



PERMITS LANDSCAPE ANALYSIS

PERMITS	LINEAR FEET	BUFFER TYPE	TREES REQUIRED/ SWAGE EVERGREEN
West - Northwest	900	8' Edge of Type 'W' Edge	14 0
Along Old Columbia Pike	100	10' of Type 'W' Edge	2 0
East - Southeast	1,100	8' Edge of Type 'W' Edge	14 0
Along wooded open space (wooded area only)	200	10' Edge	0 0
Along wooded open space (open area only)	100	10' Edge	0 0
Lot to Old York	100	Type 'W' Edge	1 1
Lot to Old York	100	Type 'W' Edge	1 1
Storm Facility	100	Type 'W' Edge	3 4

Notes: 10' buffer to be provided at Final Plan stage. Developer will be responsible for this at Final Plan stage. Storm Facility: 10' buffer to be provided at Final Plan stage. Developer will be responsible for this at Final Plan stage. Street trees: Along Old Columbia Pike and Stone House Court street trees shall be provided at Final Plan stage in accordance with Chapter V of the Howard County Landscape Manual. Street trees to be provided in addition to the required buffer planting street trees.

SYMBOL NAME

B-F	BRANDYWINE LOAM, 8 TO 15% SLOPES, MODERATELY ERODED
B-C2	BRANDYWINE LOAM, 8 TO 15% SLOPES, MODERATELY ERODED
B-C3	BRANDYWINE LOAM, 8 TO 15% SLOPES, SEVERELY ERODED
B-F	BRANDYWINE LOAM, 25 TO 40% SLOPES
H-2	HATBORO GILT LOAM
M-2F	MONTALTO AND RELAY VERY STONY GILT LOAM, 20 TO 40% SLOPES
K-2C	KELLY GILT LOAM, 8 TO 15% SLOPES, MODERATELY ERODED

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	7,300 sq ft	1,200 sq ft	6,040 sq ft

NOTE: FOR CROSS SECTION 100 YEAR FLOODPLAIN D.A.M.

- GENERAL NOTES
- THIS PLAN IS A PROPOSED SUBDIVISION OF PARCEL 220 (LINES 1317, 1302 & 1314 AC).
 - SITE DEVELOPMENT DATA: ZONE: R-ED (GROSS) 16,000 S.F. MIN. EACH LOT. DENSITY: 1 LOT PER 16,000 S.F. GROSS AREA. PROPOSED DEVELOPMENT: 16 LOTS. EXISTING DEVELOPMENT: 1 LOT. TOTAL DEVELOPMENT: 17 LOTS. DENSITY TABULATION: 17 LOTS / 16,000 S.F. GROSS AREA = 1.06 LOTS PER ACRE. OPEN SPACE REQUIRED (25% OF GROSS AREA): 4,000 S.F. OPEN SPACE PROVIDED: 4,000 S.F. AREA OF PROPOSED ROADS RIGHT-OF-WAY: 0.91 AC.
 - PROPOSED BUILDABLE LOTS: 11 (16,000 S.F. MIN. EACH LOT). AREA OF PROPOSED LOTS: 176,000 S.F. OPEN SPACE PROVIDED (25% OF GROSS AREA): 4,000 S.F. AREA OF PROPOSED ROADS RIGHT-OF-WAY: 0.91 AC. * DOES NOT INCLUDE "NON-CREDITED" OPEN SPACE (0.16 AC).
 - ALL ASPECTS OF THIS PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SPECIFIED.
 - SETBACK FROM INTERNAL LOT LINE FOR STRUCTURES SHALL BE IN ACCORDANCE WITH SECTION 107D.4.(1)-(3).
 - RECREATION OPEN SPACE IS NOT REQUIRED (SEC. 16.122(A)(4)).
 - TOPOGRAPHY AND EXISTING OFF-SITE STRUCTURES AREA FROM HOWARD COUNTY TOWN MAP. BOUNDARY IS BASED ON DEED PLOTTING. VERTICAL DATUM BASED ON NAD 27.
 - BUILDABLE LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
 - BASED ON THE STUDY OF 2-27-97 PERFORMED BY EXPLORATION RESEARCH, INC., THERE ARE NO AREAS OF NON-TIDAL WETLANDS ON THE SUBJECT PROPERTY.
 - TRAFFIC STUDY PREPARED BY LEE CLIMMINGS AND ASSOC., INC. (12/11/1997) AND APPROVED WITH 597017.
 - TO MINIMIZE OR ELIMINATE IMPACTS OF FOREST AND OTHER RESOURCES, THE PROPOSED CONSTRUCTION PRACTICES AND POST-CONSTRUCTION MAINTENANCE STRATEGIES SHALL BE DONE IN ACCORDANCE WITH THE HOWARD COUNTY FOREST CONSERVATION MANUAL.
 - THERE IS NO CEMETERY ON THIS SITE AS INDICATED BY THE CEMETERY INVENTORY LIST AND MAPS.
 - EXISTING WATER AND SEWER IS FROM CONTRACT NOS. 31-S AND 542-S.
 - THE STORM WATER MANAGEMENT WILL BE PROVIDED BY A PERMANENT POOL/RETENTION POND.
 - THE EXISTING SPECIAL EXCEPTION USE (BA CASES 94-55E AND 95-43E) ON PROPOSED LOT 11 SHALL BE TERMINATED PRIOR TO THE RECORDATION OF THIS FINAL PLAN FOR THIS PROJECT.
 - DISTURBANCES TO THE STREAM BUFFER SHOWN ON THIS PLAN (OUTCALL FOR 500) ARE NECESSARY AS ALLOWED UNDER SECTION 16.116(C).
 - SEDIMENT CONTROL WILL BE PROVIDED IN ACCORDANCE WITH 1994 WETLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AT THE FINAL SITE DEVELOPMENT PLAN STAGE. TYPICAL SHEET WILL BE PROVIDED.
 - EXISTING WELL TO BE FILLED WITH GRAVEL AND CAPPED WITH CONCRETE TO MEET ALL APPLICABLE STANDARDS (WITHIN 6 MONTHS OF RECORDATION).
 - ANY DRY WELL LOCATED DURING THE COURSE OF DEVELOPMENT/CONSTRUCTION SHALL BE FILLED AND CAPPED TO HEALTH DEPARTMENT STANDARDS WITHIN 6 MONTHS OF PLAN RECORDATION. ANY SUBSTANTIAL CHANGE IN THE DRY WELL SHALL BE NOTICED PRIOR TO FILLING AND CAPPING THE DRY WELL.
 - SEE ALSO DPE FILE: 9-97-17 APPROVAL ON 3/27/98 BY P.B. CASE NO. 318 5-27-17 FOR 11 800 LOTS WAS APPROVED ON 3/22/98 BY P.B. CASE NO. 318 WHICH ALSO REQUIRES THE DELETION OF A PROPOSED BECD ON LOT 1 AND THAT THE BOUNDARY OF THE LOT BE BUFFERED FROM OLD COLUMBIA PIKE BY LANDSCAPE PLANTING TYPE "B" NEAR THE NORTHEAST SIDE AND REAR OF THE UNIT.
 - DENIED REQUEST TO WAIVE SECTIONS 16.116 (A)(1) AND 16.145 (C) (3) TO NOT BE REQUIRED TO DELINEATE WETLANDS AND STREAM BUFFERS ON THE SECTION PLAN AND SUBSEQUENT PLANS AND PLATS.
 - The floodplain limits shown are preliminary and must be finalized per Design Manual at Final stage.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY.

PLANNING DIRECTOR DATE 3/22/99

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC	PC STA.	PT STA.
1	50'	40°32'00"	35.19'	1+00	1+35.19 (PRC)
2	50'	40°32'00"	35.19'	1+35.19 (PRC)	1+70.38
3	45'	30°00'00"	22.67'	3+00	3+70.60
4	45'	30°00'00"	22.67'	4+10	4+70.60

LIGHT LOCATION/SPACING SCHEDULE

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE	COMMENTS
SEARS HOUSE CT.	0+00	15'	100-WATT HPS W/SH	
SEARS HOUSE CT.	3+12	14'	"TRADITIONAL"	
SEARS HOUSE CT.	4+40	20'	POST TOP FIXTURE MOUNTED ON A 14' BUNKER FOUNDATION POLE	(SEE PLAN)
SEARS HOUSE CT.	7+00	15'		

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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DEVELOPER -
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PRELIMINARY PLAN
MILL TOWNE OVERLOOK
TAX MAP 25 GRID 13 PARCEL 220
L 1207 P 440
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	R-ED	94110
DATE	TAX MAP No.	SHEET
MARCH 10, 1999	25	1 OF 1