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## SKETCH PLAN

# PINDELL CHASE

## LOTS 1 - 30 AND NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'C'

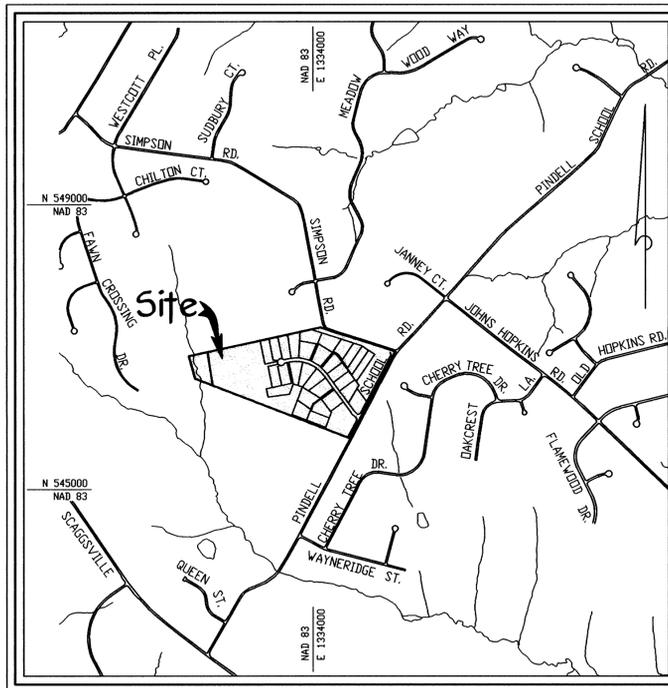
ZONING: RR-DEO

TAX MAP NO. 41 GRID No. 7, 8, 13 & 14 PARCEL No. 59

MINIMUM LOTS SIZE CHART				
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
6	50,353 Sq.Ft.	4,036 Sq.Ft.	46,315 Sq.Ft.	46,315 Sq.Ft.
7	45,219 Sq.Ft.	3,433 Sq.Ft.	41,786 Sq.Ft.	41,786 Sq.Ft.
8	44,287 Sq.Ft.	2,700 Sq.Ft.	41,587 Sq.Ft.	41,587 Sq.Ft.
9	42,566 Sq.Ft.	1,723 Sq.Ft.	40,843 Sq.Ft.	40,843 Sq.Ft.
11	51,107 Sq.Ft.	3,170 Sq.Ft.	47,937 Sq.Ft.	47,937 Sq.Ft.
12	49,063 Sq.Ft.	2,994 Sq.Ft.	46,069 Sq.Ft.	46,069 Sq.Ft.
20	53,164 Sq.Ft.	7,200 Sq.Ft.	45,964 Sq.Ft.	45,964 Sq.Ft.
25	50,761 Sq.Ft.	1,349 Sq.Ft.	49,412 Sq.Ft.	49,412 Sq.Ft.
26	45,790 Sq.Ft.	2,621 Sq.Ft.	43,169 Sq.Ft.	43,169 Sq.Ft.
27	43,532 Sq.Ft.	2,732 Sq.Ft.	40,800 Sq.Ft.	40,800 Sq.Ft.
28	41,456 Sq.Ft.	1,346 Sq.Ft.	40,110 Sq.Ft.	40,110 Sq.Ft.

### BULK REGULATIONS

- a) MINIMUM WIDTH AT THE FRONT B.R.L. = 100'
- b) SETBACKS: FRONT: 50'
- SIDE: 30' FROM ROAD R/W
- REAR: 30'
- COLLECTOR OR ARTERIAL ROADS: 75'



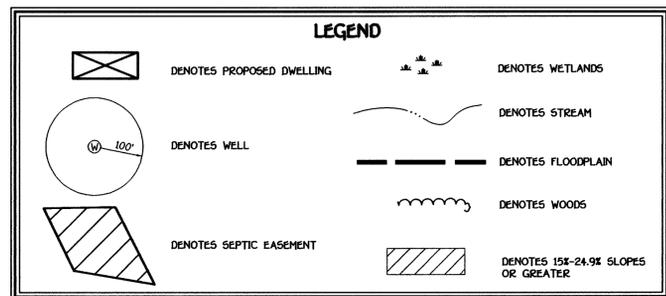
### VICINITY MAP

SCALE: 1" = 1200'

## FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

### GENERAL NOTES:

- SUBJECT PROPERTY ZONED "RR-DEO" PER 10/18/1993 COMPREHENSIVE ZONING.
- AREA TABULATION:  
GROSS AREA OF TRACT: 50.80 AC. +/-  
AREA OF FLOODPLAIN: 110 AC. +/-  
NET AREA OF TRACT: 57.70 AC. +/-  
AREA OF PUBLIC ROAD R/W: 3.27 AC. +/-  
AREA OF PUBLIC ROAD R/W: 3.27 AC. +/-  
NUMBER OF BUILDING LOTS ALLOWED: 29  
AREA OF OPEN SPACE LOT (5% OF GROSS AREA) = 2.54 AC.  
AREA OF BUILDABLE LOTS: 30.10 AC. +/-  
AREA OF PRESERVATION PARCELS: 22.49 AC. +/-  
DENSITY CALCULATIONS:  
50.80 ACRES DIVIDED BY 4.25 = 13 LOTS ALLOWED AS A MATTER OF RIGHT  
50.80 ACRES DIVIDED BY 2 = 29 LOTS ALLOWED PER DEO/CEO DENSITY  
TRANSFER PROVISION OF SECTION 106 TO THE ZONING REGULATIONS  
DEO/CEO DENSITY TRANSFER UNITS REQUIRED = 16 LOTS
- THE PURPOSE OF PRESERVATION PARCELS 'A' AND 'C' IS TO PROVIDE LOCATIONS FOR THE STORMWATER MANAGEMENT FACILITIES. THE PURPOSE OF PRESERVATION PARCEL 'B' IS TO PROTECT THE EXISTING PRIORITY FOREST AND WETLAND AREAS LOCATED ON THE SITE.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PRIVATE WATER AND SEWER WILL BE USED WITHIN THE PROJECT
- THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
- TOPOGRAPHY SHOWN HEREON IS FROM AERIAL MAPS FLOWN WITH 2 FOOT CONTOUR INTERVALS PREPARED BY HARFORD AERIAL SURVEYS DATED FEBRUARY 2001.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS
- THIS AREA DESIGNATED A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL 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. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- BOUNDARY OUTLINE IS BASED ON DEED PLOT BY FISHER, COLLINS & CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS  
D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (925 LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- ALL AREAS ARE MORE OR LESS (±)
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD R/W AND NOT ONTO THE PIPE/FLAG STEM DRIVEWAY.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 37B SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY APPROPRIATE BEST MANAGEMENT PRACTICES.  
THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THESE FACILITIES HAVE NOT BEEN DESIGNED AND THEIR SHAPES MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THE WETLANDS DELINEATION STUDY AND FOREST STAND DELINEATION STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC. IN DECEMBER, 2000.
- THE TRAFFIC STUDY WAS PREPARED BY THE STREET TRAFFIC STUDIES, LTD. ON JULY 21, 2000, AND REVISED ON MARCH 8, 2001.
- SOILS INFORMATION TAKEN FROM SOIL MAP NO. 28, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
- POSTERS ARE REQUIRED FOR PUBLIC NOTICE OF THE PROPOSED ROADWAY ENTRANCE.
- THERE ARE NO EXISTING STRUCTURES, BURIAL GROUNDS OR CEMETERIES LOCATED ON-SITE
- THERE ARE NO 25% OR GREATER STEEP SLOPES ON-SITE
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE ADDRESSED ON THE PRELIMINARY AND FINAL PLANS.
- THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND THE DEPARTMENT OF RECREATION AND PARKS HAVE AUTHORIZED THE REDUCTION OF THE REQUIRED ROAD FRONTAGE FOR OPEN SPACE LOT 30 TO ZERO FEET IN ACCORDANCE WITH DPZ'S "OPEN SPACE FRONTAGE POLICY DATED 12/8/99" SINCE OPEN SPACE LOT 30 WILL HAVE SUFFICIENT ROAD FRONTAGE THROUGH THE OPEN SPACE LOT RECORDED FOR PINDELL CROSSING (701-63).



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

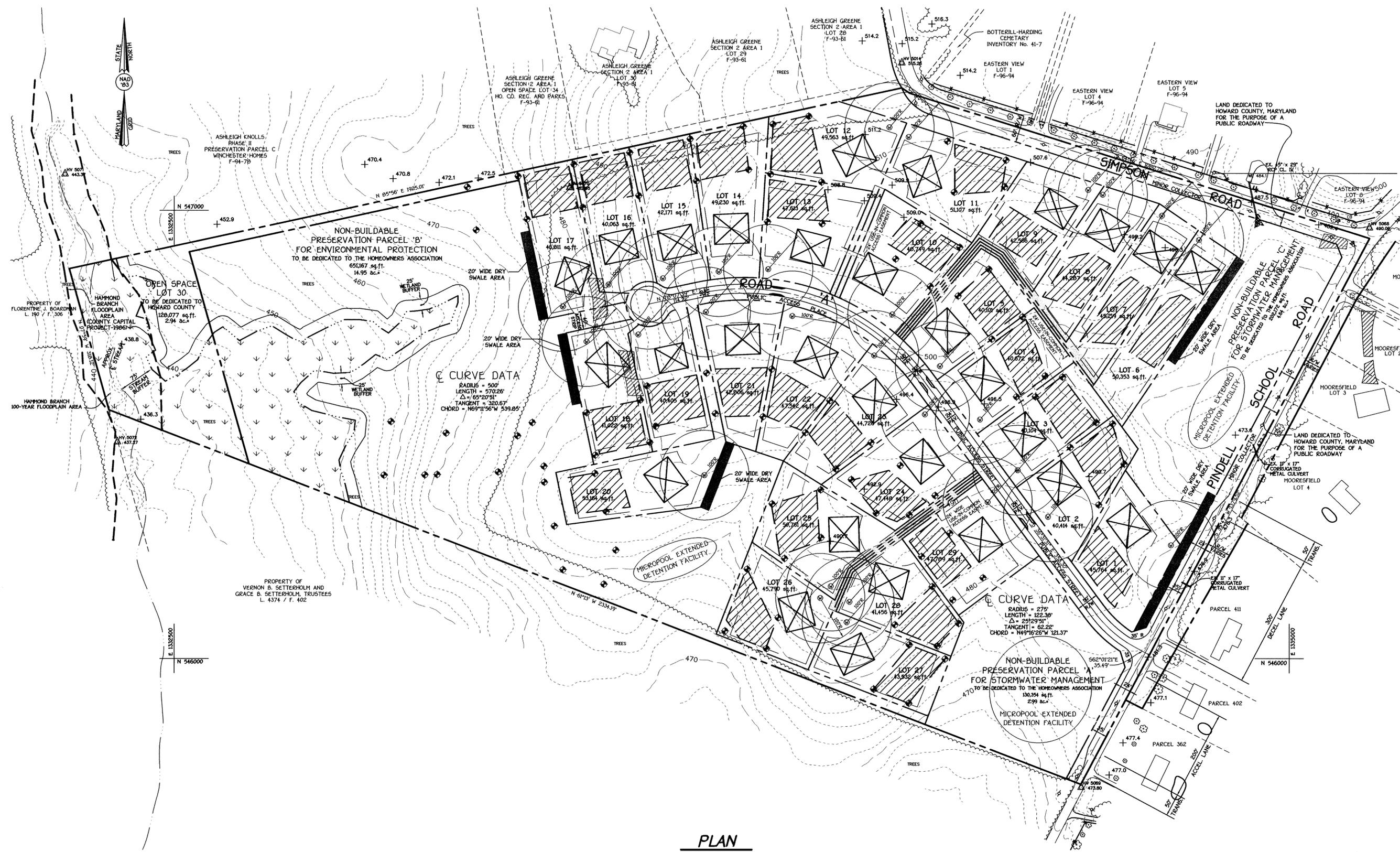
*[Signature]* 6/1/01  
PLANNING DIRECTOR DATE



5-24-01  
DATE

SKETCH PLAN  
PINDELL CHASE  
LOTS 1 - 30 AND NON-BUILDABLE  
PRESERVATION PARCELS 'A' THRU 'C'

ZONING: RR-DEO  
TAX MAP NO. 41 GRID No. 7, 8, 13 & 14 PARCEL No. 59  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: MAY 15, 2001  
SHEET 1 OF 2



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

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR **6/16/01**  
DATE

**OWNER/DEVELOPER**  
TOLL BROTHERS, INC.  
ATTN: MR. SCOTT HARE  
7164 COLUMBIA GATEWAY DR., SUITE 230  
COLUMBIA, MARYLAND 21046

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**PINDELL CHASE**  
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FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: MAY 15, 2001  
SHEET 2 OF 2



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
4100 461 - 2000