

| SHEET INDEX |   |
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| Sheet No.   | Description                                 |
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# PRELIMINARY PLAN GLYNCHESTER FARM

LOTS 1 THRU 52

ZONED: R-20

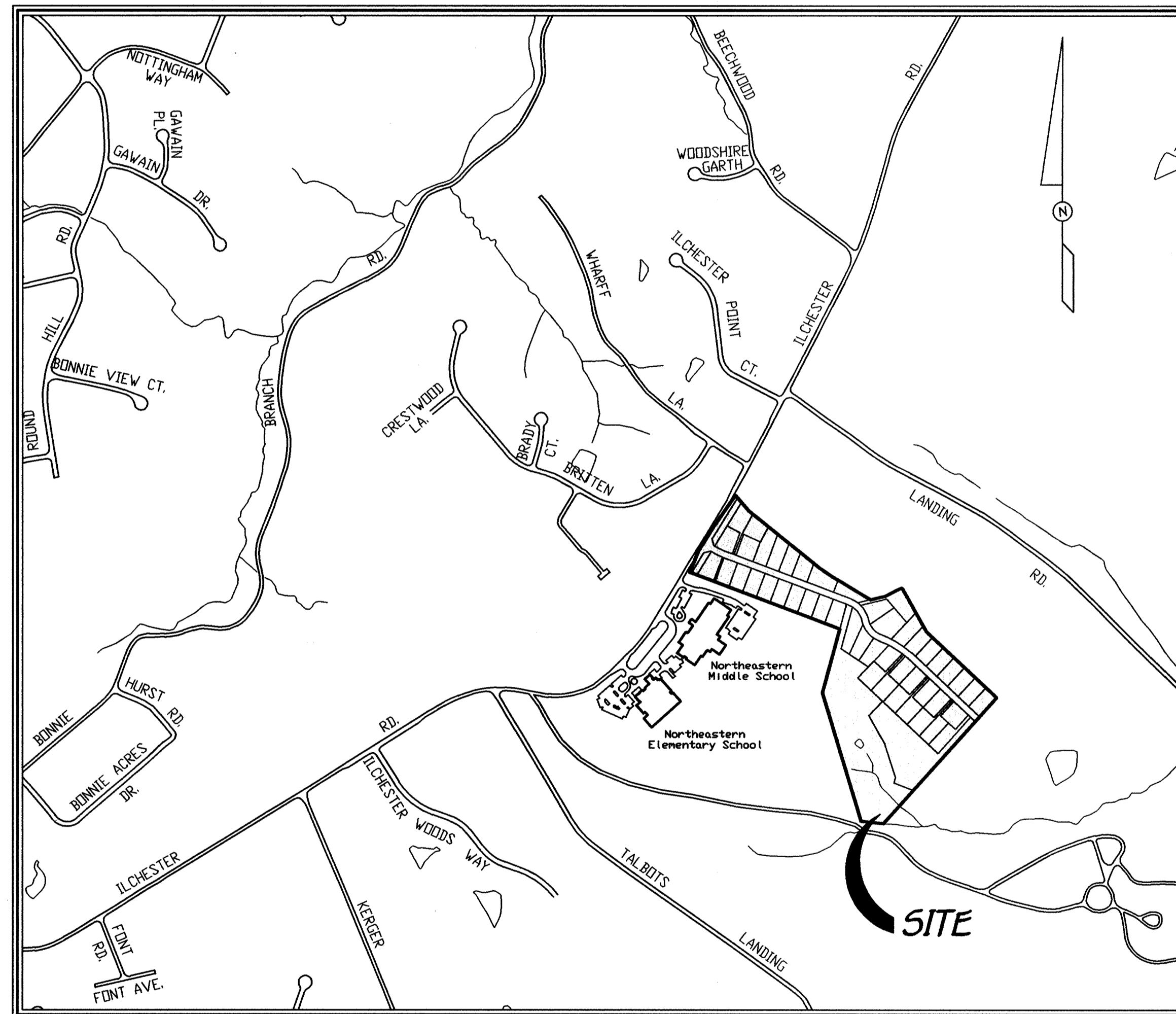
TAX MAP No. 31 PARCEL NOs. 239 & 740 GRID No. 16

| U.S. EQUIVALENT COORDINATE TABLE |            |              |
|----------------------------------|------------|--------------|
| POINT NO.                        | NORTH      | EAST         |
| 252                              | 570,260.21 | 1,378,021.16 |
| 143                              | 569,855.77 | 1,378,452.99 |
| 71                               | 569,080.24 | 1,377,756.54 |
| 65                               | 569,095.69 | 1,377,619.30 |
| 6                                | 569,805.27 | 1,377,301.08 |
| 273                              | 570,276.96 | 1,377,487.54 |
| 235                              | 570,622.81 | 1,376,564.93 |
| 276                              | 570,782.62 | 1,376,828.85 |
| 254                              | 571,095.61 | 1,376,845.24 |
| 178                              | 570,998.88 | 1,376,928.50 |
| 160                              | 570,647.58 | 1,377,364.48 |
| 199                              | 570,997.50 | 1,377,438.82 |
| 257                              | 570,455.09 | 1,377,677.37 |
| 258                              | 570,477.15 | 1,377,768.80 |
| 259                              | 570,517.78 | 1,377,845.96 |
| 282                              | 570,528.05 | 1,377,869.96 |
| 271                              | 570,520.39 | 1,377,875.03 |

| MINIMUM LOT SIZE CHART |               |               |                  |
|------------------------|---------------|---------------|------------------|
| LOT No.                | GROSS AREA    | PIPESTEM AREA | MINIMUM LOT SIZE |
| 15                     | 17,882 SQ.FT. | 1,842 SQ.FT.  | 15,840 SQ.FT.    |
| 16                     | 16,343 SQ.FT. | 1,855 SQ.FT.  | 14,688 SQ.FT.    |
| 19                     | 16,560 SQ.FT. | 1,872 SQ.FT.  | 14,688 SQ.FT.    |
| 20                     | 16,560 SQ.FT. | 1,872 SQ.FT.  | 14,688 SQ.FT.    |
| 23                     | 16,560 SQ.FT. | 1,872 SQ.FT.  | 14,688 SQ.FT.    |
| 24                     | 15,567 SQ.FT. | 1,446 SQ.FT.  | 14,121 SQ.FT.    |
| 26                     | 16,582 SQ.FT. | 2,349 SQ.FT.  | 14,233 SQ.FT.    |
| 37                     | 22,334 SQ.FT. | 3,353 SQ.FT.  | 18,980 SQ.FT.    |
| 44                     | 16,573 SQ.FT. | 1,653 SQ.FT.  | 14,920 SQ.FT.    |
| 45                     | 16,942 SQ.FT. | 1,659 SQ.FT.  | 15,283 SQ.FT.    |

| STREET LIGHT CHART |             |                 |        |  |
|--------------------|-------------|-----------------|--------|--|
| DWG. No.           | STREET NAME | STATION         | OFFSET | FIXTURE/POLE TYPE  |
| 2                  | ROAD 'A'    | C.L. STA. 0+20  | 30'R   | 150-WATT H.P.S. VAPOR PENDANT (CUT-OFF) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM.        |
| 2                  | ROAD 'A'    | C.L. STA. 4+05  | 0'R    | 100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE. |
| 2                  | ROAD 'A'    | C.L. STA. 7+80  | 0'R    | 100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE. |
| 2                  | ROAD 'A'    | C.L. STA. 15+50 | 0'R    | 100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE. |
| 2                  | ROAD 'A'    | C.L. STA. 20+00 | 14'L   | 100-WATT "TRADITIONAIRE" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE. |

| SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING |          |                  |                  |           |
|---|----------|------------------|------------------|-----------|
| LINEAR FEET OF PERIMETER                          | D-1: 27' | D-2: 578'        | D-3: 123'        | D-4: 464' |
| NUMBER OF TREES REQUIRED:                         |          |                  |                  |           |
| SHADE TREES                                       | 6        | 12               | 3                | 10        |
| EVERGREEN TREES                                   | 7        | 15               | 4                | 12        |
| CREDIT FOR EXISTING VEGETATION (NO, YES AND %)    | NO       | YES (57%) F.C.E. | YES (23%) F.C.E. | NO        |
| CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)      | NO       | NO               | NO               | NO        |
| NUMBER OF TREES PROVIDED:                         |          |                  |                  |           |
| SHADE TREES                                       | 6        | 0                | 0                | 10        |
| EVERGREEN TREES                                   | 7        | 0                | 0                | 12        |
| OTHER TREES (2:1 SUBSTITUTION)                    |          |                  |                  |           |

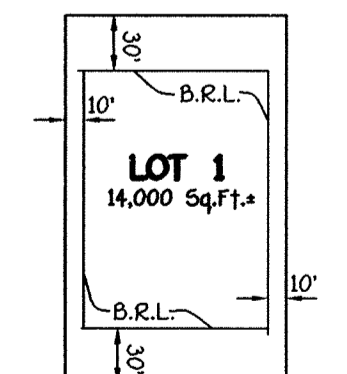


VICINITY MAP

SCALE: 1" = 600'

## 1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**BULK REGULATIONS**  
 a) MINIMUM LOT WIDTH AT THE FRONT B.R.L. = 60'  
 b) SETBACKS: FRONT: 30'  
 SIDE: 30' FROM ROAD R/W  
 OTHER 10'  
 REAR: 30'

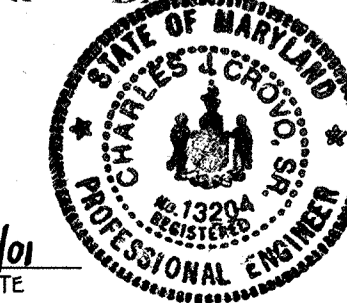


TYPICAL LOT LAYOUT  
NOT TO SCALE

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR

3/9/01  
DATE



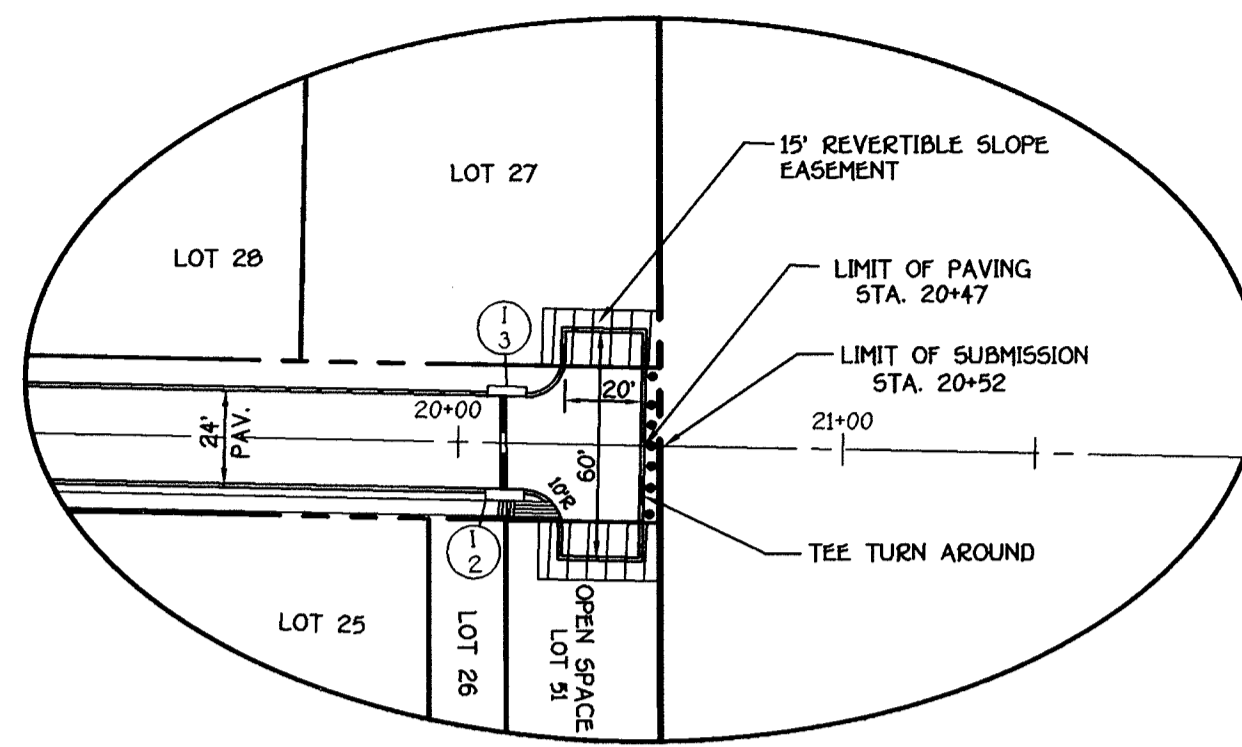
*[Signature]*  
CHARLES J. GOYE, SR., P.E., L.S.

3/8/01  
DATE

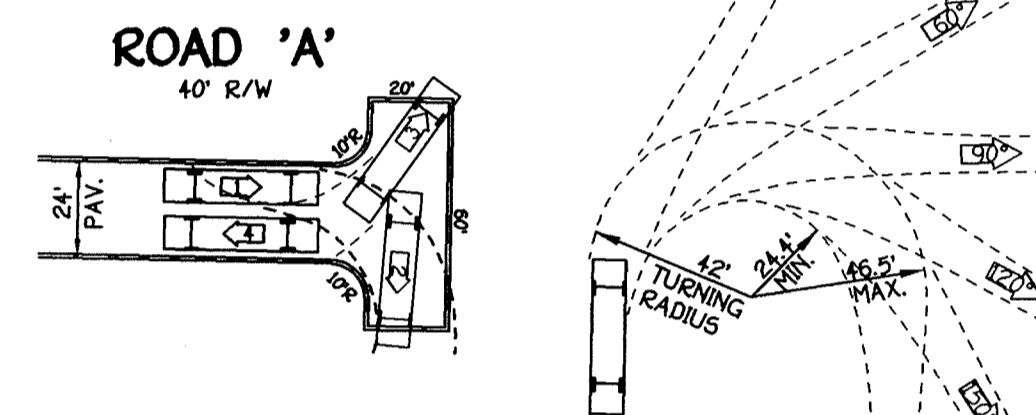
### GLYNCHESTER FARM LOTS 1 THRU 52

ZONED: R-20  
TAX MAP No. 31 PARCEL NOs. 239 & 740 GRID No. 16  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: FEBRUARY 27, 2001  
SHEET 1 OF 3

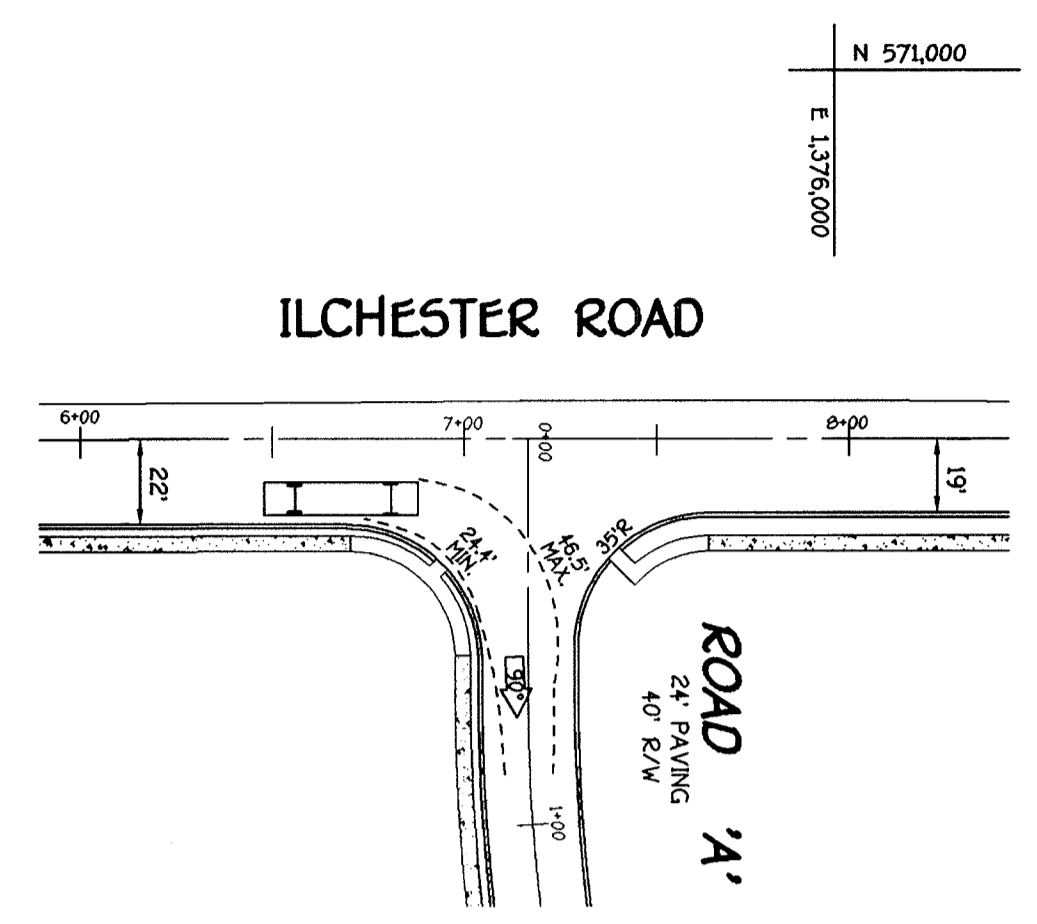
| CENTERLINE CURVE DATA |                      |          |         |           |
|-----------------------|----------------------|----------|---------|-----------|
| ROAD NAME             | STA. TO STA.         | RADIUS   | LENGTH  | DELTA     |
| ROAD 'A'              | 0+63.67 TO 1+64.66   | 525.00'R | 100.99' | 11°01'17" |
| ROAD 'A'              | 9+68.85 TO 11+18.85  | 150.00'R | 150.00' | 57°17'45" |
| ROAD 'A'              | 11+18.85 TO 12+68.85 | 150.00'R | 150.00' | 57°17'45" |
| ROAD 'A'              | 12+68.85 TO 14+80.12 | 625.00'R | 211.27' | 19°22'04" |



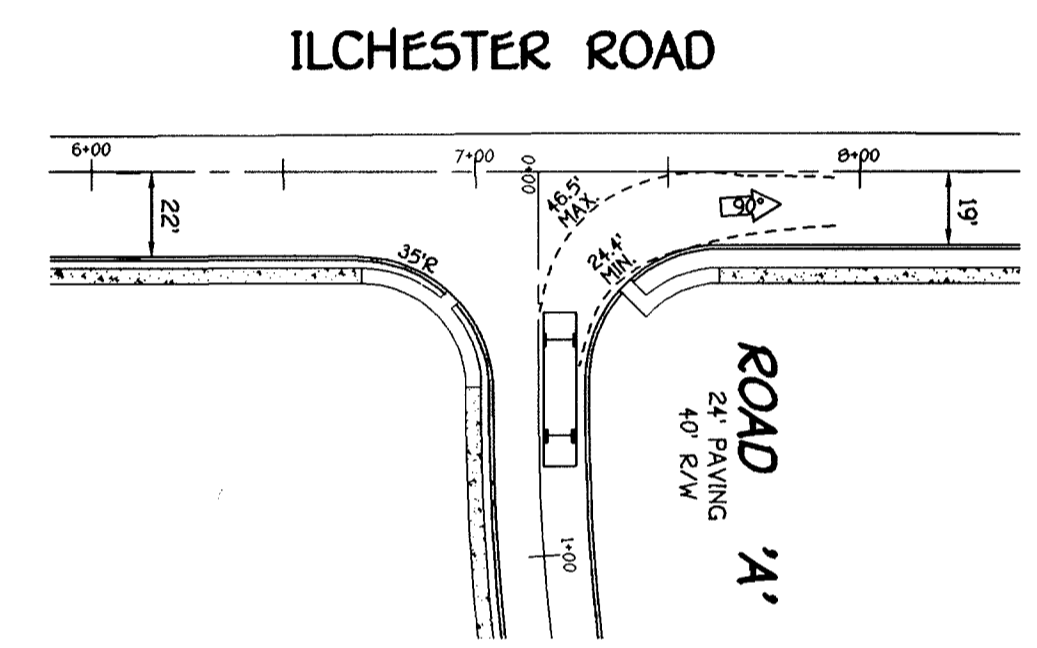
TURN AROUND DETAIL  
SCALE: 1" = 50'



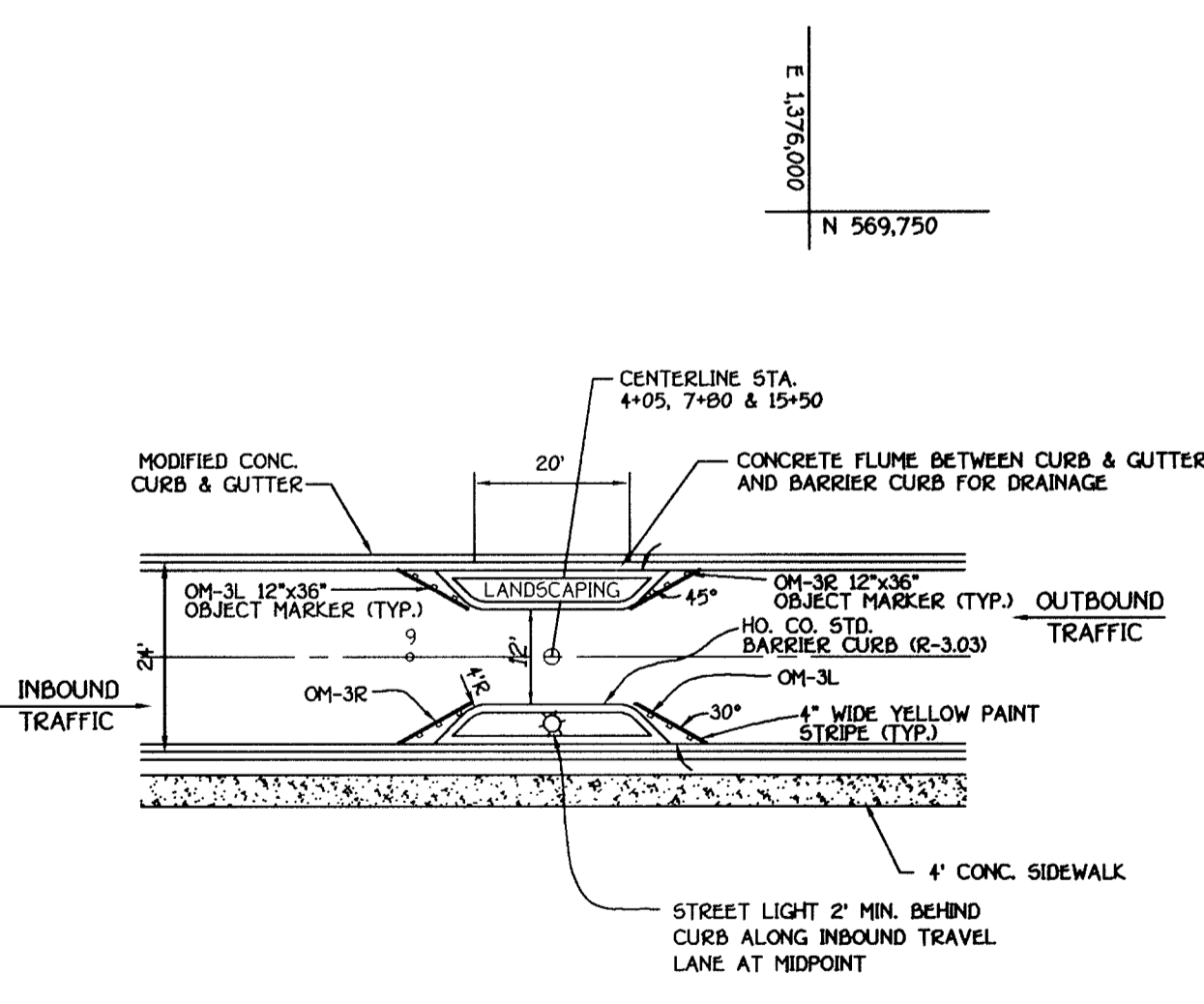
MINIMUM TURNING PATH DETAIL FOR BUS DESIGN VEHICLE  
SCALE: 1" = 50'



MINIMUM TURNING PATH DETAIL FOR BUS DESIGN VEHICLE  
SCALE: 1" = 50'



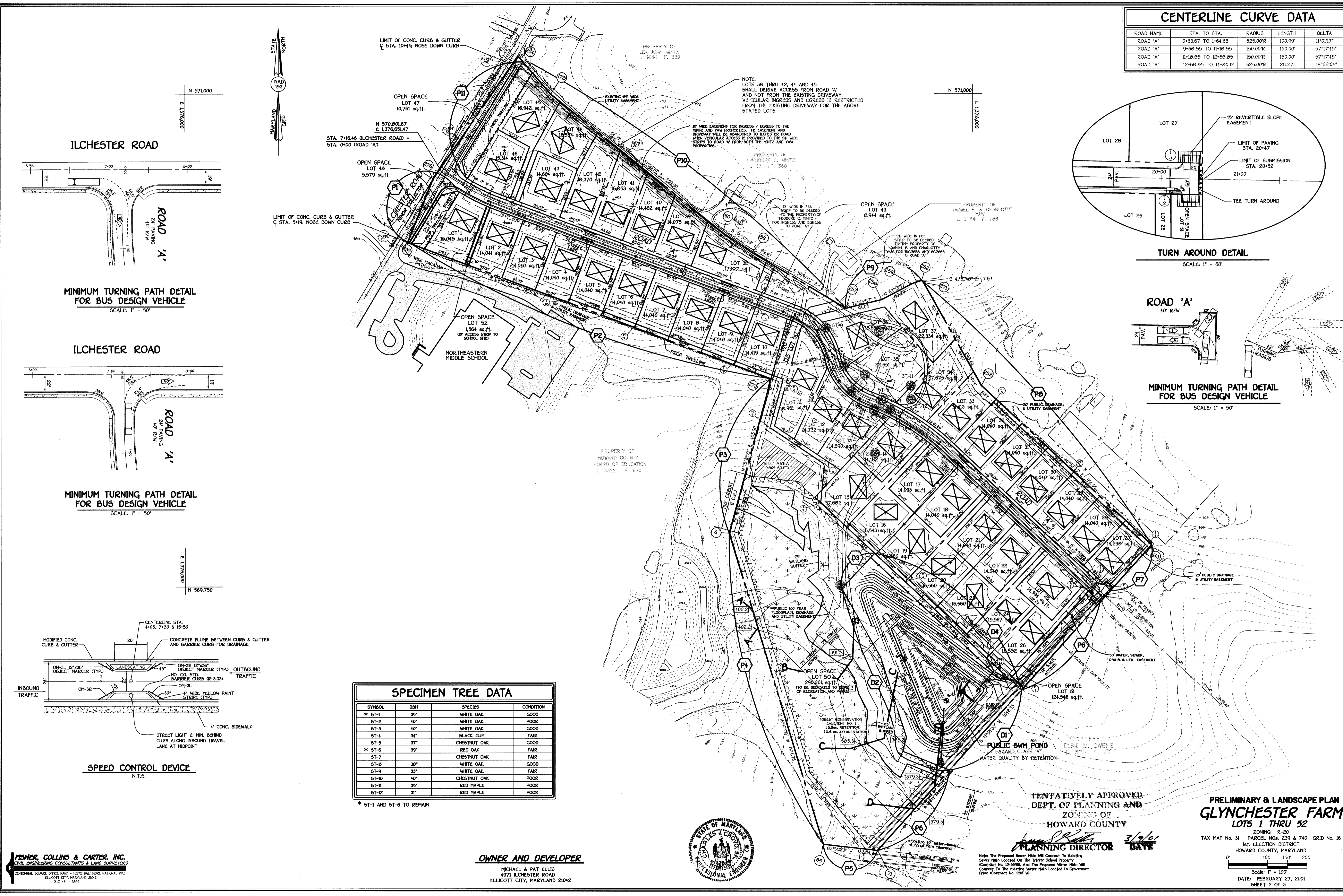
MINIMUM TURNING PATH DETAIL FOR BUS DESIGN VEHICLE  
SCALE: 1" = 50'



SPEED CONTROL DEVICE  
N.T.S.

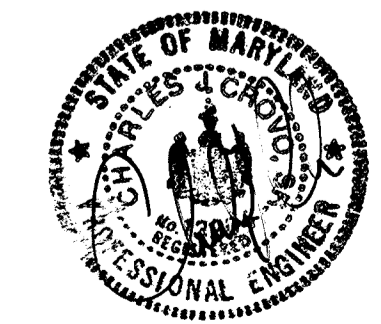
| SPECIMEN TREE DATA |     |              |           |
|--------------------|-----|--------------|-----------|
| SYMBOL             | DBH | SPECIES      | CONDITION |
| * ST-1             | 35" | WHITE OAK    | GOOD      |
| ST-2               | 40" | WHITE OAK    | POOR      |
| ST-3               | 40" | WHITE OAK    | GOOD      |
| ST-4               | 34" | BLACK GUM    | FAIR      |
| ST-5               | 37" | CHESTNUT OAK | GOOD      |
| * ST-6             | 39" | RED OAK      | FAIR      |
| ST-7               | 37" | CHESTNUT OAK | FAIR      |
| ST-8               | 36" | WHITE OAK    | GOOD      |
| ST-9               | 33" | WHITE OAK    | FAIR      |
| ST-10              | 40" | CHESTNUT OAK | POOR      |
| ST-11              | 35" | RED MAPLE    | POOR      |
| ST-12              | 31" | RED MAPLE    | POOR      |

\* ST-1 AND ST-6 TO REMAIN



FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FILE  
ELLCOTT CITY, MARYLAND 21042  
4100 461 - 2200

OWNER AND DEVELOPER  
MICHAEL & PAT ELLIS  
1971 ILCHESTER ROAD  
ELLCOTT CITY, MARYLAND 21042



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
PLANNING DIRECTOR  
DATE: 2/26/01

PRELIMINARY & LANDSCAPE PLAN  
GLYNCHESTER FARM  
LOTS 1 THRU 52  
ZONING: R-20  
TAX MAP NO. 31 PARCEL NOS. 239 & 740 GRID NO. 16  
1st. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1" = 100'  
DATE: FEBRUARY 27, 2001  
SHEET 2 OF 3



N 571,000  
E 1,376,000

N 571,000  
E 1,376,000

N 570,000  
E 1,376,000

**LEGEND**

- 55f — 55f Denotes Super-Silt Fence
- 5f — 5f Denotes Silt Fence
- Denotes Limit of Disturbance
- S.C.E. Denotes Stabilized Construction Entrance
- ← ← ← Denotes Earth Dike



NOTE:  
LOTS 38 THRU 42, 44 AND 45  
SHALL DERIVE ACCESS FROM ROAD 'A'  
AND NOT FROM THE EXISTING DRIVEWAY.  
VEHICULAR INGRESS AND EGRESS IS RESTRICTED  
FROM THE EXISTING DRIVEWAY FOR THE ABOVE  
STATED LOTS.

10' WIDE EASEMENT FOR INGRESS / EGRESS TO THE  
HINZ AND YAW PROPERTIES. THE EASEMENT AND  
DRIVEWAY WILL BE ABANDONED TO LICHESTER ROAD  
WHEN VEHICULAR ACCESS IS PROVIDED TO THE 24' WIDE  
STEPS TO ROAD 'A' FROM BOTH THE HINZ AND YAW  
PROPERTIES.

24' WIDE IN FEE  
STEP TO BE DEEDED  
TO THE PROPERTY OF  
THEODORE C. HINZ  
FOR INGRESS AND EGRESS  
TO ROAD 'A'.

24' WIDE IN FEE  
STEP TO BE DEEDED  
TO THE PROPERTY OF  
DANIEL F. & CHARLOTTE  
YAW FOR INGRESS AND EGRESS  
TO ROAD 'A'.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING  
HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR 3/9/01  
DATE

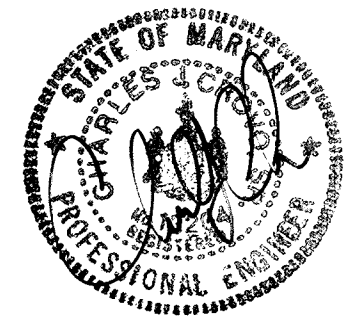
**SCHEMATIC GRADING AND  
SEDIMENT CONTROL PLAN  
GLYNNCHESTER FARM  
LOTS 1 THRU 52**

ZONED: R-20  
PARCEL NOS. 239 & 740  
1st ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP No. 31  
GRID No. 16  
Scale: 1" = 100'  
DATE: FEBRUARY 27, 2001  
SHEET 3 OF 3

Note: The Proposed Sewer Main Will Connect To Existing  
Sewer Main Located On The Trinity School Property  
(Contract No. 10-3696), And The Proposed Water Main Will  
Connect To The Existing Water Main Located In Government  
Drive (Contract No. 206 W).

**OWNER AND DEVELOPER**

MICHAEL & PAT ELLIS  
4971 LICHESTER ROAD  
ELLCOTT CITY, MARYLAND 21042



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