

SHEET INDEX	
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5 - 6	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
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# PRELIMINARY PLAN FOR

# McCANN PROPERTY

## LOTS 1 THRU 16 AND PRESERVATION PARCELS 'A' THRU 'E'

### ZONING: RC-DEO

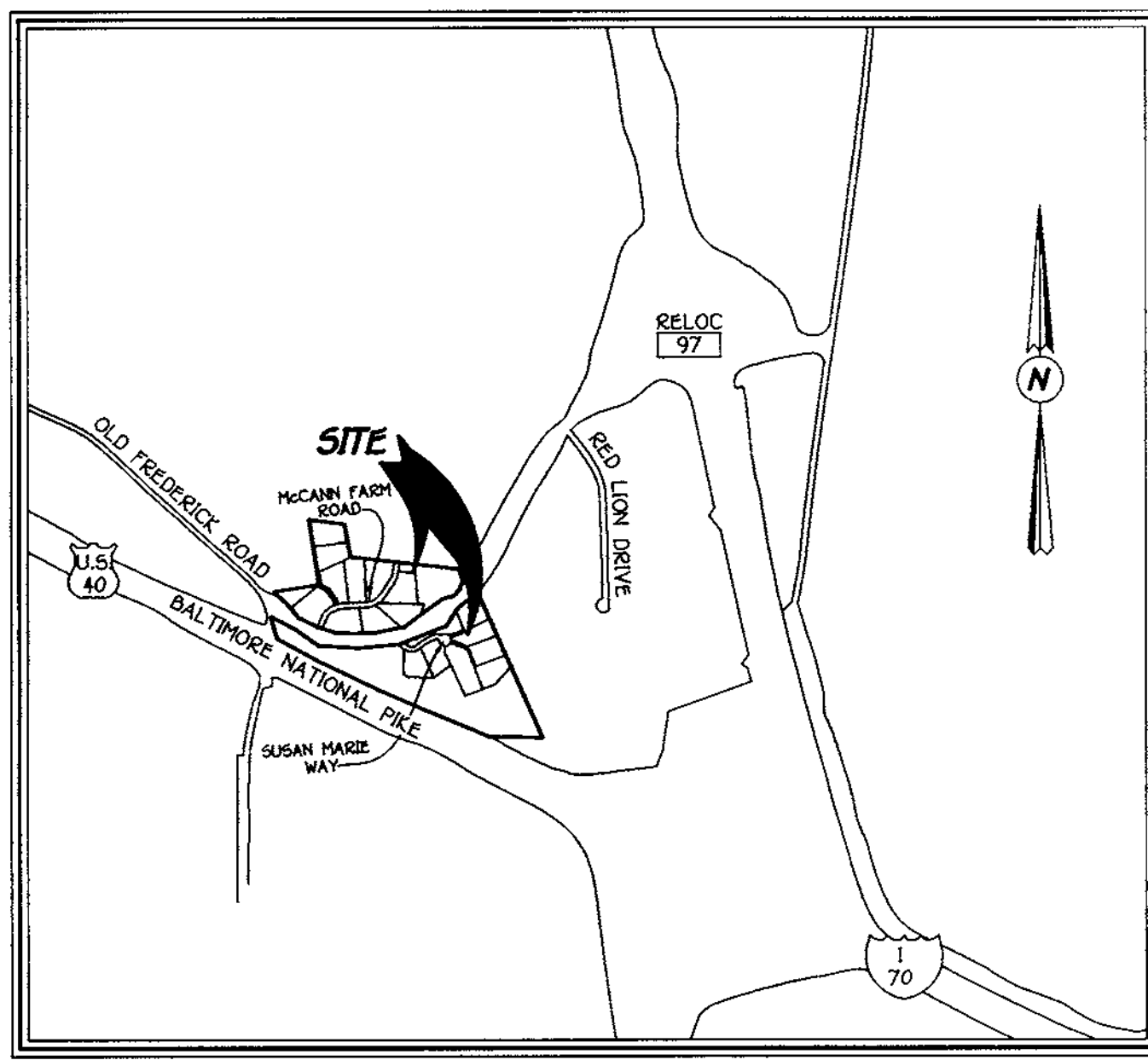
## TAX MAP No. 8 PARCEL No. 78 GRID No. 16

COORDINATE TABLE (BOUNDARY - NORTH OF OLD FREDERICK ROAD)			COORDINATE TABLE (BOUNDARY - SOUTH OF OLD FREDERICK ROAD)		
POINT	NORTH	EAST	POINT	NORTH	EAST
440	606626.529940	1304306.994712	06	606667.194266	1305001.870291
106	606710.036362	1304722.828577	109	605999.192752	1306342.645671
105	607197.783325	1304601.548360	107	605984.310080	1305946.222534
93	607196.452418	1304873.945436	384	605636.681270	1305015.433333
94	606940.232717	1304942.853049	385	604660.345785	1305724.715933
83	606923.036021	1305771.490669	386	605732.356342	1305583.979155
40	606828.823287	1305012.137549	387	605797.061115	1305449.036994
6	606815.080424	1305805.475769	388	605824.193445	1305406.239700
9	606773.625493	1305783.022728	389	605955.989991	1305136.353378
10	606729.998919	1305782.281790	390	606029.048805	1304949.882220
11	606690.402281	1305735.339919	391	606180.047351	1304679.237899
12	606652.016143	1305706.292897	392	606212.712010	1304594.433121
13	606639.210164	1305652.834408	393	606291.708999	1304468.014226
14	606619.244919	1305608.815278	395	606330.275163	1304386.561332
15	606589.139361	1305574.022380	05	606426.230960	1304332.211567
16	606599.915158	1305538.255362	281	606500.459701	1304339.555535
17	606529.005398	1305503.029216	278	606471.456470	1304368.569892
18	606497.073325	1305467.434758	277	606440.234330	1304411.965042
19	606474.844578	1305425.971213	275	606411.209489	1304446.899501
20	606447.304493	1305386.495938	273	606392.355844	1304507.509129
21	606428.182744	1305342.905067	274	606369.404525	1304559.120213
22	606427.477454	1305293.353255	273	606345.378193	1304602.619145
23	606416.838333	1305247.724240	272	606315.615705	1304648.243352
24	606396.722795	1305204.071414	271	606291.805011	1304696.992032
25	606376.745509	1305159.276747	270	606277.144687	1304748.533063
26	606377.856368	1305111.056553	269	606279.610188	1304802.537472
27	606377.391418	1305063.570766	268	606284.523901	1304856.036085
28	606371.293566	1305016.216216	267	606260.779868	1304909.440648
29	606364.568360	1304968.214220	266	606257.709833	1304962.713747
30	606421.769458	1304886.978102	210	606260.293724	1305016.028942
31	606439.341413	1304842.304322	209	606264.521866	1305068.980861
32	606460.994324	1304599.428285	208	606268.301979	1305121.837143
33	606484.244368	1304558.245051	207	606279.610188	1305174.683121
34	606512.731592	1304518.982356	206	606286.895230	1305226.023772
35	606543.500715	1304482.419991	205	606294.656585	1305278.533471
36	606572.687200	1304445.259583	204	606306.985198	1305330.191400
37	606600.558902	1304407.103129	203	606325.661153	1305379.923748
202	606344.905257	1305429.337526	201	606384.778811	1305478.969844
200	606367.120715	1305526.894179	186	606410.176843	1305575.145612
120	606434.054945	1305623.479812	119	606466.074047	1305666.601690
45	606556.837893	1305728.721222	43	606567.833424	1305817.538199
44	606567.833424	1305817.538199	42	606550.428893	1305861.282341

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
McCANN FARM ROAD	PUBLIC ACCESS PLACE	40'
SUSAN MARIE WAY	PUBLIC ACCESS PLACE	40'

MINIMUM LOT SIZE CHART				
LOT NO.	TOTAL AREA (SQ. FT.)	PIPESTEM (SQ. FT.)	REMAINING (SQ. FT.)	MIN. LOT SIZE (SQ. FT.)
2	51,641	5,904	45,737	45,737
3	43,593	3,418	40,175	40,175
13	56,997	3,357	53,640	53,640
14	50,266	1,743	48,523	48,523
16	50,070	2,514	47,556	47,556

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING						
LINEAR FEET OF PERIMETER	SHALLOW MARSH AREA (D1, D2 & D3) 560'	D4: 420'	D5: 152'	D6: 498'	D7: 56'	
NUMBER OF TREES REQUIRED:						
SHADE TREES	12	9	4	10	2	
EVERGREEN TREES	15	11	4	13	2	
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES 90'	NO	NO	NO	NO	
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO	NO	
NUMBER OF TREES PROVIDED:						
SHADE TREES	10	9	4	10	2	
EVERGREEN TREES	12	11	4	13	2	
OTHER TREES (2:1 SUBSTITUTION)	-----	-----	-----	-----	-----	



VICINITY MAP  
SCALE: 1" = 1200'

## FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

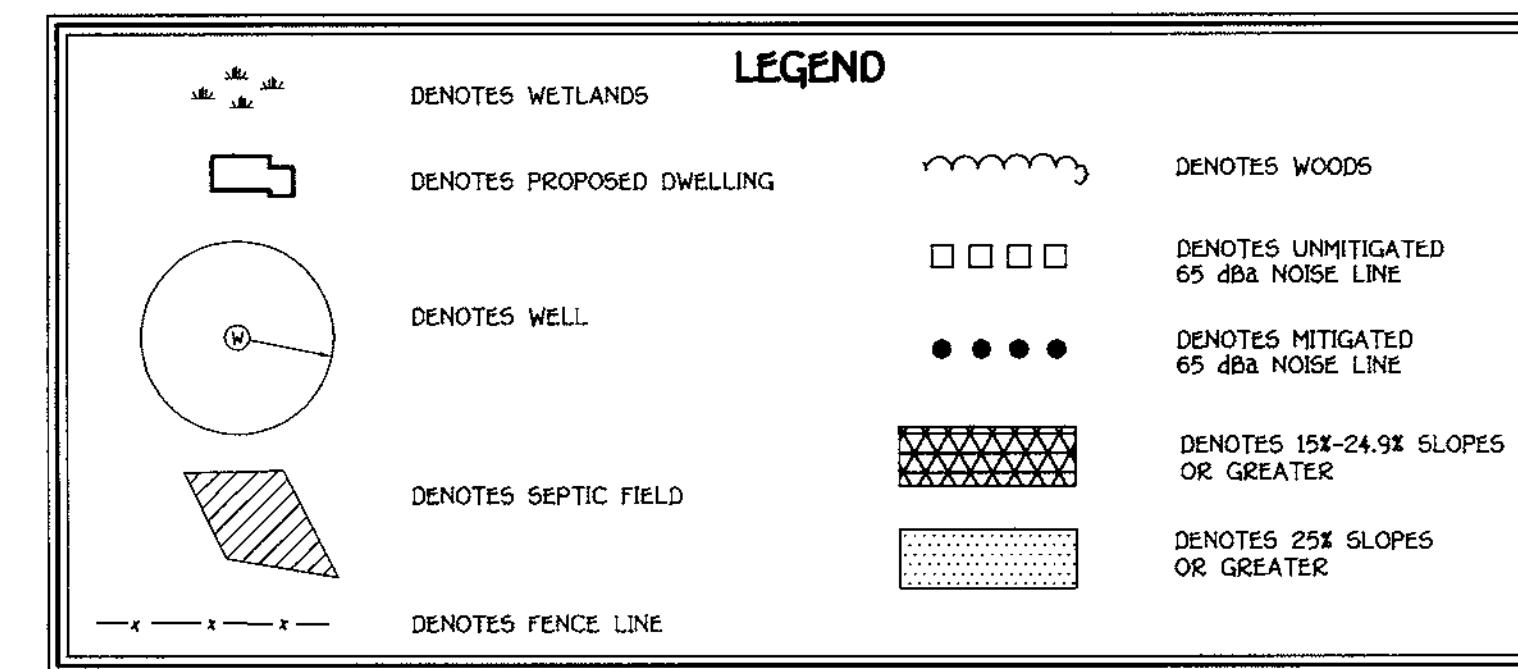
SCHEDULE A PERIMETER LANDSCAPE EDGE								
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	ADJACENT TO ROADWAY	B	273'	NO	NO	6	7	-
P-2	ADJACENT TO PERIMETER	A	502.60'	NO	NO	9	-	-
P-3	ADJACENT TO PERIMETER	A	380'	NO	NO	7	-	-
P-4	ADJACENT TO ROADWAY	B	217'	NO	NO	4	6	-
P-5	ADJACENT TO ROADWAY	B	766'	NO	NO	15	19	-
P-6	ADJACENT TO PERIMETER	A	171'	NO	NO	3	-	-
P-7	ADJACENT TO PERIMETER	A	369'	YES (369')	NO	0	-	-
P-8	ADJACENT TO PERIMETER	A	256'	YES (256')	NO	0	-	-
P-9	ADJACENT TO PERIMETER	A	430'	NO	NO	7	-	-
P-10	ADJACENT TO PERIMETER	A	322'	YES (170')	NO	3	-	-
P-11	ADJACENT TO PERIMETER	A	661'	YES (661')	NO	0	-	-
P-12	ADJACENT TO ROADWAY	B	244'	YES (217')	NO	1	1	-
P-13	ADJACENT TO PERIMETER	A	203'	NO	NO	4	-	-
P-14	ADJACENT TO PRES. PARCEL	A	125.11'	NO	NO	3	-	-
P-15	ADJACENT TO PRES. PARCEL	A	157'	NO	NO	3	-	-
P-16	ADJACENT TO PRES. PARCEL	A	129.04'	NO	NO	2	-	-
P-17	ADJACENT TO PRES. PARCEL	A	141.41'	NO	NO	2	-	-

- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED "RC-DEO" PER 10/10/1993 COMPREHENSIVE ZONING.
  - TOTAL AREA OF PROPERTY = 34.32 AC.
    - AREA OF PROPOSED BUILDABLE LOTS: 17.11 AC.
    - AREA OF ROAD RIGHT-OF-WAY: 1.33 AC.
    - TOTAL NO. OF BUILDABLE LOTS: 16
    - TOTAL NO. OF BUILDABLE PRESERVATION PARCELS = 1
    - TOTAL AREA OF BUILDABLE PRESERVATION PARCELS = 10.01 AC.
    - TOTAL NO. OF NON-BUILDABLE PRESERVATION PARCELS = 4
    - TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS = 5.87 AC.
  - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08AA AND 08BA
 

08AA N 609,214.9889  
E 1,293,547.5360

08BA N 609,096.5311  
E 1,301,409.1070
  - 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 TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED SEPTEMBER, 1998 AND APPROVED BY HOWARD COUNTY ON 7/29/99 UNDER S 99-03.
  - THE WETLANDS AND FOREST WERE DELINEATED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPT., 1998 AND APPROVED BY HOWARD COUNTY ON 7/29/99 UNDER S 99-03.
  - UNMITIGATED 65 dBA NOISE LINE DETERMINED BY WILDMAN ENVIRONMENTAL SERVICES DATED SEPT., 1998 AND APPROVED BY HOWARD COUNTY ON 7/29/99 UNDER S 99-03.
  - NOISE MITIGATION MEASURES AND THE MITIGATED 65 dBA NOISE LINE SHOWN ON THIS PLAN WERE PREPARED BY WILDMAN ENVIRONMENTAL SERVICES AND WERE REVIEWED AND APPROVED BY HOWARD COUNTY ON 7/29/99 UNDER S 99-03.
  - THE TOPOGRAPHY IS BASED ON FIELD SURVEY BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT JULY, 1998 TOGETHER WITH HOWARD COUNTY AERIAL TOPOGRAPHY.
  - ALL AREAS ARE MORE OR LESS 60
  - 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.
  - THE SKETCH PLAN WAS APPROVED ON 7/29/99.
  - PREVIOUS FILE NUMBER S 99-03  
NO CEMETERIES EXIST ON THE PROPERTY.
  - STREET TREES AND LANDSCAPING TREES WILL BE SHOWN AT FINAL PLAN STAGE.
  - DENSITY CALCULATIONS:
    - GROSS TRACT AREA: 34.32 AC.
    - NUMBER OF DWELLING UNITS ALLOWED WITHOUT IMPORTING DEVELOPMENT RIGHTS: 34.32 / 4.25 = 8 UNITS
    - NUMBER OF DWELLING UNITS ALLOWED WITH IMPORTING DEVELOPMENT RIGHTS: 34.32 / 2 = 17 UNITS
    - NUMBER OF DWELLING UNITS PROPOSED: 17
    - NUMBER OF D.E.O. UNITS TO BE IMPORTED: 17 - 8 = 9 UNITS
  - MINIMUM AREA OF OPEN SPACE REQUIRED: 34.32 x 5x = 172 AC. REQUIRED OPEN SPACE IS SUBSTITUTED BY H.O.A. OWNED AND MAINTAINED PRESERVATION PARCELS 'A' (0.63 AC.), 'C' (0.707 AC.), 'D' (2.954 AC.), AND 'E' (2.000 AC.) WHICH CONSISTS OF 5.892 ACRES.
  - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE 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 ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
  - STORMWATER MANAGEMENT IS PROVIDED BY A PUBLIC DETENTION POND AND A SHALLOW MARSH FACILITY. THE SHALLOW MARSH WAS APPROVED AS A DESIGN MANUAL WAIVER ON 3/7/2000.

SPECIMEN TREE LIST		
SYMBOL	Genus species	Diameter
ST1	Quercus rubra	46 in.
ST2	Quercus rubra	28 in.
ST3	Quercus prinus	31 in.
ST4	Quercus prinus	34 in.
ST5	Quercus rubra	30 in.



FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 9072 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21114  
410-461-2855

**OWNER**  
MRS. ELIZABETH MCCANN  
c/o MICHAEL J. MCCANN  
5000 WILLOW BRANCH WAY  
UNIT 303  
OWINGS MILLS, MARYLAND 21117

**CONTRACT PURCHASER AND DEVELOPER**  
McCANN PROPERTY PARTNERSHIP  
P.O. BOX 1371  
ELLICOTT CITY, MARYLAND 21041

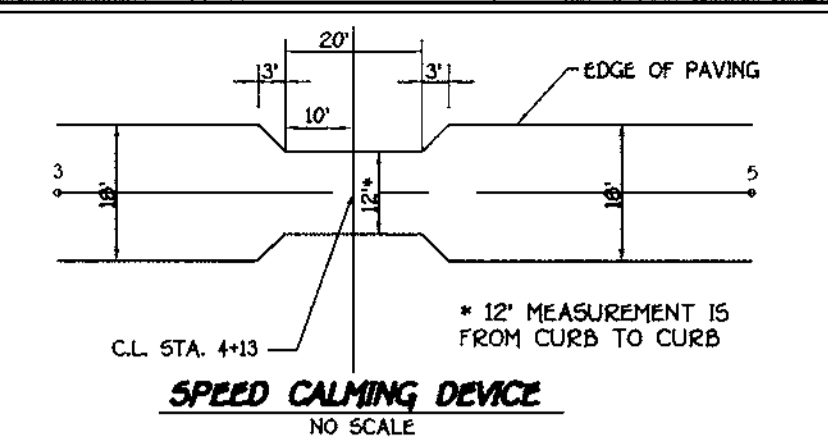
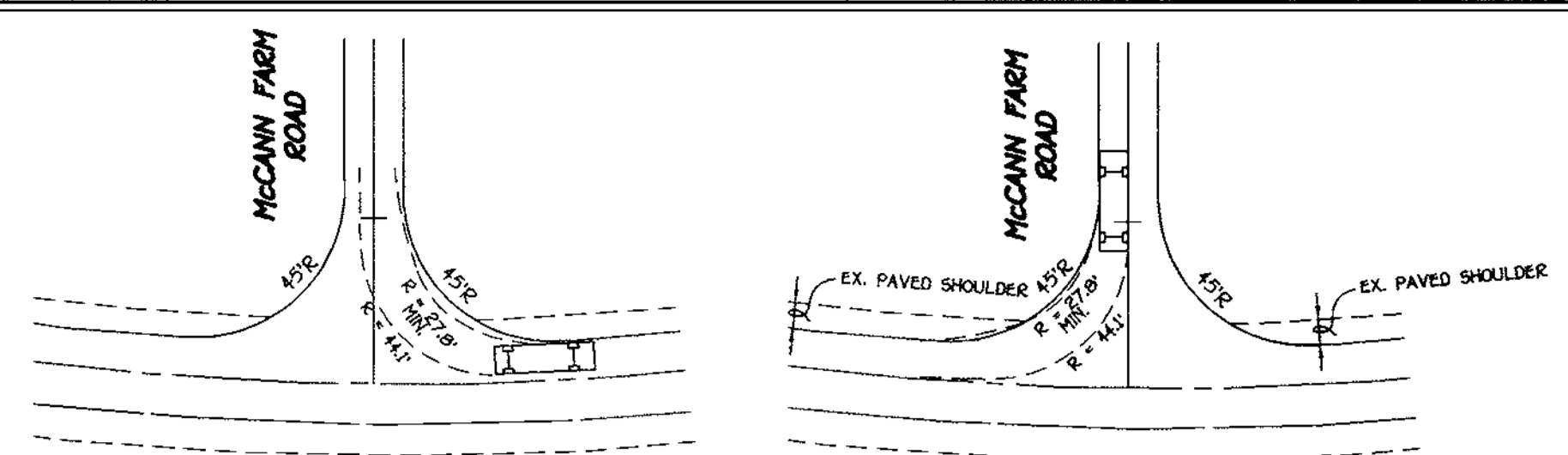
*[Signature]*  
9/1/00

**McCANN PROPERTY**  
LOTS 1 THRU 16 AND PRESERVATION PARCELS 'A' THRU 'E'  
ZONING: RC-DEO  
TAX MAP No. 8 PARCEL No. 78 GRID No. 16  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: AUGUST 16, 2000  
SHEET 1 OF 12



HORIZONTAL CURVE DATA			
McCANN FARM ROAD			
STA. TO STA.	RADIUS	LENGTH	DELTA
1+04.09 - 2+71.78	150.00'	167.68'	64°02'57"
4+76.95 - 6+12.12	150.00'	135.17'	51°37'52"
7+37.39 - 8+09.66	150.00'	72.27'	27°36'20"

\* NOTE: RECORDATION OF THE MCCANN PROPERTY PLAT WILL FORFEIT ANY RIGHT/USE TO THE EXISTING PRIVATE 40' R/W BY THE MCCANN PROPERTY.



LINE	BEARING	DISTANCE
A	S 25°52'29" W	15.27
B	S 28°26'11" W	47.15
C	S 25°29'40" W	48.31
D	S 34°13'52" W	47.89
E	S 37°06'43" W	48.14
F	S 76°31'59" W	54.97
G	S 65°36'11" W	48.34
H	S 49°07'52" W	46.01
I	S 50°44'55" W	46.19
J	S 48°44'03" W	46.86
K	S 48°06'16" W	47.82
L	S 61°40'15" W	47.05
M	S 55°05'54" W	48.13
N	S 68°18'52" W	47.60
O	S 89°11'04" W	49.56
P	S 76°52'02" W	46.85
Q	S 65°19'59" W	48.06
R	S 65°57'52" W	49.05
S	N 88°40'45" W	48.19
T	S 09°26'22" W	47.53
U	S 82°33'45" W	47.75
V	S 82°01'29" W	48.47
W	R=963.19	L=288.08'
X	DELTA = 17°06'00"	TAN = 145.11
Y	CHORD = N78°30'12" W	286.99'
Z	N 68°31'42" W	48.01
AA	N 55°10'55" W	47.82
BB	N 49°55'03" W	47.79
CC	N 51°51'21" W	47.25
DD	N 53°31'12" W	47.25
EE	N 37°44'57" W	32.85

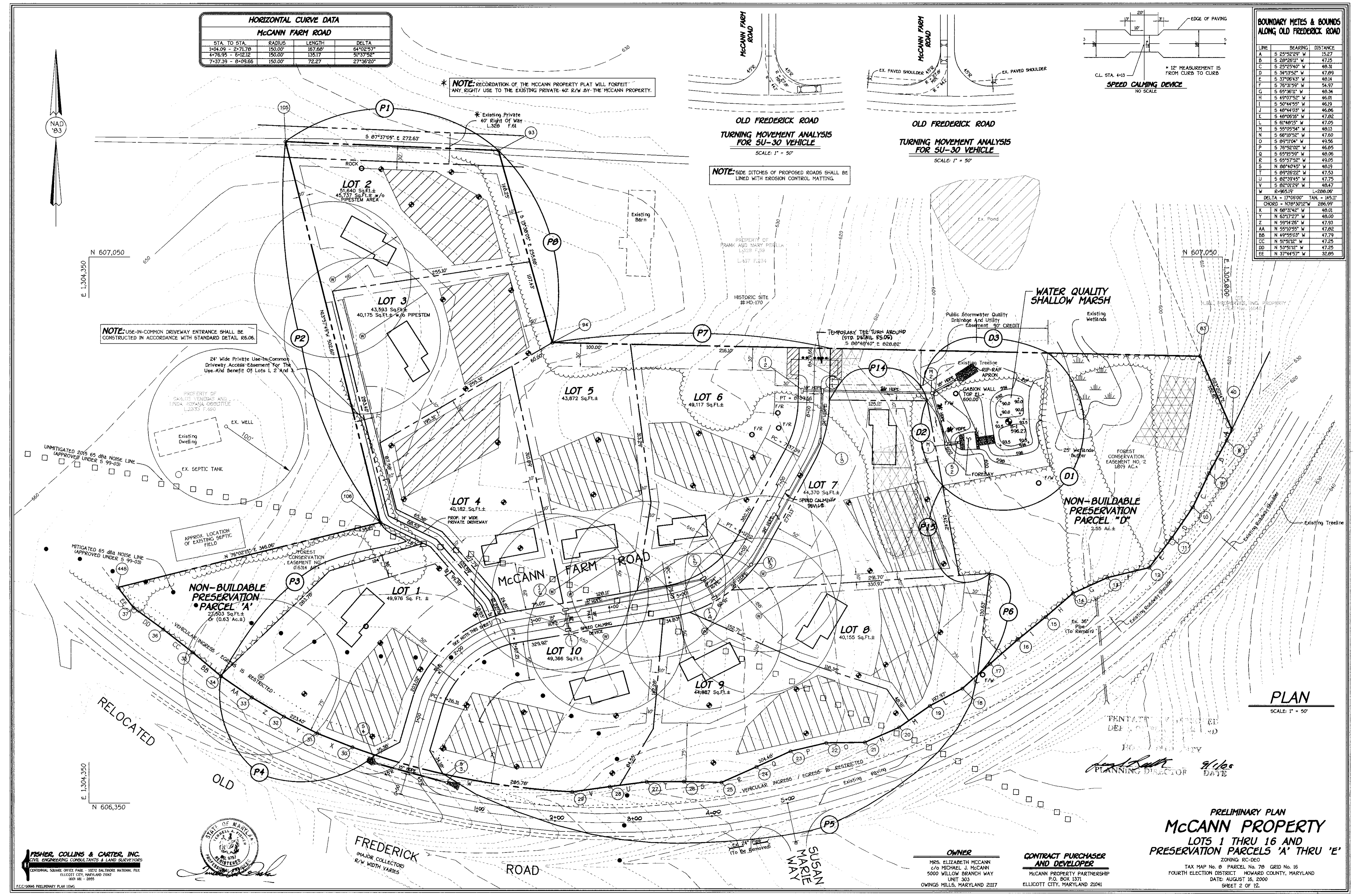
OLD FREDERICK ROAD  
TURNING MOVEMENT ANALYSIS  
FOR 5U-30 VEHICLE  
SCALE: 1" = 50'

OLD FREDERICK ROAD  
TURNING MOVEMENT ANALYSIS  
FOR 5U-30 VEHICLE  
SCALE: 1" = 50'

\* NOTE: SIDE DITCHES OF PROPOSED ROADS SHALL BE LINED WITH EROSION CONTROL MATTING.

\* NOTE: USE-IN-COMMON DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R6.06.

24' Wide Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1, 2 And 3.



PLAN  
SCALE: 1" = 50'

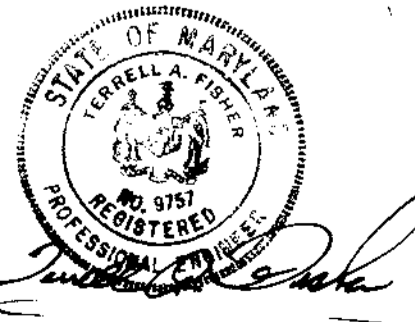
TENTATIVE PLAN  
DATE: 8/16/12  
PLANNING DIRECTOR: [Signature]  
DATE: 8/16/12

PRELIMINARY PLAN  
**McCANN PROPERTY**  
LOTS 1 THRU 16 AND  
PRESERVATION PARCELS 'A' THRU 'E'  
ZONING: RC-DEO  
TAX MAP No. 8 PARCEL No. 78 GRID No. 16  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: AUGUST 16, 2000  
SHEET 2 OF 12

OWNER  
MRS. ELIZABETH MCCANN  
c/o MICHAEL J. MCCANN  
5000 WILLOW BRANCH WAY  
UNIT 303  
OWINGS MILLS, MARYLAND 21117

CONTRACT PURCHASER  
AND DEVELOPER  
McCANN PROPERTY PARTNERSHIP  
P.O. BOX 1371  
ELLICOTT CITY, MARYLAND 21041

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENARIAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21038  
(410) 461-2005



FREDERICK ROAD  
(MAJOR COLLECTOR)  
R/W WIDTH VARIES

SUSAN MARIE WAY  
(To Be Removed)



OLD FREDERICK ROAD

TURNING MOVEMENT ANALYSIS FOR 5U-30 VEHICLE  
SCALE: 1" = 50'

OLD FREDERICK ROAD

TURNING MOVEMENT ANALYSIS FOR 5U-30 VEHICLE  
SCALE: 1" = 50'

HORIZONTAL CURVE DATA

SUSAN MARIE WAY			
STA. TO STA.	RADIUS	LENGTH	DELTA
0+74.39 - 2+01.76	65.00'R	127.38'	112°18'47"
2+74.24 - 3+75.16	300.00'R	100.92'	19°18'27"
3+75.16 - 4+75.10	81.82'R	99.94'	70°00'00"

BOUNDARY METES & BOUNDS ALONG OLD FREDERICK ROAD INTERSTATE 70 R/W

LINE	BEARING	DISTANCE
EE	N 37°44'57" W	32.85
FF	N 68°02'42" W	149.89
GG	N 64°06'27" W	100.00
HH	N 69°49'05" W	150.75
II	N 64°06'27" W	150.00
JJ	N 58°23'49" W	50.25
KK	N 64°06'27" W	300.00
LL	N 69°23'49" W	200.56
MM	N 64°06'27" W	300.00
NN	N 58°23'49" W	100.50
OO	N 58°23'49" W	150.75
PP	N 64°06'27" W	88.32
QQ	N 29°31'39" W	110.28
RR	N 09°39'01" E	74.59
SS	S 45°00'39" E	41.02
TT	S 54°16'42" E	53.48
UU	S 57°07'42" E	53.48
VV	S 69°34'05" E	54.01
WW	S 63°54'32" E	53.01
XX	S 63°31'09" E	53.07
YY	S 56°52'55" E	54.47
ZZ	S 63°48'03" E	54.25
AAA	S 74°18'42" E	53.97
BBB	S 82°22'53" E	54.08
CCC	S 84°11'34" E	53.77
DDD	S 85°59'23" E	53.54
EEE	S 86°42'06" E	53.36
FFF	N 07°13'31" E	53.38
GGG	N 09°28'10" E	53.14
HHH	N 09°49'18" E	52.98
III	N 07°34'09" E	53.09
JJJ	N 02°17'28" E	82.82
KKK	N 01°35'32" E	53.08
LLL	N 76°34'44" E	53.12
MMM	N 69°24'52" E	53.12
NNN	N 66°43'18" E	53.03
OOO	N 68°01'44" E	53.12
PPP	N 65°10'29" E	53.22
QQQ	N 64°27'36" E	53.48
RRR	N 63°42'35" E	53.91
SSS	N 53°24'19" E	53.71
TTT	N 42°04'10" E	54.20
UUU	N 27°03'12" E	56.73
VVV	N 60°50'24" E	54.36
WWW	N 50°35'08" E	53.51
XXX	N 52°51'15" E	54.85
YYY	N 50°52'01" E	26.57

NOTE: USE-IN COMMON DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R.6.06.

NOTE: SIDE DITCHES OF PROPOSED ROAD SHALL LINED WITH EROSION CONTROL MATTING.

MITIGATED 65 dba NOISE LINE (APPROVED UNDER S 99-03)

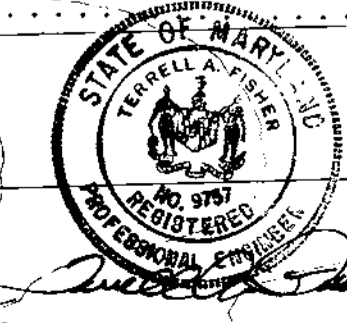
BALTIMORE NATIONAL PIKE (U.S. ROUTE 40)

PLAN  
SCALE: 1" = 50'

PRELIMINARY PLAN  
**McCANN PROPERTY**  
LOTS 1 THRU 16 AND  
PRESERVATION PARCELS 'A' THRU 'E'  
ZONING: RC-DEO  
TAX MAP No. B PARCEL No. 7B GRID No. 16  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: AUGUST 16, 2000  
SHEET 3 OF 12

OWNER  
MRS. ELIZABETH MCCANN  
c/o MICHAEL J. MCCANN  
5000 WILLOW BRANCH WAY  
UNIT 303  
OWINGS MILLS, MARYLAND 21117

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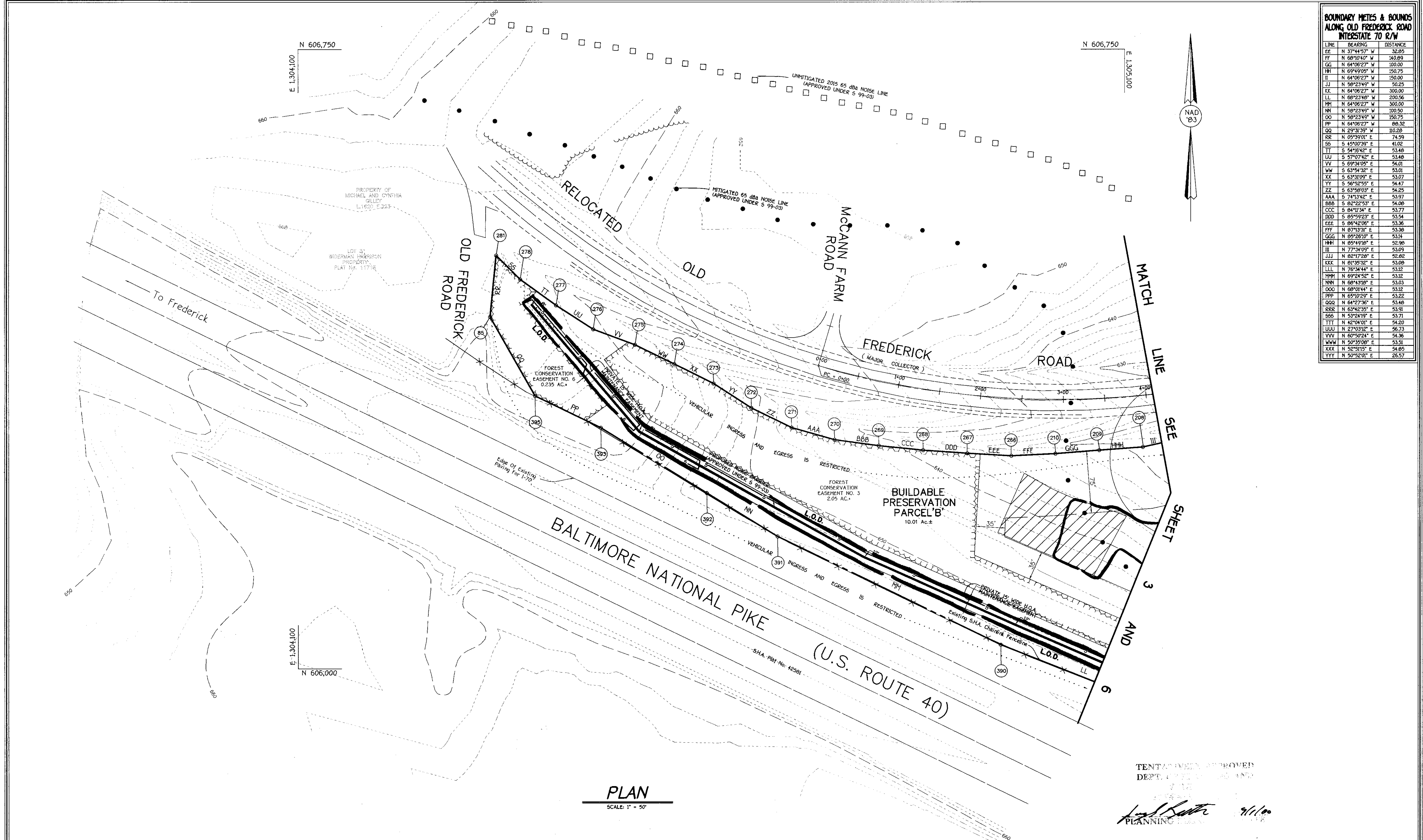


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ELLICOTT CITY, MARYLAND 21041  
(410) 681-2855



**BOUNDARY METES & BOUNDS  
ALONG OLD FREDERICK ROAD  
INTERSTATE 70 R/W**

LINE	BEARING	DISTANCE
EE	N 37°44'57" W	32.85
FF	N 68°10'47" W	140.89
GG	N 64°06'27" W	100.00
HH	N 69°49'05" W	150.75
II	N 64°06'27" W	150.00
JJ	N 58°23'49" W	50.25
KK	N 64°06'27" W	300.00
LL	N 68°23'49" W	200.56
MM	N 64°06'27" W	300.00
NN	N 58°23'49" W	100.50
OO	N 58°23'49" W	150.75
PP	N 64°06'27" W	88.32
QQ	N 29°31'39" W	110.28
RR	N 05°39'01" E	74.59
SS	S 49°00'39" E	41.02
TT	S 54°15'42" E	53.48
UU	S 57°07'42" E	53.48
VV	S 69°34'05" E	54.01
WW	S 63°54'32" E	53.01
XX	S 63°31'09" E	53.07
YY	S 58°52'55" E	54.47
ZZ	S 63°58'03" E	54.25
AAA	S 74°13'42" E	53.97
BBB	S 82°22'53" E	54.08
CCC	S 84°11'34" E	53.77
DDD	S 85°59'23" E	53.54
EEE	S 88°42'08" E	53.36
FFF	N 87°13'31" E	53.38
GGG	N 85°28'10" E	53.11
HHH	N 85°49'28" E	52.98
III	N 77°34'09" E	53.09
JJJ	N 82°17'28" E	52.82
KKK	N 81°35'32" E	53.08
LLL	N 76°34'44" E	53.12
MMM	N 69°24'52" E	53.12
NNN	N 68°43'18" E	53.03
OOO	N 68°01'44" E	53.12
PPP	N 65°10'29" E	53.22
QQQ	N 64°27'36" E	53.48
RRR	N 63°42'35" E	53.91
SSS	N 53°24'19" E	53.71
TTT	N 42°04'01" E	54.20
UUU	N 27°03'32" E	56.73
VVV	N 60°59'24" E	54.36
WWW	N 50°35'08" E	53.51
XXX	N 52°51'15" E	54.85
YYY	N 50°52'01" E	26.57



N 606,750  
E 1,304,100

N 606,750  
E 1,305,100

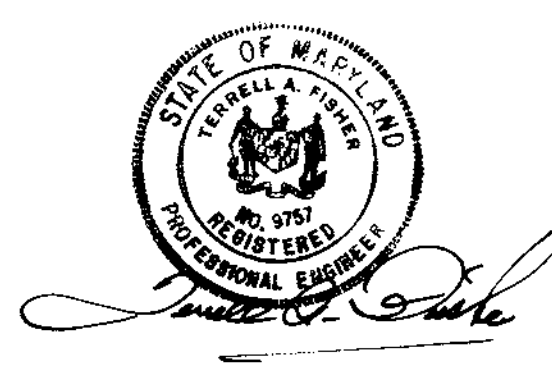
E 1,304,100  
N 606,000



**PLAN**  
SCALE: 1" = 50'

TENTATIVELY APPROVED  
DEPT. OF TRANSPORTATION AND  
CONSTRUCTION  
7/1/00

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21117  
410 481-2855



**OWNER**  
MRS. ELIZABETH MCCANN  
C/O MICHAEL J. MCCANN  
5000 WILLOW BRANCH WAY  
UNIT 303  
OWINGS MILLS, MARYLAND 21117

**CONTRACT PURCHASER  
AND DEVELOPER**  
McCANN PROPERTY PARTNERSHIP  
P.O. BOX 1371  
ELLCOTT CITY, MARYLAND 21041

**PRELIMINARY PLAN**  
**McCANN PROPERTY**  
LOTS 1 THRU 16 AND  
PRESERVATION PARCELS 'A' THRU 'E'  
ZONING: RC-DEO  
TAX MAP No. 8 PARCEL No. 78 GRID No. 16  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: AUGUST 16, 2000  
SHEET 4 OF 12



**BOUNDARY METES & BOUNDS ALONG OLD FREDERICK ROAD**

LINE	BEARING	DISTANCE
A	S 25°52'29" W	15.27
B	S 28°26'11" W	47.15
C	S 23°23'40" W	49.31
D	S 34°13'52" W	47.89
E	S 37°06'43" W	48.16
F	S 76°31'59" W	54.97
G	S 65°36'11" W	48.34
H	S 49°07'52" W	46.01
I	S 50°44'55" W	46.19
J	S 48°44'03" W	48.06
K	S 48°06'16" W	47.82
L	S 61°48'15" W	47.05
M	S 55°09'54" W	48.13
N	S 66°18'52" W	47.60
O	S 69°11'04" W	49.56
P	S 76°52'02" W	46.85
Q	S 55°19'59" W	48.06
R	S 55°17'52" W	49.05
S	N 00°40'45" W	48.19
T	S 09°26'22" W	47.53
U	S 02°39'45" W	47.75
V	S 02°01'29" W	48.47
W	R=965.19'	L=288.06'
DELTA	= 17°08'00"	TAN = 0.30511'
CHORD	= N78°30'12" W	286.99'
X	N 60°34'42" W	48.01
Y	N 63°17'27" W	48.00
Z	N 59°14'26" W	47.82
AA	N 55°10'55" W	47.82
BB	N 49°52'03" W	47.79
CC	N 54°12'12" W	47.25
DD	N 53°41'12" W	47.25
EE	N 37°44'57" W	32.85

**LEGEND**

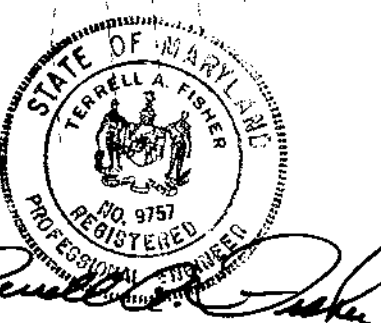
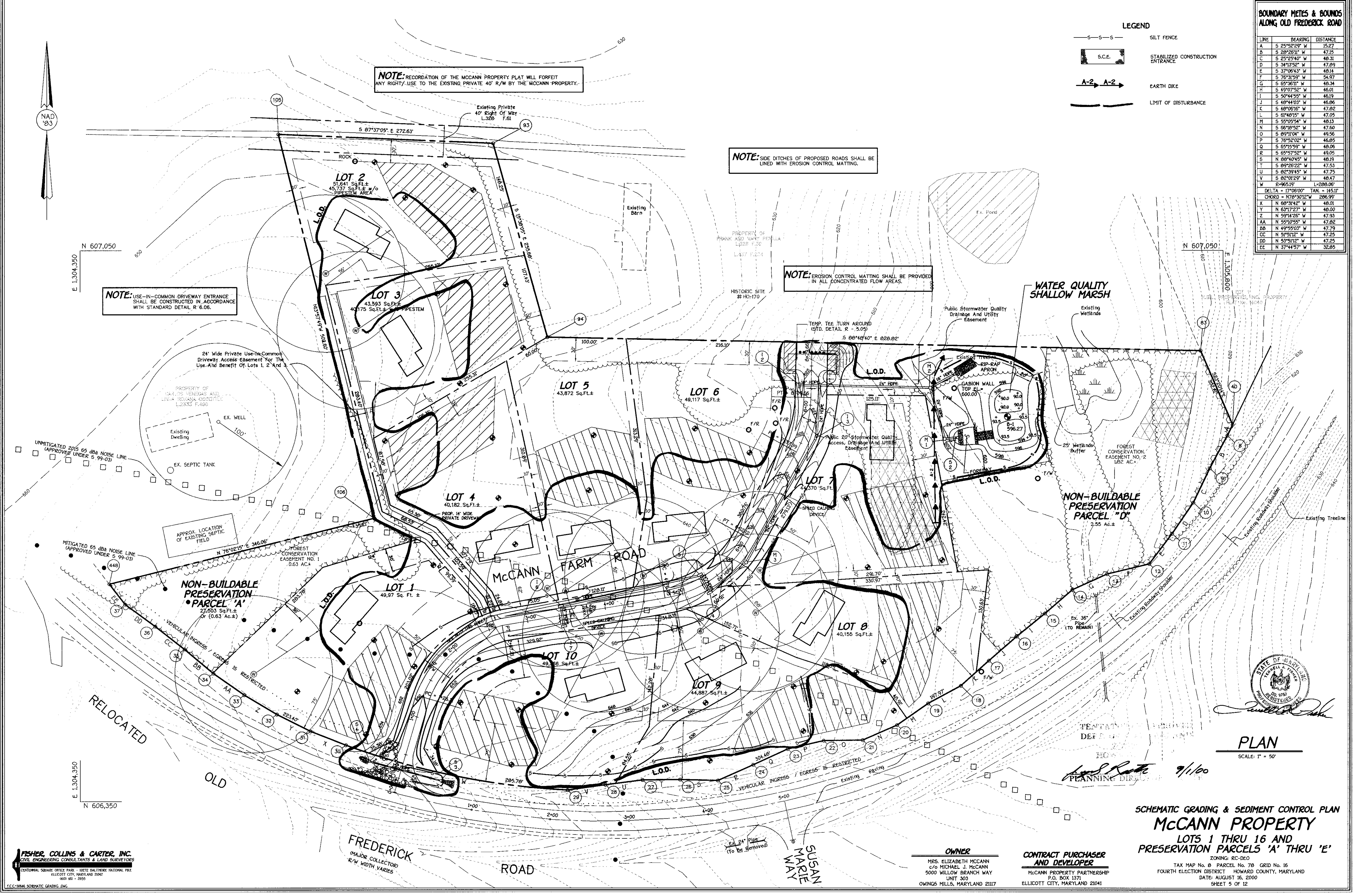
- - - - - SILT FENCE
- [Symbol] S.C.E. STABILIZED CONSTRUCTION ENTRANCE
- A-2 A-2 EARTH DIKE
- [Symbol] LIMIT OF DISTURBANCE

**NOTE:** RECORDATION OF THE MCCANN PROPERTY PLAT WILL FORFEIT ANY RIGHT/USE TO THE EXISTING PRIVATE 40' R/W BY THE MCCANN PROPERTY.

**NOTE:** SIDE DITCHES OF PROPOSED ROADS SHALL BE LINED WITH EROSION CONTROL MATTING.

**NOTE:** EROSION CONTROL MATTING SHALL BE PROVIDED IN ALL CONCENTRATED FLOW AREAS.

**NOTE:** USE-IN-COMMON DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.06.



**PLAN**  
SCALE: 1" = 50'

**SCHEMATIC GRADING & SEDIMENT CONTROL PLAN**  
**MCCANN PROPERTY**  
LOTS 1 THRU 16 AND  
PRESERVATION PARCELS 'A' THRU 'E'

**OWNER**  
MRS. ELIZABETH MCCANN  
c/o MICHAEL J. MCCANN  
5000 WILLOW BRANCH WAY  
UNIT 303  
OWINGS HILLS, MARYLAND 21117

**CONTRACT PURCHASER AND DEVELOPER**  
MCCANN PROPERTY PARTNERSHIP  
P.O. BOX 1571  
ELLICOTT CITY, MARYLAND 21041

ZONING RC-DEO  
TAX MAP No. 8 PARCEL No. 78 GRID No. 16  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: AUGUST 16, 2000  
SHEET 5 OF 12

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY  
ELICOTT CITY, MARYLAND 21042  
(410) 481-2555



**BOUNDARY METES & BOUNDS  
ALONG OLD FREDERICK ROAD  
INTERSTATE 70 R/W**

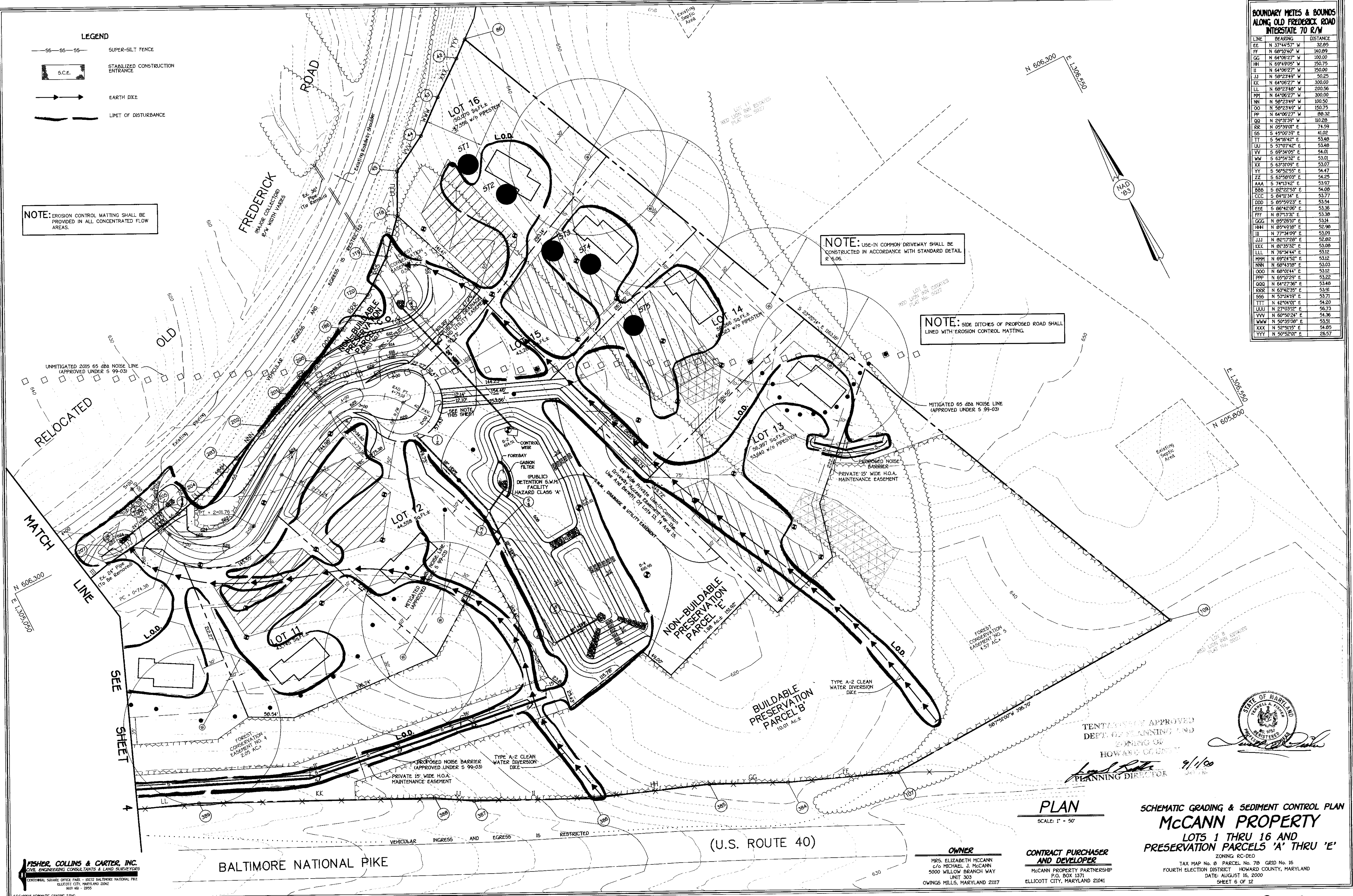
LINE	BEARING	DISTANCE
EE	N 37°44'57" W	32.89
FF	N 69°10'47" W	140.99
GG	N 64°06'27" W	100.00
HH	N 69°49'05" W	150.75
II	N 64°06'27" W	150.00
JJ	N 58°23'49" W	50.25
KK	N 64°06'27" W	300.00
LL	N 69°23'48" W	200.56
MM	N 64°06'27" W	300.00
NN	N 58°23'49" W	100.50
OO	N 58°23'49" W	150.75
PP	N 64°06'27" W	88.32
QQ	N 29°31'39" W	110.28
RR	N 09°39'07" E	74.99
SS	S 49°00'39" E	41.02
TT	S 54°16'42" E	53.48
UU	S 57°07'42" E	53.48
VV	S 69°34'05" E	54.01
WW	S 63°54'32" E	53.01
XX	S 63°31'09" E	53.07
YY	S 58°52'55" E	54.47
ZZ	S 63°58'03" E	54.25
AAA	S 74°13'42" E	53.97
BBB	S 82°22'53" E	54.08
CCC	S 84°11'34" E	53.77
DDD	S 85°59'23" E	53.54
EEE	S 86°42'06" E	53.36
FFF	N 87°11'31" E	53.38
GGG	N 85°26'10" E	53.14
HHH	N 85°49'18" E	52.98
III	N 77°34'09" E	53.09
JJJ	N 82°17'28" E	52.82
KKK	N 81°39'32" E	53.08
LLL	N 78°54'44" E	53.12
MMM	N 69°24'52" E	53.12
NNN	N 68°43'18" E	53.03
OOO	N 68°01'44" E	53.12
PPP	N 65°10'29" E	53.22
QQQ	N 64°27'36" E	53.48
RRR	N 63°42'35" E	53.91
SSS	N 53°24'19" E	53.71
TTT	N 42°04'01" E	54.20
UUU	N 27°03'12" E	56.73
VVV	N 60°50'24" E	54.36
WWW	N 50°35'08" E	53.51
XXX	N 52°54'15" E	54.89
YYY	N 50°52'01" E	28.57

- LEGEND**
- SS—SS—SS— SUPER-SILT FENCE
  - [S.C.E.] STABILIZED CONSTRUCTION ENTRANCE
  - EARTH DIKE
  - — — — — LIMIT OF DISTURBANCE

**NOTE:** EROSION CONTROL MATTING SHALL BE PROVIDED IN ALL CONCENTRATED FLOW AREAS.

**NOTE:** USE-IN COMMON DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.06.

**NOTE:** SIDE DITCHES OF PROPOSED ROAD SHALL LINED WITH EROSION CONTROL MATTING.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR 9/1/00



**PLAN**  
SCALE: 1" = 50'

**SCHMATIC GRADING & SEDIMENT CONTROL PLAN  
McCANN PROPERTY  
LOTS 1 THRU 16 AND  
PRESERVATION PARCELS 'A' THRU 'E'**

**OWNER**  
MRS. ELIZABETH MCCANN  
c/o MICHAEL J. MCCANN  
5000 WILLOW BRANCH WAY  
UNIT 303  
OWINGS MILLS, MARYLAND 21117

**CONTRACT PURCHASER  
AND DEVELOPER**  
McCANN PROPERTY PARTNERSHIP  
P.O. BOX 1371  
ELLCOTT CITY, MARYLAND 21041

ZONING: RC-DEO  
TAX MAP No. 8 PARCEL No. 789 GRID No. 16  
FOURTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
DATE: AUGUST 16, 2000  
SHEET 6 OF 12

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 481-1855

BALTIMORE NATIONAL PIKE

(U.S. ROUTE 40)



**LEGEND**

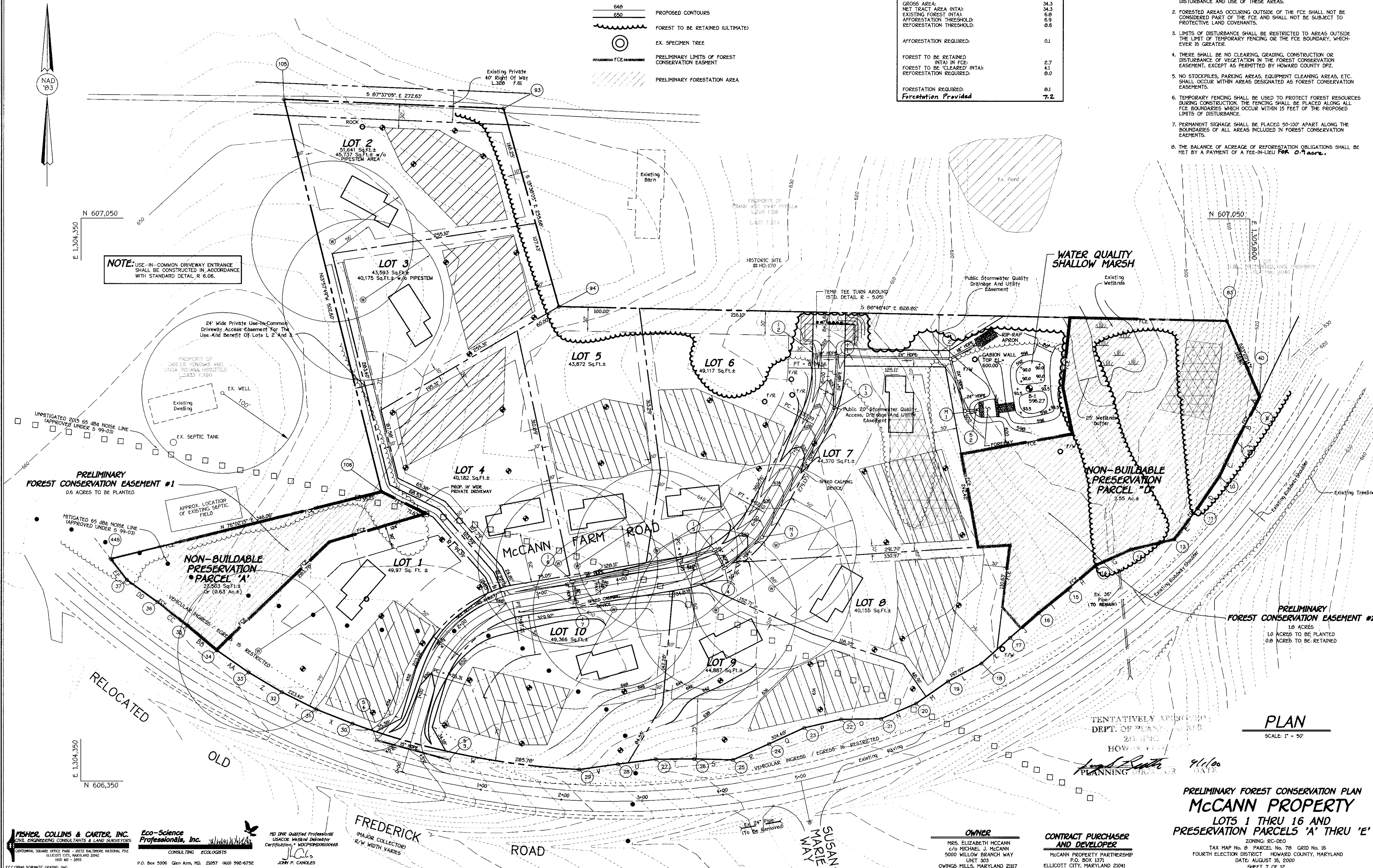
- 522 --- EXISTING CONTOURS
- 620 --- PROPOSED CONTOURS
- 648 --- FOREST TO BE RETAINED (ULTIMATE)
- 650 --- EX. SPECIMEN TREE
- FCE --- PRELIMINARY LIMITS OF FOREST CONSERVATION EASEMENT
- PFA --- PRELIMINARY FORESTATION AREA

**FOREST DATA**

	ACRES
GROSS AREA:	34.3
NET TRACT AREA (NTA):	34.3
EXISTING FOREST (INTA):	6.8
AFFORESTATION THRESHOLD:	6.9
REFORESTATION THRESHOLD:	8.6
AFFORESTATION REQUIRED:	0.1
FOREST TO BE RETAINED (NTA) IN FCE:	2.7
FOREST TO BE "CLEARED" (NTA):	4.1
REFORESTATION REQUIRED:	8.0
FORESTATION REQUIRED:	8.1
<b>Forestation Provided</b>	<b>7.2</b>

**PFCP NOTES**

1. ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
2. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
3. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
5. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
6. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.
7. PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.
8. THE BALANCE OF ACREAGE OF REFORESTATION OBLIGATIONS SHALL BE MET BY A PAYMENT OF A FEE-IN-LIEU FOR 0.9 acres.



**NOTE:** USE-IN-COMMON DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.06.

**PRELIMINARY FOREST CONSERVATION EASEMENT #1**  
0.6 ACRES TO BE PLANTED

**PRELIMINARY FOREST CONSERVATION EASEMENT #2**  
1.8 ACRES  
1.0 ACRES TO BE PLANTED  
0.8 ACRES TO BE RETAINED

TENTATIVELY APPROVED  
DEPT. OF PLANNING & ZONING  
HOWARD COUNTY  
PLANNING OFFICER  
DATE: 9/1/00

**PLAN**  
SCALE: 1" = 50'

**PRELIMINARY FOREST CONSERVATION PLAN**  
**McCANN PROPERTY**  
LOTS 1 THRU 16 AND  
PRESERVATION PARCELS 'A' THRU 'E'

**OWNER:**  
MRS. ELIZABETH MCCANN  
c/o MICHAEL J. MCCANN  
5000 WILLOW BRANCH WAY  
UNIT 303  
OWINGS MILLS, MARYLAND 21117

**CONTRACT PURCHASER AND DEVELOPER:**  
McCANN PROPERTY PARTNERSHIP  
P.O. BOX 1371  
ELLCOTT CITY, MARYLAND 21041

ZONING: RC-DEO  
TAX MAP No. 8 PARCEL No. 78 GRID No. 16  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: AUGUST 15, 2000  
SHEET 7 OF 12

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2055

**Eco-Science Professionals, Inc.**  
CONSULTING ECOLOGISTS  
P.O. Box 5006 Glen Arm, MD. 21057 (410) 592-6752

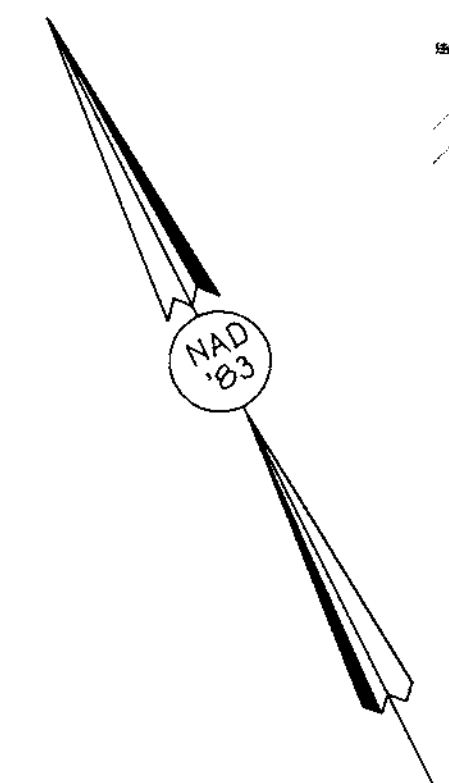
MD DNR Qualified Professional  
USACOE Wetland Determiner  
Certification # MD003910010048  
J.C.L.  
JOHN P. CANOLES



**LEGEND**

- 627 --- EXISTING CONTOURS
- 620 --- EXISTING CONTOURS
- 640 --- PROPOSED CONTOURS
- 650 --- PROPOSED CONTOURS
- ~~~~~ FOREST TO BE RETAINED (ULTIMATE)
- ⊙ EX. SPECIMEN TREE
- FCE --- PRELIMINARY LIMITS OF FOREST CONSERVATION EASEMENT
- ////// PRELIMINARY FORESTATION AREA

N 606,300  
E 1,306,550



**PRELIMINARY FOREST CONSERVATION EASEMENT #3**  
0.56 ACRES TO BE PLANTED

MITIGATED 65 dba NOISE LINE  
(APPROVED UNDER 5 99-03)

**PRELIMINARY FOREST CONSERVATION EASEMENT #5**  
4.57 ACRES  
2.71 ACRES TO BE PLANTED  
1.86 ACRES TO BE RETAINED

**PRELIMINARY FOREST CONSERVATION EASEMENT #4**  
2.05 ACRES TO BE PLANTED

*James R. Rife*  
PLANNING DIRECTOR

**PLAN**  
SCALE: 1" = 50'

**PRELIMINARY FOREST CONSERVATION PLAN**  
**MCCANN PROPERTY**  
LOTS 1 THRU 16 AND  
PRESERVATION PARCELS 'A' THRU 'E'  
ZONING RC-DEO  
TAX MAP No. 8 PARCEL No. 78 GRID No. 16  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: AUGUST 15, 2000  
SHEET 8 OF 12

**OWNER**  
MRS. ELIZABETH MCCANN  
c/o MICHAEL J. MCCANN  
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UNIT 303  
OWINGS MILLS, MARYLAND 21117

**CONTRACT PURCHASER AND DEVELOPER**  
MCCANN PROPERTY PARTNERSHIP  
P.O. BOX 1371  
ELlicOTT CITY, MARYLAND 21041

BALTIMORE NATIONAL PIKE  
(U.S. ROUTE 40)

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SERVICE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELlicOTT CITY, MARYLAND 21042  
(410) 461-2875

**Eco-Science Professionals, Inc.**  
CONSULTING ECOLOGISTS  
P.O. Box 5006 Glen Arm, MD. 21057 (410) 592-6752

MD DHC Qualified Professional  
USACOL National Designer  
Certification # WDCP330000040  
*John P. Canoles*

FCC-20046 SCHEMATIC GRADING 2.DWG



N 606,750  
E 1,304,100

N 606,750  
E 1,305,100



PROPERTY OF  
MICHAEL AND CYNTHIA  
GILLEY  
L 1800 E 363

**PRELIMINARY  
FOREST CONSERVATION EASEMENT #6**  
0.235 ACRES TO BE PLANTED

LOT 31  
WIDERMAN HARRISON  
PROPERTY  
PLAT No. 11778

OLD  
FREDERICK  
ROAD

RELOCATED

OLD

MCCANN FARM  
ROAD

FREDERICK  
ROAD  
(MAJOR COLLECTOR)

ROAD

MATCH  
LINE

SEE  
SHEET

To Frederick

Edge of Existing  
Paving for 1-10'

BALTIMORE NATIONAL PIKE  
(U.S. ROUTE 40)

S.H.A. FRI No. 42561

**BUILDABLE  
PRESERVATION  
PARCEL 'B'**  
10.01 AC.±

**PRELIMINARY  
FOREST CONSERVATION EASEMENT #4**  
2.05 ACRES TO BE PLANTED

E 1,304,100  
N 606,000

**PLAN**  
SCALE: 1" = 50'

**LEGEND**

- 622 --- EXISTING CONTOURS
- 620 ---
- 648 --- PROPOSED CONTOURS
- 650 ---
- ~~~~~ FOREST TO BE RETAINED (ULTIMATE)
- ⊙ EX. SPECIMEN TREE
- FCE --- PRELIMINARY LIMITS OF FOREST CONSERVATION EASEMENT
- ////// PRELIMINARY FORESTATION AREA

DEPT. OF PLANNING AND  
ZONING  
HOWARD COUNTY

*[Signature]* 9/4/00  
PLANNING DIRECTOR

**PRELIMINARY FOREST CONSERVATION PLAN  
McCANN PROPERTY**  
LOTS 1 THRU 16 AND  
PRESERVATION PARCELS 'A' THRU 'E'

ZONING: RC-DEO  
TAX MAP No. 8 PARCEL No. 78 GRID No. 16  
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: AUGUST 15, 2000  
SHEET 9 OF 12

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21041  
(410) 481-2255

**Eco-Science  
Professionals, Inc.**  
CONSULTING ECOLOGISTS  
P.O. Box 5006 Glen Artn, MD. 21057 (410) 592-6752

MD DNR Qualified Professional  
USACOE Wetland Designer  
Certification # MD099900000448

*[Signature]*  
JOHN P. CANOLES

**OWNER**  
MRS. ELIZABETH MCCANN  
c/o MICHAEL J. MCCANN  
5000 WILLOW BRANCH WAY  
UNIT 303  
OWINGS MILLS, MARYLAND 21117

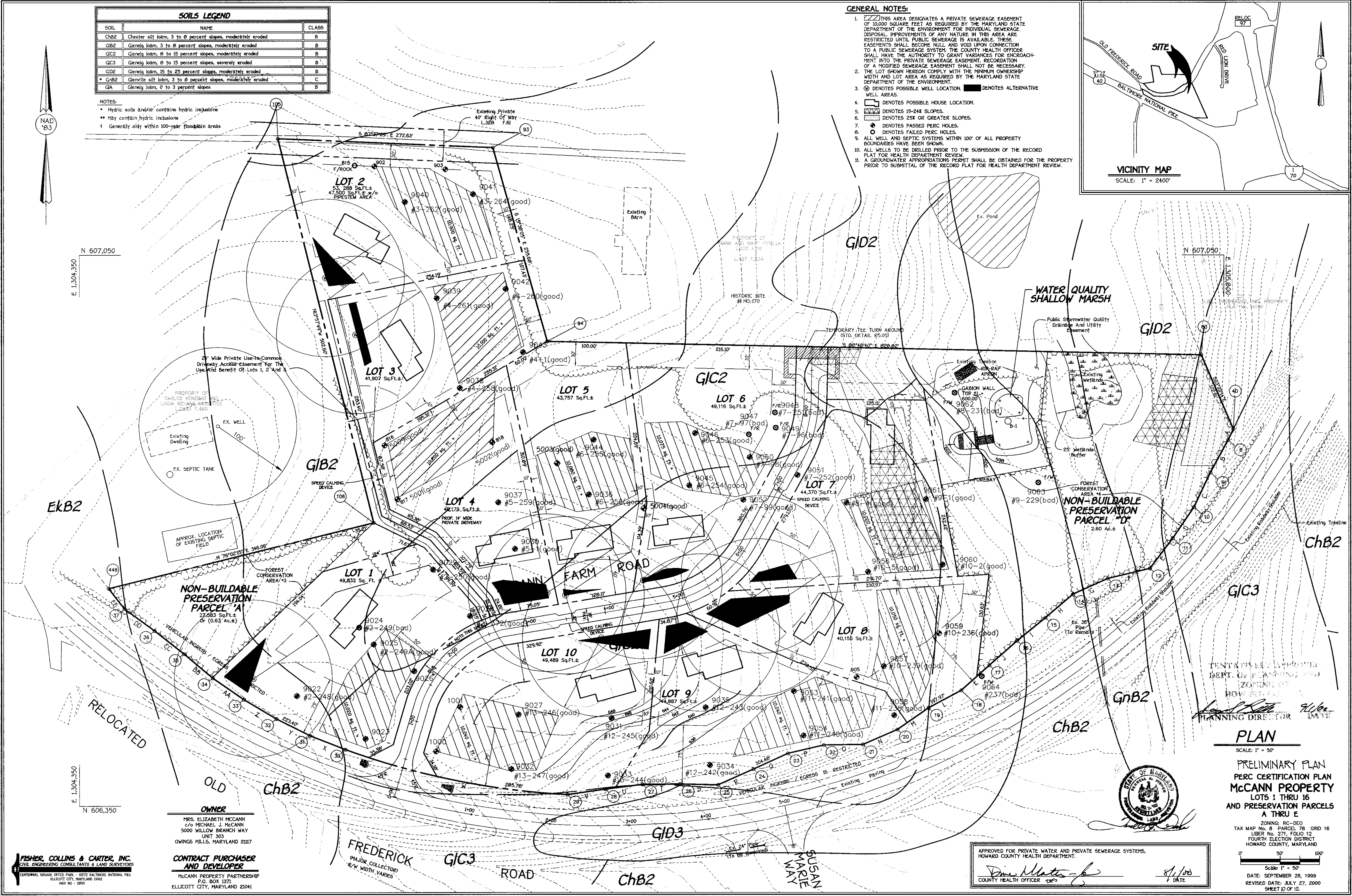
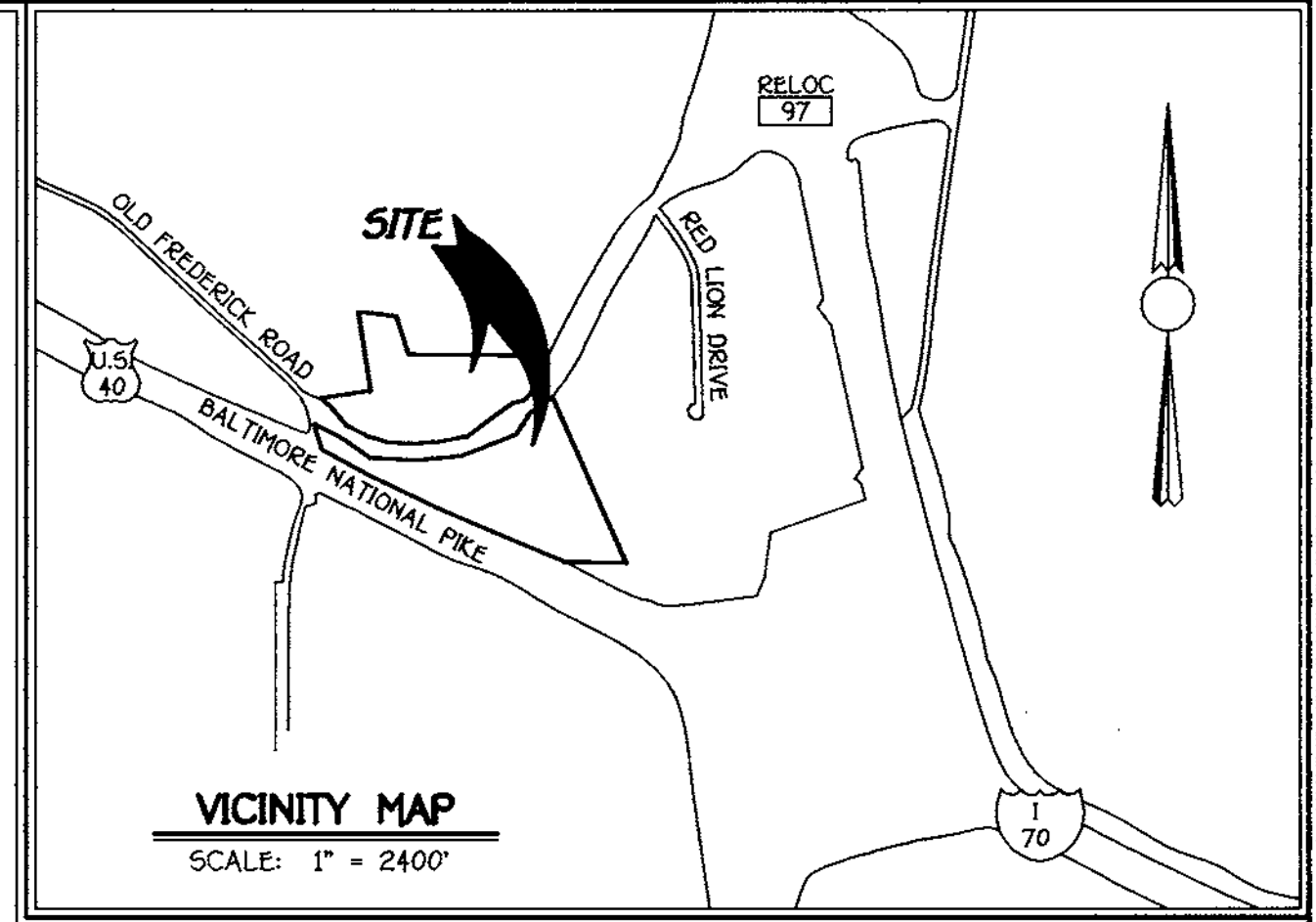
**CONTRACT PURCHASER  
AND DEVELOPER**  
McCANN PROPERTY PARTNERSHIP  
P.O. BOX 1371  
ELICOTT CITY, MARYLAND 21041



SOILS LEGEND		
SOIL	NAME	CLASS
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GIC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
GID2	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
GIA	Glenelg loam, 0 to 3 percent slopes	D

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas

- GENERAL NOTES:**
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE 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 ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
  - THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  - ⊙ DENOTES POSSIBLE WELL LOCATION. ■ DENOTES ALTERNATIVE WELL AREAS.
  - DENOTES POSSIBLE HOUSE LOCATION.
  - ▽ DENOTES 15-24% SLOPES.
  - ▨ DENOTES 25% OR GREATER SLOPES.
  - ⊕ DENOTES PASSED PERC HOLES.
  - ⊖ DENOTES FAILED PERC HOLES.
  - ALL WELL AND SEPTIC SYSTEMS WITHIN 100' OF ALL PROPERTY BOUNDARIES HAVE BEEN SHOWN.
  - ALL WELLS TO BE DRILLED PRIOR TO THE SUBMISSION OF THE RECORD PLAT FOR HEALTH DEPARTMENT REVIEW.
  - A GROUNDWATER APPROPRIATIONS PERMIT SHALL BE OBTAINED FOR THE PROPERTY PRIOR TO SUBMITTAL OF THE RECORD PLAT FOR HEALTH DEPARTMENT REVIEW.



**OWNER**  
 MRS. ELIZABETH MCCANN  
 c/o MICHAEL J. MCCANN  
 5000 WILLOW BRANCH WAY  
 UNIT 303  
 OWINGS MILLS, MARYLAND 21117

**CONTRACT PURCHASER AND DEVELOPER**  
 McCANN PROPERTY PARTNERSHIP  
 P.O. BOX 1371  
 ELLICOTT CITY, MARYLAND 21041

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SERVICE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 481-2895

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.  
 Date: 8/1/00  
 COUNTY HEALTH OFFICER

TENTATIVE APPROVAL  
 DEPT. OF PLANNING AND ZONING  
 HOWARD COUNTY  
 PLANNING DIRECTOR

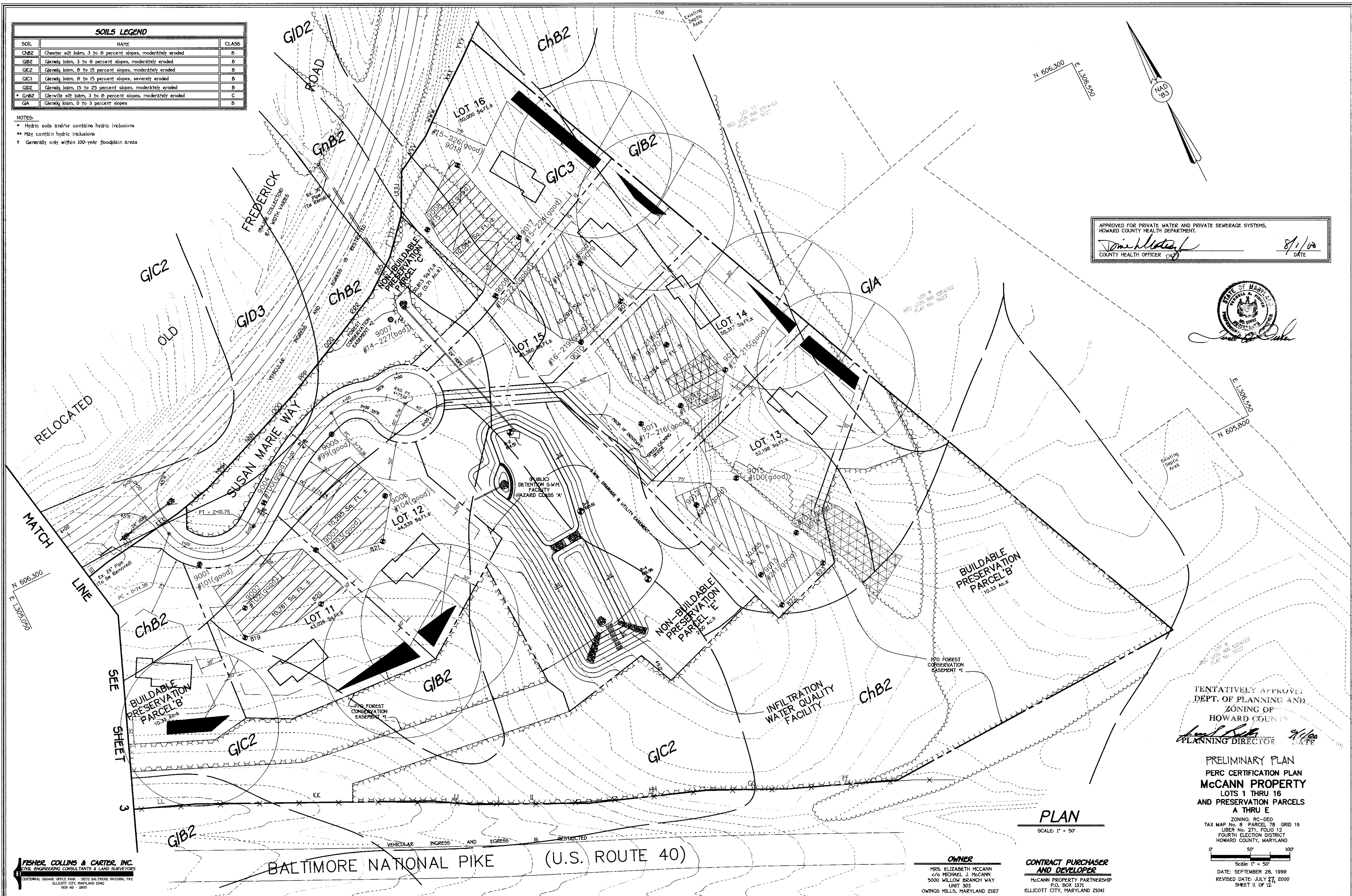
**PLAN**  
 SCALE: 1" = 50'

**PRELIMINARY PLAN  
 PERC CERTIFICATION PLAN  
 McCANN PROPERTY  
 LOTS 1 THRU 16  
 AND PRESERVATION PARCELS  
 A THRU E**  
 ZONING: RC-DEO  
 TAX MAP No. 8 PARCEL 78 GRID 16  
 LIBER No. 271, FOLIO 12  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: SEPTEMBER 28, 1999  
 REVISED DATE: JULY 27, 2000  
 SHEET 10 OF 12

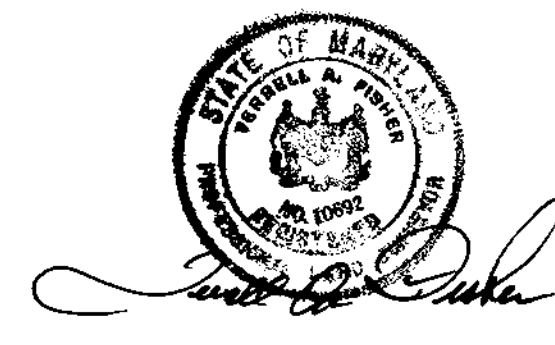


SOILS LEGEND		
SOIL	NAME	CLASS
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GIC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
GID2	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
GIA	Glenelg loam, 0 to 3 percent slopes	B

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.  
 [Signature]  
 COUNTY HEALTH OFFICER (DWS) 8/1/99  
 DATE



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 [Signature]  
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN  
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PLAN  
 SCALE: 1" = 50'

**OWNER**  
 MRS. ELIZABETH MCCANN  
 c/o MICHAEL J. MCCANN  
 5000 WILLOW BRANCH WAY  
 UNIT 303  
 OWINGS MILLS, MARYLAND 21117

**CONTRACT PURCHASER AND DEVELOPER**  
 McCANN PROPERTY PARTNERSHIP  
 P.O. BOX 1371  
 ELLICOTT CITY, MARYLAND 21041

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 GAITHERSBURG, MARYLAND 20878  
 (301) 481-2895



