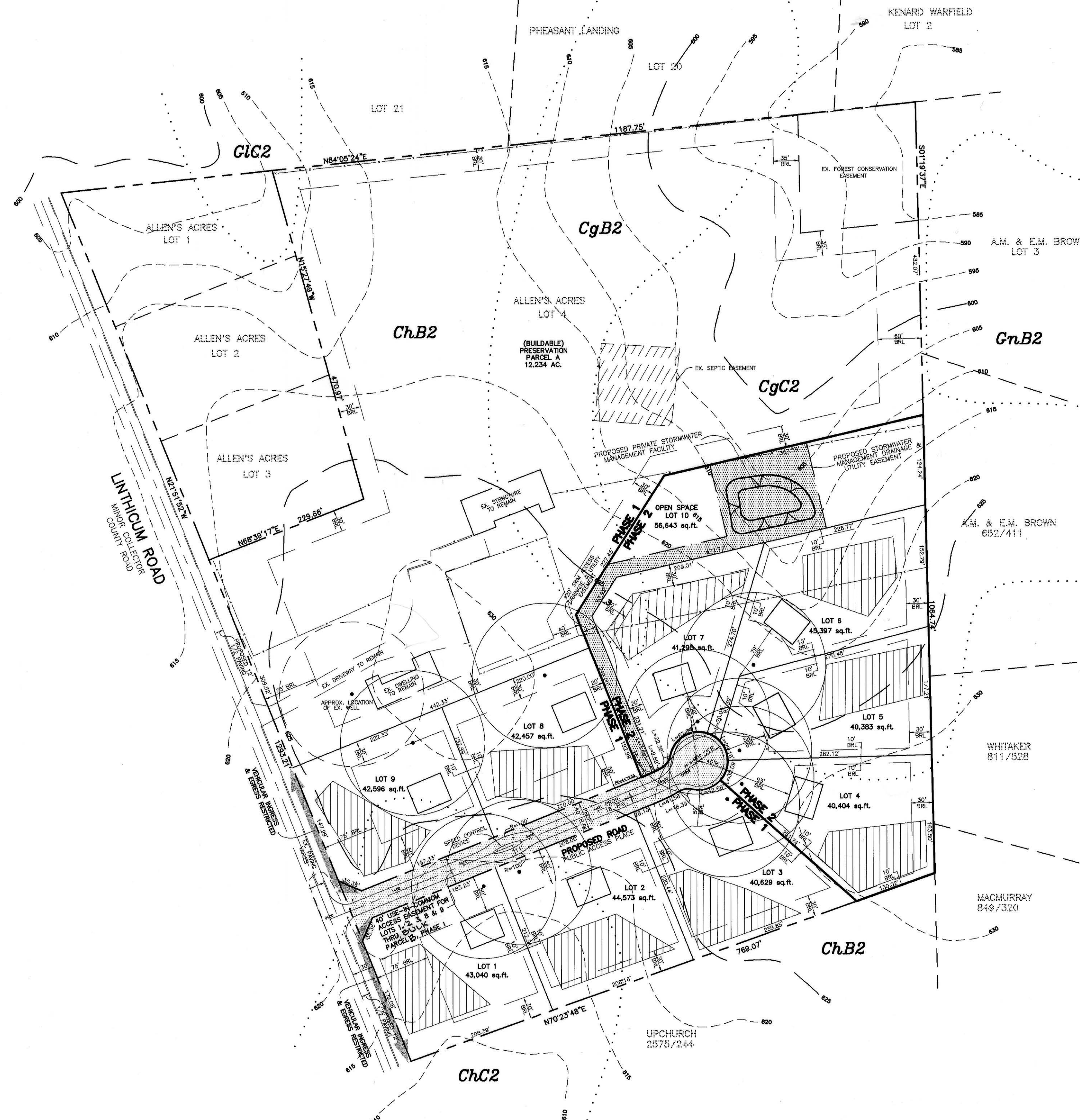
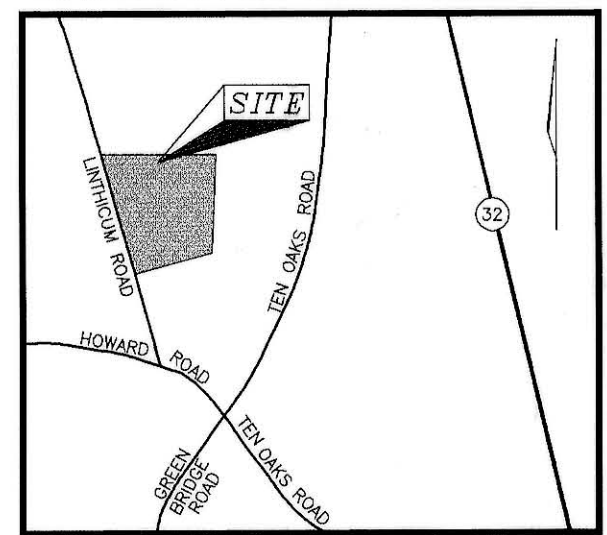


SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GhB2	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
ChC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChB2	CHESTER SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

NOTE:
--HOWARD SOIL SURVEY, MAP NUMBERS 17.

CL. CURVE DATA CHART					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
CURVE 1	300.00'	82.76'	41.65'	82.50'	S60°13'56"W
					15°48'24"



SITE DATA

LOCATION: TAX MAP 28 BLOCK 1 PARCEL 4
5th ELECTION DISTRICT
EXISTING ZONING: RR-DEO
GROSS AREA OF PROJECT: 22,853 AC.
AREA OF PROPOSED LOTS: 8,741 AC.
AREA OF PROPOSED PRESERVATION PARCEL A: 12,234 AC.
AREA OF PROPOSED ROAD: 0.578 AC.
AREA OPEN SPACE: 1.30 AC. OR 5%
OPEN SPACE REQUIRED: 5% OF TOTAL TRACT(26 AC.)
NUMBER OF LOTS PROPOSED: 10

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: L190 / F.240
- DENSITY:
NUMBER OF CLUSTER LOTS PERMITTED PER TOTAL EXISTING SUBDIVISION: 26 AC / 2 = 13 LOTS
NUMBER OF LOTS PROPOSED: 10 INCLUDING BUILDABLE PRESERVATION PARCEL A
NUMBER OF LOTS PROPOSED: 10 INCLUDING BUILDABLE PRESERVATION PARCEL A
*BASED ON THE DENSITY ACHIEVED UNDER F-98-08, THE DEVELOPER MUST OBTAIN 7 CREDITS FROM A SENDING PARCEL FOR THIS SUBDIVISION. (13 TOTAL LOTS - 6 BY RIGHT = 7)
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY J.E. CLARK CO. DATED NOV. 9, 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAP AND IS AT A 5 FOOT CONTOUR INTERVAL.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HO.CO. GEODETIC CONTROL STATIONS: 0034 & 2841
- WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE.
- STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THE PROPOSED ROAD ONLY. WATER QUALITY TO BE PROVIDED BY EXTENDED DETENTION OF THE 1 YR STORM POND HAZARD CLASSIFICATION 'A'.
- THERE ARE NO WETLANDS OR STREAMS ONSITE.
- THERE IS NO FLOODPLAIN ONSITE.
- FOREST STAND DELINEATION PLAN PREPARED BY J.E. CLARK COMPANY.
- APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM DATED FEBRUARY, 1998.
- THERE ARE NO STEEP SLOPES ONSITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS NOT REQUIRED FOR THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THE STORMWATER FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- PRIVATE SEWERAGE EASEMENTS OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL ARE SHOWN ON THIS PLAN (SEE LEGEND). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THIS PROJECT IS ANTICIPATED TO OCCUR AS TWO PHASES. PHASE 1 WILL INCLUDE LOTS 1, 2, 3, 8, 9, A NEW BUILDABLE BULK PARCEL AND BUILDABLE PRESERVATION PARCEL A. PHASE 2 WILL INCLUDE THE PROPOSED ROAD, STORM DRAINAGE, STORMWATER MANAGEMENT, LOTS 4, 5, 6, 7 AND 10 (A RESUBDIVISION OF THE BULK PARCEL).
- A WAIVER TO SECTION 16.120(c), MINIMUM PIPESTEM FRONTAGE, WILL BE SUBMITTED FOR PHASE 1 LOTS 2, 3 & 8. PRELIMINARY PLAN APPROVAL WILL NOT BE GRANTED UNTIL THE WAIVER IS ACCEPTED AND APPROVED. See Map 98-111
- THE EASEMENT HOLDER FOR PRESERVATION PARCEL A WILL BE A HOMEOWNERS ASSOCIATION IN HOWARD COUNTY.

PHASING CHART

PHASE NO.	NO. OF TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PRELIMINARY PLAN SUBMISSION
1	5	2001	JULY 1 - NOV 1 1998 4 MONTHS (50 OR FEWER HOUSING UNITS)
2	4	2002	JULY 1 - NOV 1 1999 4 MONTHS (50 OR FEWER HOUSING UNITS)

LEGEND

- PROPOSED SEPTIC EASEMENT
- PROPOSED WELL LOCATION
- EX. 25' CONTOUR
- EX. 5' CONTOUR
- SOILS DIVIDE
- PROPOSED HOUSE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Paul R. Rutter 5/19/98
PLANNING DIRECTOR DATE

OWNER

ESTELLE M. BROWN
c/o NORTHTRIDGE DEVELOPMENT LLC
14045 GARED DRIVE
GLENWOOD, MARYLAND 21738

DEVELOPER/CONTRACT PURCHASER

GREG CARPENTER
P.O. BOX 440
CLARKSVILLE, MARYLAND 21029

CARPENTER PROPERTY

LOTS 1-9
AND PRESERVATION PARCEL A
A RESUBDIVISION OF ALLEN'S ACRES LOT 4

SKETCH PLAN

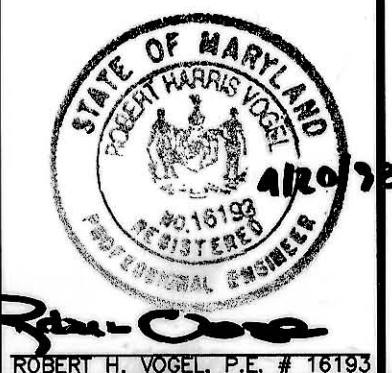
TAX MAP: 28 BLOCK: 1 REFERENCE: F 98-04
PARCEL: 4 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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.
DRAWN BY: J.C.O.
CHECKED BY: R.H.V.
DATE: FEBRUARY, 1998
SCALE: 1"=100'
W.O. NO.: 97-90

1 SHEET OF 1

C:\ACAD\JOBS\CARPENTER\SKETCH