

# PRELIMINARY PLAN

# TIMBERLEIGH HOMESTEADS

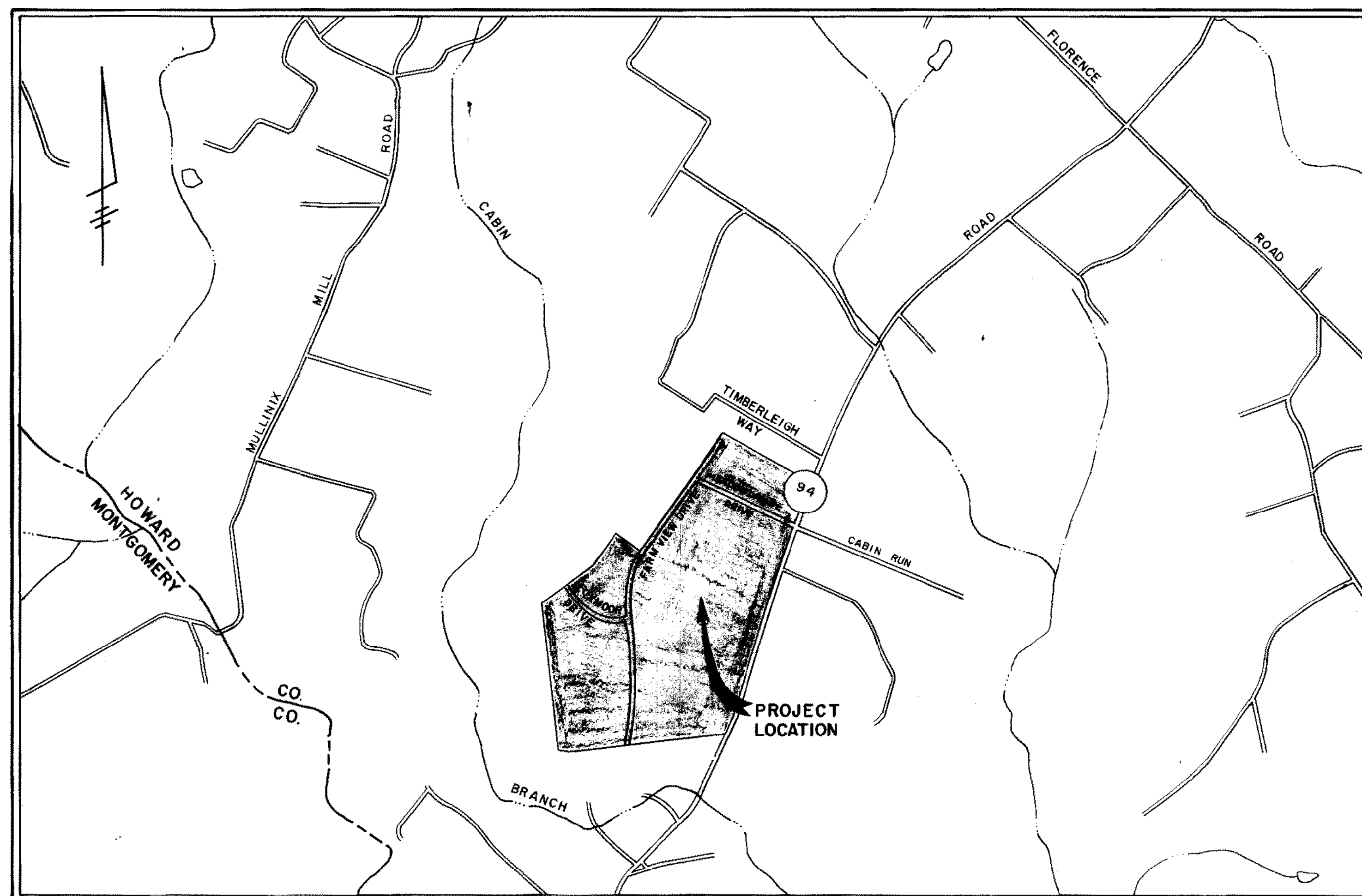
## FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

### COORDINATE TABLE

| PT | NORTH       | EAST        |
|----|-------------|-------------|
| 1  | 534070.0000 | 765735.0000 |
| 2  | 534032.0509 | 765716.6104 |
| 3  | 532945.5043 | 765243.7781 |
| 4  | 531869.5851 | 764775.5705 |
| 5  | 531149.4307 | 764393.9912 |
| 6  | 531214.2049 | 762925.4491 |
| 7  | 531002.9531 | 762820.4883 |
| 8  | 532154.8714 | 762683.3739 |
| 9  | 532770.0335 | 762633.5069 |
| 10 | 533201.9049 | 763257.6608 |
| 11 | 533613.6189 | 763583.4162 |
| 12 | 533448.0823 | 763851.4137 |
| 13 | 534853.7333 | 764719.6556 |

### PIPESTEM AND STEEP SLOPES TABULATION

| LOT NO. | GROSS AREA AC. | PIPESTEM AREA AC. | NET AREA AC. | STEEP SLOPES AC. | FLOODPLAIN AC. | BUILDABLE AREA AC. |
|---------|----------------|-------------------|--------------|------------------|----------------|--------------------|
| 2       | 3.45           | 0.45              | 3.00         | —                | —              | 3.00               |
| 8       | 3.29           | 0.22              | 3.07         | —                | —              | 3.07               |
| 10      | 3.18           | 0.18              | 3.00         | —                | —              | 3.00               |
| 14      | 6.78           | 0.26              | 6.52         | —                | —              | 6.52               |
| 15      | 6.96           | 0.26              | 6.70         | —                | 0.28           | 6.42               |
| 18      | 6.96           | 0.30              | 6.66         | —                | 0.91           | 5.75               |
| 19      | 6.77           | 0.24              | 6.53         | 0.45             | 0.23           | 5.85               |
| 23      | 4.35           | —                 | 4.35         | 0.08             | —              | 4.27               |
| 24      | 8.19           | —                 | 8.19         | 1.98             | 0.45           | 5.76               |
| 25      | 3.07           | 0.07              | 3.00         | —                | —              | 3.00               |
| 27      | 4.67           | 0.20              | 4.47         | 0.15             | —              | 4.32               |
| 31      | 3.77           | 0.33              | 3.44         | —                | —              | 3.44               |



VICINITY MAP

SCALE: 1" = 1200'

### GENERAL NOTES

- SUBJECT PROPERTY ZONED 'R'.
- TOTAL AREA OF SUBDIVISION: 141.02 AC. ±
- TOTAL AREA OF ROADWAY: 9.77 AC. ±
- TOTAL AREA OF PROPOSED BUILDABLE LOTS: 191.25 AC. ±
- TOTAL NUMBER OF PROPOSED BUILDABLE LOTS: 36
- 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 MAP 13 PARCEL 39.
- SKETCH PLAN S-88-116, P-89-28, WP-89-55, WP-89-98
- ███ DENOTES 15%-25% SLOPES

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

| LOT NUMBER | PREVIOUS LOT NUMBER | AVERAGE PERC. TIME IN MINUTES PER SECOND INCH | PERCOLATION TEST DATA   |                    |
|------------|---------------------|---|---|--------------------|
|            |                     |   | 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. | COUNTY NUMBER      |
| 1          | 1                   | 15  | 3.5'  | 42357              |
| 2          | 2                   | 16  | 5.0'  | 42358              |
| 3          | 3                   | 8   | 3.0'  | 42359              |
| 4          | 4                   | 10  | 5.0'  | 42360              |
| 5          | 5                   | 10  | 4.5'  | 42361              |
| 6          | 6                   | 8   | 4.0'  | 42362              |
| 7          | 7                   | 13  | 4.0'  | 42363              |
| 8          | 8                   | 14  | 5.0'  | 42364              |
| 9          | 9                   | 14  | 4.5'  | 42365              |
| 10         | 10                  | 9   | 6.0'  | 42366              |
| 11         | 11                  | 13  | 2.0'  | 42367              |
| 12         | 12                  | 11  | 4.5'  | 42368              |
| 13         | 13                  | 6   | 3.0'  | 42369              |
| 14         | 14                  | 10  | 3.5'  | 42370              |
| 15A        | 15                  | 13  | 5.0'  | 42371              |
| 15A        | 16                  | 8   | 5.0'  | 42372              |
| 15         | 17                  | 10  | 5.0'  | 42373              |
| 16         | 18                  | 11  | 4.5'  | 42374              |
| 17         | 19                  | 6   | 3.0'  | 42375              |
| 20         | 20                  | 9   | 4.5'  | 42376              |
| 19         | 21                  | 10  | 3.5'  | 42377              |
| 18         | 22                  | 6   | 4.0'  | 42378              |
| 24         | 23                  | 17  | 3.5'  | 42379              |
| 24         | 24                  |   | FAILED  | 42380              |
| 25         | 25                  |   | FAILED  | 42381              |
| 21         | 26                  | 9   | 5.0'  | 42382              |
| 22         | 27                  | 10  | 4.0'  | 42383              |
| 23         | 28                  | 6   | 4.0'  | 42384              |
| 27         | 29                  | 11  | 3.5'  | FAILED 42385/42387 |
| 25         | 30                  | 9   | 1.5'  | 42386              |
| 26         | 31                  | 10  | 4.0'  | 42387              |
| 28         | 32                  | 6   | 3.5'  | 42388              |
| 29         | 33                  | 8   | 4.0'  | 42389              |
| 30         | 34                  | 11  | 4.0'  | 42390              |
| 31         | 35                  | 9   | 3.5'  | 42393              |
| 32         | 36                  | 12  | 4.0'  | 42394              |
| 33         | 37                  | 12  | 4.0'  | 42395              |
| 34         | 38                  | 10  | 5.0'  | 42396              |

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
 Joyce M. Boyd, M.D., F.P.H. COUNTY HEALTH OFFICER  
 5-11-89 DATE

TENTATIVELY APPROVED  
ON 5-17-89  
OFFICE OF PLANNING AND  
DEVELOPMENT  
HOWARD COUNTY  
PLANNING DIRECTOR  
6-26-89



OWNER & DEVELOPER  
WILLIAM B. & PHYLLIS MARTIN  
3268 MD. ROUTE 94  
WOODBINE, MD. 21797

P8928



TENTATIVELY APPROVED  
ON 5-11-89  
OFFICE OF PLANNING AND  
HOUSING  
6.26.89  
PLANNING DIRECTOR

FISHER, COLLINS AND CARTER, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
8388 COURT AVENUE  
ELLCOTT CITY, MARYLAND 21043  
TELEPHONE: (301) 461-2855

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE  
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
Joseph M. Boyd, M.D., P.E.  
COUNTY HEALTH OFFICER JEM  
5-11-89  
DATE

OWNER & DEVELOPER  
WILLIAM B. & PHYLLIS MARTIN  
3266 MD. ROUTE 94  
WOODBINE, MD. 21797

PRELIMINARY PLAN  
TIMBERLEIGH HOMESTEADS  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP 13 PARCEL 39  
SCALE: 1" = 100' APRIL 5, 1989  
SHEET 2 OF 3

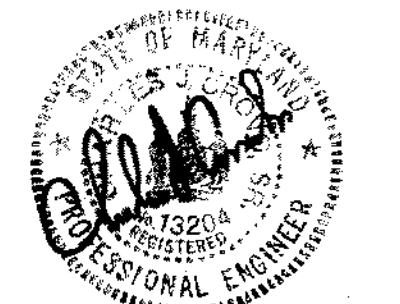




APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*James M. Bond, M.D. p. 65*  
 COUNTY HEALTH OFFICER  
 DATE 5-11-89

**FISHER, COLLINS and CARTER, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 8388 COURT AVENUE  
 ELLICOTT CITY, MARYLAND 21043

TENTATIVELY APPROVED ON 5/17/89  
 OFFICE of PLANNING AND ZONING  
 HOWARD COUNTY  
*[Signature]*  
 PLANNING DIRECTOR 6.26.89



**PRELIMINARY PLAN**  
**TIMBERLEIGH HOMESTEADS**  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 TAX MAP 13 PARCEL 39  
 SCALE: 1" = 100' APRIL 5, 1989  
 SHEET 3 OF 3

NOTE: GRADING WILL BE COMPLETED ON BOTH SIDES OF THE ENTRANCE TO LOT 24 TO ENSURE SIGHT DISTANCE CAN BE OBTAINED. (WP-89-98)

P89-28