

PERCOLATION TEST DATA				
ORIGINAL LOT # AT TIME OF PERC. TEST APPLICATION	PRESENT LOT #	AVERAGE PERC. TIME IN MIN.	MINIMUM INLET DEPTH IN FEET	PERC. AREA IDENTIFICATION NUMBERS
1	Same	8	4	A40003A
2	"	12	4	A40003C
3	"	10	4	A40003D
4	"	20	5	A40003E
5	"	20	4	A40003F
6	"	8	4	A40003G
7	"	15	4	A40003H
8	O.S. Lot 21	—	—	A40003J
9	8	0	4	A40003K
10	17	2	4	A40003L
11	16	4	4	A40003M
12	15	2	5	A40003N
13	14	2	4	A40003O
14	13	2	4	A40003P
15	12	2	4	A40003R
16	11	2	4	A40003S
18	9	0	4	A40003T
"New" 11	10	17	3	A40002
"New" 10	18	8	4.5	A40002B
PRESERVATION PARCEL	10	5	5	A40003U

NOTE: This symbol designates a proposed private sewage easement of 10,000 sq. ft. minimum as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in these areas are restricted until public sewerage is available and serving any residential structure constructed on these building sites. These easements shall become null and void upon connection to a public sewerage system. The final lot configuration shall comply with the minimum ownership width and lot areas, as read by the Maryland State Department of the Environment.

NOTE: Prior to Record Plat approval the following shall be accomplished:
 A. Drill wells for lots 1-3, 7-11, 13 & 16 (10 TOTAL)
 B. Test well on lot 11 for bacteria and nitrates at yield test.
 C. Test wells on lots 13 & 16 for nitrates at yield test.
 D. Abandon old, and install New Well #5 septic systems on Lot 13

APPROVED: FOR INDIVIDUAL SEWERAGE AND WATER SYSTEMS
 Joyce M. Baylump, Esq. 11-21-95
 COUNTY HEALTH OFFICER DATE

COORDINATE TABLE			
209	548217.00	1396367.47	
208	547808.82	1396303.02	
254	547891.41	1396479.28	
4	547802.07	1396404.52	
3	547824.02	1396383.80	
8	547325.71	1396555.04	
250	546048.87	1396178.70	
251	547271.11	1396101.04	
252	548822.44	1396028.06	

NOTES:
 1. THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 2. GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SIGNATURE OF FINAL PLATS.
 3. ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES HAVE BEEN 2-DRAWN.
 4. ALL PERCOLATION TEST HOLE HAVE BEEN FIELD LOCATED

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
Linear Feet of Perimeter	1250' TYPE 'B'
Number of Trees Required	25 (1/20')
Shade Trees	31 (1/40')
Evergreen Trees	—
Credit for Existing Vegetation (No. Yes and %)	—
Credit for Other Landscaping (No. Yes and %)	—
Number of Trees Provided	25
Shade Trees	31
Evergreen Trees	—
Other Trees (2:1 substitution)	—

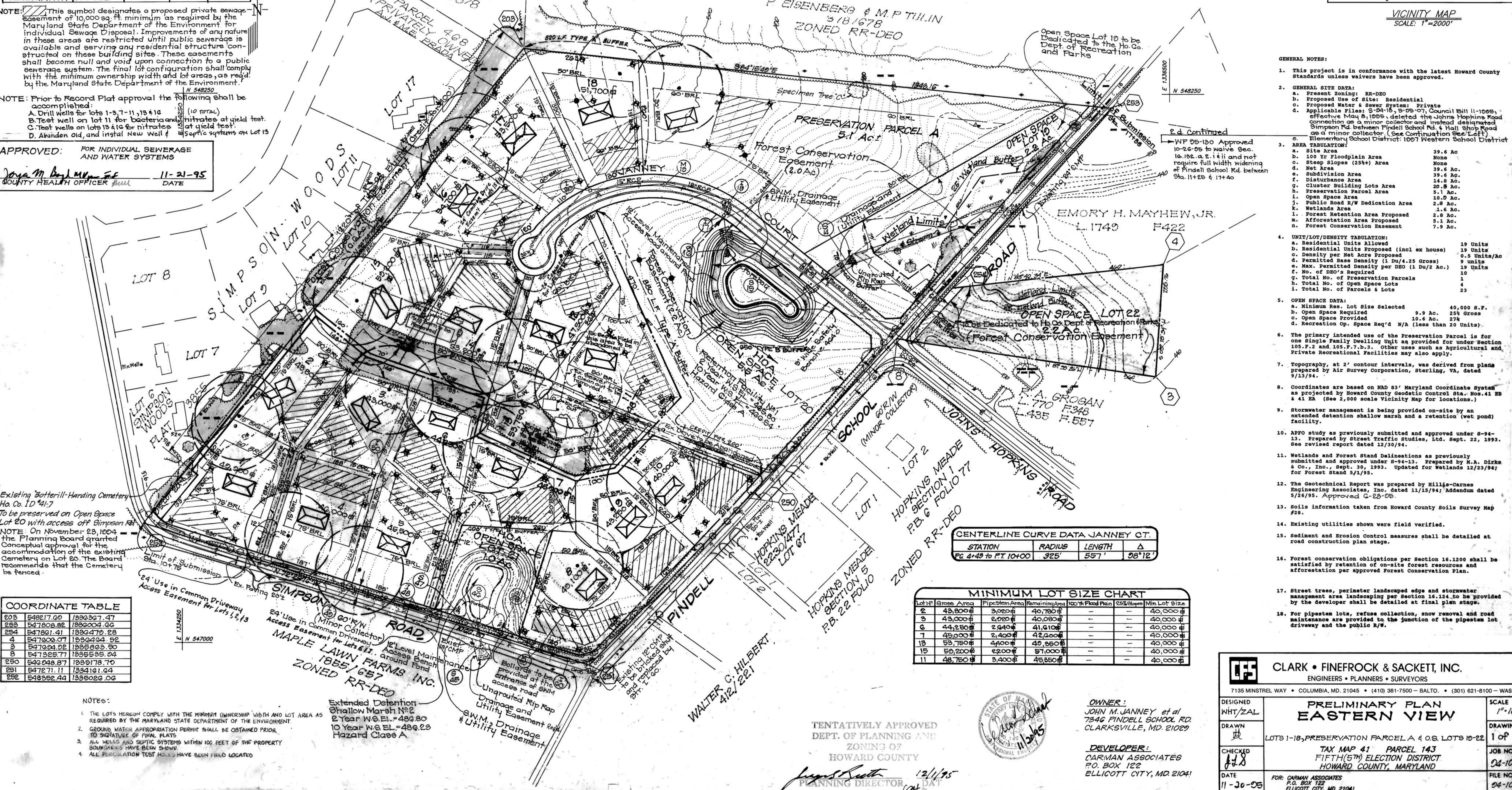
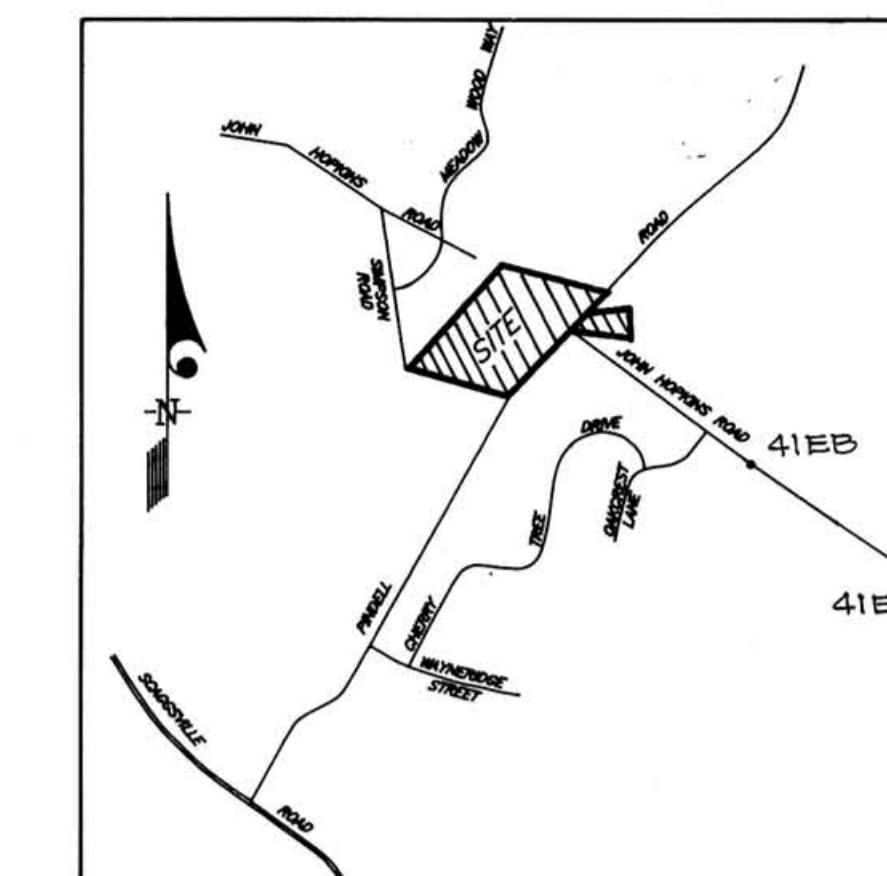
STREET TREE TABULATION	
LINEAR FEET OF ROAD	3475'
TREES REQUIRED	87 (1/40')
TREES TO BE PROVIDED BY DEVELOPER	# 87

*Not including frontage along open space Lot 19 & 22 which is subject to a waiver of standard road widening.

SCHEDULE A PERIMETER LANDSCAPE EDGE		
Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscaping Type		
Linear Feet of Roadway Frontage/Perimeter		2620
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)		300'
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)		—
Number of Plants Required		Based on 2320
Shade Trees		39 (1/40')
Evergreen Trees		—
Number of Plants Provided		39
Shade Trees		—
Evergreen Trees		—
Other Trees (2:1 substitution)		—
Shrubs (10:1 substitution)		—
(Describe plant substitution credits below if needed)		—

Comments

LEGEND
 Contour Interval 2ft.
 Existing Contour
 Proposed Contour
 Existing Trees to be Saved
 Proposed Spot Elevation 141.5
 Septic Fields
 Proposed Well Sites
 Existing Well Sites
 Failed Septic Test Site
 Possible House Sites
 Limit of Wetlands



- GENERAL NOTES:
- This project is in conformance with the latest Howard County Standards unless waivers have been approved.
 - GENERAL SIZE DATA:
 - a. Present Zoning: RR-DEO
 - b. Proposed Use of Site: Residential
 - c. Proposed Water & Sewer System: Private
 - d. Applicable Rules: S-04-15, S-05-07, Council Bill 11-1005, effective May 6, 1995 deleted the Johns Hopkins Road connection as a minor collector and instead designated Simpson Rd. between Pindell School Rd. & Hall Shop Road as a minor collector. (See Continuation of Left) Elementary School District: 1997 Western School District
 - AREA TABULATION:
 - a. Site Area: 39.6 Ac
 - b. 100 Yr Floodplain Area: None
 - c. Proposed Slopes (25%+) Area: None
 - d. Net Area: 39.6 Ac
 - e. Subdivision Area: 39.6 Ac
 - f. Disturbance Area: 14.8 Ac
 - g. Cluster Building Lots Area: 20.8 Ac
 - h. Preservation Parcel Area: 5.1 Ac
 - i. Open Space Area: 2.8 Ac
 - j. Public Road R/W Dedication Area: 10.0 Ac
 - k. Wetlands Area: 1.6 Ac
 - l. Forest Retention Area Proposed: 2.8 Ac
 - m. Afforestation Area Proposed: 5.1 Ac
 - n. Forest Conservation Easement: 7.9 Ac
 - UNITY/LOT/DENSITY TABULATION:
 - a. Residential Units Allowed: 19 Units
 - b. Residential Units Proposed (incl ex house): 19 Units
 - c. Density per Net Acre Proposed: 0.5 units/Ac
 - d. Permitted Base Density (1 Du/4.25 Gross): 9 units
 - e. Max. Permitted Density per DEO (1 Du/2 Ac): 19 Units
 - f. No. of DEO's Required: 10
 - g. Total No. of Preservation Parcels: 4
 - h. Total No. of Open Space Lots: 4
 - i. Total No. of Parcels & Lots: 23
 - OPEN SPACE DATA:
 - a. Minimum Res. Lot Size Selected: 40,000 S.F.
 - b. Open Space Required: 9.9 Ac. 25% Gross
 - c. Open Space Provided: 10.6 Ac. 27%
 - d. Recreation Op. Space Req'd N/A (less than 20 Units)
 - The primary intended use of the Preservation Parcel is for one single family dwelling unit as provided for under Section 105.F.2 and 105.F.7.b.3. Other uses such as Agricultural and Private Recreational Facilities may also apply.
 - Topography, at 2' contour intervals, was derived from plans prepared by Air Survey Corporation, Sterling, VA, dated 9/13/94.
 - Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic Control Sta. Nos. 41 B & 41 E (See 2,000 scale Vicinity Map for locations.)
 - Stormwater management is being provided on-site by an extended detention shallow marsh and a retention (wet pond) facility.
 - APFO study as previously submitted and approved under S-94-13. Prepared by Street Traffic Studies, Ltd. Sept. 22, 1993. See revised report dated 12/30/94.
 - Wetlands and Forest Stand Delineations as previously submitted and approved under S-94-13. Prepared by M.A. Dirks & Co., Inc., Sept. 30, 1993. Updated for Wetlands 12/23/94; for Forest Stand 5/1/95.
 - The Geotechnical Report was prepared by Hillis-Carnes Engineering Associates, Inc. dated 11/15/94; Addendum dated 5/26/95. Approved C-25-05.
 - Soils information taken from Howard County Soils Survey Map #28.
 - Existing utilities shown were field verified.
 - Sediment and Erosion Control measures shall be detailed at road construction plan stage.
 - Forest conservation obligations per Section 16.1200 shall be satisfied by retention of on-site forest resources and afforestation per approved Forest Conservation Plan.
 - Street trees, perimeter landscaped edge and stormwater management area landscaping per Section 16.124 to be provided by the developer shall be detailed at final plan stage.
 - For pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the pipestem lot driveway and the public R/W.

CENTERLINE CURVE DATA JANNEY CT.			
STATION	RADIUS	LENGTH	Δ
Pc 4+45 to Pt 10+00	325'	557'	98°12'

MINIMUM LOT SIZE CHART						
Lot#	Gross Area	Problem Area	Remaining Area	100 Yr Flood Plain	25% Slopes	Min Lot Size
2	43,800#	3,020#	40,780#	—	—	40,000#
3	43,800#	2,020#	40,080#	—	—	40,000#
6	44,280#	2,640#	41,640#	—	—	40,000#
7	43,000#	2,400#	42,600#	—	—	40,000#
13	53,750#	4,400#	49,350#	—	—	40,000#
15	59,200#	4,200#	55,000#	—	—	40,000#
11	48,750#	3,400#	45,350#	—	—	40,000#

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 Planning Director 12/1/95



OWNER:
 JOHN M. JANNEY et al
 7840 PINDELL SCHOOL RD.
 CLARKSVILLE, MD. 21029

DEVELOPER:
 CARMAN ASSOCIATES
 P.O. BOX 122
 ELLICOTT CITY, MD. 21041

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.

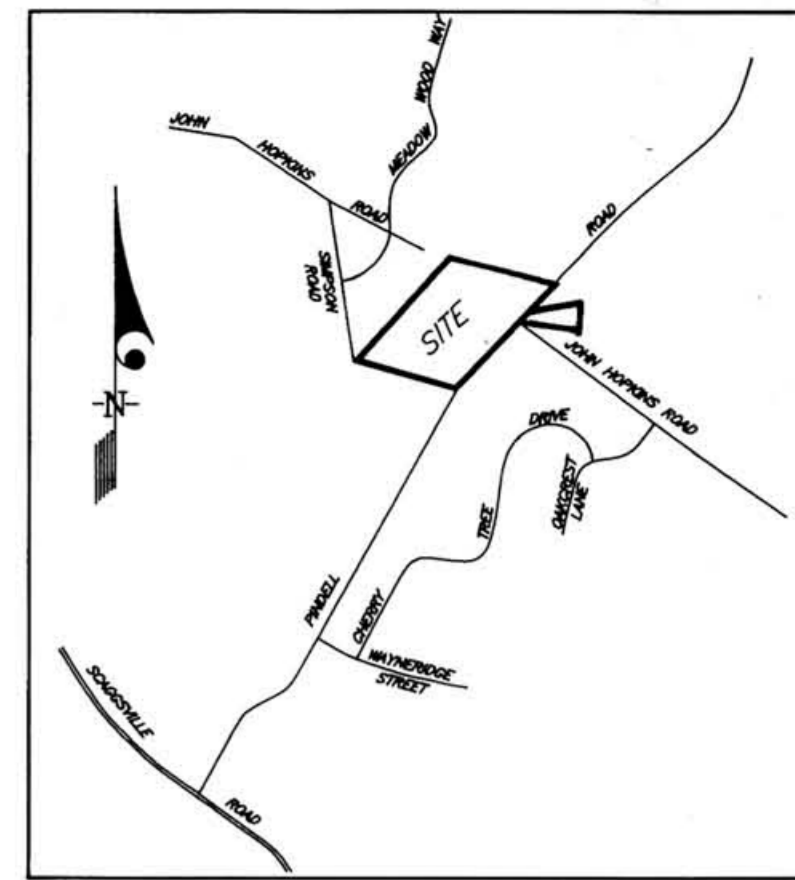
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 DRAWN: [Signature]
 CHECKED: [Signature]
 DATE: 11-20-95

PRELIMINARY PLAN
EASTERN VIEW
 LOTS 1-18, PRESERVATION PARCELA & OS LOTS 19-22

TAX MAP 41 PARCEL 143
 FIFTH (5TH) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"=100'
 DRAWING: 1 of 2
 JOB NO.: 04-100
 FILE NO.: 04-100-P

FOR: CARMAN ASSOCIATES
 P.O. BOX 122
 ELLICOTT CITY, MD. 21041



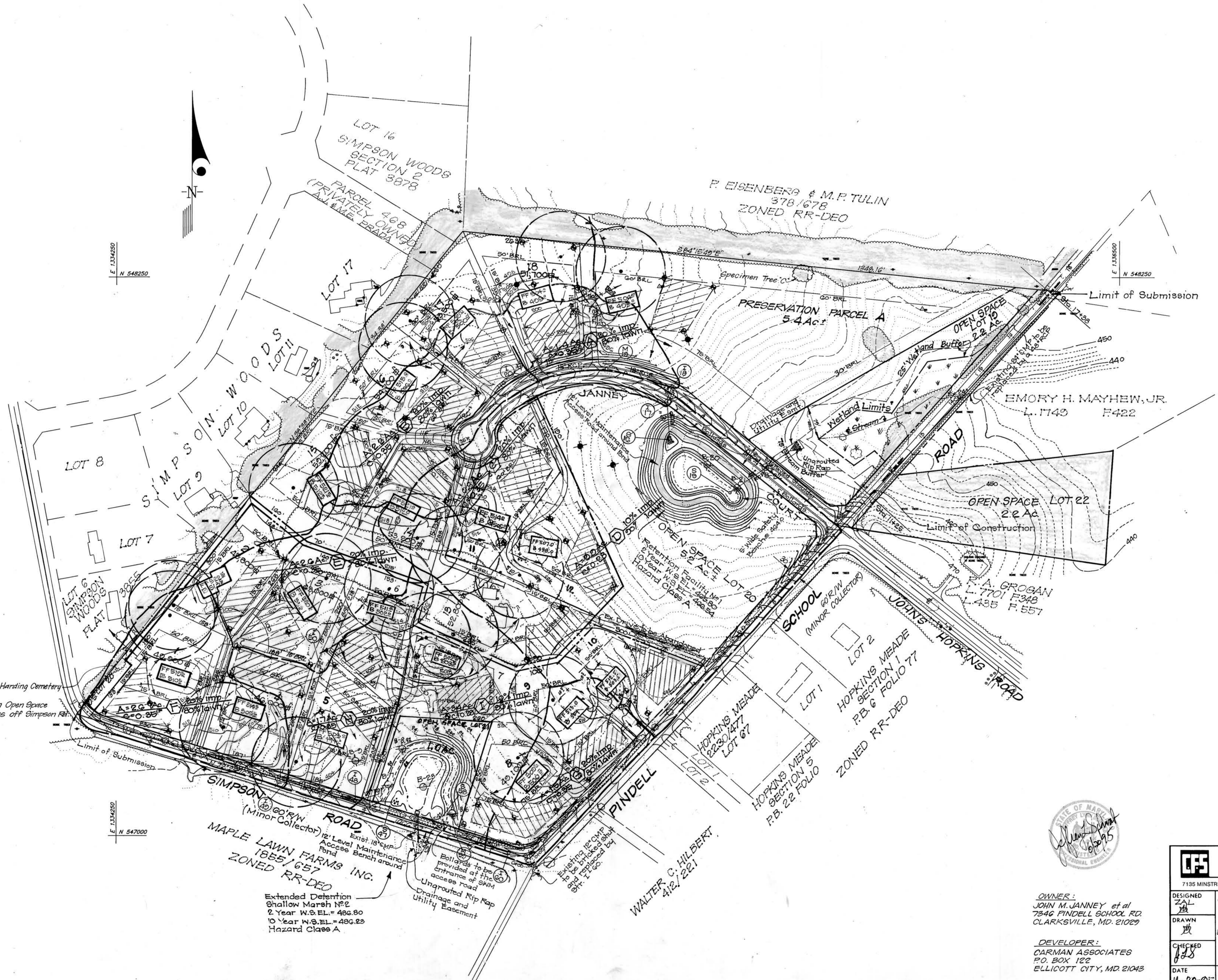
VICINITY MAP
SCALE: 1"=2000'



E 1334250
N 548250

E 1336500
N 548250

E 1334250
N 547000



Existing Botterill-Harding Cemetery
Ho. Co. ID 41-7
To be preserved on Open Space
Lot 20 with access off Simpson Rd.

MAPLE LAWN FARMS INC.
1855/657
ZONED RR-DEO
Extended Detention
Shallow Marsh No. 2
2 Year W.S. EL. = 486.80
10 Year W.S. EL. = 489.23
Hazard Class A

Bollards to be provided at the entrance of the access road
Ungrouted Rip Rap
Drainage and Utility Easement

WALTER C. HILBERT
412, 221



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CLARKSVILLE, MD. 21029

DEVELOPER:
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ELLICOTT CITY, MD. 21043

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DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

12/1/95
PLANNING DIRECTOR
C.A.

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DESIGNED ZAL	DRAINAGE AREA MAP AND GRADING PLAN EASTERN VIEW LOTS 1-18, PRESERVATION PARCEL A & O.S. LOTS 19-22 TAX MAP 41 PARCEL 143 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1"=100'
DRAWN JH		DRAWING 2 of 2
CHECKED JH	JOB NO. 04-100	FILE NO. 04-100 P
DATE 11-20-05	FOR: CARMAN ASSOCIATES P.O. BOX 122 ELLICOTT CITY, MD 21043	