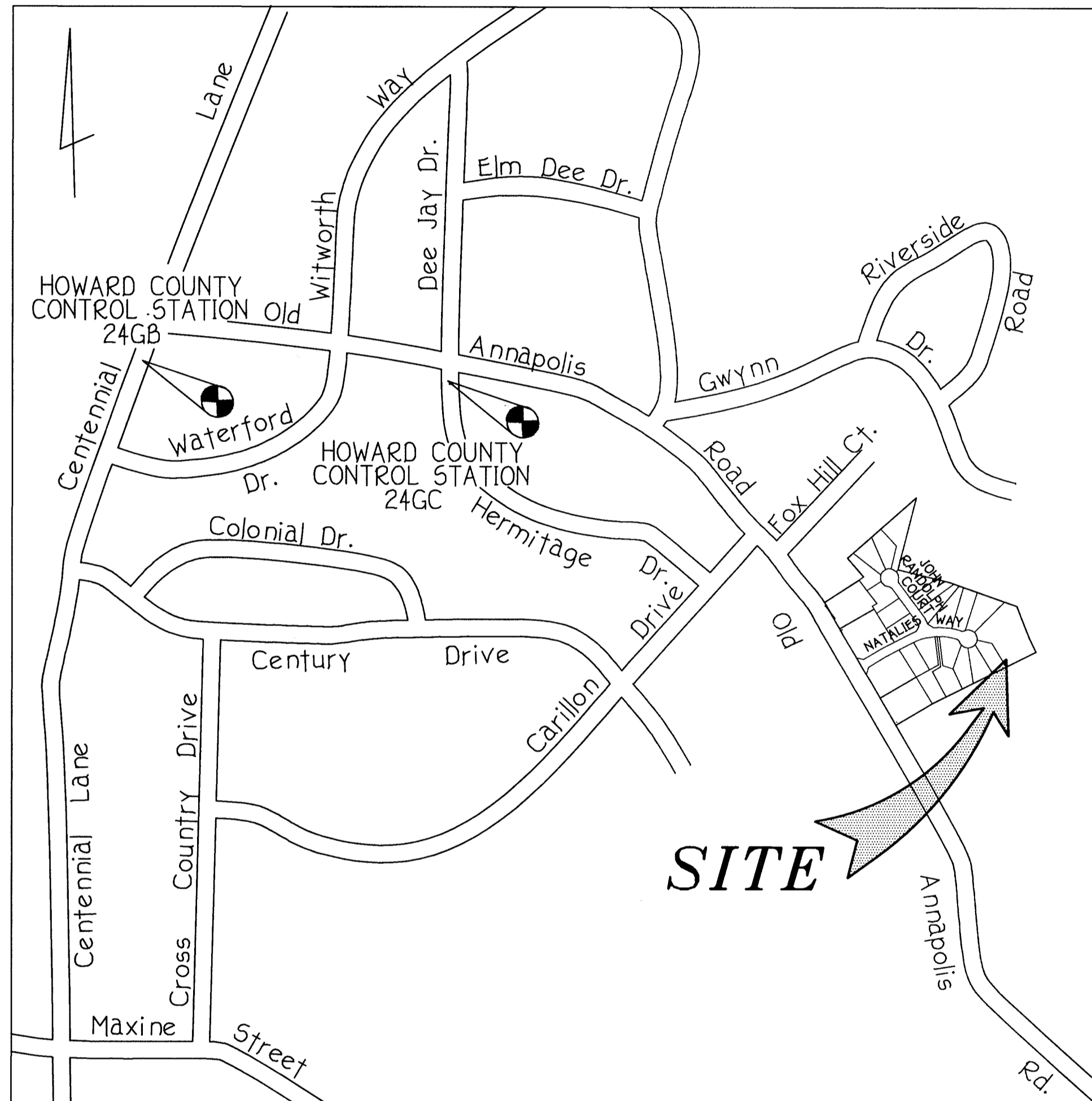


PRELIMINARY PLAN FOR DEER PARK ESTATES

LOTS 9 THRU 33
(A RESUBDIVISION OF DEER PARK ESTATES LOTS 1,2,3,4,5,7 AND 8 PLAT NO. 12580)
ZONING "R-20"
TAX MAP No. 24 GRID 21
PARCEL 399

Category	Perimeter Edge								
	P1	P2	P3	P4	P5	P6	P7	P8	P9
Landscape Type	B	A	A	A	A	A	A	A	A
Linear Feet Or Roadway Frontage/Perimeter	127'	230'	193'	165'	507'	412'	586'	465'	352'
Credit For Existing Vegetation (Yes, No Linear Feet) (Describe Below If Needed)	NO	YES 40'	YES 31'	YES 20'	YES 507'	YES 412'	YES 586'	NO	YES 39'
Credit For Wall, Fence Or Berm (Yes, No Linear Feet) (Describe Below If Needed)	NO	NO	NO	NO	NO	NO	NO	NO	NO
Number Of Plants Required									
Shade Trees	2	3	2	2	0	0	0	7	5
Evergreen Trees	3	--	--	--	--	--	--	--	--
Shrubs	--	--	--	--	--	--	--	--	--



- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED "R-20" PER 10/16/1993 COMPREHENSIVE ZONING.
 - TOTAL AREA OF PROPERTY = 14.218 AC.
 - a) AREA OF PROPOSED BUILDABLE LOTS: 10.605 AC.
 - b) AREA OF ROAD RIGHT-OF-WAY: 1.277 AC.
 - c) TOTAL NO. OF BUILDABLE LOTS: 23
 - d) TOTAL NO. OF OPEN SPACE LOTS TO BE RECORDED = 2
 - * e) TOTAL AREA OF OPEN SPACE REQUIRED: MIN. LOT SIZE 16,000 SQ. FT. = 11.548 x 20% = 2.309 AC.
 - f) AREA OF OPEN SPACE PROVIDED = 2.316 AC.
 - g) RECREATIONAL OPEN SPACE REQUIRED: 20 LOTS X 200 SQ. FT./LOT = 4,000 SQ. FT.
 - h) RECREATIONAL OPEN SPACE PROVIDED = 27,343 SQ. FT.
 - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24GB AND NO. 24GC.
 - 24GB N 178500.7269 (meters)
 - E 411615.5040 (meters)
 - 24GC N 178439.5796 (meters)
 - E 412327.2125 (meters)
 - ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
 - PUBLIC WATER AND SEWER WILL BE USED WITHIN THE PROJECT.
 - THE TRAFFIC STUDY WAS PREPARED BY STREET TRAFFIC STUDIES AND APPROVED BY HOWARD COUNTY ON 2/4/97 UNDER 5-97-03.
 - THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 1996 BY FISHER, COLLINS, AND CARTER, INC.
 - ALL AREAS ARE MORE OR LESS (±)
 - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE / FLAG STEM AND THE ROAD R/W AND NOT ONTO THE PIPE / FLAG STEM DRIVEWAY.
 - THE SKETCH PLAN WAS APPROVED ON FEBRUARY 4, 1997.
 - PREVIOUS FILE NUMBER: S 97-03, F 97-63.
 - NO CEMETERIES EXIST ON THE PROPERTY.
 - FOREST STAND DELINEATION IS PROVIDED BY EXPLORATION RESEARCH, INC. APPROVED ON 2/4/97.
 - STREET TREES AND LANDSCAPING TREES SHALL BE SHOWN ON THE FINAL ROAD CONSTRUCTION PLANS.
 - LOTS 31, 32 & 33 ARE INCLUDED IN THIS SUBDIVISION FOR THE PURPOSE OF A LOT LINE ADJUSTMENT. THE AREA OF LOTS 31, 32 & 33 IS NOT COUNTED TOWARDS OPEN SPACE OBLIGATIONS.

MINIMUM LOT SIZE CHART				
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
27	18,058 sq. ft.	1,698 sq. ft.	16,360 sq. ft.	16,360 sq. ft.
28	18,910 sq. ft.	1,781 sq. ft.	17,129 sq. ft.	17,129 sq. ft.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	940'
NUMBER OF TREES REQUIRED	
SHADE TREES	18
EVERGREEN TREES	23
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES 10%
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO

VICINITY MAP
SCALE 1"=600'

**SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Jessie R. Smith 11/5/98
PLANNING DIRECTOR DATE

U.S. EQUIVALENT COORDINATE TABLE			METRIC COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
645	577699.058	1354550.615	645	176003.027	412867.857
664	577375.340	1354214.786	664	175984.397	412765.490
667	577028.762	1354403.725	667	175878.720	412823.095
672	576943.279	1354700.904	672	175852.665	412813.666
673	577651.466	1354332.605	673	176068.521	412801.408
675	577517.045	1354423.248	675	176027.549	412829.036
676	577397.741	1354213.689	676	175991.185	412765.162
677	577298.198	1354308.489	677	175960.235	412855.017
679	577171.781	1354406.140	679	175905.843	412884.781
683	577357.778	1354224.341	683	175979.209	412768.409
684	577466.644	1354415.560	684	176012.187	412826.693
689	577218.226	1354300.427	689	175936.469	412791.600
690	577208.243	1354334.344	690	175933.426	412801.938
692	577130.428	1354348.296	692	175909.708	412806.190
693	577164.345	1354358.278	693	175920.046	412809.233
698	577011.195	1354413.335	698	175873.348	412826.015
699	577094.463	1354615.791	699	175902.270	412887.711
703	577380.288	1354223.456	703	175985.866	412768.139
704	577776.234	1354275.625	704	176005.550	412784.040
708	578092.969	1354671.661	708	176203.091	412904.752
710	577610.443	1354834.968	710	176056.017	412954.528
712	577460.484	1355193.505	712	176010.309	413063.811
716	577191.119	1355286.950	716	175930.845	413092.293
719	577279.895	1355281.914	719	175955.266	413081.614
845	577238.792	1354380.374	845	175942.738	412819.016
849	577194.893	1354414.308	849	175925.357	412826.311
859	577154.919	1354612.851	859	175917.173	412886.827
860	577501.766	1354396.411	860	176022.892	412820.856
1106	577668.238	1354357.478	1106	176073.631	412808.985

OWNERS
MR. AND MRS. WILFREDO PEREZ
9830 OLD ANNAPOLIS ROAD
ELLICOTT CITY, MARYLAND 21042

MR. WILLIAM GABLE
9820 OLD ANNAPOLIS ROAD
ELLICOTT CITY, MARYLAND 21042

DONALD GREGORY COLE, et al
9810 OLD ANNAPOLIS ROAD
ELLICOTT CITY, MARYLAND 21042

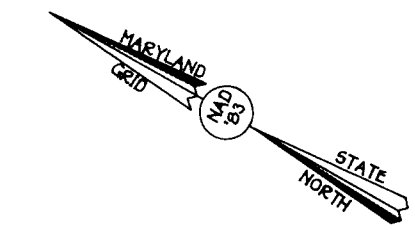
MR. AND MRS. HENRY MATTHEWS
9800 OLD ANNAPOLIS ROAD
ELLICOTT CITY, MARYLAND 21042

DEVELOPER
C.S.T.L.C. TRADING AS
JAMESTOWN BUILDERS
10801 HICKORY RIDGE ROAD
SUITE 210
COLUMBIA, MARYLAND 21044

SHEET INDEX	
No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	SCHEMATIC GRADING, LANDSCAPING AND SEDIMENT CONTROL PLAN
4	ROAD PROFILES



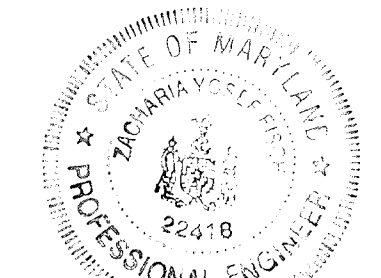
Zuckerman & Fisch



PUBLIC RETENTION
STORMWATER
FACILITY
HAZARD CLASS 'A'

NOTE: THE APPROPRIATE SPEED CONTROL
DEVICE SHALL BE SELECTED, FROM
THE REVISED ROADS DESIGN MANUAL,
AND UTILIZED AT THE FINAL PLAN
STAGE.

James R. Smith 11/10/98



Richard J. Fisch

PRELIMINARY PLAN
LOT 9 THRU 33
DEER PARK ESTATES

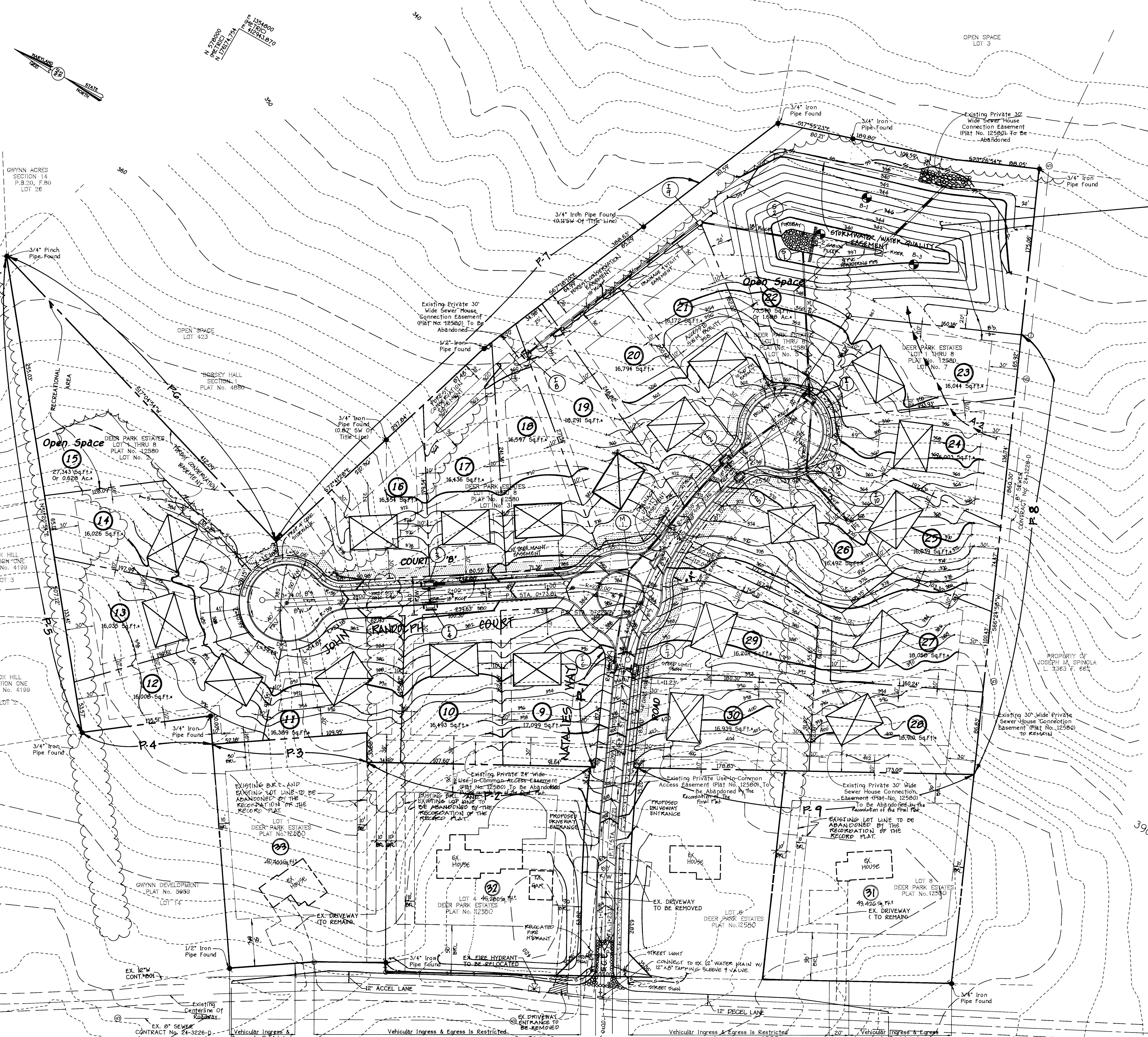
(A Resubdivision of Deer Park Estates
Lots 1, 2, 3, 4, 5, 7 & 8 Plat No. 12580)

TAX MAP 24 GRID 21
PARCEL 999
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: DECEMBER 10, 1997
SHEET 2 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10775 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21114
4101 461 - 2855

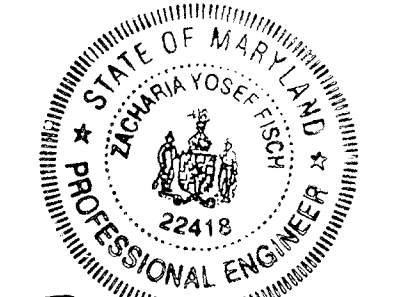
3056/PRELIMINARY PLAN SH22.DWG

P-98-13



PUBLIC RETENTION
STORMWATER MANAGEMENT
FACILITY
HAZARD CLASS 'A'

HOWARD COUNTY
PLANNING DIRECTOR 11/17/98
DAI



Zacharia J. Ficht

**SCHEMATIC GRADING, LANDSCAPING
AND SEDIMENT CONTROL PLAN
LOT 9 THRU 33
DEER PARK ESTATES**

(A Resubdivision of Deer Park Estates
Lots 1, 2, 3, 4, 5, 7, 8, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33)
Plat No. 12580

TAX MAP 24 GRID 21
PARCEL 391
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: DECEMBER 10, 1997
SHEET 3 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10725 BALDWIN NATIONAL FREE
ELLSWORTH CITY, MARYLAND 21042
4101 461 - 2855

3056 PRELIMINARY PLAN SH2.DWG

P-98-13