

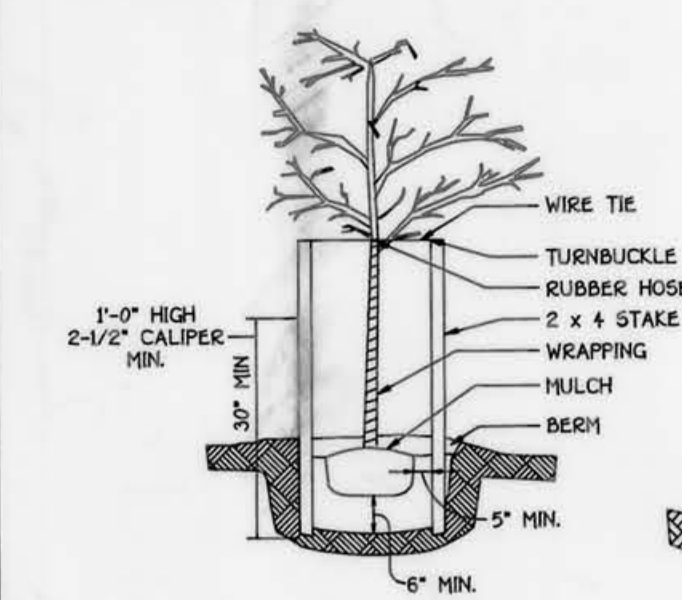
**COORDINATE TABLE**

POINT No.	NORTH	EAST
12	51643.531	809509.290
13	51650.878	809539.574
481	51684.289	80946.010
636	516567.395	809297.622
803	516271.336	80175.502
844	517970.495	809769.329
845	518241.511	809426.327

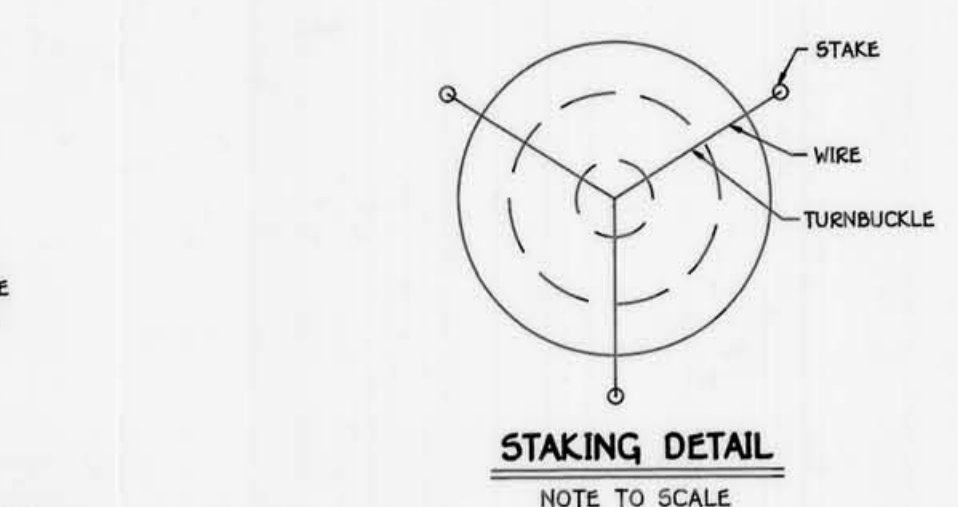
**MINIMUM LOT SIZE CHART**

LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
55	4.7 AC.*	0.3 AC.*	4.4 AC.*			4.4 AC.*
56	5.6 AC.*	0.2 AC.*	5.4 AC.*			5.4 AC.*
57	5.4 AC.*	0.14 AC.*	5.26 AC.*			5.26 AC.*
58	14.3 AC.*		14.3 AC.*	5.97 AC.*		8.33 AC.*

FOR LOTS 3 ACRES IN SIZE OR LARGER UP TO 50% OF THE GROSS LOT AREA MAY BE WITHIN A 100 YEAR FLOODPLAIN.



**TREE PLANTING**  
NOTE TO SCALE



**STAKING DETAIL**  
NOTE TO SCALE



**GRADING FOR PLANTING ON SLOPES**  
NOTE TO SCALE

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		P3: 840 L.F. P4: 535 L.F. P5: 780 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	P1: 937 L.F. P7: 250 L.F.	P2: 1380 L.F. TREES & POND P6: 1037 L.F. TREES
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		
NUMBER OF PLANTS REQUIRED		P3: 840/60 = 14 P4: 535/60 = 9 P5: 780/60 = 13
NUMBER OF PLANTS PROVIDED	SEE COMMENTS	35 SHADE TREES
SHADE TREES		
EVERGREEN TREES		
OTHER TREES (21 SUBSTITUTION)		
SHRUBS (031 SUBSTITUTION)		
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

COMMENTS: WE ARE REQUESTING 100% CREDIT FOR ALL EXISTING TREES AND PROPOSED PLANTING ON LOT No. 57 & 58 AND FOR THE EXISTING POND ON LOTS 57 & 58. THE PROPOSED DWELLING ON LOT No. 58 IS APPROXIMATELY 550 L.F. AWAY FROM FOLLY QUARTER ROAD AND IT WILL BE SCREENED BY EXISTING VEGETATION ON THE LOT. THE EXISTING POND ON LOTS 57 & 58 FUNCTIONS AS A BUFFER AND AN AMENITY THAT SHOULD NOT BE SCREENED.

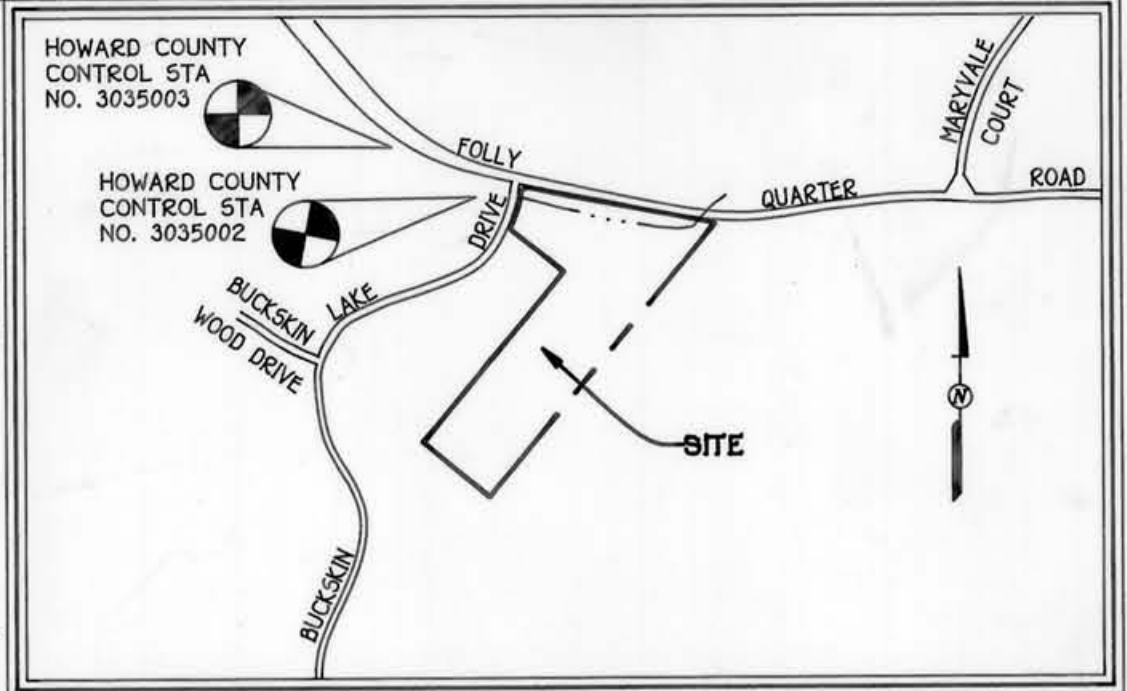
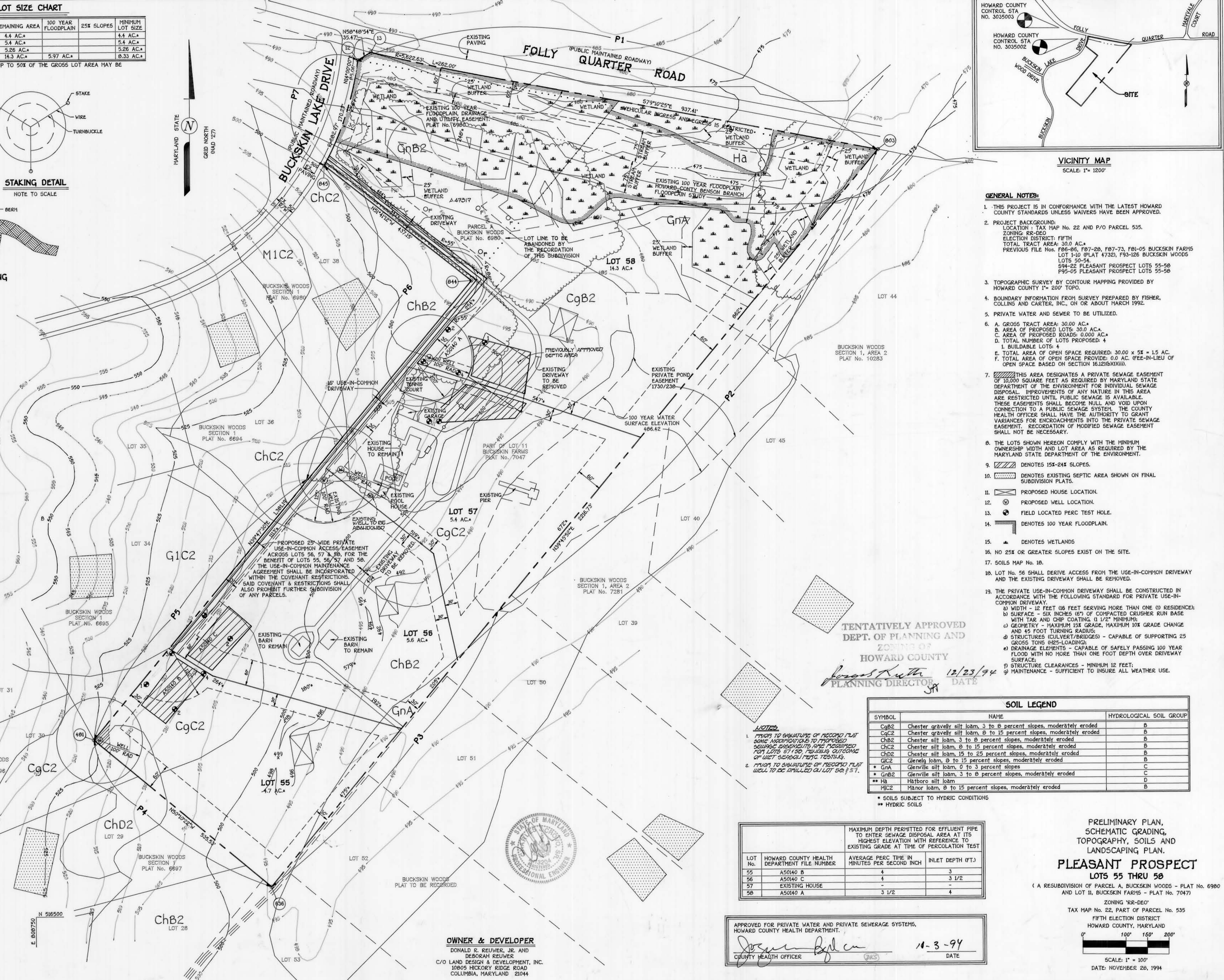
DEVELOPER'S/BUILDER'S CERTIFICATE  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING. FINANCIAL SURETY FOR THE 35 REQUIRED LANDSCAPE TREES MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$3,500.00.

*Don R. Reimer* 11-30-94  
NAME DATE

NOTE: THE DEVELOPER SHALL BE RESPONSIBLE FOR THE LANDSCAPING OBLIGATIONS.

TOTAL SURETY AMOUNT REQUIRED FOR LANDSCAPING = 35 TREES x \$100/TREE = \$3,500

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
970 BALTIMORE NATIONAL PARK, SUITE 100  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2855



- GENERAL NOTES:**
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - PROJECT BACKGROUND:  
LOCATION: TAX MAP No. 22 AND P/O PARCEL 535.  
ZONING: RES-20 (R-20)  
ELECTION DISTRICT: FIFTH  
TOTAL TRACT AREA: 30.0 AC.\*  
PREVIOUS FILE Nos. F86-86, F87-28, F87-73, F81-05 BUCKSKIN FARMS LOTS 50-54.  
LOT 110 PLAT 4732, F93-126 BUCKSKIN WOODS LOTS 50-54.  
594-22 PLEASANT PROSPECT LOTS 55-58  
EASEMENT, RECORDATION OF MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
  - TOPOGRAPHIC SURVEY BY CONTOUR MAPPING PROVIDED BY HOWARD COUNTY PLATS 2007 TORP.
  - BOUNDARY INFORMATION FROM SURVEY PREPARED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT MARCH 1992.
  - PRIVATE WATER AND SEWER TO BE UTILIZED.
  - A. GROSS TRACT AREA: 30.00 AC.\*  
B. AREA OF PROPOSED LOTS: 30.0 AC.\*  
C. AREA OF PROPOSED ROADS: 0.000 AC.\*  
D. TOTAL NUMBER OF LOTS PROPOSED: 4  
E. BUILDABLE LOTS: 4  
F. TOTAL AREA OF OPEN SPACE PROVIDED: 0.0 AC. (SEE-IN-LIEU OF OPEN SPACE BASED ON SECTION 16.121(b)(1)(ii)).
  - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT 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 MODIFIED SEWAGE 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 15%-24% SLOPES.
  - /// DENOTES EXISTING SEPTIC AREA SHOWN ON FINAL SUBDIVISION PLATS.
  - PROPOSED HOUSE LOCATION.
  - PROPOSED WELL LOCATION.
  - FIELD LOCATED PERC TEST HOLE.
  - DENOTES 100 YEAR FLOODPLAIN.
  - ▲ DENOTES WETLANDS.
  - NO 25% OR GREATER SLOPES EXIST ON THE SITE.
  - SOILS MAP No. 1B.
  - LOT No. 56 SHALL DERIVE ACCESS FROM THE USE-IN-COMMON DRIVEWAY AND THE EXISTING DRIVEWAY SHALL BE REMOVED.
  - THE PRIVATE USE-IN-COMMON DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARD FOR PRIVATE USE-IN-COMMON DRIVEWAY:  
a) WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE (1) RESIDENCE);  
b) SURFACE - SIX INCHES (6") OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MINIMUM);  
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;  
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125,000 LB.)  
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;  
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET;  
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

**SOIL LEGEND**

SYMBOL	NAME	HYDROLOGICAL SOIL GROUP
CqB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded	B
CqC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
ChC2	Chester silt loam, 8 to 15 percent slopes, moderately eroded	B
ChD2	Chester silt loam, 15 to 25 percent slopes, moderately eroded	B
G1C2	Glennville loam, 8 to 15 percent slopes, moderately eroded	B
GnA	Glennville silt loam, 0 to 3 percent slopes	C
GnB2	Glennville silt loam, 3 to 8 percent slopes, moderately eroded	D
Ha	Hatboro silt loam	C
M1C2	Mator loam, 8 to 15 percent slopes, moderately eroded	B

● SOILS SUBJECT TO HYDRIC CONDITIONS  
\*\* HYDRIC SOILS

**PERCOLATION TEST RESULTS**

LOT No.	HOWARD COUNTY HEALTH DEPARTMENT FILE NUMBER	AVERAGE PERC TIME IN MINUTES PER SECOND INCH	INLET DEPTH (FT.)
55	A50140 B	4	3
56	A50140 C	4	3 1/2
57	EXISTING HOUSE	-	-
58	A50140 A	3 1/2	4

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

*Don R. Reimer* 11-3-94  
COUNTY HEALTH OFFICER DATE

**OWNER & DEVELOPER**  
DONALD R. REIMER, JR. AND DEBORAH REIMER  
C/O LAND DESIGN & DEVELOPMENT, INC.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

PRELIMINARY PLAN, SCHEMATIC GRADING, TOPOGRAPHY, SOILS AND LANDSCAPING PLAN.  
**PLEASANT PROSPECT LOTS 55 THRU 58**  
(A RESUBDIVISION OF PARCEL A, BUCKSKIN WOODS - PLAT No. 6980 AND LOT 11, BUCKSKIN FARMS - PLAT No. 7047)

ZONING "R-20"  
TAX MAP No. 22, PART OF PARCEL No. 535  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'  
DATE: NOVEMBER 28, 1994