

COORDINATE CHART					
NO.	NORTH	EAST			
1	558983.855	1362409.159			
2	558872.595	1362507.241			
3	558778.576	1362625.267			
4	558258.902	1362498.084			
5	558365.514	1362252.377			
6	558435.760	1362194.669			

C.L. ROAD CURVE DATA CHART						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	324.00'	118.69'	60.02'	118.03'	N24°14'49"E	20°59'23"

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	NET LOT AREA
2	10,411	1,588	8,823
3	10,119	1,719	8,400
4	9,015	246	8,769
5	10,319	1,919	8,400
6	10,373	1,973	8,400
7	9,248	459	8,589
8	8,926	526	8,400
9	13,498	3,224	10,274
10	9,468	833	8,635

(ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET.)

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

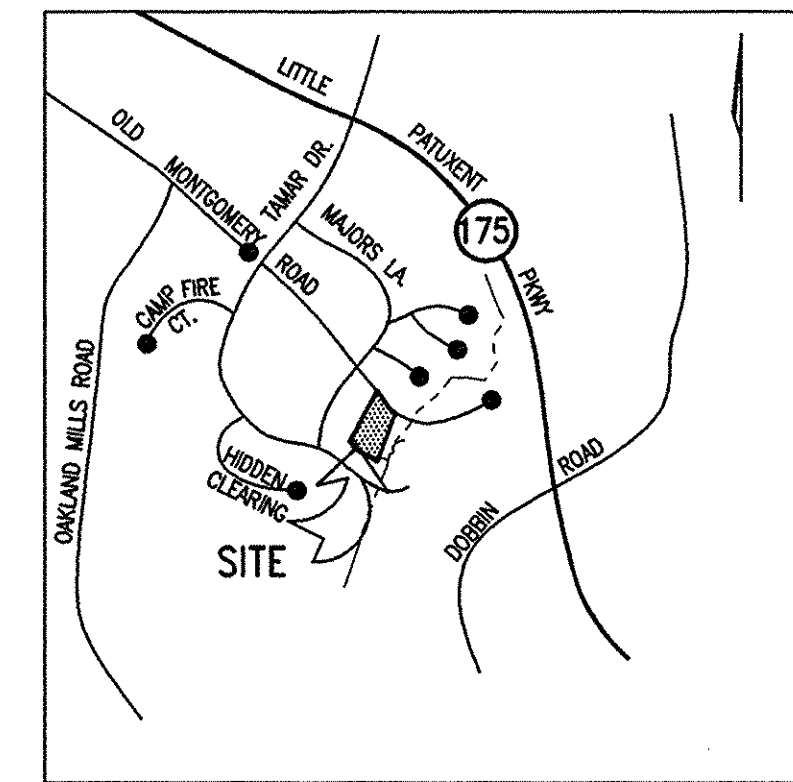
LANDSCAPE EDGE	1	2	3	4
LANDSCAPE TYPE	B	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	240	203	359	588
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 60	YES 136	YES 359	YES 270
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED (BASED ON TOTAL PERIMETER) TYPE A TYPE B				
SHADE TREES (1:60)	4	1	N/A	9
EVERGREEN TREES (1:40)	6	0		0
SHRUBS (10:1 TREE SUBSTITUTION)	0	0		0
NUMBER OF PLANTS TO BE PROVIDED AT FINAL PLAN STAGE TYPE A TYPE B	240	60	588	220
SHADE TREES (1:60)	60	180	318	318
EVERGREEN TREES (1:40)	3	3	5	5
OTHER TREES (2:1 SUBSTITUTION)	4	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0

NOTE: FINANCIAL SECURITY FOR THE REQUIRED LANDSCAPING (BUFFERS & PRIVATE ACCESS TREES) WILL BE PROVIDED AS PART OF THE DEVELOPER'S AGREEMENT. DESIGN ON THIS PLAN IS CONCEPTUAL LANDSCAPE DESIGN WILL BE APPROVED AT FINAL STAGE.

**SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING**

LANDSCAPE TYPE	B
TOTAL LINEAR FEET OF PERIMETER	765
NUMBER OF TREES REQUIRED SHADE TREES(1:50) EVERGREEN TREES(1:40)	15 19
CREDIT FOR EXISTING VEGETATION LINEAR FEET	50
CREDIT FOR OTHER LANDSCAPING	NO
NUMBER OF PLANTS PROVIDED AT FINAL PLAN STAGE SHADE TREES(1:50) EVERGREEN TREES(1:40) SHRUBS(10:1 TREE SUBSTITUTION)	765 715 10 25*

* 8 EVERGREEN TREES WERE SUBSTITUTED FOR 4 SHADE TREES. TREES WERE LOCATED WITHIN THE VICINITY OF THE STORMWATER MANAGEMENT FACILITY IN ORDER TO MAINTAIN ACCESS TO THE POND.

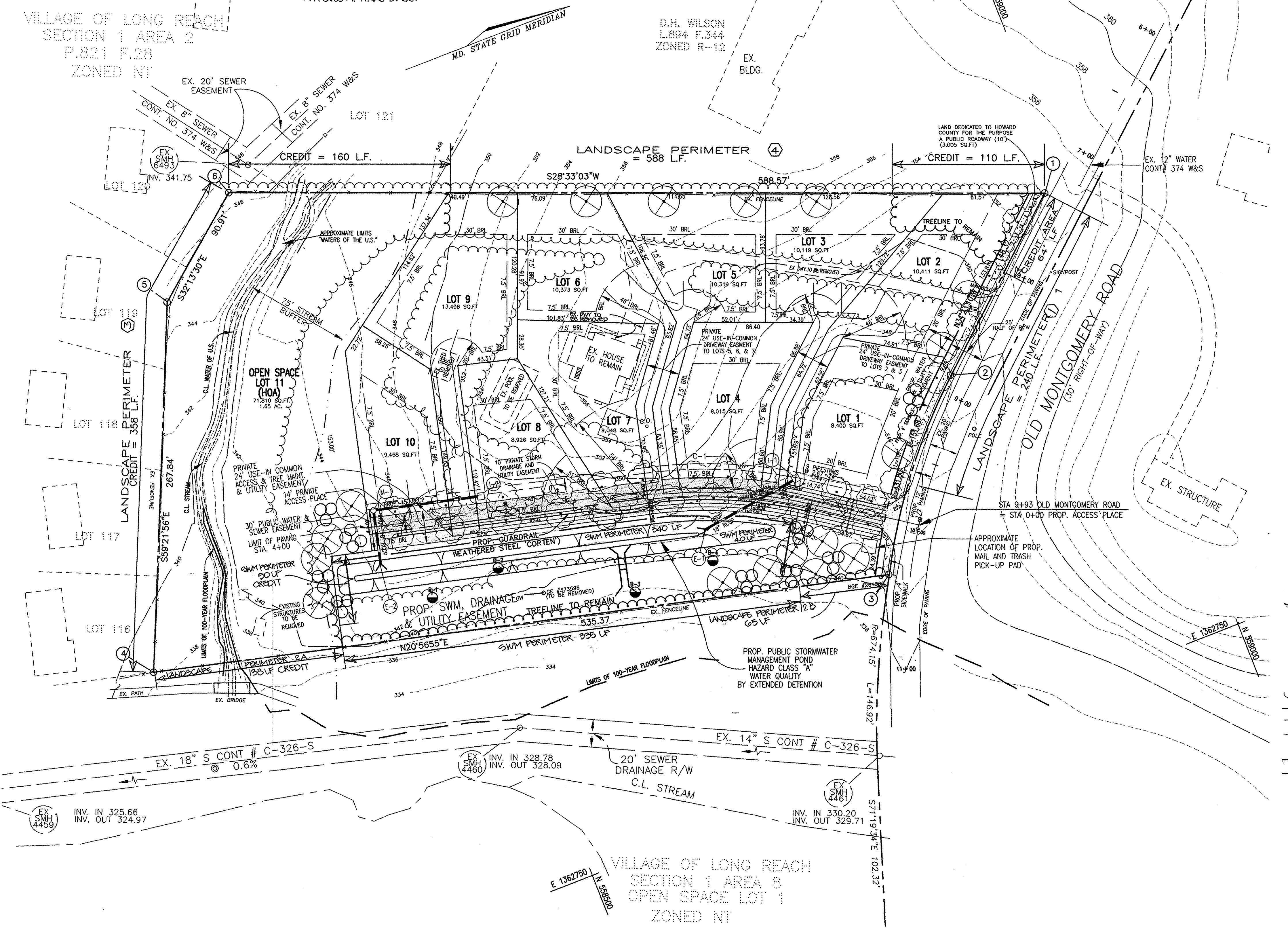


SITE DATA

LOCATION: TAX MAP: 36 PARCEL: 265 GRID: 11
COUNTY REFERENCE NOS.: S-98-12, WP-98-132
6TH ELECTION DISTRICT
EXISTING ZONING: R-12
GROSS AREA OF SITE: 4,004 AC.
AREA OF BUILDABLE LOTS: 2,268 AC.
AREA OF PROPOSED ROAD DEDICATION: 0.069 AC.
NUMBER OF BUILDABLE LOTS PROPOSED: 10
NUMBER OF OPEN SPACE LOTS PROPOSED: 1
OPEN SPACE REQUIRED: 30%
OPEN SPACE PROVIDED: 41.2% = 1,649 AC.

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: L.399 / F.584
- THE PROJECT BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL & ASSOCIATES, INC. DATED SEPTEMBER, 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED SEPTEMBER, 1998.
- WATER FOR THIS PROJECT WILL BE PUBLIC AND WILL BE CONNECTED TO THE EXISTING 12" WATER (CONT. NO. 374 W&S) ALONG MONTGOMERY ROAD.
- SEWER FOR THIS PROJECT WILL BE PUBLIC AND WILL BE CONNECTED TO THE EXISTING 18" SEWER (CONT. NO. 326-S) ON THE SOUTHEAST SIDE OF THE PROPERTY.
- EXISTING WATER AND SEWER MAIN LOCATIONS ARE BASED ON COUNTY DRAWINGS.
- STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THIS PROJECT.
- THE LOCATION OF THE WATERS OF THE U.S. ARE APPROXIMATE, AS SUPPLIED BY KOPECK AND ASSOCIATES.
- THE FLOODPLAIN LIMITS SHOWN HEREON ARE BASED ON HOWARD COUNTY FLOODPLAIN STUDY #25-42, SECTION # 4-36. THIS SITE DOES NOT MEET DESIGN MANUAL CRITERIA FOR FLOODPLAINS.
- FOREST STAND DELINEATION PLAN PREPARED BY KOPECK & ASSOCIATES.
- APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. DATED NOVEMBER, 1997.
- THERE ARE NO STEEP SLOPES ON SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. STREET TREES FOR OLD MONTGOMERY ROAD AND THE PRIVATE ACCESS PLACE WILL BE PROVIDED ON THE PRELIMINARY PLAN AS REQUIRED.
- STREET LIGHTING WILL BE PROVIDED AT FINAL STAGE AND PER DESIGN MANUAL REQUIREMENTS.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- NO DISTURBANCE SHALL OCCUR WITHIN THE WETLANDS, 100 YEAR FLOODPLAIN, OR THE RESPECTIVE BUFFERS.
- PRIVATE ACCESS PLACE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PRIVATE ACCESS PLACE TO BE BASED ON HOWARD COUNTY STANDARD ROAD SECTION P-1.
- THIS PROJECT IS LOCATED IN THE METROPOLITAN DISTRICT.
- OPEN SPACE LOT 11 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE STORMWATER MANAGEMENT FACILITY IS TO BE OWNED BY THE HOMEOWNER'S ASSOCIATION AND JOINTLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY.
- THIS PLAN IS SUBJECT TO WP-98-132, APPROVED JULY 16, 1998, TO SECTION 16.121(a)(1) TO REDUCE OPEN SPACE FRONTAGE ON A PUBLIC ROAD FROM 40' TO 26'. THE WAIVER IS SUBJECT TO PROVIDING ACCESS ALONG THE PRIVATE ACCESS PLACE FOR MAINTENANCE OF THE OPEN SPACE BY THE HOA.
- THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER TO SECTION 5.2.6.E.1 APPROVED JANUARY 11, 1999 TO ALLOW FOR THE REDUCTION FROM A 12' TO 10' WIDE ACCESS ROAD SURROUNDING THE POND, SUBJECT TO THE SWM FACILITY IS OWNED AND MAINTAINED BY HOA. SECTION 5.2.6.D. APPROVED JANUARY 11, 1999 TO REDUCE TO REQUIRED 20' DISTANCE BETWEEN THE TOE OF EMBANKMENT OR TOP OF CUT TO THE RIGHT-OF-WAY WHERE THERE IS NO OUTFALL, SUBJECT TO PROVIDING A GUARDRAIL AND STORM DRAINAGE & FOREBAYS TO COLLECT THE DISCHARGE FROM SHEET FLOWING OVER THE ROADWAY AND PROVIDING A PRIVATE 10' DRAINAGE EASEMENT TO COVER THE INLETS, SECTION 5.2.4.I. WHICH REQUIRES A 20' DISTANCE BETWEEN THE END OF THE OUTLET STRUCTURE AND THE DOWNSTREAM PROPERTY LINE.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

March S. J. Layton
PLANNING DIRECTOR
DATE: 2/1/99

- LEGEND**
- EX. TREELINE
 - WATERS OF THE U.S.
 - EX. 10' CONTOUR
 - EX. 2' CONTOUR
 - SOILS DIVIDE
 - PROP. FLOODPLAIN
 - PROP. STREAM BUFFER
 - PROP. STREET TREES
 - PROP. SHADE TREES
 - PROP. EVERGREEN TREES

OWNER/DEVELOPER
MICHAEL PFAU
C/O TRINITY HOMES
6212 DEVON DRIVE
COLUMBIA, MD. 21044

CARROLL PROPERTY
LOTS 1-10 AND OPEN SPACE LOTS 11
PRELIMINARY PLAN

TAX MAP# 36 PARCEL# 265 GRID# 11
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VAVOGEL & ASSOCIATES
ENGINEERS/SURVEYORS/PLANNERS
3891 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966

DESIGN BY: J.E.R.
DRAWN BY: J.E.R.
CHECKED BY: R.H.V.
DATE: NOVEMBER 3, 1998
SCALE: 1" = 40'
W.O. NO.: 97-92

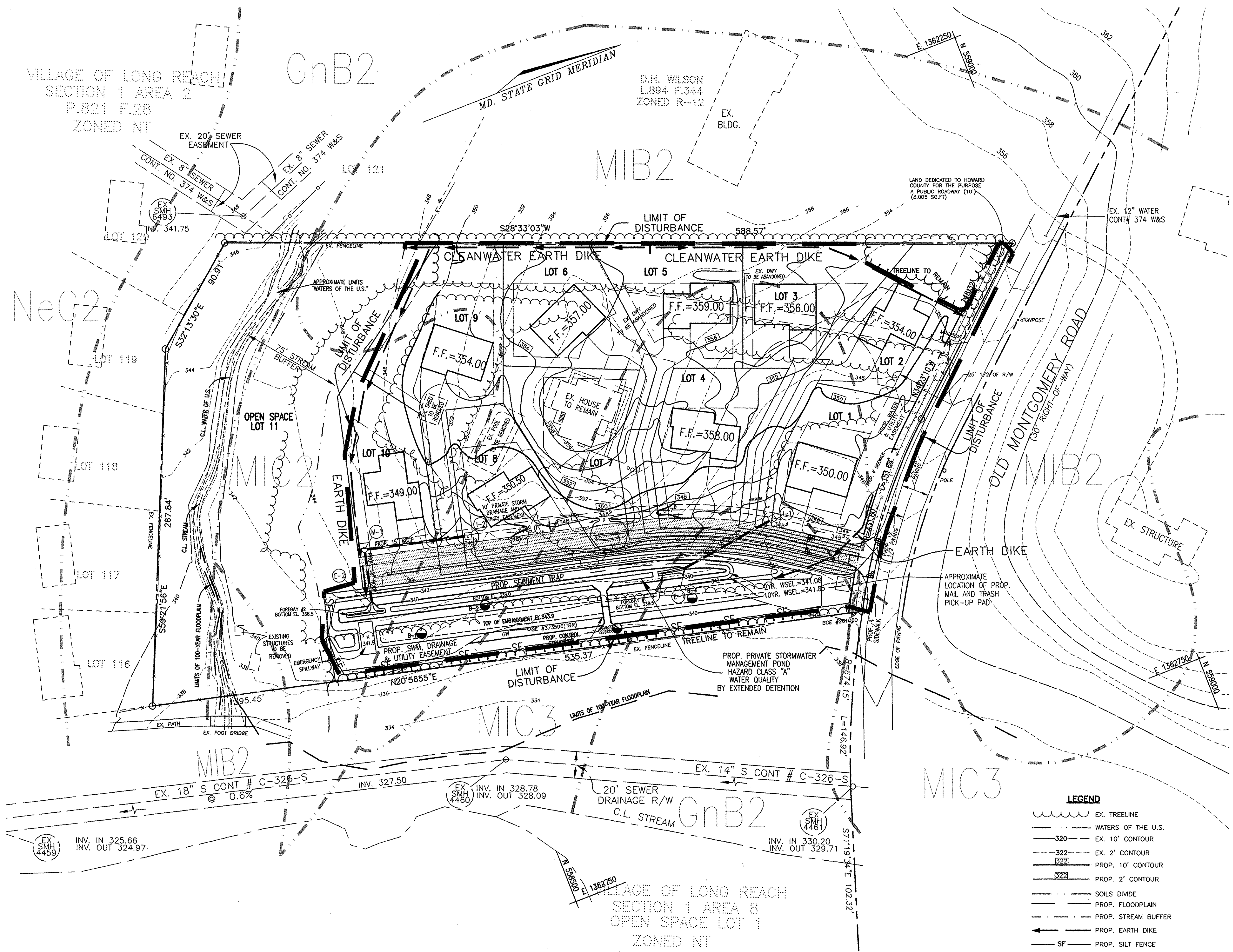
1 SHEET OF 2

cx:\acod\jobs\97-92\303051

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MIB2	MANOR LOAM, 0 TO 3 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
NeC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

NOTE:

- HOWARD SOIL SURVEY, MAP NUMBER 25

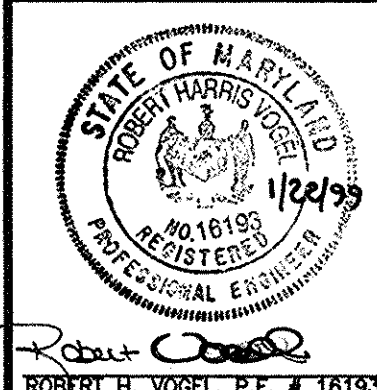


TENTATIVELY APPROVED BY
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 Michael J. Vogel, Jr. 3/1/98
 PLANNING DIRECTOR DATE
 JA

OWNER/DEVELOPER
 MICHAEL PFAU
 c/o TRINITY HOMES
 6212 DEVON DRIVE
 COLUMBIA, MD. 21044

CARROLL PROPERTY
 LOTS 1-10 AND OPEN SPACE LOTS 11
**PRELIMINARY GRADING AND
 SEDIMENT CONTROL PLAN**
 TAX MAP# 36 PARCEL# 265 GRID# 11
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL &
 ASSOCIATES**
 ENGINEERS-SURVEYORS-PLANNERS
 3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel. 410.481.5828 Fax 410.465.3986



DESIGN BY: J.E.R.
 DRAWN BY: J.E.R.
 CHECKED BY: R.H.V.
 DATE: NOVEMBER 3, 1998
 SCALE: 1" = 40'
 W.O. NO.: 97-92

2 SHEET OF 2

- LEGEND**
- EX. TREELINE
 - WATERS OF THE U.S.
 - 320 EX. 10' CONTOUR
 - 322 EX. 2' CONTOUR
 - 322 PROP. 10' CONTOUR
 - 322 PROP. 2' CONTOUR
 - SOILS DIVIDE
 - PROP. FLOODPLAIN
 - PROP. STREAM BUFFER
 - PROP. EARTH DIKE
 - SF PROP. SILT FENCE
 - LOD LIMIT OF DISTURBANCE
 - SCE STABILIZED CONST. ENTRANCE

c:\acod\jobs\97-92\3026.s1

P-99-10