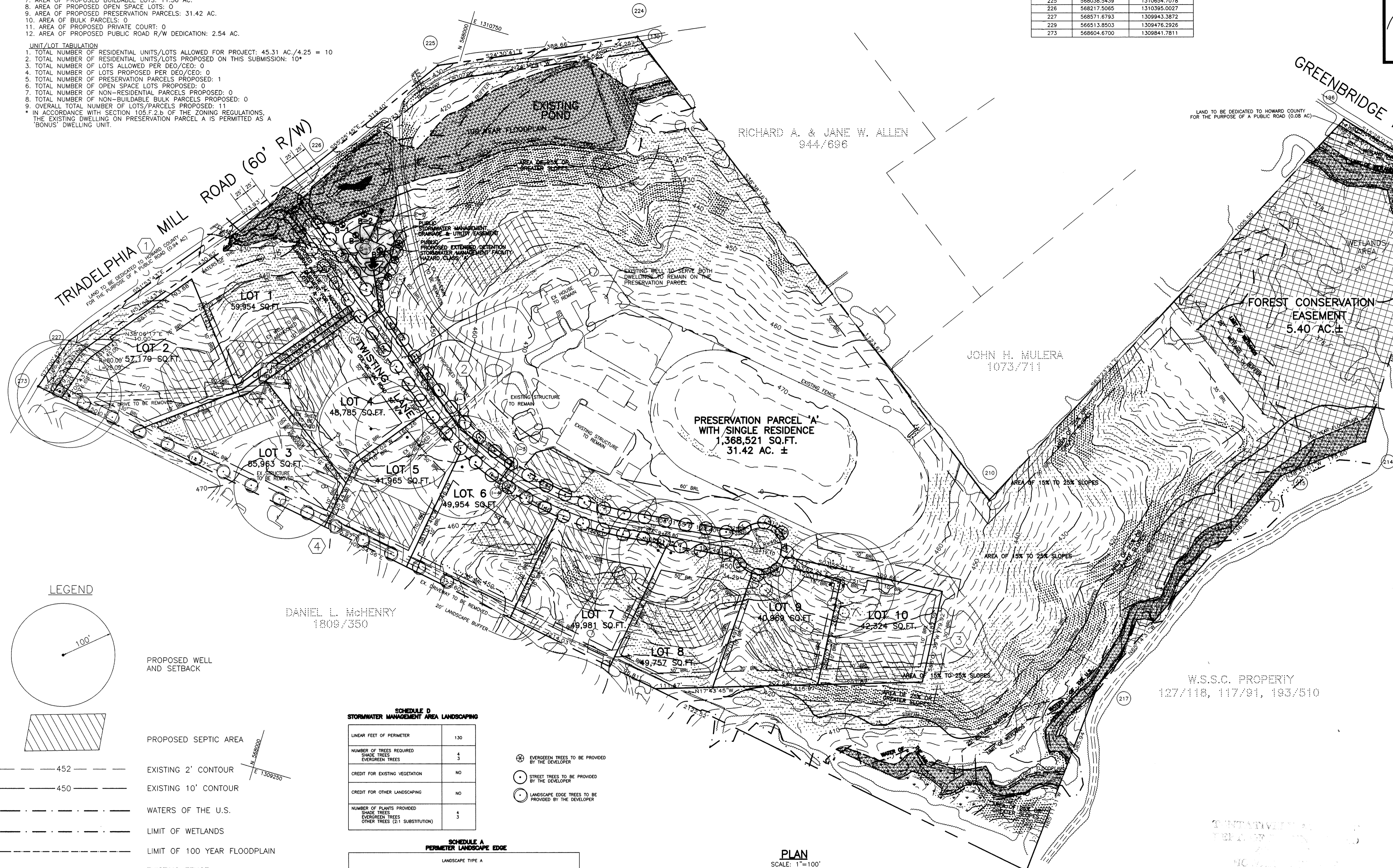
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT AREA
2	57,179 S.F.	3,230 S.F.	53,949 S.F.
3	55,963 S.F.	2,985 S.F.	53,378 S.F.
10	42,324 S.F.	2,322 S.F.	40,002 S.F.

NO.	△	RAD.	LEN.	TAN.	CHORD
1	44°08'12"	600.00'	462.20'	243.25'	516°02'11"E 450.86'

NO.	NORTH	EAST
130	567672.0688	1310806.4056
196	566332.9666	1311044.4927
210	566783.2467	1310145.3967
212	566116.4109	1310984.5642
214	566119.6491	1310457.8098
215	566256.7882	1310348.1356
217	566481.5020	1309960.8761
224	567684.9071	1310815.9533
225	568038.5439	1310654.7078
226	568217.5065	1310395.0027
227	568571.6793	1309943.3872
229	566513.8503	1309476.2926
273	568604.6700	1309641.7811



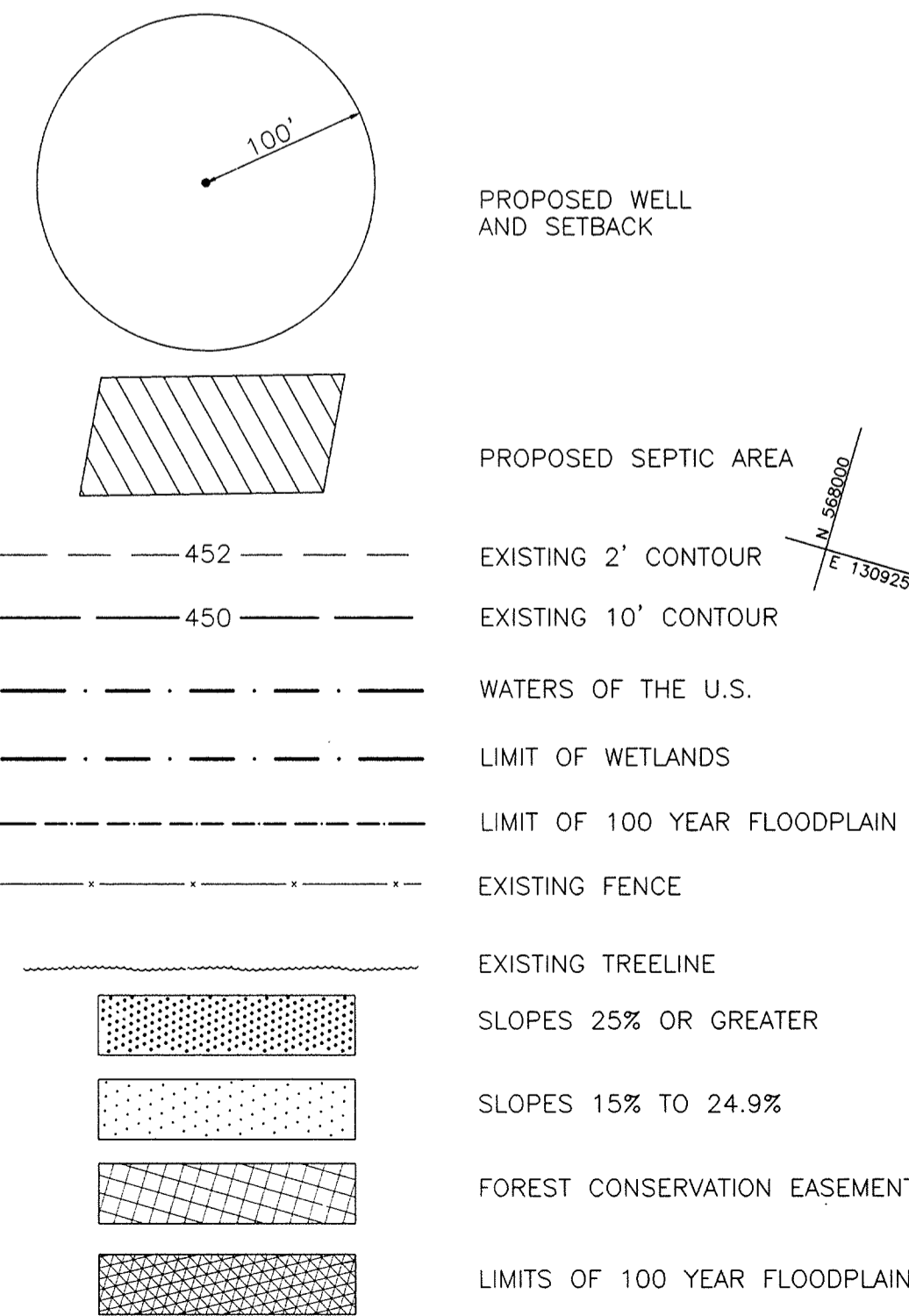
VICINITY MAP  
SCALE: 1"=2000'



**GENERAL NOTES**

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. PROJECT BACKGROUND:  
LOCATION: TAX MAP 27 BLOCK 24 PARCEL 24  
5TH ELECTION DISTRICT  
ZONING: RR  
TOTAL TRACT AREA: 45.31 AC.  
NUMBER OF PROPOSED LOTS: 10 SFD  
DATE SKETCH PLAN APPROVED: JULY 24, 1996  
APPLICABLE DPZ FILE NUMBERS: S-96-20
3. TRACT BOUNDARY ESTABLISHED BY A BOUNDARY SURVEY BY MARKS & VOGEL ASSOCIATES, INC. DATED SEPTEMBER, 1996.
4. TOPOGRAPHY TAKEN FROM AN AERIAL SURVEY BY POTOMAC AERIAL SURVEYS, INC. DATED JANUARY, 1996. CONTOUR INTERVAL IS 2 FEET, FIELD VERIFIED BY MARKS & VOGEL ASSOCIATES, INC.
5. COORDINATES: HORIZONTAL DATUMS BASED ON NAD 83  
HO. CO. GEODETIC CONTROL STATIONS 27FA AND 27F1  
VERTICAL DATUMS BASED ON NAD 29  
HO. CO. GEODETIC CONTROL STATION 27A4001
6. WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE.
7. EXISTING UTILITIES WERE LOCATED PER COUNTY DRAWINGS AND FIELD RUN SURVEY.
8. STORMWATER MANAGEMENT SHALL BE PROVIDED BY EXTENDED DETENTION(WATER QUALITY). HAZARD CLASSIFICATION FOR THE STRUCTURE SHALL BE 'A'.
9. WETLANDS DELINEATION PREPARED BY MARKS & VOGEL ASSOCIATES, INC. DATED APRIL, 1996.
10. FOREST STAND DELINEATION PLAN PREPARED BY MARKS & VOGEL ASSOCIATES, INC. DATED APRIL, 1996.
11. APFO TRAFFIC STUDY PREPARED BY STREET TRAFFIC STUDY, LTD. DATED JANUARY, 1996.
12. FLOODPLAIN SHOWN HEREON IS BASED ON AN ANALYSIS PREPARED BY MARKS & VOGEL ASSOCIATES, INC. DATED OCTOBER, 1996.
13. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
14. GEOTECHNICAL REPORT PROVIDED BY HERBST/BENSON & ASSO. DATE NOVEMBER, 1996.
15. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH(SEE THIS SHEET).
16. STREET LIGHTING IS NOT REQUIRED ON THIS SITE.
17. THIS PLAN IS SUBJECT TO WAIVER PETITION WP-97-65, APPROVED 1/15/97, WHICH IS A WAIVER TO SECTION 16.116(c)(2)(1) AND 16.115(c)(2) TO PERMIT GRADING OR REMOVAL OF VEGETATIVE COVER WITHIN 25 FEET OF A WETLAND AND 50 FEET OF AN INTERMITTENT STREAM FOR THE CONSTRUCTION OF A STORMWATER MANAGEMENT FACILITY AND RESIDENTIAL DEVELOPMENT.
18. APPROVAL OF THIS PLAN IS SUBJECT TO EITHER THE EXISTING TENANT HOUSE ON PRESERVATION PARCEL A BEING REMOVED OR RELOCATION OF THE PROPOSED ROAD AND A SPECIAL EXCEPTION GRANTED PRIOR TO RECORD PLAT APPROVAL OR A VARIANCE AND A SPECIAL EXCEPTION GRANTED PRIOR TO RECORD PLAT APPROVAL.
19. THE PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN, AS REVIEWED BY THE HEALTH DEPARTMENT, IS TENTATIVE AND IS SUBJECT TO APPROVAL AT THE FINAL STAGE. ADJUSTMENTS TO THE SEPTIC EASEMENT FOR THE TENANT HOUSE MAY BE REQUIRED AT AT FINAL STAGE.

**LEGEND**



**SCHEDULE D  
STORMWATER MANAGEMENT AREA LANDSCAPING**

LINEAR FEET OF PERIMETER	130
NUMBER OF TREES REQUIRED	5
SHADE TREES	3
EVERGREEN TREES	2
CREDIT FOR EXISTING VEGETATION	NO
CREDIT FOR OTHER LANDSCAPING	NO
NUMBER OF PLANTS PROVIDED	5
SHADE TREES	3
EVERGREEN TREES	2
OTHER TREES (2:1 SUBSTITUTION)	0

- ⊕ EVERGREEN TREES TO BE PROVIDED BY THE DEVELOPER
- ⊙ STREET TREES TO BE PROVIDED BY THE DEVELOPER
- ⊙ LANDSCAPE EDGE TREES TO BE PROVIDED BY THE DEVELOPER

**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

LANDSCAPE EDGE	LANDSCAPE TYPE A			
	①	②	③	④
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	550'	305'	697'	1322'
CREDIT FOR EXISTING VEGETATION (YES NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	0	100'	617'	455'
CREDIT FOR WALL FENCE OR BERM (YES NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	0	0	0	0
NUMBER OF PLANTS PROVIDED	NA	34	NA	15
SHADE TREES	NA	21	NA	0
EVERGREEN TREES	NA	13	NA	0
OTHER TREES (2:1 SUBSTITUTION)	NA	0	NA	0
SHRUBS (1:1 SUBSTITUTION)	NA	0	NA	0
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED				

PLAN  
SCALE: 1"=100'

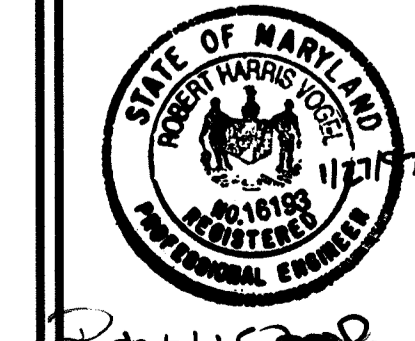
APPROVED FOR PRIVATE WELLS AND SEPTIC SYSTEMS, HOWARD COUNTY HEALTH OFFICER  
1-30-97  
ALM

**TWIST & TURN ESTATES  
LOTS 1 THRU 10 AND  
PRESERVATION PARCEL 'A'  
PRELIMINARY PLAN**

TAX MAP #27 BLOCK #24 REFERENCE S-96-20, WP-97-65  
PARCEL 24 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**MARKS & VOGEL ASSOCIATES, INC.**  
ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101 ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: (410) 461-5828 FAX: (410) 465-3966



DESIGN BY: J.C.O./R.H.V.  
DRAWN BY: J.C.O.  
CHECKED BY: R.H.V.  
DATE: OCTOBER, 1996  
SCALE: AS SHOWN  
W.O. NO.: 96-03