

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 100 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE 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 THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THESE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH ON LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- GROUNDWATER APPROPRIATIONS PERMIT WILL BE ISSUED PRIOR TO FINAL PLAN APPROVAL.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY BOUNDARIES HAVE BEEN SHOWN.
- PERCOLATION TEST HAVE BEEN FIELD LOCATED.
- ALL WELLS TO BE DRILLED AND APPROVED (BY SUBMITTAL OF A COMPLETION REPORT TO THIS OFFICE) PRIOR TO RECORD PLAN APPROVAL. APPLICANT RESERVES THE RIGHT TO PETITION FOR RELIEF FROM PORTIONS OF THIS REQUIREMENT BASED UPON SUCCESS RATE OF REPRESENTATIVE WELLS.
- DESIGNATED OPEN SPACE (LOTS/PARCEL) ARE IN CONFORMANCE WITH STATE OF MARYLAND SUBDIVISION REGULATIONS FOR BUILDING LOTS. AS SUCH, THEY ARE PERMANENTLY INELIGIBLE FOR BUILDING PERMIT REVIEW BY THE HEALTH DEPARTMENT.
- FENCING WILL BE AROUND SEWERAGE DISPOSAL AREAS ON LOTS 9, 15, & 23 PRIOR TO ROAD GRADING. GRADING OPERATIONS MUST BE SUPERVISED BY THE APPLICANT TO INSURE NO GRADING TAKES PLACE WITHIN 20 FT. OF THE SEWERAGE DISPOSAL AREA.

**COORDINATE SCHEDULE**

1	604943.090	1340895.094
2	604734.253	1338946.926
3	603961.921	1339120.776
4	603811.946	1337982.161
5	604183.124	1338093.092
6	604176.063	1338547.540
7	604503.230	1338554.410
8	604508.882	1338190.454
9	606089.788	1338662.932
10	606157.627	1339276.216
11	605938.645	1339299.624
12	606058.183	1340380.414
13	605967.903	1340438.477
14	605912.603	1340468.971
15	605861.708	1340026.529
16	605766.947	1340077.584
17	605817.971	1340521.149
18	605795.686	1340531.231
19	605870.158	1340589.012
20	605276.516	1340813.745
21	605106.319	1340870.879
22	605006.122	1340885.654

- LEGEND :**
- BAD HOLES
  - PERC HOLES
  - EX. GRADE
  - PROP. GRADE
  - WETLAND
  - 25% SLOPE
  - 100 YR FLOODPLAIN
  - SEPTIC
  - EX. TREE LINE
  - PROP. TREE
  - WELLS
  - PROP. STREET LIGHT
  - GUARD RAIL

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA (S.F.)	PIPESTEM AREA (S.F.)	100 YR FLOODPLAIN	25% SLOPE	REMAINING % OF 25% SLOPE	MINIMUM LOT AREA (S.F.)
1	40,000.00	0	0	0	0	40,000.00
2	40,000.00	0	0	0	0	40,000.00
3	44,238.93	1,075.45	0	0	43,163.48	40,000.00
4	47,142.02	2,971.91	0	0	44,170.11	40,000.00
5	50,717.57	6,597.65	0	0	44,119.92	40,000.00
6	59,955.22	9,757.89	0	0	50,197.33	40,000.00
18	40,000.00	0	0	407.43	39,592.57	40,000.00
19	40,000.00	0	0	1,748.68	38,251.32	40,000.00
20	40,000.00	0	0	6,893.93	33,106.07	40,000.00
21	40,000.00	0	0	10,581.21	29,418.79	40,000.00
22	40,000.00	0	0	8,785.66	31,214.34	40,000.00
23	53,415.79	0	0	9,771.57	43,644.22	40,000.00

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CURVE # 1	316.00'	532.64'	354.52'	471.79'	N 56°39'52" W	96°34'34"
CURVE # 2	316.00'	457.73'	279.54'	418.75'	N 49°52'23" W	82°59'37"
CURVE # 3	316.00'	484.11'	285.28'	423.51'	S 46°33'18" W	84°09'00"
CURVE # 4	1000.00'	235.45'	118.27'	234.91'	S 02°15'55" E	132°29'26"
CURVE # 5	375.00'	497.26'	292.85'	461.62'	S 46°59'54" E	75°58'31"

- GENERAL NOTES**
- THIS PROJECT IS CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
  - PROJECT BACKGROUND
    - TAX MAP 10, PARCELS 27, 29 AND 151
    - ZONING = RC
    - GROSS AREA OF SUBDIVISION = 76.98 ACRES
    - AREA OF FLOOD PLAIN = 3.6 ACRES
    - AREA OF STEEP SLOPE = 4.07 ACRES
    - NET AREA = 69.41 ACRES
    - TOTAL AREA OF BUILDABLE LOTS = 22.12 ACRES
    - AREA OF ROAD RIGHT-OF-WAY = 5.95 ACRES
  - BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY JOHN C. MELLEMA SR. ON JANUARY, 1995
  - WETLAND DELINEATION WAS PERFORMED BY EXPLORATION RESEARCH INC. ON AUGUST, 1994
  - PRIVATE WATER AND PRIVATE SEWER WILL BE UTILIZED.
  - THREE (3) RETENTION PONDS ARE PROPOSED FOR STORMWATER MANAGEMENT.
  - SKETCH PLAN WAS APPROVED ON DEC. 21, 1994 UNDER S-95-05
  - OPEN SPACE DATA :
    - MINIMUM LOT SIZE = 40,000 S.F.
    - OPEN SPACE REQUIRED = 25% OR 19,245 ACRES
    - TOTAL OPEN SPACE PROVIDED (LOTS 7, 24, AND 25) = 19.25 ACRES
    - PRESERVATION PARCEL A = 29.67 ACRES
    - TOTAL OPEN SPACE AND PRESERVATION PARCEL = 48.92 ACRES
  - PERMITTED NO. OF LOTS = 76/425 = 18
    - GROSS AREA = 76.98 ACRES
    - MAXIMUM NO. OF LOTS USING CEO = 76/2 = 38
    - GROSS AREA = 76.98 ACRES
  - PROPOSED NO. OF LOTS USING CEO = 22 BUILDABLE LOTS
    - 3 OPEN SPACES
    - 1 PRESERVATION PARCEL
  - DEVELOPMENT RIGHTS FROM SENDING PARCEL = 5 LOTS
  - THIS PLAN IS SUBJECT TO WP-95-28 APPROVED ON NOVEMBER 11, 1994 WHICH WAIVED THE REQUIREMENT OF 16.116(9)(1) & 16.116(9)(2) PROHIBITING GRADING OR DISTURBANCE WITHIN 25 FT. OF A WETLAND OR WITHIN 75 FT. OF A PERENNIAL STREAM.

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

*John C. Mellema Sr.* 9/29/95  
COUNTY HEALTH OFFICER DATE

NO.	DATE	REVISION

PROJECT : WOODFORD'S GRANT  
LOTS 1-25 & PRESERVATION PARCEL A

LOCATION : TAX MAP 10, PARCEL 27, 29, & 151  
3rd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

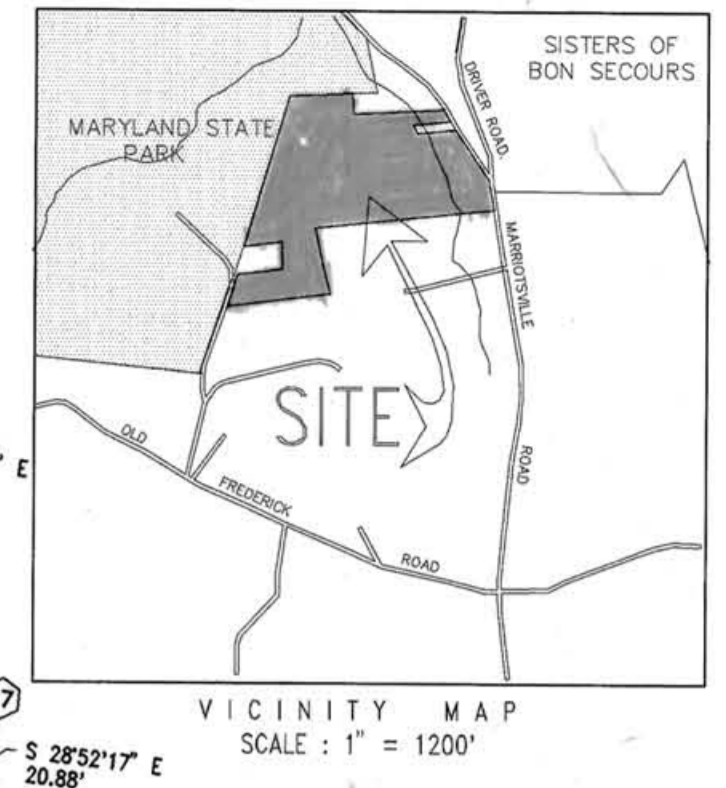
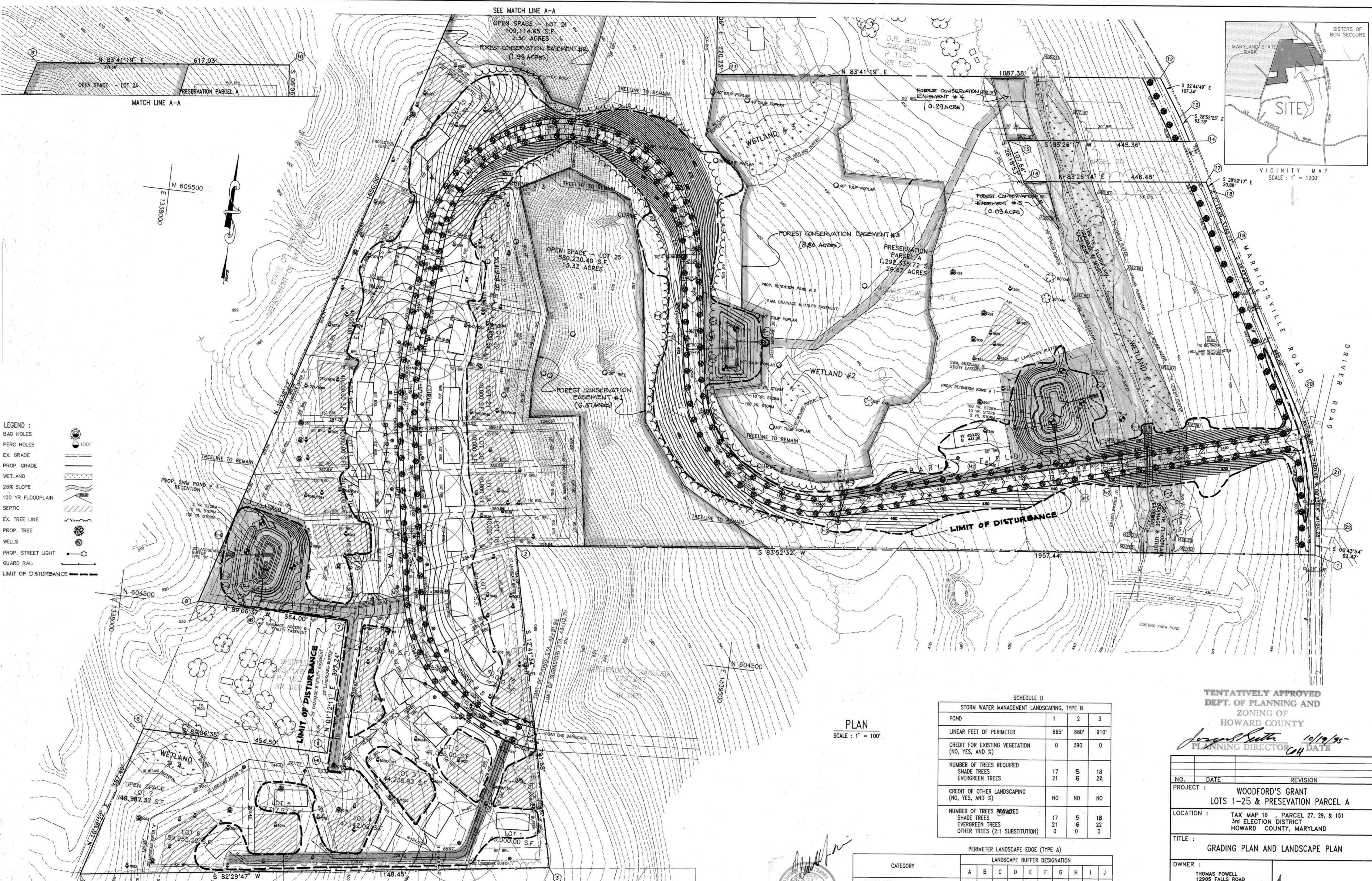
TITLE : PRELIMINARY PLAN

OWNER : THOMAS POWELL  
12905 FALLS ROAD  
COCKEYSVILLE, MD. 21030

DEVELOPER : LAND DESIGN & DEVELOPMENT INC.  
10805 HICKORY RIDGE RD.  
COLUMBIA, MD. 21044

CONSULTING ENGINEERS  
3307 MAIN ST., HISTORIC ELICOTT CITY, MD.  
TEL: 410-465-0400 FAX: 410-465-0489

DESIGN: AVG CHECKED: MLL DATE: 9-21-95 PROJ. NO.:  
DRAWN: AVG APPROVED: MLL SCALE: 1"=100' SHEET 1 OF 2



- LEGEND :**
- BAD HOLES
  - PERC HOLES
  - EX. GRADE
  - PROP. GRADE
  - WETLAND
  - 25% SLOPE
  - 100 YR FLOODPLAIN
  - SEPTIC
  - EX. TREE LINE
  - PROP. TREE
  - WELLS
  - PROP. STREET LIGHT
  - GUARD RAIL
  - LIMIT OF DISTURBANCE

**PLAN**  
SCALE : 1" = 100'

**SCHEDULE D**  
STORM WATER MANAGEMENT LANDSCAPING, TYPE B

POND	1	2	3
LINEAR FEET OF PERIMETER	865'	660'	910'
CREDIT FOR EXISTING VEGETATION (NO, YES, AND %)	0	390	0
NUMBER OF TREES REQUIRED			
SHADE TREES	17	5	18
EVERGREEN TREES	21	6	22
CREDIT OF OTHER LANDSCAPING (NO, YES, AND %)	NO	NO	NO
NUMBER OF TREES PROVIDED			
SHADE TREES	17	5	18
EVERGREEN TREES	21	6	22
OTHER TREES (2:1 SUBSTITUTION)	0	0	0

**PERIMETER LANDSCAPE EDGE (TYPE A)**

CATEGORY	LANDSCAPE BUFFER DESIGNATION									
	A	B	C	D	E	F	G	H	I	J
LINEAR FEET	189	510	380	1200	269	718	580	450	300	1000
CREDIT FOR EXISTING VEGETATION	0	0	0	1150	0	718	580	450	0	0
CREDIT FOR WALL, FENCE OR BERM	0	0	0	0	0	0	0	0	0	0
NUMBER OF PLANTS REQUIRED	1	8	6	1	4	1	0	0	5	16
NUMBER OF PLANTS PROVIDED	1	8	6	1	4	1	0	0	5	16

**TENTATIVELY APPROVED**  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*Joseph S. Burt* 10/19/95  
PLANNING DIRECTOR DATE

NO.	DATE	REVISION
PROJECT : WOODFORD'S GRANT		
LOTS 1-25 & PRESEVATION PARCEL A		
LOCATION : TAX MAP 10 , PARCEL 27, 29, & 151		
3rd ELECTION DISTRICT		
HOWARD COUNTY, MARYLAND		
TITLE : GRADING PLAN AND LANDSCAPE PLAN		
OWNER : THOMAS POWELL 12905 FALLS ROAD COCKEYSVILLE, MD. 21030		
DEVELOPER : LAND DESIGN & DEVELOPMENT INC. 10805 HICKORY RIDGE RD. COLUMBIA, MD. 21044		
CONSULTING ENGINEERS TEL: 410-465-0400 FAX: 410-465-0489		
DESIGN: AVG	CHECKED: MLL	DATE: 9-21-95
DRAWN: AVG	APPROVED: MLL	SCALE: 1"=100'
		PROJ. NO.: SHEET 2 OF 2

