

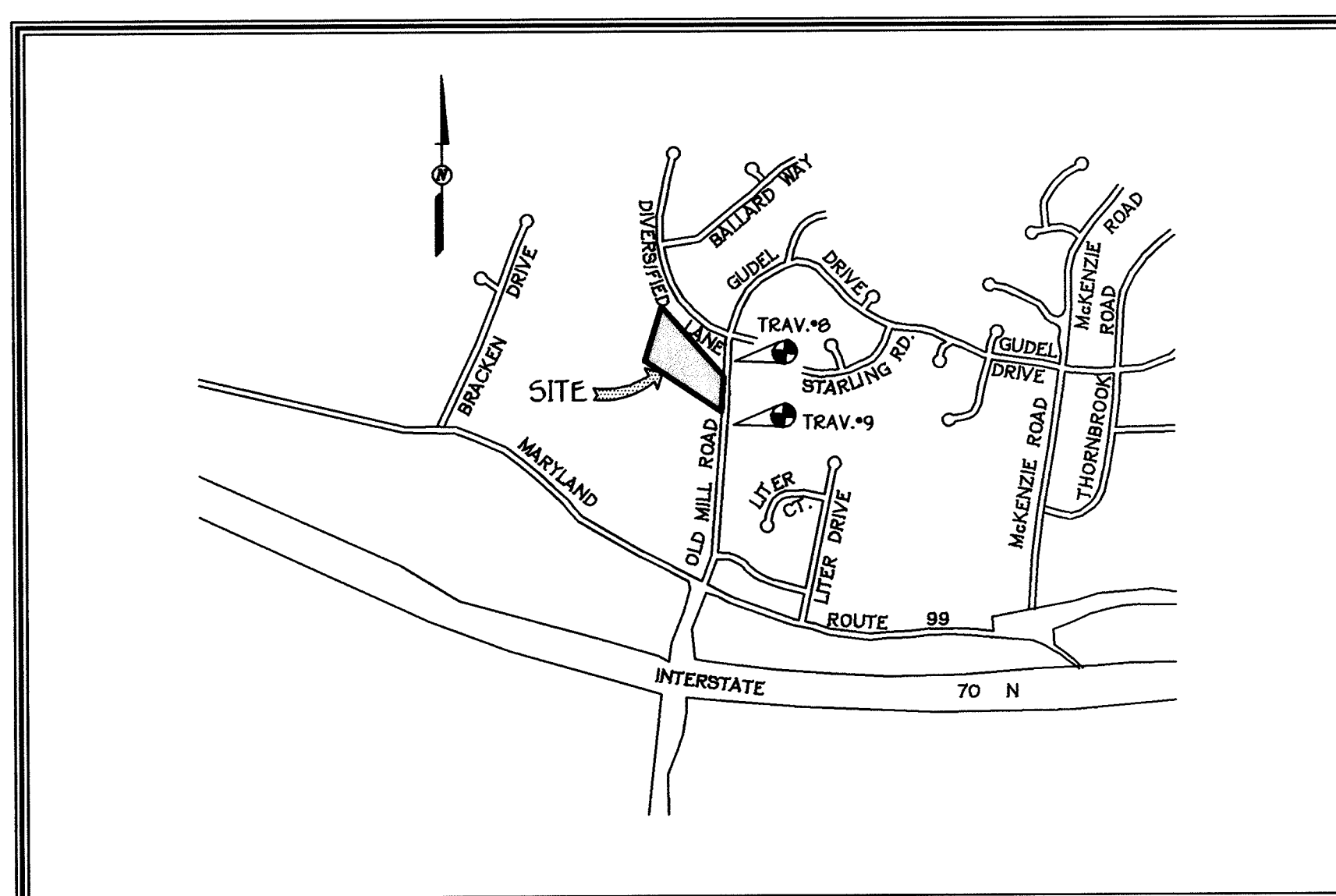
SHEET INDEX	
No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	LANDSCAPING, SCHEMATIC GRADING & SEDIMENT CONTROL PLAN

PRELIMINARY PLAN FOR OLD MILL OVERLOOK

LOTS 1 THRU 12 & PARCELS 'A' & 'B'
ZONING "R-20"
TAX MAP No. 17 PARCEL NO. 29

U.S. EQUIVALENT COORDINATE TABLE			METRIC COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
233	596007.002	1352866.224	233	181663.298	412354.450
1114	596459.609	1353010.824	1114	181801.277	412400.962
1108	595994.725	1353492.392	1108	181629.076	412345.306
1117	595981.971	1353519.246	1117	181619.092	412353.674
1118	595950.095	1353499.476	1118	181527.080	412346.246
1116	595980.312	1353467.011	1116	181533.242	412337.570

MINIMUM LOT SIZE CHART				
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
7	16,335 sq. ft.	2,080 sq. ft.	14,255 sq. ft.	14,255 sq. ft.



VICINITY MAP
SCALE 1"=600'

- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED "R-20" PER 10/18/1993 COMPREHENSIVE ZONING.
 - TOTAL AREA OF PROPERTY = 5.956 AC.^a
 - AREA OF PROPOSED BUIDABLE LOTS: 2.981 AC.^a
 - AREA OF ROAD RIGHT-OF-WAY: 0.867 AC.^a
 - TOTAL NO. OF BUIDABLE LOTS: 9
 - TOTAL NO. OF OPEN SPACE LOTS TO BE RECORDED = 3
 - TOTAL AREA OF OPEN SPACE LOTS = 2.026 AC.^a
 - TOTAL NO. OF NON-BUIDABLE PARCELS = 2
 - TOTAL AREA OF NON-BUIDABLE PARCELS = 0.082 AC.^a
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3341001 AND NO. 3441002.

17EA	N 594357.629	E 1357919.340
17EB	N 593813.908	E 1357319.952

TRAVERSE POINTS SET BY FISHER, COLLINS AND CARTER, INC. BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS.

TRAV. #8	N 595539.972	E 1353490.686
TRAV. #9	N 595935.799	E 1353525.198
 - 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 THE TRAFFIC GROUP AND APPROVED BY HOWARD COUNTY ON 5/16/97 UNDER 5 97-13.
 - THE FOREST WAS DELINEATED BY ECO-SCIENCE PROFESSIONALS AND APPROVED UNDER 5 97-13.
 - THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 1997 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 5/16/1997.
 - PREVIOUS FILE NUMBER: 5 97-13.
 - NO CEMETERIES EXIST ON THE PROPERTY.
 - OPEN SPACE REQUIREMENTS:
 - MINIMUM LOT SIZE = 14,000 SQ. FT.
 - AREA OF OPEN SPACE REQUIRED = 5.956 AC. X 30% = 1.787 AC.^a
 - AREA OF OPEN SPACE PROVIDED = 2.026 AC.^a
 - NON-CREDITED OPEN SPACE AREA (OPEN SPACE LOT D) = 0.059 AC.^a
 - CREDITED OPEN SPACE AREA (OPEN SPACE LOTS 6 AND 12) = 1.967 AC. ^a
 - STREET TREES AND LANDSCAPING TREES WILL BE SHOWN AT FINAL PLAN STAGE.
 - NON-BUIDABLE PARCELS 'A' & 'B' ARE CREATED FOR ACCESS TO THE ADJACENT HOLLOWMAN & KELLER PROPERTIES. UPON RECORDATION OF THE PLAT, PARCEL 'A' SHALL BE CONVEYED TO THE KELLER PROPERTY AND PARCEL 'B' SHALL BE CONVEYED TO THE HOLLOWMAN PROPERTY.

LEGEND			
—S—S—S—	DENOTES SILT FENCE	—•••••	DENOTES LIMIT OF DISTURBANCE
☒	DENOTES PROPOSED DWELLING	~~~~~	DENOTES WOODS LINE
-x-x-x-	DENOTES FENCE LINE	S.C.E.	DENOTES STABILIZED CONSTRUCTION ENTRANCE
—x—x—x—	DENOTES 15%-24.9% SLOPES		

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTONAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
(410) 464-2255

OWNER
MR. DAVID BREDENBURG, EXECUTOR
NAGENCAST ESTATE
1176 CATON ROAD
HAMPSTEAD, MARYLAND 21074

DEVELOPER
BETC PARTNERSHIP
P.O. BOX 1371
ELLICOTT CITY, MARYLAND 21041

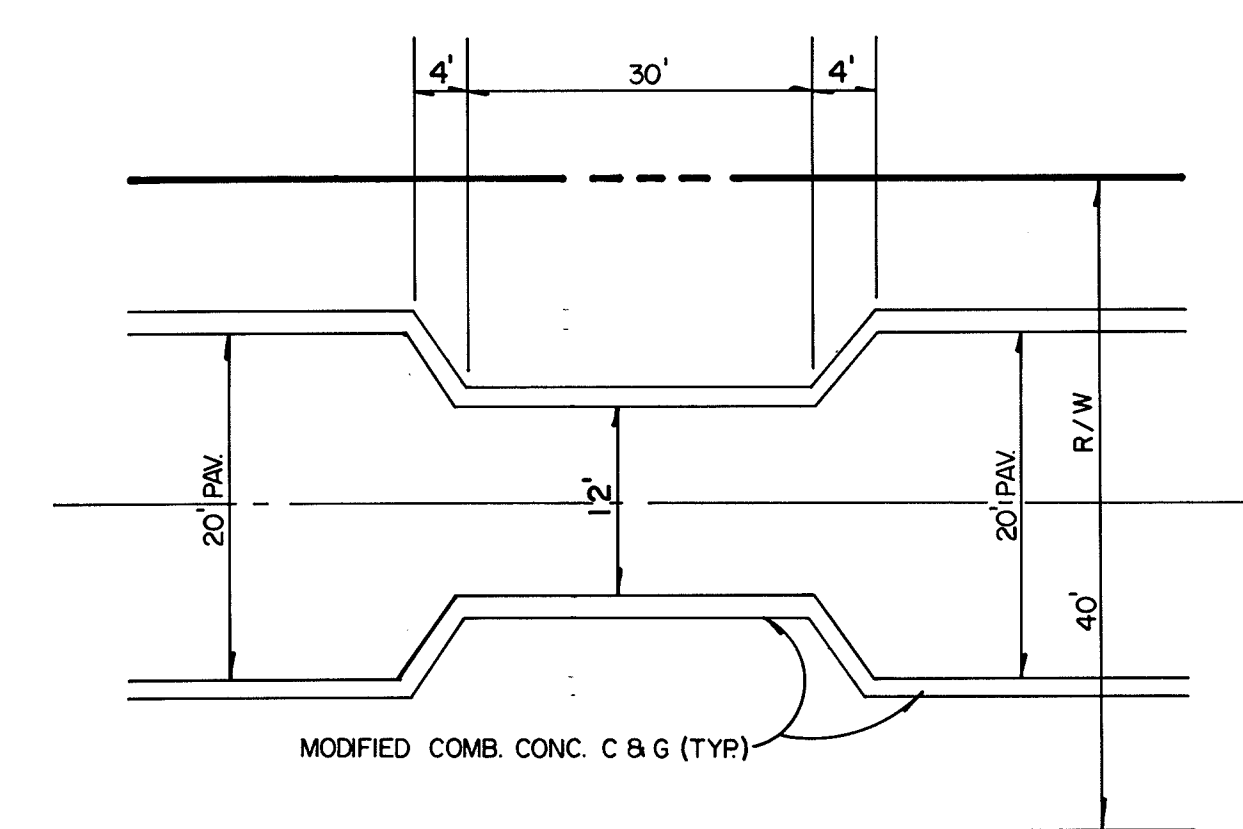
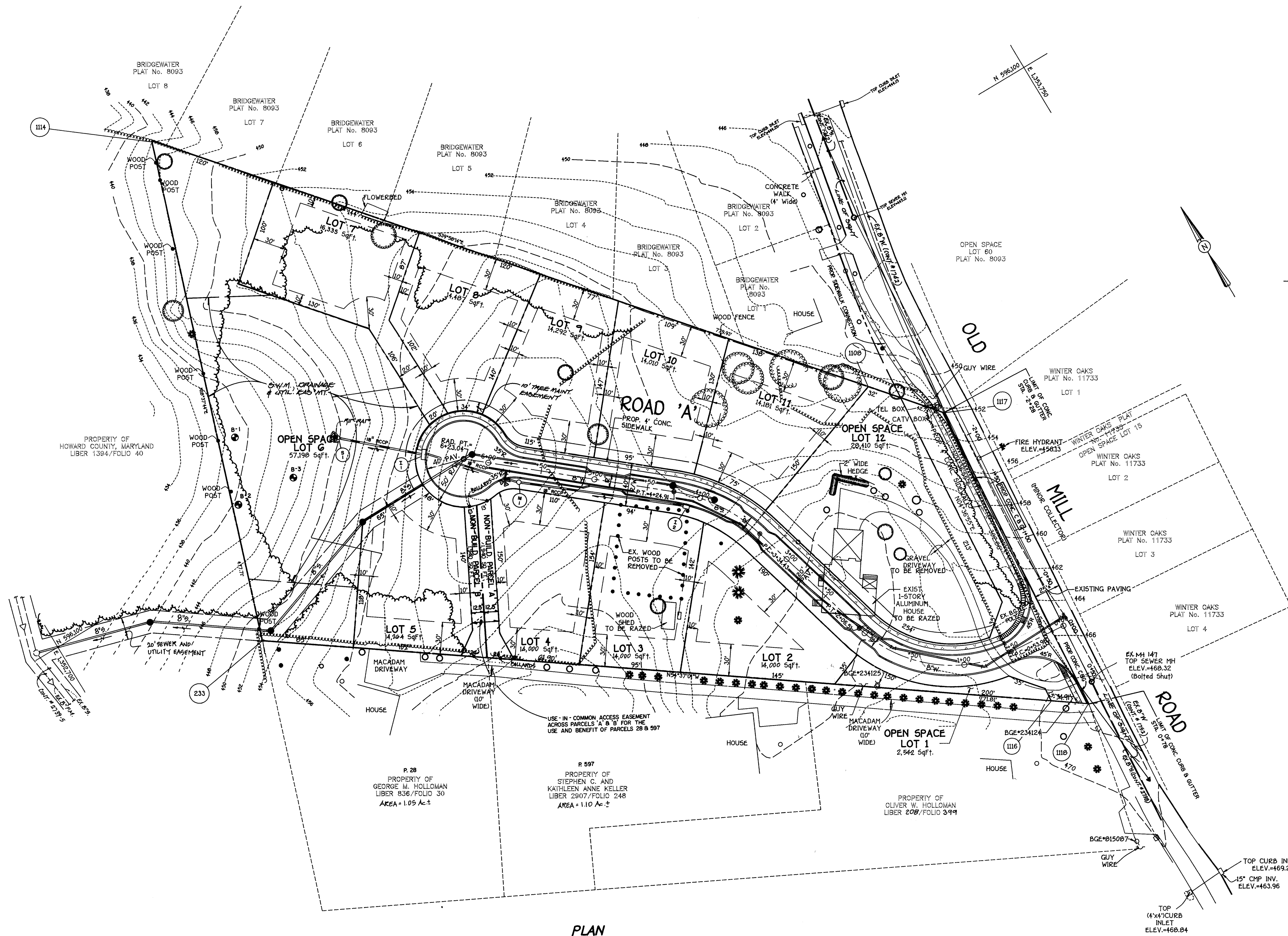


Zacharia Y. Lisch

APPROVED
DATE: 11/10/98
JA

OLD MILL OVERLOOK
LOTS 1 THRU 12 & PARCELS 'A' & 'B'
ZONED R-20
TAX MAP NO. 17 PARCEL NO. 29
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: MARCH 28, 1998
SHEET 1 OF 3

HORIZONTAL CURVE DATA				
CURVE NO.	STA. TO STA.	RADIUS	LENGTH	DELTA
1	0+53.96 TO 2+06.51	125'	152.55'	69°55'26"
2	3+34.43 TO 4+24.91	150'	90.48'	34°33'39"

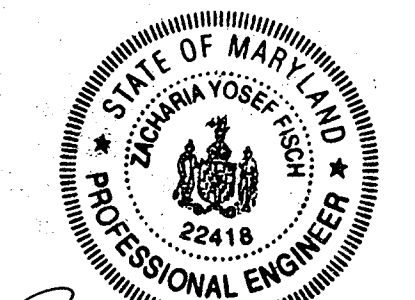


SPEED CONTROL DEVICE
NO SCALE

PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Janet R. Smith PLANNING DIRECTOR
3/16/98 DATE



PRELIMINARY PLAN
OLD MILL OVERLOOK
LOTS 1 THRU 12 AND PARCELS 'A' & 'B'
ZONING: R-20

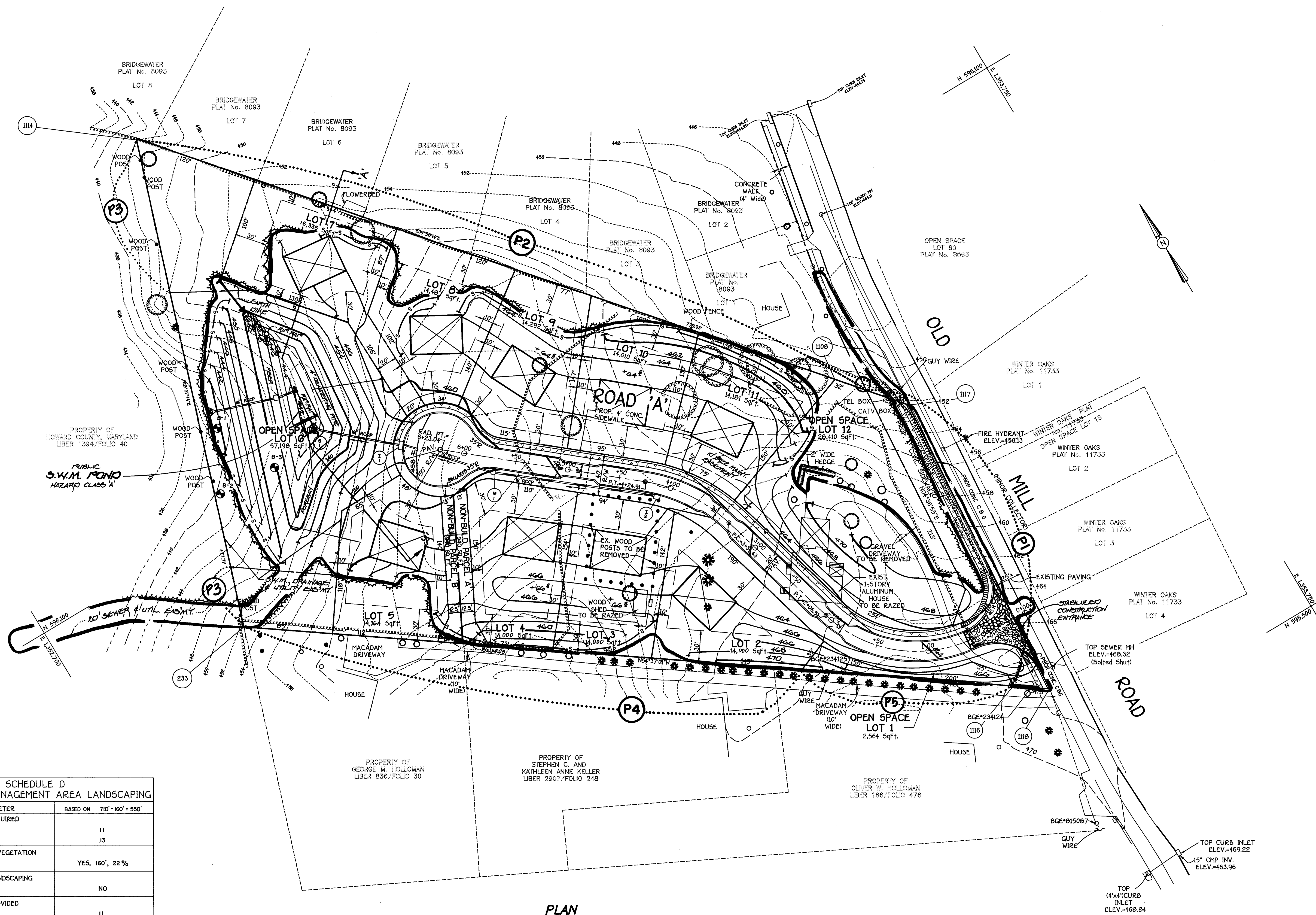
TAX MAP No: 17 PARCEL No: 29
2nd. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH 26, 1998
SHEET 2 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
4101 461 - 2895

OWNER
MR. DAVID BREDENBURG, EXECUTOR
NAGENGAST ESTATE
1175 CATON ROAD
HAMPSTEAD, MARYLAND 21074

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

HORIZONTAL CURVE DATA				
CURVE NO.	STA. TO STA.	RADIUS	LENGTH	DELTA
1	0+53.96 TO 2+06.51	125'	152.55'	69°55'26"
2	3+34.43 TO 4+24.91	150'	90.48'	34°33'39"



HOUSE ELEVATIONS		
LOT NO.	FIRST FLOOR	BASEMENT ELEVATION
2	466.0	457.0
3	464.0	455.0
4	464.0	455.0
5	463.0	454.0
7	460.0	451.0
8	464.0	455.0
9	464.0	455.0
10	464.0	455.0
11	464.0	455.0

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
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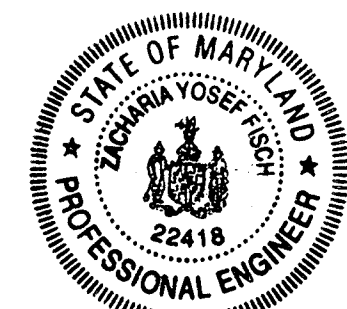
Janet K. ... 6/10/98
PLANNING DIRECTOR DATE

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	BASED ON 710' - 850' - 550'
NUMBER OF TREES REQUIRED	
SHADE TREES	11
EVERGREEN TREES	13
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES, 160', 22%
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES PROVIDED	
SHADE TREES	11
EVERGREEN TREES	13
OTHER TREES (2:1 SUBSTITUTION)	-

Category	Perimeter Edge				
	P1	P2	P3	P4	P5
Landscape Type	A	A	A	A	C
Linear Feet Or Roadway Frontage/Perimeter	213'	739'	210'	937'	200'
Credit For Existing Vegetation (Yes, No Linear Feet) (Describe Below If Needed)	YES 213'	YES 425'	YES 180'	YES 160'	NO
Credit For Wall, Fence Or Berm (Yes, No Linear Feet) (Describe Below If Needed)	NO	NO	NO	NO	NO
Number Of Plants Required					
Shade Trees	0	5	0	6	5
Evergreen Trees	--	--	--	--	10
Shrubs	--	--	--	--	--

NOTE: FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED AS PART OF THE 12% DEVELOPER'S AGREEMENT.

PLAN
SCALE: 1" = 50'



Zacharia J. Fisch

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SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
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ZONING: R-20
TAX MAP No: 17 PARCEL No: 29
2nd. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH 28, 1998
SHEET 3 OF 3

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