

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SKETCH PLAN
3	SKETCH PLAN
4	SKETCH PLAN
5	SKETCH PLAN

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
MICHELLE DRIVE	PUBLIC ACCESS STREET	50'
ROAD 'B'	PUBLIC ACCESS STREET/ PUBLIC ACCESS PLACE	50' / 40'
ROAD 'C'	PUBLIC ACCESS STREET	50'
ROAD 'D'	PUBLIC ACCESS STREET	50'

APFO SCHEDULE 2005, 2006, 2007, 2008, AND 2009 TABULATION CHART		
YEAR	ZONING	TOTAL NUMBER OF LOTS OR UNITS
2005	RC-DEO	5 UNITS
2006	RC-DEO	13 UNITS
2007	RC-DEO	20 UNITS
2008	RC-DEO	19 UNITS
2009	RC-DEO	36 UNITS

SKETCH PLAN

THE WARFIELDS II

LOTS 1 THRU 93 AND PARCELS 'A' THRU 'G', AND OPEN SPACE LOTS 94-95 (A SUBDIVISION OF PARCEL Nos. 55, 96, 109, 114 AND RESUBDIVISION OF "THE WARFIELDS, LOTS 5, 6, 8 & 9", PLAT NO. 9584, "K & D STABLES, LOTS 1 THRU 4", PLAT NO. 9336, "WARFIELD BROTHERS, LOTS 1 THRU 4", PLAT NO. 8841 AND "KENNARD WARFIELD, JR., LOTS 1 THRU 4", PLAT NO. 9376.

ZONED: RC-DEO

TAX MAP No. 21 GRID No. 23 PARCEL Nos. 55, 96, 109 & 114

MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	42,292 sq.ft.	1,992 sq.ft.	40,300 sq.ft.
3	44,309 sq.ft.	2,081 sq.ft.	42,308 sq.ft.
4	52,335 sq.ft.	6,340 sq.ft.	45,977 sq.ft.
11	48,329 sq.ft.	3,213 sq.ft.	45,116 sq.ft.
28	52,000 sq.ft.	3,867 sq.ft.	48,133 sq.ft.
29	24,159 sq.ft.	4,239 sq.ft.	19,920 sq.ft.
82	24,777 sq.ft.	2,812 sq.ft.	19,965 sq.ft.
83	54,481 sq.ft.	3,000 sq.ft.	48,481 sq.ft.
84	48,243 sq.ft.	2,579 sq.ft.	45,664 sq.ft.
87	50,211 sq.ft.	3,568 sq.ft.	46,643 sq.ft.

GENERAL NOTES:

- SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/1993 COMPREHENSIVE ZONING. SINCE THIS PLAN WAS SUBMITTED PRIOR TO NOVEMBER 15, 2001 IT MUST COMPLY WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AND THE NEW ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 50-2002.
- AREA TABULATION:
 - GROSS AREA OF TRACT: 195.52 AC +/-
 - AREA OF FLOODPLAIN: 3.815 AC +/-
 - AREA OF STEEP SLOPES (2% OR GREATER): 3.27 AC +/-
 - NET AREA OF TRACT: 188.44 AC +/-
 - AREA OF PUBLIC ROAD R/W: 11.92 AC +/-
 - NUMBER OF CEMETERY OPEN SPACE LOTS: 1
 - NUMBER OF PROPOSED LOTS: 93
 - NUMBER OF BUILDABLE PRESERVATION PARCELS: 1
 - NUMBER OF NON-BUILDABLE PRESERVATION PARCELS: 6
 - NUMBER OF OPEN SPACE LOTS: 1
 - AREA OF CEMETERY OPEN SPACE LOT: 0.53 AC +/-
 - AREA OF BUILDABLE LOTS: 97.09 AC +/-
 - AREA OF NON-BUILDABLE PRESERVATION PARCELS: 6.93 AC +/-
 - AREA OF BUILDABLE PRESERVATION PARCELS: 69.64 AC +/-
 - AREA OF OPEN SPACE LOT: 9.81 AC +/-
- OPEN SPACE IS REQUIRED FOR THIS SUBDIVISION AS FOLLOWS:
 - OPEN SPACE REQUIRED (3% MINIMUM) = 195.52 AC x 0.03 = 9.78 AC.
 - OPEN SPACE PROVIDED ON H.O.A. OPEN SPACE LOT 94 = 9.81 AC.
- 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.
- TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS BASED ON HOWARD COUNTY 5' CONTOURS.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND/OR STREAM BUFFER.
- 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 IN REGARDS TO SEPTIC EASEMENT DESIGN. THIS IS SEPARATE OF THE HOWARD COUNTY ZONING REGULATIONS.
- 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:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (25T) LOADING
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - 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 370 SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY APPROPRIATE BEST MANAGEMENT PRACTICES.

THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE 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. DATED NOV. 2001. THERE ARE WETLANDS ON-SITE BUT NO DISTURBANCE IS PROPOSED WITHIN THE WETLAND AREAS.
- THE TRAFFIC STUDY WAS PREPARED BY THE MARS TRAFFIC GROUP DATED SEPT. 2001.
- SOILS INFORMATION TAKEN FROM SOIL MAP NO. 17, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM, HOWARD COUNTY MONUMENT Nos. 21FA AND 21F3, WERE USED FOR THIS PROJECT.
- PHASE I OF THIS PROJECT WILL BE FOR 5 LOTS ON PARCEL 96, WHICH IS SEPARATE OF THE MAIN SUBDIVISION OF PARCEL 114. FOR PHASE I, A PRESERVATION EASEMENT WILL BE CREATED ON PARCEL 114 TO SUPPORT THE 5 LOTS ON PARCEL 96. THIS EASEMENT WILL BE CONSOLIDATED ON THE PRELIMINARY PLAN AND FINAL PLAT FOR PHASE II OF THIS PROJECT.
- SECTION 16.120(b) RESTRICTS THE USE OF LOTS USE DOUBLE FRONTAGE ON ROADS. THIS SITE HAS UNUSUAL SITE CIRCUMSTANCES THAT LEADS ITSELF TO SEVERAL DOUBLE FRONTAGE LOTS. THIS WOULD INCLUDE LOTS 70-75, 82-84, 87-88 & 93. THE H.O.A. COVENANTS WILL INCLUDE A PROVISION EXCLUDING ANY OF THESE LOTS FROM BUILDING A DRIVEWAY CONNECTION TO HOWARD ROAD OR TRIADELPHIA ROAD.
- THE EXISTING DWELLING ON LOTS 4 AND 53 ARE TO REMAIN. IN ADDITION, THE EXISTING FARMING STRUCTURES ON PRESERVATION PARCEL 'A' ARE TO REMAIN, AS SHOWN ON THIS PLAN.

24. The Cemetery Access and Accommodation Plan will be addressed with Phase 2 of this project.

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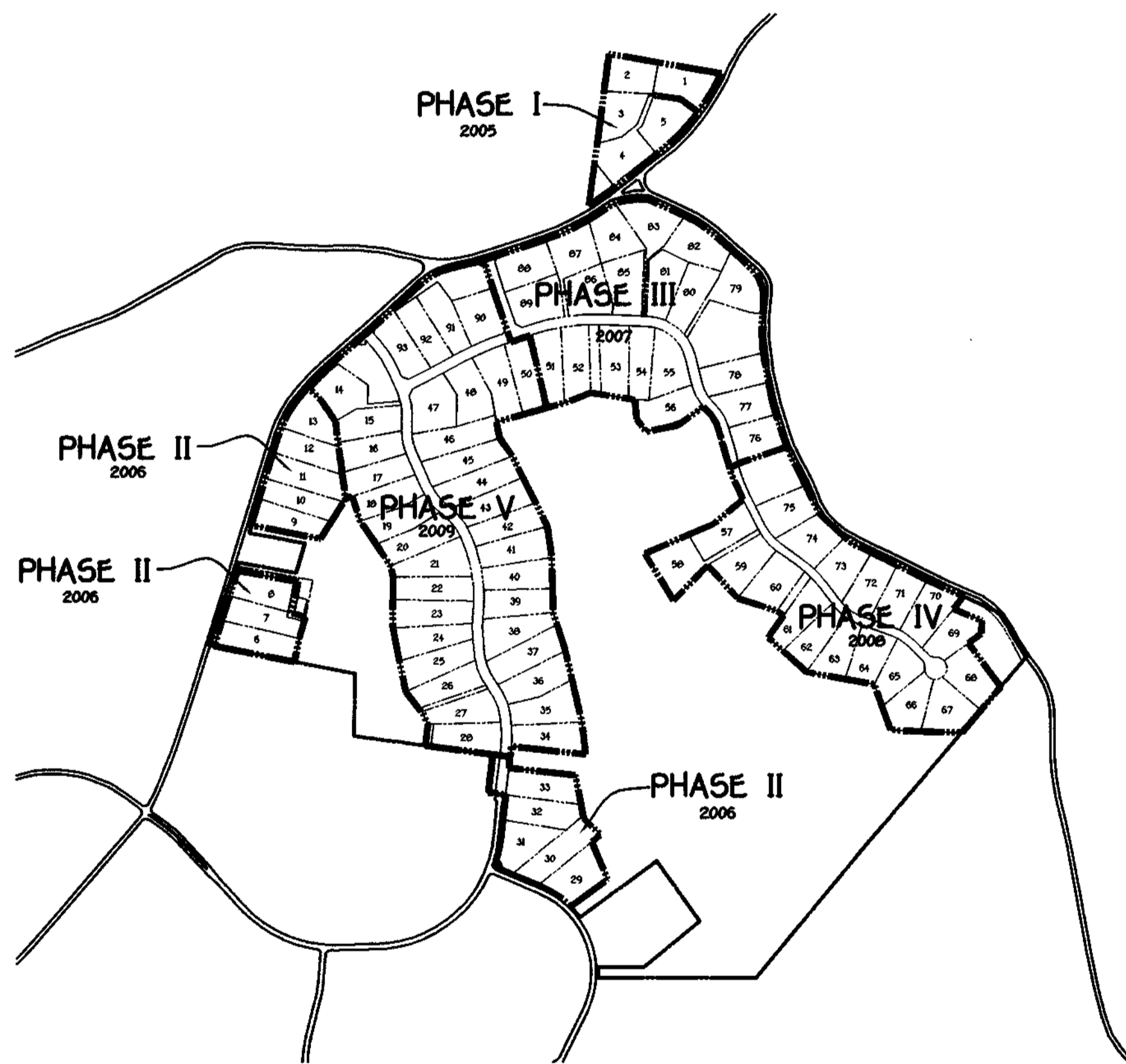
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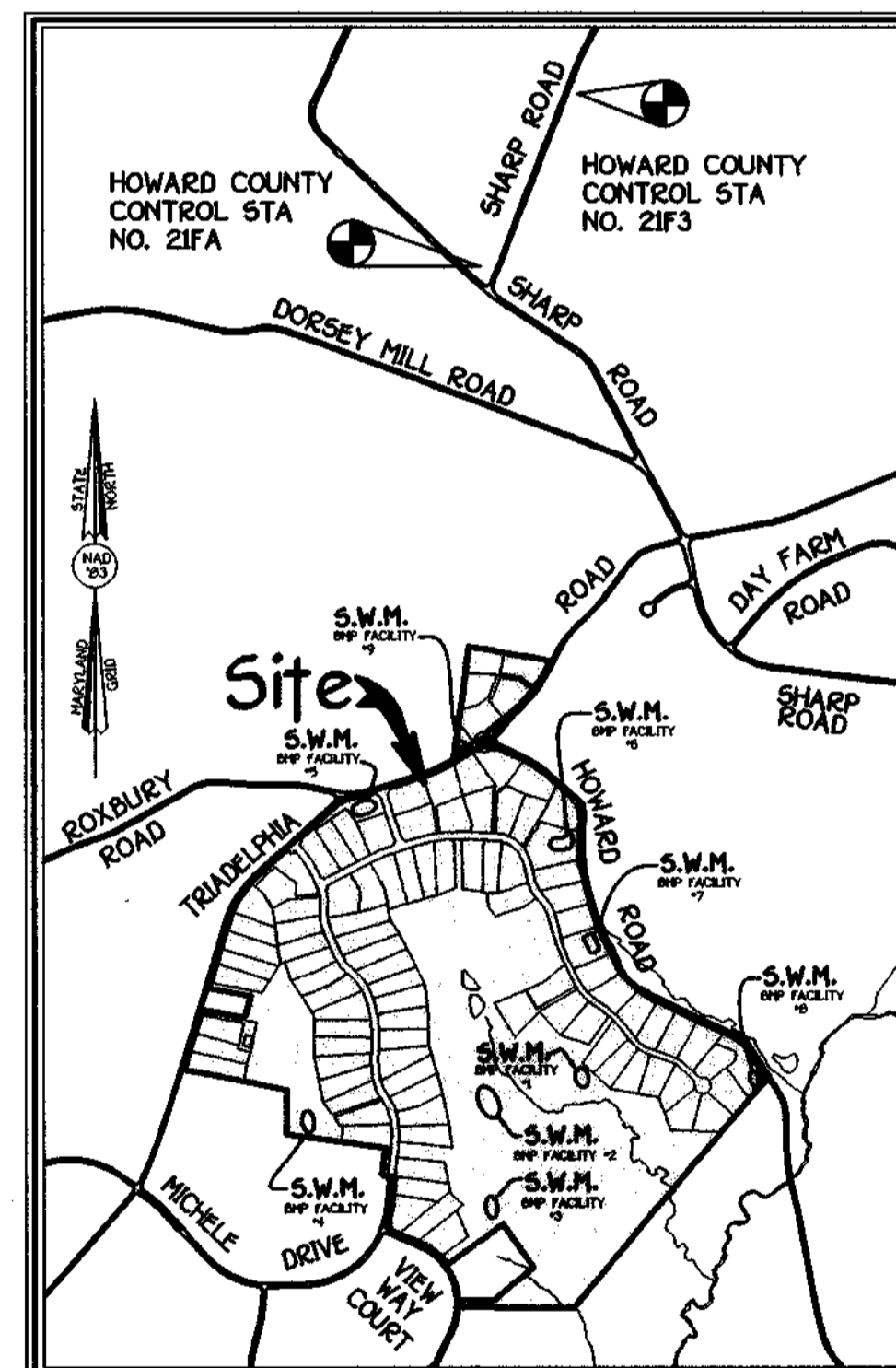
7.29.02
DATE

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

OWNER AND DEVELOPER
MR. & MRS. KENNARD WARFIELD, JR.
P.O. BOX 30
14451 TRIADELPHIA ROAD
GLENELG, MARYLAND 21737



PHASING PLAN
SCALE: 1" = 600'



VICINITY MAP
SCALE: 1" = 1200'

LEGEND	
	DENOTES PROPOSED DWELLING
	DENOTES STREAM
	DENOTES WELL
	DENOTES FLOODPLAIN
	DENOTES WOODS
	DENOTES 15% - 24.9% SLOPES
	DENOTES 25% OR GREATER SLOPES
	DENOTES SEPTIC EASEMENT

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 18775 BALTIMORE NATIONAL FREE
BLISSVILLE CITY, MARYLAND 21054
410-881-2000
E:\DRAWINGS\3\3030\SET\TITLE SHEETING

SKETCH PLAN
THE WARFIELDS II
LOTS 1 THRU 93 AND PARCELS 'A' THRU 'G',
(A SUBDIVISION OF PARCEL Nos. 55, 96, 109, 114 AND RESUBDIVISION OF "THE
WARFIELDS, LOTS 5, 6, 8 & 9", PLAT NO. 9584, "K & D STABLES,
LOTS 1 THRU 4", PLAT NO. 9336, "WARFIELD BROTHERS, LOTS 1
THRU 4", PLAT NO. 8841 AND "KENNARD WARFIELD, JR., LOTS 1
THRU 4", PLAT NO. 9376.
ZONED: RC-DEO
TAX MAP No. 21 GRID No. 23 PARCEL No. 55, 96, 109 & 114
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JULY 29, 2002
SHEET 1 OF 5

CENTERLINE ROADWAY CURVE DATA					
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA	REMARKS
MICHELE DRIVE	0+94.86 TO 2+54.63	500.00'R	159.77'	18°18'28"	
MICHELE DRIVE	3+56.88 TO 5+13.96	300.00'R	157.08'	30°00'00"	SPEED CALMING DEVICE
MICHELE DRIVE	5+13.96 TO 6+71.04	300.00'R	157.08'	30°00'00"	
MICHELE DRIVE	8+11.04 TO 9+98.12	300.00'R	157.08'	30°00'00"	SPEED CALMING DEVICE
MICHELE DRIVE	9+98.12 TO 11+55.20	300.00'R	157.08'	30°00'00"	
MICHELE DRIVE	11+55.20 TO 15+30.21	750.00'R	375.01'	28°38'54"	
MICHELE DRIVE	15+30.21 TO 17+52.22	950.00'R	222.02'	13°23'24"	
MICHELE DRIVE	17+52.22 TO 19+09.30	300.00'R	157.08'	30°00'00"	SPEED CALMING DEVICE
MICHELE DRIVE	19+09.30 TO 20+66.38	300.00'R	157.08'	30°00'00"	
MICHELE DRIVE	20+66.38 TO 22+45.73	655.00'R	179.35'	15°41'17"	
ROAD 'B'	0+27.76 TO 1+31.39	1300.00'R	104.03'	04°35'06"	
ROAD 'B'	3+44.75 TO 5+12.66	1060.00'R	167.91'	09°04'33"	
ROAD 'B'	6+75.48 TO 10+49.74	1000.00'R	374.25'	21°26'35"	
ROAD 'B'	12+58.51 TO 15+56.47	230.00'R	297.95'	74°13'27"	SPEED CALMING DEVICE
ROAD 'B'	16+84.45 TO 18+18.04	230.00'R	133.59'	33°16'44"	
ROAD 'B'	18+18.04 TO 19+42.07	230.00'R	124.03'	30°53'48"	
ROAD 'B'	21+60.11 TO 22+74.29	600.00'R	114.18'	10°54'12"	
ROAD 'B'	24+53.75 TO 26+00.56	300.00'R	145.81'	28°02'17"	
ROAD 'B'	27+14.24 TO 28+69.06	500.00'R	154.82'	17°44'28"	
ROAD 'B'	29+86.15 TO 31+20.19	230.00'R	134.04'	33°23'23"	
ROAD 'B'	32+93.54 TO 33+97.35	230.00'R	103.81'	25°51'34"	
ROAD 'C'	1+89.42 TO 2+34.34	1500.00'R	44.92'	01°42'58"	



LEGEND



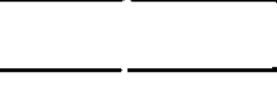


- DENOTES 15% - 24.99% SLOPES
- DENOTES 25% OR GREATER SLOPES
- DENOTES STREAM BUFFER
- DENOTES STREAM

TENTATIVELY APPROVED
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 HOWARD COUNTY
James R. Smith *Shelbe DATE*
 PLANNING DIRECTOR

SKETCH PLAN
THE WARFIELDS II
 LOTS 1 THRU 93 AND PARCELS 'A' THRU 'G',
 (A SUBDIVISION OF PARCEL NO. 25, 58, 109, 114 AND RESUBDIVISION OF
 THE WARFIELDS, LOTS 5, 6, 8 & 9, PLAT NO. 9584, 'C' & D STABLES,
 LOTS 1 THRU 4, PLAT NO. 9336, WARFIELD BROTHERS, LOTS 1
 THRU 4, PLAT NO. 8841 AND KENNARD WARFIELD, JR., LOTS 1
 THRU 4, PLAT NO. 9376.
 ZONED: RC-DEO
 TAX MAP NO. 21 GRID NO. 23 PARCEL NO. 95, 96, 109 & 114
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100'
 DATE: JULY 29, 2002
 SHEET 2 OF 5



LEGEND

-  DENOTES 15% - 24.99% SLOPES
-  DENOTES 25% OR GREATER SLOPES
-  DENOTES STREAM BUFFER
-  DENOTES STREAM
-  DENOTES FLOODPLAIN

SWM SUMMARY TABLE

The following is a summary of the Revol, WQvol, and CPV Requirements:

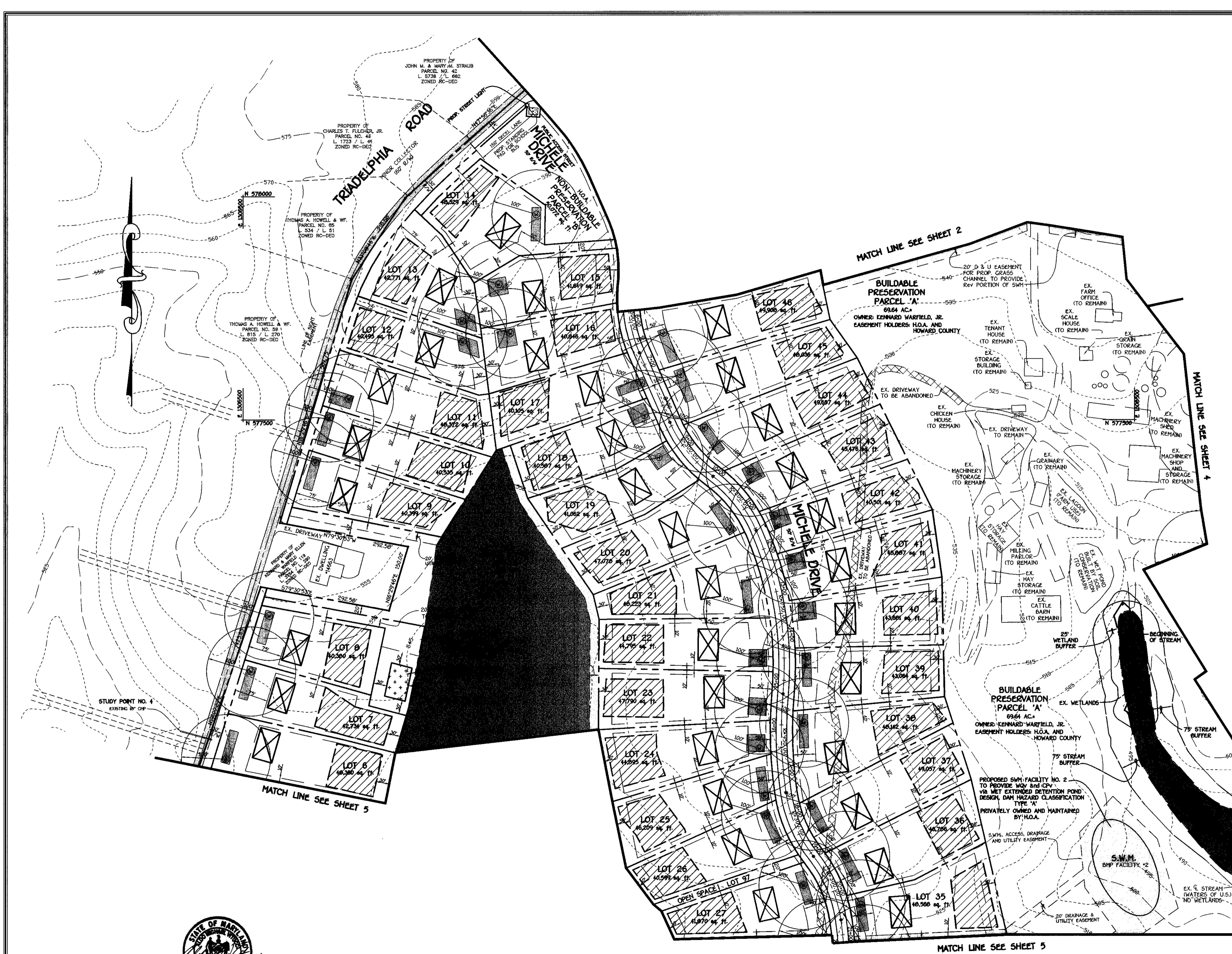
TYPE OF REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED AND NOTES
Revol Recharge Vol. for Entire Site	6,962 Acres or 0.544 Acre-feet	9.24 Acres w/ 3 Area Method via Roadside Ditch & Grass Channels
WQvol		
Study Point #1	1.296 acre-feet	1.296 ac. Ft. • BMP Facilities #1-2 Two - Wet Ext. Det. Ponds
Study Point #2	0.204 acre-feet	0.204 ac. Ft. • BMP Facility #3 Single Bio-Retention Pond
Study Point #3	0.352 acre-feet	0.352 ac. Ft. • BMP Facility #4 Single Wet Ext. Det. Pond
Study Point #4	0.038 acre-feet	w/ Dry Well, Grass Channels and/or Bio-Cell
Study Point #5	0.149 acre-feet	Bio-Retention Facility #5
Study Point #6	0.060 acre-feet	w/ Dry Well, Grass Channels and/or Bio-Cell
Study Point #7	0.300 acre-feet	Micro-Pool Facility #5
Study Point #8	0.103 acre-feet	Pocket Pond or Bio-Retention Facility #7
Study Point #9	0.117 acre-feet	Pocket Pond or Bio-Retention Facility #8
Study Point #10	0.122 acre-feet	Bio-Retention Facility #9
CPV		
Study Point #1	1.411 acre-feet	1.411 ac. Ft. • BMP Facilities #1-2
Study Point #2	N/A	Less Than < 2.0 cfs
Study Point #3	0.493 acre-feet	0.493 ac. Ft. • BMP Facility #4
Study Point #4	N/A	Less Than < 2.0 cfs
Study Point #5	0.221 acre-feet	0.221 ac. Ft. • BMP Facility #5
Study Point #6	N/A	Less Than < 2.0 cfs
Study Point #7	0.414 acre-feet	0.414 ac. Ft. • BMP Facility #6
Study Point #8	0.139 acre-feet	0.139 ac. Ft. • BMP Facility #7
Study Point #9	0.162 acre-feet	0.162 ac. Ft. • BMP Facility #8
Study Point #10	0.130 acre-feet	0.130 ac. Ft. • BMP Facility #9

Note: Both Cp (Overbank Flood Protection or 10-year storm) and Qf (Extreme Flood Volume or 100-year storm) are not required for this site since this watershed area is not classified as one of the sensitive watershed areas for Howard County.

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[Signature] 8/20/02
PLANNING DIRECTOR DATE

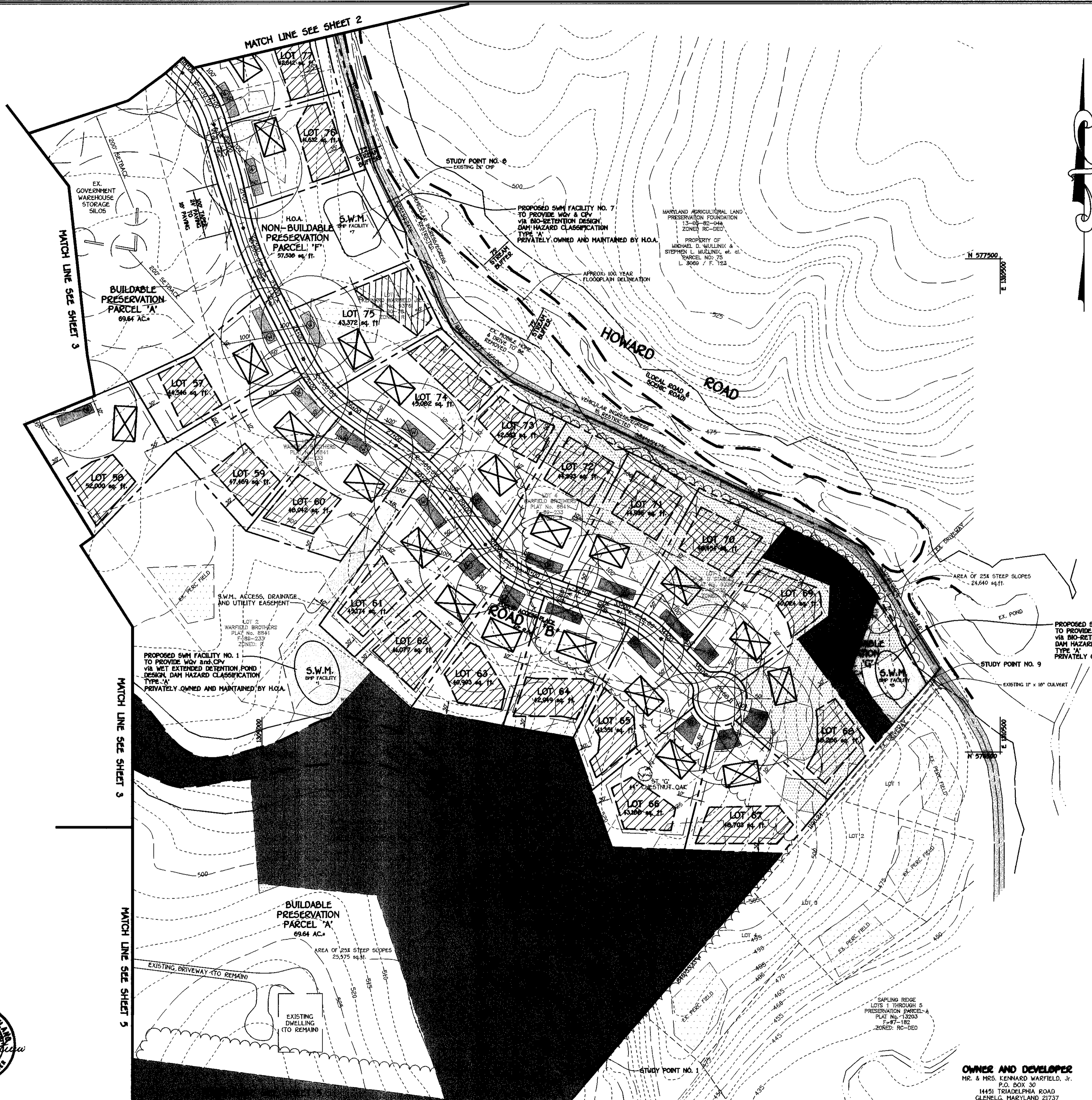
SKETCH PLAN
THE WARFIELDS II
LOTS 1 THRU 35 AND PARCELS 'A' THRU 'G';
(A SUBDIVISION OF PARCEL NO. 55, 96, 109, 114 AND RESUBDIVISION OF THE WARFIELDS, LOTS 5, 6, 8 & 9; PLAT NO. 9594, 'C' & 'D' STABLES, LOTS 1 THRU 4; PLAT NO. 9336, 'WARFIELD BROTHERS, LOTS 1 THRU 4', PLAT NO. 8641 AND 'KENNARD WARFIELD, JR., LOTS 1 THRU 4', PLAT NO. 9376.
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TAX MAP NO. 21 GRID NO. 23 PARCEL NO. 55, 96, 109 & 114
FIFTH ELECTION DISTRICT
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SCALE: 1" = 100'
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SHEET 3 OF 5



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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1400 461 • 2939



OWNER AND DEVELOPER
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GLENELG, MARYLAND 21737



LEGEND

- DENOTES 15% - 24.9% SLOPES
- DENOTES 25% OR GREATER SLOPES
- DENOTES STREAM BUFFER
- DENOTES STREAM
- DENOTES EXISTING APPROVED SEPTIC FIELD
- DENOTES FLOODPLAIN
- DENOTES SPECIMEN TREE



FISHER, COLLINS & CARTER, INC.
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 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2955

TENTATIVELY APPROVED
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 HOWARD COUNTY
James Smith 8/20/02
 PLANNING DIRECTOR DATE

SKETCH PLAN THE WARFIELDS II
 LOTS 1 THRU 99 AND PARCELS 'A' THRU 'G',
 (A SUBDIVISION OF PARCEL NO. 55, 56, 103, 114 AND RESUBDIVISION OF
 "THE WARFIELDS, LOTS 3, 5, 6 & 7", PLAT NO. 9384, T. & D STABLES,
 LOTS 1 THRU 4", PLAT NO. 8336, "WARFIELD BROTHERS, LOTS 1
 THRU 4", PLAT NO. 8041 AND "KENNARD WARFIELD, JR. LOTS 1
 THRU 4", PLAT NO. 9378.

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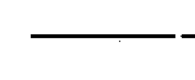
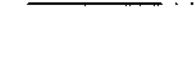
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 SHEET 4 OF 5

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 4

LEGEND

-  DENOTES 15% - 24.9% SLOPES
-  DENOTES 25% OR GREATER SLOPES
-  DENOTES STREAM BUFFER
-  DENOTES STREAM
-  DENOTES SPECIMEN TREE

MATCH LINE SEE SHEET 4



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 GLENELG, MARYLAND 21737

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 SHEET 5 OF 5