

LEGEND

- 440 --- Ex Ground (10' Interval)
- 442 --- Ex Ground (2' Interval)
- Ex Sewer
- Ex Water
- Ex Tree Line
- Ex Trees To Be Retained
- Property Line
- Ex GSDBA Contour (Unmitigated)
- GSDBA Contour (Mitigated)
- Non-Tidal Wetlands
- Split Rail Fence
- 5' tall Solid Wood Fence
- HOA Homeowners Association
- Non-Credited Open Space

COORDINATE TABLE

No.	Northing	Easting
1	564257.475	1368017.496
2	564320.672	1367876.128
3	564160.085	1367741.690
4	564152.217	1367735.103
5	564123.765	1367711.284
6	564104.017	1367727.903
7	564105.368	1367730.315
8	564018.996	1367801.384
9	564038.617	1367821.061
10	564052.885	1367810.265
11	564077.535	1367835.234

PARKING TABULATION

SINGLE FAMILY ATTACHED : 7 UNITS
 PARKING PROPOSED : 14 SPACES
 A. GARAGE UNITS : 7 x 2 SPACES/UNIT = 14 SPACES
 (1 SPACE IN GARAGE, 1 SPACE IN DRIVEWAY)
 B. PARKING RATIO : 2 SPACES/UNIT, PROVIDE
 36" WIDTH PUBLIC ROAD CONSTRUCTED
 UNDER F 95-136.

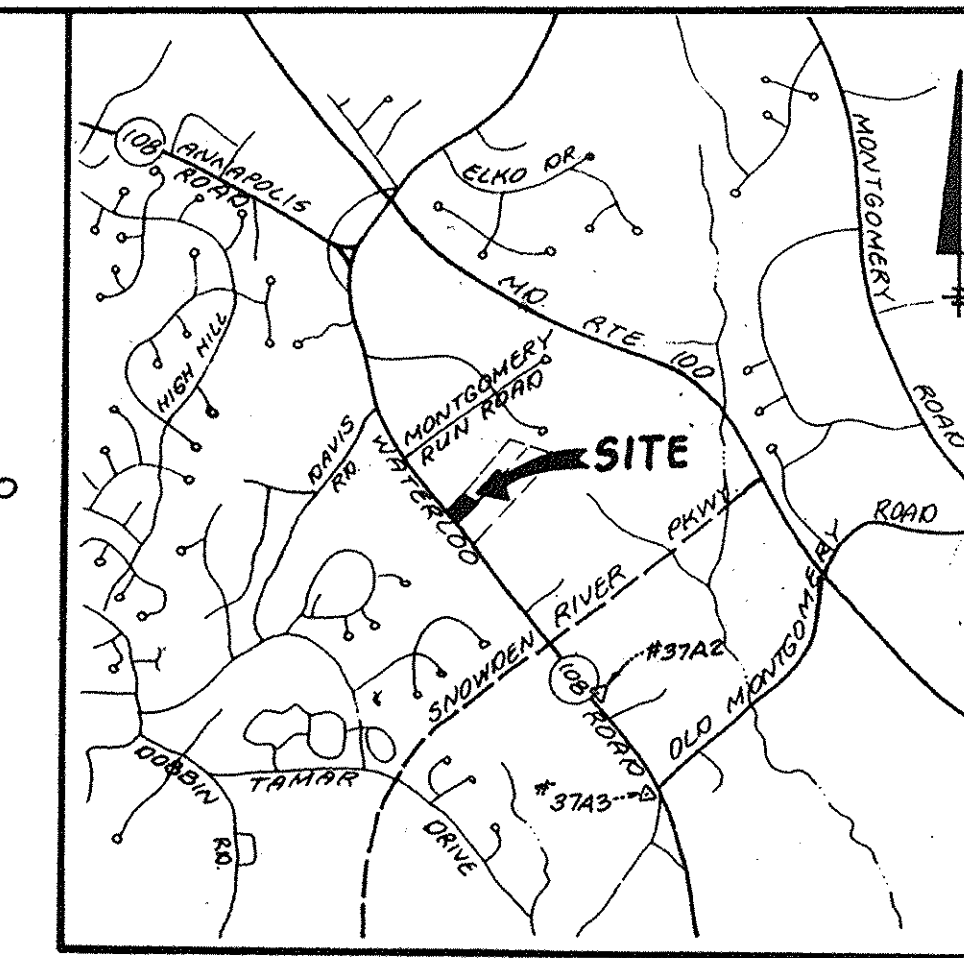
DENSITY TABULATION

UNIT TYPE	GROSS AREA	FLOODPLAIN & STEEP SLOPES	NET AREA	BLDG. UNITS PERMITTED PER NET AC.	BLDG. UNITS PROPOSED	OPEN SPACE REQUIRED	OPEN SPACE PROPOSED	NON-CREDITED OPEN SPACE	NET OPEN SPACE	DENSITY UNITS/NET AC.
SFD										
SFA	0.8885 Ac.	0.00 Ac.	0.8885 Ac.	8	7	0.2221 Ac.	0.3725 Ac.	0.1405 Ac.	0.2320 Ac.	7.878
TOTAL	0.8885 Ac.	0.00 Ac.	0.8885 Ac.	8	7	0.2221 Ac.	0.3725 Ac.	0.1405 Ac.	0.2320 Ac.	7.878

SFD = Single Family Detached, SFA = Single Family Attached

BENCH MARKS:

- 37A2: ELEV 403.707
CONCRETE MONUMENT 0.1 FT. BELOW SURFACE AT TOP OF SLOPE NORTH SIDE OF WATERLOO ROAD NEAR # 5866.
- 37A3: ELEV 385.659
CONCRETE MONUMENT 0.3 FT. BELOW SURFACE AT TOP OF SLOPE SOUTHWEST QUADRANT OF WATERLOO ROAD AND OLD MONTGOMERY ROAD INTERSECTION.



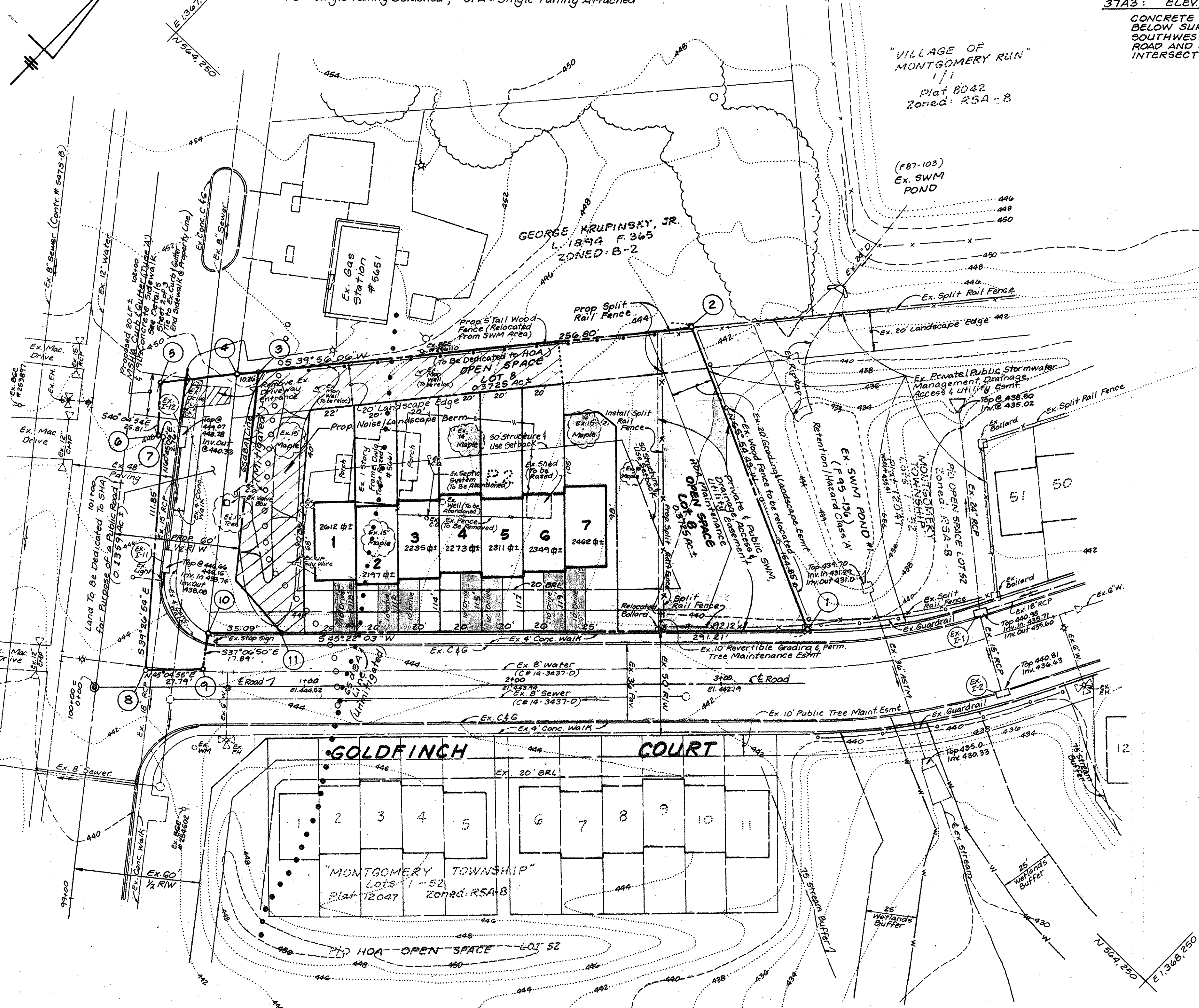
VICINITY MAP

SCALE: 1" = 2,000'

GENERAL NOTES

1. All aspects of the project shall be in conformance with the latest standards and specifications of Howard County unless waivers have been approved.
2. Project Background:
Location: Ellicott City, Maryland
Tax Map/Parcel: Maps 37/2
Zoning: RSA-8
Election District: 1st
Previous Submittals: See Below
3. Existing zoning: RSA-8 per 10/18/93 Comprehensive Zoning Plan.
4. Deed Reference:
Parcel 2 L. 4150 / F. 060
5. The property shown herein is based on a field run boundary survey performed by LDE, Inc. dated March 1995.
6. Gross Area of Tract: 0.8885 Ac. +/-
Net Area of Tract: 0.8885 Ac. +/-
Open Space Required: 0.2221 Ac. +/- (25% x 0.8885 Ac.)
Open Space Provided: 0.3725 Ac. +/-
Number of units per net acre: 7.878
Maximum number of units permitted per net acre: 8
7. Area of proposed lots:
a. Buildable: 0.7526 Ac. +/-
b. Open Space: 0.3801 Ac. +/-
c. 0.3725 Ac. +/-
8. Number of Proposed Lots:
a. Buildable Lots: 7
b. Open Space: 1
9. Area of Public Road Widening: 0.1359 Ac.
10. The topography shown hereon was compiled from field run data prepared by LDE, Inc., March 1995, & Nov. 1998 post graded conditions from construction drawings of public record. (F 95-136 & SDP 96-116), and "As-Built" surveys of public record.
11. Horizontal and vertical datum is related to the Maryland State Plane Coordinate System as projected from Howard County control stations No. 37A2 and No. 37A3 (NAD 83).
12. The proposed Water and Sewer systems to be extensions of existing public contract # 14-3437-D. This property is located within the Metropolitan District.
13. There are no existing steep slopes within the boundaries of the site, as outlined in Section 16.108(b)(56) of the Subdivision and Land Development Regulations.
14. No wetlands exist within the boundaries of the Montgomery Township II site. The Wetland delineation study was completed by M.A. Drexler & Co., Inc. July 1993; approved as submitted under F 95-136. The delineation accompanied for lands, which made up Montgomery Township and Montgomery Township II, i.e., Parcel 2, 3, & 534.
15. The Traffic Study was compiled by Robert L. Morris, Inc. (July 1998) as part of this submission.
16. The Noise Study for Montgomery Township (F 95-136) was compiled by Design & Development Group, approved May 26, 1994 utilizing the HUD Method. The report for Montgomery Township II, was completed by LDE, Inc., using the STAMINA computer program. The STAMINA model used the approved mitigation terms from the approved F 95-136 plans, as verified by field run topography Oct 1998.
17. Stormwater management will be met by expanding Ex. Pond # 1 (F 95-136).
Water Quality = Retention
Water Quantity = Detention
18. The Geotechnical Report was completed by Tech Earth and Environmental as part of F 95-136.
19. The existing utilities shown hereon are approximate locations taken from construction drawings of record.
20. The existing private well and septic system located on the project shall be abandoned by the Developer in accordance with approved procedures of the Howard County Health Department. The Developer shall provide verification to the Health Department of the abandonment prior to signature approval of the Final Plat. The monitoring wells located along the Northern project boundary shall be relocated to the Krupinsky Property by the owner of the Gas Station Property. The monitoring wells shall be relocated prior to signature approval of the Final Plat.
Please note: Inspection to be requested prior to initiation of work.

WATERLOO ROAD (EX. 100' R/W - FUT. 120' R/W) (MD ROUTE 108)



NOTES:
 1. THERE ARE NO WETLANDS ON THE MONTGOMERY TOWNSHIP II PARCEL. SEE GENERAL NOTE 14.
 2. OPEN SPACE LOT 8 IS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.

INDEX OF SHEETS

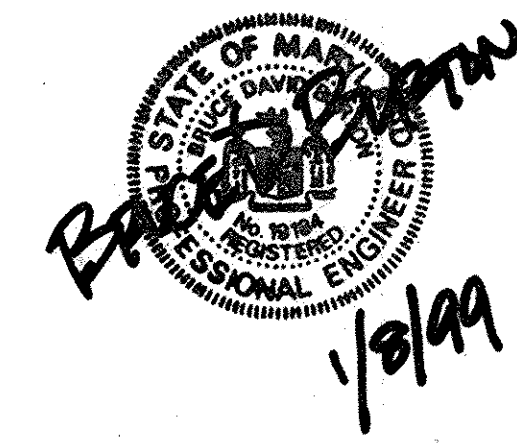
SHEET NO.	TITLE
1	PRELIMINARY / EQUIVALENT SKETCH PLAN
2	PRELIMINARY GRADING PLAN
3	PRELIMINARY LANDSCAPE PLAN

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

[Signature] 1/21/99
 PLANNING DIRECTOR DATE

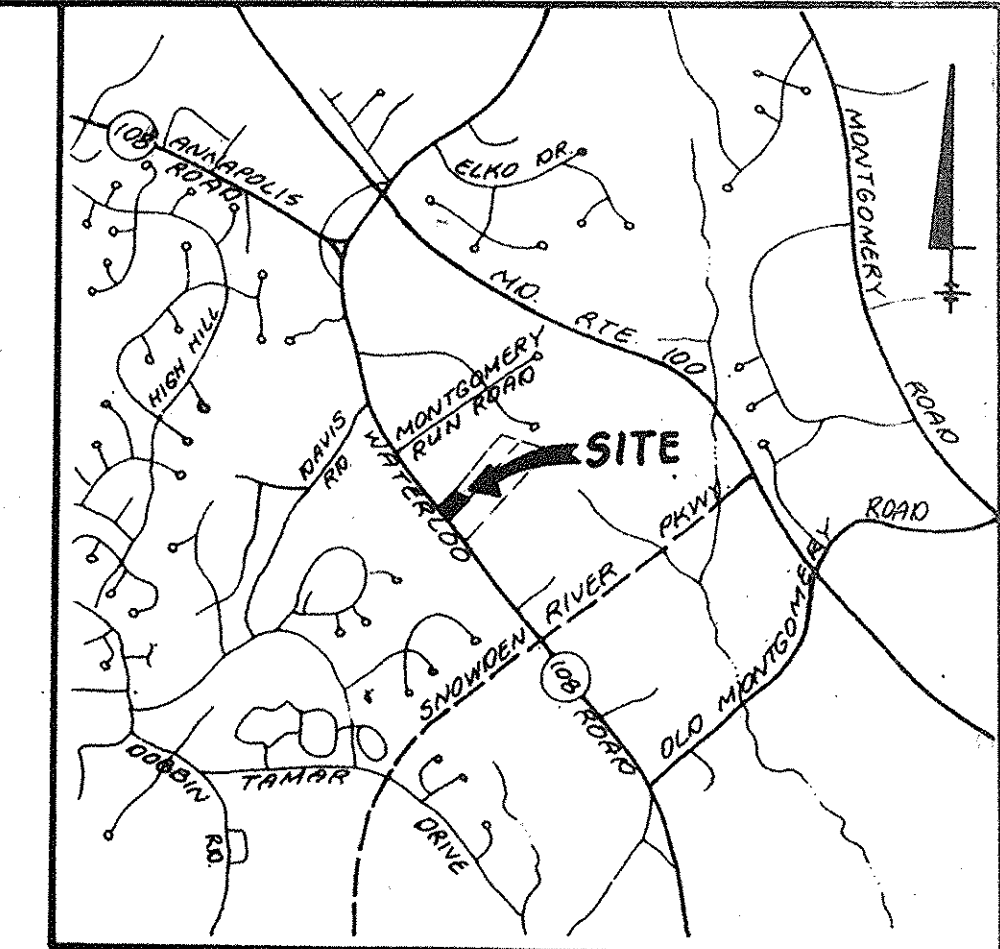
LDE, INC.
 9250 Rumsey Road, Suite 108, Columbia, MD. 21045
 (410) 715-1070 (301) 598-3424 (410) 715-9540 (Fax)

Designed: EDS	PRELIMINARY / EQUIVALENT SKETCH PLAN	Scale: 1" = 30'
Drawn: K.B.W.	MONTGOMERY TOWNSHIP II LOTS 1 THRU 8	Sheet 1 of 3
Checked: B.D.B.	TAX MAP #37 BLOCK 1 P/O PARCEL NO. 2 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	LDE Job # 98-015
Date: Jan. 1999	Previous Submittals 594-04, WP94-10, SP94-9A, F95-136	File # SF99-02



LEGEND

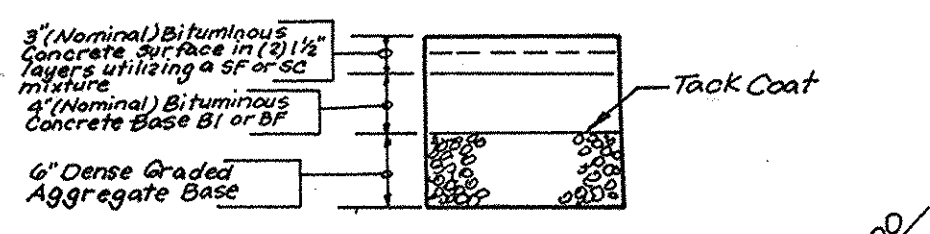
- 440 --- Ex. Ground (10' Interval)
- 442 --- Ex. Ground (2' Interval)
- Ex. Sewer
- Ex. Water
- Ex. Tree Line
- Ex. Trees To Be Retained
- Property Line
- Non-Tidal Wetlands
- Proposed Grade
- Split Rail Fence
- 5' Tall Solid Wood Fence



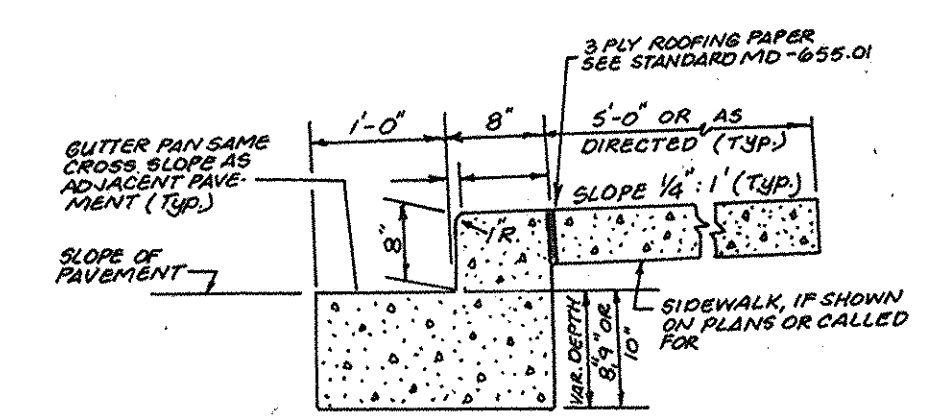
VICINITY MAP

SCALE: 1" = 2,000'

Note: Proposed pond reconstruction requires pond bottom at Elevation 431.00 for Water Quality.

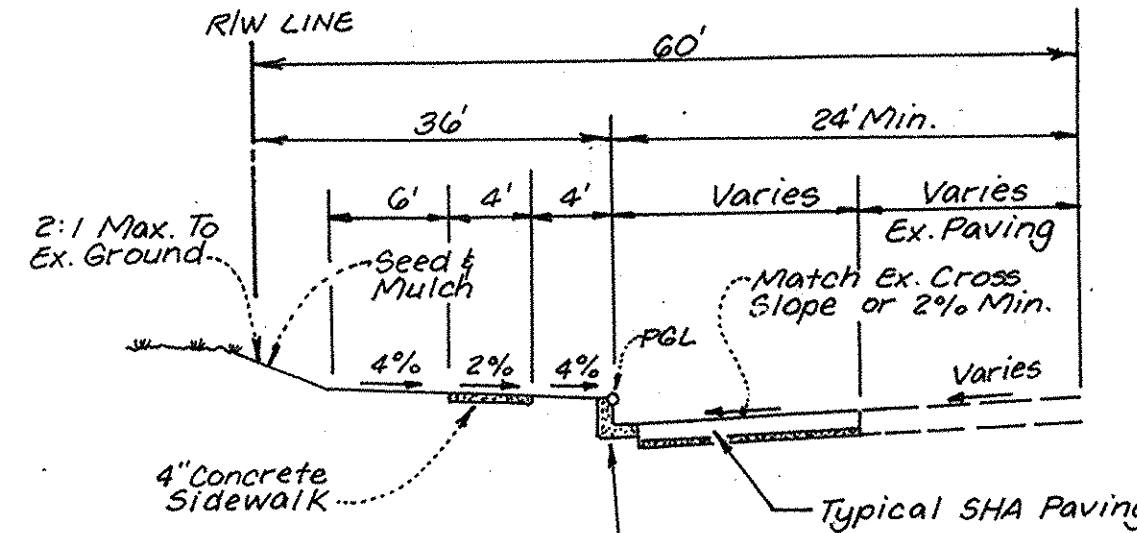


TYPICAL PAVING SECTION
Not To Scale



TYPE 'A' COMBINATION CURB & GUTTER
SHA STANDARD No. MD G20.02
No Scale

WATERLOO RD. (MD. RTE. 108)

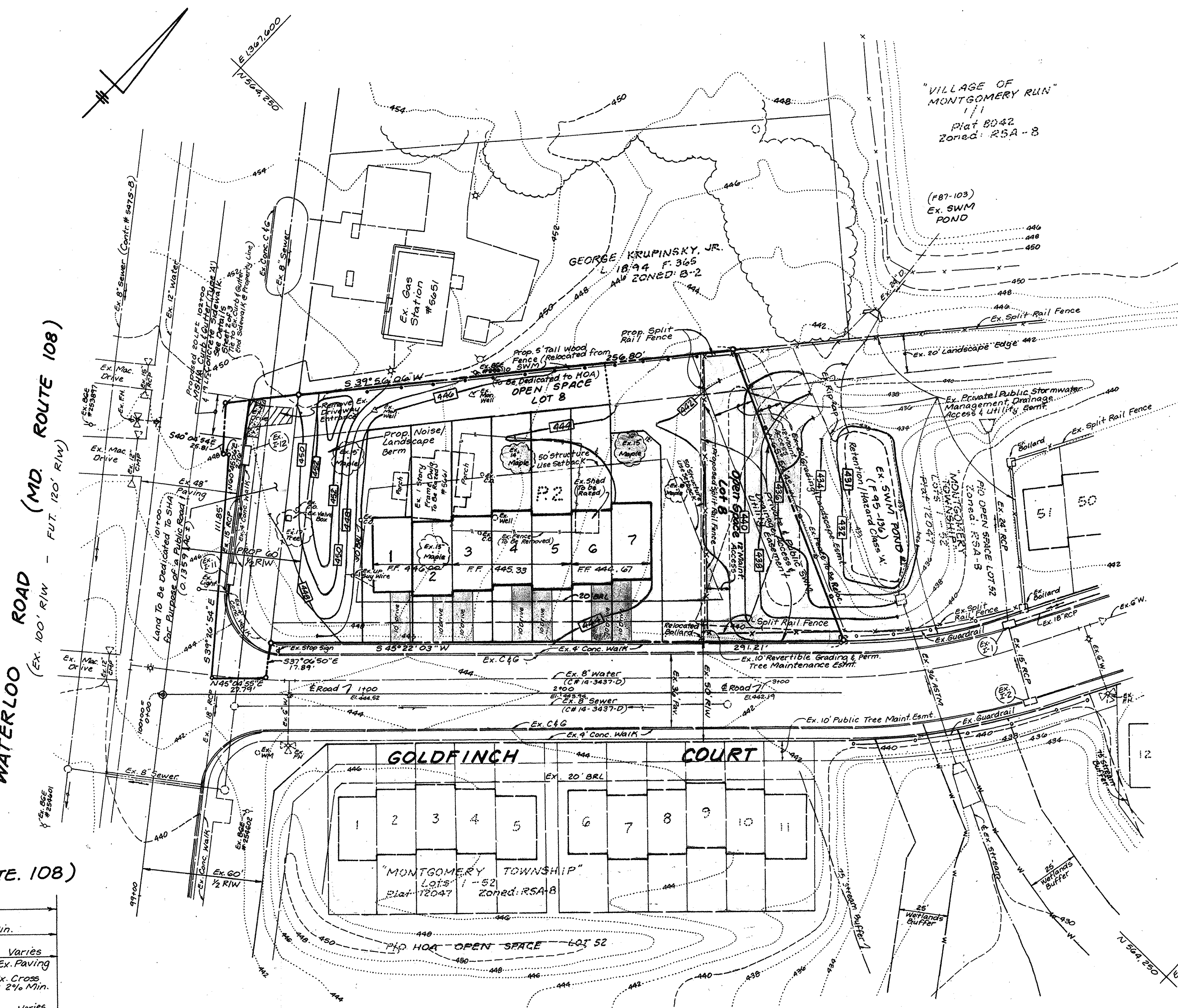


Typical SHA Paving Section
Std. SHA Type 'A' Concrete Curb & Gutter

- NOTES:**
- Sidewalk to be scribed in 5ft. Maximum squares.
 - Expansion joints across the sidewalk not to be more than 15 ft. apart.
 - 1/2" preformed bituminous expansion material in expansion joints to be kept 1/4" below surface of sidewalk.
 - Concrete to be No. 2 Mix.
 - Sidewalk located 2 ft. or more from curb may be 4'-0" in width with a 5 ft. x 5 ft. paved section placed 200 ft. apart.

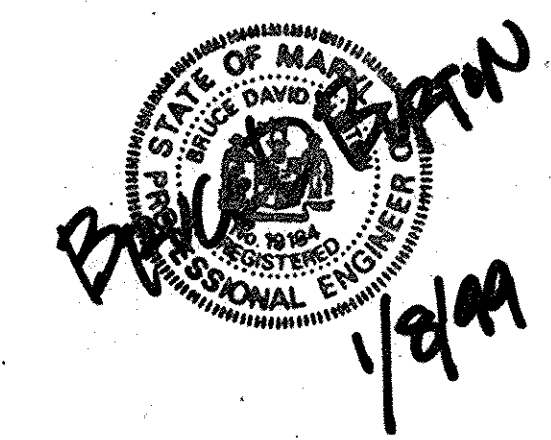
TYPICAL SECTION

No Scale
NOTE: IMPROVEMENTS WERE COMPLETED PER THE F95-136 PLAN SUBMISSION



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

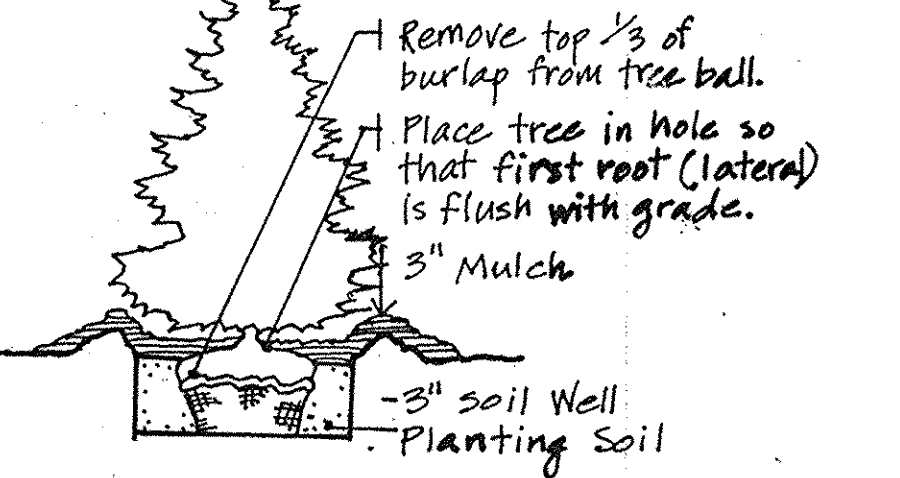
[Signature] 1/21/99
PLANNING DIRECTOR DATE



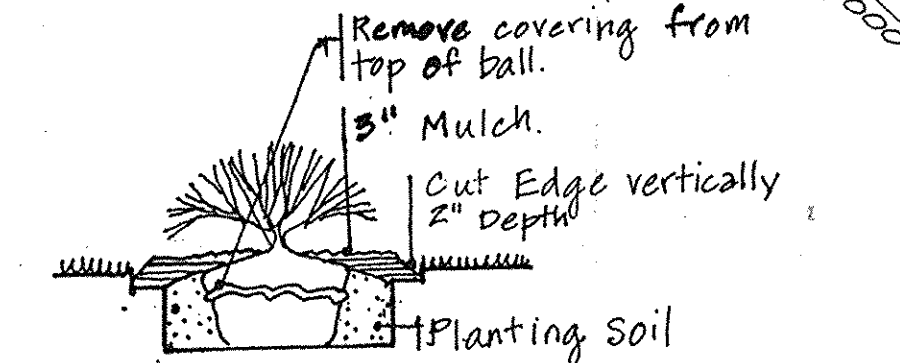
<p>LDE, INC. 9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)</p>		
Designed: EDS	PRELIMINARY GRADING PLAN	Scale: 1" = 30'
Drawn: KBW	MONTGOMERY TOWNSHIP II LOTS 1 THRU 8	Sheet 2 of 3
Checked: BDB	TAX MAP #37 BLOCK 1 P/O PARCEL No. 2 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	LDE Job # 98-015
Date: Jan. 1999	Previous Submittals: S94-04, W94-10, S94-94, F95-136	File # SP99-02
<p>Owner / Developer WINTHORPE DEVELOPERS P.O. Box 223 Highland, Maryland 20777-0223</p>		

LEGEND

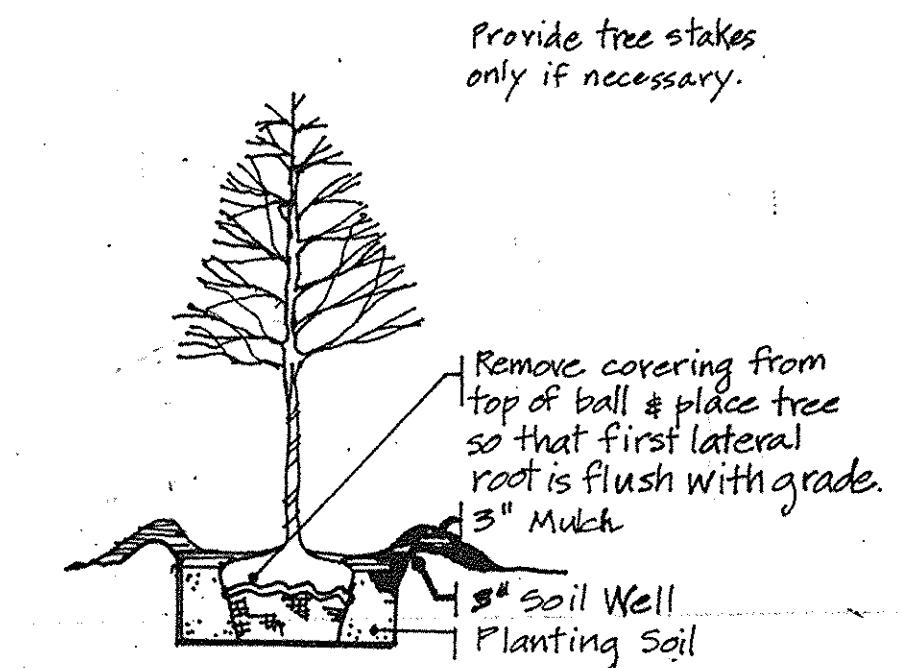
- 440 --- Ex Ground (10' Interval)
- 442 --- Ex Ground (2' Interval)
- Ex Sewer
- 5' Tall Solid Wood Fence
- Ex Water
- Ex Tree Line
- Ex Trees To Be Retained
- Property Line
- Ex G5dBA Contour (Unmitigated)
- G5dBA Contour (Mitigated)
- Non-Tidal Wetlands
- Split Rail Fence



EVERGREEN TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL (PROVISIONS OF SECTION 16.124).

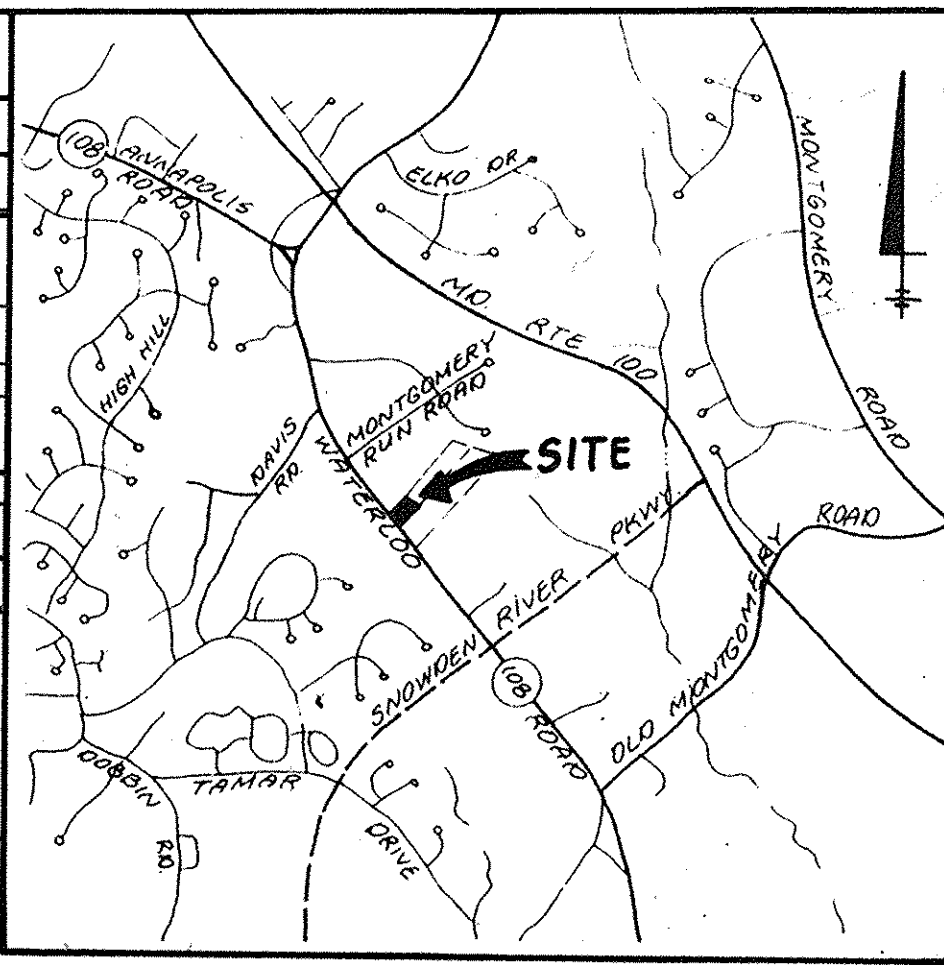
A MINIMUM SPACING OF 20 FEET SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND TREE.

PLANT LIST

No.	KEY	QTY.	PLANT NAMES	SIZE	COND.	REMARKS
1	⊙	8	Acer Rubrum October Glory Red Maple, October Glory	2 1/2" - 3"	B4B	40% o/c or as shown
2	⊙	11	Cupressocyparis Leylandii Leyland Cypress	5" - 6" ht.	B4B	12" - 15" o/c
3	⊙	5	Pinus strobus White Pine	5" - 6" ht.	B4B	10" - 12" o/c
4	⊙	3	Platanus x ACERIFOLIA Woodgood - Bigleaf London Plane	2 1/2" - 3"	B4B	40% o/c or as shown
5	⊙	6	Acer saccharinum Green Mountain Acer	5" - 6" ht.	B4B	As Shown

SHRUB LIST

No.	KEY	NAME
20	⊙	Euonymus Alatus 'Compacta' Dwarf Winged Euonymus 2' - 2 1/2" Ht. (4" - 5" o/c)
50	⊙	Miscanthus Sinensis Gracillimus Nana-Dwarf Maiden Grass 1 Gallon Container (12" - 18" o/c)

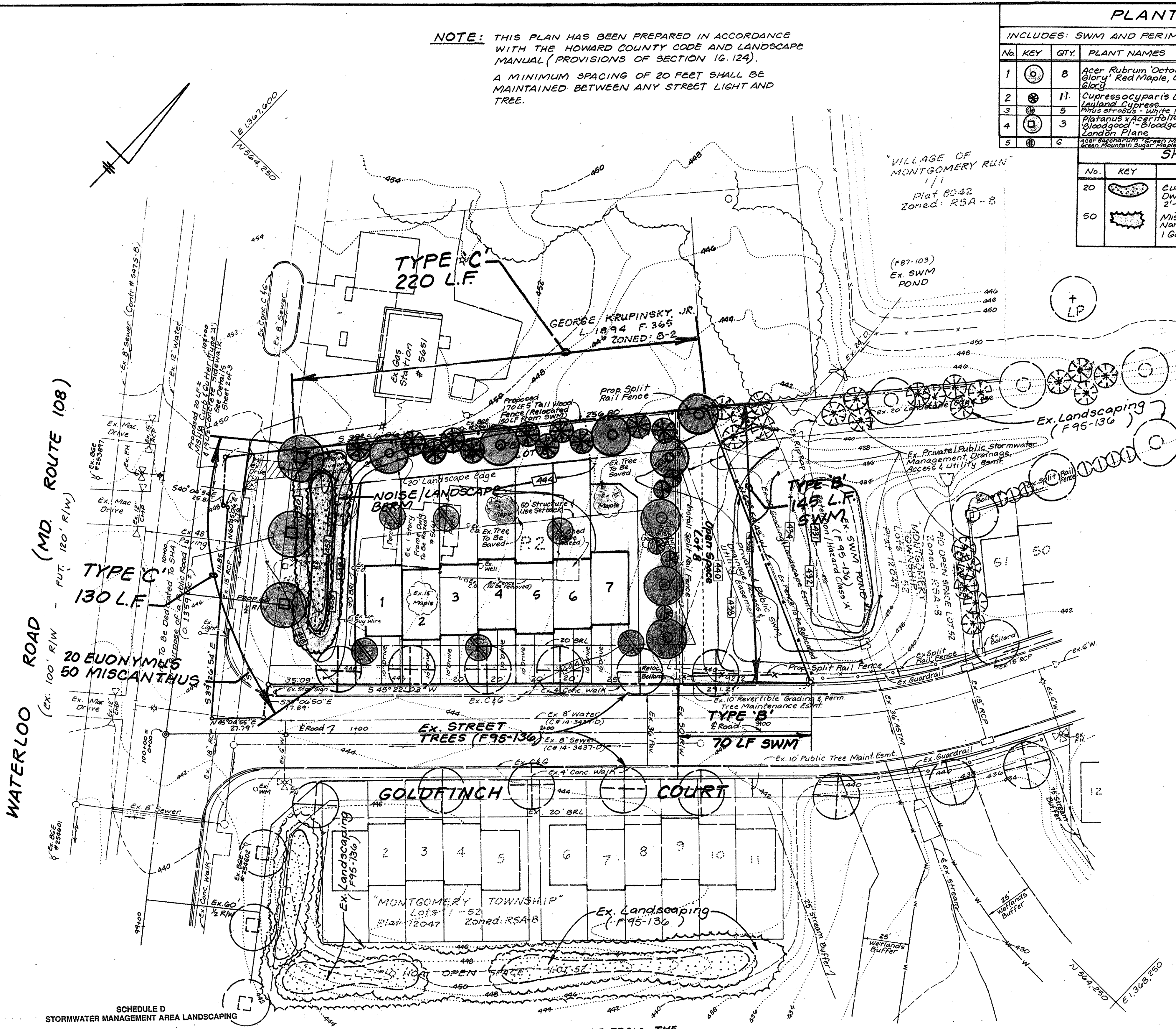


VICINITY MAP

SCALE: 1" = 2,000'

PLANTING NOTES:

- Notify 'Miss Utility', 72 HRS. prior to the installation of plant material.
- Plant installation must conform to minimum standards cited in the latest edition of 'Landscape Specification Guidelines' by the Landscape Contractors Assoc.
- Plants to be located in the field by the owner or owner's representative. Notify owner 72 HRS. in advance of planting.
- A Certification of Landscape Installation is required as per the Ho. Co. Landscape Ordinance.
- Contact Landscape Architect regarding the substitution of plant material. The number, size and location of plants shall not be changed. Substitutions must be included in the recommended plant list.
- Street tree locations have been shown wherever possible. Drive aprons of proposed units do not allow the typical 1 tree : 40 feet
- STREET TREE NOTES:**
 - Biologic root inhibitor barrier or containment shall be installed for trees planted closer than 3 feet to sidewalk.
 - Trees shall be placed 30 feet (min) from all signs and intersections when planting occurs between sidewalk & curb.
 - Street Trees may not be planted within 5 feet of a drain inlet, 5 feet of an open space access strip, 10 feet of a driveway or 20 feet of a street light.



SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	C	C
Linear Feet of Roadway Frontage/Perimeter	130 LF	220 LF
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	No	No
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	Yes, Berm	Yes, Fence *
Number of Plants Required		
Shade Trees 1:40	3 Shade	9 Shade
Evergreen Trees 1:20	7 Evergreen	11 Evergreen
Shrubs	-	-
Number of Plants Provided		
Shade Trees	3 Shade	4 Shade *
Evergreen Trees	-	11 Evergreen
Other Trees (2:1 substitution)	-	-
Shrubs (10:1 substitution)	70 (#1)	-

Comments: Substitution #1 - 70 Shrubs ÷ 10 = 7 Evergreens
* Relocate 150 LF Solid Fence of F95-136; Add 20 LF of Fence for 170 LF
Note: Street Trees Provided under F 95-136.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

Linear Feet of Perimeter	215 LF TYPE 'B'
Number of Trees Required	
Shade Trees 1:50	4 Shade
Evergreen Trees 1:40	5 Evergreen
Credit for Existing Vegetation (No, Yes and %)	No.
Credit for Other Landscaping (No, Yes and %)	No.
Number of Trees Provided	
Shade Trees	4 Shade
Evergreen Trees	5 Evergreen
Other Trees (2:1 substitution)	1

NOTE: THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM. THE GROSS ACREAGE OF THE PROJECT IS LESS THAN 40,000 SQUARE FEET AND IS DEVELOPED TO ITS MAXIMUM DENSITY.

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

Number of Dwelling Units	7
Number of Trees Required (1:DU SFA; 1:3 DU APTS)	7
Number of Trees Provided	
Shade Trees	6 Shade
Other Trees (2:1 substitution)	Credit 2 Ex Maples (Lot 4)
	= 8 provided



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Joseph S. Ranta 1/21/99
PLANNING DIRECTOR DATE

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

Designed	PRELIMINARY LANDSCAPE PLAN	Scale
EDS	MONTGOMERY TOWNSHIP II	1" = 30'
Drawn	LOTS 1 THRU 8	Sheet
KBW	TAX MAP #37 BLOCK 1 P/O PARCEL No. 2	3 of 3
Checked	15 th ELECTION DISTRICT	LDE Job #
BDB	HOWARD COUNTY, MARYLAND	98-015
Date	Previous Submittals: 594-04, W994-10, 5994-94, F95-136	File #
Jan. 1999	Owner / Developer WINTHORPE DEVELOPERS P.O. Box 223 Highland, Maryland 20777-0223	SP99-02