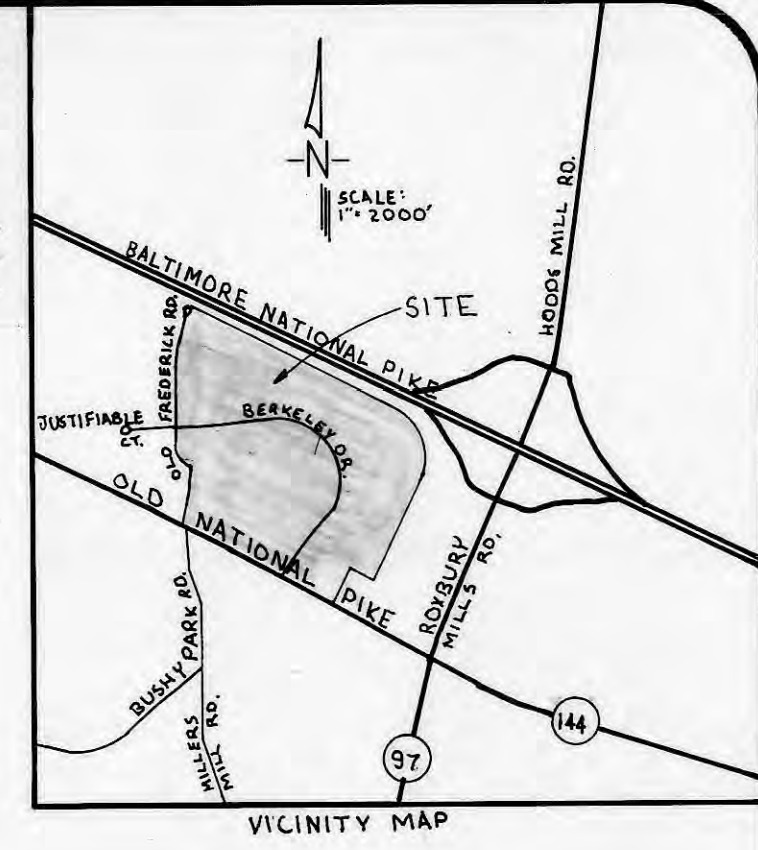


SHOULDER IMPROVEMENTS  
ALONG ROAD FRONTAGE  
OF ROUTE 144 (OLD FREDERICK  
ROAD TO R, 1600 FT GE)

**LEGEND**  
Proposed Septic Area (10,000 SF): [Symbol]  
Proposed Well Location: [Symbol]  
Perc Holes - Passed: [Symbol]  
Perc Holes - Failed: [Symbol]  
Floodplain Delineation: [Symbol]  
Wetlands Delineation: [Symbol]  
Building Restriction Line (BRL): [Symbol]  
Coordinate Ngs: [Symbol]  
Curve Data: [Symbol]  
Curve Center Coordinate: C/C#  
SINKHOLE BUFFER: [Symbol]  
SWM: [Symbol] ECIL BORINGS: [Symbol]



PROJECT	DATE	DESCRIPTION
89000.00	JUNE 89	Illustration
		L.D.S. MOG
		L.P.R. KAM
		approval
		scale
		1" = 100'

NO.	DATE	DESCRIPTION
1	7/19/89	RESUBMITTED REVISED PER COMMENTS
2	8/1/89	RESUBMITTED TO HOWARD COUNTY

**BERKSHIRE ESTATES**  
LOTS 1 through 32  
4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP 8, PARCELS 79 & 158  
PRELIMINARY PLAN

- NOTES**
- Subject property is zoned - R, per 8-2-85 Comprehensive Zoning Plan.
  - Public water and sewer systems not existing. Proposed water and sewer systems to private well and septic.
  - 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 connection 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 required. The lots shown herein comply with the minimum ownership width and lot area as required by the Maryland State Department of Health and Mental Hygiene. Gross area of tract 120,098 acres. (66± 5% Open Space: 6,005 ACs.)
  - Proposed number of buildable lots: 31 non-buildable lots: 1
  - Area of proposed buildable lots: 128,546 sq. ft. non-buildable 6,006 sq. ft.
  - Area of proposed road and right-of-way dedication: 5,591.0 acres
  - Deed Reference: 374/44, 485/401, 722/604, 806/410, 842/79, 1026/179 or 1039/288
  - Boundary data shown on this plot is based on a survey prepared by Vith, Rabel & Associates, Inc., dated 4-23-89.
  - Boundary data shown on this plot is referred to the system of coordinates established in the Maryland State Plane Coordinate System and are based on the coordinates and bearings of the following traverse stations:  
No. 3632001 N 543017.256 E 791881.695  
No. 3633003 N 541955.702 E 793711.821
  - All work to be performed shall be within the property boundary delineated on this sheet. (Limits of Submission)
  - Topographic information is based on a survey prepared by Leon A. Podolak & Associates dated 10-1-78.
  - Floodplain delineation is based on a study prepared by Mildenberg, Mochi & Associates, Inc. dated 1-30-89.
  - Driveways/Roadways which will service two or more lots must meet the following requirements for FIRE AND EMERGENCY SERVICE VEHICLES ACCESS.  
a. Width: twelve (12) feet.  
b. Construction: six (6) inches of compact "crusher run" base with a "tar and chip" coating.  
c. Turning radius: forty (40) feet.  
d. Bridges and Culverts: designed to support vehicles with a gross vehicle weight of twenty-five (25) tons.  
e. Overhead Clearance: twelve (12) feet.  
f. HOUSE NUMBERS: Identification signs are to be placed at the driveway entrance and the main road. Where one (1) driveway serves more than one (1) lot (common driveways), a house number sign must be placed at each lot entrance.  
g. Maintenance: Driveways must be maintained for all weather use.  
h. These are recommendations only for driveways serving one (1) lot. However, flag lot driveways must have a house number sign placed where driveway meets the main road.
  - Vehicle ingress/egress to Lots 1, 2, 4, 5, 6, 7, 8, 10 & 29 from Berkeley Drive only. Lots 16, 17 & 30 from Old Frederick Road only.
  - Minimum First Floor Elevations: Lot 3 = 619.00  
Lot 6 = 621.00
  - Use-in-common easements will be provided for Lots 16, 17, and 18 to eliminate driveways off of Old Frederick Road. A use-in-common easement will be provided from Lot 7 in order to provide access to Lots 5 and 6.
  - Prior to final approval & signature, the wells must be drilled on Lots 3, 5, & 7.

**PERCOLATION TEST DATA**

Lot Number	Previous Lot Number	Avg. Perc. Time min./second/inch	Max. effluent pipe inlet to be (ft.)	County Application No.
1	2	10 min.	2'	A-43334
2	3	10 min.	2'	A-43335
3	3, 4 & 5	20 min.	4'	A-43336, 37 & 38
4	5 & 6	-	-	A-43336 & 39
5	7	20 min.	4 1/2'	A-43340
6	8 & 9	20 min.	4 1/2'	A-43342
7	10	20 min.	3 1/2'	A-43343
8	11	20 min.	4 1/2'	A-43344
9	12	20 min.	4'	A-43345
10	13	10 min.	4'	A-43346
11	14	10 min.	4'	A-43347
12	15	20 min.	5'	A-43348
13	16	11 min.	5'	A-43349
14	17	20 min.	4 1/2'	A-43350
15	18	20 min.	4 1/2'	A-43351
16	19	5 min.	4'	A-43352
17	35	21 min.	4'	A-43368
18	34	10 min.	4'	A-43367
19	20	20 min.	5 1/2'	A-43353
20	21	20 min.	5 1/2'	A-43354
21	22	10 min.	4'	A-43355
22	23	10 min.	4'	A-43356
23	24	10 min.	4'	A-43357
24	25	11 min.	4'	A-43358
25	26	11 min.	4'	A-43359
26	27	24 min.	4'	A-43362
27	28	17 min.	4'	A-43361
28	29	7 min.	4 1/2'	A-43360
29	30	20 min.	4'	A-43363
30	31	10 min.	4 1/2'	A-43364
31	32	20 min.	4'	A-43365
32	33	10 min.	4'	A-43366

\* Lot #4 is a non-buildable open space lot.

**OWNER**  
Joseph B. Berke, et al.  
c/o Phillip Berke  
3945 Whispering Meadow Drive  
Randallstown, Maryland 21133  
(301) 539-3209  
ATTN: Mr. Phillip Berke

**ENGINEER**  
Mildenberg, Mochi & Associates, Inc.  
3300 North Ridge Road  
Ellicott City, Maryland 21043  
(301) 461-0078  
(301) 621-5768 D.C. Metro  
ATTN: Mr. Robert M. Mochi, P.E.

**APPROVED:** HOWARD COUNTY HEALTH DEPARTMENT  
For Private Water and Sewerage Systems  
*John Boyle* 7-27-89  
County Health Officer Date

TENTATIVELY APPROVED  
ON 8-24-89  
DATE  
OFFICE OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*U. H. ...* 9.19.89  
PLANNING DIRECTOR

LOTS 1 through 32  
**PRELIMINARY PLAN**  
**BERKSHIRE ESTATES**  
Election District No. 4  
Howard County, Maryland  
Tax Map 8, Parcel 158 & 79  
Scale: 1" = 100' June 1989  
Current Zoning: R  
Previous References: S-88-93, P-89-84  
SOILS MAP No. 7 - HOWARD COUNTY SOIL SURVEY

P-89-84



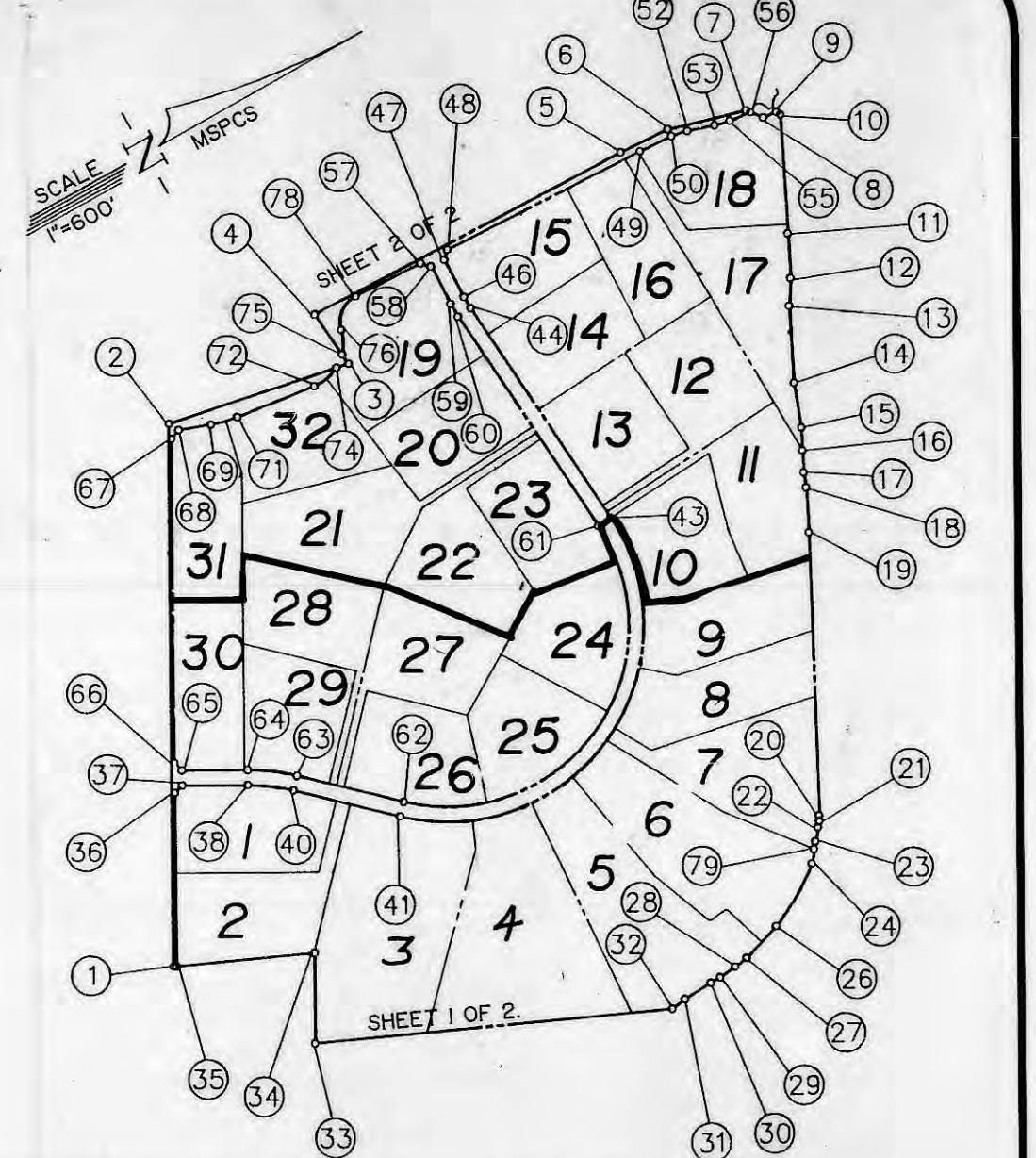
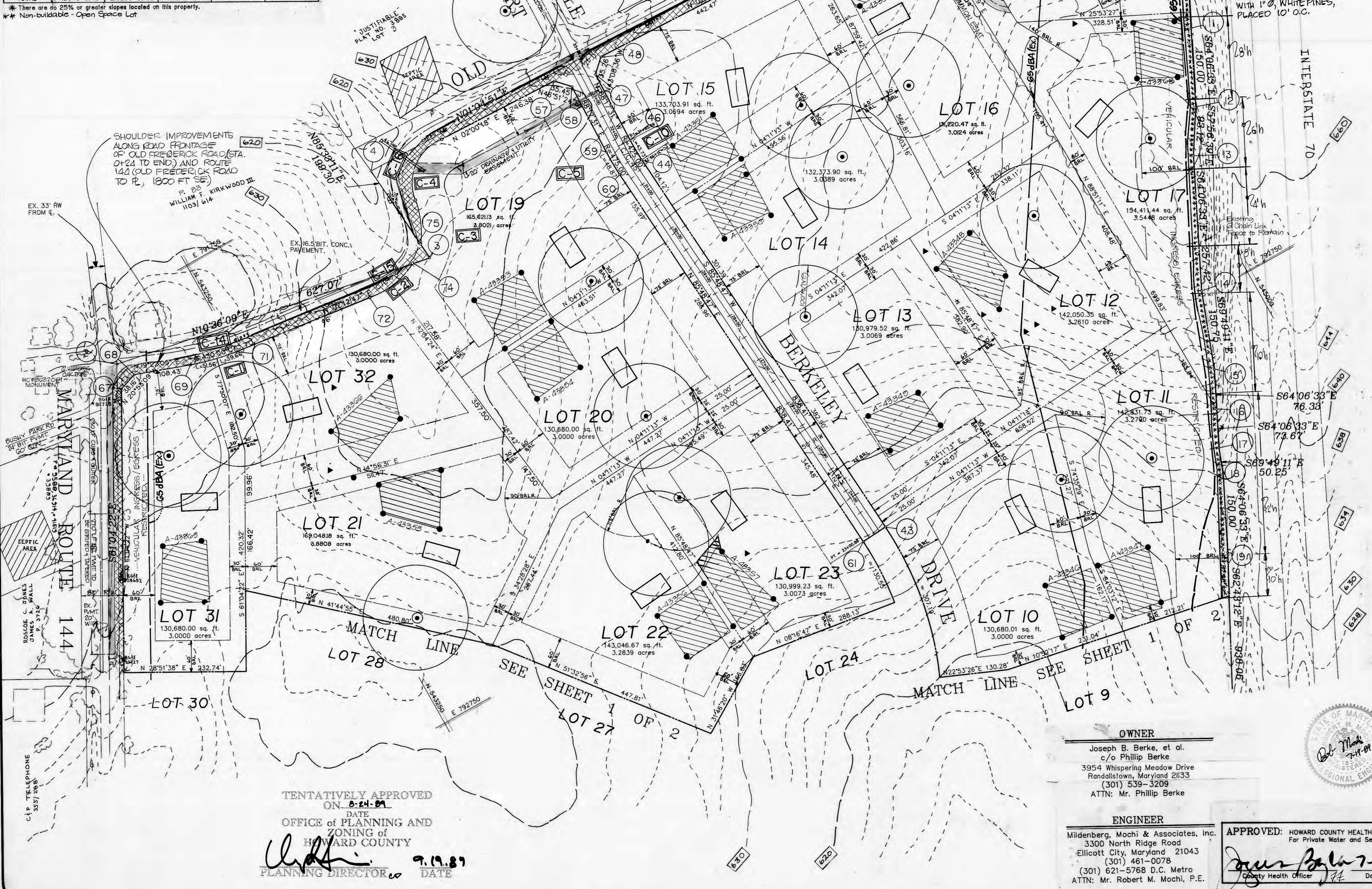
**MINIMUM LOT SIZE**

Lot Number	Gross Acreage	Floodplain	Net Area	Pipestem Area	Minimum Lot Area
1	3.2599 acres	-	3.2599 acres	-	3.2599 acres
2	3.5024 acres	-	3.5024 acres	0.2811 acres	3.2213 acres
3	2.0268 acres	-	2.0268 acres	-	2.0268 acres
4	4.2409 acres	1.1206 acres	3.1203 acres	-	4.2409 acres
5	4.4115 acres	1.2006 acres	3.2109 acres	-	4.2409 acres
6	5.2371 acres	0.3494 acres	4.8877 acres	-	4.8877 acres
7	3.9231 acres	-	3.9231 acres	0.1823 acres	3.7408 acres
8	3.1960 acres	-	3.1960 acres	-	3.1960 acres
9	3.0882 acres	-	3.0882 acres	-	3.0882 acres
10	3.0000 acres	-	3.0000 acres	-	3.0000 acres
11	3.2790 acres	-	3.2790 acres	0.2223 acres	3.0567 acres
12	3.2610 acres	-	3.2610 acres	0.1993 acres	3.0617 acres
13	3.0959 acres	-	3.0959 acres	-	3.0959 acres
14	3.0389 acres	-	3.0389 acres	-	3.0389 acres
15	3.0694 acres	-	3.0694 acres	-	3.0694 acres
16	3.0124 acres	-	3.0124 acres	-	3.0124 acres
17	3.5448 acres	-	3.5448 acres	0.3539 acres	3.1909 acres
18	3.2256 acres	-	3.2256 acres	-	3.2256 acres
19	3.8021 acres	-	3.8021 acres	-	3.8021 acres
20	3.0000 acres	-	3.0000 acres	-	3.0000 acres
21	3.8800 acres	-	3.8800 acres	0.2567 acres	3.6233 acres
22	3.2839 acres	-	3.2839 acres	0.1896 acres	3.0943 acres
23	3.0073 acres	-	3.0073 acres	-	3.0073 acres
24	3.0000 acres	-	3.0000 acres	-	3.0000 acres
25	3.0202 acres	-	3.0202 acres	-	3.0202 acres
26	3.0349 acres	-	3.0349 acres	-	3.0349 acres
27	3.1890 acres	-	3.1890 acres	0.1890 acres	3.0000 acres
28	3.2210 acres	-	3.2210 acres	0.2210 acres	3.0000 acres
29	3.0002 acres	-	3.0002 acres	-	3.0002 acres
30	3.0000 acres	-	3.0000 acres	-	3.0000 acres
31	3.0000 acres	-	3.0000 acres	-	3.0000 acres
32	3.0000 acres	-	3.0000 acres	-	3.0000 acres
TOTAL	114.5470 acres	2.6865 acres	111.8605 acres	2.0522 acres	109.8083 acres

\* There are no 25% or greater slopes located on this property.  
\*\* Non-buildable - Open Space Lot

**Q CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-14	400.00'	84.86'	42.59'	84.70'	N 131°26' E	12°09'18"
C-15	103.39'	167.45'	108.57'	149.74'	N 39°11'26" W	92°48'26"
C-16	124.30'	178.74'	108.79'	163.73'	S 39°11'21" E	82°23'19"
C-17	250.00'	62.37'	31.35'	62.21'	S 10°34'36" W	147°17'43"
C-18	250.00'	46.61'	23.37'	46.54'	N 12°23'01" E	10°40'52"
C-19	450.00'	46.30'	23.17'	46.28'	N 88°45'38" E	05°53'42"
C-20	625.00'	1495.69'	1591.31'	1163.48'	N 25°37'47" W	137°06'52"
C-21	650.00'	158.83'	79.81'	158.43'	S 35°55'39" W	14°00'00"



**Boundary Coordinate Map**  
SCALE: 1" = 600'

**COORDINATES (#)**

NORTH	EAST	NORTH	EAST
1 542171.6104	793425.3149	41 543071.8723	793358.9109
2 543042.6867	791849.1417	42 543514.5687	792882.9698
3 543659.0482	791964.5183	43 544162.8339	792835.5127
4 543643.5952	791765.8217	44 544101.6207	791999.3370
5 544787.3624	791787.3993	45 544525.4864	791968.3074
6 544960.3745	791796.4744	46 544100.6753	791955.6394
7 545215.6694	791867.5859	47 544104.8672	791815.0659
8 545253.1109	791916.4381	48 544130.5971	791790.9517
9 545300.3976	791921.0393	49 544845.9059	791815.9940
10 545307.1888	791936.2960	50 544960.7857	791822.8775
11 545134.1540	792922.7913	51 544947.6271	792042.4836
12 545068.6552	792427.7354	52 545014.6028	791832.9263
13 545019.2321	792506.6575	53 545101.5181	791860.7049
14 544906.8274	792738.2395	54 545186.7599	791593.9957
15 544854.8223	792879.7352	55 545152.4280	791871.8829
16 544821.4921	792948.4038	56 545225.9217	791880.9628
17 544789.3235	793014.6793	57 544030.6576	791787.4530
18 544771.9884	793061.8446	58 544054.8971	791813.3165
19 544706.4896	793196.7887	59 544030.6975	791954.1491
20 544276.5379	794030.5168	60 544051.7541	792002.9876
21 544268.0519	794047.5388	61 544112.9674	792839.1633
22 544253.8220	794063.8554	62 543105.9259	793322.3000
23 544223.4735	794100.3051	63 542840.0080	793074.9567
24 544176.8034	794158.6170	64 542706.7825	792978.4204
25 543581.4742	793405.5013	65 542515.7846	792872.8649
26 543971.9681	794282.4931	66 542505.9707	792838.8774
27 543835.1961	794326.1812	67 543025.0332	791897.0607
28 543787.7801	794332.8307	68 543060.6854	791883.4566
29 543727.0060	794339.2293	69 543162.9758	791919.4145
30 543690.9503	794339.7885	70 543305.5784	791513.7490
31 543590.6021	794345.3085	71 543251.5880	791940.3461
32 543538.5885	794353.4155	72 543538.7075	791976.6004
33 542455.6805	793876.6834	73 543595.5043	791844.3081
34 542602.0124	793614.7922	74 543625.0817	791958.1601
35 542180.5894	793429.2678	75 543656.4800	791931.5000
36 542457.7029	792926.4573	76 543668.4800	791854.6149
37 542491.6507	792916.6548	77 543781.1201	791873.0740
38 542682.5975	793022.1821	78 543784.4281	791778.8927
39 542380.2849	793569.2032	79 544207.1136	794120.3969
40 542805.9544	793111.5675		

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	430.00'	91.22'	45.78'	91.05'	N 131°26' E	12°09'18"
C-2	133.3779'	89.9878'	46.7820'	88.2907'	N 12°06'55" W	38°39'23"
C-3	133.3779'	84.7054'	43.8360'	83.2897'	N 67°24'01" W	36°23'14"
C-4	942.9907'	135.8977'	62.3367'	124.0355'	S 39°11'21" E	82°23'19"
C-5	475.00'	46.87'	24.46'	46.85'	N 88°45'38" E	05°53'42"
C-6	600.00'	1435.86'	1527.66'	1116.94'	N 25°37'47" W	137°06'52"
C-7	675.00'	164.93'	82.89'	164.52'	S 35°55'39" W	14°00'00"
C-8	625.00'	152.72'	76.74'	152.34'	S 35°55'39" W	14°00'00"
C-9	650.00'	1555.51'	1654.96'	1210.02'	N 25°37'47" W	137°06'52"
C-10	425.00'	43.73'	21.88'	43.71'	N 88°45'38" E	05°53'42"
C-11	220.00'	54.89'	27.59'	54.75'	S 10°34'36" W	147°17'43"
C-12	280.00'	52.20'	26.17'	52.12'	N 12°23'01" E	10°40'52"
C-13	980.00'	240.00'	120.63'	239.36'	N 31°09'50" W	147°19'27"

TENTATIVELY APPROVED  
ON 8-24-89  
DATE  
OFFICE OF PLANNING AND  
ZONING of  
HOWARD COUNTY  
PLANNING DIRECTOR DATE 9.19.89

**OWNER**  
Joseph B. Berke, et al.  
c/o Phillip Berke  
3954 Whispering Meadow Drive  
Randallstown, Maryland 21133  
(301) 539-3209  
ATTN: Mr. Phillip Berke

**ENGINEER**  
Mildenberg, Mochi & Associates, Inc.  
3300 North Ridge Road  
Ellicott City, Maryland 21043  
(301) 461-0078  
ATTN: Mr. Robert M. Mochi, P.E.

**APPROVED:** HOWARD COUNTY HEALTH DEPARTMENT  
For Private Water and Sewerage Systems  
Date

**LOTS 1 through 32  
PRELIMINARY PLAN  
BERKSHIRE ESTATES**  
Election District No. 4  
Howard County, Maryland  
Tax Map 8, Parcel 158 & 79  
Scale: 1" = 100' June 1989  
Current Zoning: R  
Previous References: S-88-93, P-89-84

project date JUNE '89  
engineering illustration LDG, LPR KAM  
MDG approved RMM

RESUBMITTED/REVISED PER CO. COMMENTS 7/16/89  
SUBMITTED TO HOWARD COUNTY 6/13/89  
description no. revisions

**BERKSHIRE ESTATES**  
4th ELECTION DISTRICT THROUGH HOWARD COUNTY, MARYLAND  
TAX MAP 8 PARCELS 79 & 158  
**PRELIMINARY PLAN**

**MILDENBERG, MOCHI & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-1330  
(301) 461-0078 D.C. Metro: (301) 621-5765