



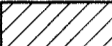

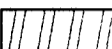

SHEET INDEX

No.	Description
1	Title Sheet
2	Sketch Plan
3	Sketch Plan

ROAD CLASSIFICATION		
Road Name	Classification	R/W
ROAD 'A'	ACCESS STREET 0+00 - 30+57	50'

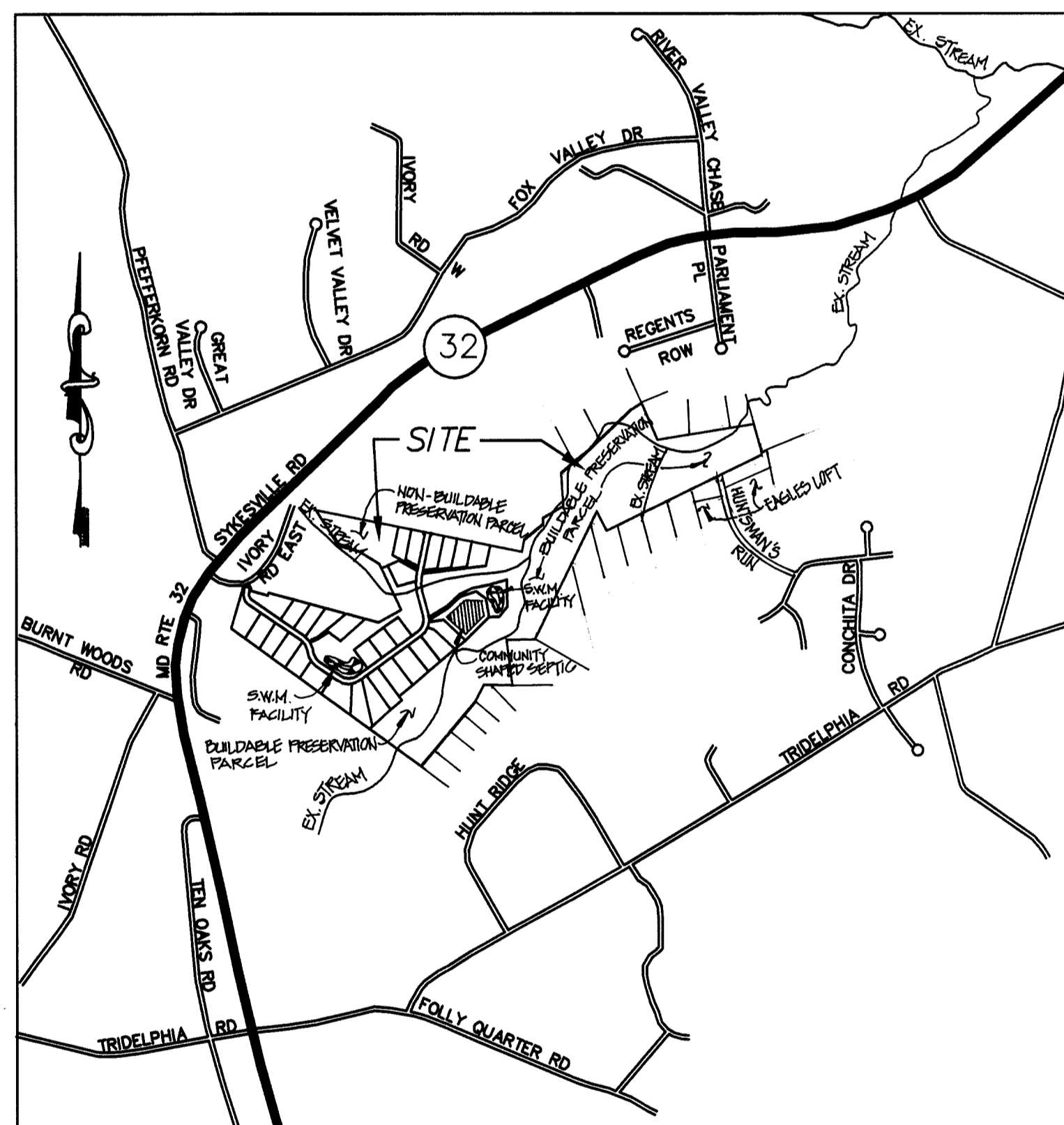
CENTERLINE ROAD CURVE DATA			
Stations	Delta	Radius	Arc Length
0+12.61 - 0+34.43	31°08'12"	40.15'	21.82'
1+10.06 - 1+78.39	58°03'59"	67.47'	66.38'
7+71.90 - 8+90.22	45°00'00"	150.00'	118.32'
8+90.22 - 10+08.54	45°00'00"	150.00'	118.32'
12+53.80 - 14+50.00	70°00'00"	150.00'	194.36'
21+20.58 - 23+03.81	70°00'00"	150.00'	183.26'
25+20.00 - 26+77.00	25°59'09"	300.00'	157.00'

LEGEND

-  PROPOSED WELL LOCATION
-  POSSIBLE HOUSE SITE
-  DENOTES PROPOSED SEPTIC FIELD
-  DENOTES NON-TIDAL WETLAND
-  DENOTES 15% - 24.9% SLOPES
-  DENOTES 25% SLOPES OR GREATER

# SKETCH PLAN FOR THE PADDOCKS EAST


LOTS 1 THRU 29 AND  
PRESERVATION PARCELS 'A' THRU 'F'  
ZONING "RR-DEO"  
TAX MAP No. 22 GRID 8, PARCEL No. 7  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



VICINITY MAP

SCALE: 1" = 1200'

GENERAL NOTES

- SUBJECT PROPERTY ZONED "RR-DEO" PER 9/18/92 COMPREHENSIVE ZONING PLAN.
- PRIVATE WATER AND SEWER TO BE UTILIZED.
- SOILS MAP No. 13 & 14.
-  THIS AREA DESIGNATES A PRIVATE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- TOTAL AREA OF PROPERTY = 103.49 ac±
- TOTAL NUMBER OF PROPOSED BUILDABLE LOTS = 29
- TOTAL NUMBER OF PROPOSED BUILDABLE PRESERVATION PARCELS = 1
- TOTAL NUMBER OF PROPOSED NON BUILDABLE PRESERVATION PARCELS = 4
- TOTAL NUMBER OF RESERVATION PARCELS FOR RIGHT OF WAY = 1
- TOTAL AREA OF PUBLIC ROAD R/W = 3.52 ac±
- TOTAL AREA OF BUILDABLE LOTS = 27.59 ac±
- TOTAL AREA OF BUILDABLE PRESERVATION PARCELS = 55.34 ac±
- TOTAL AREA OF NON-BLDG. PRESERVATION PARCELS = 15.89 ac±
- TOTAL AREA OF RESERVATION PARCEL = 1.15 ac±
- DENSITY CALCULATIONS:  
A.) NUMBER OF LOTS BASED ON OWN DENSITY:  
 $103.49ac / 4.25 = 24.35$ , THEREFORE 24 UNITS  
B.) NUMBER OF LOTS BASED ON DEO OPTION:  
 $103.49ac / 2 = 51.74$ , THEREFORE 51 UNITS  
C.) PROPOSED NUMBER OF UNITS = 30  
D.) TOTAL NUMBER OF DEO UNITS REQUIRED:  
 $30 - 24 = 6$  UNITS
- OPEN SPACE REQUIREMENTS:  
A.) OPEN SPACE REQUIRED =  
 $103.49ac \times 5\% = 5.17 ac$   
B.) NON-BUILDABLE PRESERVATION PARCELS A & D WILL BE OWNED AND MAINTAINED BY THE H.O.A. AND WILL CONTAIN THE STORMWATER MANAGEMENT FACILITIES. THE NON-BUILDABLE PRESERVATION PARCELS WILL SATISFY OPEN SPACE REQUIREMENTS. TOTAL AREA = 8.66ac±
- TOPOGRAPHY IS BASED ON HOWARD COUNTY 1993 AERIAL TOPOGRAPHIC SURVEY.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITIES HAVE NOT BEEN DESIGNED AND THEIR SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- A.P.F.O. TRAFFIC STUDY PREPARED BY STREET TRAFFIC STUDIES
- WETLANDS DELINEATION AND REPORT AND FOREST STAND DELINEATION PREPARED BY EXPLORATION RESEARCH INC.
- PUBLIC ROAD RIGHT OF WAY PROVIDED FROM THE EAGLES LOFT SUBDIVISION TO THE PADDOCKS EAST UNDER F-75-08 PLAT NO. 3370 (HUNTSMAN'S RUN).

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Janet A. Butts* 1/26/01  
PLANNING DIRECTOR DATE  
JA

*Zachary J. Fisch*  
1/23/01



SKETCH PLAN  
THE PADDOCKS EAST

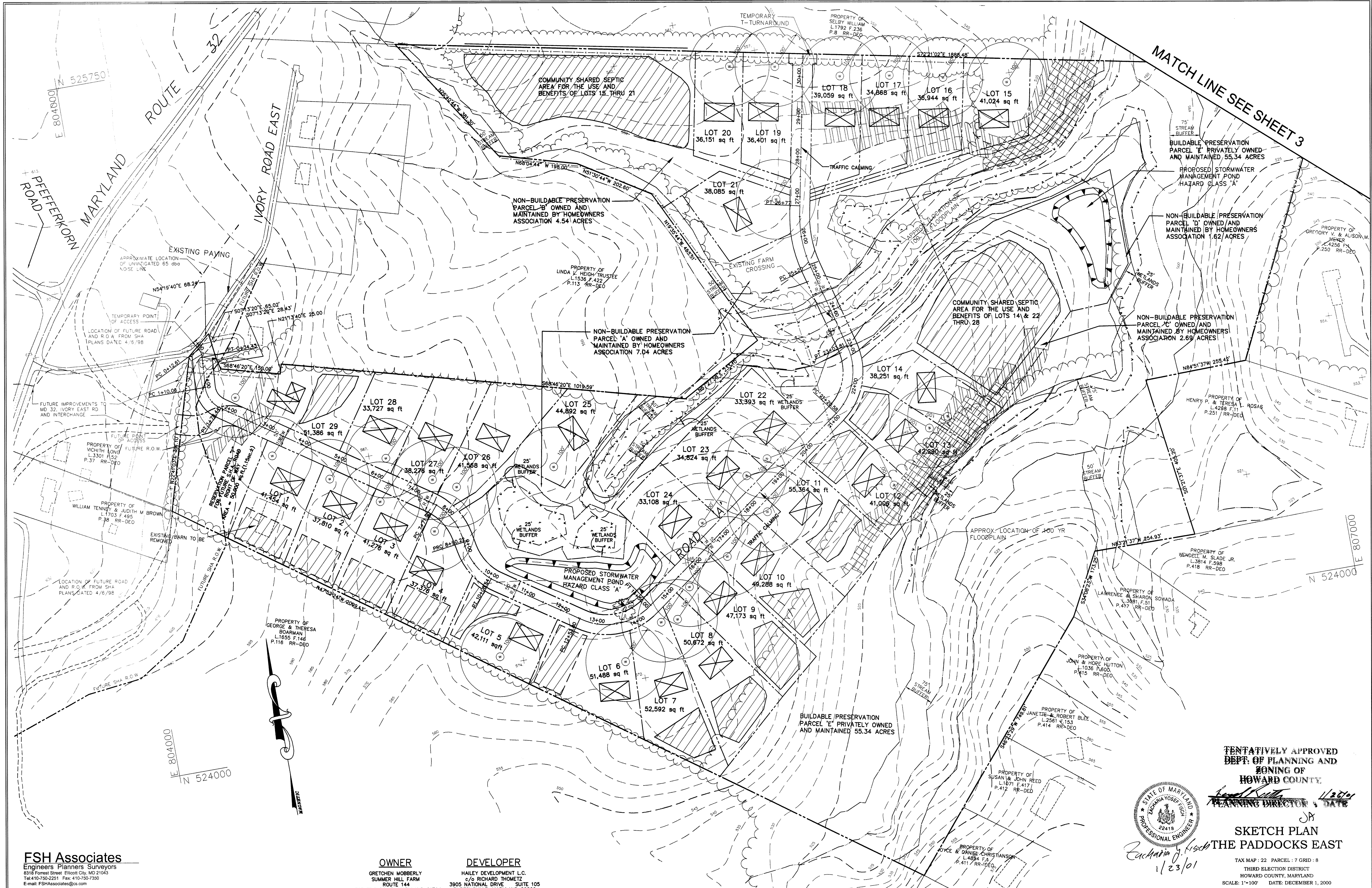
TAX MAP: 22 PARCEL: 7 GRID: 8  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' DATE: DECEMBER 1, 2000  
SHEET 1 OF 3

**FSH Associates**  
Engineers Planners Surveyors  
8318 Forest Street, Elkton City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

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

DEVELOPER  
HAILEY DEVELOPMENT, L.C.  
c/o RICHARD THOMTZ  
3905 NATIONAL DRIVE, SUITE 105  
BURTONVILLE, MARYLAND 20866

S.01.05



MATCH LINE SEE SHEET 3

BUILDABLE PRESERVATION PARCEL 'E' PRIVATELY OWNED AND MAINTAINED 55.34 ACRES

PROPOSED STORMWATER MANAGEMENT POND HAZARD CLASS 'A'

NON-BUILDABLE PRESERVATION PARCEL 'D' OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION 1.62 ACRES

NON-BUILDABLE PRESERVATION PARCEL 'C' OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION 2.69 ACRES

NON-BUILDABLE PRESERVATION PARCEL 'B' OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION 4.54 ACRES

NON-BUILDABLE PRESERVATION PARCEL 'A' OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION 7.04 ACRES

BUILDABLE PRESERVATION PARCEL 'E' PRIVATELY OWNED AND MAINTAINED 55.34 ACRES

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

STATE OF MARYLAND  
JANUARY 22, 2001  
PROFESSIONAL ENGINEER  
22418  
Richard J. Hise  
1/23/01

PLANNING DIRECTOR & DATE

SKETCH PLAN  
THE PADDOCKS EAST

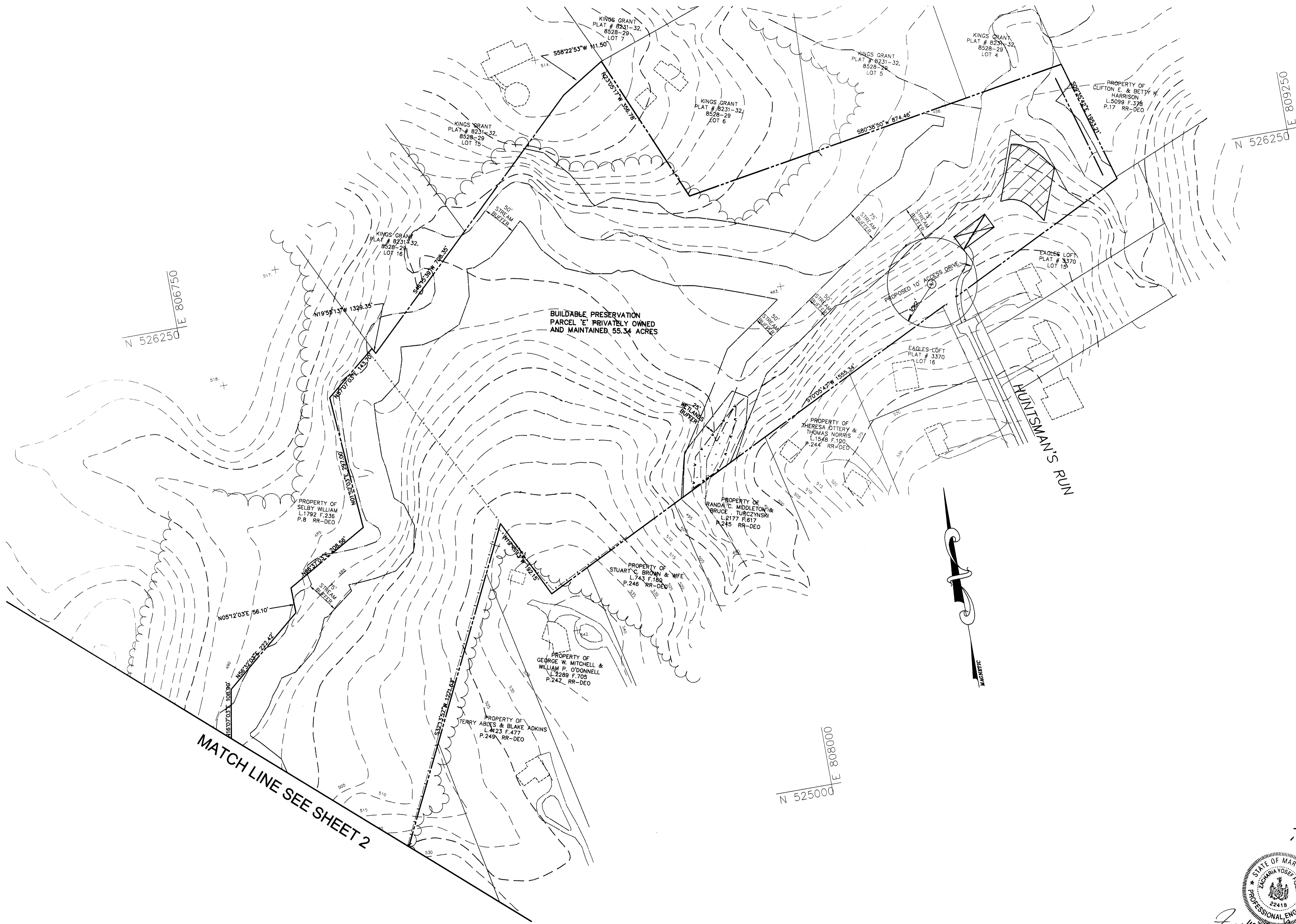
TAX MAP: 22 PARCEL: 7 GRID: 8  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' DATE: DECEMBER 1, 2000  
SHEET 2 OF 3

**FSH Associates**  
Engineers Planners Surveyors  
8318 Forrest Street Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

**OWNER**  
GRETCHEN MOBERLY  
SUMMER HILL FARM  
ROUTE 144  
WEST FRIENDSHIP, MARYLAND 21794

**DEVELOPER**  
HAILEY DEVELOPMENT L.C.  
C/O RICHARD THOMETZ  
3905 NATIONAL DRIVE SUITE 105  
BURTONSVILLE, MARYLAND 20866

5-01-05



N 526250  
E 806750

N 526250  
E 809250

N 525000  
E 808000

MATCH LINE SEE SHEET 2

TENTATIVELY APPROVED  
TENTATIVE PLANNING AND  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Richard Thometz* 1/26/01  
PLANNING DIRECTOR DATE  
JA

STATE OF MARYLAND  
LARRY A. YOSER, JR.  
22418  
PROFESSIONAL ENGINEER  
*Larry A. Yoser, Jr.*  
1/23/01

SKETCH PLAN  
THE PADDOCKS EAST

**FSH Associates**  
Engineers Planners Surveyors  
8318 Forest Street, Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

**OWNER**  
GRETCHEN MOBERLY  
SUMMER HILL FARM  
ROUTE 144  
WEST FRIENDSHIP, MARYLAND 21794

**DEVELOPER**  
HAILEY DEVELOPMENT L.C.  
C/O RICHARD THOMETZ  
3905 NATIONAL DRIVE SUITE 105  
BURTONSVILLE, MARYLAND 20866

TAX MAP: 22 PARCEL: 7 GRID: 8  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' DATE: DECEMBER 1, 2000  
SHEET 3 OF 3

50.05