

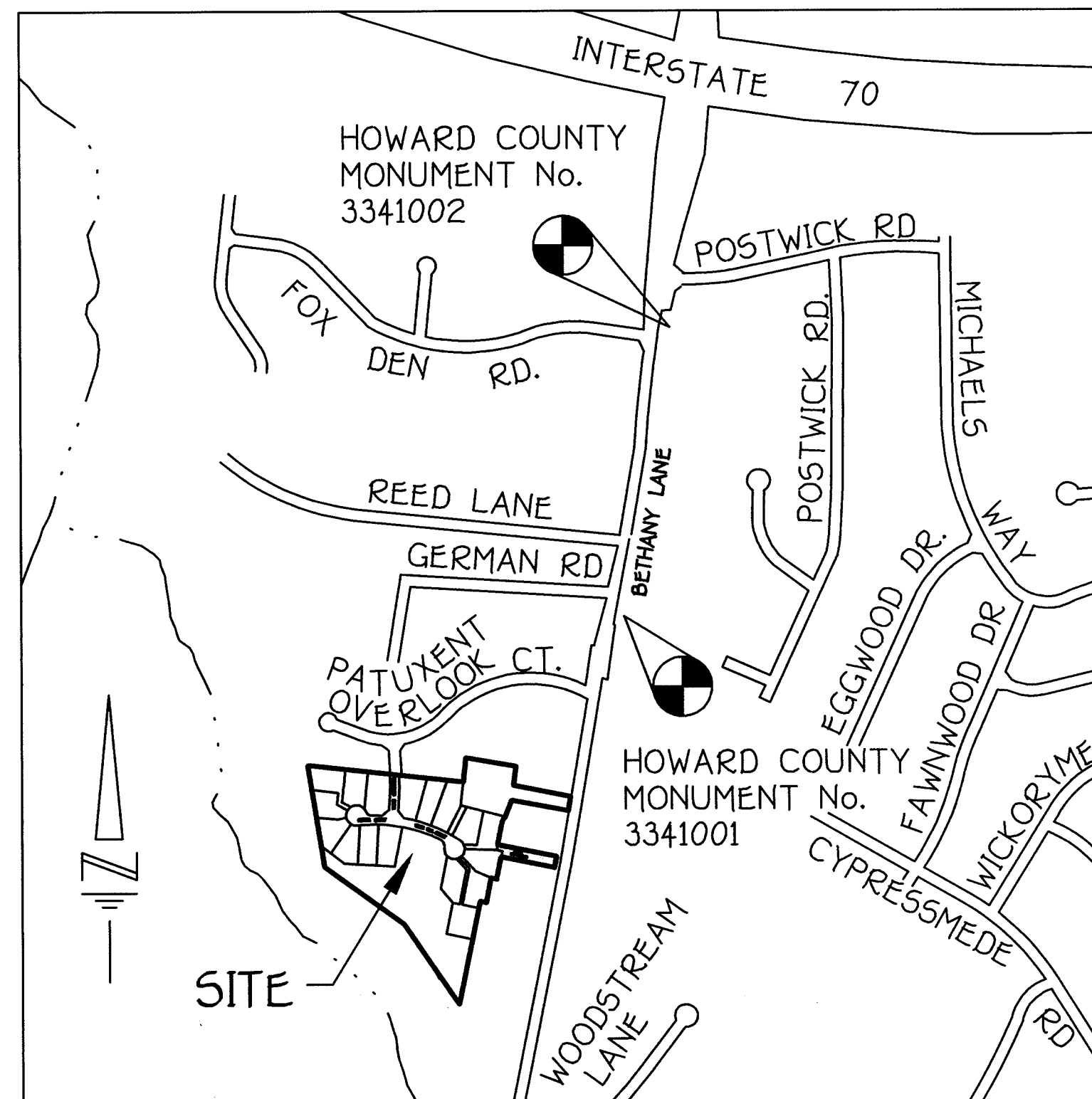
U.S. EQUIVALENT COORDINATE TABLE			METRIC COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
30	589215.539	1352064.885	30	179993.256	412101.201
33	589863.088	1352294.715	33	179791.217	412166.538
36	589772.217	1352205.841	36	179762.940	412153.165
39	589821.347	135176.710	39	179772.906	411930.925
59	589818.126	1352483.295	59	179776.924	412237.733
60	589867.174	1352493.008	60	179791.874	412240.893
63	589918.986	1352234.917	63	179807.667	412162.027
64	590021.142	1352253.147	64	179838.804	412168.193
69	590381.381	1352867.286	69	181355.769	255980.151
70	590372.254	1352981.066	70	181353.079	256005.407
184	529448.736	840127.732	184	161376.299	256007.509
194	589669.545	1352157.967	194	179731.637	412138.573
196	589664.343	1352184.473	196	179730.051	412146.652
197	589766.923	1352230.290	197	179761.318	412160.617
242	589569.201	1351824.904	242	179701.052	412037.055
261	590194.254	1352085.353	261	179891.568	412116.440
265	529847.819	839882.300	265	161435.986	255935.680
275	529811.378	839998.393	275	161426.482	256032.025
277	52954.985	839980.557	277	161396.492	256026.588
278	529451.442	840102.888	278	161377.124	256063.875
285	529333.274	840106.730	285	161341.106	256063.046
293	590092.176	1352073.991	293	179860.455	412112.965
304	590268.812	1351402.984	304	179914.294	411908.453

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

PRELIMINARY PLAN FOR GERMAN PROPERTY

LOTS 7 THRU 25 & PARCEL 'A'
(A RESUBDIVISION OF LOTS 5 & 6 GERMAN PROPERTY PLAT NO. 12074)

ZONING "R-20"
TAX MAP No. 17 PARCEL : 132

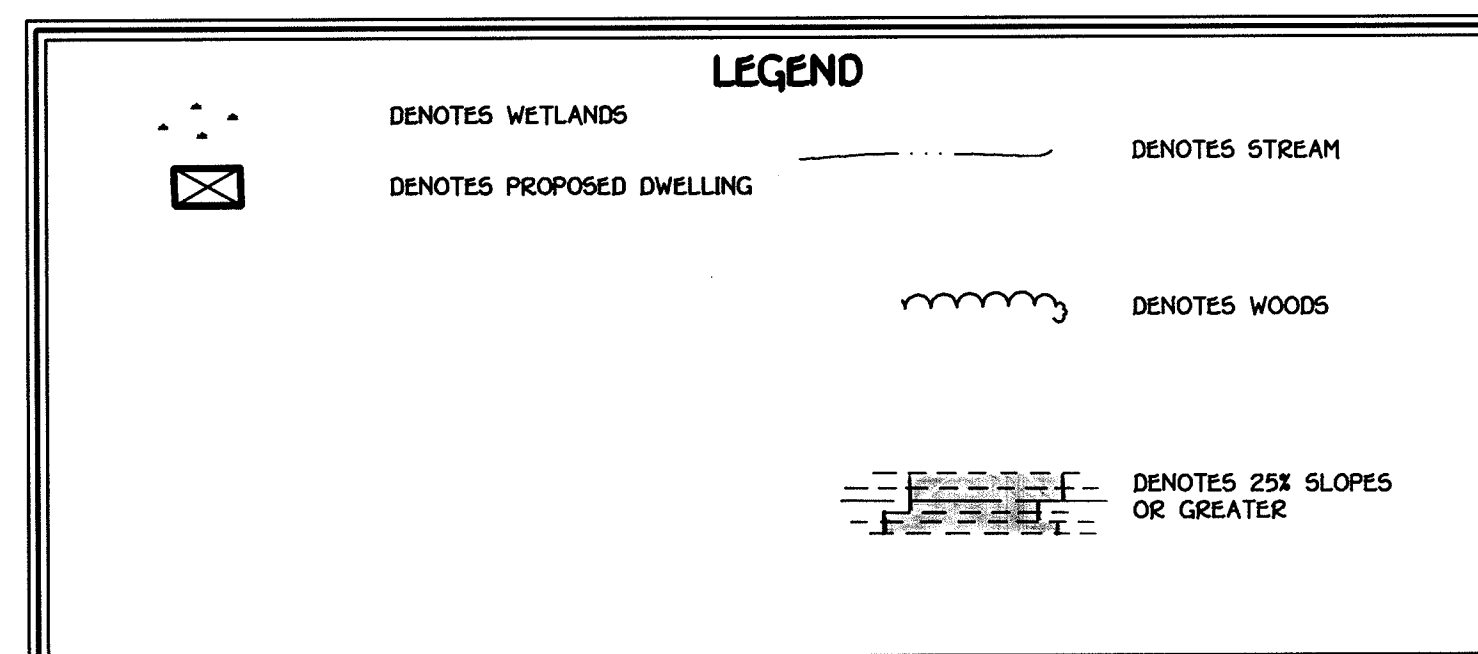


VICINITY MAP
SCALE 1"=600'

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED "R-20" PER 10/18/1993 COMPREHENSIVE ZONING.
 - TOTAL AREA OF PROPERTY = 11.594 AC. + 2.509 AC. (AREA OF LOT 5 PLAT NO. 12074) = 14.103 AC.
 - AREA OF PROPOSED BUILDABLE LOTS: 8.757 AC.
 - AREA OF ROAD RIGHT-OF-WAY: 0.830 AC.
 - TOTAL NO. OF BUILDABLE LOTS: 18
 - TOTAL NO. OF OPEN SPACE LOTS TO BE RECORDED = 1
 - TOTAL AREA OF OPEN SPACE LOTS = 4.227 AC.
 - TOTAL NO. OF NON-BUILDABLE PARCELS = 1
 - TOTAL AREA OF NON-BUILDABLE PARCELS = 0.289 AC.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3341001 AND NO. 3441002.
 - 3341001 N 590226.900
 - E 1352616.662
 - 3441002 N 592133.631
 - E 1352934.470
 - 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 5/10/96 UNDER 5 96-07.
 - THE WETLANDS AND FOREST WERE DELINEATED BY M.A. DIRCKS CO. AND APPROVED UNDER 5 96-07.
 - THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 1995 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 5/10/1996.
 - PREVIOUS FILE NUMBERS: F 83-37 - VP 83-82, F 96-112 & WP 96-77.
 - NO CEMETERIES EXIST ON THE PROPERTY.
 - OPEN SPACE REQUIREMENTS:
 - MINIMUM LOT SIZE = 14,000 SQ. FT.
 - AREA OF OPEN SPACE REQUIRED = 11.594 AC. X 30% = 3.478 AC.
 - AREA OF OPEN SPACE PROVIDED = 4.227 AC.
 - STREET TREES AND LANDSCAPING TREES WILL BE SHOWN AT FINAL PLAN STAGE.
 - THE AREA OF PROPOSED LOT NO. 22 (PREVIOUS LOT NO. 5 PLAT #12074) IS NOT COUNTED TOWARDS OPEN SPACE OBLIGATIONS.

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
9	17,912 sq. ft.	1,826 sq. ft.	16,086 sq. ft.
18	17,424 sq. ft.	1,600 sq. ft.	15,824 sq. ft.
20	15,639 sq. ft.	949 sq. ft.	14,690 sq. ft.
22	112,792 sq. ft.	3,500 sq. ft.	109,292 sq. ft.



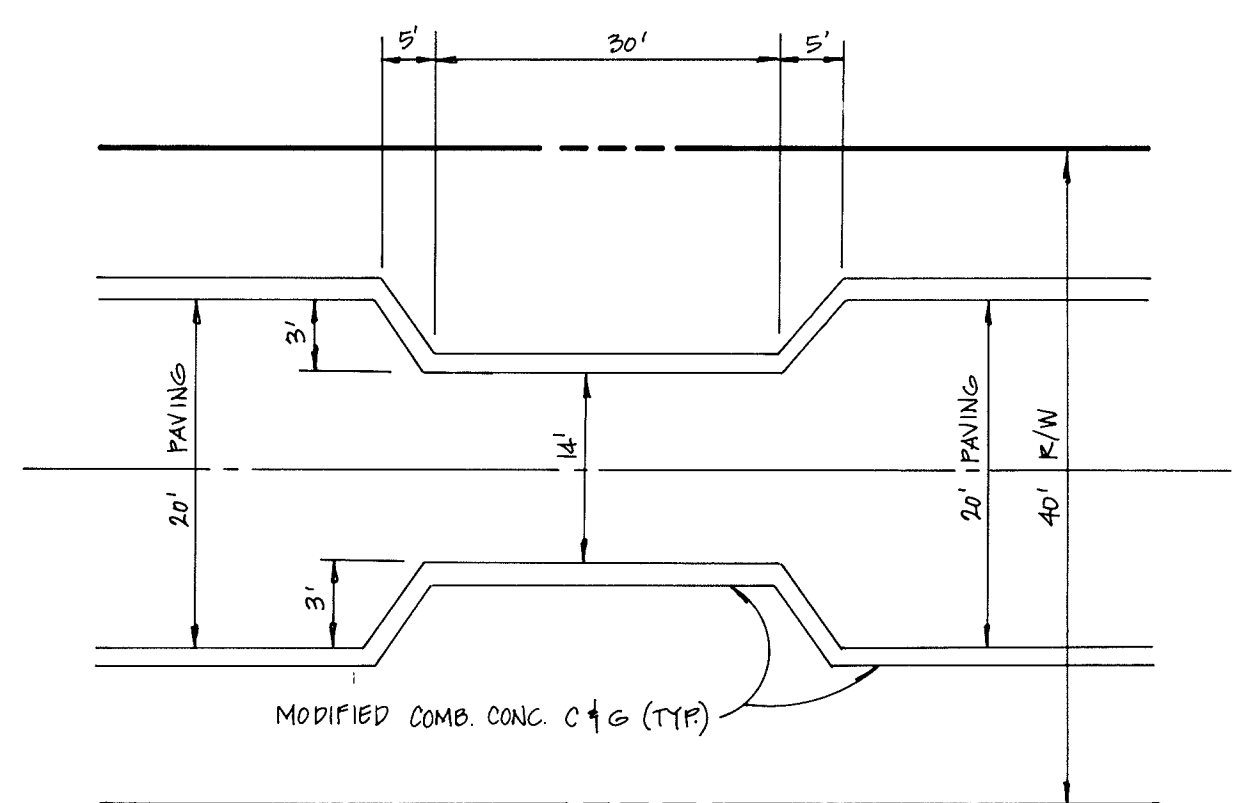
DEVELOPER
GERMAN PROPERTY PARTNERSHIP
P.O. BOX 1371
ELICOTT CITY, MARYLAND 21041

OWNER
CHARLES P. GERMAN
3062 BETHANY LANE
ELICOTT CITY, MARYLAND 20723

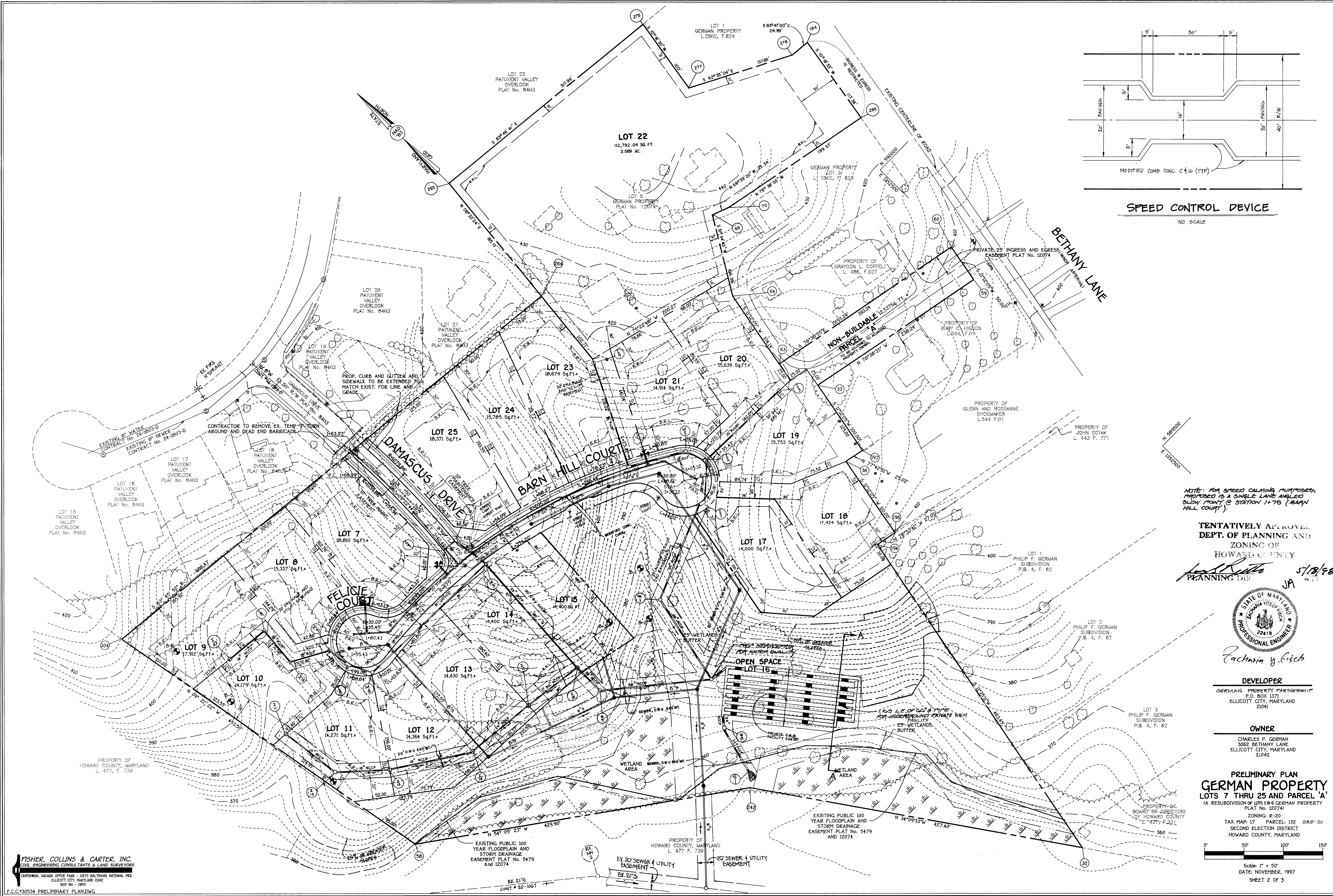


TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Zacharia J. Frisch 5/18/98
PLANNING DIRECTOR DATE

TITLE SHEET
GERMAN PROPERTY
LOTS 7 THRU 25 & PARCEL 'A'
(A RESUBDIVISION OF LOTS 5 & 6 GERMAN PROPERTY PLAT NO. 12074)
ZONING: R-20
TAX MAP: 17 PARCEL: 132
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET 1 OF 3



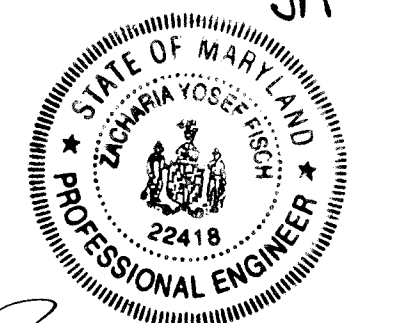
SPEED CONTROL DEVICE
NO SCALE



NOTE: FOR SPEED CALMING PURPOSES, PROPOSED IS A SINGLE LANE ANGLED SLOW POINT @ STATION 1+75 (BARN HILL COURT).

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

John R. ... 5/18/98
PLANNING DIV. JA



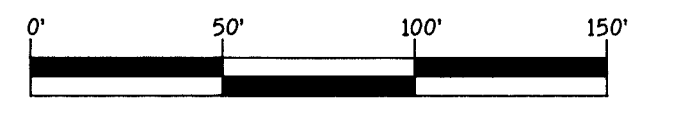
Zachary E. Eiseb

DEVELOPER
GERMAN PROPERTY PARTNERSHIP
P.O. BOX 1371
ELLCOTT CITY, MARYLAND
21041

OWNER
CHARLES P. GERMAN
3062 BETHANY LANE
ELLCOTT CITY, MARYLAND
21042

PRELIMINARY PLAN
GERMAN PROPERTY
LOTS 7 THRU 25 AND PARCEL A
(A RESUBDIVISION OF LOTS 5 & 6 GERMAN PROPERTY PLAT No. 12074)

ZONING: R-20
TAX MAP: 17 PARCEL: 132 GRIP: 20
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



Scale: 1" = 50'
DATE: NOVEMBER, 1997
SHEET 2 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONFIDENTIAL SOURCE OFFICE PHONE: 10272 BALTIMORE NATIONAL PLACE
ELLCOTT CITY, MARYLAND 21042
410 961-2855

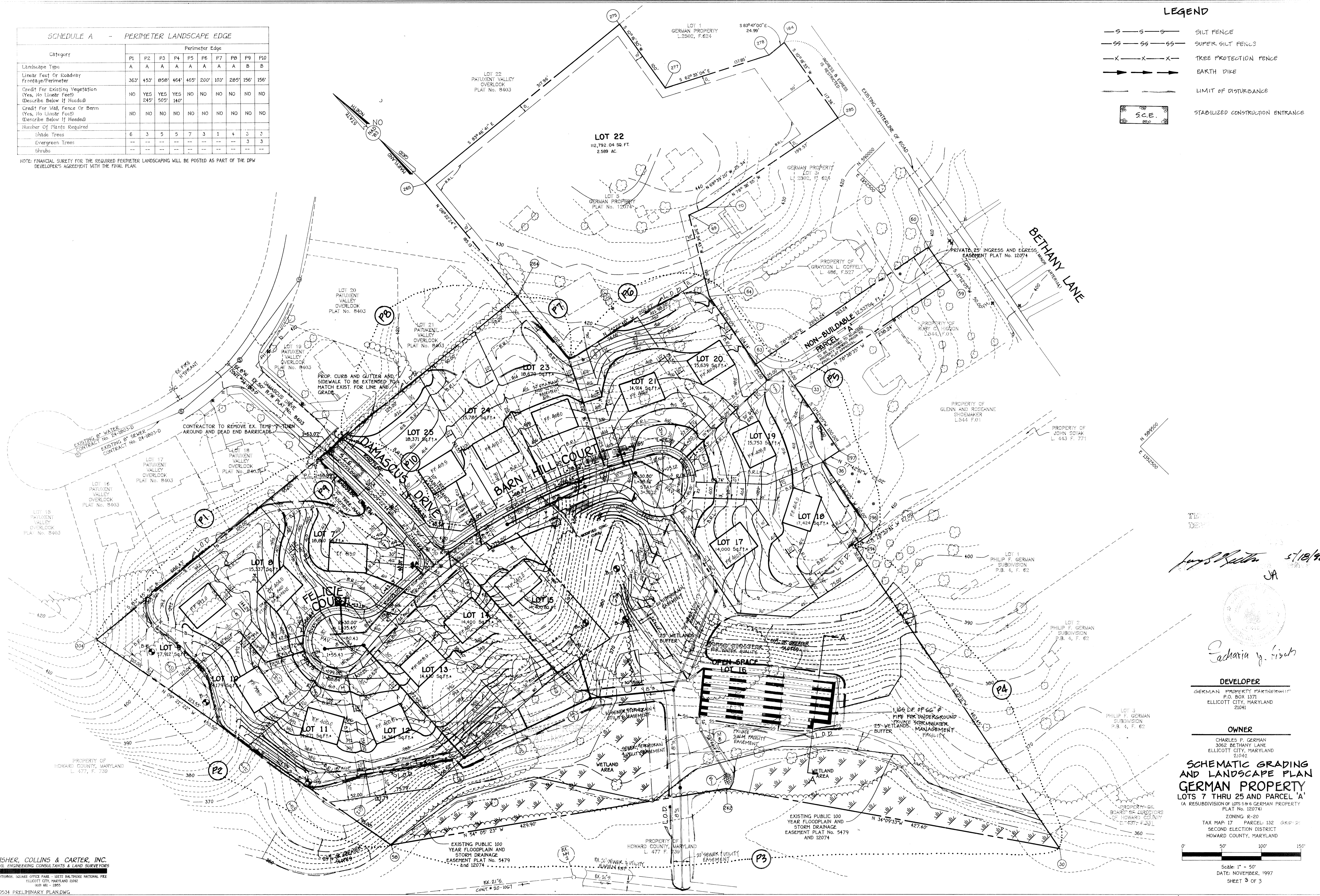
F.C.C.-30534 PRELIMINARY PLAN.DWG

Category	Perimeter Edge									
	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10
Landscape Types	A	A	A	A	A	A	A	A	B	B
Linear Feet Or Roadway Frontage/Perimeter	363'	453'	858'	464'	465'	200'	103'	285'	156'	156'
Credit For Existing Vegetation (Yes, No Linear Feet) (Describe Below If Needed)	NO	YES 245'	YES 505'	YES 140'	NO	NO	NO	NO	NO	NO
Credit For Wall, Fence Or Berm (Yes, No Linear Feet) (Describe Below If Needed)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Number Of Plants Required										
Shade Trees	6	3	5	5	7	3	1	4	3	3
Evergreen Trees	--	--	--	--	--	--	--	--	3	3
Shrubs	--	--	--	--	--	--	--	--	--	--

NOTE: FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT WITH THE FINAL PLAN.

LEGEND

- S—S—S— SILT FENCE
- SS—SS—SS— SUPER SILT FENCES
- X—X—X— TREE PROTECTION FENCE
- >—>—>— EARTH DIKE
- — — — — LIMIT OF DISTURBANCE
- S.C.E. STABILIZED CONSTRUCTION ENTRANCE



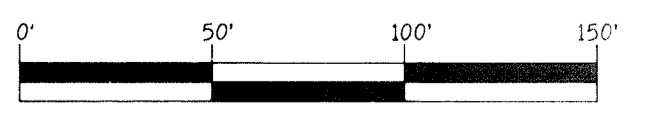
Sacharia J. Fisch 5/18/98
JA



DEVELOPER
GERMAN PROPERTY PARTNERSHIP
P.O. BOX 1371
ELLCOTT CITY, MARYLAND
21041

OWNER
CHARLES P. GERMAN
3062 BETHANY LANE
ELLCOTT CITY, MARYLAND
21042

SCHEMATIC GRADING AND LANDSCAPE PLAN
GERMAN PROPERTY
LOTS 7 THRU 25 AND PARCEL 'A'
(A RESUBDIVISION OF LOTS 5 & 6 GERMAN PROPERTY PLAT No. 12074)
ZONING: R-20
TAX MAP: 17 PARCEL: 132 GRID: 2
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



Scale: 1" = 50'
DATE: NOVEMBER, 1997
SHEET 3 OF 3