

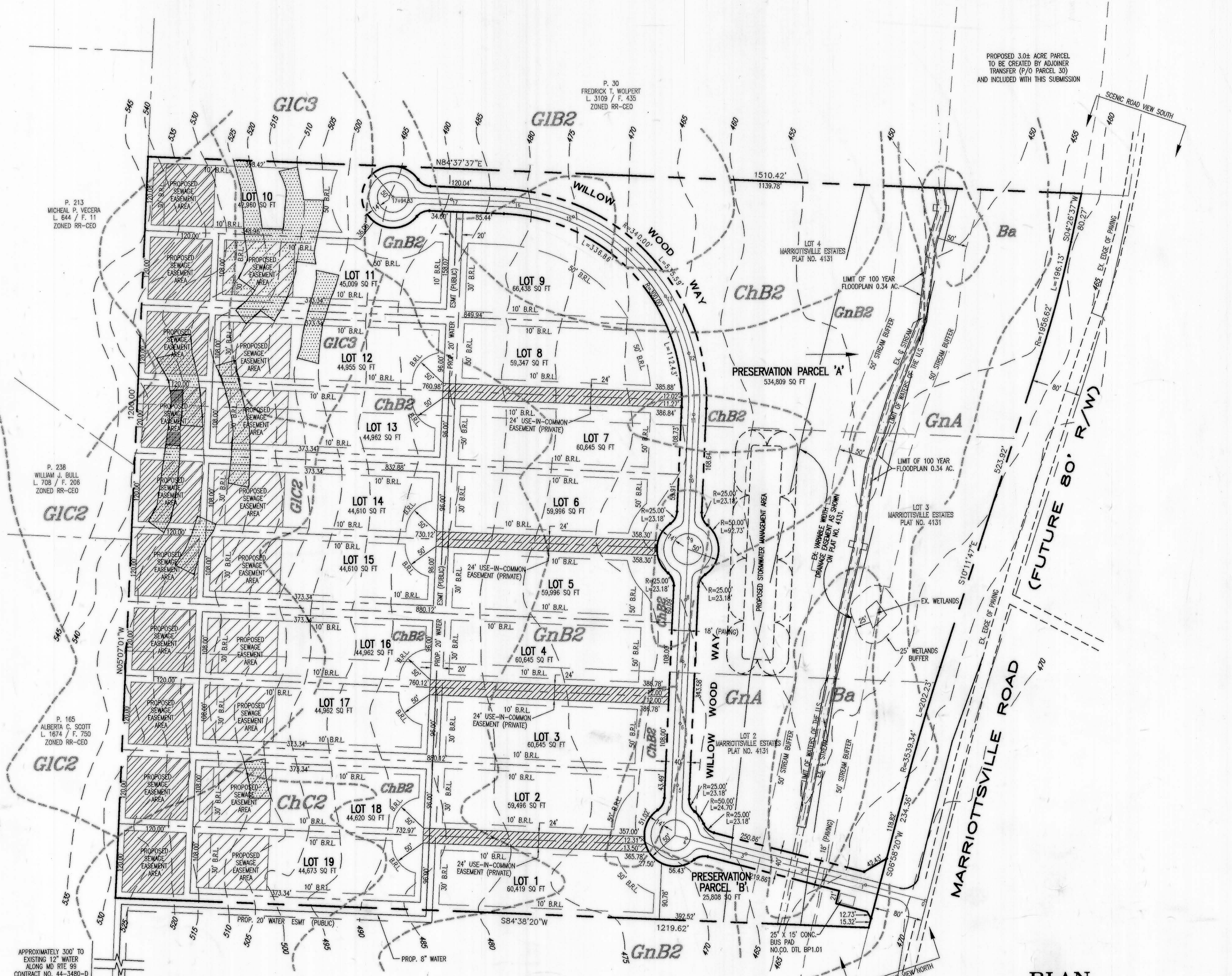
LOT NO.	GROSS AREA	PIPE STEM AREA	SEPTIC AREA	MINIMUM LOT SIZE
1	60,419	4,476	14,400	41,543
2	59,996	4,476	14,400	40,620
3	60,845	4,476	14,400	41,769
4	60,845	4,476	14,400	41,769
5	59,996	4,476	14,400	41,120
6	60,845	4,476	14,400	41,769
7	60,845	4,476	14,400	41,769
8	59,347	4,476	14,400	40,471
9	60,419	4,476	14,400	47,562
12	44,955	4,634		40,321
13	44,962	4,642		40,320
14	44,610	4,291		40,319
15	44,610	4,291		40,319
16	44,962	4,642		40,320
17	44,962	4,642		40,320
18	44,620	4,289		40,301
19	44,673	4,352		40,321

ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET.  
 \* DRAINWAY OR SEPTIC  
 \* The areas of the septic fields shall not be subtracted from the gross lot areas on the Preliminary Plan (Lots 1-9).

VICINITY MAP  
 SCALE: 1"=2000'

**GENERAL NOTES**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: L.3109 / F.435
- DENSITY: BASE DENSITY NUMBER OF CLUSTER LOTS PERMITTED 40.63 AC / 2 = 20 LOTS; *lots proposed = 19*  
 DENSITY UNITS PERMITTED BY AREA OF RECEIVING PARCEL 40.63 AC / 4.25 = 9 D.U.  
 ADDITIONAL DWELLING UNITS REQUIRED FROM SENDING PARCEL 19-9=10 D.U.  
 CLUSTER EXCHANGE OPTION 10X4.25 = 42.50 ACRES *OFF-SITE PRESERVATION REQUIRED-CEO*
- THE PROJECT BOUNDARY IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED BY MARKS AND VOGEL ASSOC. IN OCTOBER OF 1997.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAP AND IS AT A 5 FOOT CONTOUR INTERVAL.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HO. CO. GEODETIC CONTROL STATIONS:  
 10H5 N:601,201.871, E:1,339,637.669  
 10H4 N:601,206.654, E:1,340,912.336
- WATER FOR THIS PROJECT WILL BE PUBLIC (EX. 12" WATER ALONG RTE 99 CONTRACT NO. 44-3480-D).
- EXISTING WATER LINE LOCATION ALONG RTE 99 IS BASED ON COUNTY DRAWINGS.
- STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THE PROPOSED ROAD ONLY. WATER QUALITY TO BE PROVIDED BY EXTENDED DETENTION OF THE 1 YR STORM. POND HAZARD CLASSIFICATION 'A'.
- THE LOCATION OF THE WETLANDS, AND WATERS OF THE U.S. ARE JUST APPROXIMATE, AS SUPPLIED BY EXPLORATION RESEARCH, INC.
- THE FLOODPLAIN SHOWN HEREON IS BASED ON A PRELIMINARY STUDY BY MARKS & VOGEL ASSOCIATES, INC.
- FOREST STAND DELINEATION PLAN PREPARED BY EXPLORATION RESEARCH, INC.
- APPO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. DATED AUGUST 1, 1997.
- THERE ARE NO STEEP SLOPES ON SITE THAT ARE CONTIGUOUS TO 20,000 sq.ft.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING WILL BE PROVIDED AT FINAL STAGE AND PER DESIGN MANUAL REQUIREMENTS.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- MARRIOTTVILLE ROAD IS A SCENIC ROAD.
- THE STORMWATER FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY'S ULTIMATE SIZE AND SHAPE IS SUBJECT TO FINAL ENGINEERING DESIGN AND MAY CHANGE.
- LOTS 1 THRU 9 ARE GREATER THAN THE MAXIMUM ALLOWABLE LOT SIZE DUE TO SEPTIC CONSIDERATIONS.
- PRESERVATION PARCELS 'A' AND 'B' ARE TO BE DEDICATED TO HOWARD COUNTY MARYLAND.
- NO DISTURBANCE SHALL OCCUR WITHIN THE WETLANDS, THE WATERS OF THE U.S., 100 YEAR FLOODPLAIN, OR THE RESPECTIVE BUFFERS, EXCEPT AS SHOWN FOR THE NECESSARY ROAD CROSSING. ALL STATE AND FEDERAL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT (PENDING).
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- THE PURPOSE OF PRESERVATION PARCELS 'A' AND 'B' IS TO PRESERVE PASTURES AND EXISTING ENVIRONMENTALLY SENSITIVE AREAS.
- PRIVATE SEWERAGE EASEMENTS OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL ARE SHOWN ON THIS PLAN (SEE LEGEND). 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. RECORDED OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- 3.0 AC TO BE OBTAINED FROM ADJOINING PARCEL 30. *PARCEL 30 IS COMPOSED OF MULTIPLE DEEDED PLEASANT PARCELS. ONCE THE PARCELS ARE RECONFIGURED, THE 3.0 ACRE PARCEL CAN BE INCLUDED IN THIS PROJECT BY PLAT.*



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY

*James J. Sullivan*  
 PLANNING DIRECTOR 11/29/97  
 DATE

**OWNER**  
 FREDRICK T. WOLPERT  
 1650 MARRIOTTVILLE ROAD  
 MARRIOTTVILLE, MD. 21104

**DEVELOPER**  
 LAND DESIGN DEVELOPMENT, INC.  
 10805 HICKORY RIDGE ROAD, SUITE 215  
 COLUMBIA, MD. 21044

**WOODFORDS GRANT III**  
 LOTS 1-19 AND PRESERVATION PARCELS A AND B  
 A RESUBDIVISION OF MARRIOTTVILLE ESTATES, LOTS 2-4  
 AND PART OF PARCEL 30  
**SPLIT PLAN**  
 REF: PLAT NO. 4131, VP 78-76  
 TAX MAP #10 PARCEL #293 P/O 30 BLOCK #22  
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**MARKS & VOGEL ASSOCIATES, INC.**  
 ENGINEERS - SURVEYORS - PLANNERS  
 3691 PARK AVENUE, SUITE 101 TELPHONE: (410) 461-5828  
 BELLICOTT CITY, MARYLAND 21043 FAX: (410) 465-5368



DESIGN BY: M.D.M.  
 DRAWN BY: M.D.M.  
 CHECKED BY: R.H.V.  
 DATE: OCTOBER, 1997  
 SCALE: 1"=100'  
 W.O. NO.: 97-47

SYMBOL	NAME / DESCRIPTION	TYPE
*Ba	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	D
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
GnA	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES, MODERATELY ERODED	C
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
G1B2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
G1C2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
G1C3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B

NOTE:  
 \* DESIGNATED AS A SOIL CONTAINING HYDRIC CONDITIONS.  
 - HOWARD SOIL SURVEY, MAP NUMBER 9

**SITE DATA**

LOCATION: TAX MAP 10 BLOCK 22 PARCEL 293 AND P/O 30  
 3 RD ELECTION DISTRICT  
 EXISTING ZONING: RC-CEO  
 GROSS AREA OF MARRIOTTVILLE ESTATES LOT 2-4: 37.63 AC.  
 GROSS AREA OF P/O PARCEL 30: 3.0 AC.  
 GROSS AREA OF PROJECT: 40.63

AREA OF PROPOSED LOTS: 22.82 AC  
 AREA OF PROPOSED ROAD: 1.94 AC.  
 NUMBER OF LOTS PROPOSED: 19  
 OPEN SPACE REQUIRED: 5%  
 OPEN SPACE PROVIDED: 0% OPEN SPACE NOT REQUIRED IF 5%  
 OF THE GROSS AREA OF THE SITE IS IN A PRESERVATION PARCEL  
 OWNED BY THE COUNTY OR BY AN HOA.  
 AREA OF PRESERVATION PARCELS: 15.9 AC OR 39%

PLAN  
 SCALE 1"=100'

