

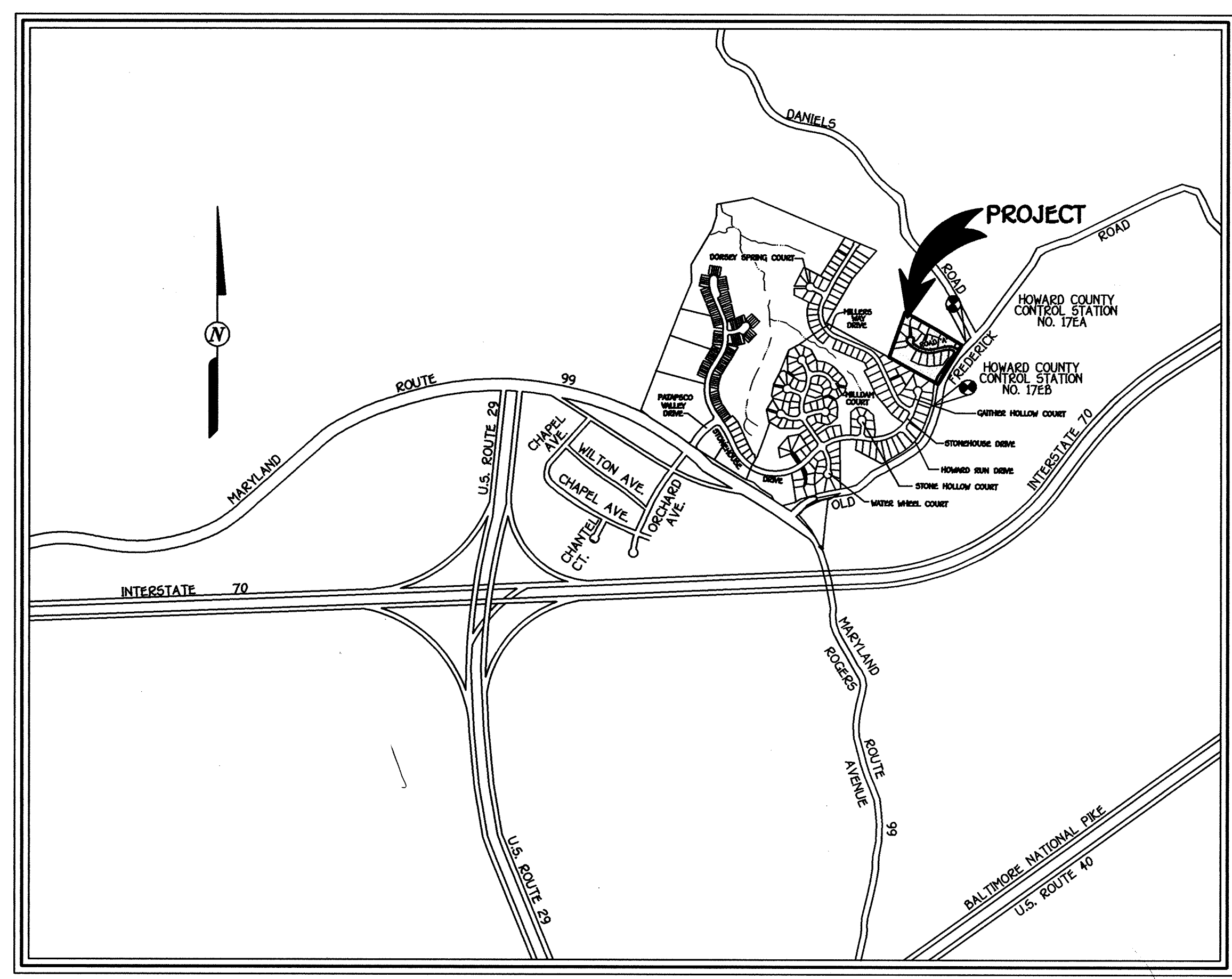
SHEET INDEX	
No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN

COORDINATE TABLE		
POINT	NORTH	EAST
1490	596,397.669	1,366,334.137
471	596,961.336	1,366,536.136
27	596,798.853	1,366,823.811
126	596,702.175	1,366,994.539
132	596,543.582	1,367,261.234
280	596,060.342	1,366,942.985

PRELIMINARY PLAN FOR
REINHARDT PROPERTY
LOTS 1 THRU 20
ZONING "R-20"
TAX MAP: 18 GRID: 7 PARCEL: 9
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
ROAD 'A'	PUBLIC ACCESS PLACE	40'

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	16,321 SQ. FT.*	2,310 SQ. FT.*	14,011 SQ. FT.*
6	16,178 SQ. FT.*	2,102 SQ. FT.*	14,076 SQ. FT.*
9	15,916 SQ. FT.*	1,433 SQ. FT.*	14,483 SQ. FT.*
10	15,493 SQ. FT.*	1,417 SQ. FT.*	14,076 SQ. FT.*



VICINITY MAP
 SCALE 1" = 1200'

- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED "R-20" PER 10/18/1993 COMPREHENSIVE ZONING.
 - TOTAL AREA OF PROPERTY = 10.31 AC.*
 - a) AREA OF PROPOSED BUILDABLE LOTS: 5.99 AC.*
 - b) AREA OF ROAD RIGHT-OF-WAY: 1.22 AC.*
 - c) TOTAL NO. OF BUILDABLE LOTS: 18
 - d) TOTAL NO. OF OPEN SPACE LOTS TO BE RECORDED = 2
 - e) TOTAL AREA OF OPEN SPACE LOTS = 3.10 AC.*
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17EA AND NO. 17EB.
 - 17EA N 128180.5724 (METERS)
 - E 413772.7247 (METERS)
 - 17EB N 180994.8448 (METERS)
 - E 413227.8979 (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 UNDER 5 98-08.
 - THE FOREST WAS DELINEATED BY ECO-SCIENCE PROFESSIONALS, INC. AND APPROVED UNDER 5 98-08.
 - THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 1998 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 SIGNED ON 8/21/98.
 - PREVIOUS FILE NUMBER: 5 98-08
 - NO CEMETERIES EXIST ON THE PROPERTY.
 - OPEN SPACE REQUIREMENTS:
 - a) MINIMUM LOT SIZE = 14,000 SQ. FT.
 - b) AREA OF OPEN SPACE REQUIRED = 10.31 AC. X 30% = 3.09 AC.*
 - c) AREA OF OPEN SPACE PROVIDED = 3.10 AC.*
 - FIELD RUN TOPOGRAPHIC SURVEY BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT AUGUST 1998.
 - STREET TREES WILL BE SHOWN AT FINAL PLAN STAGE.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

[Signature] 6/14/99
 PLANNING DIRECTOR DATE

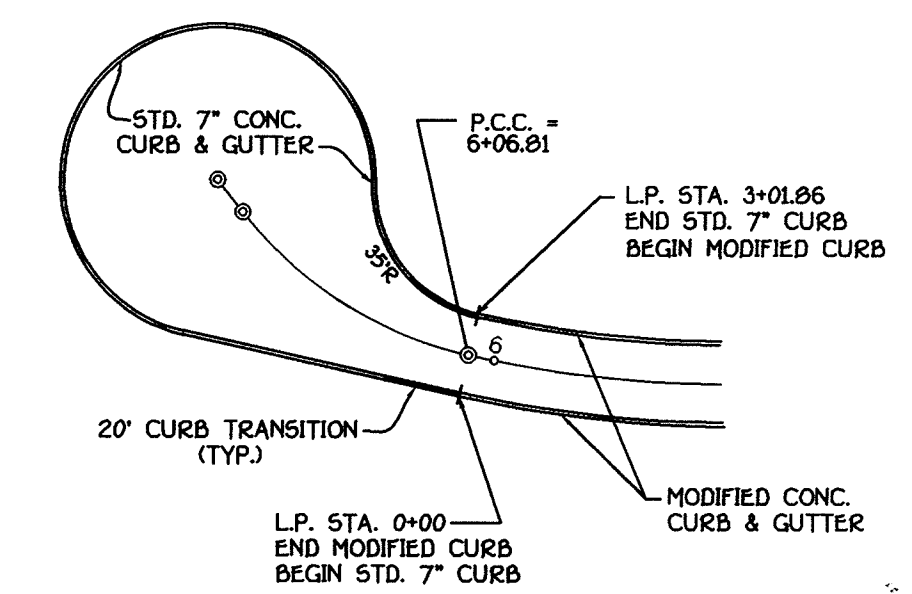
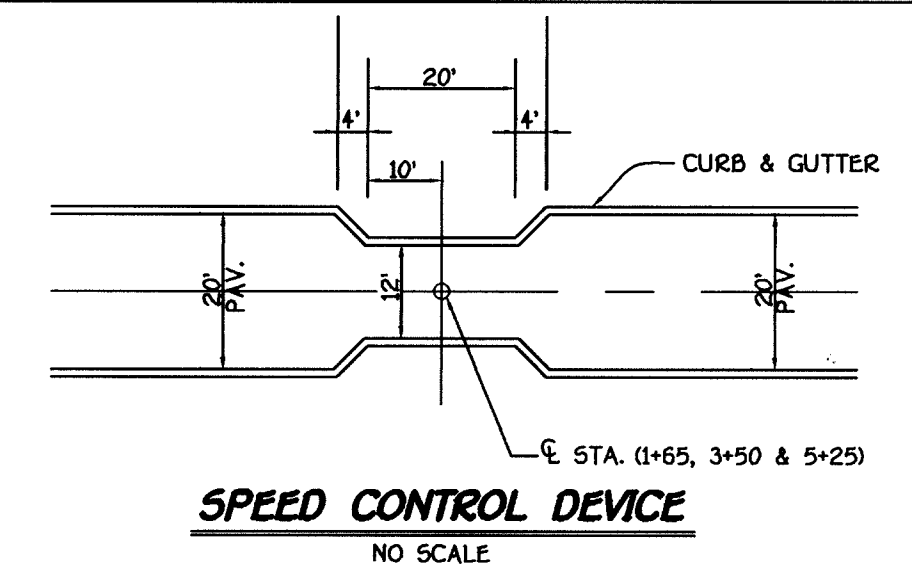


OWNER
 MR. & MRS. ROBERT REINHARDT
 9524 OLD FREDERICK ROAD
 ELLICOTT CITY, MD. 21043

DEVELOPER
 CMF & C
 P.O. BOX 1371
 ELLICOTT CITY, MD. 21041

TITLE SHEET
REINHARDT PROPERTY
 LOTS 1 THRU 20
 ZONED: R-20
 TAX MAP: 18 GRID: 7 PARCEL: 9
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 15, 1999
 SHEET 1 OF 3

E CURVE DATA				
CURVE NO.	STA. TO STA.	RADIUS	LENGTH	DELTA
1	0+46.51 TO 1+76.91	145.00'R	130.40'	51°31'31"
2	3+26.91 TO 6+06.81	315.00'R	279.90'	50°54'36"
3	6+06.81 TO 6+77.40	103.09'R	70.59'	39°13'53"



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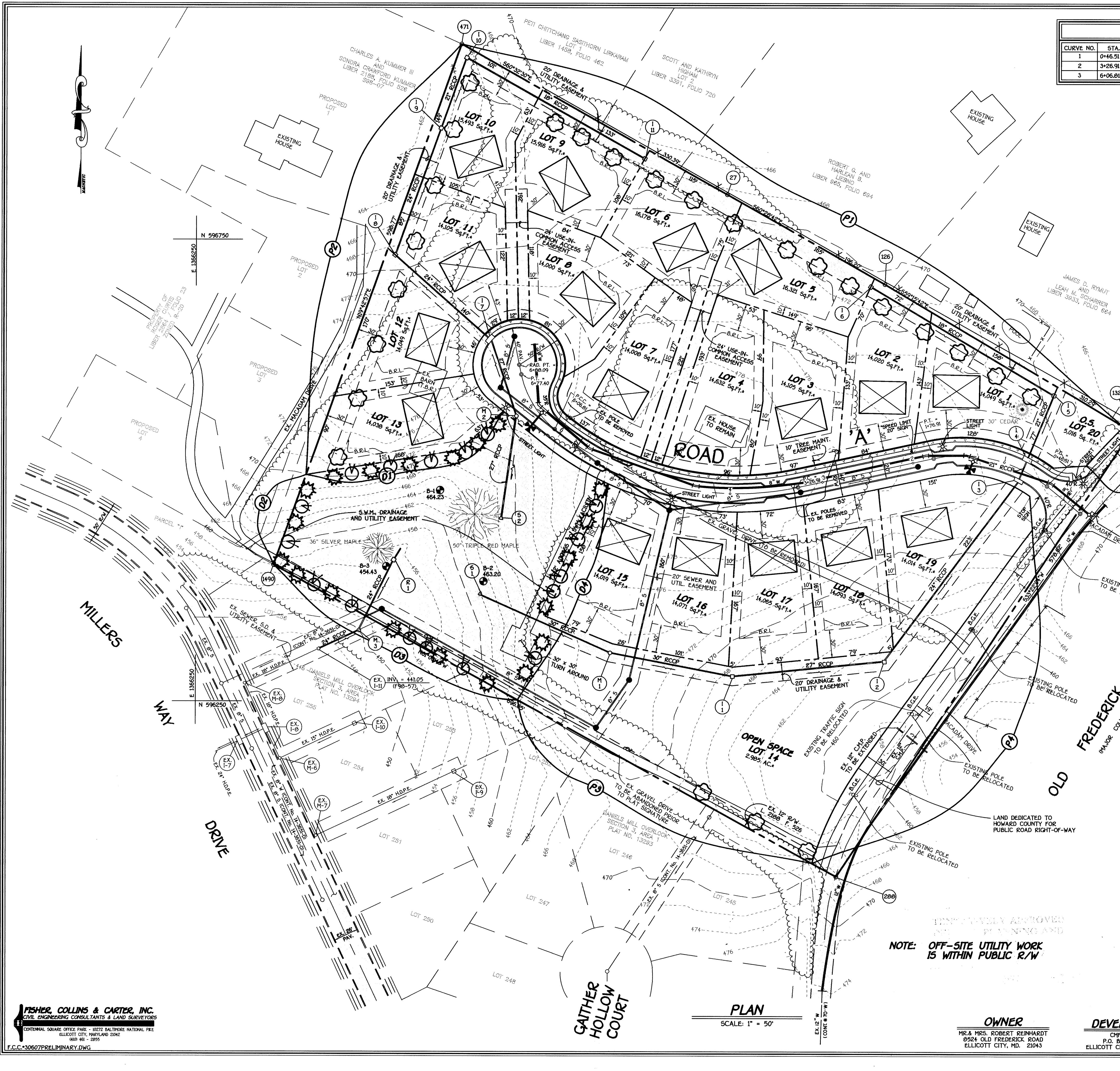
SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING				
LINEAR FEET OF PERIMETER	D1: 231 L.F.	D2: 100 L.F.	D3: 235 L.F.	D4: 250 L.F.
NUMBER OF TREES REQUIRED:				
SHADE TREES	5	2	5	5
EVERGREEN TREES	6	3	6	6
CREDIT FOR EXISTING VEGETATION (NO, YES AND #)	NO	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND #)	NO	NO	NO	NO
NUMBER OF TREES PROVIDED:				
SHADE TREES	5	2	5	5
EVERGREEN TREES	6	3	6	6
OTHER TREES (2:1 SUBSTITUTION)				

SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED AND PROVIDED (SHADE TREES, EVERGREEN TREES, SHRUBS)
P-1	ADJACENT TO PERIMETER	A	830 L.F.	NO	NO	14 - - -
P-2	ADJACENT TO PERIMETER	A	495 L.F.	NO	NO	8 - - -
P-3	ADJACENT TO PERIMETER	A	435 L.F.	YES (245 L.F.)	NO	3 - - -
P-4	ADJACENT TO ROADWAY	B	435 L.F.	NO	NO	* - - -
P-5	ADJACENT TO ROADWAY	B	60 L.F.	NO	NO	* - - -

COMMENTS: * ALONG PERIMETERS P4 AND P5, THE MATERIALS FOR FOREST CONSERVATION PURPOSES WILL BE UPGRADED TO MEET TYPE 'B' LANDSCAPING REQUIREMENTS.



PRELIMINARY PLAN
REINHARDT PROPERTY
LOTS 1 THRU 20
ZONED: R-20
TAX MAP: 18 GRID: 7 PARCEL: 9
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 15, 1999
SHEET 2 OF 3



NOTE: OFF-SITE UTILITY WORK IS WITHIN PUBLIC R/W

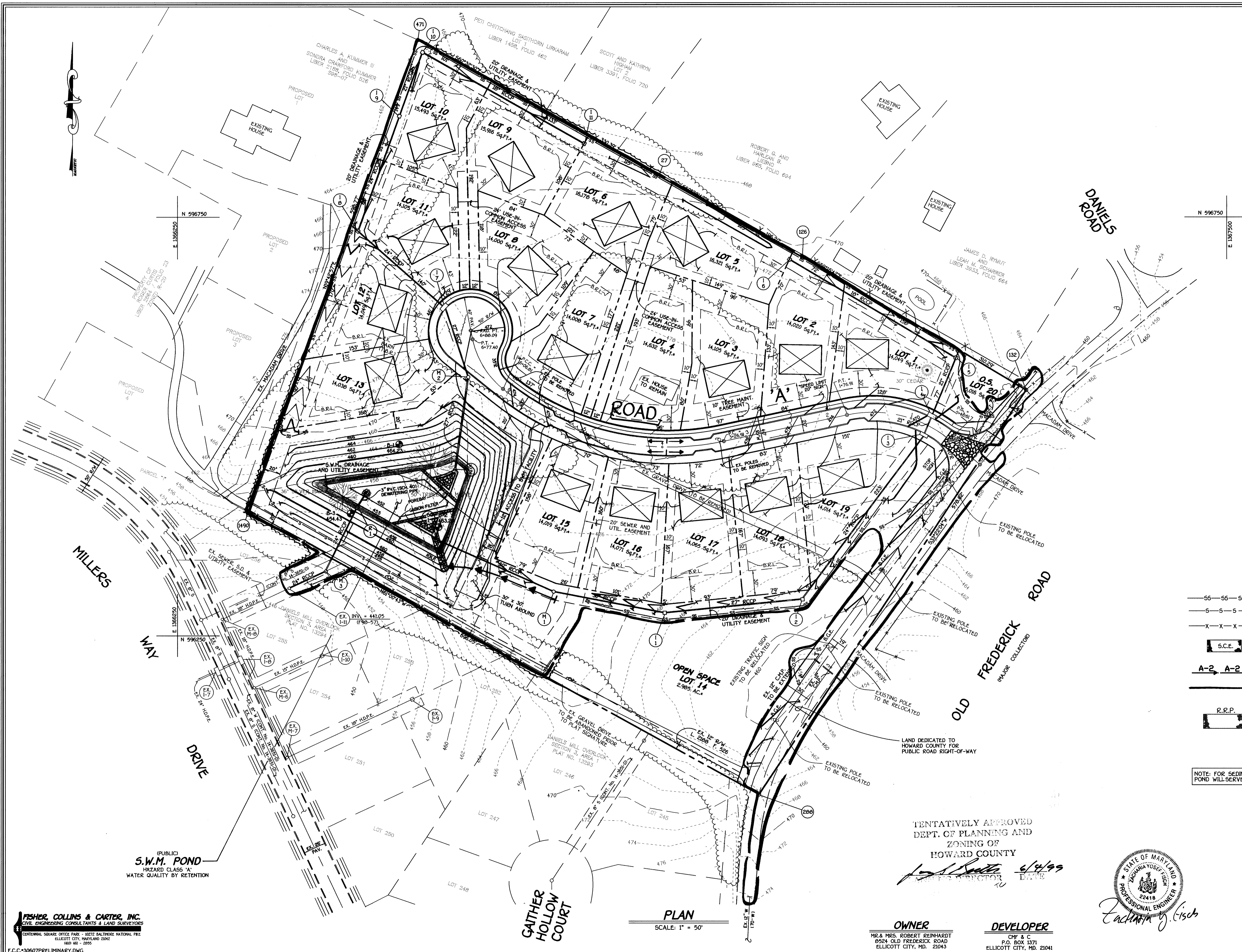
PLAN
SCALE: 1" = 50'

OWNER
MR. & MRS. ROBERT REINHARDT
8524 OLD FREDERICK ROAD
ELlicott CITY, MD. 21043

DEVELOPER
CHF & C
P.O. BOX 1371
ELlicott CITY, MD. 21041

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL OFFICE: PARK - 10272 BALTIMORE NATIONAL FREE
ELlicott CITY, MARYLAND 21042
(410) 461-2855

HOUSE ELEVATIONS		
LOT NO.	FIRST FLOOR	BASEMENT
1	477.0	468.0
2	479.0	470.0
3	480.0	471.0
4	EX. HOUSE	
5	475.0	466.0
6	475.0	466.0
7	480.0	471.0
8	476.0	467.0
9	472.0	463.0
10	471.0	462.0
11	475.0	466.0
12	481.0	472.0
13	481.0	472.0
15	480.0	471.0
16	481.0	472.0
17	481.0	472.0
18	480.0	471.0
19	477.0	468.0



- LEGEND**
- SS—SS—SS— SUPER-SILT FENCE
 - S—S—S— SILT FENCE
 - X—X—X— TREE PROTECTION FENCE
 - S.C.E. STABILIZED CONSTRUCTION ENTRANCE
 - A-2 A-2 EARTH DIKE
 - — — — — LIMIT OF DISTURBANCE
 - R.R.P. RIP-RAP INFLOW PROTECTION

NOTE: FOR SEDIMENT CONTROL, THE PROPOSED S.W.M. POND WILL SERVE AS A SEDIMENT BASIN.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
[Signature] 6/4/99
DIRECTOR



SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
REINHARDT PROPERTY
LOTS 1 THRU 20
ZONED: R-20
TAX MAP: 18 GRID: 7 PARCEL: 9
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 15, 1999
SHEET 3 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2555

PLAN
SCALE: 1" = 50'

OWNER
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