

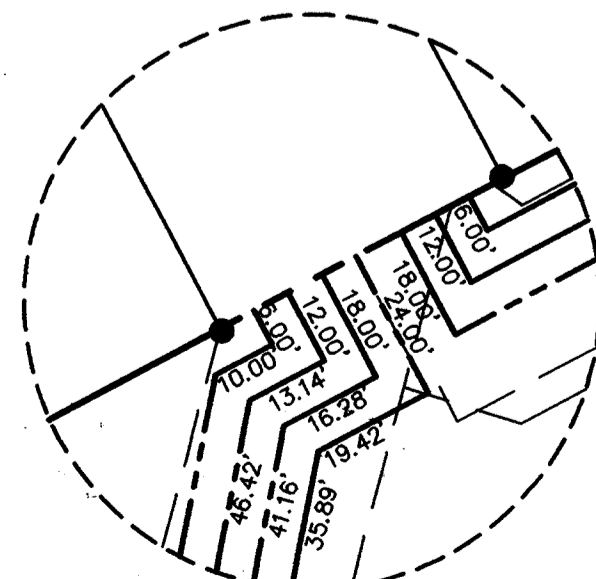
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LEGEND

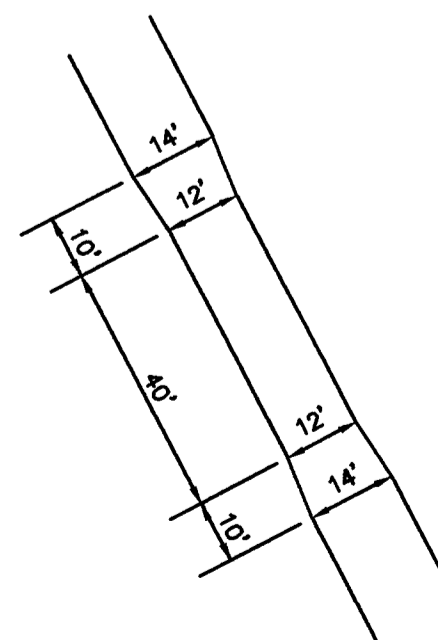
- EDGE OF GRAVEL
- OHE — OVERHEAD ELEC.
- CLEAN OUT
- × × FENCE
- WOODLINE
- IRON ROD FOUND
- IRON PIPE FOUND
- △ TRAVERSE
- WATER METER
- ⊕ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Janet St. John 7/6/99
PLANNING DIRECTOR DATE



DETAIL A
SCALE: 1" = 30'



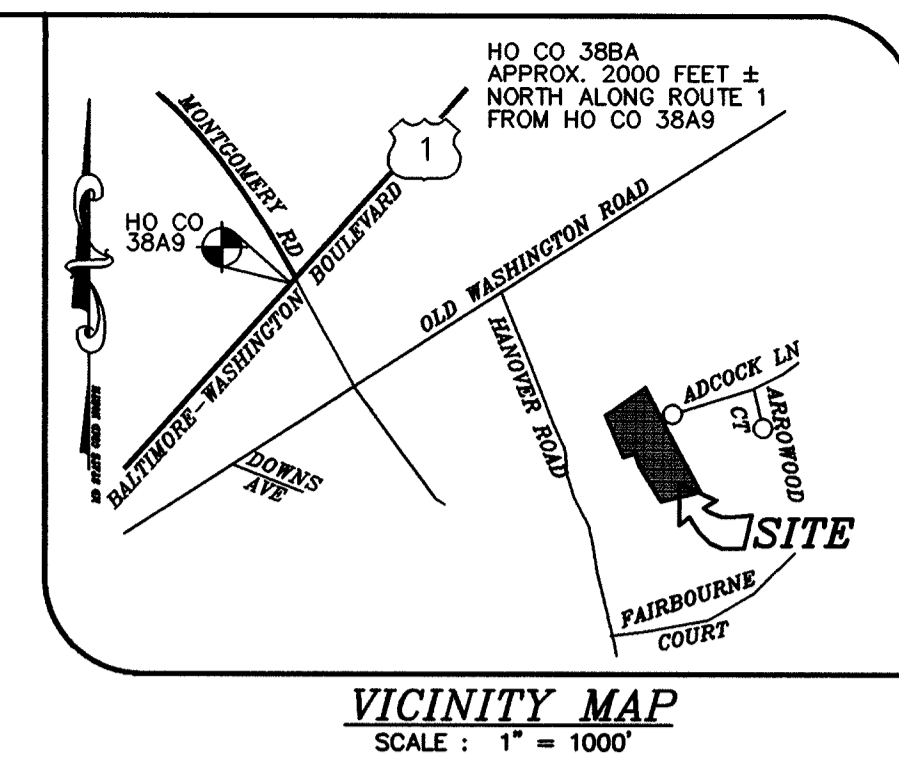
SINGLE LANE SLOW POINT DETAIL
SCALE: 1" = 30'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	11,025 SQ. FT.	60 SQ. FT.	10,965 SQ. FT.
2	11,481 SQ. FT.	623 SQ. FT.	10,858 SQ. FT.
3	11,986 SQ. FT.	1,152 SQ. FT.	10,834 SQ. FT.
4	12,059 SQ. FT.	1,154 SQ. FT.	10,905 SQ. FT.
5	34,976 SQ. FT.	168 SQ. FT.	34,808 SQ. FT.
6	14,437 SQ. FT.	1,175 SQ. FT.	13,362 SQ. FT.
7	14,901 SQ. FT.	1,500 SQ. FT.	13,401 SQ. FT.
8	21,903 SQ. FT.	1,826 SQ. FT.	20,077 SQ. FT.

OWNER/DEVELOPER
ROBERT L. BAKER & JUDITH A. BAKER
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5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0236 Balt. (301) 621-5521 Wash. (410) 987-0238 Fax.



GENERAL NOTES:

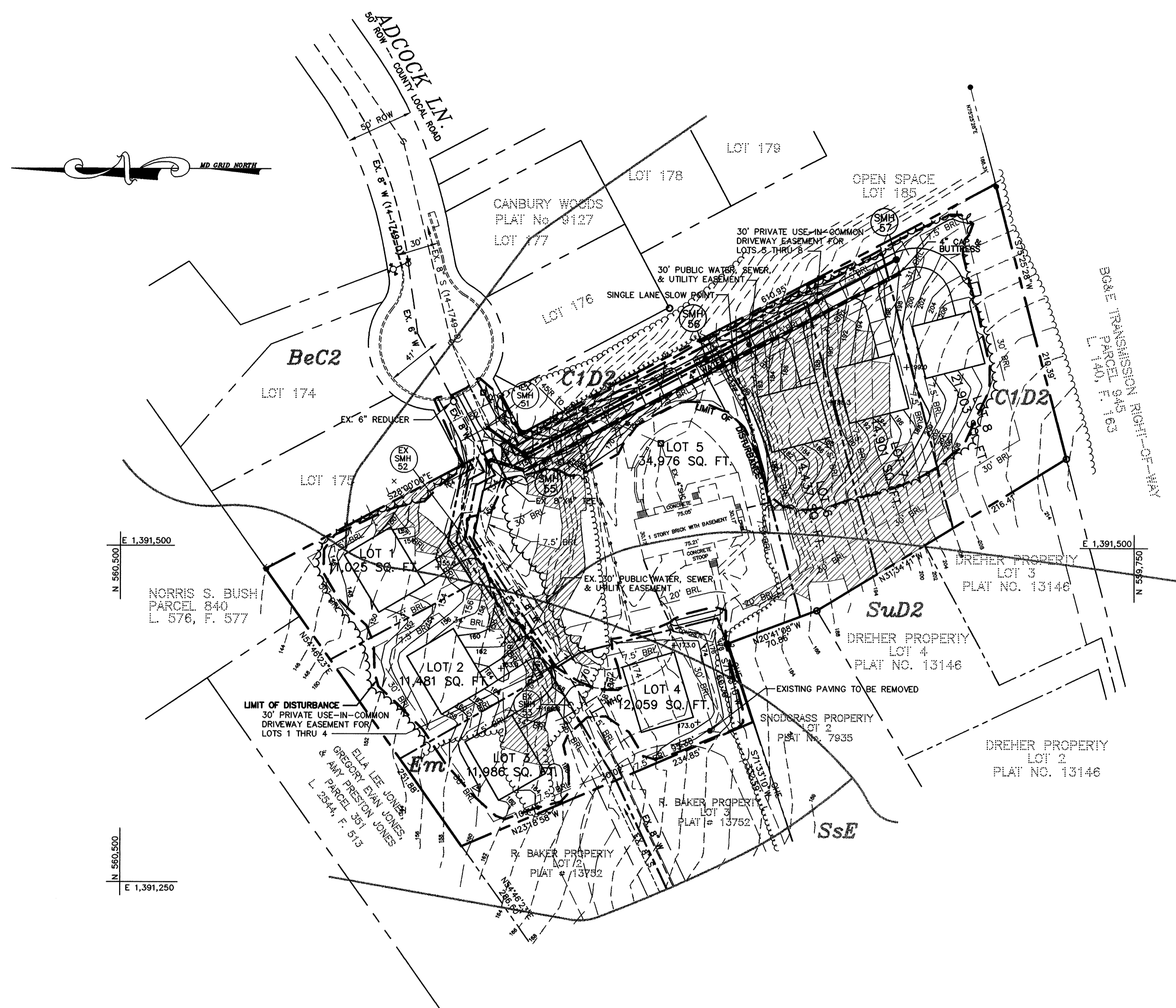
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**
TAX MAP: 38 PARCEL: 188, BLOCK: 9.
ELECTION DISTRICT: FIRST.
ZONING: R-12
DEED REFERENCE: 4595/0413.
DPZ FILES: N/A
- AREA TABULATION**
A. TOTAL TRACT AREA: 3.048 AC.±
B. NUMBER OF PROPOSED BUILDABLE LOTS: 8.
C. NUMBER OF OPEN SPACE LOTS: 0.
D. AREA OF PUBLIC RIGHT-OF-WAY: 0 AC.
E. AREA OF BUILDABLE LOTS: 3.048 AC.±
F. AREA OF OPEN SPACE LOTS: 0 AC.
G. OPEN SPACE REQUIRED: 3.048 x 10% = 0.305 AC (see note #18)
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JANUARY 1998.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JANUARY 1998.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 38A9 AND 38BA.
STATION 38A9 NORTHING 561,056.338 EASTING 1,389,624.180 ELEVATION 223.46
STATION 38BA NORTHING 562,553.304 EASTING 1,390,967.889 ELEVATION 168.97
- PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 1 THRU 4 WILL BE SERVICED UNDER CONTRACT #14-3720. LOTS 5 THRU 8 WILL BE SERVICED UNDER A SEPARATE CONTRACT.
- FOREST STAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL, INC. ON APRIL 10, 1998.
- FINAL GRADING FOR EACH LOT WILL BE SUBMITTED AT THE SITE DEVELOPMENT PLAN STAGE.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- NO FLOODPLAIN OR WETLANDS EXIST ON-SITE.
- EXISTING STRUCTURE ON LOT 9 IS TO REMAIN.
- NO STEEP SLOPES EXIST ON-SITE.
- ▨ DENOTES USE-IN-COMMON DRIVEWAY EASEMENT
- ▨ DENOTES AN EXISTING AND PROPOSED PUBLIC WATER, SEWER, & UTILITY EASEMENT.
- SWM WAS PROVIDED UNDER F-86-115, CANBURY WOODS, SECTION 1, AREA 1.
- APFO ROAD TEST IS NOT REQUIRED BASED ON SECTION 4.2 OF DESIGN MANUAL VOLUME III. THERE ARE NO MAJOR COLLECTOR OR HIGHER CLASSIFICATION ROAD INTERSECTING WITH A MAJOR COLLECTOR OR HIGHER CLASSIFICATION ROAD WITHIN ONE (1) ROAD MILE FROM THE PROJECT ENTRANCE.
- THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE.
- THE FOREST CONSERVATION REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION.
- NO FURTHER SUBDIVISION OF LOT 5 IS PERMITTED.

Project	date	description	approval
97102	JUNE 1999	illustration	SID
		scale	1" = 60'

	date	description	revisions

R. BAKER PROPERTY II
TAX MAP 38 - PARCEL 188 - BLOCK 9
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PRELIMINARY EQUIVALENT SKETCH PLAN

NOTE: THIS DRAWING IS TO BE USED FOR GRADING PLAN PURPOSES ONLY.



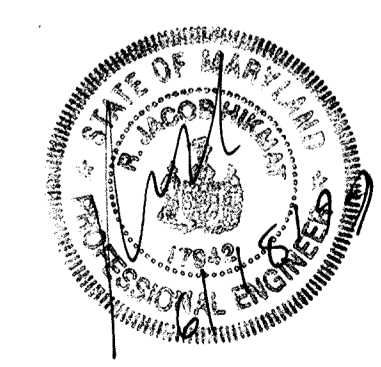
LEGEND

- EDGE OF GRAVEL
- OHE — OVERHEAD ELEC.
- CLEAN OUT
- x — FENCE
- ~~~~~ WOODLINE
- IRON ROD FOUND
- IRON PIPE FOUND
- △ TRAVERSE
- WATER METER
- ⊕ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ▨ DENOTES SLOPES 15% TO 24.9%

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
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 HOWARD COUNTY
David R. Smith 7/6/99
 PLANNING DIRECTOR DATE

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BeC2	BELTSVILLE SILT LOAM, 5 TO 10% SLOPES, MODERATELY ERODED - TYPE C
CID2	CHILLUM GRAVELLY LOAM, 15 TO 25% SLOPES, MODERATELY ERODED - TYPE B
Em	ELKTON SILT LOAM - TYPE C/D
SuD2	SUNNYSIDE FINE SANDY LOAM, 5 TO 15% SLOPES, MODERATELY ERODED - TYPE B



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Project	97102	date	JUNE 1999
Illustration	SJD	engineering	SJD
scale	1"=50'	approval	SJD

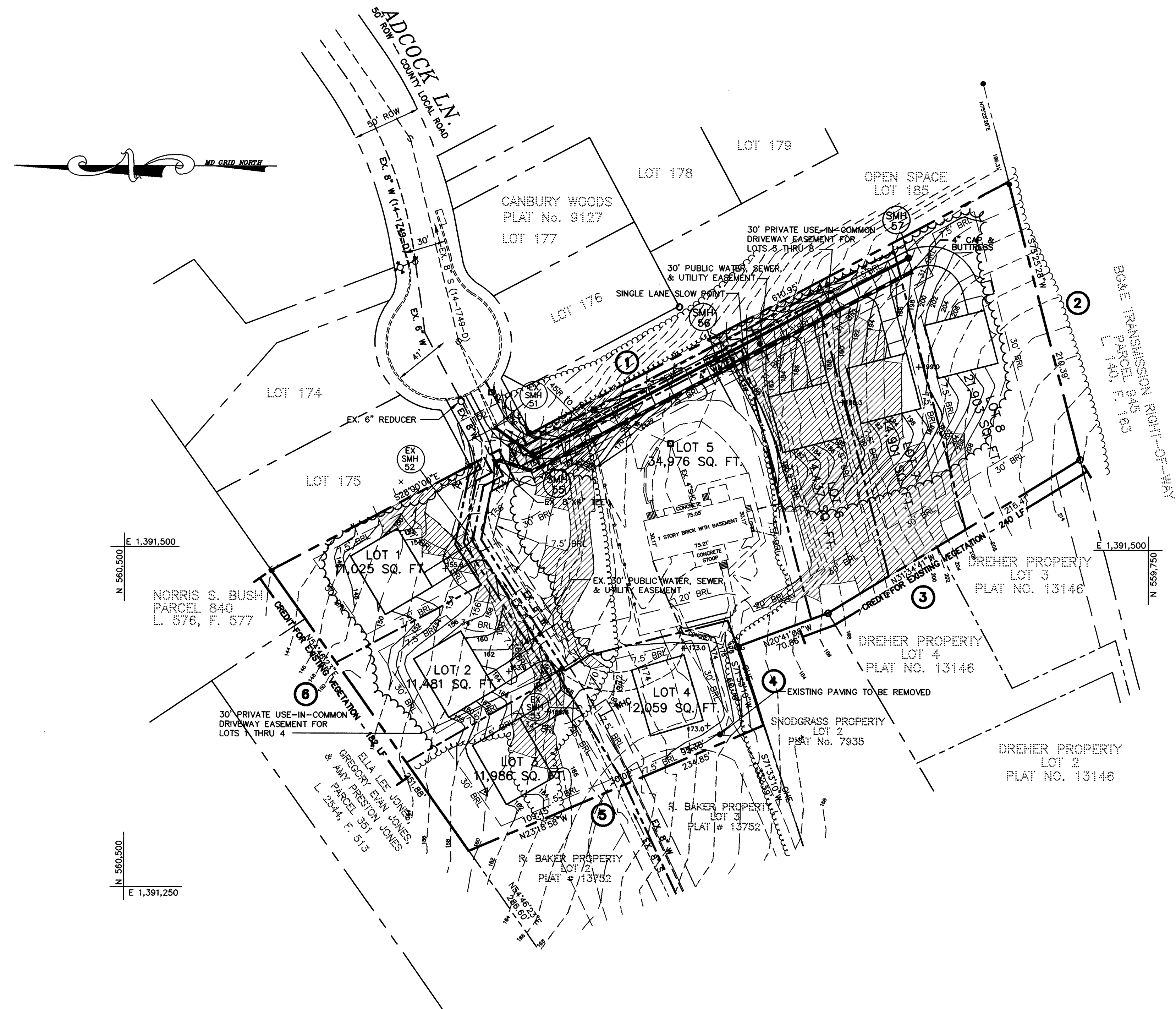
no.	description	date

R. BAKER PROPERTY II
 LOTS 1 THRU 8 - BLOCK 9
 TAX MAP 38 - PARCEL 188 - HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
PRELIMINARY GRADING PLAN

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SP.99.10

NOTE: THIS DRAWING IS TO BE USED FOR LANDSCAPE PLAN PURPOSES ONLY.



- NOTES:**
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS THE DEVELOPER'S RESPONSIBILITY AS PART OF THE DPW DEVELOPERS AGREEMENT.
 3. STORMWATER MANAGEMENT LANDSCAPE BUFFERING IS NOT REQUIRED. NO STORMWATER MANAGEMENT IS BEING PROPOSED ON-SITE.

PERIMETER	EDGE TYPE
PERIMETER 1 DRIVEWAYS/ENTRANCES - 50 LF	N/A
SFD TO SFD - 560.95 LF 1 SHADE TREE / 60 LF	A
PERIMETER 2 OS/SFD TO SFD - 210.39 LF EXISTING TREES TO REMAIN	A
PERIMETER 3 SFD TO SFD - 240 LF EXISTING TREES TO REMAIN	A
SFD TO SFD - 47.27 LF 1 SHADE TREE / 60 LF	A
PERIMETER 4 SFD TO SFD - 60.78 LF 1 SHADE TREE / 60 LF	A
PERIMETER 5 SFD TO SFD - 234.85 LF 1 SHADE TREE / 60 LF	A
PERIMETER 6 SFD TO SFD - 182 LF EXISTING TREES TO REMAIN	A
SFD TO SFD - 69.88 LF 1 SHADE TREE / 60 LF	A
TOTAL PLANTING OBLIGATION	
SHADE TREES	17
EVERGREEN TREES	0
SHRUBS	0

LEGEND

- EDGE OF GRAVEL
- OHE — OVERHEAD ELEC.
- CLEAN OUT
- x — FENCE
- ~ WOODLINE
- IRON ROD FOUND
- IRON PIPE FOUND
- △ TRAVERSE
- WATER METER
- ⊕ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ▨ DENOTES SLOPES 15% TO 24.9%
- Ⓢ DENOTES A PERIMETER LANDSCAPE EDGE

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	A (PERIMETERS 1 TO 6)
LINEAR FEET OF PERIMETER	1606.12 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 632.39 LF OF EXISTING TREES
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	17 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS

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R. BAKER PROPERTY II
LOTS 1 THRU 8
TAX MAP 38 - PARCEL 188 - BLOCK 9
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PRELIMINARY LANDSCAPE PLAN

date	JUNE 1999
project	97102
illustration	SJD
scale	1"=50'
approval	SJD

no.	description	date