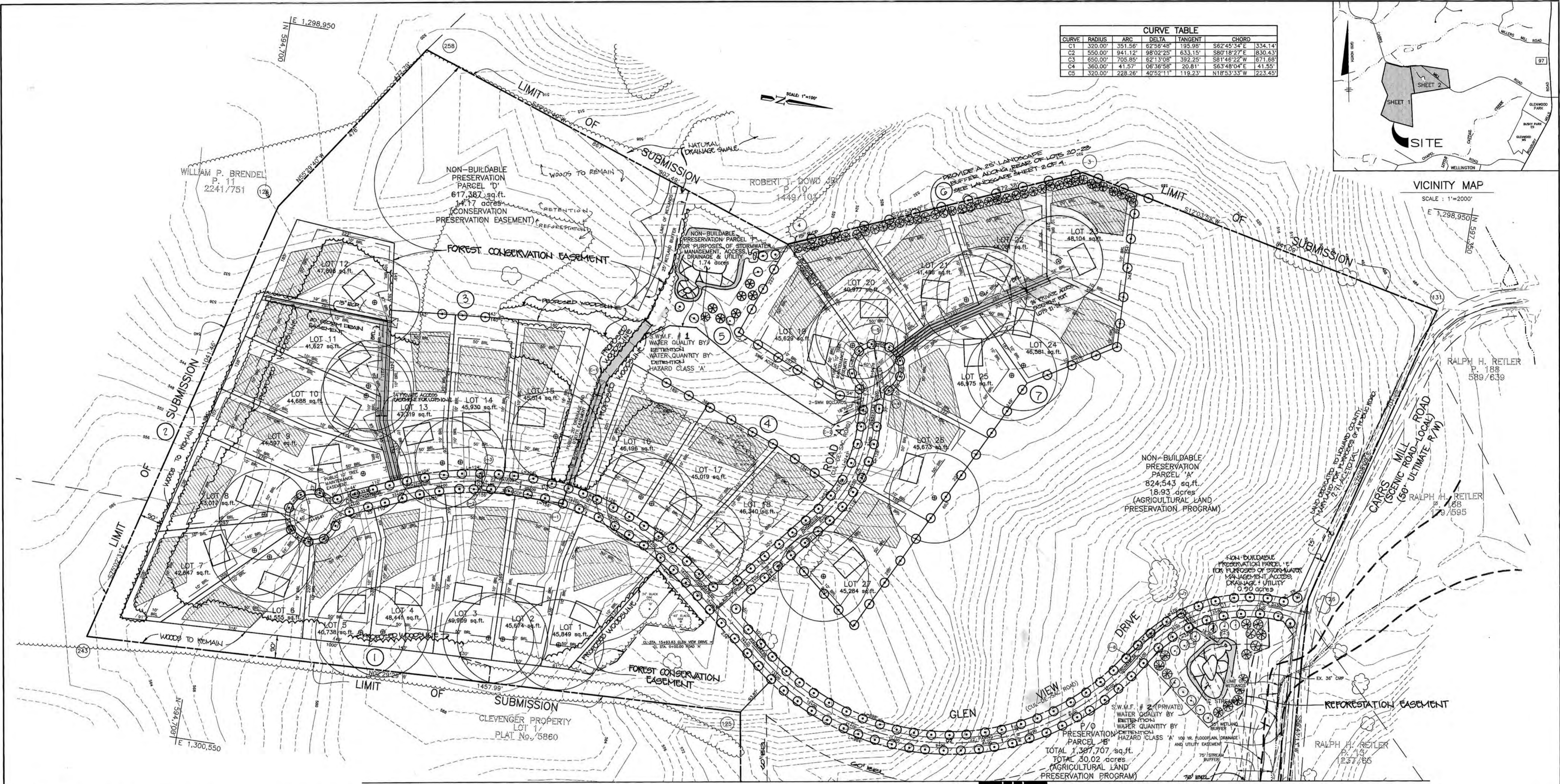
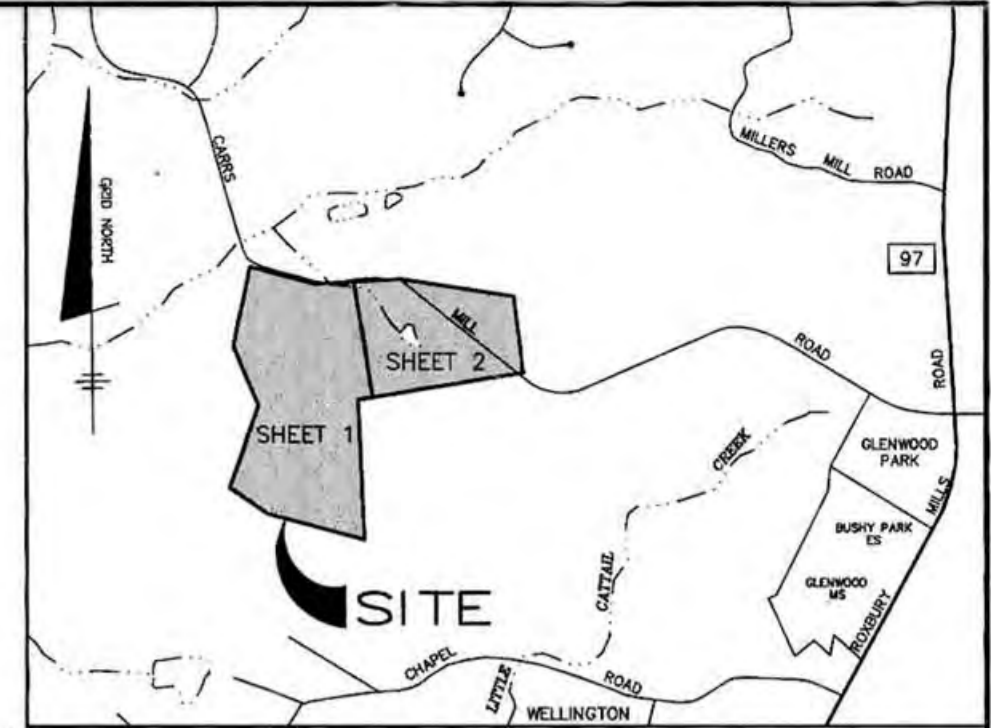


CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	320.00'	351.56'	62°58'48"	195.98'	S62°45'34"E 334.14'
C2	550.00'	941.12'	98°02'25"	633.15'	S80°18'27"E 830.43'
C3	650.00'	705.85'	62°13'08"	392.25'	S81°48'22"W 671.68'
C4	360.00'	41.57'	06°36'58"	20.81'	S63°48'04"E 41.55'
C5	320.00'	228.26'	40°52'11"	119.23'	N18°53'33"W 223.45'



NON-BUILDABLE PRESERVATION PARCEL 'A'
824,543 sq.ft.
18.93 acres
(AGRICULTURAL LAND PRESERVATION PROGRAM)

NON-BUILDABLE PRESERVATION PARCEL 'B'
FOR PURPOSES OF STORMWATER MANAGEMENT, ACCESS, DRAINAGE & UTILITY
0.90 acres

TOTAL 1,307,707 sq.ft.
TOTAL 30.02 acres
(AGRICULTURAL LAND PRESERVATION PROGRAM)

- GENERAL NOTES**
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
 - PROJECTS BACKGROUND: LOCATION: TAX MAPS 14, PARCEL NO. 14 ZONING: RC 4th ELECTION DISTRICT TOTAL TRACT AREA: 110.73 ACRES +/- NUMBER OF PROPOSED LOTS: 28 CLUSTER LOTS AND/OR PRESERVATION PARCELS DATE SKETCH PLAN APPROVAL: RECORDED 9/20/1995 (PRELIM. PLAN DENIED 5/1/1996) DATE SKETCH PLAN APPROVAL: RECORDED 9/20/1995 (PRELIM. PLAN DENIED 5/1/1996) DATE SKETCH PLAN APPROVAL: RECORDED 9/20/1995 (PRELIM. PLAN DENIED 5/1/1996) TOPIC REFERENCES: #1-5-95-16, P-96-19
 - TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY TSA GROUP, INC. IN JANUARY, 1995, SUPPLEMENTED BY 1" = 200' SCALE HOWARD COUNTY TOPOGRAPHIC MAPS.
 - THIS PROJECT IS OUTSIDE THE METROPOLITAN DISTRICT. WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE AND WILL BE PROVIDED ON INDIVIDUAL LOTS.
 - EXISTING UTILITIES SHOWN HEREON HAVE BEEN TAKEN FROM RECORD DRAWINGS AND FIELD LOCATIONS.
 - WETLANDS LIMITS SHOWN HEREON ARE BASED ON A DELINEATION BY M.A. BRUCE & CO., INC., APPROVED SEPTEMBER 1995.
 - COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.14E1 AND 0039.
 - STORMWATER MANAGEMENT QUALITY CONTROL WILL BE PROVIDED THROUGH EXTENDED DETENTION. STORMWATER MANAGEMENT QUALITY CONTROL WILL BE PROVIDED THROUGH DETENTION.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - ALL AREAS ARE "MORE OR LESS".
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND AND STREAM BUFFERS.
 - TRAFFIC STUDY WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES APPROVED SEPTEMBER 1995, REVISED MAY 1996.
 - THE 15% TO 24.9% SLOPES ARE SHOWN ON THIS PLAN (IF APPLICABLE). THE 25% OR GREATER SLOPES ARE SHOWN ON THIS PLAN (IF APPLICABLE).
 - A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
 - FINAL ROAD GRADING FOR THIS PROJECT SHALL BE REVIEWED BY THE HOWARD COUNTY HEALTH INSPECTOR PRIOR TO APPROVAL OF FINAL ROAD CONSTRUCTION TO ENSURE NO ADVERSE IMPACT ON APPROVED SEWERAGE EASEMENTS.

- ALL SHOWN HOUSE SITES COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER 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 ENFORCEMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWERAGE EASEMENT THAT IS NOT BE NECESSARY.
- EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- ALL SEWERAGE EASEMENTS LOCATED WITHIN 50 FEET OF THE PROPOSED ROADWAY MUST BE STAKED OUT PRIOR TO SITE GRADING. GRADING OPERATIONS MUST BE SUPERVISED BY THE APPLICANT TO INSURE NO GRADING TAKES PLACE WITHIN 20 FEET OF THE SEWERAGE EASEMENT WITHOUT PRIOR NOTIFICATION TO THE HOWARD COUNTY HEALTH DEPARTMENT.
- THE MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 S.F. THE MAXIMUM BUILDABLE LOT SIZE SHALL BE 50,000 S.F.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SUBMIT THESE WELL DRILLING RECORDS TO FINAL PLAT SUBMISSIONS. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPT SIGNATURE OF THE RECORDED PLAT.
- THE OWNERS ACKNOWLEDGE THAT ONE LOT AS SHOWN ON THIS PLAN MAY NOT BE APPROVED AT THE FINAL PLAT STAGE IN THE LOCATION SHOWN. THERE EXISTS A POTENTIAL FOR ONE SEPTIC AREA TO BE RELOCATED WITHIN PRESERVATION PARCEL 'A'.
- GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO RECORD PLAT RECORDATION.
- WELLS ON LOTS 9-9 AND 13-17 SHALL BE ADJUSTED AT FINAL PLAT AS DISCUSSED WITH THE BUREAU OF ENVIRONMENTAL HEALTH.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

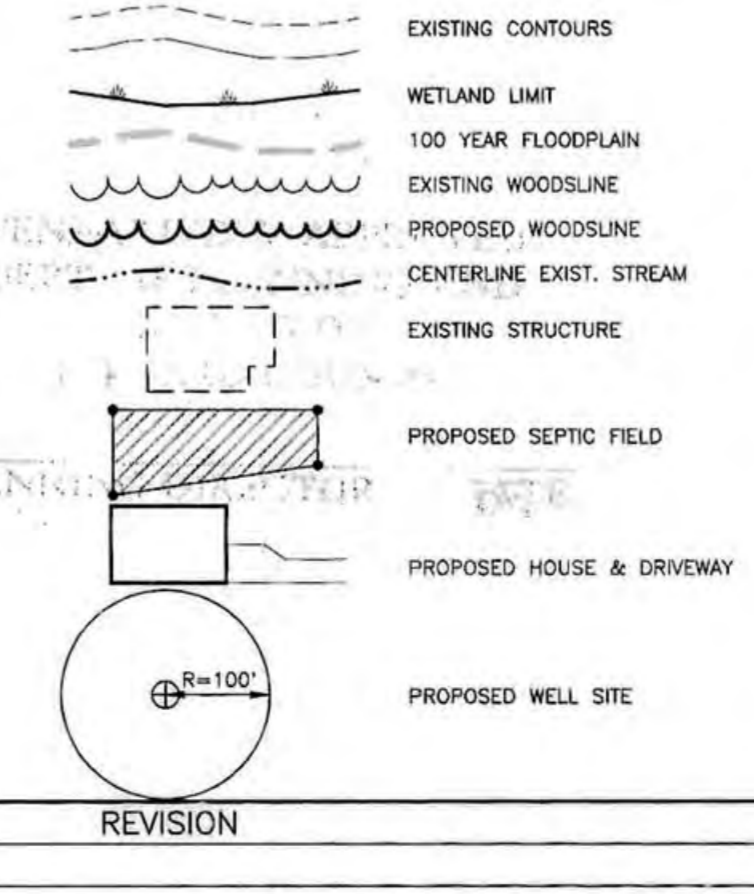
[Signature]
PLANNING DIRECTOR DATE 9/13/96

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

[Signature]
HOWARD COUNTY HEALTH OFFICER DATE 8-23-96

MINIMUM LOT AREA TABULATION CHART				
LOT NO.	GROSS AREA(SF)	PIPESTEM AREA(SF)	REMAINING AREA(SF)	MINIMUM LOT SIZE(SF)
10	44,688	569	44,119	44,119
11	41,627	1,507	40,120	40,120
12	47,898	2,829	45,069	45,069
21	41,486	546	40,940	40,940
22	44,081	1,317	42,764	42,764
23	48,104	2,377	45,727	45,727
24	46,581	1,263	45,318	45,318

COORDINATE CHART (NAD '83)		
No.	NORTH	EAST
131	597307.6413	1299171.8128
26	597127.7513	1299849.3968
25	597178.9420	1300742.8858
215	597001.1377	1301917.3048
24	596206.3391	1302013.2749
125	595925.4215	1300296.4746
243	594468.8125	1300359.8546
126	594727.6258	1299353.6795
258	595008.2908	1298959.9429
4	595865.6805	1299257.3069
3	596485.1304	1298995.8175



MATCH LINE "A"- "A" SEE SHEET 2 OF 4
LEGEND

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Elliott City, Maryland 21043 • (410) 465-6105

[Signature]
DONALD MOON
PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
R.H. DEVELOPMENT LLC
8668 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043
Phone: (410) 465-2321

PROJECT:
GLEN VIEW
LOTS 1 THRU 28, PRESERVATION PARCELS A THRU F

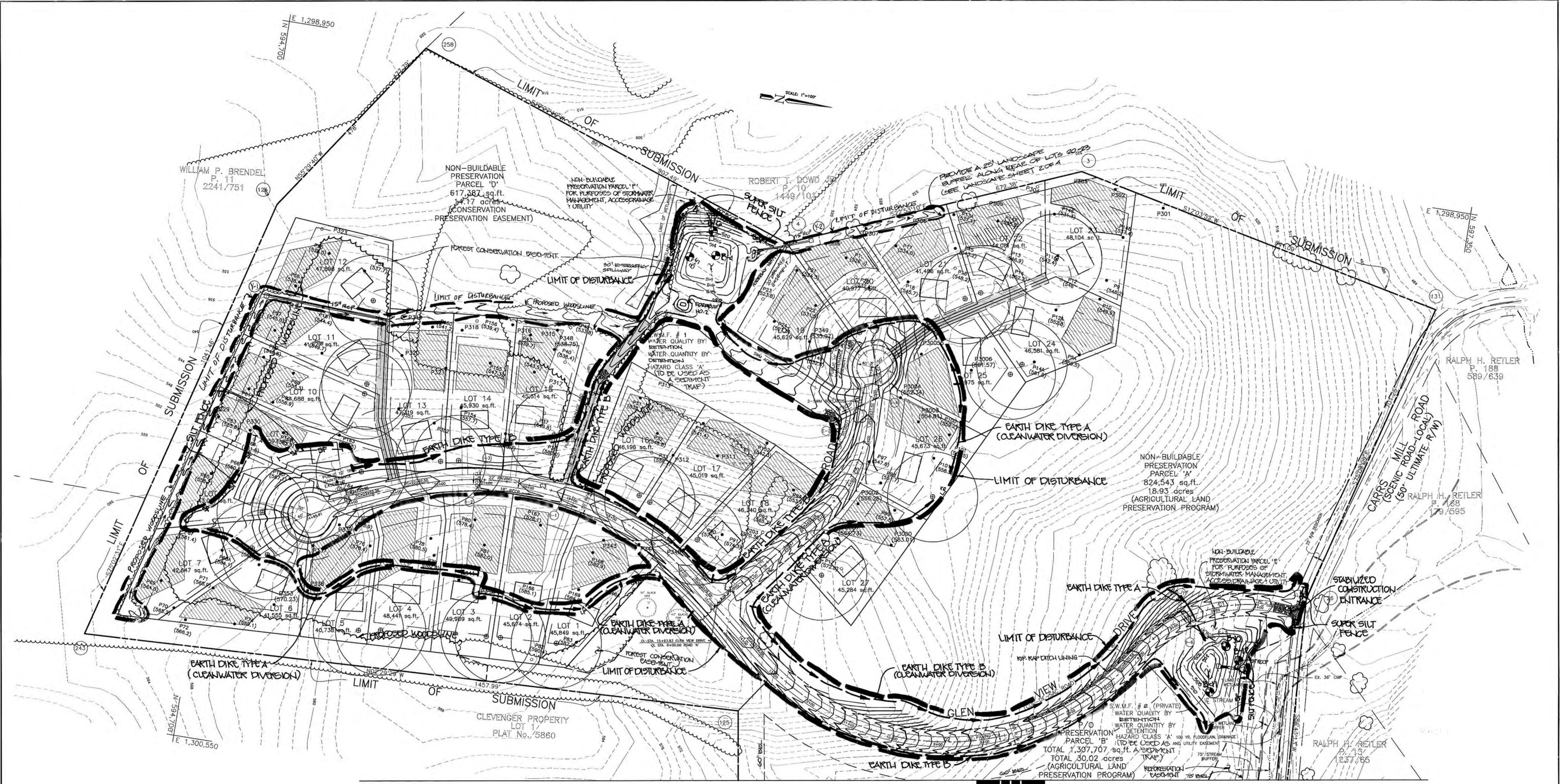
LOCATION:
TAX MAP 14 - PARCEL 14
4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY EQUIVALENT
SKETCH PLAN
P-96-19

DATE: MAY 1996 PROJECT NO. 0921

SCALE: 1"=100' DRAWING 1 OF 4

Design: CAM Draft: CAD



WILLIAM P. BRENDEL
P. 11
2241/751

NON-BUILDABLE PRESERVATION PARCEL 'D'
617,387 sq. ft.
14.17 acres
(CONSERVATION PRESERVATION EASEMENT)

NON-BUILDABLE PRESERVATION PARCEL 'M'
FOR PURPOSES OF STORMWATER MANAGEMENT, ACCESS/EASEMENT & UTILITY

ROBERT J. BOWEN
P. 10
1449/103

PROVIDE A 25' LANDSCAPE BUFFER ALONG REAR OF LOTS 20, 22 (SEE LANDSCAPE SHEET 2 OF 4)

RALPH H. REILER
P. 188
589/639

RALPH H. REILER
P. 188
589/639

RALPH H. REILER
P. 188
589/639

NON-BUILDABLE PRESERVATION PARCEL 'A'
824,543 sq. ft.
18.93 acres
(AGRICULTURAL LAND PRESERVATION PROGRAM)

NON-BUILDABLE PRESERVATION PARCEL 'E'
FOR PURPOSES OF STORMWATER MANAGEMENT, ACCESS/EASEMENT & UTILITY

STABILIZED CONSTRUCTION ENTRANCE

SUPER SILT FENCE

EX. 36' COP

RALPH H. REILER
P. 188
589/639

CLEVENGER PROPERTY
LOT 1
PLAT No. 5880

LOT 12 17,898 sq. ft. (537.77)

LOT 11 41,829 sq. ft. (1204.15)

LOT 10 18,898 sq. ft. (547.17)

LOT 13 4,739 sq. ft. (137.22)

LOT 14 45,930 sq. ft. (1328.55)

LOT 15 45,014 sq. ft. (1297.81)

LOT 16 46,198 sq. ft. (1341.61)

LOT 17 45,019 sq. ft. (1297.75)

LOT 18 46,340 sq. ft. (1342.81)

LOT 19 45,629 sq. ft. (1323.29)

LOT 20 44,097 sq. ft. (1277.61)

LOT 21 41,496 sq. ft. (1199.92)

LOT 22 46,581 sq. ft. (1352.24)

LOT 23 46,581 sq. ft. (1352.24)

LOT 24 46,581 sq. ft. (1352.24)

LOT 25 46,581 sq. ft. (1352.24)

LOT 26 45,673 sq. ft. (1323.94)

LOT 27 45,284 sq. ft. (1316.22)

LOT 28 45,284 sq. ft. (1316.22)

LOT 7 42,047 sq. ft. (1223.53)

LOT 6 41,555 sq. ft. (1207.23)

LOT 5 40,738 sq. ft. (1187.17)

LOT 4 48,441 sq. ft. (1401.17)

LOT 3 40,989 sq. ft. (1191.36)

LOT 2 45,674 sq. ft. (1323.94)

LOT 1 45,849 sq. ft. (1331.33)

LEGEND

- EXISTING CONTOURS
- WETLAND LIMIT
- 100 YEAR FLOODPLAIN
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- CENTERLINE EXIST. STREAM
- EXISTING STRUCTURE
- PROPOSED SEPTIC FIELD
- INDICATES PASSED PERC HOLES
- INDICATES FAILED PERC HOLES
- PROPOSED HOUSE & DRIVEWAY
- PROPOSED WELL SITE

MATCH LINE "A"-"A" SEE SHEET 4 OF 4

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

NO. DATE REVISION

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

OWNER/DEVELOPER:
R.H. DEVELOPMENT LLC
8668 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043
Phone: (410) 465-2321

PROJECT:
GLEN VIEW
LOTS 1 THRU 28, PRESERVATION PARCEL A THRU F

LOCATION:
TAX MAP 14 - PARCEL 14
4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY EQUIVALENT SKETCH
GRADING, SEDIMENT CONTROL AND
PERCOLATION PLAN
P-96-19

DATE: MAY, 1996 PROJECT NO. 0921

SCALE: 1"=100' DRAWING 3 OF 4

