

PRELIMINARY PLAN

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR. FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
14	17,000 S.F.	3,063 S.F.	14,000 S.F.	---	---	14,000 S.F.
15	10,392 S.F.	2,332 S.F.	14,000 S.F.	---	---	14,000 S.F.
16	15,400 S.F.	1,466 S.F.	14,000 S.F.	---	---	14,000 S.F.
39	15,451 S.F.	1,100 S.F.	14,351 S.F.	---	---	14,351 S.F.
40	15,592 S.F.	1,539 S.F.	14,053 S.F.	---	---	14,053 S.F.
41	16,340 S.F.	1,016 S.F.	15,324 S.F.	---	---	15,324 S.F.

NO.	NORTH	EAST
35	536914.1398	1343676.7347
65	535756.9442	1343837.8631
113	536827.9450	1343874.7914
120	536169.5717	1343059.7505
155	536487.5740	1344291.7284
327	537233.4112	1344051.2511
337	537093.5026	1344323.4042
338	536816.5971	1344604.1910



VICINITY MAP
SCALE: 1" = 600'

GENERAL NOTES

- SUBJECT PROPERTY ZONED "R-20" PER 10/16/93 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF PROPERTY = 23.94 AC.
 - AREA OF LOTS = 13.95 AC.
 - AREA OF OPEN SPACE = 7.42 AC.
 - AREA OF ROAD RIGHT-OF-WAY = 2.57 AC.
 - OPEN SPACE PROVIDED = 30% x 23.94 AC. = 7.18 AC.
 - OPEN SPACE REQUIRED = 7.53 AC.
 - OPEN SPACE RECREATION AREA REQUIRED = 41 UNITS x 200 S.F./UNIT = 8,200 S.F.
 - OPEN SPACE RECREATION AREA PROVIDED = 14,000 S.F.
- TOTAL NUMBER OF BUILDABLE LOTS = 41
- TOTAL NUMBER OF OPEN SPACE LOTS = 2
- ALL ASPECTS OF THIS PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED IN THE PROJECT.
- THE WETLANDS DELINEATION STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON OCTOBER 12, 1993 AND APPROVED BY HOWARD COUNTY ON JANUARY 28, 1994.
- THE TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP ON DECEMBER 16, 1993 AND APPROVED BY HOWARD COUNTY ON JANUARY 28, 1994.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS, UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND.
- THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 1993 BY FISHER, COLLINS & CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX INCHES(6") OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MINIMUM 10% GRADE CHANGE AND MINIMUM OF 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25' LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO ALL WEATHER USE.
- ALL AREAS ARE MORE OR LESS.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PIPE/FLAG STEM AND THE ROAD R/W AND NOT ONTO THE FLAG/PIPE STEM DRIVEWAY.
- DENOTES WETLAND AREAS.
- DENOTES EXISTING CENTERLINE OF STREAM.
- THIS PROJECT IS IN CONFORMANCE WITH ADA CRITERIA.
- THE SKETCH PLAN S 94-18 WAS APPROVED ON JANUARY 28, 1994.
- DENOTES FOREST CONSERVATION EASEMENT. NO GRADING OR REMOVAL OF NATURAL COVER WILL BE PERMITTED WITHIN THE LIMITS OF THE CONSERVATION EASEMENT EXCEPT DISTURBANCE FOR THE CONSTRUCTION OF A FENCE BY THE PROPERTY OWNER.
- STREET LIGHTS SHALL BE NO LOWER THAN 20' TO ANY STREET TREE.

THE WILLOWS OF ROCKY GORGE

LOTS 1 - 43

SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY

Joseph J. Smith 11/28/94
PLANNING DIRECTOR

OWNER

DONNA CLELAND
35 BROOKSIDE ROAD
WALLINGFORD, PENNSYLVANIA 1908

DEVELOPER

CHATEAU BUILDERS, INC.
8805 COLUMBIA 100 PARKWAY
SUITE 100
COLUMBIA, MARYLAND 21045



SHEET 1 OF 4

PROP PUBLIC SWIM FACILITY # 2

TYPE: DETENTION
HAZARD CLASS: TYPE 'A'
WATER QUALITY TYPE: EXTENDED DETENTION

PROPERTY OF
ROBERT & CULA HIGGON
L 177 F 313
BOULEVARD R-20

TEMPORARY T-TURN AROUND
TYPE 'C' DEAD END BARRICADE

FUTURE 50' R/W
LIMIT OF SUBMISSION
6 STA. 4+33

CURVE DATA

CURVE No. 1
WILLOW WISP COURT
STA. 1+37.48 TO STA. 2+42.00
R = 440'
L = 106.42'
Δ = 15° 43' 30"

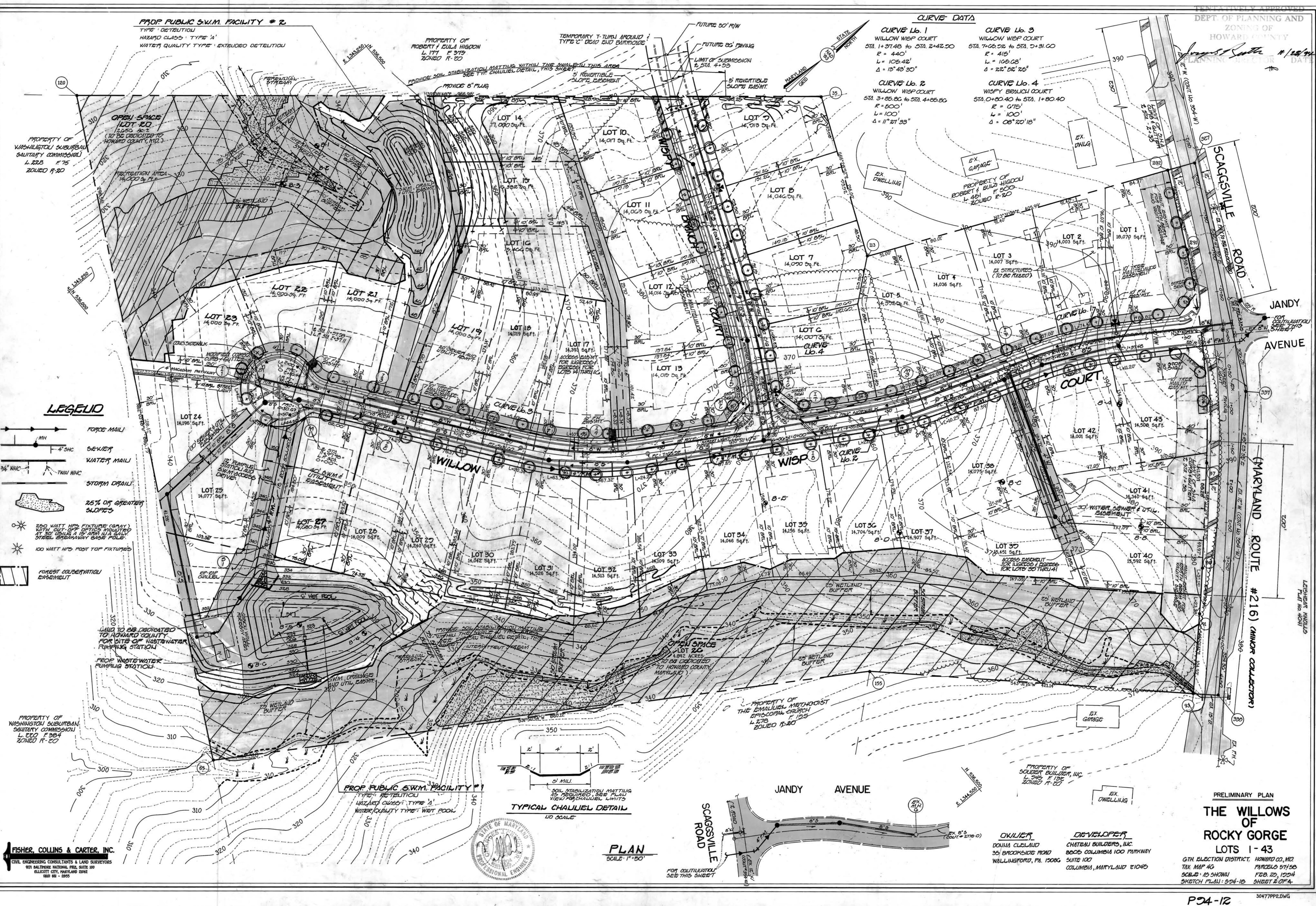
CURVE No. 3
WILLOW WISP COURT
STA. 7+05.02 TO STA. 8+31.00
R = 415'
L = 106.08'
Δ = 22° 52' 25"

CURVE No. 2
WILLOW WISP COURT
STA. 3+85.80 TO STA. 4+85.80
R = 500'
L = 100'
Δ = 11° 21' 33"

CURVE No. 4
WISPY BRANCH COURT
STA. 0+80.40 TO STA. 1+80.40
R = 475'
L = 100'
Δ = 08° 20' 15"

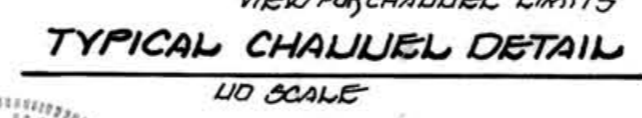
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR DATE



LEGEND

- FORCE MAIN
- SEWER
- WATER MAIN
- STORM DRAIN
- 25% OR GREATER SLOPES
- 250 WATT HPS FIXTURE (GRAY) WITH CUT-OFF OPTICS INSTALLED AT 30 FEET IN 15' ARM IN A GALV STEEL BREAKAWAY BOSS POLE.
- 100 WATT HPS POST TOP FIXTURES
- FOREST CONSERVATION EASEMENT



TYPICAL CHANNELED DETAIL
NO SCALE

PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PKWY, SUITE 100
ELICOTT CITY, MARYLAND 21042
(410) 411-2299



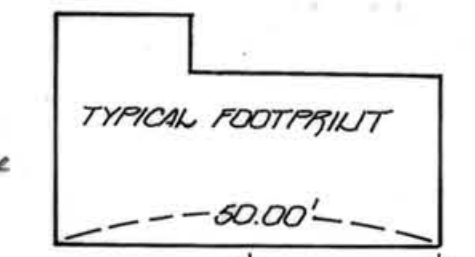
OWNER
DONNA CLEVELAND
35 BROOKSIDE ROAD
WALLINGFORD, PA. 17086

DEVELOPER
CHATEAU BUILDERS, INC.
8005 COLUMBIA 100 PARKWAY
SUITE 100
COLUMBIA, MARYLAND 21045

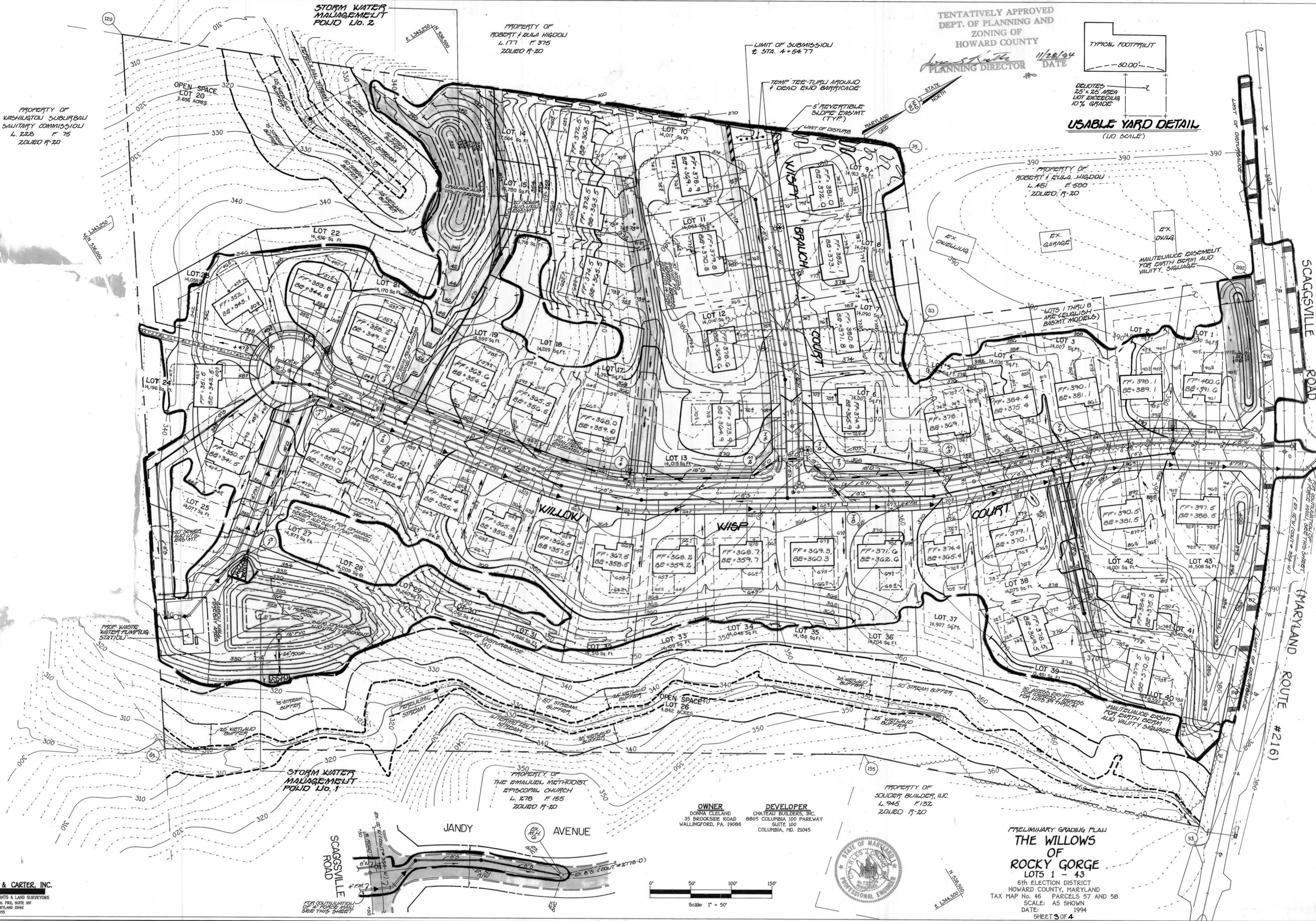
PRELIMINARY PLAN
THE WILLOWS OF ROCKY GORGE
LOTS 1 - 43
GTH ELECTION DISTRICT, HOWARD CO, MD
TAX MAP 4G PARCELS 571-58
SCALE: AS SHOWN PARCELS 571-58
FEB. 20, 1994 SHEET 2 OF 4
SKETCH PLAN: 9-24-18

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE
11/28/94



USABLE YARD DETAIL
(1/10 SCALE)



PROPERTY OF
WASHINGTON SUBURBAN
SANITARY COMMISSION
L. 228 F. 75
ZONED R-20

PROPERTY OF
ROBERT & JULIA HIGDON
L. 177 F. 375
ZONED R-20

LIMIT OF SUBMISSION
± STA. 4+54.77

TEMP TREE-TURN AROUND
& DEAD END BARRICADE

5' REVERSIBLE
SLOPE CASIMT.
(TYP)

PROPERTY OF
ROBERT & JULIA HIGDON
L. 151 F. 500
ZONED R-20

MAINTENANCE EASEMENT
FOR EARTH BORING AND
UTILITY SIGNAGE

PROP. WASTE
WATER PUMPING
STATION

STORM WATER
MANAGEMENT
POND No. 1

PROPERTY OF
THE EMMAUEL METHODIST
EPISCOPAL CHURCH
L. 278 F. 155
ZONED R-20

OWNER
DONNA CLELAND
35 BROOKSIDE ROAD
WALLINGFORD, PA. 19086

DEVELOPER
CHATEAU BUILDERS, INC.
8905 COLUMBIA 100 PARKWAY
SUITE 100
COLUMBIA, MD. 21045

PROPERTY OF
SCUDER BUILDERS, INC.
L. 945 F. 132
ZONED R-20

PRELIMINARY GRADING PLAN
**THE WILLOWS
OF
ROCKY GORGE**
LOTS 1 - 43
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP No. 46 PARCELS 57 AND 58
SCALE: AS SHOWN
DATE: 1994
SHEET 3 OF 4

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
907 BALTIMORE NATIONAL BLDG., SUITE 800
ELLETTT CITY, MARYLAND 20422
(410) 461-2895

