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No.	DESCRIPTION
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2	PRELIMINARY PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN

PRELIMINARY PLAN

HYDE PROPERTY

LOT 1-15, & PRESERVATION PARCEL "A"

FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

COORDINATE TABLE		
POINT	NORTH	EAST
277	545700.102	1329381.459
273	545501.595	1329715.267
125	544418.014	1329561.872
252	543449.459	1330412.316
261	543279.317	1330198.140
259	542424.776	1328008.901
120	542356.328	1328700.218
270	543468.497	1327864.874
264	543902.819	1328435.897
108	544158.905	1328769.818
107	554635.116	1329388.120
105	544795.153	1329228.035

NOTE:

A. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS 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 THIS PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.

B. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

C. ALL WELLS AND SEPTICS WITHIN 100 FEET OF THE PROPERTY BOUNDARY HAVE BEEN SHOWN.

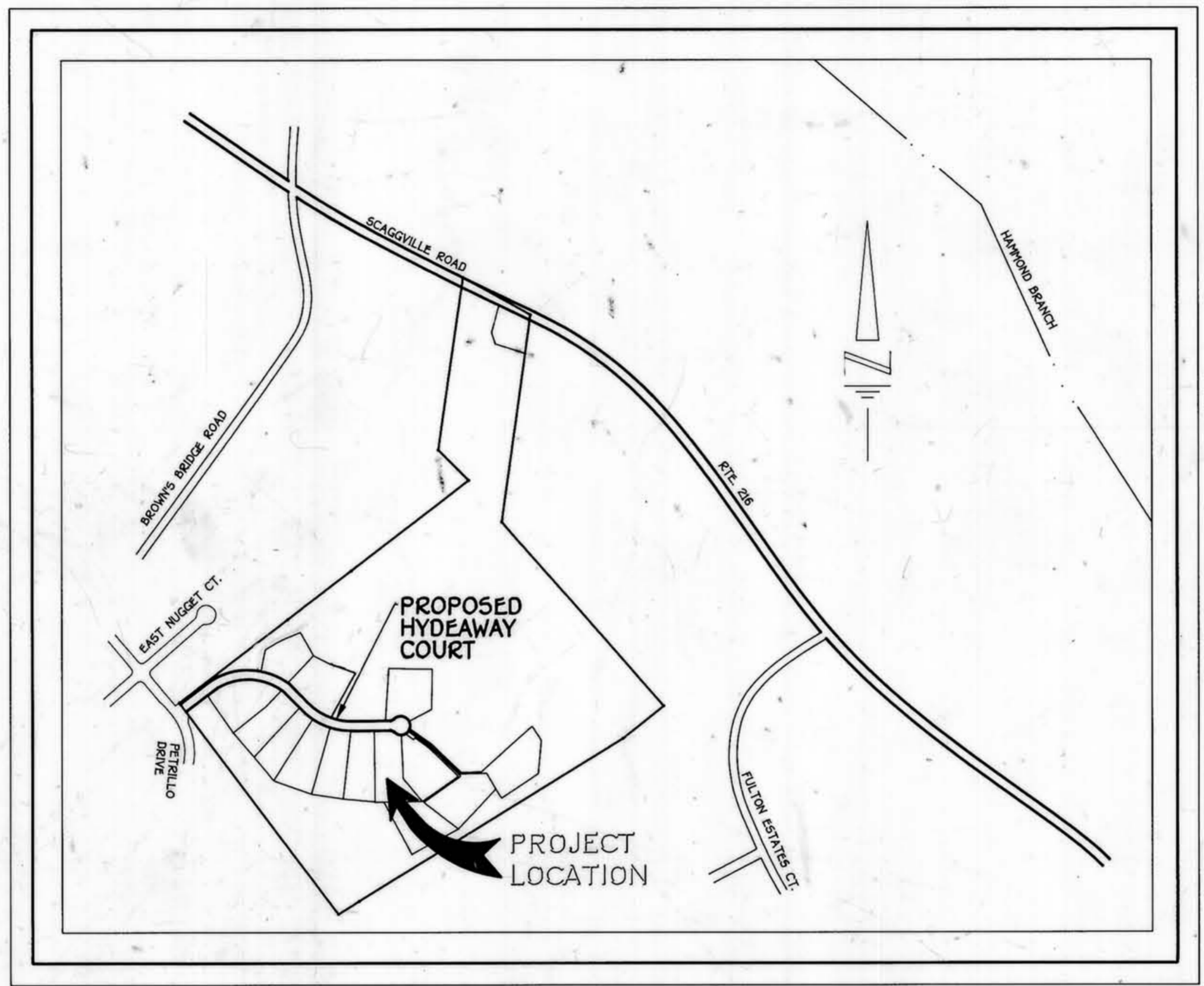
D. WELLS ON LOTS 1, 9, 10, 11 AND 12 SHALL BE DRILLED PRIOR TO FINAL PLAT SIGNATURE.

E. THE EXISTING WELL ON THE ADJACENT WILLSON PROPERTY SHALL BE RELOCATED PRIOR TO FINAL PLAT SIGNATURE.

F. THE EXISTING SEWERAGE SYSTEM AT THE EXISTING HOUSE SHALL BE INSPECTED AND IF FAILING IT SHALL BE REPLACED PRIOR TO FINAL PLAT SIGNATURE.

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

James M. Bond 9/1/95
COUNTY HEALTH OFFICER DATE



VICINITY MAP
SCALE: 1" = 600'

MINIMUM LOTS SIZE CHART						
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
9	65,320 Sq.Ft.	5,320 Sq.Ft.	60,000 Sq.Ft.	0	0	60,000 Sq.Ft.
10	62,475 Sq.Ft.	2,800 Sq.Ft.	59,675 Sq.Ft.	0	0	59,675 Sq.Ft.
11	62,720 Sq.Ft.	2,720 Sq.Ft.	60,000 Sq.Ft.	0	0	60,000 Sq.Ft.

SCHEDULE A: PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTY
LANDSCAPE TYPE	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	N/A	P-3 = 466 L.F. P-4 = 4818 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	YES P-1 = 1,476 L.F. P-2 = 1,119 L.F.
CREDIT FOR WALL, FENCE OR BERRY (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	NO
NUMBER OF PLANTS REQUIRED	N/A	2284/60 = 38
NUMBER OF PLANTS PROVIDED	N/A	38 SHADE TREES

COMMENTS:
* WE ARE REQUESTING A 100% CREDIT TOWARDS THE PERIMETER LANDSCAPE BUFFER REQUIREMENT, ALONG PERIMETERS P-1, P-2

GENERAL NOTES:

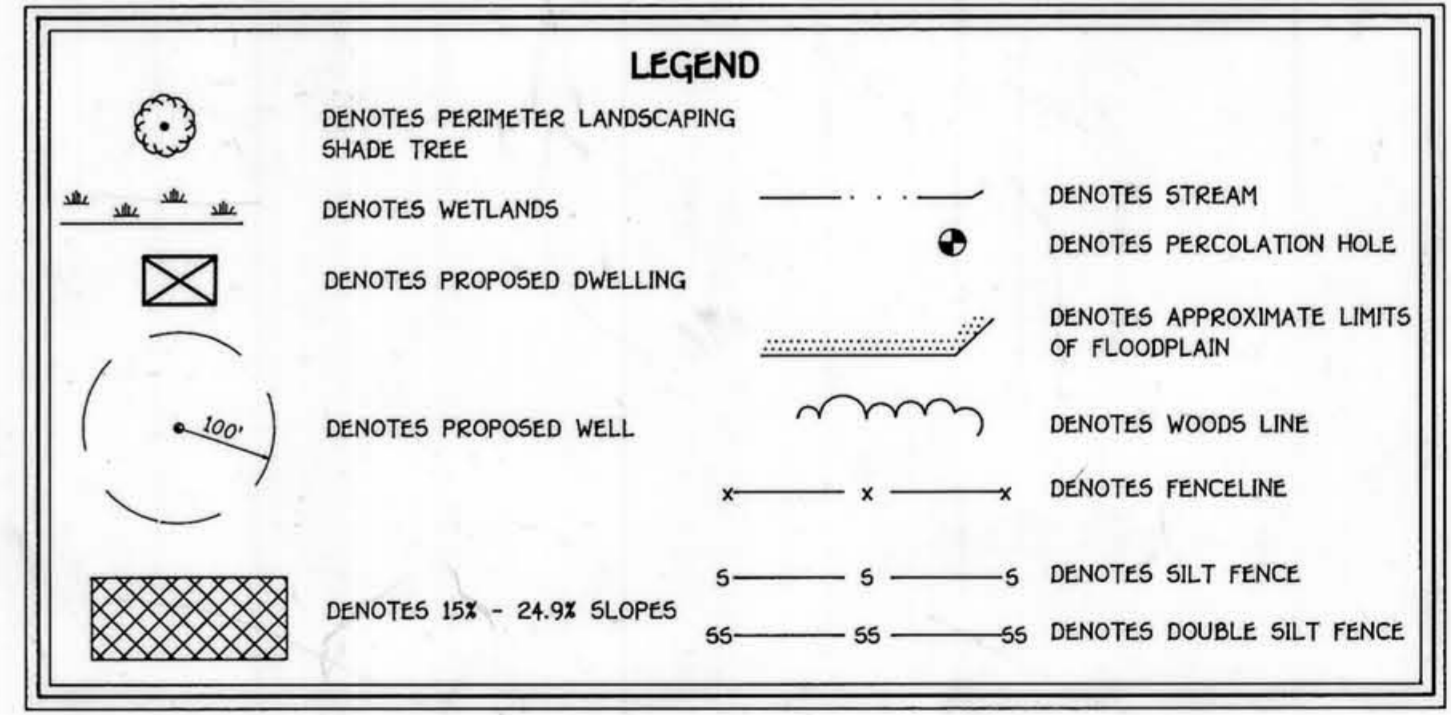
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS APPROVED OTHERWISE.
 - THIS PROJECT ZONED RR-DEO AS PER 10/18/1993 COMPREHENSIVE ZONING.
 - PROJECT BACKGROUND:
 - a) LOCATION: SOUTH SIDE OF SCAGSVILLE ROAD EAST OF BROWN'S BRIDGE ROAD; TAX MAP #40, PARCEL 133.
 - b) ZONING: RR-DEO
 - c) ELECTION DISTRICT: FIFTH
 - d) TOTAL TRACT AREA: 75.866 AC.
 - e) No. OF PROPOSED PRESERVATION PARCELS: 1
 - f) No. OF BUILDABLE LOTS: 15
 - g) No. OF OPEN SPACE LOTS: 0
 - h) PREVIOUSLY APPROVED PLAN: SKETCH PLAN 594-44.
- TOPOGRAPHIC SURVEY BASED ON HOWARD COUNTY AERIAL CONTOUR MAPS AT 1"=200' SCALE, AND FIELD RUN TOPOGRAPHY BY F.C. & C.
 - BOUNDARY PREPARED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT MARCH 1994.
 - HORIZONTAL AND VERTICAL DATUM BASED ON HOWARD COUNTY CONTROL.
 - PRIVATE WATER AND SEWER TO BE UTILIZED.
 - THIS PROPERTY IS SUBJECT TO HP-75-06 TO ALLOW LOT No. 15 HAVE DIRECT ACCESS ONTO MD. RTE. 216. THE WAIVER WAS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING ON 12-8-95.
 - A.P.F.O. TRAFFIC STUDY PREPARED BY STREET TRAFFIC STUDIES AND APPROVED UNDER 5 94-44.
 - WETLANDS ANALYSIS PREPARED BY ECO-SCIENCE PROFESSIONALS INC., AND APPROVED UNDER 5 94-44.
 - AREA OF PROPOSED BUILDABLE LOTS: 19,479 AC.
 - AREA OF PROPOSED PRESERVATION PARCEL "A" = 54,097 AC.
 - TOTAL AREA OF PUBLIC RIGHT-OF-WAY: 2,290 AC.
 - STREET TREES ARE REQUIRED IN THIS SUBDIVISION AND WILL BE PROVIDED WITHIN 10' TREE MAINTENANCE EASEMENTS. LOCATION OF THE TREES, PLANTING DETAILS AND SPECIFICATIONS WILL BE PROVIDED AT FINAL PLANS.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PROPOSED LANDSCAPE PLANTING AND WILL BE BONDED IN CONJUNCTION WITH THE FINAL ROAD CONSTRUCTION PLANS.

DENSITY CALCULATION

GROSS AREA OF TRACT: 75.866 AC.
ALLOWABLE DENSITY FOR A CLUSTER SUBDIVISION:
1 D.U. PER 4.25 AC.
TOTAL NUMBER OF D.U. ALLOWED = 75.866/4.25 = 17.
NUMBER OF D.U. PROPOSED = 15 D.U. ON LOTS AND 1 D.U. ON PRESERVATION PARCEL.

BULK REGULATIONS

- FRONT B.R.L. : 60'
- SIDE B.R.L. :
a) FROM A PUBLIC STREET RIGHT-OF-WAY : 40'
b) OTHER : 15'
- REAR B.R.L. :
a) ALL STRUCTURES FROM PUBLIC RIGHT-OF-WAY : 60'
b) PRINCIPAL STRUCTURE : 50'
c) ACCESSORY STRUCTURE : 10'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
970 BALTIMORE NATIONAL PIKE, SUITE 100
ELICOTT CITY, MARYLAND 21042
(410) 461-2955

OWNER
MARGARET HYDE
12295 RTE. 216
FULTON, MARYLAND 20759

DEVELOPER
H & A CONSTRUCTION INC.
1046 ANNAPOLIS ROAD
GAMBRILL, MARYLAND 21054

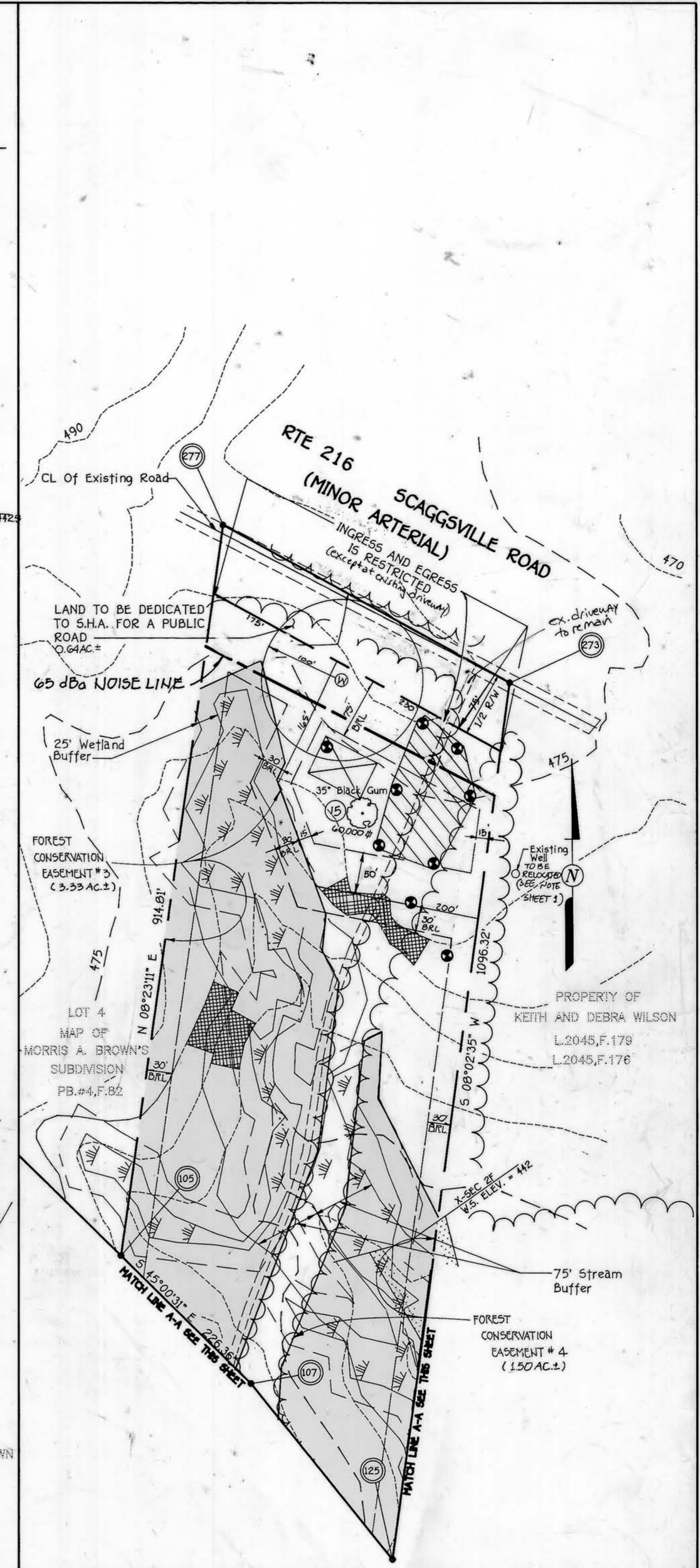
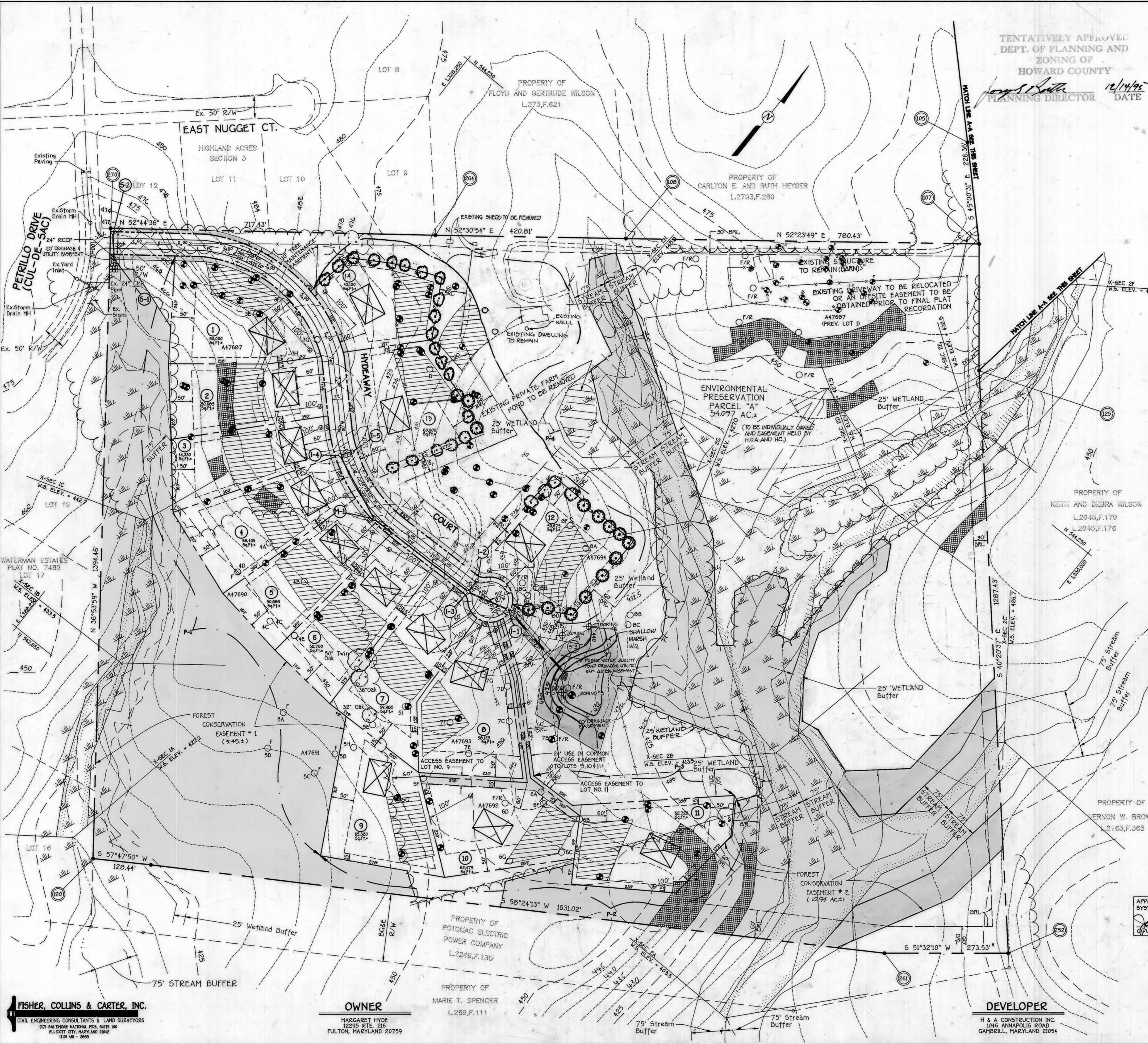
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

James M. Bond 12/14/95
PLANNING DIRECTOR DATE



CHARLES J. GROVO, SR.
DATE 1/3/95

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James M. Bond
PLANNING DIRECTOR
12/14/95
DATE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PKWY. SUITE 100
ELICOTT CITY, MARYLAND 21042
4103 148 - 2955

OWNER
MARGARET HYDE
12295 RTE. 216
FULTON, MARYLAND 20759

PROPERTY OF
MARIE T. SPENCER
L.269,F.111

DEVELOPER
H & A CONSTRUCTION INC.
1048 ANNAPOLIS ROAD
GAMBELL, MARYLAND 21054

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James M. Bond
COUNTY HEALTH OFFICER
9/1/95
DATE

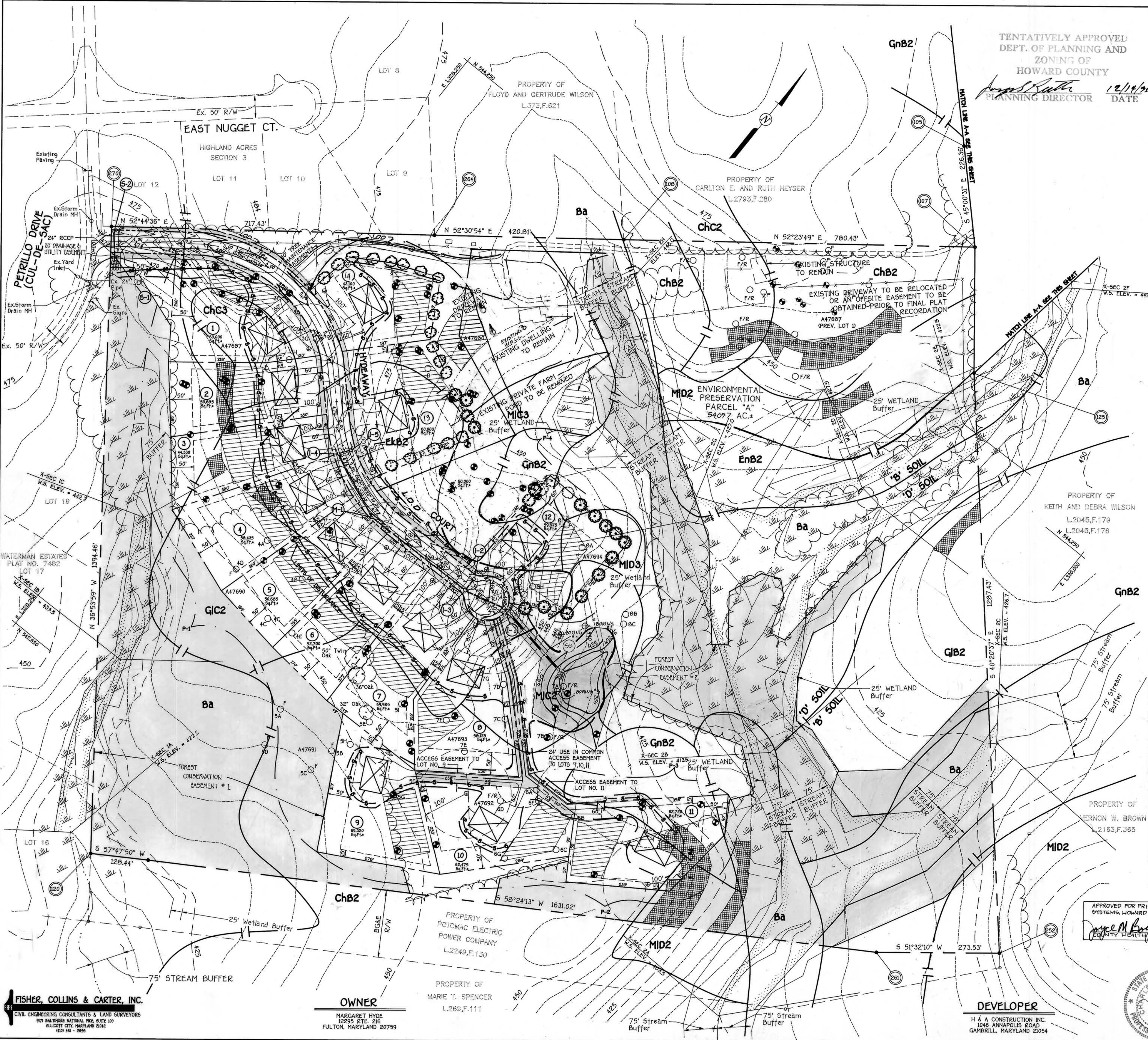


**PRELIMINARY PLAN
HYDE PROPERTY
LOTS 1 - 15
AND PRESERVATION PARCEL "A"**

TAX MAP No. 40 - PARCEL NO. 133
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'

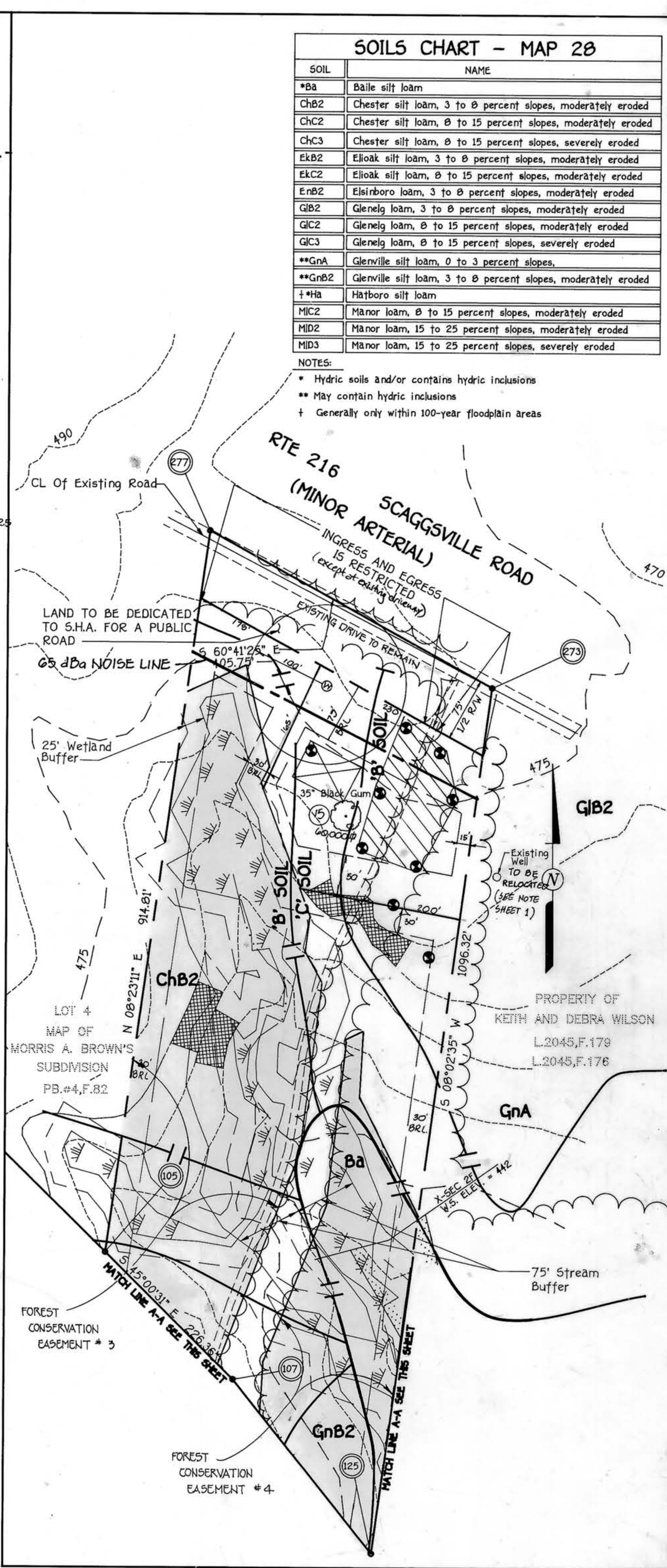
DATE: AUGUST 7, 1995
SHEET 2 OF 3



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
James R. Kater 12/14/95
 PLANNING DIRECTOR DATE

SOIL	NAME
*Ba	Baile silt loam
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded
ChC2	Chester silt loam, 8 to 15 percent slopes, moderately eroded
ChC3	Chester silt loam, 8 to 15 percent slopes, severely eroded
EkB2	Elk oak silt loam, 3 to 8 percent slopes, moderately eroded
EkC2	Elk oak silt loam, 8 to 15 percent slopes, moderately eroded
EnB2	Elisboro loam, 3 to 8 percent slopes, moderately eroded
GIB2	Glenn loam, 3 to 8 percent slopes, moderately eroded
GIB3	Glenn loam, 8 to 15 percent slopes, moderately eroded
GIB4	Glenn loam, 8 to 15 percent slopes, severely eroded
**GnA	Glennville silt loam, 0 to 3 percent slopes
**GnB2	Glennville silt loam, 3 to 8 percent slopes, moderately eroded
+HbA	Hatboro silt loam
MIC2	Manor loam, 8 to 15 percent slopes, moderately eroded
MID2	Manor loam, 15 to 25 percent slopes, moderately eroded
MID3	Manor loam, 15 to 25 percent slopes, severely eroded

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



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James M. Brody 9/1/95
 COUNTY HEALTH OFFICER DATE

SOILS, SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
HYDE PROPERTY
 LOTS 1 - 15
 AND PRESERVATION PARCEL "A"

TAX MAP No. 40 - PARCEL NO. 133
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 Scale: 1" = 100'
 DATE: AUGUST 7, 1994
 SHEET 3 OF 3

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 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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