

# PRELIMINARY PLAN

# ALBEE FARM

## THIRD ELECTION DISTRICT

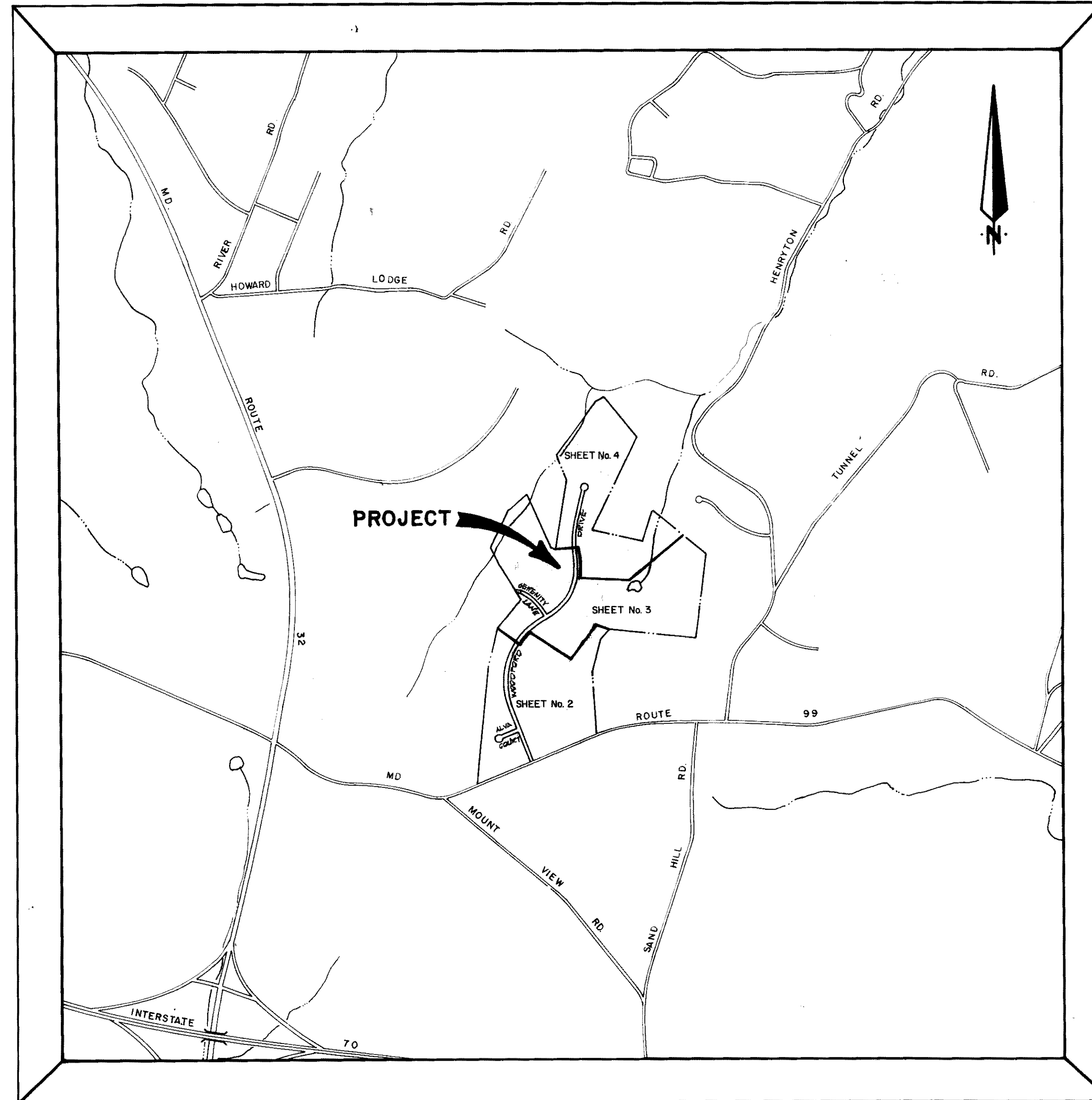
## HOWARD COUNTY, MARYLAND

COORDINATE TABLE

PT.	NORTH	EAST
1	540940.0000	817760.0000
2	542502.9959	817463.8156
3	543060.0772	817644.8223
4	543398.4290	817977.3197
5	544251.2000	817666.9364
6	544729.9692	817989.8703
7	544920.4271	818259.3620
8	545046.7047	818329.3588
9	544289.4053	818612.5015
10	544262.2933	818663.4917
11	545309.3708	818095.6232
12	545649.3828	818768.4979
13	546419.7323	819321.2294
14	546486.4343	819472.4631
15	545917.7294	819949.9875
16	544558.4443	819312.1425
17	544387.6087	819898.2529
18	544759.1048	820144.1408
19	544035.7346	820067.5111
20	542859.8249	820628.2696
21	543234.6820	819491.4797
22	543090.0802	819290.6151
23	542648.2674	819155.5394
24	541823.3930	819141.1412
25	541673.1541	818739.3088

PIPESTEM AND STEEP SLOPES TABULATION

LOT NO.	GROSS AREA	PIPESTEM AREA	NET AREA	STEEP SLOPES	FLOODPLAIN	BUILDABLE
	AC.	AC.	AC.	AC.	AC.	AREA AC.
3	3.29	0.16	3.13	—	—	3.13
4	3.09	0.06	3.03	—	—	3.03
7	3.35	0.25	3.10	—	—	3.10
12	5.77	0.30	5.47	1.27	—	4.20
13	4.77	0.14	4.63	0.30	—	4.33
17	6.30	0.26	6.04	1.49	—	4.55
20	3.34	—	3.34	1.04	—	2.30
22	4.53	0.34	4.19	—	—	4.19
23	3.21	0.18	3.03	0.23	—	2.80
24	3.16	—	3.16	0.14	—	3.02
25	3.01	—	3.01	0.46	—	2.55
28	9.30	0.26	9.04	3.93	1.48	3.62
29	10.47	0.35	10.12	3.03	0.49	6.61
30	5.18	—	5.18	0.31	0.03	4.84
31	9.17	0.32	8.85	0.42	0.07	8.36
32	8.57	0.38	8.19	—	—	8.19
33	4.58	—	4.58	0.65	—	3.93
39	5.00	0.29	4.71	—	—	4.71
40	3.33	0.20	3.13	—	—	3.13
42	3.31	0.20	3.11	—	—	3.11
43	3.29	0.19	3.10	—	—	3.10



SCALE: 1" = 1200'

GENERAL NOTES

- SUBJECT PROPERTY ZONED 'R'.
- TOTAL AREA OF SUBDIVISION: 192.56 AC.±
- TOTAL AREA OF ROADWAY: 7.28 AC.±
- TOTAL AREA OF PROPOSED BUILDABLE LOTS: 185.28 AC.±
- TOTAL NUMBER OF PROPOSED BUILDABLE LOTS: 44
- PRIVATE WATER AND PRIVATE SEWER TO BE UTILIZED.
- THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA REQUIREMENT SPECIFIED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTIONS TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- DENOTES APPROXIMATE LOCATION OF DWELLING.
- DENOTES APPROXIMATE LOCATION OF WELL.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPESTEM AND ROAD R/W AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- DENOTES STEEP SLOPES OF 25% AND GREATER.
- PROPERTY IS LOCATED ON TAX MAPS 9 & 10 PARCEL 119.
- SEE O.P.Z. FILE 5-88-70.
- PROPERTY SUBJECT TO WAIVER PETITION WP-88-159 TO ALLOW FOR CONSTRUCTION OF A GUIDESIG GREATER THAN 1200 L.F.

PERCOLATION TEST DATA

LOT NUMBER	PREVIOUS LOT NUMBER	AVERAGE PERC. TIME IN MINUTES PER SECOND INCH	MAX. DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS HIGHEST ELEVATION WITH REFERENCE TO EXISTING GRADE AT TIME OF PERCOLATION TEST.	
			INLET DEPTH (FT.)	COUNTY NUMBER
1	6	3.0	3.0	41697
2	9	3.5	3.5	41698
3	4	3.0	3.0	41699
4	2	3.0	3.0	41700
5	9	4.5	4.5	41701
6	4	4.0	4.0	41702
7	3	3.0	3.0	41703
8	4	3.5	3.5	41704
9	4	3.5	3.5	41705
10	3	3.0	3.0	41706
11	6	4.0	4.0	41707
12	2	3.0	3.0	41708
13	2	3.0	3.0	41709
14	2	3.0	3.0	41710
15	7	3.0	3.0	41711
16	3	3.0	3.0	41712
17	3	3.0	3.0	41713
18	2	3.0	3.0	41714
19	3	3.0	3.0	41715
20	2	2.5	2.5	41716
21	2	3.0	3.0	41717
22	3	2.5	2.5	41718
23	2	3.0	3.0	41719
24	3	3.0	3.0	41720
25	3	3.0	3.0	41721
26	2	3.0	3.0	41722
27	3	3.0	3.0	41723
28	3	2.5	2.5	41724
29	2	3.0	3.0	41725
30	2	3.0	3.0	41726
31	3	4.0	4.0	41727
32	3	3.0	3.0	41728
33	2	3.0	3.0	41729
34	3	3.0	3.0	41730
35	3 (EST.)	3.0	3.0	41731
36	4	3.0	3.0	41732
37	6	4.0	4.0	41733
38	6	4.0	4.0	41734
39	2	3.0	3.0	41735
40	3	3.5	3.5	41736
41	7	4.5	4.5	41737
42	4	4.0	4.0	41738
43	2	3.5	3.5	41739
44	4	4.0	4.0	41740

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

*James Bell MD* 10-4-88  
COUNTY HEALTH OFFICER DATE

TENTATIVELY APPROVED  
ON NOV. 10, 1988  
DATE

OFFICE of PLANNING and ZONING  
HOWARD COUNTY

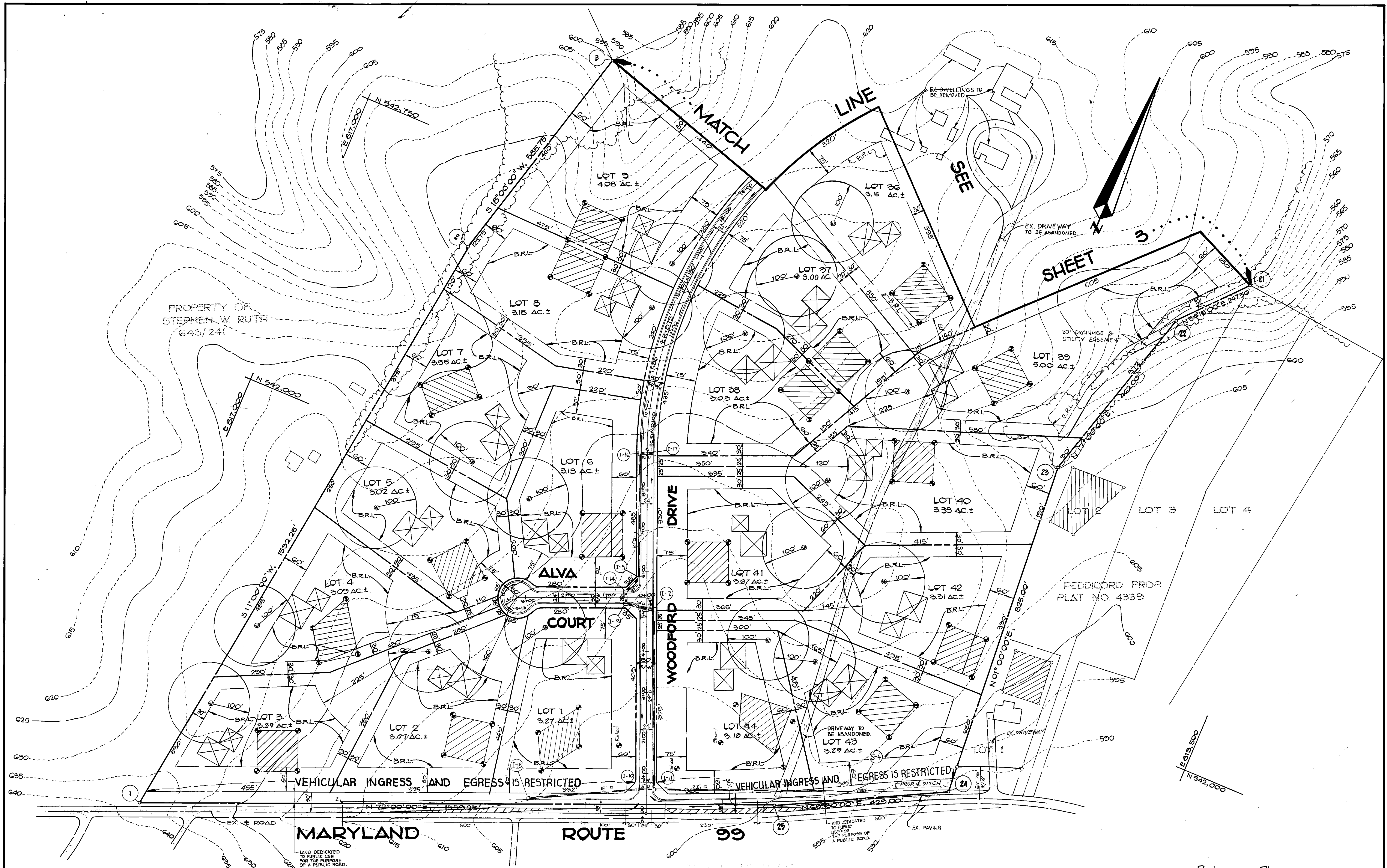
*James Bell* 12/21/88  
PLANNING DIRECTOR

OWNER AND DEVELOPER

ALBEE FARMS  
12150 ROUTE 99  
MARRIOTTVILLE MD. 21104



FISHER, COLLINS AND CARTER, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
8388 COURT AVENUE  
ELLICOTT CITY, MARYLAND 21043



Fisher, Collins and Carter, Inc.  
 Consulting Engineers and Land Surveyors  
 2300 Court Avenue  
 Ellicott City, Maryland 21043  
 Telephone (301) 461-2855

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
 COUNTY HEALTH OFFICER \_\_\_\_\_ DATE 11-9-88

Owner and Developer  
 Albee Farms  
 12150 Route 99  
 Marriottsville, Md. 2104

Preliminary Plan  
**Albee Farm**  
 Lots 1-44  
 3rd Election District  
 Howard County Maryland  
 Tax Map 9 & 10 Parcel 119 & 294  
 Scale: 1"=100' Sheet 2 of 4



PROPERTY OF WILBUR S. ZEPF  
 287/82  
 NOV. 10, 1988

*John Smith* 12/2/88

PROPERTY OF STEPHEN W. RUTH  
 643/241

Fisher, Collins and Carter, Inc.  
 Consulting Engineers and Land Surveyors  
 8900 Court Avenue  
 Ellicott City, Maryland 21043  
 Telephone (301) 461-2333

OWNER AND DEVELOPER  
 Albice Farms  
 12150 Route 99  
 Marriottsville, Md. 21104



Preliminary Plan  
**Albice Farm**  
 Lots 1-44  
 3rd Election District  
 Howard County Maryland  
 Tax Map 9 & 10 Parcel 117 of 294  
 Scale: 1"=100' Sheet 3 of 4

N 66°12'00"E, 165.25'

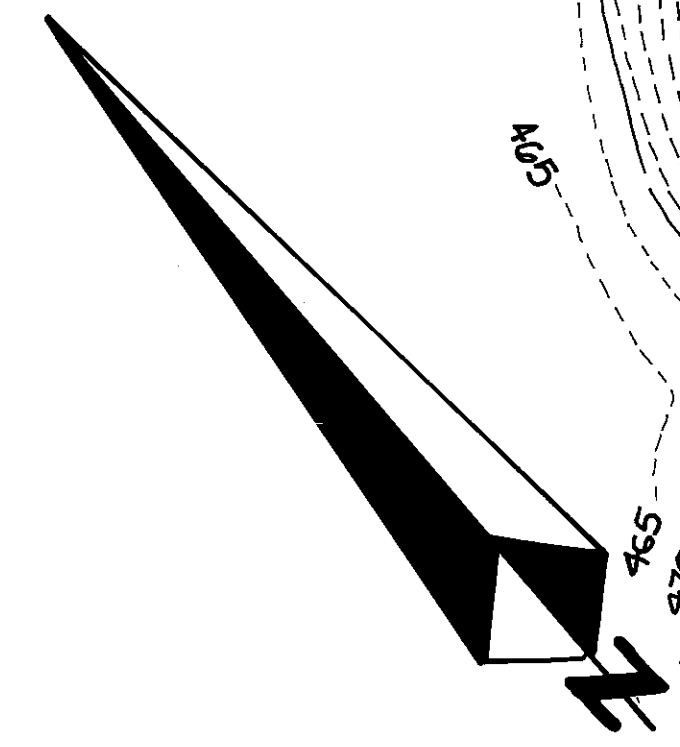
PROPERTY OF  
DAVID B. CHEST &  
DONNA E. CHEST  
1412/469

PROPERTY OF  
STANLEY F. MELCHIOR  
356/407

PROPERTY OF  
STANLEY F. MELCHIOR (WA)  
356/407

PROPERTY OF  
C.R. LORMAN  
364/492

PROPERTY OF  
THE SPRING HILL ASSOCIATES  
1168/141



Fisher, Collins and Carter, Inc.  
Consulting Engineers and Land Surveyors  
8888 Court Avenue  
Bellicott City, Maryland 21043  
Telephone (301) 461-2855

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE  
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 11-4-88  
COUNTY HEALTH OFFICER DATE

Owner and Developer  
Albee Farms  
12140 Route 99  
Marriottsville, Md. 21104



Nov. 10, 1988  
*[Signature]* 12/21/88  
cm  
Preliminary Plan  
**Albee Farm**  
Lots 1-44  
3rd Election District  
Howard County Maryland  
Tax Map 9 & 10 Parcel 1172294  
Scale: 1"=100' Sheet 4 of 4