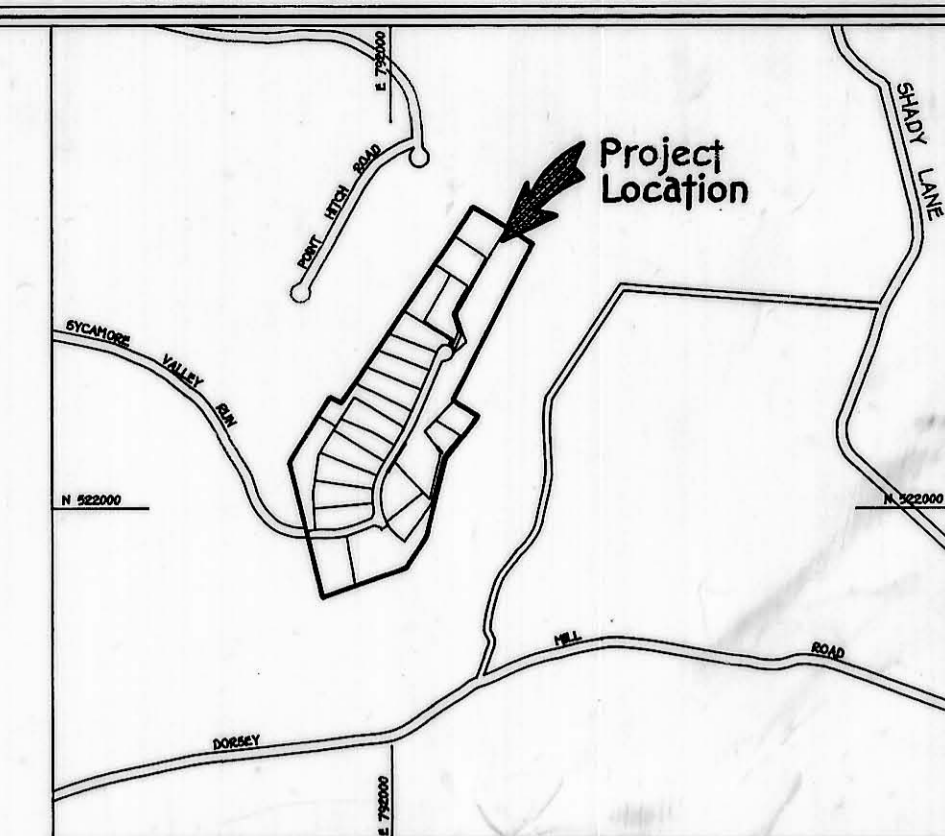
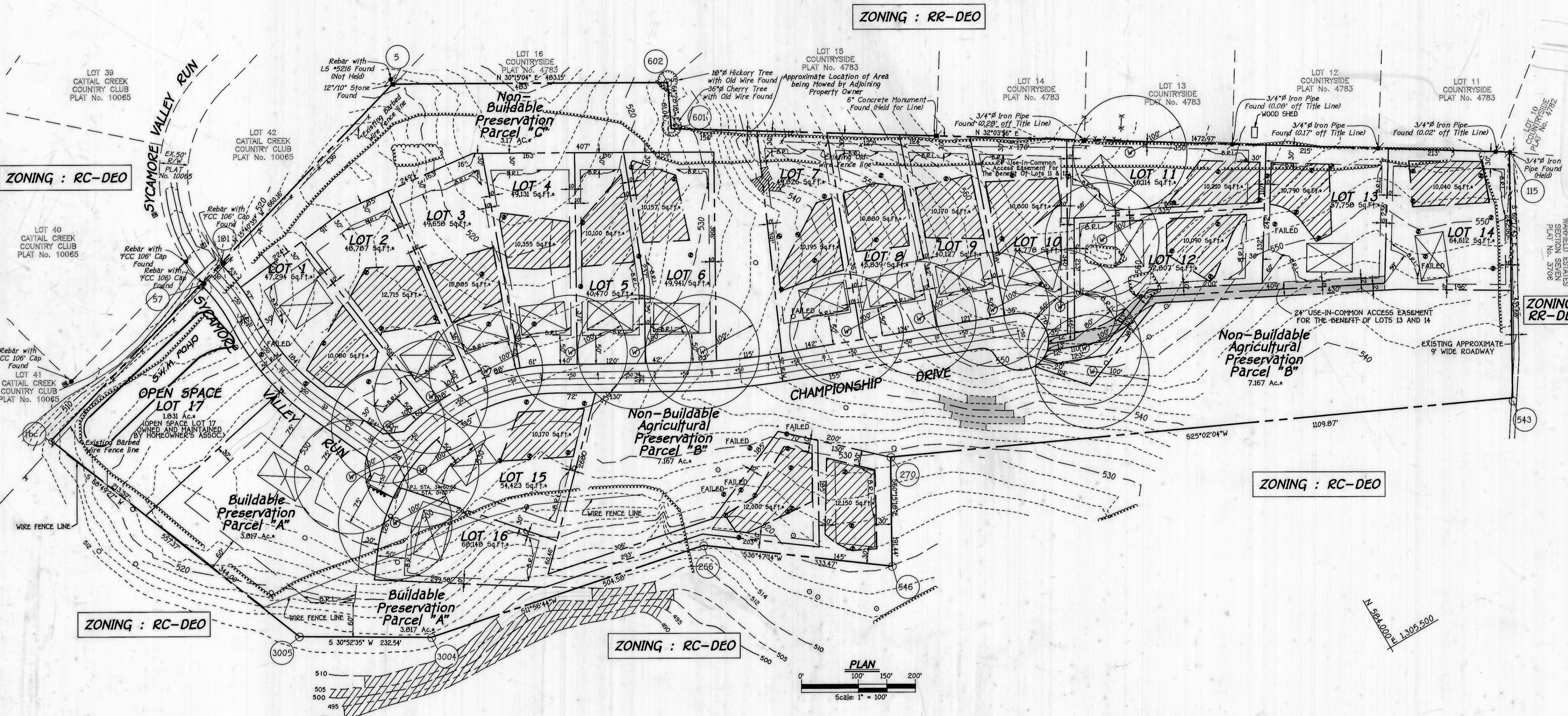


NOTE: "THE STORM WATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERNATING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT."



Vicinity Map
Scale: 1" = 1200'



- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED "RC-DEO" PER ZB 972 M.
 - TOTAL AREA OF PROPERTY = 36,565 AC.
 - a) AREA OF PROPOSED BUILDABLE LOTS: 10.61 AC.
 - b) AREA OF ROAD RIGHT-OF-WAY: 2.09 AC.
 - c) TOTAL NO. OF BUILDABLE LOTS: 16
 - d) TOTAL NO. OF BUILDABLE PRESERVATION PARCELS = 1
 - e) TOTAL AREA OF BUILDABLE PRESERVATION PARCELS = 3.82 AC.
 - f) TOTAL NO. OF NON-BUILDABLE PRESERVATION PARCELS = 2
 - g) TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS = 10.22 AC.
 - h) TOTAL AREA OF OPEN SPACE LOT = 1.83 AC.
 - DENSITY CALCULATIONS:
 - a) BASE DENSITY: 36,565 ÷ 4.25 AC./UNIT = 8.6 OR 8 UNITS
 - b) MAX. DENSITY WITH "CEO" OPTION: 36,565 ÷ 2 AC./UNIT = 18.28 OR 18 UNITS
 - c) PROPOSED NO. OF UNITS = 17 BUILDING LOTS AND PRESERVATION PARCEL
 - d) NUMBER OF CEOs REQUIRED = 17 UNITS - 8 UNITS = 9 UNITS
 - 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 WETLANDS DELINEATION STUDY AND FOREST CONSERVATION PLANS WERE PREPARED BY EXPLORATION RESEARCH, INC.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS, UNLESS, APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND.
 - 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.
 - THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT AUGUST, 1996 BY FISHER, COLLINS, AND CARTER, INC.
 - 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 (6 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 15 FOOT TURNING RADIUS
 - D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (125 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 (a)
 - 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.
 - NO CEMETERIES EXIST ON THE PROPERTY.
 - OPEN SPACE REQUIRED = 36,565 AC. x 5% = 1,828 AC.
 - OPEN SPACE PROVIDED = 1.83 AC.
 - ALL STREET TREE PLANTINGS AND PERIMETER AND S.W.M. PLANTINGS WILL BE INSTALLED BY THE DEVELOPER IN CONJUNCTION WITH THE FINAL PLAN.
 - PRESERVATION PARCEL "A" WILL BE PRIVATELY OWNED AND MAINTAINED.
 - PRESERVATION PARCELS "B" AND "C" WILL BE PRIVATELY OWNED. THE USE OF THESE PARCELS WILL BE AGRICULTURAL. THE ADJOINING PARCEL TO THE EAST SIDE WILL BE THE PRIVATE OWNER OF THESE PARCELS AND WILL PROVIDE AGRICULTURAL USE THEREON. THE TWO EASEMENT HOLDERS WILL BE THE HOMEOWNER'S ASSOC. AND HOWARD COUNTY, MARYLAND.
 - DENOTES SLOPES OF 15% TO 25%.
 - ▨ DENOTES SLOPES GREATER THAN 25%.

ROAD CENTERLINE CURVE TABULATION

STREET NAME	FROM STA. TO STA.	RADIUS	DELTA	ARC LENGTH
SYCAMORE VALLEY RUN	29+89.79 - 30+91.10	R=316.00'	18°22'10"	101.31'
SYCAMORE VALLEY RUN	30+91.10 - 32+87.20	R=406.30'	27°39'15"	196.10'
CHAMPIONSHIP DRIVE	0+59.64 - 3+23.33	R=343.75'	82°57'28"	381.97'
CHAMPIONSHIP DRIVE	5+25.15 - 7+27.48	R=4324.51'	08°45'08"	202.33'

MINIMUM LOT SIZE CHART

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
11	46,114 Sq.Ft.	2,974 Sq.Ft.	43,140 Sq.Ft.
12	52,807 Sq.Ft.	581 Sq.Ft.	52,226 Sq.Ft.
13	57,758 Sq.Ft.	6,373 Sq.Ft.	51,385 Sq.Ft.
14	64,612 Sq.Ft.	10,047 Sq.Ft.	54,565 Sq.Ft.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature] 10/17/97
PLANNING DIRECTOR DATE

APPROVED AS A SKETCH PLAN ONLY -
THE NEXT SUBMITTAL MUST BE AT
THE PRELIMINARY PLAN STAGE.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 1827 BALTIMORE NATIONAL FIRE
ELICOTT CITY, MARYLAND 21042
410-481-2855
30575preliminaryplan sheet1.dwg

OWNER AND DEVELOPER
MID-ATLANTIC DEVELOPMENT II, LLC
c/o MR. J. THOMAS SCRIVENOR
5026 ROSSBY HALL DRIVE, SUITE 204
ELICOTT CITY, MARYLAND 21042

SKETCH PLAN
DEVIN PROPERTY
LOTS 1 - 17 AND PRESERVATION PARCELS "A" - "C"
TAX MAP: 21 ZONED: RC-DEO PARCEL: 7
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER 11, 1997
SHEET 1 OF 1

SP-98-02