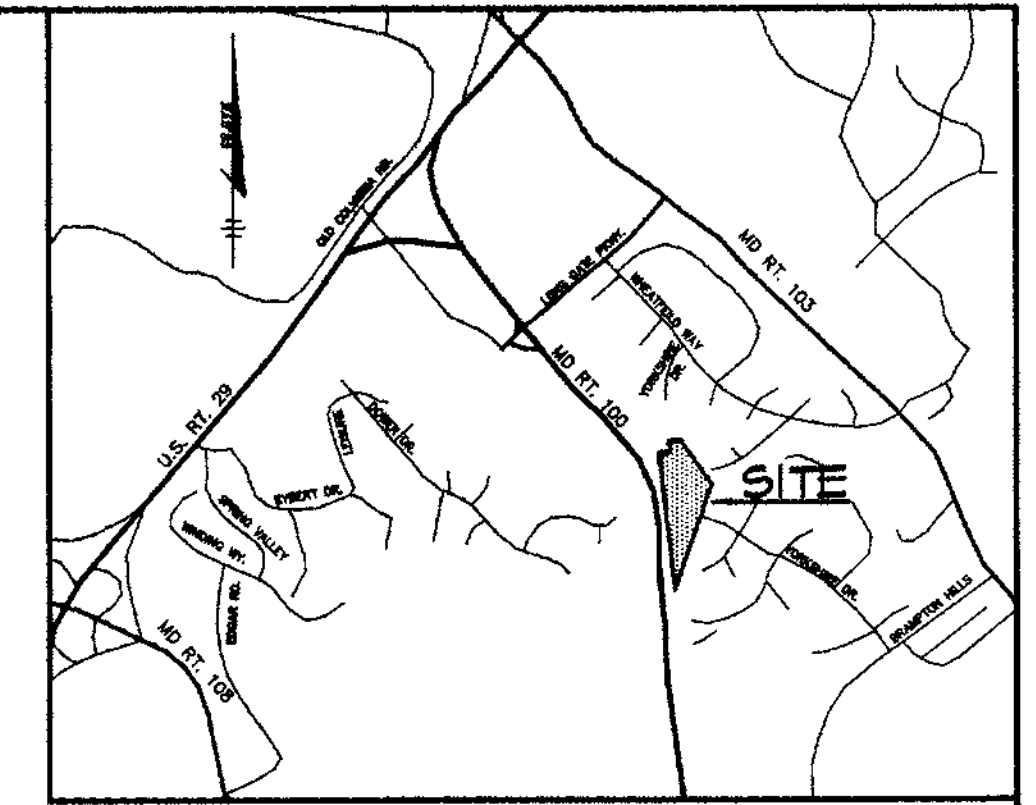


SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	SCHEMATIC GRADING PLAN & SOILS MAP
4	LANDSCAPE PLAN
SUPPLEMENTAL SHEETS	
1	PRELIMINARY ROAD PROFILE
2	FOREST CONSERVATION PLAN
3	FOREST CONSERVATION PLAN

PRELIMINARY PLAN PARCEL 'S'

2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARKS

HOWARD COUNTY SURVEY CONTROL STATION 30CA
N 575,085.45 E 1,364,681.71
ELEVATION 380.14

HOWARD COUNTY SURVEY CONTROL STATION 30FC
N 572,416.55 E 1,364,670.17
ELEVATION 386.43

GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- LOCATION: TAX MAP 30 PART OF PARCEL 383
ZONING: R-20
REFERENCES INCLUDE: 5-96-19
ELECTION DISTRICT: 2nd
TOTAL TRACT AREA: 9.04 AC.
TOTAL AREA OF SUBMISSION: 9.04 AC.
- STEEP SLOPES: 0.04 AC.
- FLOODPLAIN: 0.20 AC.
NET AREA OF SUBMISSION: 8.80 AC.

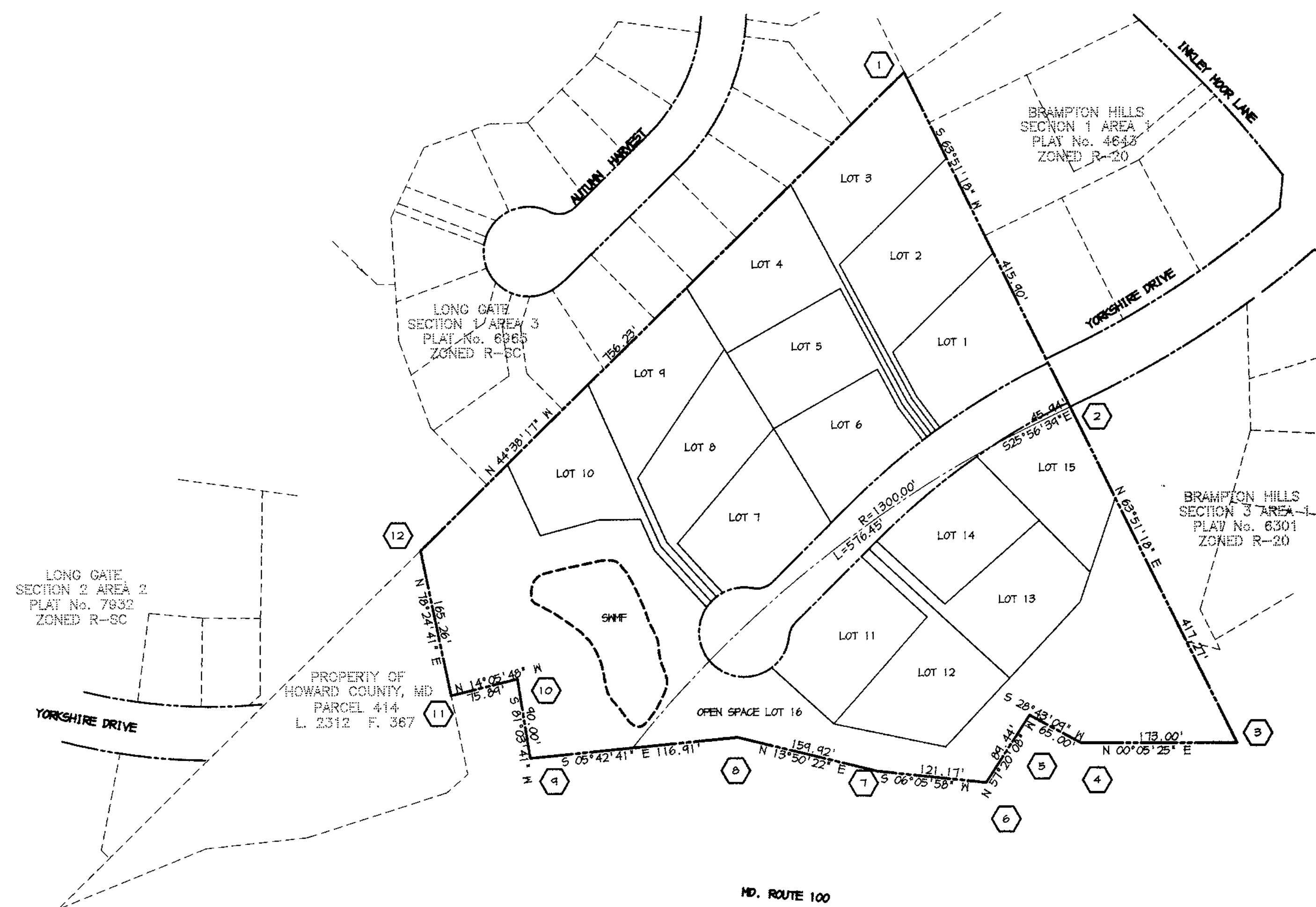
TOTAL NUMBER OF LOTS: 15
R-20 BUILDABLE LOTS: 15
+ OPEN SPACE LOTS: 1
TOTAL NUMBER OF LOTS: 16

TOTAL AREA OF BUILDABLE LOTS (15): 5.58 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY: 0.64 AC.
MINIMUM LOT SIZE: 14,000 SF
OPEN SPACE REQUIRED (30% GROSS AREA): 2.71 AC.
OPEN SPACE PROVIDED: (31% GROSS AREA) CREDITED: 2.82 AC.
RECREATION AREA REQUIRED: (200 SF/DU) NA
RECREATION AREA PROVIDED: 0.00 AC.
DATE OF SKETCH PLAN
DPZ REF. #: 5-96-19 APPROVED JULY 24, 1996
- FIELD RUN TOPOGRAPHY SHOWN HEREON WAS PERFORMED BY RIEMER MUEGGE AND ASSOCIATES. (FEBRUARY 1996). ALL CONTOURS ARE IN TWO FOOT INTERVALS.
- HORIZONTAL DATUM USED WAS MARYLAND STATE GRID (NAD 83) AND VERTICAL DATUM REFERENCED WAS MEAN SEA LEVEL.
- PUBLIC WATER AND SEWER FOR THIS SITE WILL BE PROVIDED.
- STORMWATER QUANTITY & QUALITY MANAGEMENT IS PROVIDED FOR THIS SITE BY AN EXTENDED DETENTION HAZARD CLASS 'A' FACILITY. THE FACILITY IS PRIVATE AND WILL BE MAINTAINED BY THE H.O.A.
- THE EXISTING UTILITIES WERE LOCATED USING THE BEST AVAILABLE INFORMATION.
- SITE IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY, MARYLAND.
- SOILS INFORMATION OBTAINED FROM USDA "SOIL SURVEY OF HOWARD COUNTY, MARYLAND", MAP 34 DATED JULY 1968. GEOTECHNICAL ENGINEERING STUDY WAS PERFORMED BY HILLIS-GARNES ENGINEERING ASSOCIATES DATED APRIL 19, 1997.
- ELEMENTARY SCHOOL DISTRICT: NORTHRINGTON SCHOOL REGION: NORTHEASTERN
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- STREET LIGHTS AND STREET TREES WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
- SEDIMENT CONTROL MEASURES NOT REQUIRED FOR PRELIMINARY PLANS, WILL BE SHOWN AT FINAL PLAN STAGE.
- THERE ARE NO KNOWN BURIAL GROUNDS OR CEMETERY SITES ON THE SITE.
- THERE ARE NO HISTORICAL BUILDINGS OR STRUCTURES LOCATED ON SITE.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER B, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 60 DBA EXPOSURE. THE 60DBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE 60DBA LINE REFERS TO LOTS 7, 11, 12 & 13.

LOT TABULATION						
LOT	GROSS AREA	PIPESTEIN AREA	REMAINING AREA	100 YEAR FLOODPLAIN	2% SLOPES	MIN. LOT SIZE
2	18,451	600	18,351	0	0	18,351
3	19,094	1,290	17,744	0	0	17,744
4	17,581	1,159	16,428	0	0	16,428
5	14,624	562	14,062	0	0	14,062
6	15,842	584	15,308	0	0	15,308
9	16,782	1,284	15,448	0	0	15,448
10	15,260	470	14,290	0	0	14,290
12	16,585	1,186	15,407	0	0	15,407
13	16,922	1,241	15,081	0	0	15,081

COORDINATE LIST

1	N 573,872.3574	E 1,365,636.7041
2	N 573,684.0436	E 1,365,263.3585
3	N 573,505.2256	E 1,364,888.7824
4	N 573,678.2254	E 1,364,894.2854
5	N 573,735.2295	E 1,364,930.2884
6	N 573,783.5018	E 1,364,844.4942
7	N 573,403.4854	E 1,364,857.8684
8	N 574,054.2634	E 1,364,846.1220
9	N 574,284.3547	E 1,364,873.1044
10	N 574,303.3936	E 1,364,962.0164
11	N 574,916.4489	E 1,364,943.5521
12	N 574,410.4541	E 1,365,105.3580



PLAN
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR

DATE: 11/17/97

REVISION	
DATE	NO.
OWNER: CENTERRA CORPORATION 8480 BALTIMORE NATIONAL PIKE SUITE 408 ELLCOTT CITY, MARYLAND 21043	
DEVELOPER: SECURITY ENTERPRISES, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 408 ELLCOTT CITY, MARYLAND 21043	
PROJECT: PARCEL 'S' LOTS 1 THRU 16	
AREA:	TAX MAP NO. 30 ZONED R-20 PART OF PARCEL 383 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: TITLE SHEET	
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282	
DATE: 12-17-97	DESIGNED BY: CJR
	DRAWN BY: BLW/DAM
	CHECKED BY:
	PROJECT NO.: SURVEY2\96H410 PRELIM1.DWG
	DATE: DECEMBER 17, 1997
	SCALE: 1" = 100'
	DRAWING NO. 1 OF 4



LEGEND

25% OR GREATER SLOPES	
15% - 24.9% SLOPES	
FOREST CONSERVATION EASEMENT	

LONG GATE SECTION 2 AREA 2
PLAT No. 7832
ZONED R-8C

PROPERTY OF
HOWARD COUNTY, MD
PARCEL 414
L. 2514 P. 367

BRAMPTON HILLS SECTION 3 AREA 1
PLAT No. 6204
ZONED R-20

VEHICULAR INGRESS EGRESS RESTRICTED

MD. ROUTE 100
INTERMEDIATE ARTERIAL
(VARIABLE WIDTH R/W)

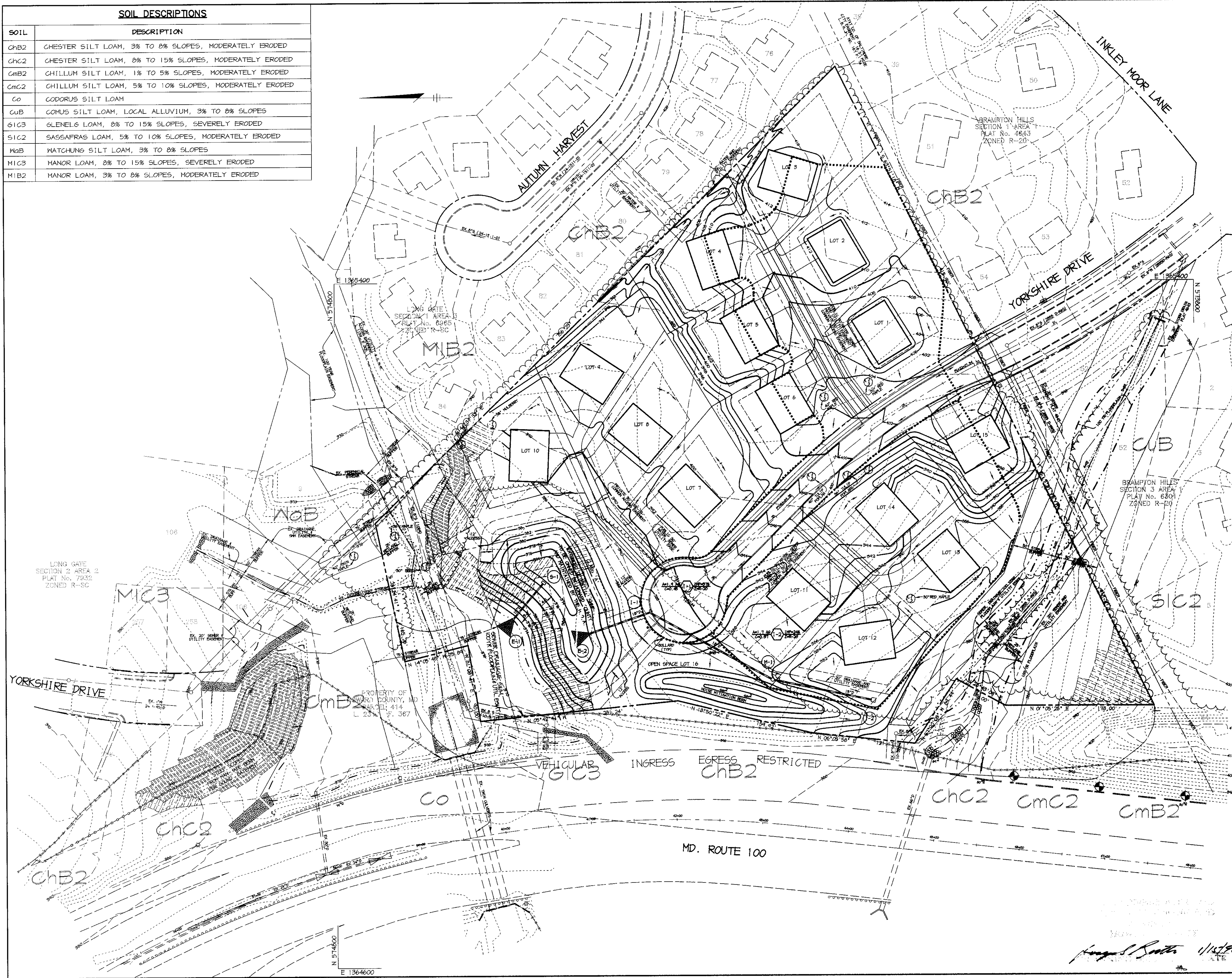
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR DATE

DATE NO.	REVISION
OWNER	CENTERRA CORPORATION 8480 BALTIMORE NATIONAL PIKE SUITE 408 ELLICOTT CITY, MARYLAND 21043
DEVELOPER	SECURITY ENTERPRISES, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 408 ELLICOTT CITY, MARYLAND 21043
PROJECT	PARCEL 'S' LOTS 1 THRU 16
AREA	TAX MAP NO. 30 ZONED R-20 PART OF PARCEL 383 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY PLAN
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282	
DATE 12.17.97	DESIGNED BY : CJR
	DRAWN BY : BLW/DAM
	CHECKED BY:
DATE : DECEMBER 17, 1997	PROJECT NO : SURVEY2 96H410 PRELIM2.DWG
SCALE : 1" = 50'	
DRAWING NO. 2 OF 4	

SOIL DESCRIPTIONS

SOIL	DESCRIPTION
ChB2	CHESTER SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED
ChC2	CHESTER SILT LOAM, 8% TO 15% SLOPES, MODERATELY ERODED
CmB2	CHILLUM SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED
CmC2	CHILLUM SILT LOAM, 5% TO 10% SLOPES, MODERATELY ERODED
Co	CODORUS SILT LOAM
CuB	COMUS SILT LOAM, LOCAL ALLUVIUM, 3% TO 8% SLOPES
G1C3	GLENELG LOAM, 8% TO 15% SLOPES, SEVERELY ERODED
S1C2	SASSAFRAS LOAM, 5% TO 10% SLOPES, MODERATELY ERODED
MaB	WATCHUNG SILT LOAM, 3% TO 8% SLOPES
M1C3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED
M1B2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED



DATE	NO.	REVISION
OWNER	CENTERRA CORPORATION 8480 BALTIMORE NATIONAL PIKE SUITE 408 ELLICOTT CITY, MARYLAND 21043	
DEVELOPER	SECURITY ENTERPRISES, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 408 ELLICOTT CITY, MARYLAND 21043	
PROJECT	PARCEL 'S' LOTS 1 THRU 16	
AREA	TAX MAP NO. 30 ZONED R-20 PART OF PARCEL 383 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	PRELIMINARY SOILS MAP SCHEMATIC GRADING PLAN AND DRAINAGE AREA MAP	
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8816 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282		
DATE	12.17.97	S-98-19
DESIGNED BY	CJR	
DRAWN BY	BLW/DAM	
CHECKED BY		
PROJECT NO.	SURVEY2\98410 PRELIM3.DWG	
DATE	DECEMBER 17, 1997	
SCALE	1" = 50'	
DRAWING NO.	3 OF 4	

LANDSCAPE SCHEDULES

PERIMETER	ADJACENT TO ROADWAYS			ADJACENT TO PERIMETER PROPERTIES			
	3	4	5	1	2	6	7
LANDSCAPE TYPE	B	B	B	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	± 236 L.F.	± 84 L.F.	± 510 L.F.	± 371 L.F.	± 480 L.F.	± 255 L.F.	± 750 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES ± 236'	NO	NO	YES ± 511'	YES ± 280'	YES ± 103'	YES ± 270'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	YES ± 234 L.F.	NO	NO	NO	NO
NET PERIMETER L.F.	(10 L.F.)	(184 L.F.)	(1276 L.F.)	(80 L.F.)	(180 L.F.)	(180 L.F.)	(480 L.F.)
NUMBER OF PLANTS REQUIRED							
SHADE TREES	0	6/50 ± 2	6/150 ± 6	0	6/60 ± 25	6/60 ± 25	0
EVERGREEN TREES	0	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0
SMALL FLOWERING TREES	0	0	0	0	0	0	0

SUBSTITUTION NOTES:
 PERIMETER 3
 (4) EVERGREEN TREES WERE SUBSTITUTED FOR (2) SHADE TREES.
 PERIMETER 6
 (2) SHADE TREES WERE LOCATED AT BASE OF SWM POND NEAR EX TREE LINE.
 PERIMETER 7
 (8) EVERGREEN TREES WERE SUBSTITUTED FOR (4) SHADE TREES.

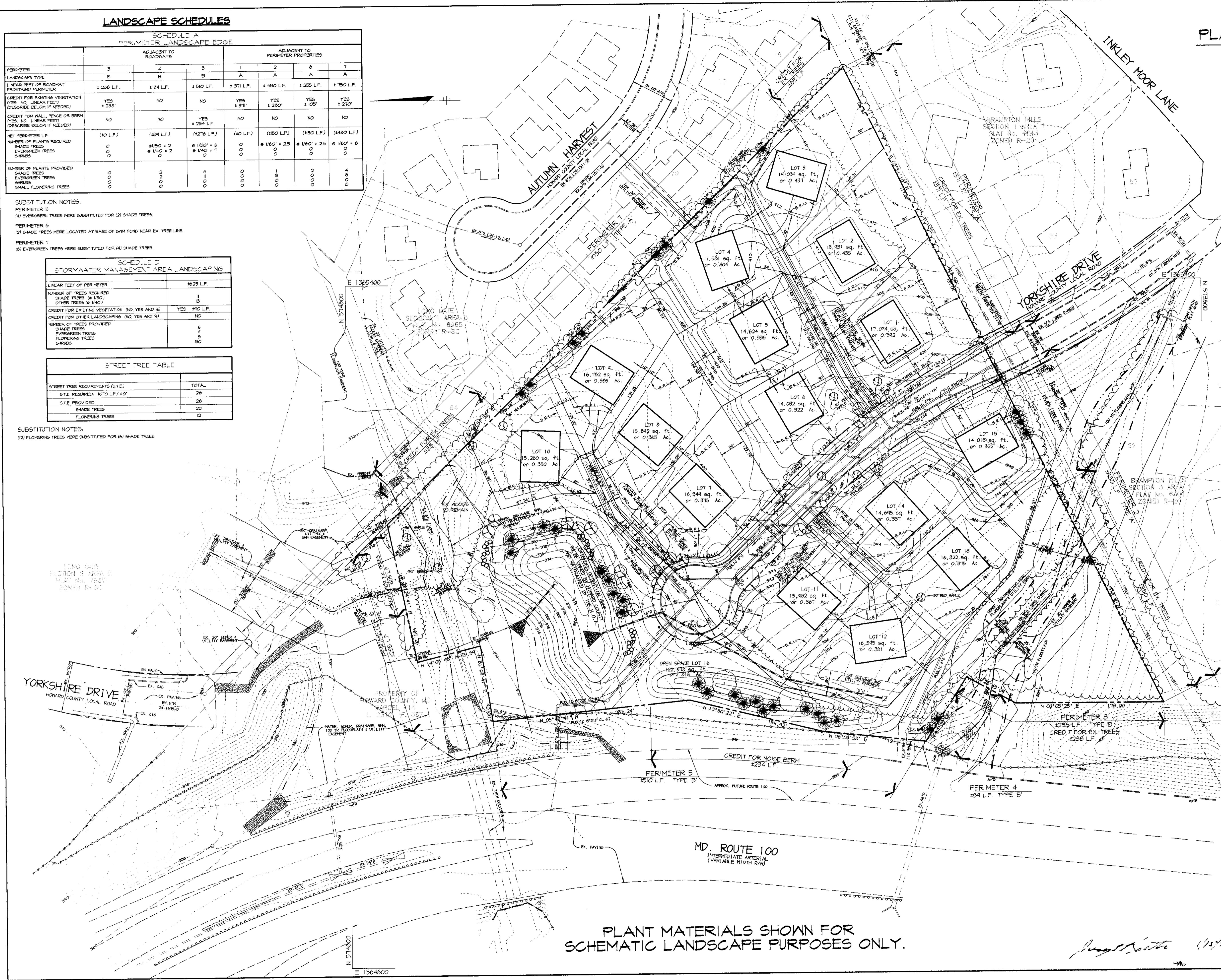
SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	1625 L.F.
NUMBER OF TREES REQUIRED	11
SHADE TREES (6/150)	8
OTHER TREES (6/140)	3
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES 180 L.F.
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES PROVIDED	6
SHADE TREES	1
EVERGREEN TREES	6
FLOWERING TREES	30
SHRUBS	30

STREET TREE TABLE	
STREET TREE REQUIREMENTS (S.T.E.)	TOTAL
S.T.E. REQUIRED: 1070 L.F. / 40'	26
S.T.E. PROVIDED:	26
SHADE TREES	20
FLOWERING TREES	12

SUBSTITUTION NOTES:
 (2) FLOWERING TREES WERE SUBSTITUTED FOR (6) SHADE TREES.

PLANT LIST AND LEGEND

- | SYMBOL | TYPE OF PLANT MATERIAL (GENERIC) |
|--------|----------------------------------|
| | EXISTING TREE LINE |
| | PROPOSED TREE LINE |
| | SPECIMEN TREE |
| | SHADE TREE |
| | FLOWERING TREE |
| | EVERGREEN TREE |



DATE NO.	REVISION
OWNER	CENTERRA CORPORATION 8480 BALTIMORE NATIONAL PIKE SUITE 408 ELLICOTT CITY, MARYLAND 21043
DEVELOPER	SECURITY ENTERPRISES, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 408 ELLICOTT CITY, MARYLAND 21043
PROJECT	PARCEL 'S' LOTS 1 THRU 16
AREA	TAX MAP NO. 30 ZONED R-20 PART OF PARCEL 383 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY LANDSCAPE PLAN
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282	
DATE 12.19.97	DESIGNED BY: CJR/LOH
	DRAWN BY: BLW/DAM/CAK
	CHECKED BY: MGR
	PROJECT NO.: SURVEY2\96H410 LSCP.DWG
	DATE: DECEMBER 17, 1997
	SCALE: 1" = 50'
	DRAWING NO. 4 OF 4

PLANT MATERIALS SHOWN FOR SCHEMATIC LANDSCAPE PURPOSES ONLY.