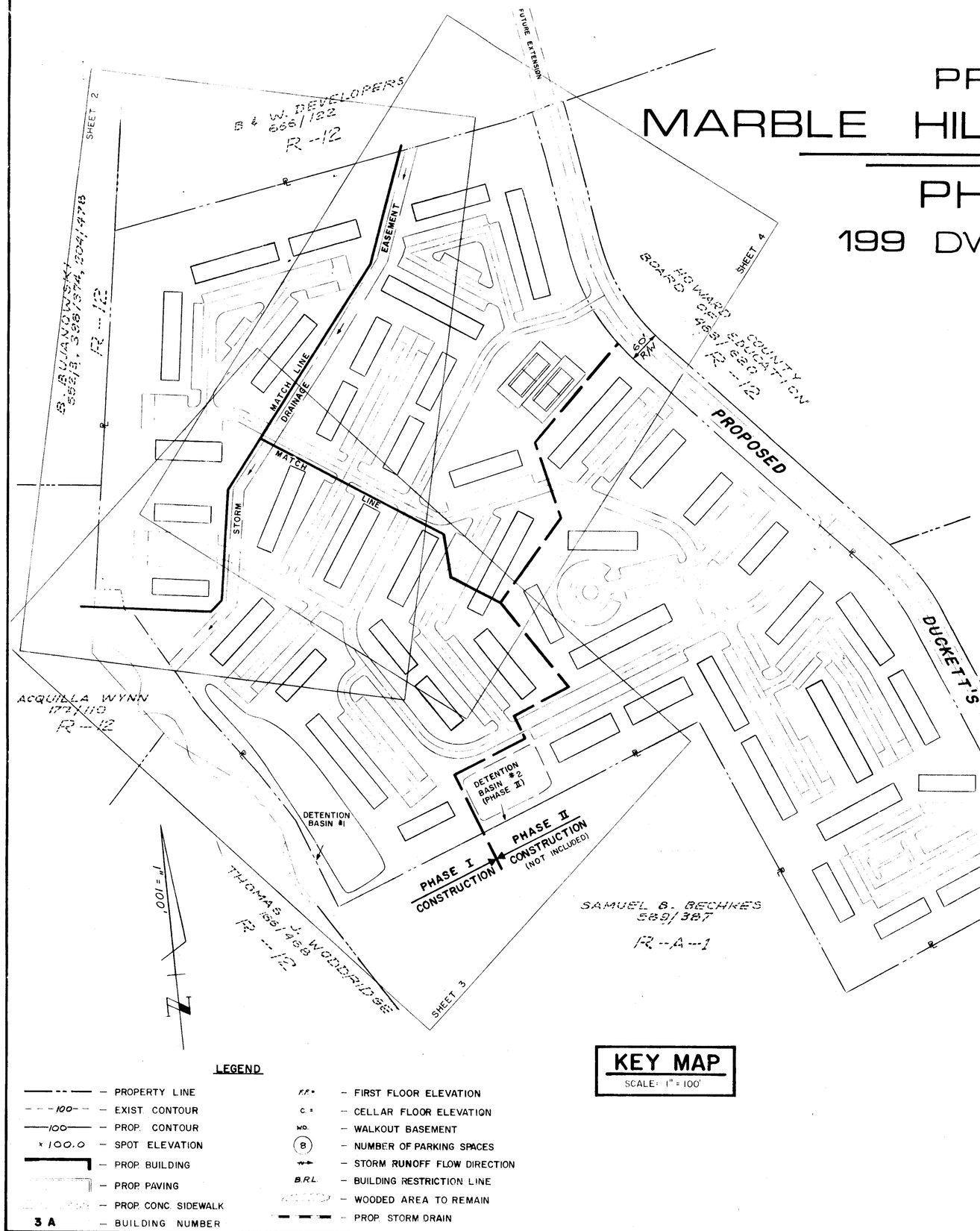
PROPOSED
MARBLE HILL DEVELOPMENT
PHASE I
199 DWELLING UNITS



SITE TABULATION

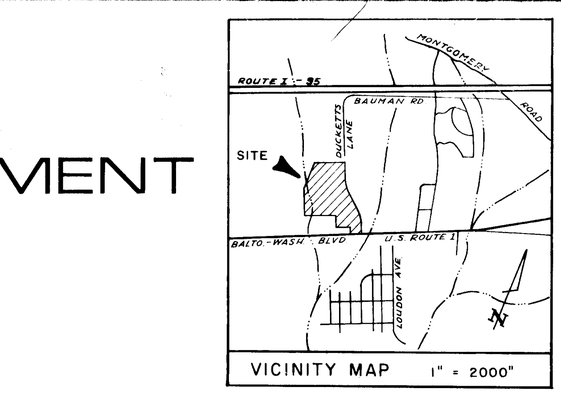
	PHASE I	PHASE II (Not Included)	OVERALL DEVELOPMENT
TOTAL AREA	21.52 Ac ±	13.75 ±	35.267 Ac
NUMBER OF UNITS (ALL 3 BEDROOM)	199 Units	151 Units	350 Units
UNIT DENSITY	9.25 D.U./Ac.	10.98 DU/Ac	9.92 DU/Ac
AREA TO BE VEGETATIVELY STABILIZED	413,645 Sq Ft or 9.5 Ac	N/A *	N/A *
BUILDING LOT COVERAGE	11.46%	13.61%	12%
UNDISTURBED AREA	125,000 Sq Ft or 2.87 Ac	N/A *	N/A *
PARKING REQ'D @ 2 SPACES/UNIT	398 SPACES	302 SPACES	700 SPACES
PARKING PROVIDED	404 SPACES	296 MIN.	700 MIN.

* INFORMATION NOT AVAILABLE UNTIL FINAL DESIGN OF PHASE II

TOTAL AREA OF SITE = 35.267 ACRES
EXISTING ZONING IS R-A-1
PROPERTY IS RECORDED IN P.B. 3899-3900
HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. TOTAL AREA OF SITE IS 35.267 ACRES.
2. PHASE I CONSISTS OF 199 CONDOMINIUM DWELLING UNITS.
3. PHASE II CONSISTING OF 151 UNITS WILL BE CONSTRUCTED LATER AND DEVELOPMENT PLANS WILL BE PROCESSED ACCORDINGLY.
4. ALL UNITS ARE THREE BEDROOM WITH BASEMENTS. UNITS NOTED "W.O." HAVE WALKOUT BASEMENTS, ALL OTHER UNITS HAVE BASEMENTS WITH ACCESS FROM THE INTERIOR ONLY.
5. EXISTING SITE IS HEAVILY WOODED, AND EXISTING TREES WILL BE PRESERVED WHEREVER POSSIBLE, SPECIFICALLY IN AREAS SO DESIGNATED ON THE PLANS.
6. ALL ROADS WITHIN THE SITE ARE PRIVATELY OWNED. DUCKETT'S LANE IS A PUBLIC ROAD AND WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
7. PROPERTY OUTLINE IS TAKEN FROM THE RECORD PLAT RECORDED AT THE HOWARD COUNTY COURT HOUSE ON OCTOBER 18, 1977 IN P.B. 3899-3900
8. ALL STORM DRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
9. REFUSE COLLECTION WILL BE VIA INDIVIDUAL TRASH CANS PLACED AT THE CURB ON DAYS DESIGNATED FOR PICKUP.
10. MAIL DELIVERIES WILL BE ACCOMMODATED BY INDIVIDUAL MAIL RECEPTACLES, APPROVED BY THE POST OFFICE, AT EACH UNIT.
11. REFER TO LANDSCAPING PLAN FOR DETAILS AND LOCATIONS OF PROPOSED PLANTING.
12. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
13. REFER TO WATER AND SEWER PLANS FOR DETAILS AND LOCATIONS OF PUBLIC WATER AND SEWER MAINS. CONTRACT # 768 D-W&S
14. EACH UNIT WILL HAVE AN INDIVIDUAL WATER METER INSIDE.
15. UNITS WILL BE SOLD AS CONDOMINIUMS, WHEREBY THE PURCHASER WILL OWN THE INDIVIDUAL UNIT FROM PARTY WALL TO PARTY WALL AND FROM FRONT TO REAR, AND ALL OTHER GROUNDS WITHIN THE SITE, BUT OUTSIDE THE UNITS, WILL BE OWNED BY A HOMEOWNER'S ASSOCIATION.
16. NO BUILDING PERMIT WILL BE ISSUED UNTIL WATER & SEWER CONTRACT #768D-W&S, IS COMPLETED.
17. WATER AND SEWER HOUSE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER & SEWER PLANS AS APPROVED BY THE BUREAU OF ENGINEERING, CONTRACT # 768D-W&S.



VICINITY MAP 1" = 2000'

OWNER & DEVELOPER: MARBLE HILL JOINT VENTURE
8300 BELAIR ROAD
BALTIMORE, MARYLAND 21236
(301)-621-1389

INDEX OF DRAWINGS

SHEET NO.	TITLE
1	INDEX & KEY MAP
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SITE DEVELOPMENT PLAN
5	SITE CONSTRUCTION DETAILS
6	STORM DRAIN PROFILES
7	STORM DRAIN PROFILES
8	DRAINAGE AREA MAP
9	SEDIMENT CONTROL PLAN
10	SEDIMENT CONTROL PLAN
11	SEDIMENT CONTROL PLAN
12	SEDIMENT CONTROL PLAN

NOTE: This Plan is a Revision to approved SDP-78-115. The Revision consists only of Modification to the Unit Offsets within the Building Groups. The overall Building Envelope has not been modified. All previously approved Setbacks have been retained. No Modifications have been made to any Site Work or Utilities.

APPROVED
DIVISION OF LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND
DATE 4-6-79

APPROVED FOR PUBLIC WATER AND SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

APPROVED FOR PUBLIC WATER AND STORM DRAINS SYSTEMS AND
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE
CHIEF, BUREAU OF ENGINEERING — DATE

KEY MAP
SCALE: 1" = 100'

LEGEND

PROPERTY LINE	F.F.• — FIRST FLOOR ELEVATION
100 EXIST. CONTOUR	C.• — CELLAR FLOOR ELEVATION
100 PROP. CONTOUR	W.O. — WALKOUT BASEMENT
× 100.0 — SPOT ELEVATION	(8) — NUMBER OF PARKING SPACES
PROP. BUILDING	— STORM RUNOFF FLOW DIRECTION
PROP. PAVING	B.R.L. — BUILDING RESTRICTION LINE
PROP. CONC. SIDEWALK	WOODED AREA TO REMAIN
3A — BUILDING NUMBER	PROP. STORM DRAIN

PROJECT CONTROL
PROJECT NUMBER 6014
DATE MAR '79
SCALE 1" = 100'
ENGINEERING J.L.F.
ILLUSTRATION M.J.G.
APPROVAL

REVISIONS
Offset Index Data 6/4, 8, 9, 10/11, 12, 13/14, 15, 16/17, 18/19 1-14-81 KDH

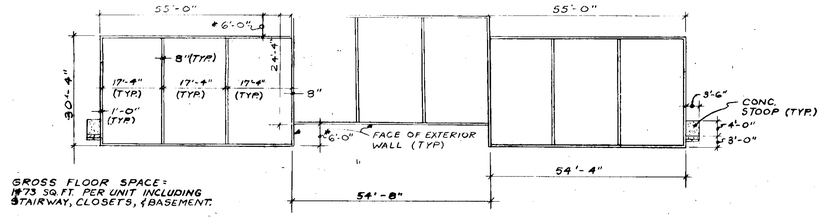
MARBLE HILL F.B. 3899-3900
HARWOOD-FIRST ELECTION DISTRICT
TAX MAP NUMBER 37 PARCEL NUMBER 568
HOWARD COUNTY, MARYLAND

INDEX & KEY MAP

SHEET 1

Kamber Engineering
2307 RESEARCH BOULEVARD
ROCKVILLE, MARYLAND 20850
PHONE: (301) 840-1030

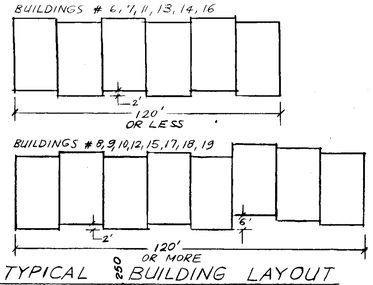
SDP 79-113



GROSS FLOOR SPACE:
1473 SQ.FT. PER UNIT INCLUDING STAIRWAY, CLOSETS, & BASEMENT.

* 2'-0" FOR BLDG'S # 6,7,11,13,14,16,20,21,22,23.

TYPICAL BUILDING LAYOUT
SCALE: 1" = 20'



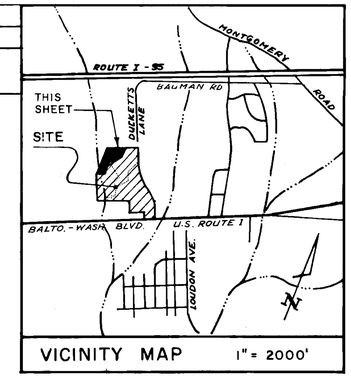
TYPICAL BUILDING LAYOUT
FOR BUILDINGS WITH REVISED OFFSETS
SCALE: 1" = 30'

TABLE OF CURVE DATA

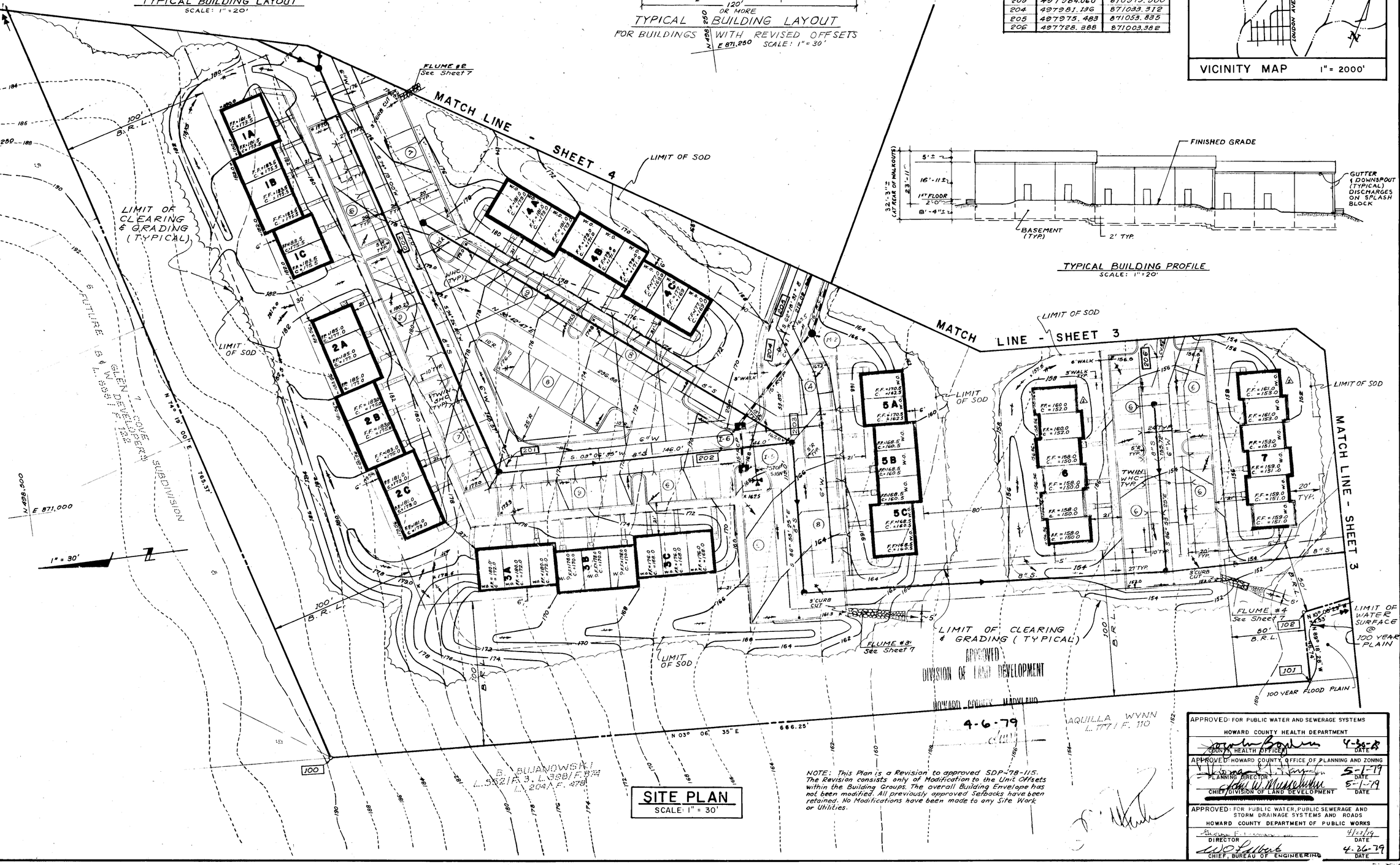
No.	Radius	Delta	Tan.	Arc	Chord	Chord Bearing
1	50.0'	24°34'54"	10.89'	21.45	21.89'	S 74° 35' 58" E
2	68.85'	24°34'54"	15.0'	29.54'	29.31'	S 74° 35' 58" E

COORDINATE TABLE

POINT NUMBER	NORTH	EAST
100	498 318.884	870 808.409
101	497 653.565	870 772.267
102	497 653.000	870819.000
200	498 212.830	871130.038
201	498 173.780	870989.807
202	498 027.995	870981.887
203	497 984.060	870 979.500
204	497 981.136	871033.312
205	497 975.483	871053.835
206	497 728.388	871003.382



TYPICAL BUILDING PROFILE
SCALE: 1" = 20'



SITE PLAN
SCALE: 1" = 30'

NOTE: This Plan is a Revision to approved SDP-78-115. The Revision consists only of Modification to the Unit Offsets within the Building Groups. The overall Building Envelope has not been modified. All previously approved Setbacks have been retained. No Modifications have been made to any Site Work or Utilities.

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 4-25-79

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 5-1-79
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 5-1-79

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 4/27/79
CHIEF, BUREAU OF ENGINEERING — DATE 4-26-79

MARBLE HILL

P.B. 3899 - 3900

HARWOOD - FIRST ELECTION DISTRICT
TAX MAP NUMBER 37 PARCEL NUMBER 568
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

PROJECT CONTROL

PROJECT NUMBER	ENGINEERING	ILLUSTRATION
6014	J.L.F.	M.J.G.
DATE		APPROVAL
MARCH 1978		
SCALE		
1" = 30'		

REVISIONS
1. REVISED BLDG OFFSETS, ADDED GRADES & NOTES
2. REVISED F.F. ELEV. (Change in Datum)
3. Revised Bldg Offsets for Bldg # 6,7
1-14-81 / KJW

Kamber Engineering
2301 RESEARCH BOULEVARD
ROCKVILLE, MARYLAND 20850
PHONE: (301) 840-1030

SHEET 2 OF 4

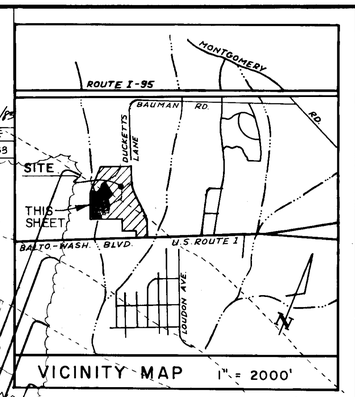
SDP-79-113

N21557

NOTE: This Plan is a Revision to approved SDP-78-115. The Revision consists only of Modification to the Unit Offsets within the Building Groups. The overall Building Envelope has not been modified. All previously approved Setbacks have been retained. No Modifications have been made to any Site Work or Utilities.

UNDER THE SUPERVISION OF ARTHUR E. MUEGGE P.E. #8707 THE RIEMER GROUP, INC. HAS MADE THE FOLLOWING REVISIONS TO THIS PLAN

REVISION NO	DESCRIPTION	DATE
1	STORM DRAIN ADDITION FROM M-7 TO E-6	11/16/78



VICINITY MAP 1" = 2000'

REVISIONS
REVISED BLDG OFFSETS, REVISED GRADE AT UNITS 1 & 2, ADDED SOD 12-4-78
REVISED #16, 9, 15 (INCLUDES BLDG'S #16, 9, 15) ADDED Sod
Revised Bldg. offsets 1-14-79 P.M. No Chgs
4-6-79 AM

PROJECT CONTROL

PROJECT NUMBER	6014
ENGINEERING	J.L.F.
ILLUSTRATION	M.J.G., G.S.
DATE	MARCH 1978
SCALE	1" = 30'
APPROVAL	

MARBLE HILL P.B. 3809-3900

HARWOOD-FIRST ELECTION DISTRICT

TAX MAP NUMBER 37 PARCEL NUMBER 568

HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

COORDINATE TABLE		
POINT NUMBER	NORTH	EAST
103	497619.000	870825.000
104	497609.000	870845.000
105	497433.000	870970.000
106	497315.000	871076.000
107	497232.000	871142.000
108	497071.376	871225.460
207	497120.603	871031.642
208	497667.959	871191.964
209	497634.764	871195.201
210	497622.867	871256.247
211	497535.899	871264.467
212	497520.245	871276.915
213	497499.084	871250.303
214	497440.905	871244.692
215	497393.551	871377.659
216	497369.451	871490.879
217	497396.422	871542.744
218	497591.418	871387.687

TABLE OF CURVE DATA						
No	Radius	Delta	Tan.	Arc	Chord	Chord Bearing
2	68.85'	24°34'54"	15.0'	29.54'	29.31'	S 74°35'58" E
3	80.0'	66°10'56"	52.13'	92.40'	87.36'	S 05° 23'54" E
4	35.0'	90°0'0"	35.0'	54.98'	49.5'	S 06° 30' 33" W
5	91.01	78°59'2"	75.0'	125.46'	115.76	S 77° 59' 0" E

SITE PLAN
SCALE: 1" = 30'

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
HEALTH OFFICER — DATE 4-30-79

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 5-1-79
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE
CHIEF, BUREAU OF ENGINEERING — DATE 4-30-79

Kamber Engineering
2301 RESEARCH BOULEVARD
ROCKVILLE, MARYLAND 20850
PHONE: (301) 840-1030

SHEET 3 OF 4

SDP-79-113

MARBLE HILL

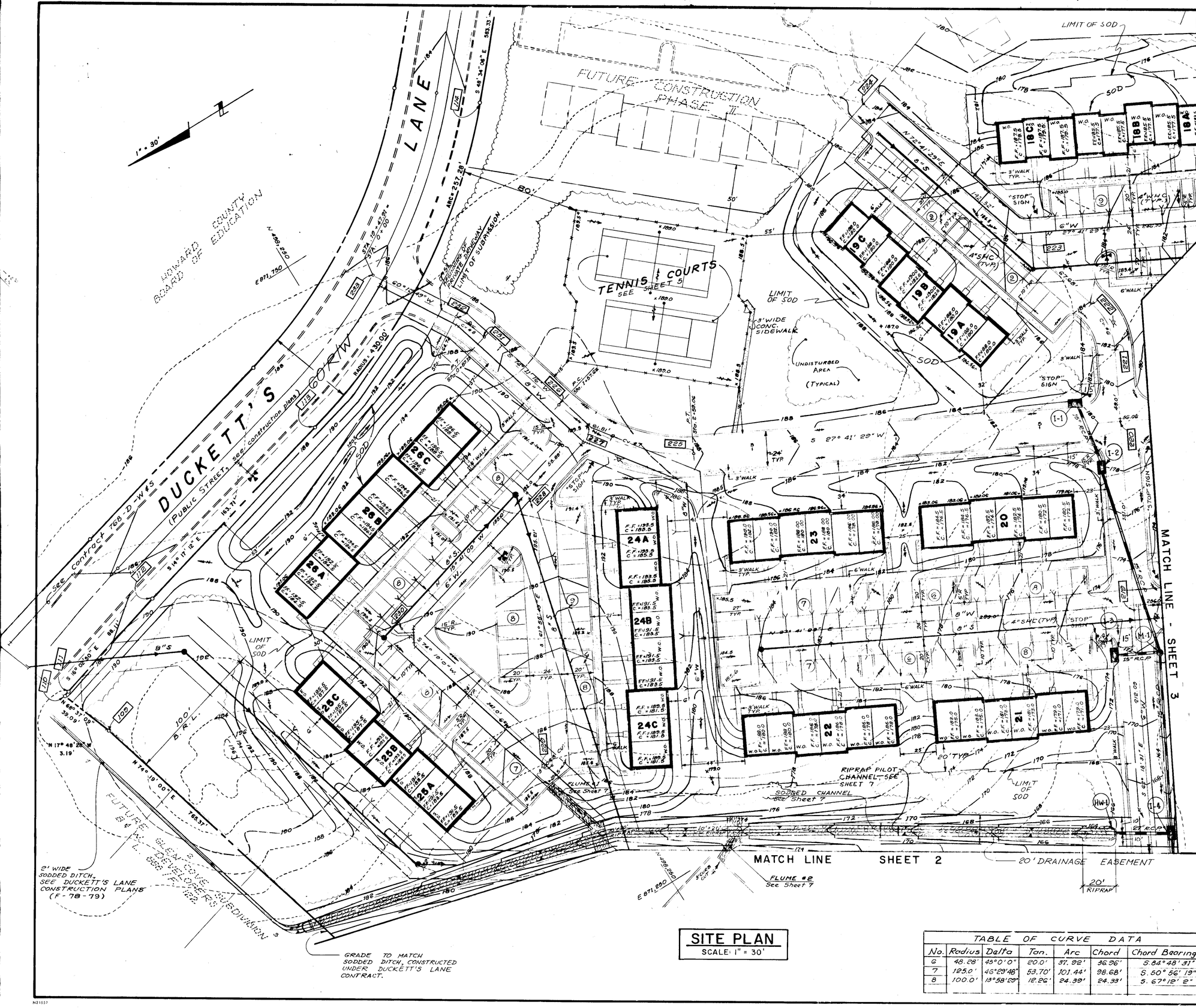
F.B. 3899-3900

HARWOOD-FIRST ELECTION DISTRICT

TAX MAP NUMBER 37 PARCEL NUMBER 568

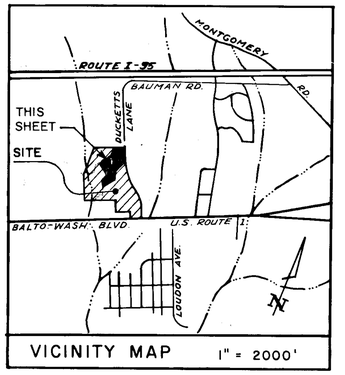
HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN



SITE PLAN

SCALE: 1" = 30'



VICINITY MAP 1" = 2000'

COORDINATE TABLE

POINT NUMBER	NORTH	EAST
109	498525.729	871545.284
110	498530.982	871581.638
111	498536.941	871582.665
112	498452.260	871607.022
113	498293.609	871647.422
114	498153.235	871711.783
219	497876.922	871241.635
220	497816.045	871357.631
221	497793.275	871401.078
222	497780.931	871437.822
223	497810.067	871502.438
224	497852.412	871636.312
225	498079.026	871495.640
226	498141.210	871512.271
227	498132.412	871548.773
228	498186.219	871534.665
229	498278.078	871562.421
230	498316.193	871498.172
231	498160.416	871640.088
232	498169.844	871662.517
233	498201.013	871716.971

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TABLE OF CURVE DATA

No.	Radius	Delta	Tan.	Arc	Chord	Chord Bearing
G	48.28'	45°0'0"	20.0'	37.92'	36.96'	S. 84°48'31" E.
7	125.0'	46°29'48"	53.70'	101.44'	98.68'	S. 50°56'19" W
8	100.0'	13°58'09"	12.26'	24.38'	24.33'	S. 67°12'2" W.

APPROVED
DIVISION OF LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
D.L.D. 4-6-79

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 4-30-79

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 5-1-79
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 5-1-79

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 4-26-79
CHIEF, BUREAU OF ENGINEERING — DATE 4-26-79

PROJECT CONTROL

PROJECT NUMBER	ENGINEERING
6014	J.L.F.
DATE	ILLUSTRATION
MARCH 1978	M.J.G.
SCALE	APPROVAL
1" = 30'	

REVISIONS

△ REVISED BLDG. OFFSETS; REVISED GRADE AT UNITS 18A & 18B; ADDED SPOT ELEVATIONS; REVISED LAYOUT OF BLDGS. # 18, 22, 23, 24 (TYP.) 12-4-78
Added 3' Wide Conc. Sidewalk from Town's Court.
Revised Bldg. Offsets for Bldgs. # 18 & 19, 1-14-81, KLH

Kamber Engineering
2301 RESEARCH BOULEVARD
ROCKVILLE, MARYLAND 20850
PHONE: (301) 840-1030

SHEET 4 OF 4

SDP-79-113