

VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

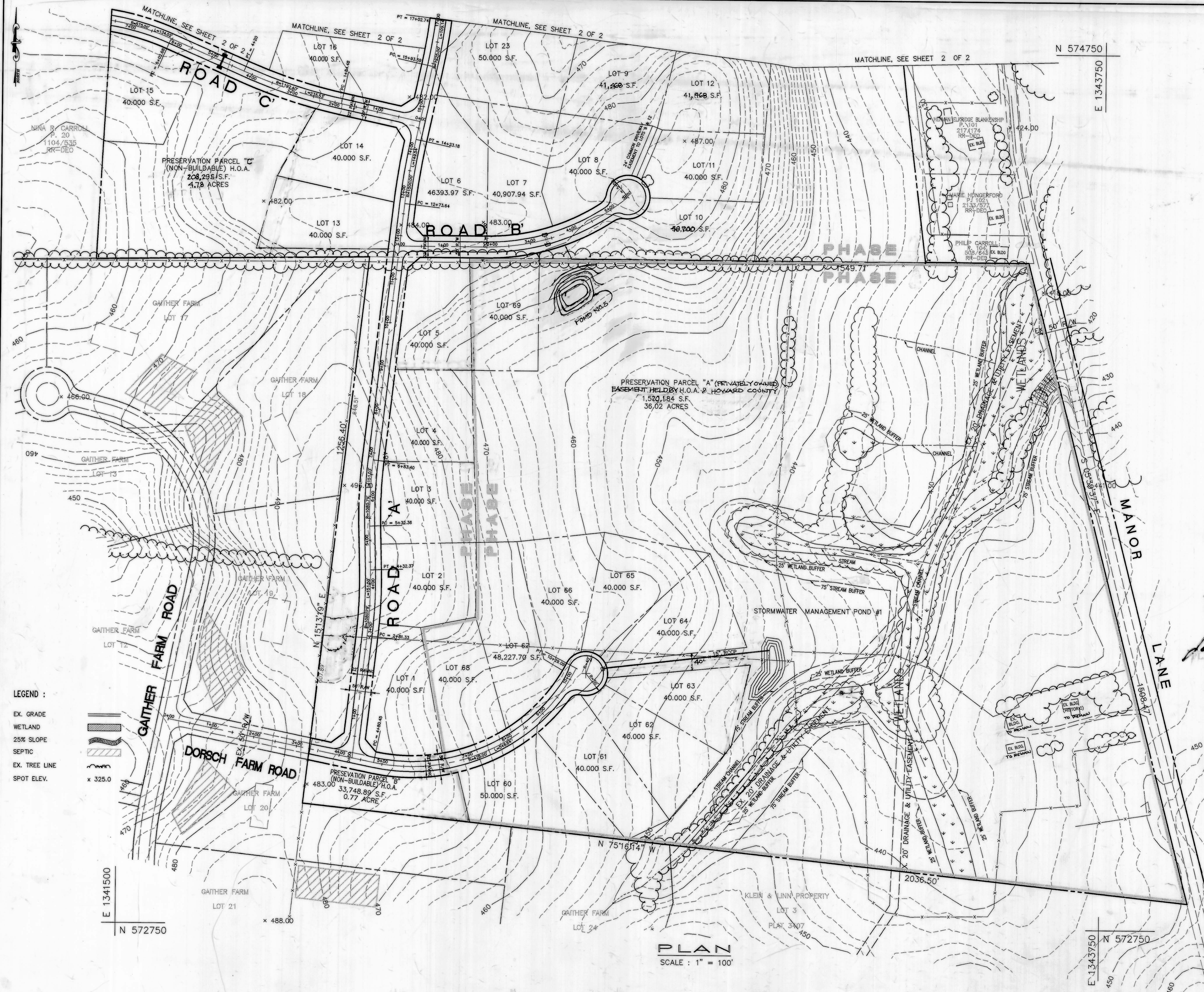
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND
 - TAX MAP 29, PARCEL 21, LOT 1 (CHANCE SUBDIVISION), LOT 465 (KLEIN & LINN PROPERTY)
 - ZONING = RC-DEO
 - GROSS AREA OF SUBDIVISION = 163.10 ACRES
 - NET AREA = 156.42 ACRES
 - NO. OF LOTS = 69 BUILDABLE, 2 PRESERVATION PARCEL (BUILDABLE) AND 5 PRESERVATION PARCEL (NON-BUILDABLE)
- AREA OF PROPOSED LOTS = 64.59 ACRES
- AREA OF PROPOSED ROAD RIGHT-OF-WAY = 9.35 ACRES
- TOPOGRAPHY BASED ON HOWARD COUNTY AERIAL MAY, 1984.
- PRIVATE WATER AND PRIVATE SEWER WILL BE UTILIZED.
- WETLAND DELINEATION WAS PERFORMED BY ECOSCIENCE PROFESSIONALS ON DECEMBER, 1995.
- FOUR (4) WET DRY PONDS AND ONE (1) WET POND ARE PROPOSED FOR WATER QUALITY AND WATER QUANTITY.
- PERMITTED NO. OF LOTS = 163.79 / 4.25 = 38
GROSS AREA = 163.79 ACRES
- MAXIMUM NO. OF LOTS USING CEO = 163.79 / 2 = 81
- PROPOSED NO. OF LOTS USING CEO = 69 BUILDABLE LOTS
2 PRESERVATION PARCEL (BUILDABLE)
5 PRESERVATION PARCEL (NON-BUILDABLE)
- DEVELOPMENT RIGHTS FROM SENDING PARCEL : 71 - 38 = 33
- THE EXISTING HISTORIC STRUCTURE WILL REMAIN ON PRESERVATION PARCEL "A"

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
James H. ... 8/20/96
PLANNING DIRECTOR / DATE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	100-YR FLOODPLAIN	25% SLOPE	REMAINING LOT AREA	MINIMUM LOT AREA
9	41,468	1468	0		40,000	40,000
12	41,468	1468	0		40,000	40,000

NO.	DATE	REVISION
PROJECT : FOX FIELD ESTATES		
LOTS 1 THRU 69 & PRESERVATION PARCELS A,B,C,D,E,F & G		
LOCATION : TAX MAP 29, PARCEL 21		
LOTS 4 & 5 (KLEIN & LINN PROPERTY) AND LOT 1 (CHANCE SUBDIVISION)		
3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE : SKETCH PLAN		
OWNERS: PHILIP CARROLL CAMILLA CARROLL KLEIN FAMILY		
6/9 J. THOMAS SCRIVENER 5025 DORSCH HALL DR., SUITE 204 ELLICOTT CITY, MD 21042		
DEVELOPER : MID-ATLANTIC DEVELOPMENT, LLC		
6/9 J. THOMAS SCRIVENER 5025 DORSCH HALL DR., SUITE 204 ELLICOTT CITY, MD 21042		
CONSULTING ENGINEERS Voria Engineering Inc. 3307 MAIN ST., HISTORIC ELLICOTT CITY, MD. TEL: 410-485-0400 FAX: 410-485-0489		
DESIGNED: JER	CHECKED: DTA	DATE: 05-22-96
DRAWN: AVG	APPROVED: MLL	PROJ. NO.: SCALE: 1" = 100'
SHEET 1 OF 2		



- LEGEND :
- EX. GRADE
 - WETLAND
 - 25% SLOPE
 - SEPTIC
 - EX. TREE LINE
 - SPOT ELEV. x 325.0

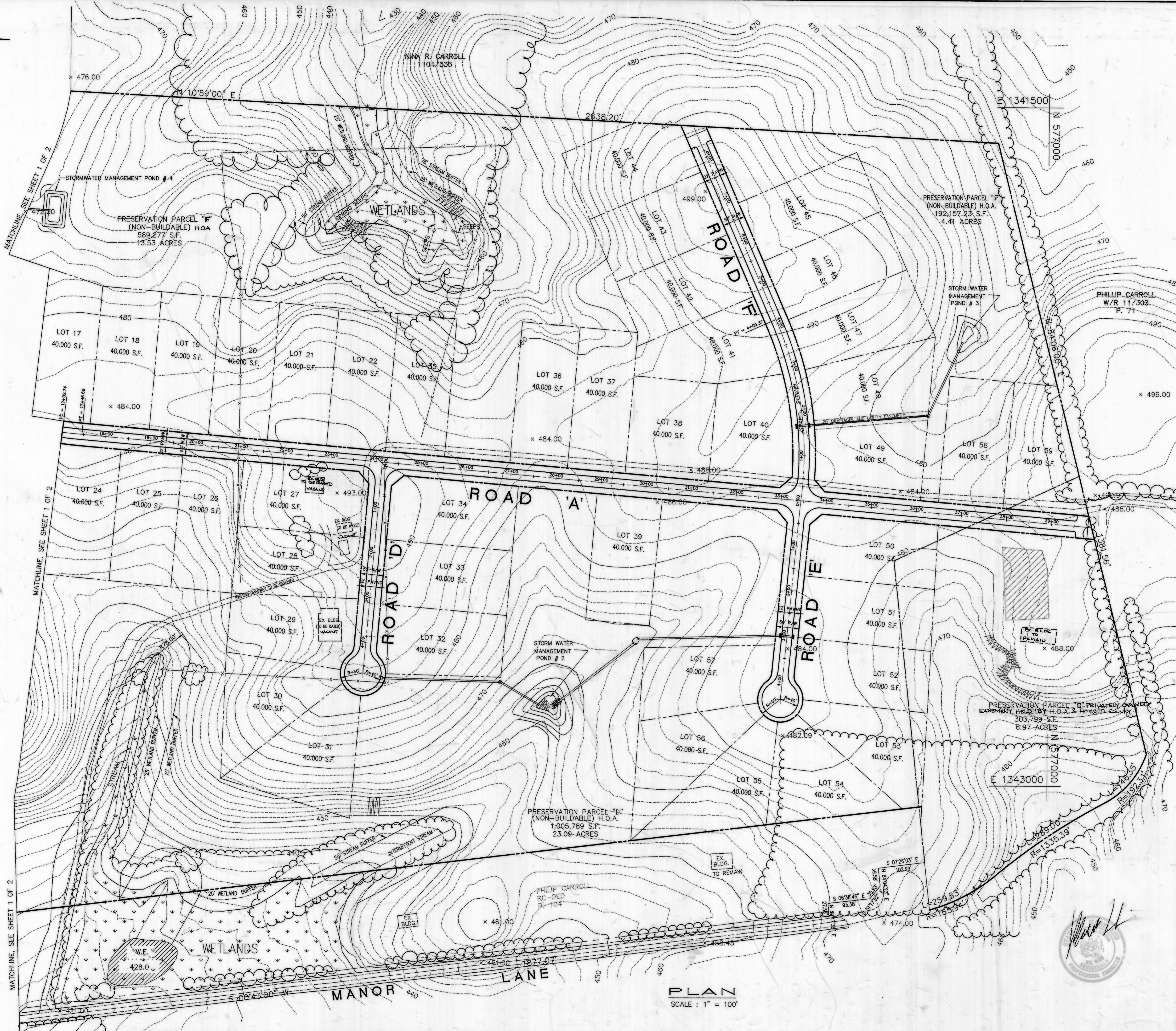
PLAN
SCALE: 1" = 100'

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S. 9618



E 1341500
N 574500



- LEGEND :**
- EX. GRADE
 - WETLAND
 - 25% SLOPE
 - SEPTIC
 - EX. TREE LINE
 - SPOT ELEV.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

John Schutte 8/30/96
PLANNING DIRECTOR DATE

NO.	DATE	REVISION
PROJECT : FOX FIELD ESTATES		
LOTS 1 THRU 69 & PRESERVATION PARCELS A,B,C,D,E,F & G		
LOCATION : TAX MAP 29, PARCEL 21		
LOTS 4 & 5 (KLEIN & LINN PROPERTY) AND LOT 1 (CHANCE SUBDIVISION)		
3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE : SKETCH PLAN		
OWNERS: PHILLIP CARROLL CAMILLA CARROLL KLEIN FAMILY c/o J. THOMAS SCRIVENER 5026 DORSEY HALL DR., SUITE 204 ELLCOTT CITY, MD 21042		
DEVELOPER : MID-ATLANTIC DEVELOPMENT, LLC c/o J. THOMAS SCRIVENER 5026 DORSEY HALL DR., SUITE 204 ELLCOTT CITY, MD 21042		
CONSULTING ENGINEERS: Voria Engineering Inc. 8307 MAIN ST., HISTORIC ELLCOTT CITY, MD TEL: 410-483-5400 FAX: 410-483-5409		
DESIGNED: JER	CHECKED: DTA	DATE: 05-22-96
DRAWN: AVG	APPROVED: MLL	PROJ. NO.: SCALE: 1" = 100' SHEET 2 OF 2

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