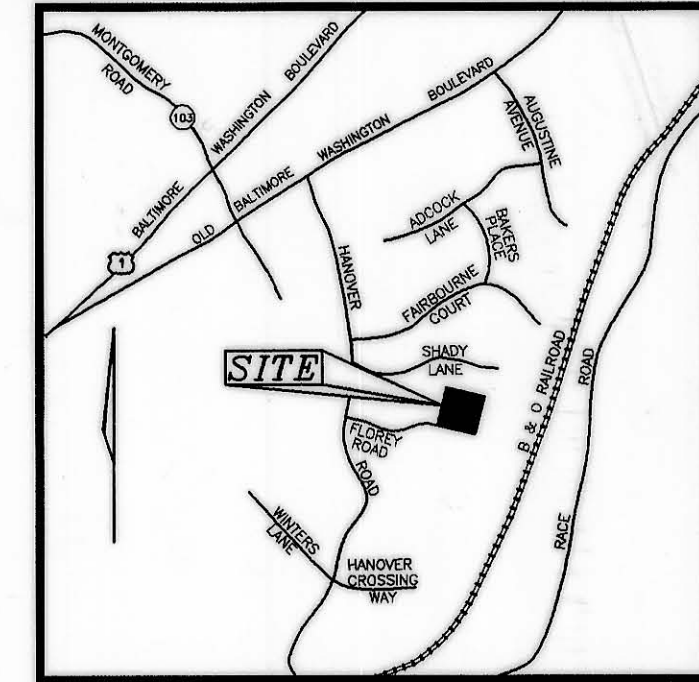
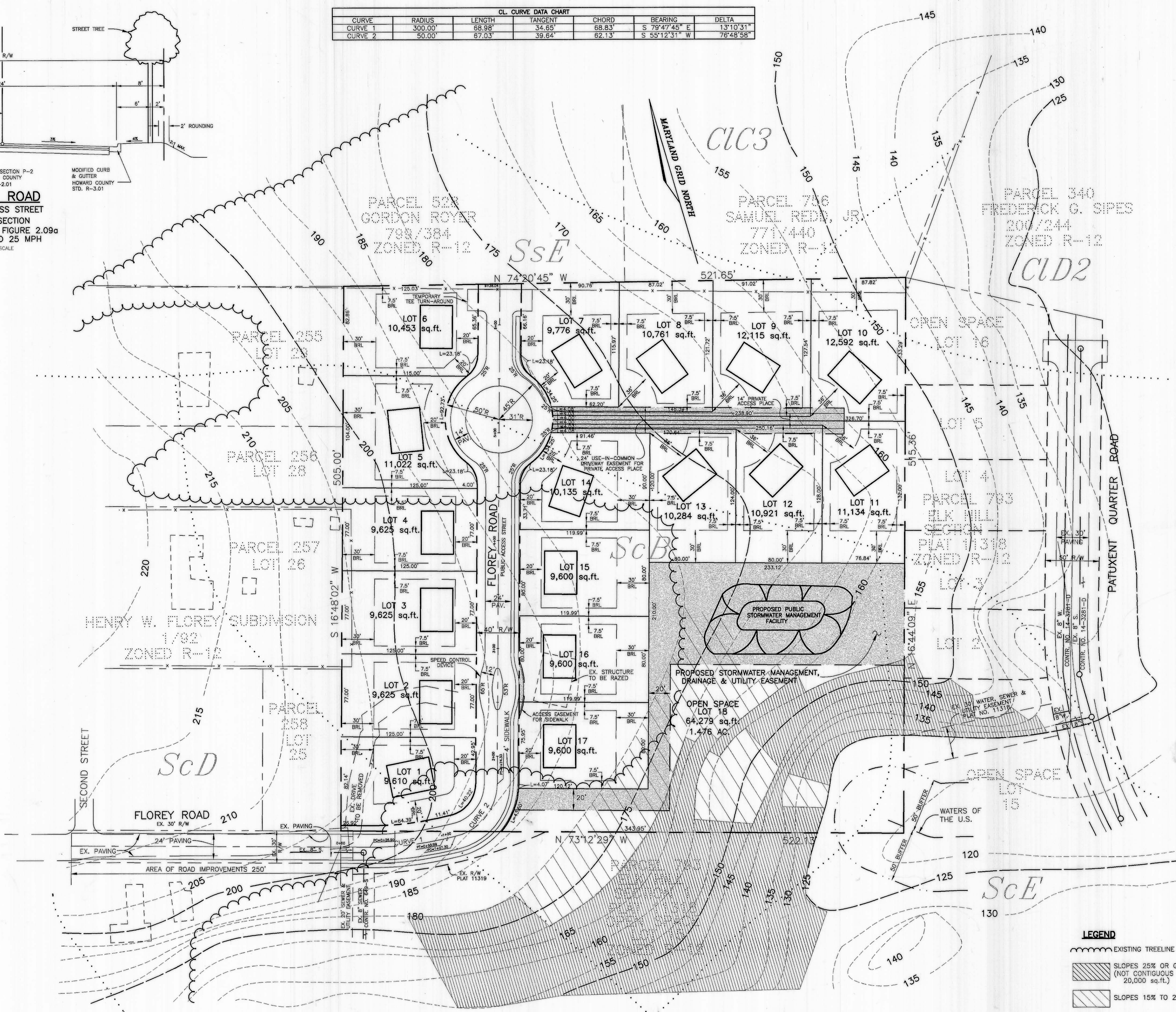


FLOREY ROAD
PUBLIC ACCESS STREET
TYPICAL SECTION
HOWARD COUNTY FIGURE 2.09c
DESIGN SPEED 25 MPH
NOT TO SCALE

CL. CURVE DATA CHART					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
CURVE 1	300.00'	68.98'	34.65'	68.83'	S 79°47'45" E
CURVE 2	50.00'	67.03'	39.64'	62.13'	S 55°12'31" W
					DELTA 13°10'31"



VICINITY MAP
SCALE: 1"=2000'



SITE DATA

LOCATION: TAX MAP 38 BLOCK 15 PARCEL 262
1ST ELECTION DISTRICT
EXISTING ZONING: R-12
GROSS AREA OF PROJECT: 6.112 AC.
MINIMUM LOT AREA: 9600 sq.ft.
AREA OF PROPOSED BUILDABLE LOTS: 4.051 AC.
AREA OF PROPOSED ROAD RIGHT-OF-WAY: 0.585 AC.
OPEN SPACE REQUIRED: 20% (1.222 AC.)
OPEN SPACE PROVIDED: 24% (1.476 AC.)
NUMBER OF TOTAL LOTS PROPOSED: 18
NUMBER OF TOTAL BUILDABLE LOTS PROPOSED: 17
NUMBER OF TOTAL OPEN SPACE LOTS PROPOSED: 1

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: L.1417 / F.303
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY MARKS & VOGEL ASSOCIATES, INC. DATED DECEMBER, 1997.
- 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 H.O.C.O. GEODETIC CONTROL STATIONS: 0034 & 2841
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC WATER & SEWER CONTRACT NO. 14-3281-D
- STORMWATER MANAGEMENT (2 YR AND 10 YR) QUANTITY CONTROL AND QUALITY CONTROL (EXTENDED DETENTION OF THE 1 YR STORM), POND HAZARD CLASSIFICATION 'A'
- BASED ON A FIELD INVESTIGATION BY EXPLORATION RESEARCH, INC. DATED APRIL, 1998, WATERS OF THE U.S. ARE LOCATED ONSITE. THERE ARE NO WETLANDS ONSITE. THERE WILL BE NO GRADING OR DISTURBANCE WITHIN THE 50' BUFFER.
- THERE IS NO FLOODPLAIN ONSITE.
- FOREST STAND DELINEATION PLAN PREPARED BY EXPLORATION RESEARCH, INC. DATED JANUARY, 1998.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED FEBRUARY, 1998.
- THERE ARE STEEP SLOPES ONSITE. NO GRADING WILL OCCUR WITHIN THE STEEP SLOPES.
- 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 WILL BE REQUIRED FOR THIS SITE AND WILL BE PROVIDED AT FINAL PLAN STAGE.
- 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 WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- OPEN SPACE LOT 18 TO BE OWNED AND MAINTAINED BY H.O.A.
- STORMWATER MANAGEMENT FACILITY TO BE PUBLIC AND MAINTAINED BY H.O.A.
- FLOREY ROAD IS A PUBLIC ROAD BY MEANS OF A 30' PRESCRIPTIVE RIGHT-OF-WAY.
- THE DEVELOPER IS REQUIRED TO MAKE CONTRIBUTION FOR THE ROAD IMPROVEMENTS TO FLOREY ROAD 250' BEYOND THE SUBDIVISION. THE IMPROVEMENTS SHALL BE PER HOWARD COUNTY DESIGN MANUAL VOLUME III, TABLE 2.01 FOR PUBLIC ACCESS STREET.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Kauter 6/24/98
PLANNING DIRECTOR DATE

FLOREY PROPERTY
LOTS 1-18

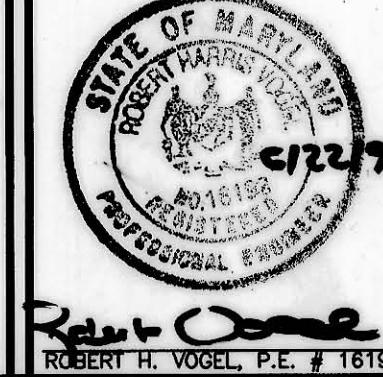
SKETCH PLAN

TAX MAP: 38 BLOCK: 15 PARCEL: 262
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101
ELLCOTT CITY, MARYLAND 21043

TELEPHONE: (410) 461-6828
FAX: (410) 465-9966



DESIGN BY: J.C.O.
DRAWN BY: J.C.O.
CHECKED BY: R.H.V.
DATE: JUNE 16, 1998
SCALE: 1"=50'
W.O. NO.: 97-77

1 SHEET OF 1

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
CIC3	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	C
CID2	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
ScB	SANDY AND CLAYEY LOAM, GENTLY SLOPING	B
ScE	SANDY CLAYEY LOAM, MODERATELY STEEP	B
SsE	SASSAFRAS LOAM, 15 TO 40 PERCENT SLOPES	B

NOTE:
- HOWARD SOIL SURVEY, MAP NUMBER 26

ALLOCATION SCHEDULE:

PHASE NO.	NO. OF UNITS	SUBMISSION DEADLINE
I	8	4 MTS. FROM SKETCH APPROVAL
II	9	JULY 7, 1998 - NOV. 7, 1998

- LEGEND**
- EXISTING TREELINE
 - SLOPES 25% OR GREATER (NOT CONTIGUOUS FOR 20,000 sq.ft.)
 - SLOPES 15% TO 24.9%
 - EX. 25' CONTOUR
 - EX. 5' CONTOUR
 - SOILS DIVIDE
 - WATERS OF THE U.S.
 - BUFFER
 - PROPOSED HOUSE

OWNER/DEVELOPER
TERRA MASS LLC
P.O. BOX 2695
ELLCOTT CITY, MARYLAND 21041

C:\ACAD\JOBS\FLOREY\SKETCH