

COORDINATE TABLE		
NO.	NORTH	EAST
206	52791.2387	778978.2185
207	527333.9003	778877.9694
208	528294.8247	778317.9260
209	528191.5232	778240.6945
210	527801.0172	777871.9892
211	527728.2022	777932.6857
212	527819.5897	778333.1747
213	527426.1899	779220.1520
214	527590.0145	779982.2371
215	528273.5791	778913.3354
216	527991.8380	777667.4974
217	527562.7192	777510.7087
218	528408.8278	778243.7139
219	528446.3878	778591.3031
220	528806.1914	778460.4150
221	528200.0889	780107.0839
222	528750.0438	780109.9272
223	528187.0008	780180.7007
224	527710.5601	780144.0168
225	527629.7184	780191.4978
226	527407.2292	777440.0212
227	520466.1098	778714.0887
228	520467.1100	778714.0887
229	520466.1098	778714.0887
230	520467.1100	778714.0887
231	520466.1098	778714.0887
232	520467.1100	778714.0887
233	520466.1098	778714.0887
234	520467.1100	778714.0887
235	520466.1098	778714.0887
236	520467.1100	778714.0887
237	520466.1098	778714.0887
238	520467.1100	778714.0887
239	520466.1098	778714.0887
240	520467.1100	778714.0887

# PRELIMINARY PLAN

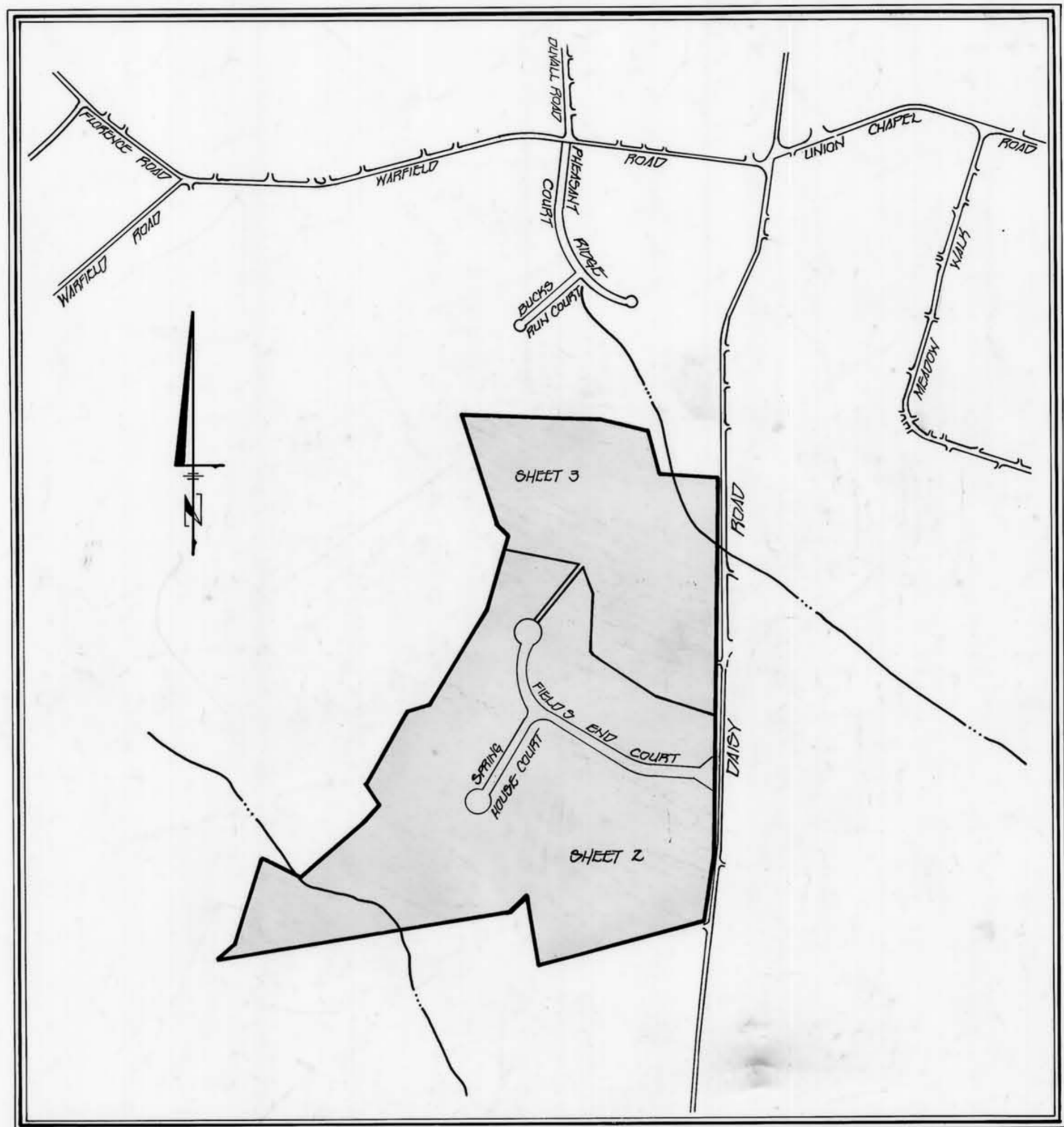
LOT No.	HOWARD COUNTY HEALTH DEPARTMENT FILE NUMBER	MAXIMUM DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS HIGHEST ELEVATION WITH REFERENCE TO EXISTING GRADE AT TIME OF PERCOLATION TEST	
		AVERAGE PERC TIME IN MINUTES PER SECOND INCH	INLET DEPTH (FT.)
1	A19402A	3	4
2	A19402B	2	5
3	A19402C	4	5
4	A1275B	3	3.5
5	A19402D	3	5
6	A12635	6	3.5
7	A19402F	5	4
8	A19402E	4	4
9	A19402G	5	5
10	A19402H	4	4
11	A19402I	4	5
12	A19402J	3	4
13	A19402K	4	4.5
14	A19402L	5	5
15	A19402M	5	5
16	A19402N	2	4
17	A19402O	3	4
18	A19402P	6	5
19	A19402Q	2	5
20	A19402R	2	4
21	A12629	6	3.5
22	A19402S	15	5
23	A19402T	3	5
24	A19402Z	4	5
25	A19402V	4	5
26	A19402W	5	5
27	A12633	7	4
28	A12632	6	3.5
29	A19402X	3	4

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

*James M. Boppre* 5/9/94  
COUNTY HEALTH OFFICER ALW DATE

- NOTES:
- WELLS ON LOTS 10, 17 & 20 SHALL BE DRILLED PRIOR TO FINAL P.W.A.T. APPROVAL.
  - GROUND WATER APPROPRIATION PERMIT WILL BE OBTAINED PRIOR TO RECORD P.W.A.T. APPROVAL.

**FISHER, COLLINS & CARTER, ILLC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
5711 BALTIMORE NATIONAL PIKE, SUITE 100  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2855



VICINITY MAP  
SCALE: 1" = 600'

## GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:  
LOCATION: DAISY ROAD TAX MAP: 13 PARCEL: 128  
ZONING: RC-DEO  
ELECTION DISTRICT: FOURTH (4th)  
SECTION/AREA: SECTION TWO (2)  
TOTAL TRACT AREA/SECTION AREA: 100.09 AC.  
AREA OF 100 YEAR FLOODPLAIN = 4800 AC ±  
AREA OF PROPOSED LOTS: 32.95 AC.  
AREA OF PROPOSED ROADS: 2.47 AC.  
NET AREA = 103.404 AC.  
TOTAL NUMBER OF BUILDABLE LOTS ALLOWED: 29 (SEE NOTE) \*  
NUMBER OF PROPOSED LOTS: 29  
PREVIOUS PLAN NUMBERS: P89-53, F90-58, W89-195, 594-05  
NUMBER OF PRESERVATION PARCELS: 1 AREA OF PRESERVATION PARCEL: 70.294 AC ±  
NUMBER OF NON-BUILDABLE PARCELS: 0  
TOTAL AREA OF ROAD R/W: 2.47 AC.  
DATE SKETCH PLAN APPROVED AND DPZ REFERENCE #: 5-94-05 APPROVED ON 11-3-93
- TOPOGRAPHIC SURVEY PROVIDED BY HOWARD CO. 1"=200' TOPO & FIELD RAN TOPO BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT ABOUT JAN. 1990 AND IS SHOWN AT A 2' COUTOUR INTERVAL.
- HORIZONTAL AND VERTICAL DATUM BASED ON THE FOLLOWING CONTROL STATIONS:  
B.M.#1-TRAV. PT. W-316 ELEV.=493.84  
REBAR SET 1300' N/E OF INTERSECTION OF DAISY ROAD AND FIELD'S END COURT.  
B.M.#2-TRAV. PT. W-314 ELEV.=562.30  
REBAR SET 185' N/E OF INTERSECTION OF DAISY ROAD AND FIELD'S END COURT.
- PRIVATE WATER AND PRIVATE SEWER TO BE UTILIZED.
- A WAIVER TO ALLOW FEE-IN-LIEU FOR STORMWATER MANAGEMENT OF THE ROAD IS BEING SUBMITTED WITH THIS PRELIMINARY PLAN SUBMISSION TO THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
- A NON-CRITICAL FLOOD STUDY PROVIDED BY FISHER, COLLINS AND CARTER, INC. AND APPROVED UNDER F90-58.
- BOUNDARY SURVEY PREPARED BY FISHER, COLLINS AND CARTER, INC. ON FEBRUARY 4, 1989.
- WETLANDS DELINEATED BY M.A. DIRCKS & CO., INC. & APPROVED ON 11/3/93
- TRAFFIC STUDY BY THE STREET TRAFFIC STUDIES, LTD. AND APPROVED ON 11/3/93.
- SECTION 16.116(d)(6) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PROHIBITS CLEARING, GRADING OR CONSTRUCTION ACTIVITY WITHIN THE REQUIRED WETLAND OR STREAM BANK BUFFERS
- IN CONJUNCTION WITH THE FINAL PLAN SUBMISSION, STREET TREES WILL BE PROVIDED BY THE DEVELOPER 40 FEET ON CENTER WITHIN THE PUBLIC RIGHT-OF-WAY OF FIELD'S END COURT, SPRING HOUSE COURT, AND DAISY ROAD.
- ALL TYPE 'A' LANDSCAPE BUFFERS SHOWN ON THESE PLANS SHALL CONFORM TO THE HOWARD COUNTY LANDSCAPE MANUAL.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE 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 ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

☒ DENOTES PROPOSED HOUSE LOCATIONS  
⊙ DENOTES PROPOSED WELL LOCATION

\* NOTE:  
THE NUMBER OF PROPOSED LOTS (29) IS BASED ON THE NUMBER OF LOTS APPROVED PREVIOUSLY UNDER P-89-53.

NOTE:  
SIGHT DISTANCE ANALYSIS & PROPOSED ACCELERATION AND DECELERATION LANES SHOWN ON THIS PLAN ARE AS APPROVED ON F90-58.

# WARFIELD'S GRANT

## SECTION 2

### LOTS 1-29 AND PARCEL 'A'

### FOURTH ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND

REGISTERED PROFESSIONAL ENGINEER  
CHARLES J. GROVO SR. 3/5/94 DATE

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*James M. Boppre* 6/15/94  
PLANNING DIRECTOR DATE  
COH

OWNER/DEVELOPER  
WARFIELD'S GRANT LIMITED PARTNERSHIP  
% CARMAL ASSOCIATES  
PO BOX 122  
ELLSWORTH CITY, MARYLAND 21042

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS
LANDSCAPE TYPE	PERIMETER 40' - 500' TO AGRICULTURAL PRESERVATION TYPE A	'B'
LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER	PERIMETER 5,007 L.F.	PERIMETER # @ CENTER LOT WIDTH OF LOTS 11 & 12 608 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 1,000 L.F.	NO
CREDIT FOR WALL, FENCE or BEAM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	08 — —	12 15 —
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (0:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	51 34 — —	12 15 —

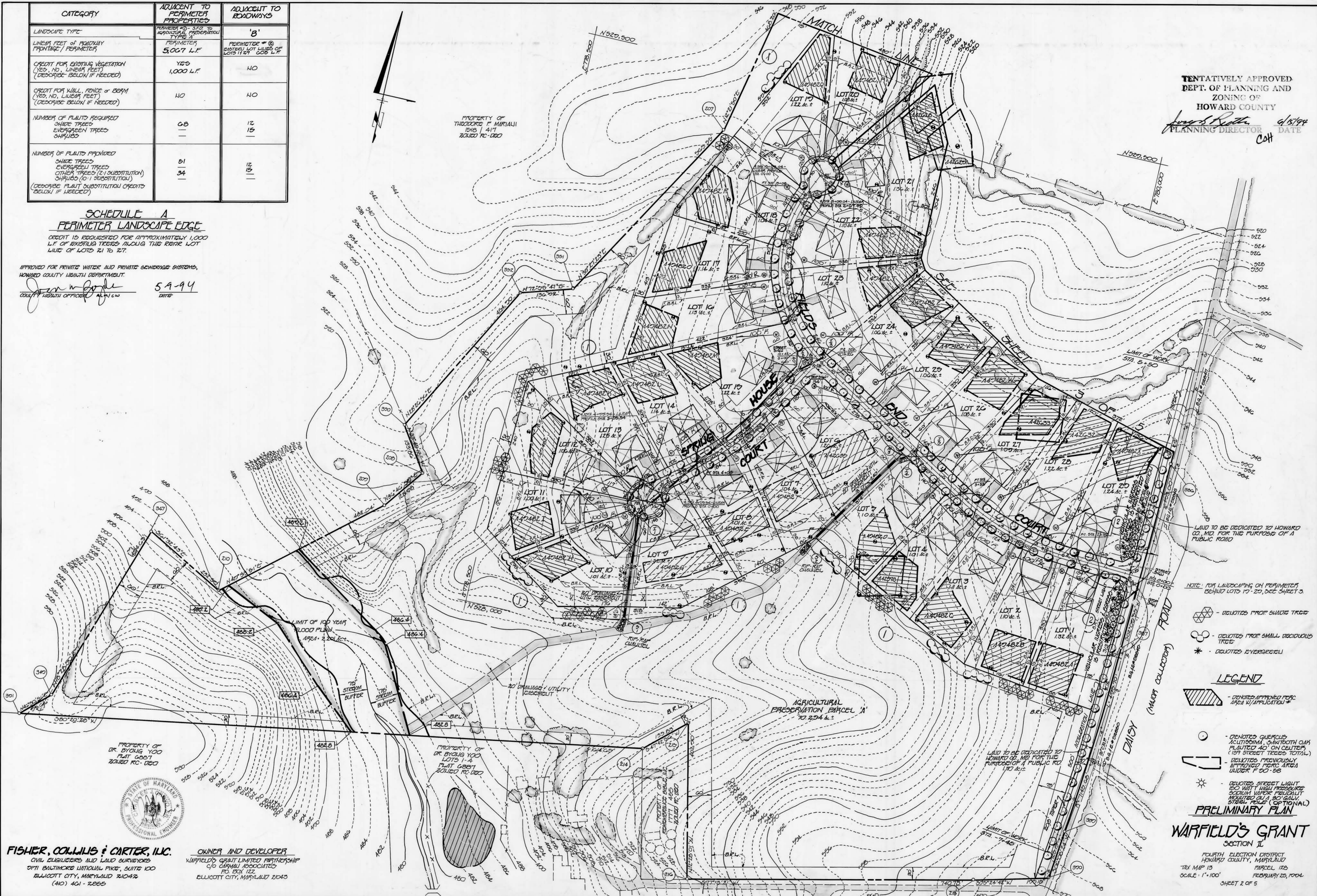
**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

CREDIT IS REQUESTED FOR APPROXIMATELY 1,000 L.F. OF EXISTING TREES ALONG THE REAR LOT LINE OF LOTS 21 TO 27.

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

*John W. Fisher* 5-9-94  
COUNTY HEALTH OFFICER (ALN) CW DATE

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*James R. Roth* 6/15/94  
PLANNING DIRECTOR DATE  
COH



NOTE: FOR LANDSCAPING ON PERIMETER, BEHIND LOTS 19-20, SEE SHEET 3.

- ⊗ - DENOTES FRUIT SHADE TREE
- ⊙ - DENOTES FRUIT SMALL DECIDUOUS TREE
- \* - DENOTES EVERGREEN

**LEGEND**

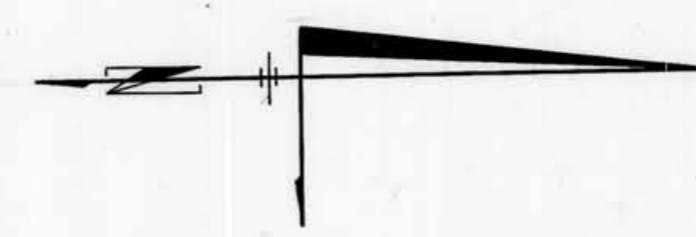
- ▨ - DENOTES APPROVED PERC AREA (APPLICATION #)
- ⊙ - DENOTES QUERCUS ALUTISCHIANA, SHADDOCK OAK PLANTED 40' ON CENTER (10' STREET TREES TOTAL)
- ⊕ - DENOTES PREVIOUSLY APPROVED PERC AREA UNDER P-30-58
- ☀ - DENOTES STREET LIGHT 150 WATT HIGH PRESSURE SODIUM WITHER PERMOUNT MOUNTED ON A 30' GALV. STEEL POLE (OPTIONAL)

**PRELIMINARY PLAN**  
**WARFIELD'S GRANT**  
SECTION II  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP 13 PARCEL 175  
SCALE: 1"=100' FEBRUARY 23, 1994  
SHEET 2 OF 5

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
5711 BALTIMORE NATIONAL PIKE, SUITE 100  
BWILOT CITY, MARYLAND 21042  
(410) 461-2885

**OWNER AND DEVELOPER**  
WARFIELD'S GRANT LIMITED PARTNERSHIP  
C/O CARMAL ASSOCIATES  
P.O. BOX 122  
BULLOCK CITY, MARYLAND 2043





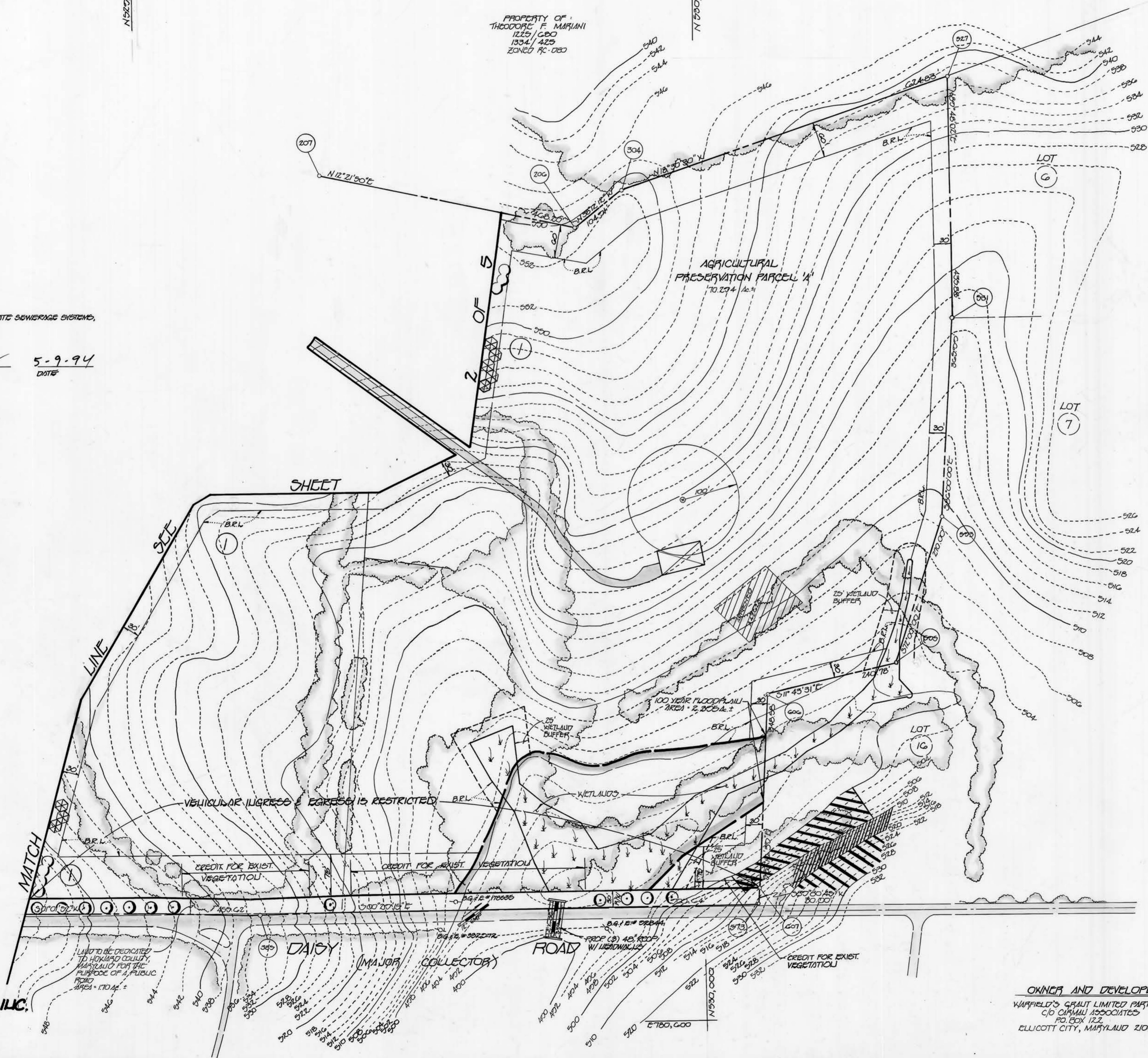
E 776,000  
N 152,000

E 776,000  
N 152,000





PROPERTY OF  
THEODORE F. MARJANI  
1225 / C&D  
1334 / 429  
ZONED RC-120

PROPERTY OF  
WARFIELD'S GRANT  
SECTION I  
PLAT # 0802  
ZONED RC-120

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*[Signature]*  
COUNTY HEALTH OFFICER  
5-9-94  
DATE



**LEGEND**

-  - 15% TO 24.7% SLOPES
-  - 25% SLOPES
-  - DENOTES PROP. SHADE TREE
-  - DENOTES PROP. SMALL DECIDUOUS TREES



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR  
6/15/94  
DATE  
COH

**PRELIMINARY PLAN  
WARFIELD'S GRANT**

SECTION II  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP 13  
SCALE: 1" = 100'  
PARCEL 12B  
FEBRUARY 29, 1994  
SHEET 3 OF 5

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
3711 BALTIMORE NATIONAL PIKE, SUITE 100  
ELLICOTT CITY, MARYLAND 21042  
(410) 461-2855

OWNER AND DEVELOPER  
WARFIELD'S GRANT LIMITED PARTNERSHIP  
C/O CAPITAL ASSOCIATES  
PO BOX 122  
ELLICOTT CITY, MARYLAND 21043

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*James S. Smith* 6/15/94  
 PLANNING DIRECTOR DATE



- LEGEND**
- DENOTES APPROVED PERC AREA W/ APPLICATION \*
  - DENOTES PROP. PERC. AREA DUE TO HEALTH DEPT. COMMENT
  - L.O.D. - LIMITS OF DISTURBANCE
  - DENOTES SILT FENCE
  - DENOTES EARTH DIKE
  - DENOTES PREVIOUSLY APPROVED PERC. AREA UNDER P-50-95

**SEDIMENT CONTROL /  
 SCHEMATIC GRADING PLAN  
 PRELIMINARY PLAN  
 WARFIELD'S GRANT  
 SECTION II**

FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 TAX MAP 13 PARCEL 125  
 SCALE: 1" = 100' FEBRUARY 25, 1994  
 SHEET 4 OF 5

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 7171 DALLMAN NATIONAL PIKE, SUITE 100  
 ELICOTT CITY, MARYLAND 21042  
 TELEPHONE: (410) 461-2255  
 FAX: (410) 750-3704

**OWNER AND DEVELOPER**  
 WARFIELD'S GRANT LIMITED PARTNERSHIP  
 C/O CARMAI ASSOCIATES  
 P.O. BOX 122  
 ELICOTT CITY, MARYLAND 21045

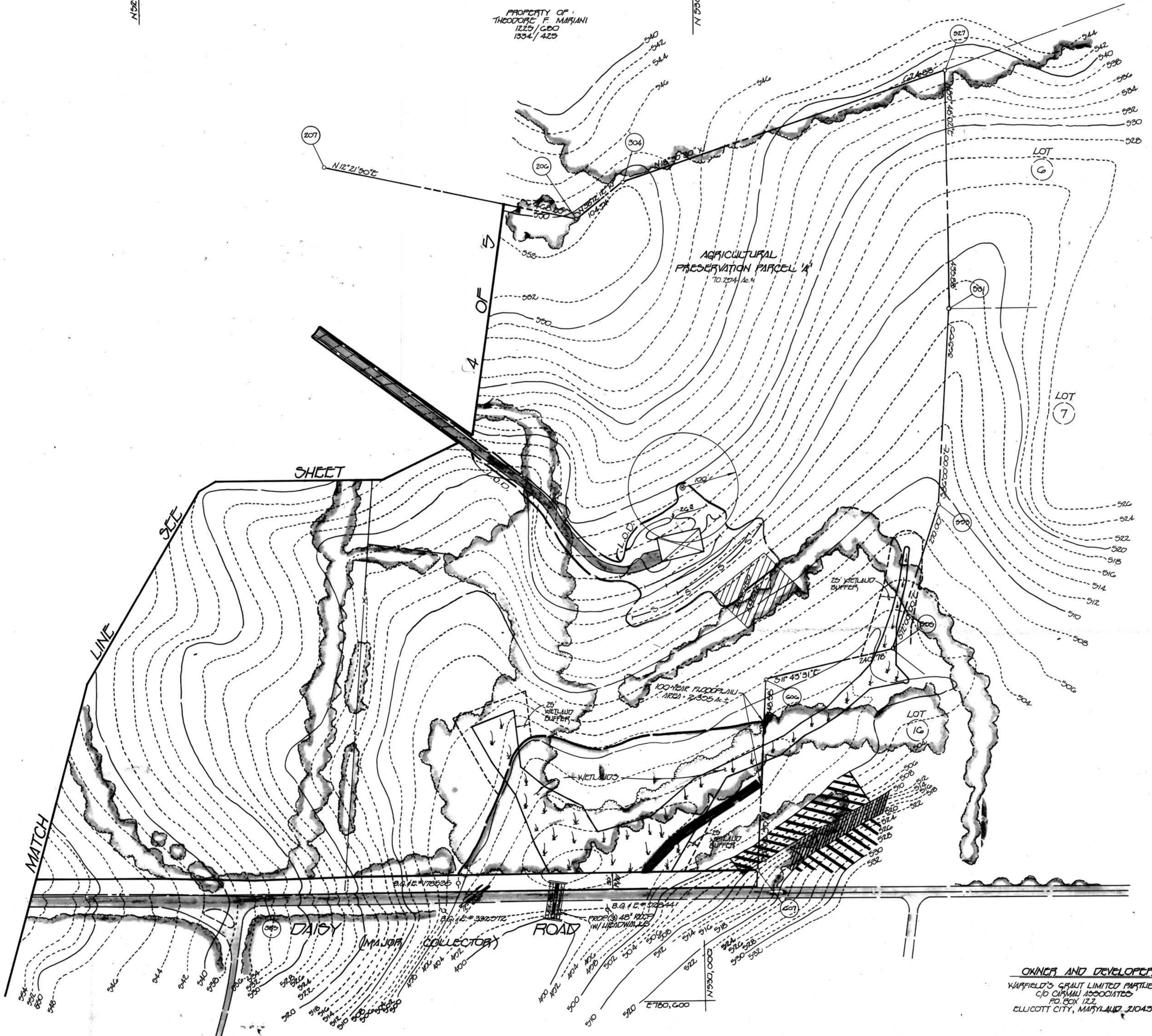


E 776,500  
N 852,000


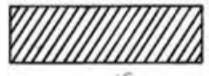
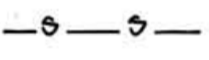
E 776,500  
N 850,000

PROPERTY OF  
THEODORE F. MARIANI  
1225 / 000  
1934 / 423

PROPERTY OF  
WARFIELD'S GRANT  
SECTION II  
PLAT # 0002



**LEGEND**

-  - 10% TO 24.9% SLOPED
-  - 25% SLOPED
- L.O.D. - LIMITS OF DISTURBANCE
-  - SILT FENCE

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Jeanette Smith*  
PLANNING DIRECTOR DATE 6/15/94  
COH



**SEDIMENT CONTROL AND  
SCHEMATIC GRADING PLAN  
PRELIMINARY PLAN**

**WARFIELD'S GRANT**  
SECTION II

FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TAX MAP 13 PARCEL 120  
SCALE: 1" = 100' FEBRUARY 25, 1994  
SHEET 3 OF 5

OWNER AND DEVELOPER  
WARFIELD'S GRANT LIMITED PARTNERSHIP  
C/O CHAMLI ASSOCIATES  
P.O. BOX 122  
ELLICOTT CITY, MARYLAND 21045

MEYER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
1711 BALTHAMORE NATIONAL PIKE, SUITE 100  
ELLICOTT CITY, MARYLAND 21042  
TELEPHONE (410) 461-0299  
FAX (410) 750-9784