

CENTERLINE ROAD CURVE DATA

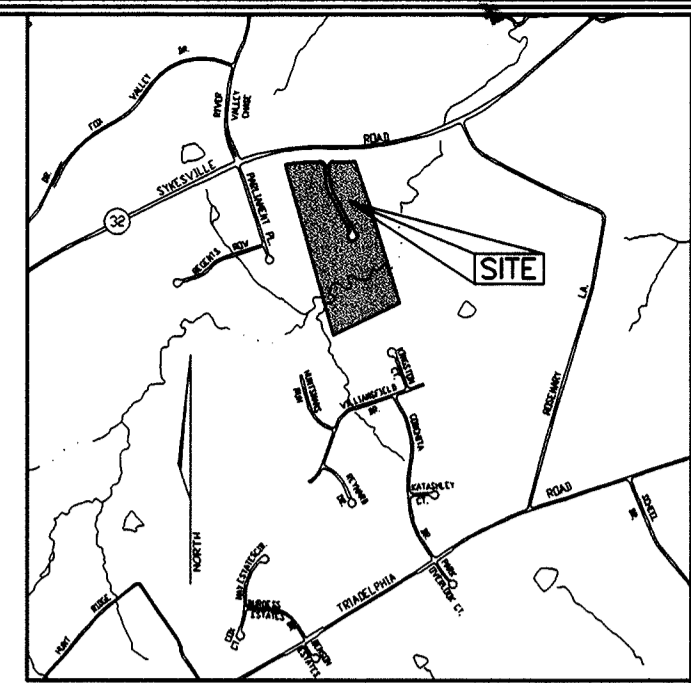
CURVE #	STATIONS	DELTA	RADIUS	ARC LENGTH
C1	PC-3+40.00; PT-4+93.00	28°00'00"	350.00'	153.00'
C2	PC-8+86.00; PT-9+88.00	22°00'00"	130.00'	100.00'

ROAD CLASSIFICATION

ROAD NAME	CLASSIFICATION	R/W
ROAD 'A'	PUBLIC ACCESS PLACE	40'

LEGEND

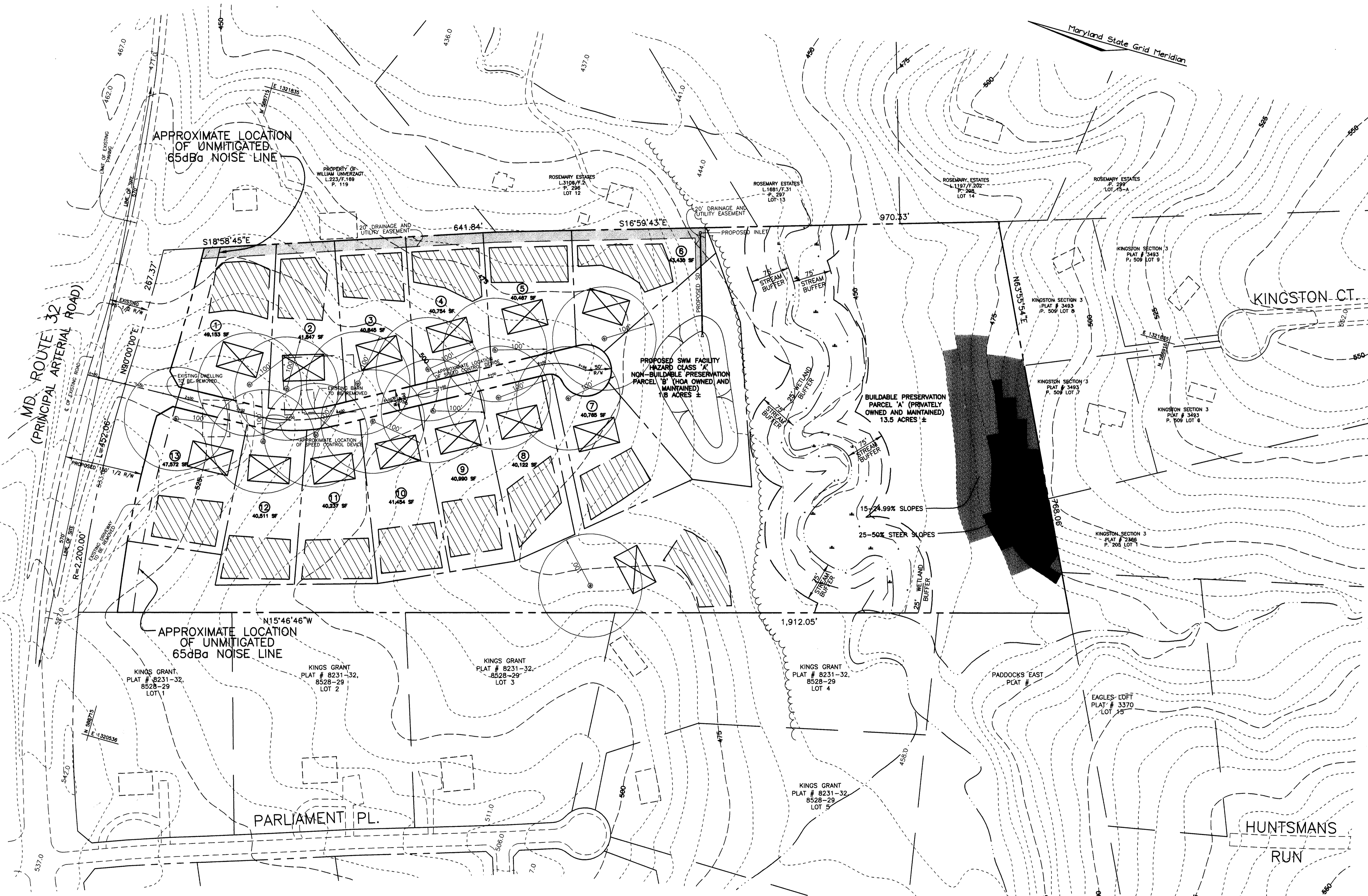
- EXISTING CONTOURS
- PROPOSED HOUSE SITE
- PROPOSED SEPTIC AREA
- PROPOSED WELL
- 15-24.99% SLOPES
- 25-50% SLOPES
- WETLANDS



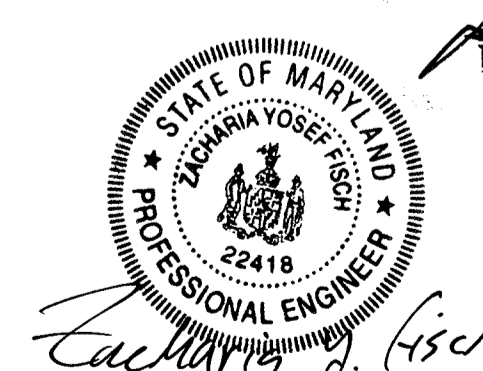
VICINITY MAP
SCALE: 1=2000'

GENERAL NOTES

1. SUBJECT PROPERTY ZONED "RR DEO" PER 9/18/92 COMPREHENSIVE ZONING PLAN.
2. PRIVATE WATER AND SEWER TO BE UTILIZED.
3. SOILS MAP No. 14.
4. TOTAL AREA OF SITE: 28.615 ac.±
5. AREA OF PROPOSED PUBLIC R/W: 2.1 ac.±
6. AREA OF PROPOSED BUILDABLE LOTS: 12.6 ac.±
7. AREA OF PROPOSED BUILDABLE PRESERVATION PARCELS: 13.5 ac.±
8. AREA OF NON-BUILDABLE PRESERVATION PARCEL: 1.8 ac.±
9. DENSITY CALCULATIONS:
 - A.) TOTAL NUMBER OF UNITS ALLOWED:
 - BY OWN DENSITY = 28.615/4.25 = 6 UNITS
 - B.) TOTAL NUMBER OF UNITS PROPOSED UNDER DEO OPTION: 28.615/2 = 14 UNITS
 - C.) NUMBER OF DEO UNITS REQUIRED: 8 UNITS
10. THE EXISTING TOPOGRAPHY IS TAKEN FROM 1993 HOWARD COUNTY AERIAL SURVEYS WITH FIVE FOOT CONTOUR INTERVALS.
11. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
12. A.P.F.O. TRAFFIC STUDY PREPARED BY STREET TRAFFIC STUDIES L.T.D.
13. WETLANDS DELINEATION AND REPORT AND FOREST STAND DELINEATION AND REPORT PREPARED BY EXPLORATION RESEARCH INC.
14. THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES ON-SITE.
15. SPEED CONTROL DEVICES WILL BE PROVIDED IN ACCORDANCE WITH DESIGN MANUAL VOLUME III AND BE SHOWN AT THE PRELIMINARY PLAN STAGE.
16. A. OPEN SPACE REQUIREMENTS: 28.615 ACRES x 5% = 1.43 ACRES±
 B. OPEN SPACE PROVIDED: 1.8 ACRES± (NON-BUILDABLE PRES. PARCEL 'B') NON-BUILDABLE PRESERVATION PARCEL 'B', THAT IS PROPOSED TO BE OWNED AND MAINTAINED BY THE H.O.A., WILL FULFILL THE OPEN SPACE REQUIREMENTS.
17. UNMITIGATED 65 dba LINE WAS TAKEN FROM SURROUNDING PLANS AND AVAILABLE INFORMATION. A MORE COMPLETE NOISE STUDY WILL BE DONE AT PRELIMINARY PLAN STAGE.
18. IN ACCORDANCE WITH SECTIONS 16.115.d AND 16.116.4, NON-CRITICAL FLOODPLAINS AND WETLANDS NEED NOT BE DELINEATED IN A RURAL CLUSTER SUBDIVISION.
19. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
20. THE COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 22AA AND 22BB WERE USED FOR THIS PROJECT.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR
 DATE: 6/19/01
 JA



SKETCH PLAN
TWIN PINES

TAX MAP : 22 PARCEL : 17 GRID : 3 & 8
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' DATE: June 12, 2001
 SHEET 1 OF 1

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