

POINT	NORTH	EAST
09	579919.729026	1372581.515890
124	580827.606633	1371953.305233
138	579306.924203	1372978.959577
141	579059.641825	1372760.466995
187	579826.619060	1371310.565974
188	579618.486325	1371549.313816
190	580759.573035	1371961.768899
195	580924.102676	1372164.061322
196	580164.460696	1372836.453342
206	579966.799529	1372644.939877
207	580037.333769	1372660.510044
208	580065.330153	1372710.863265
209	580105.206099	1372727.402850
220	579489.280423	1371436.676242
221	579425.280803	1371513.917065
222	579329.505992	1371817.479168
223	579186.287977	1371791.154475
224	579044.059716	1372003.672334
226	578689.62301	1372515.60894

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR

11/01/99
DATE

LEGEND	
	DENOTES LIMIT OF DISTURBANCE
	DENOTES PROPOSED DWELLING
	DENOTES WOODS
	DENOTES FENCE LINE
	DENOTES SPECIMEN TREE
	DENOTES STREAM
	DENOTES 25% SLOPES OR GREATER
	DENOTES 15%-24.9% SLOPES OR GREATER

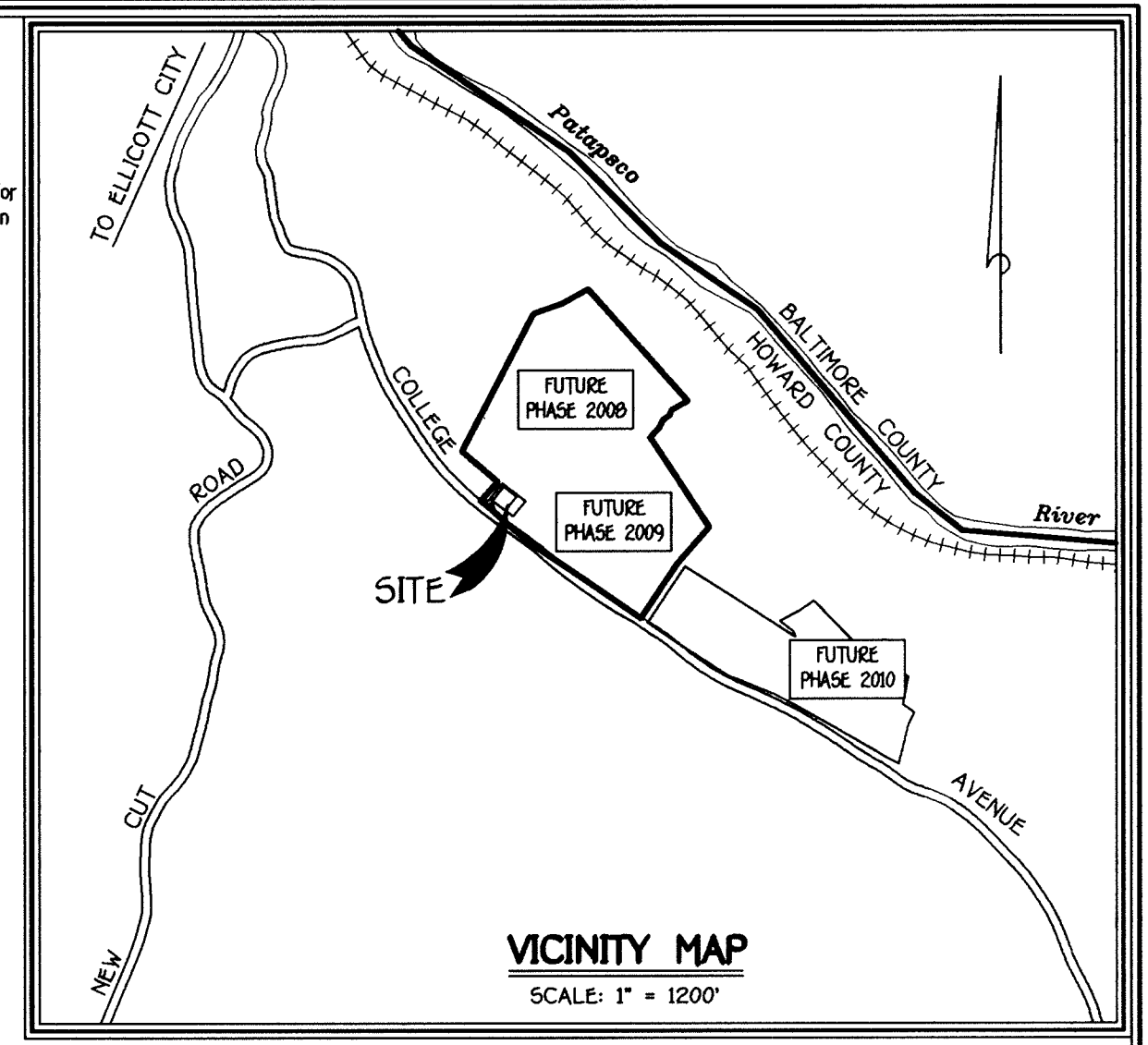
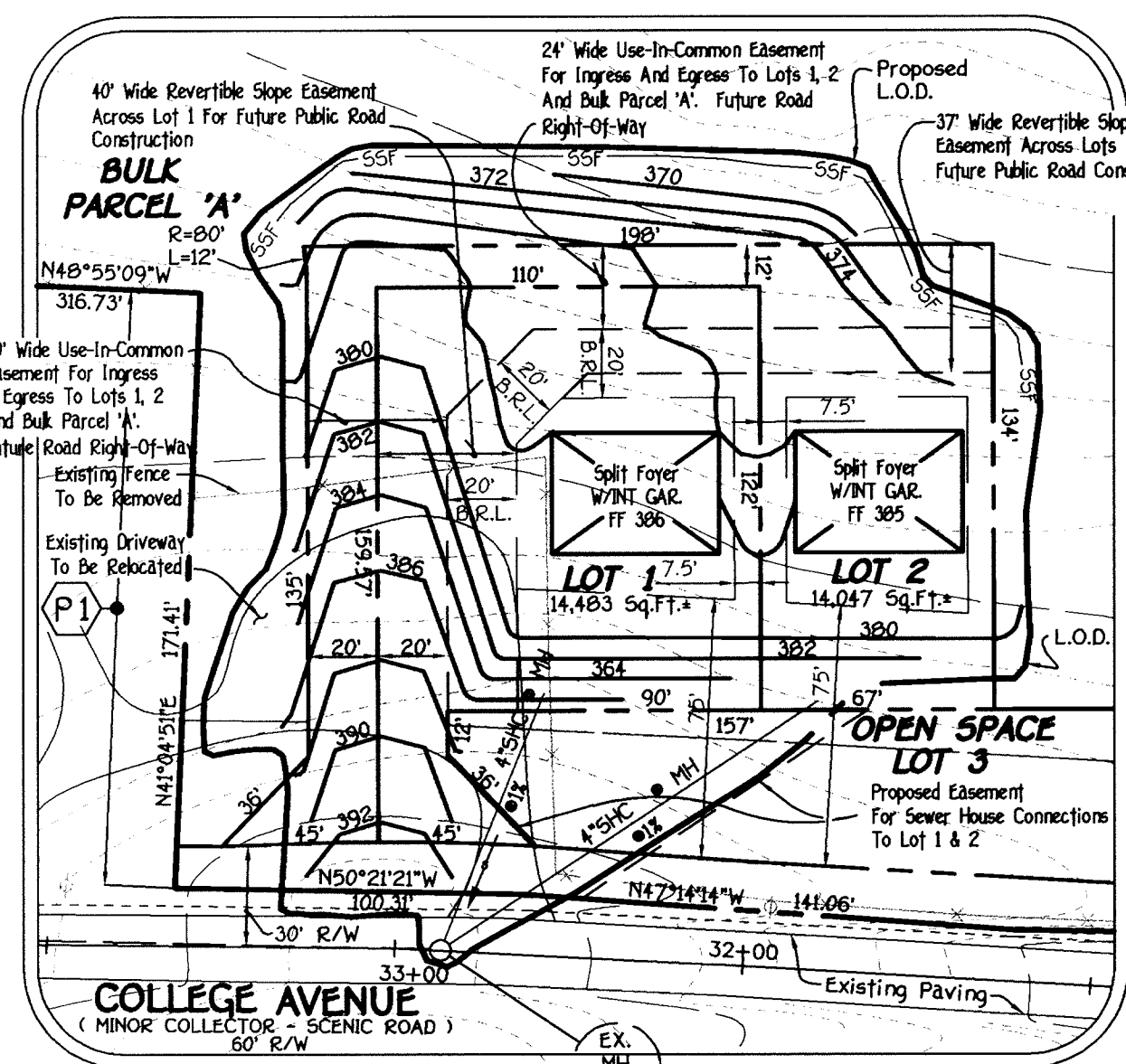
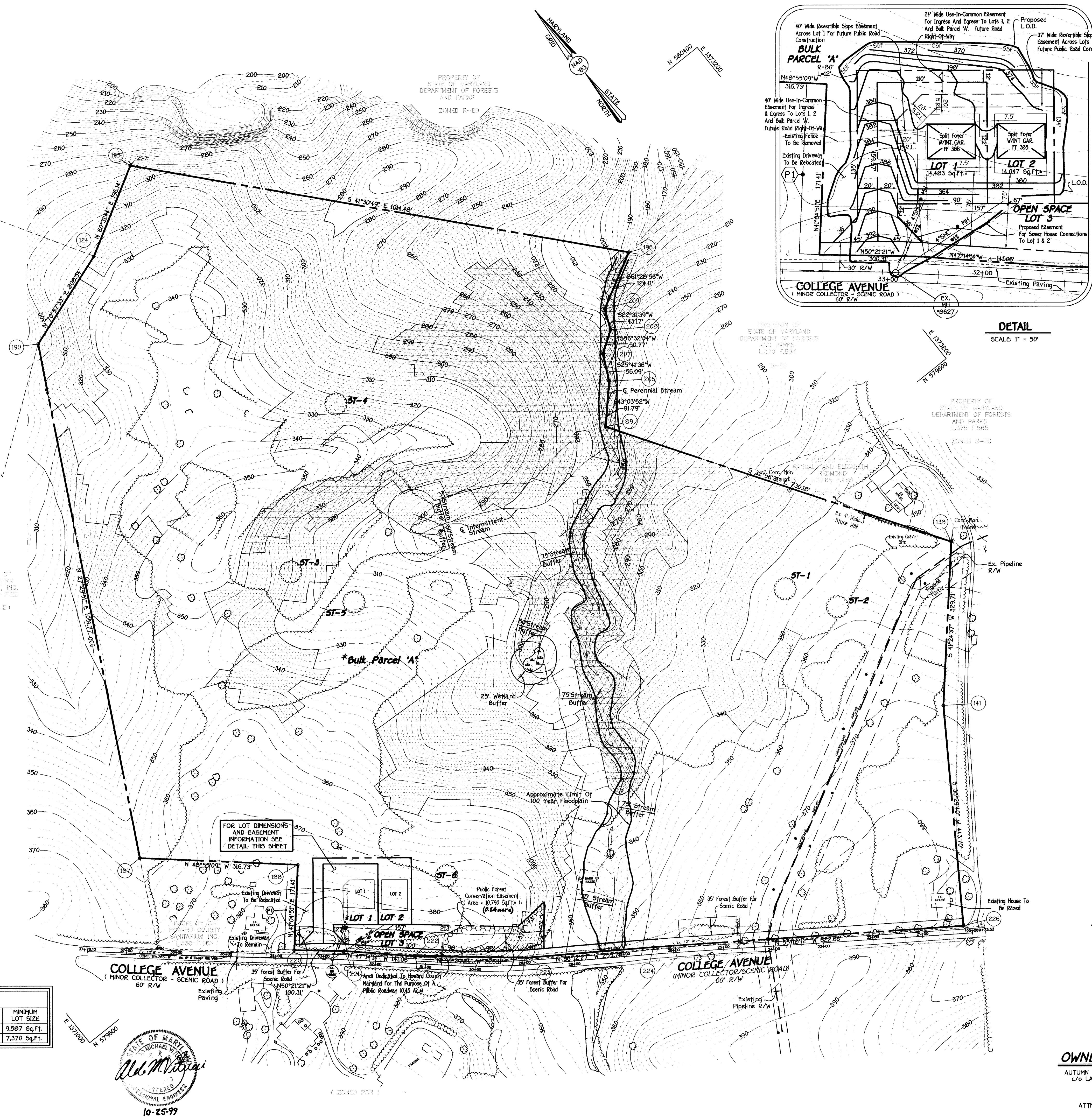
SCHEDULE A PERIMETER LANDSCAPE EDGE	
CATEGORY	P-1 Adjacent to Perimeter Properties
LANDSCAPE TYPE	A *
LINEAR FEET OF PERIMETER	172
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO
DESCRIBE BELOW IF NEEDED	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO
DESCRIBE BELOW IF NEEDED	
NUMBER OF PLANTS REQUIRED	---
SHADE TREES	3
EVERGREEN TREES	---
SHRUBS	---

* Type 'A' To Be Upgraded To A Type 'B' When The Road Is Constructed

PHASING CHART per APPROVED 5-98-16				
Phase	No. Tentative Allocations	Year	Preliminary Plan Submissions	
Section 1	2	2001	June 8, 1999	
Section 2	40	2008	7/1/2005 - 11/1/2005	
Section 3	40	2009	7/1/2006 - 11/1/2006	
Section 4	15	2010	7/1/2007 - 11/1/2007	
Total	97			

MINIMUM LOT SIZE CHART					
LOT No.	GROSS AREA	PIPESTEM AREA	AREA RESERVED FOR FUTURE ROADWAY DEDICATION	REMAINING AREA	MINIMUM LOT SIZE
1	14,483 Sq.Ft.	4,896 Sq.Ft.	4,896 Sq.Ft.	9,587 Sq.Ft.	9,587 Sq.Ft.
2	14,047 Sq.Ft.	6,677 Sq.Ft.	6,677 Sq.Ft.	7,370 Sq.Ft.	7,370 Sq.Ft.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL FREE
ELICOTT CITY, MARYLAND 21042
(410) 461-2855



- General Notes:**
- The Subject Property Is Zoned R-ED Per Comprehensive Zoning Effective October 18, 1993.
 - This Project Is In Conformance With The Latest Howard County Subdivision Standards Unless Waivers Have Been Approved.
 - Site Data:
Current Zoning: R-ED
Location: East Side Of College Avenue Approx. 1.5 Miles South Of Historic Ellicott City.
Election District: 1st
Tax Map: 25
Parcel: p/o Parcel 172
Deed Reference: 3083/725
Sketch Plan Reference: 5-98-16
 - Area Tabulation:
Gross Area Of Section 1: 46.62 Ac.
Area Of Floodplain: 1.39 Ac.
Net Area Of Tract: 47.23 Ac.
Area Of Public Road R/W: 0.45 Ac. +/-
Area Of Proposed Lots/Parcels: 48.17 Ac.
Area Of Buildable Lots: 0.65 Ac.
 - Lot Tabulation:
Total No. Of Proposed Lots/Parcels: 4
No. Of Buildable Lots: 2
No. Of Single Family Attached: 0
No. Of Single Family Detached: 2
No. Of Open Space Lots: 1
No. Of Bulk Parcel: 1
 - Open Space Tabulation:
Total Area Of Lots 1 & 2 = 28,530 Sq.Ft.
Open Space Required (25%)
28,530 Sq.Ft. x 0.25 = 7,133 Sq.Ft.
Open Space Provided On Lot 3 = 20,820 Sq.Ft.
 - The Proposed Water And Sewer Systems Shall Be Public. Also See Note 18 Below.
 - The Subject Property Is Located Within The Metropolitan District. Public Water And/Or Sewer Allocations For This Development Are Subject To Section 18.122-B Of The Howard County Code. Allocations Will Be Made Available At The Time Of Final Plat Approval, If Capacity Is Available At That Time.
 - Existing Utilities Shown Hereon Are Taken From Current Howard County Contract Drawings.
a. Existing Water Contract No. 266-W
b. Existing Sewer Contract No. 661-W & 5
 - Topographic Information Established At Two Foot Intervals Based On Aerial Survey Performed By Wings Aerial Mapping Company, Inc. Photographed March, 1995.
 - For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Is To Be Provided At The Junction Of The Flag Or Pipestem And The Road Right-Of-Way And Not Onto The Flag Or Pipestem Driveway.
 - Driveway(s) Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
a) Width - 12 Feet (14 Feet Serving More Than One Residence)
b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1 1/2" Minimum)
c) Geometry - Maximum, 15% Grade, Maximum 10% Grade Change And 45 Foot Turning Radius
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-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.
 - Wetland And Forest Stand Delineation Information Shown Was Taken From Reports Prepared By Chesapeake Environmental Dated March, 1995. See 5-98-16.
 - All Areas Shown Are More Or Less (±)
 - This Project Is Subject To Waiver Petition WP99-13 From Section 16.116a.2.c. Of The Subdivision And Land Development Regulations Which Prohibits Grading Within 50 Feet Of An Intermittent Stream. Waiver Was Dered On September 28, 1998.
 - The Stormwater Management Requirements, Floodplain Analysis And Noise Study Will Be Provided Under Section Two Of This Project.
 - A Waiver Of Basement Sewer Service To Lots 1 And 2 Was Approved On June 3, 1999 By The Bureau Of Engineering Subject To The Following Condition Note: "No Basement Gravity Sewer Service Provided. Basement Sewer Service To Lots 1 And 2 Will Be Provided By Private On-Site Pumping Units."
 - Bulk Parcel 'A' Reserves The Right To Be Further Subdivided In Accordance With The Approved Sketch Plan 5-98-16.
 - Bulk Parcel 'A' Is Non-Buildable Until APFO Allocations Are Applied For In Accordance With The Approved Sketch Plan 5-98-16.
 - Open Space Lot 3 To Be Dedicated To Howard County Department Of Recreation And Parks.
 - Forest Conservation obligations for Phase 1 have been met by creation of an on-site Retention Easement, totaling 0.24 acre (equal to the Break Even Point).

PRELIMINARY PLAN
AUTUMN RIVER
Phase 1: Lots 1, 2, 3 And Bulk Parcel A
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PARCELS 172 & 279 GRIDS 14 & 21
TAX MAP 25
2000 MAIN STREET
ELICOTT CITY, MARYLAND
OCTOBER 22, 1999

OWNER & DEVELOPER
AUTUMN RIVER DEVELOPMENT CORPORATION
c/o LAND DESIGN & DEVELOPMENT, INC.
2000 MAIN STREET
ELICOTT CITY, MARYLAND
21043
ATTN: MR. DONALD R. REUWER, JR.

Scale: 1" = 100'
SHEET 1 OF 1

STATE OF MARYLAND
MICHAEL VITALE
REGISTERED PROFESSIONAL ENGINEER
10-25-99