

SHEET INDEX	
No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN SHT 1
3	PRELIMINARY PLAN SHT 2
4	SCHEMATIC GRADING, LANDSCAPE AND SEDIMENT CONTROL PLAN
5	SCHEMATIC GRADING, LANDSCAPE AND SEDIMENT CONTROL PLAN

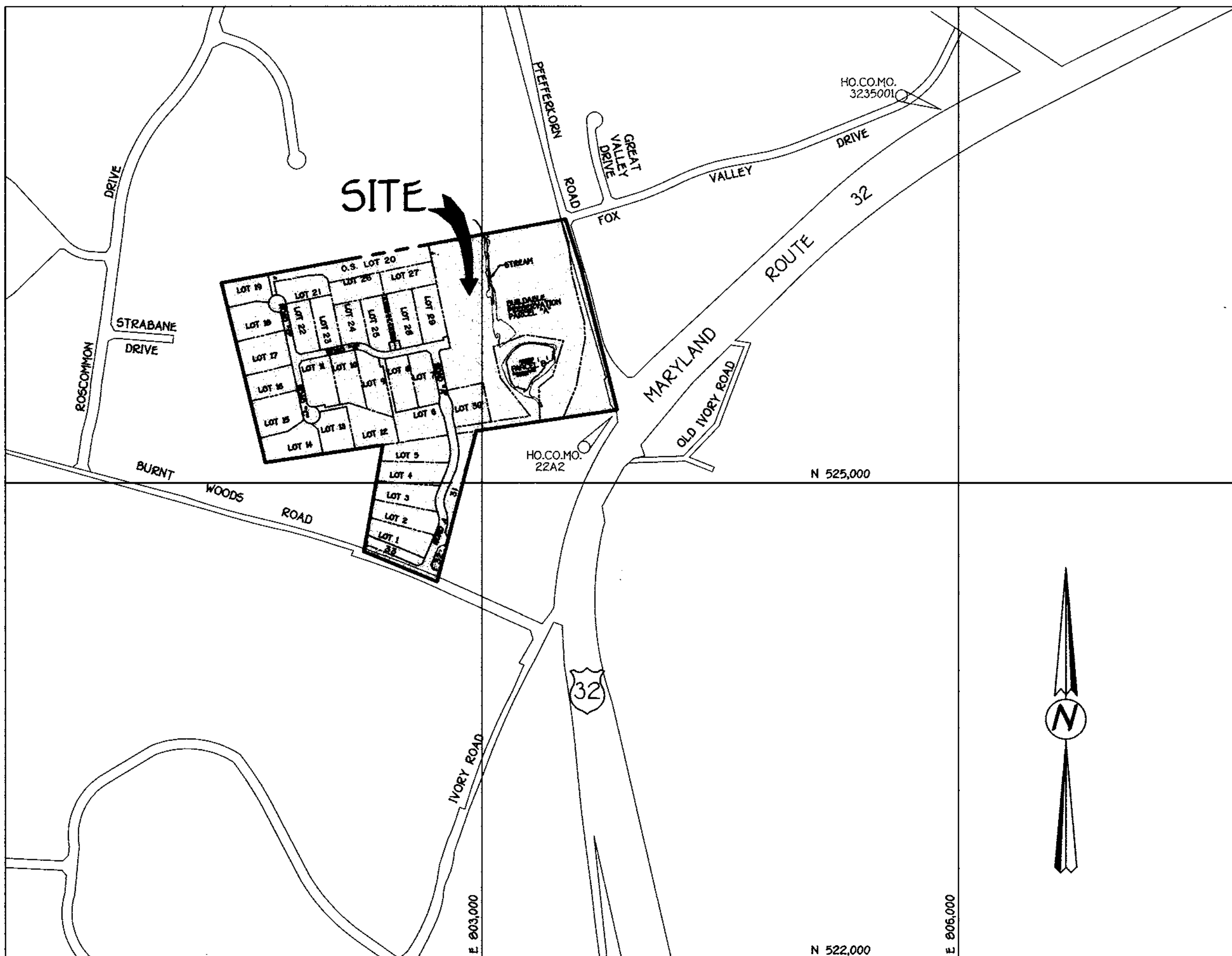
PRELIMINARY PLAN FOR
MOBBERLEY PROPERTY
LOTS 1 THRU 33
AND
PRESERVATION PARCELS 'A' AND 'B'
ZONING "RR-DEO"
TAX MAP No. 22, GRIDS 1 & 7, PARCEL No. 141 & 234
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

U.S. EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST
7419	524322.6632	802716.8053
7424	524524.6094	802288.5794
7434	524412.0290	803453.2463
7441	525033.0383	80715.3989
7442	526448.9988	803493.0751
7446	526156.9087	803582.3842
7450	525320.1829	803785.1915
8102	525318.5524	803773.5825
8104	525265.3214	802255.9459
8105	524347.3783	802723.5014
8106	524524.5455	802292.3038
8109	525128.8174	802405.3122
8110	525032.9984	801715.0965
8112	526094.5676	803468.6443

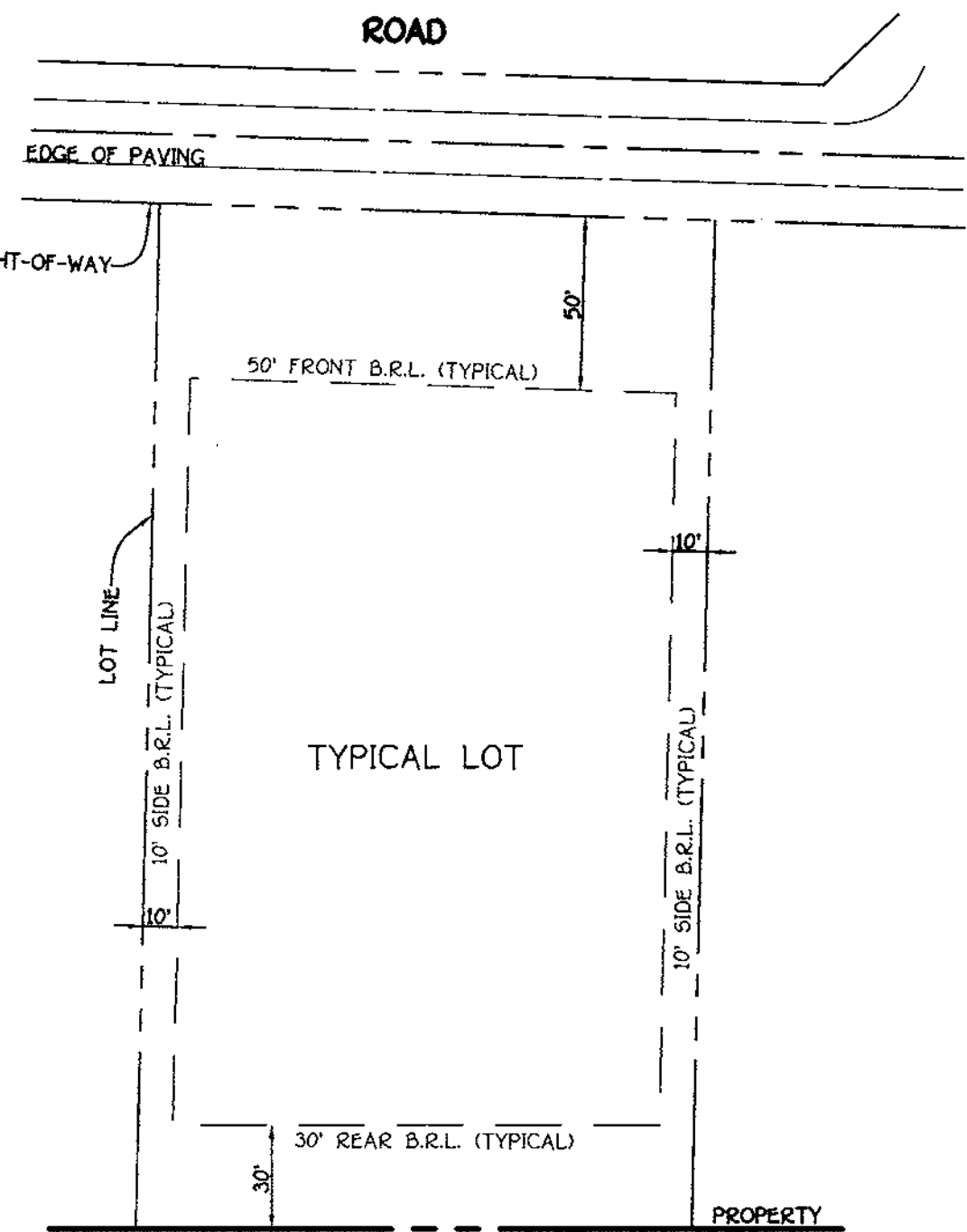
ROAD CLASSIFICATION		
ROAD NAME	CLASSIFICATION	R/W
ROAD 'A'	ACCESS STREET	50'
ROAD 'B'	ACCESS STREET	40'
ROAD 'C'	PUBLIC ACCESS PLACE	40'
ROAD 'D'	PUBLIC ACCESS PLACE	40'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	117.81	150.00	45°00'00"	62.13	N 01°04'46" E	114.81
C2	107.44	136.79	45°00'00"	56.66	S 01°04'46" W	104.70
C3	182.80	300.00	34°54'47"	94.34	N 06°07'22" E	179.93
C4	121.23	150.00	45°00'00"	64.15	S 78°10'50" E	117.96
C5	115.56	143.03	45°00'00"	61.15	N 78°10'24" W	112.45

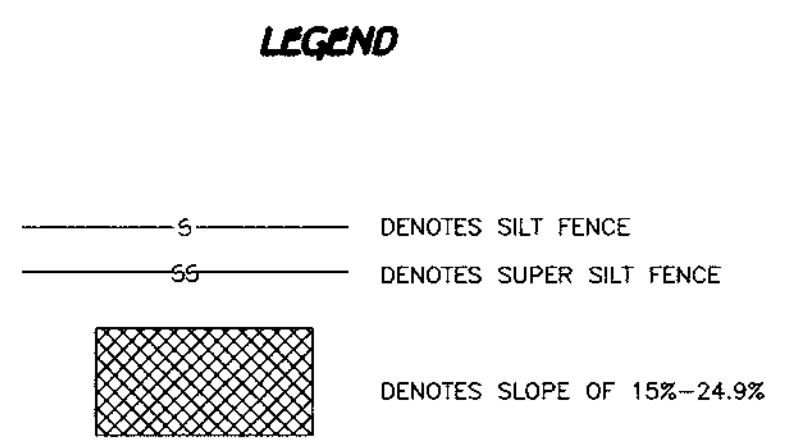
- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED "RR-DEO".
 - TOTAL AREA OF PROPERTY = 62.29 AC.
 a) AREA OF PROPOSED BUILDABLE LOTS: 32.52 AC.
 b) AREA OF ROAD RIGHT-OF-WAY: 6.90 AC.
 c) TOTAL NO. OF BUILDABLE LOTS: 29
 d) TOTAL NO. OF BUILDABLE PRESERVATION PARCELS = 1
 e) TOTAL AREA OF BUILDABLE PRESERVATION PARCELS = 16.44 AC.
 f) TOTAL NO. OF NON-BUILDABLE PRESERVATION PARCELS = 1
 g) TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS = 3.12 AC.
 - DENSITY CALCULATIONS:
 a) BASE DENSITY: 62.29 : 4.25 AC./UNIT = 14 UNITS
 b) MAX. DENSITY WITH "DEO" OPTION: 62.29 : 2 = 31 UNITS
 c) PROPOSED NO. OF UNITS = 30
 d) NUMBER OF DEOS REQUIRED = 30 : 14 = 15 DEOS
 - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - PRIVATE WATER AND SEWER WILL BE USED WITHIN THE PROJECT.
 - THE WETLAND WHERE DELINEATED BY MCCARTHY & ASSOCIATES AND FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. AND APPROVED UNDER 5-99-04 ON 12/17/1998.
 - A.P.F.O. TRAFFIC STUDY PREPARED BY "STREET TRAFFIC STUDIES", DATED 9/8/98 APPROVED UNDER 5-99-04 ON 12/17/1998.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS, UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND.
 - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
 - THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - THE EXISTING TOPOGRAPHY IS TAKEN FROM AN AERIAL SURVEY WITH MAXIMUM TWO(2) FOOT CONTOUR INTERVALS PREPARED BY HARFORD AERIAL DATED DEC., 1998.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A) WIDTH - 12 FEET (14' FOR TWO(2) TO FOUR(4) USERS)
 B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (#25 LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
 - ALL AREAS ARE MORE OR LESS 10'
 - 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 DECEMBER 17, 1998
 - PREVIOUS FILE NUMBER: 5-99-04
 - TOTAL AREA OF OPEN SPACE REQUIRED = 62.29 X 5% = 3.11 AC.
 - TOTAL AREA OF OPEN SPACE PROVIDED = 3.41 AC (CREDITED OPEN SPACE = 3.31 AC. *)
 - TOTAL NUMBER OF OPEN SPACE LOTS PROVIDED = 4
 - OPEN SPACE TO BE OWNED AND MAINTAINED BY H.O.A.
 - STREET TREES SHALL BE SHOWN AT FINAL ROAD PLAN STAGE.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM HOWARD COUNTY MONUMENTS 22A2 AND 323501 WERE USED FOR THIS PROJECT.
 - A RETENTION STORM WATER MANAGEMENT FACILITY IS PROVIDED FOR THIS SITE. THE POND IS A PUBLIC FACILITY TO BE OWNED AND MAINTAINED BY HOWARD COUNTY.
 - THERE ARE NO EXISTING UTILITIES ON SITE. THE SITE DOES NOT CONNECT TO ANY EXISTING UTILITIES.
 - THE 100 YEAR FLOOD PLAIN STUDY FOR THIS PROJECT WAS PREPARED BY FISHER, COLLINS & CARTER INC. DATED APRIL, 1999 AND APPROVED ON
 - THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, DATED 3/13/1998 AND WAS APPROVED ON



VICINITY MAP
SCALE: 1" = 600'



TYPICAL LOT AND BUILDING RESTRICTION LINES
SCALE: 1" = 50'



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Frank R. Smith
 PLANNING DIRECTOR
 DATE 7/18/99

- NOTES:**
- PERCOLATION AREAS AND WATER WELLS FOR ADJOINING PROPERTIES WITHIN 100 FEET OF THE PROPERTY'S BOUNDARY HAVE BEEN SHOWN.
 - PRIVATE WATER AND SEWER TO BE UTILIZED.
 - THE SEPTIC SYSTEM FOR THE EXISTING HOUSE ON BUILDABLE PRESERVATION PARCEL "A" SHALL REQUIRE RECONSTRUCTION PRIOR TO FINAL PLAT SIGNATURE.
 - THE OFF-SITE WELL ON THE WIGGLESWORTH PROPERTY SHALL BE PROTECTED FROM UNNECESSARY RISK OF INFLUENCE FROM INFILTRATION OF SURFACE STORM WATER BY UTILIZING LINER OR EQUIVALENT AS SUITABLE TO THE HEALTH DEPARTMENT.
 - ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT SIGNATURE.
 - THE WELLS OF LOTS 27 AND 28 SHALL BE TESTED FOR NITRATES BECAUSE OF PROXIMITY TO EXISTING BARN. HIGH LEVELS OF NITRATES WILL BE CAUSE FOR ABANDONMENT OF THE WELLS.
 - GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO FINAL PLAT SIGNATURE.
 - THE EXISTING SEPTIC AND WELL OF THE EXISTING DWELLING ON LOT No. 10 SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE HEALTH DEPARTMENT REQUIREMENTS AND A NEW SEPTIC SYSTEM AND WELL SHALL BE RESULT IN ACCORDANCE WITH THIS PLAN.
 - THE HEALTH DEPARTMENT SHALL REVIEW THE FINAL STORM WATER MANAGEMENT POND AND BIO-RETENTION WATER QUALITY CONSTRUCTION PLANS TO EVALUATE DISTANCE RELATION TO APPROVED SEPTIC FIELDS.
 - AT CONSTRUCTION STAGE THE SEPTIC FIELDS OF LOTS 6, 7, 11 AND 21 SHALL BE STAKED. (ROAD CONSTRUCTION STAGE)

MIN. LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MIN. LOT
6	59,850 SQ.FT.	7,308 SQ.FT.	52,542 SQ.FT.
12	59,960 SQ.FT.	4,118 SQ.FT.	55,842 SQ.FT.
26	46,030 SQ.FT.	4,915 SQ.FT.	41,115 SQ.FT.
27	47,450 SQ.FT.	4,915 SQ.FT.	42,545 SQ.FT.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Gary Sue Baker
 COUNTY HEALTH OFFICER
 DATE 6/23/99

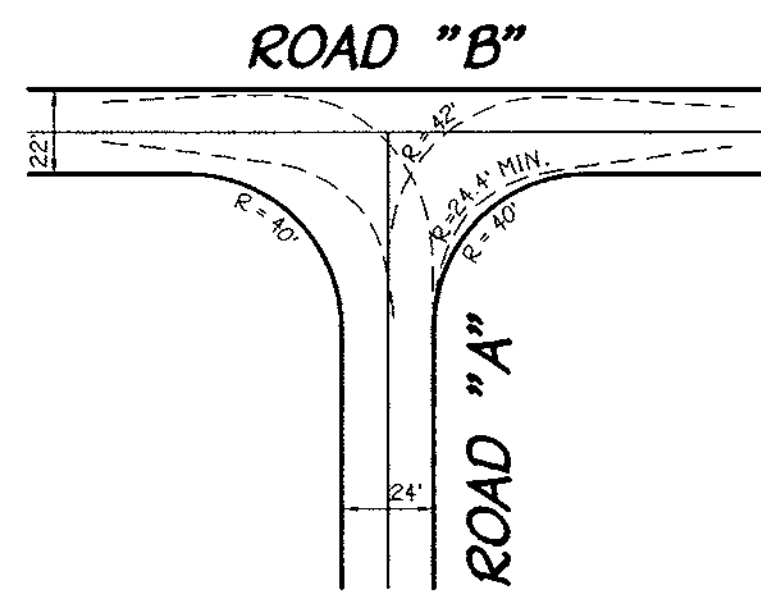
STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 2011
Cacharia J. Frisch

PRELIMINARY PLAN
MOBBERLEY PROPERTY
 ZONED: RR-DEO
 TAX MAP No. 22, GRIDS 1 & 7, PARCEL No. 141 & 234
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SHEET 1 OF 5
 SCALE: AS SHOWN
 DATE: JUNE 22, 1999

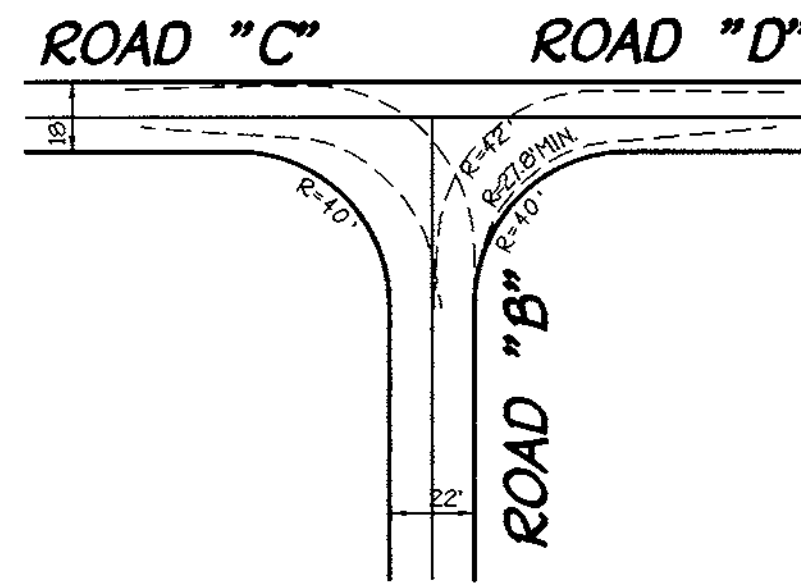
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21042
 410-461-2555
 F.C.C.# 30684 PRELIMINARY PREL-TITLE SHEET.DWG

OWNERS
 GEETCHEN MOBBERLEY
 SUMNER HILL FARM
 ROUTE 144
 WEST FRIENDSHIP, MARYLAND 21794
 THEODORE C. AND BETTY J. OWENS
 c/o MISSY RUTH
 ROUTE 1
 P.O. BOX 170
 STAUNTON, VIRGINIA 22401

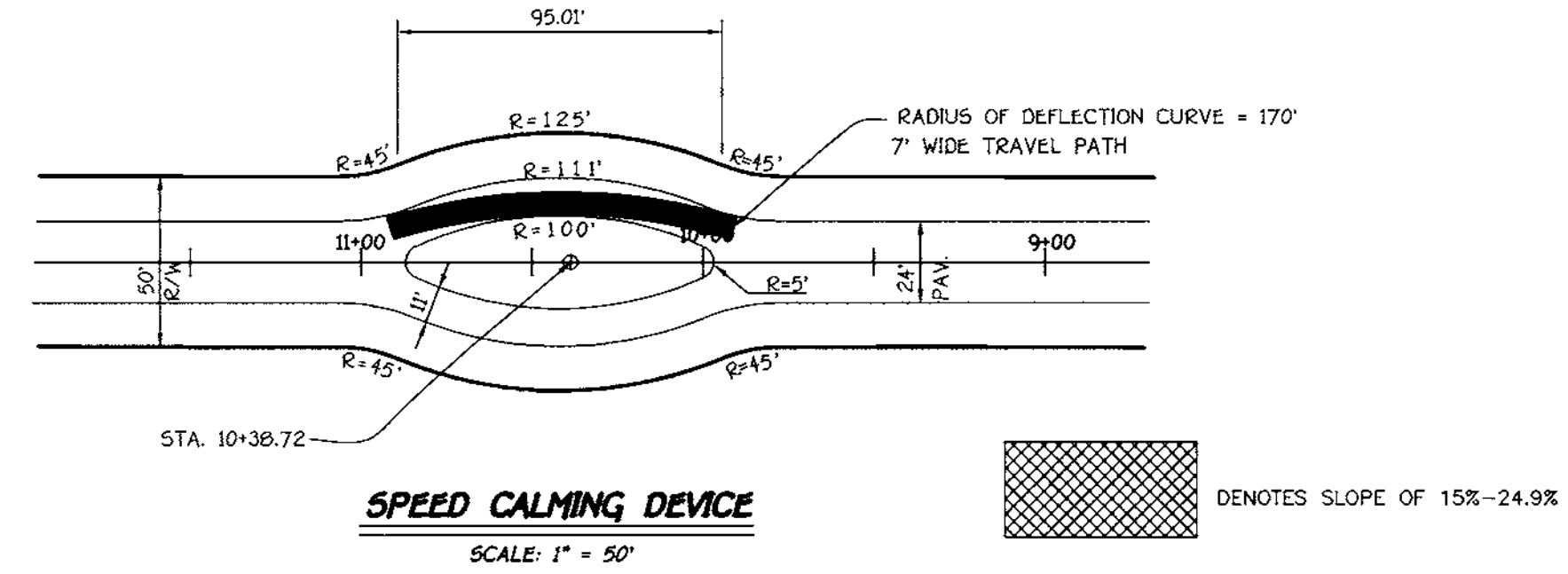
DEVELOPER
 HALEY DEVELOPMENT, L.C.C.
 c/o RICHARD THOMET
 7013 HELMSDALE CT.
 CLARKSVILLE, MARYLAND 21029



DESIGN VEHICLE: BUS
SCALE: 1" = 50'



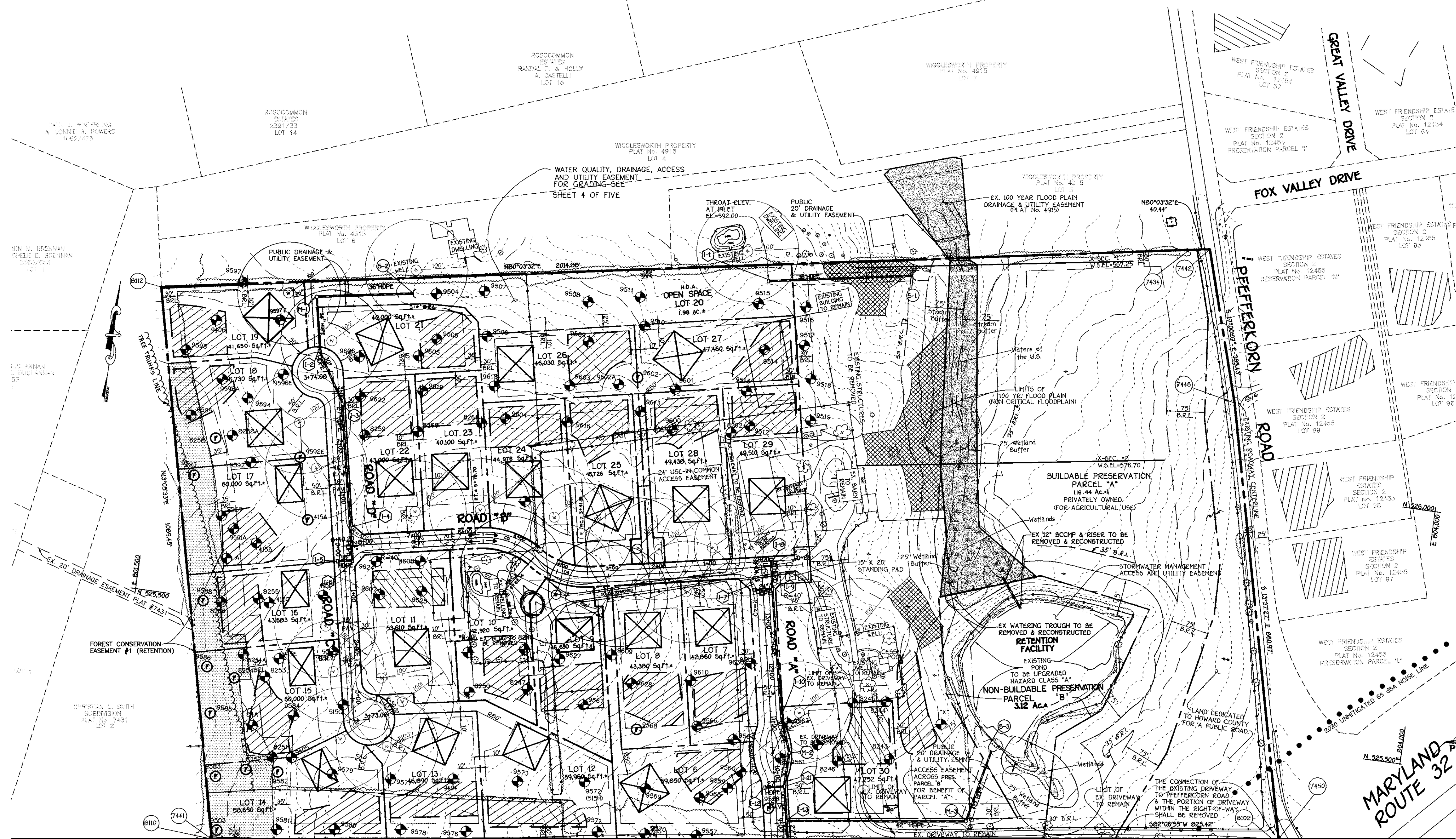
DESIGN VEHICLE: SU
SCALE: 1" = 50'



SPEED CALMING DEVICE
SCALE: 1" = 50'

DENOTES SLOPE OF 15%-24.9%

ELMER R. MILES
489/875



MATCH LINE SEE SHEET 3 OF 5

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE
JA

MARYLAND
ROUTE 32

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10277 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21036
(410) 461-2855

OWNERS
GRETCHEN MOBERLEY
SUMMER HILL FARM
ROUTE 144
WEST FRIENDSHIP, MARYLAND 21794

THEODORE C. AND BETTY J. OWENS
c/o MISSY RUTH
ROUTE 1
P.O. BOX 170
STAUNTON, VIRGINIA 24401

DEVELOPER
HAILEY DEVELOPMENT, L.L.C.
c/o RICHARD THOMETZ
7013 HELMSDALE CT.
CLARKSVILLE, MARYLAND 21029

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

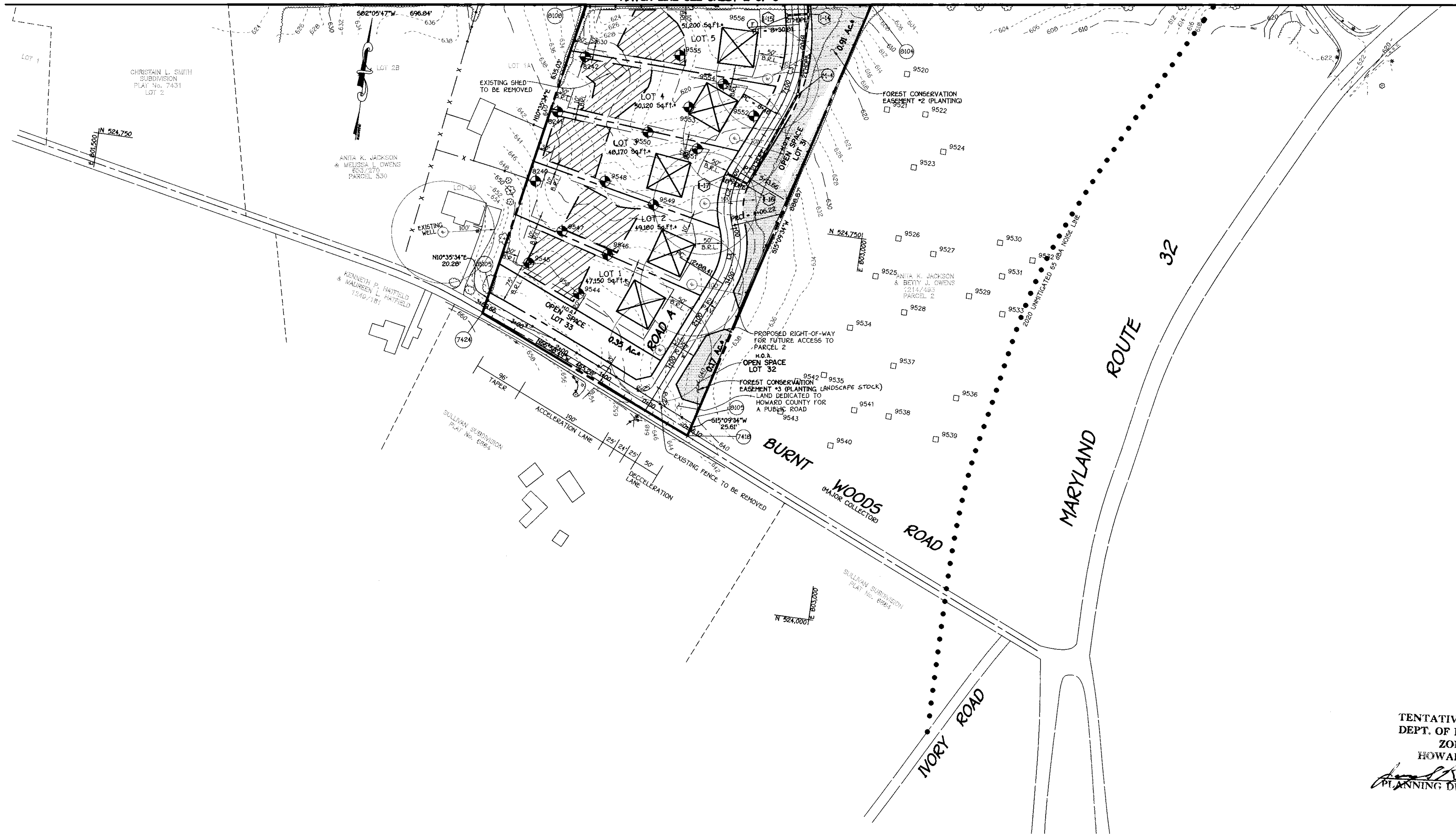
Zanyone Balas 6/23/99
COUNTY HEALTH OFFICER DATE



PRELIMINARY PLAN
MOBERLEY PROPERTY
ZONED: RR-DEO
TAX MAP No. 22, GRIDS 1 & 7, PARCEL No. 141 & 234
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET 2 OF 5

Scale: 1" = 100'
DATE: JUNE 22, 1999

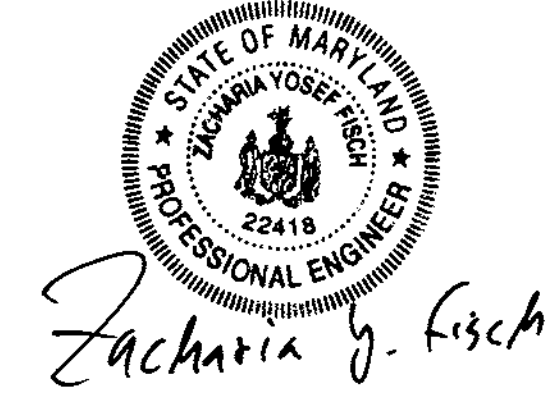
MATCH LINE SEE SHEET 2 OF 3



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Joseph S. Kauter 7/19/99
 PLANNING DIRECTOR DATE
 JA

OWNERS		DEVELOPER
GRETCHEN MOBERLEY SUMMER HILL FARM ROUTE 144 WEST FRIENDSHIP, MARYLAND 21794	THEODORE C. AND BETTY J. OWENS c/o MISSY RUTH ROUTE 1 P.O. BOX 170 STAUNTON, VIRGINIA 24401	HANLEY DEVELOPMENT, L.L.C. c/o RICHARD THOMETZ 703 HELMSDALE CT. CLARKSVILLE, MARYLAND 21029

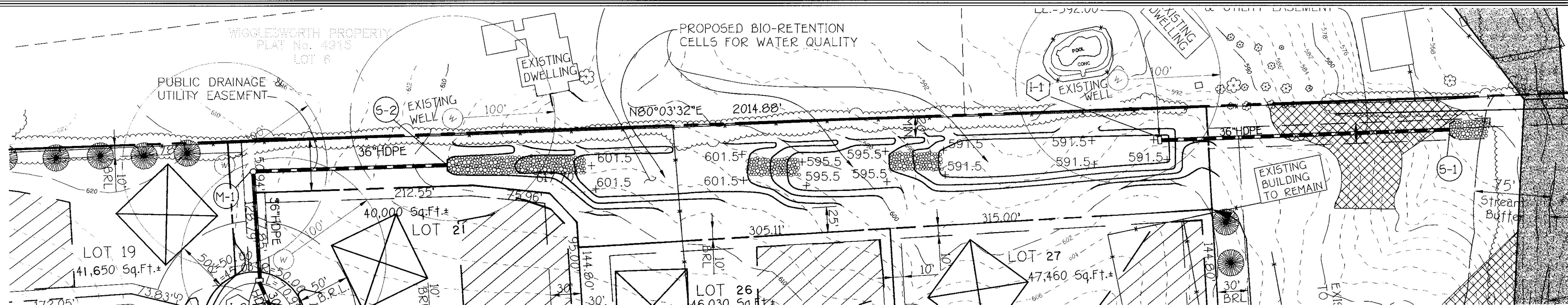
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE
 SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Sony Sue Baker 6/23/99
 COUNTY HEALTH OFFICER c.w. DATE



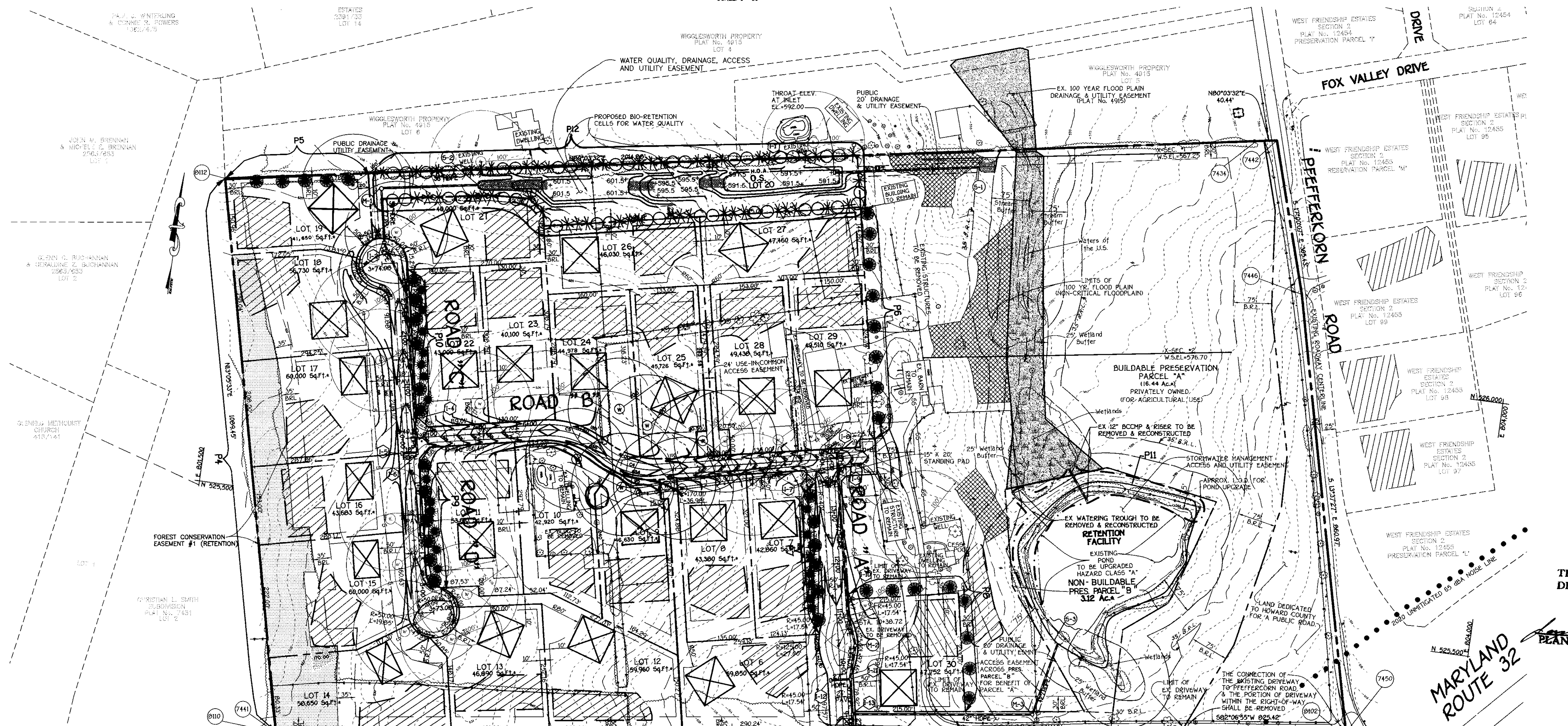
PRELIMINARY PLAN
 MOBERLEY PROPERTY
 ZONED: RR-DEO
 TAX MAP No. 22, GRIDS 1 & 7, PARCEL No. 141 & 234
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SHEET 3 OF 5
 Scale: 1" = 100'
 DATE: JUNE 22, 1999

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 481-2855

F.C.C.* 30664/PRELIMINARY/REL2.dwg



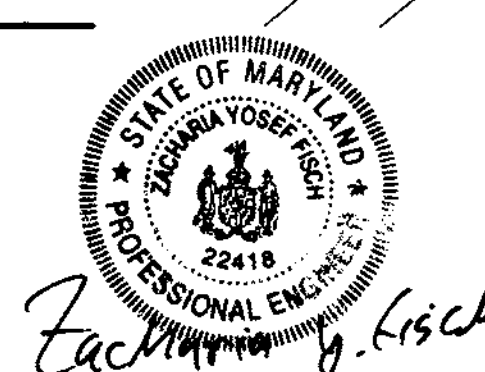
ENLARGEMENT OF BIO-RETENTION FACILITY
SCALE: 1" = 50'



MATCHLINE SEE SHEET 5 OF 5

PLAN
SCALE: 1" = 100'

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Gregory S. Baker 6/23/99
COUNTY HEALTH OFFICER CW DATE



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
[Signature] 7/2/99
PLANNING DIRECTOR DATE

MARYLAND
ROUTE 32

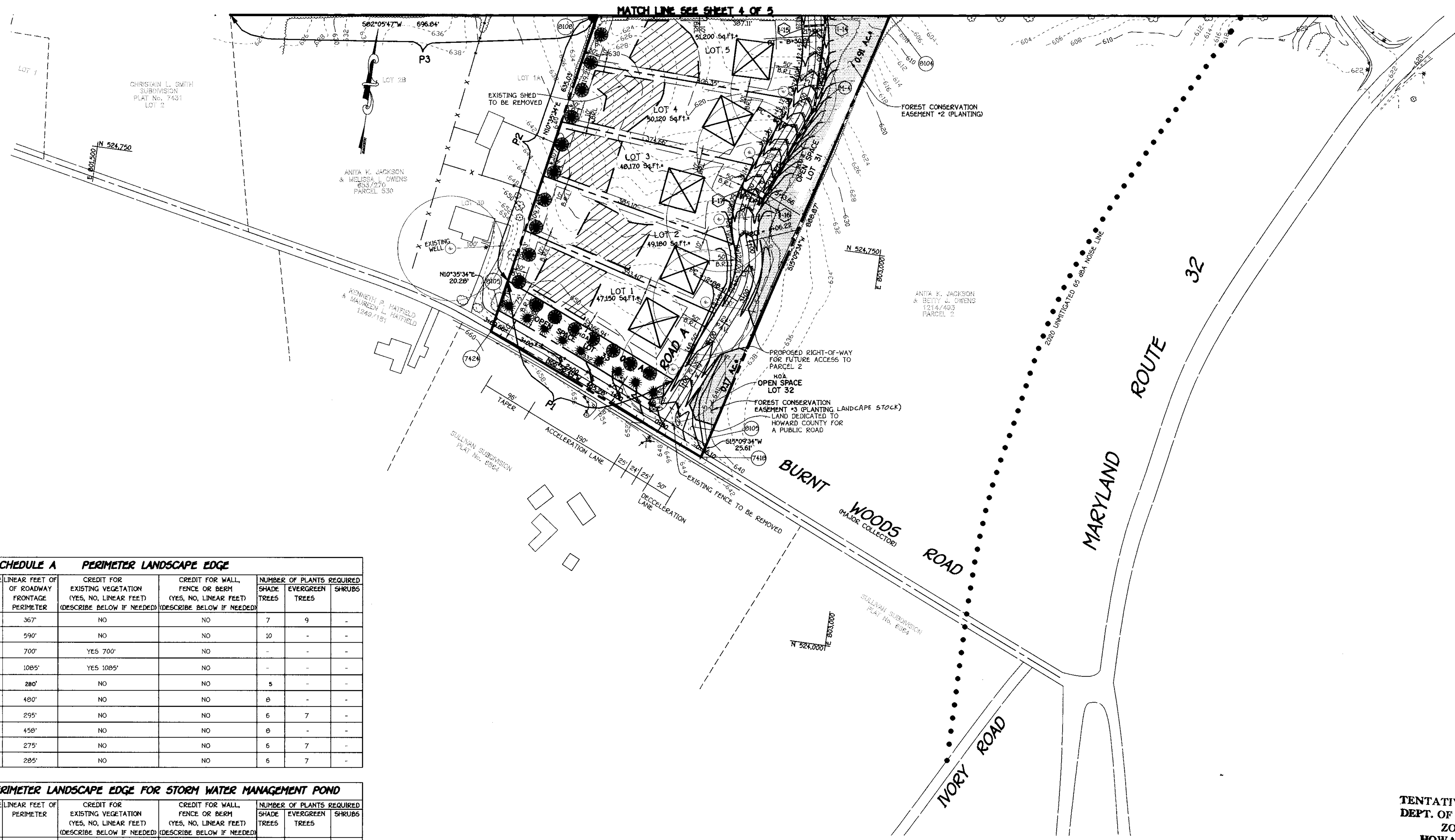
SCHEMATIC GRADING, LANDSCAPE AND SEDIMENT CONTROL PLAN
MOBBERLEY PROPERTY
ZONED: RR-DEO
TAX MAP No. 22, GRIDS 1 & 7, PARCEL No. 141 & 234
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET 4 OF 5
DATE: JUNE 22, 1999

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
ELLSWORTH CITY, MARYLAND 21042
410-481-2995
F.C.C. - 30664 PRELIMINARY EDGRADEL.dwg

OWNERS
GRETCHEN MOBBERLEY
SUMMER HILL FARM
ROUTE 144
WEST FRIENDSHIP, MARYLAND 21794

DEVELOPER
HAILEY DEVELOPMENT, L.L.C.
c/o RICHARD THOMETZ
7013 HELMSDALE CT.
CLARKSVILLE, MARYLAND 21029

THEODORE C. AND BETTY J. OWENS
c/o MISSY RUTH
ROUTE 1
P.O. BOX 170
STAUNTON, VIRGINIA 24401



SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER No.	PERIMETER TYPE (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	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		
						SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	ROADWAY	'B'	367'	NO	NO	7	9	-
P-2	PROPERTY	'A'	590'	NO	NO	10	-	-
P-3	PROPERTY	'A'	700'	YES 700'	NO	-	-	-
P-4	PROPERTY	'A'	1085'	YES 1085'	NO	-	-	-
P-5	PROPERTY	'A'	280'	NO	NO	5	-	-
P-6	PROPERTY	'A'	480'	NO	NO	8	-	-
P-7	ROADWAY	'B'	295'	NO	NO	6	7	-
P-8	ROADWAY	'A'	458'	NO	NO	8	-	-
P-9	ROADWAY	'B'	275'	NO	NO	6	7	-
P-10	ROADWAY	'B'	285'	NO	NO	6	7	-

SCHEDULE D PERIMETER LANDSCAPE EDGE FOR STORM WATER MANAGEMENT POND

PERIMETER No.	PERIMETER TYPE (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	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		
						SHADE TREES	EVERGREEN TREES	SHRUBS
P-11	PROPERTY	'B'	1070'	YES 500'	NO	12	14	-
P-12	PROPERTY	'B'	2000'	NO	NO	40	50	-

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

OWNERS
 GRETCHEN MOBERLEY
 SUMMER HILL FARM
 ROUTE 144
 WEST FRIENDSHIP, MARYLAND 21794

THEODORE C. AND BETTY J. OWENS
 c/o MISSY RUTH
 ROUTE 1
 P.O. BOX 170
 STAUNTON, VIRGINIA 24401

DEVELOPER
 HAILY DEVELOPMENT, L.L.C.
 c/o RICHARD THOMETZ
 7013 HELMSDALE CT.
 CLARKSVILLE, MARYLAND 21029

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Gay Sue Barber 6/23/99
 COUNTY HEALTH OFFICER DATE



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR DATE 6/23/99
 JA

SCHEMATIC GRADING, LANDSCAPING AND SEDIMENT CONTROL PLAN
MOBERLEY PROPERTY
 ZONED: RR-DEO
 TAX MAP No. 22, GRIDS 1 & 7, PARCEL No. 141 & 234
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SHEET 5 OF 5

Scale 1" = 100'
 DATE: JUNE 22, 1999