

SHEET INDEX	
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4	PHASING PLAN FOR DEVELOPMENT

SKETCH PLAN

DANIELS MILL OVERLOOK

SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS, UNLESS WAIVERS HAVE BEEN APPROVED.
2. LOCATION: MARYLAND ROUTE 99 ON THE SOUTH; OLD FREDERICK ROAD ON THE EAST; AND APPROXIMATELY 1500 FEET EAST OF THE INTERSECTION OF MARYLAND ROUTE 99 AND U.S. ROUTE 29.
3. TAX MAP: #17 PARCELS NO. 41 AND 547.
4. ZONING: SEE DENSITY TABULATION CHART ON THIS SHEET.
5. TOPOGRAPHIC SURVEY MAPPING PROVIDED BY PHOTO SCIENCE, INC. 7840 AIRPARK ROAD, GAITHERSBURG, MD. 20879 FROM AERIAL PHOTOGRAPHY DATED APRIL 13, 1989.
6. BOUNDARY SURVEY PROVIDED BY FISHER, COLLINS AND CARTER, INC. DATED SEPTEMBER 5, 1989.
7. THE TOTAL GROSS AREA OF THE SUBJECT PROPERTY IS 160.7 ACRES.
8. DETERMINATION OF 100 YEAR FLOOD PLAIN PROVIDED BY FISHER, COLLINS AND CARTER, INC.
9. WETLAND DETERMINATION PROVIDED BY ENVIRONMENTAL SYSTEMS ANALYSIS 48 MARYLAND AVENUE, ANNAPOLIS, MD. 21401 IN REPORT DATED DECEMBER 1990.
10. NOISE STUDY PROVIDED BY M.A. DIRCKS AND CO., INC. 2986 PEBBLE BEACH DRIVE, ELLICOTT CITY, MD. 21042 AND DATED SEPTEMBER 1993.
11. FOREST DELINEATION WAS PROVIDED BY M.A. DIRCKS AND CO., INC. DATED JUNE, 1993.
12. TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MARCH 1994.
13. PROPERTY IS LOCATED WITHIN METROPOLITAN DISTRICT.
14. PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE AND WILL BE EXTENDED FROM THE LIMITS OF EXISTING CONTRACT NOS. 70-W AND 10-1352-D.
15. THIS HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED ON THE FOLLOWING NAD'83 HOWARD COUNTY CONTROL STATION. THIS DATUM IS BEING USED SINCE ALL AVAILABLE DATA: I.e. TOPOGRAPHY, TAX MAPS, SOILS MAPS, ETC. REFERENCES THIS BASE. NAD'83 WILL BE USED ON PRELIMINARY PLAN SUBMITTAL.

HOWARD COUNTY MONUMENT NO. 3443008 N 535051.402 ELEV. = 479.13'
 E 054471.468
 HOWARD COUNTY MONUMENT NO. 3443009 N 535806.602 ELEV. = 464.01'
 E 054860.710

15. EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE AS-BUILT DRAWINGS.
16. NUMBER OF PARKING SPACES PROVIDED:

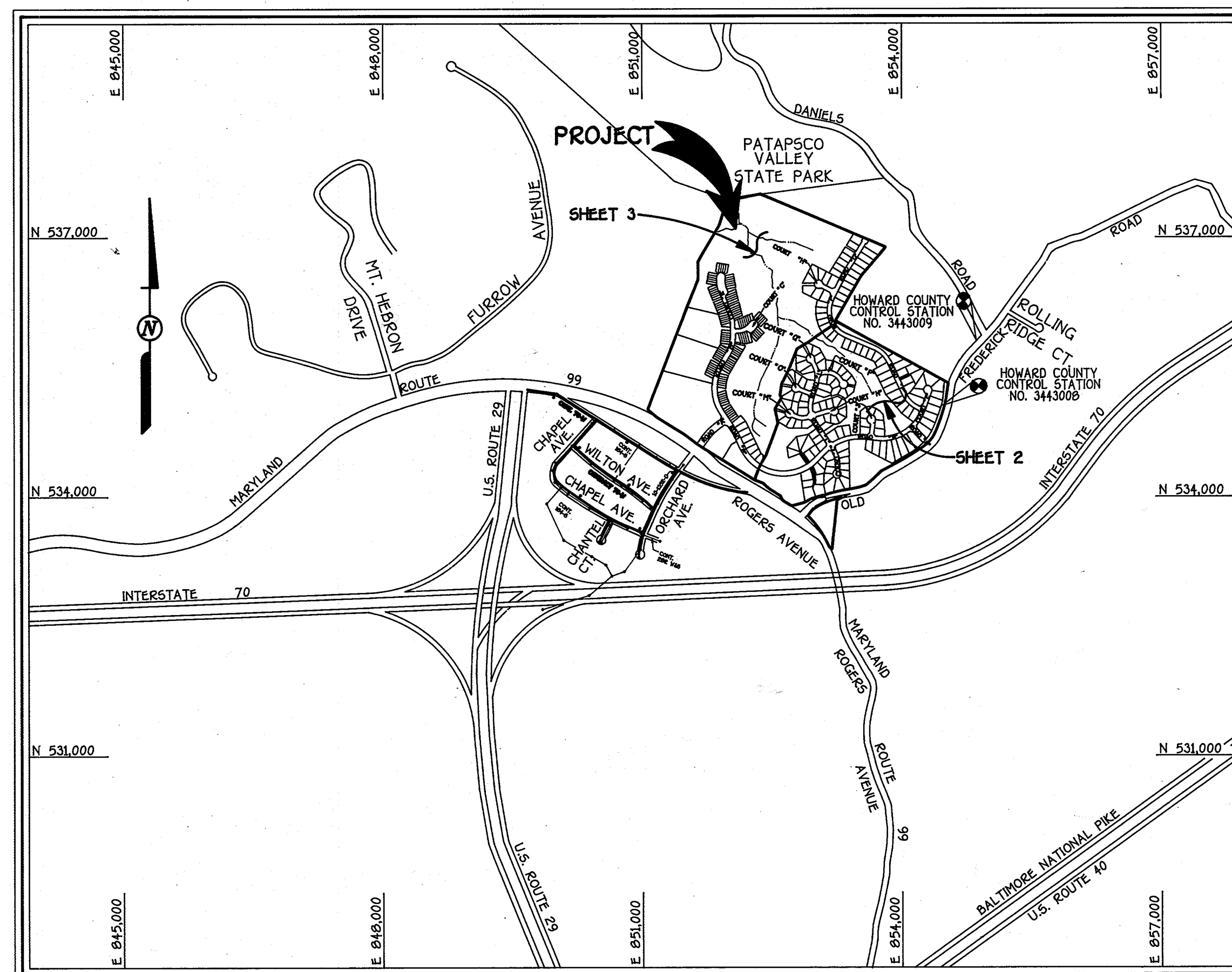
ZONING	UNITS PROPOSED	NUMBER OF PARKING SPACES	
		REQUIRED	PROVIDED
R-ED DETACHED	173	2 PER LOT	2 PER LOT
R-ED ATTACHED	117	2.3 PER UNIT (272 SPACES)	1 PARKING SPACE IN GARAGE 1 PARKING SPACE IN DRIVE 57 PARKING SPACES IN ROAD AREAS

17. TOTAL AREA OF PUBLIC ROADWAYS OR RIGHTS OF WAY: 15.1 AC.*
18. TOTAL AREA OF BUILDABLE LOTS = 57.0 ACRES.*
19. ALL ATTACHED SINGLE FAMILY TOWNHOMES INCLUDE INTEGRAL SINGLE CAR GARAGE DESIGN.
20. SITE SUMMARY:
 - A) TOTAL SINGLE FAMILY BUILDABLE LOTS : 290
 SINGLE FAMILY DETACHED = 173 LOTS
 SINGLE FAMILY ATTACHED = 117 LOTS
 - B) PARCEL A : COMMERCIAL USE = 2.0 AC.*
 - C) TOTAL OPEN SPACE LOTS : 8
 DEDICATED TO HOWARD COUNTY MARYLAND = 5 (LOTS No. 291, 293, 294, 295, 297)
 DEDICATED TO HOMEOWNER'S ASSOCIATION = 3 (LOTS No. 292, 296, 298)
 - D) TOTAL AREA OF OPEN SPACE PROVIDED:
 - LOT 291 69.100 AC.
 - LOT 292 1.800 AC.
 - LOT 293 3.064 AC.
 - LOT 294 5.000 AC.
 - LOT 295 4.000 AC.
 - LOT 296 0.320 AC.
 - LOT 297 2.000 AC.
 - LOT 298 3.317 AC.
 - TOTAL 88.600 AC.*
 - E) TOTAL OPEN SPACE PROVIDED LESS AREAS WHICH AREA SMALLER THAN 35' IN WIDTH:
 88.600 - 3.700 = 84.900 AC.*
21. RECREATIONAL OPEN SPACE REQUIRED:
 291 (SINGLE FAMILY AND PARCEL A) LOTS x 250 Sq.Ft./LOT = 72,750 Sq.Ft. OR 1,670 AC.*
 RECREATIONAL OPEN SPACE PROVIDED: SEE PROPOSED WOOD-CHIP TRAIL.
22. EXISTING HOUSE AND STRUCTURES ON OPEN SPACE LOT 293 TO REMAIN AND TO BE CONVEYED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
23. PLAN SUBJECT TO PLANNING BOARD CASE 299, WHICH THE PLANNING BOARD OF HOWARD COUNTY, MARYLAND APPROVED 595-18 ON MAY 24, 1995.
24. PLAN SUBJECT TO WP95-74, WHICH THE DIRECTOR OF PLANNING AND ZONING ON APRIL 21, 1995 APPROVED A REQUEST TO WAIVE:
 - a.) SECTION 16.115(d)(1)(2)(3) NOT TO DELINEATE THE 100 YEAR FLOODPLAIN ON SITE SUBJECT TO DOING SO ON THE PRELIMINARY PLAN.
 - b.) SECTION 16.120(c)(4) TO ALLOW SINGLE FAMILY ATTACHED LOTS TO FRONT ON A PARKING AREA/PRIVATE ROAD GREATER THAN 200 FEET LONG.
 - c.) A DECISION WAS DEFERRED ON SECTIONS 16.115(c)(2) AND 16.116 TO ALLOW WORK IN THE FLOODPLAIN: TO ALLOW GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN STREAM BUFFERS.
25. PROPERTY IS SUBJECT TO ZONING BOARD CASE ZB-965M.

DENSITY TABULATION CHART							
ZONING	TOTAL No. OF PARCELS, LOTS AND UNITS	GROSS AREA	STEEP SLOPES AND FLOODPLAIN	NET AREA	DENSITY	NUMBER OF DWELLING UNITS ALLOWED	NUMBER OF DWELLING UNITS PROPOSED
R-ED	*291 UNITS	160.7 AC.*	14.8 AC.*	145.9 AC.*	2 DWELLING UNITS PER NET ACRE	291 DWELLING UNITS	*291 DWELLING UNITS

* NOTE: INCLUDES 173 DETACHED UNITS + 117 ATTACHED UNITS + PARCEL 'A'

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
ROAD A	MINOR COLLECTOR	60'
ROAD B	MINOR COLLECTOR AND LOCAL ROAD	60' AND 50'
COURT C	CUL-DE-SAC	50'
ROAD D	MINOR COLLECTOR	50'
COURT E	CUL-DE-SAC	50'
ROAD F	LOCAL ROAD	50'
COURT G	CUL-DE-SAC	50'
COURT H	CUL-DE-SAC	50'
COURT J	CUL-DE-SAC	50'
COURT K	CUL-DE-SAC	50'
ROAD L	LOCAL ROAD	50'
COURT M	CUL-DE-SAC	50'
COURT N	CUL-DE-SAC	50'
COURT O	CUL-DE-SAC	50'
COURT P	CUL-DE-SAC	50'
COURT Q	CUL-DE-SAC	50'
COURT R	CUL-DE-SAC	50'



VICINITY MAP
SCALE: 1" = 1200'

OPEN SPACE TABULATION CHART				
ZONING	GROSS TRACT AREA	PERCENTAGE OPEN SPACE REQUIRED	TOTAL AREA OF OPEN SPACE REQUIRED	TOTAL AREA OF OPEN SPACE PROVIDED
R-ED	160.7 AC.*	25%	40.18 AC.*	88.60 AC.*

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 971 BALTIMORE NATIONAL PIKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 410-461-2955

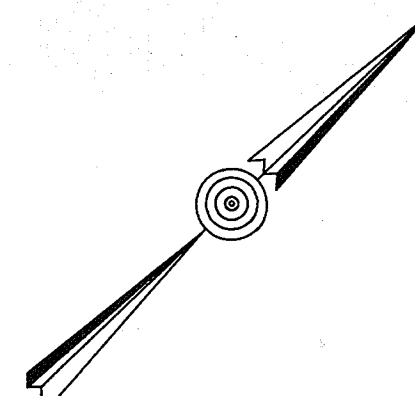
OWNER AND DEVELOPER
 PERCON, INC.
 c/o LAND DESIGN AND DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 5/24/95
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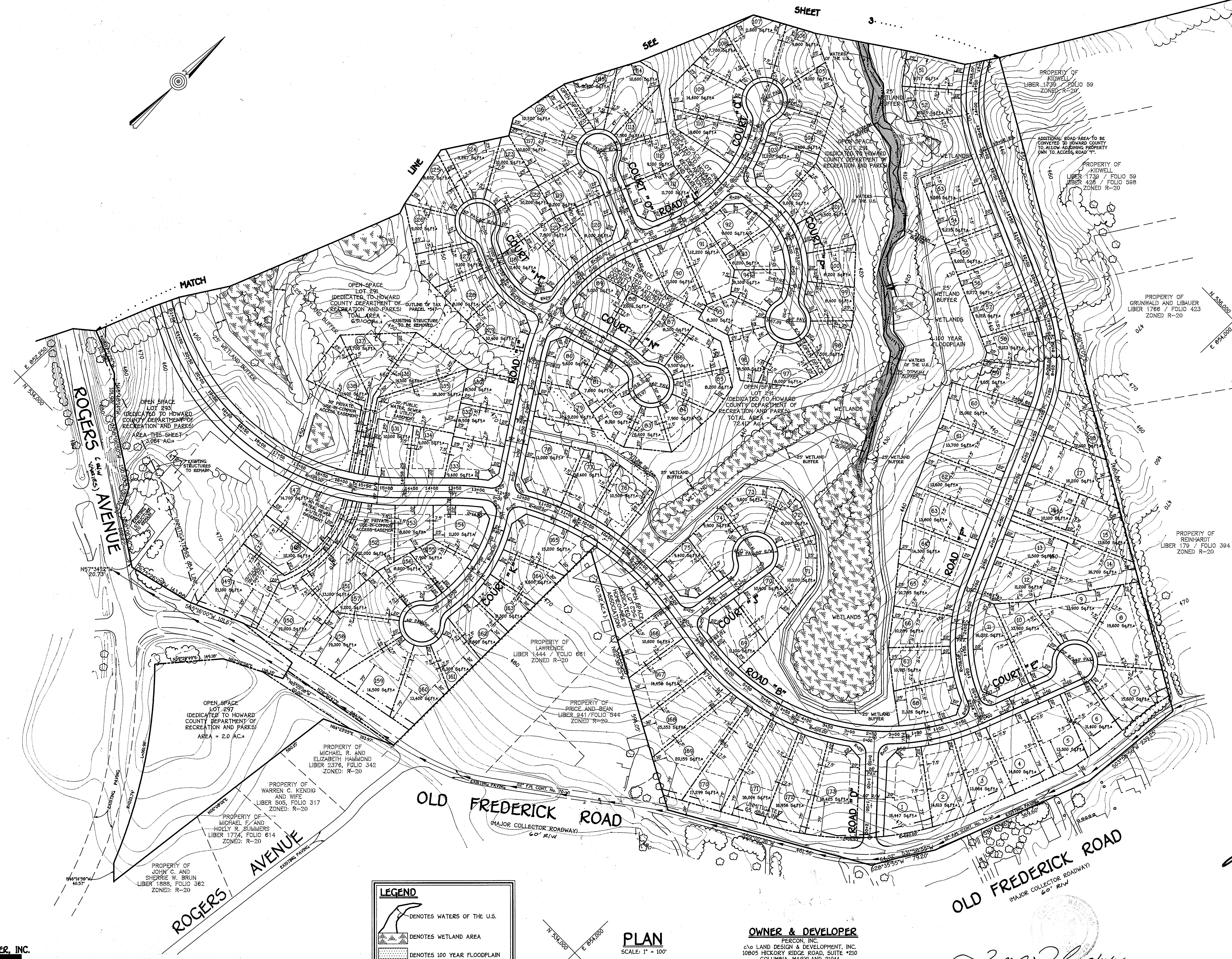
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 DATE 6/15/95
[Signature]
 PLANNING DIRECTOR

[Signature] 6/16/95
 DATE
 TERRELL A. FISHER

DANIELS MILL OVERLOOK
 LOTS 1 - 298 AND PARCEL 'A'
 ZONED: R-ED
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 MAY 5, 1995
 SHEET 1 OF 4
 SCALE: AS SHOWN
 TAX MAP No. 17 PARCEL Nos. 41 AND 547



SHEET 3



APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 5/24/95

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Butler *6/1/95*
PLANNING DIRECTOR DATE
TC 6/13/95

SKETCH PLAN

DANIELS MILL OVERLOOK

LOTS 1 - 298 AND PARCEL 'A'
ZONED: R-ED
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
MAY 5, 1995
SHEET 2 OF 4
SCALE: AS SHOWN
TAX MAP 17 PARCELS • 41 & • 542

LEGEND

- DENOTES WATERS OF THE U.S.
- DENOTES WETLAND AREA
- DENOTES 100 YEAR FLOODPLAIN
- DENOTES UNMITIGATED 65DBA LINE

PLAN
SCALE: 1" = 100'

OWNER & DEVELOPER
PERCON, INC.
c/o LAND DESIGN & DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE #210
COLUMBIA, MARYLAND 21044

Terrell A. Fisher 2/16/95
TERRELL A. FISHER DATE

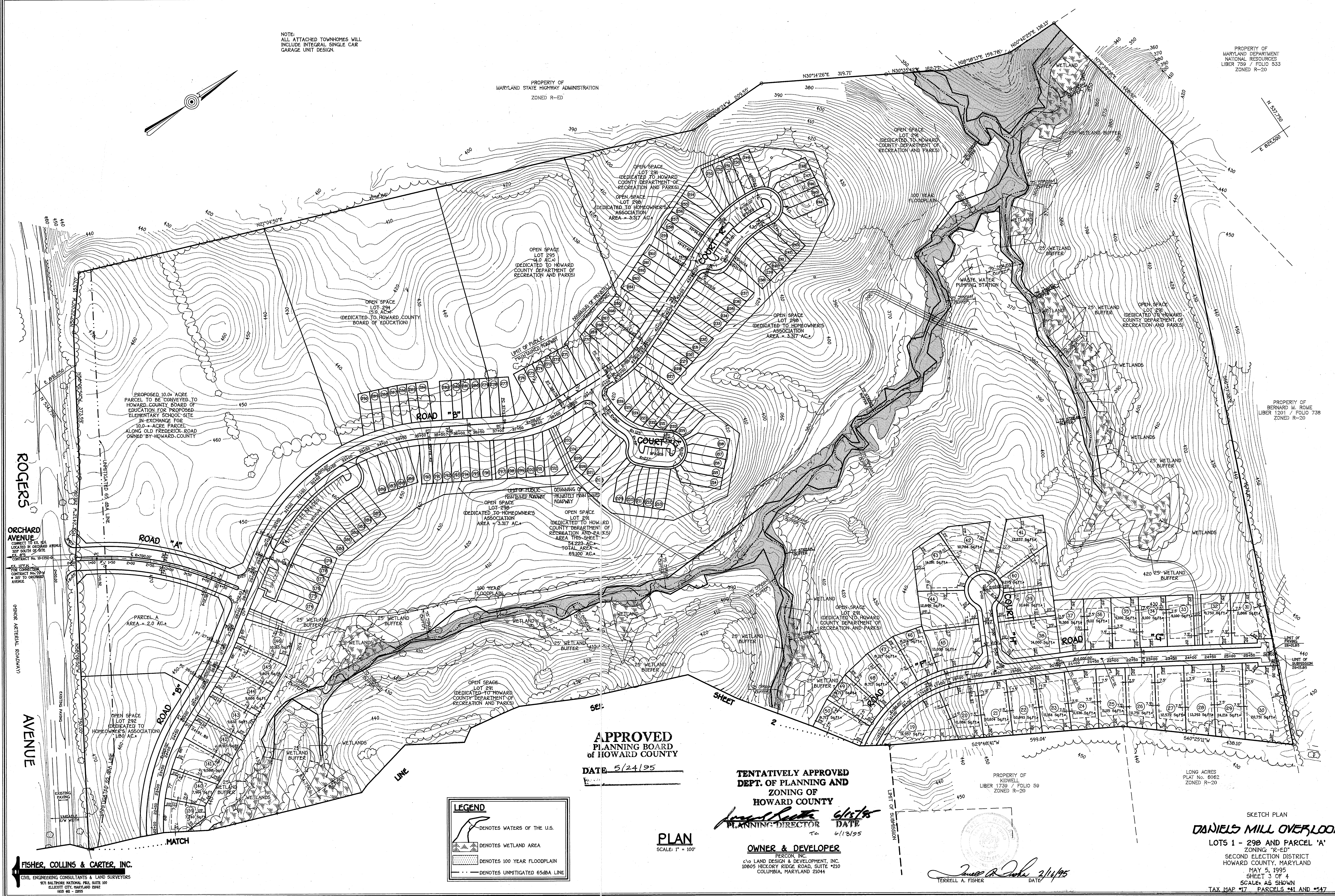
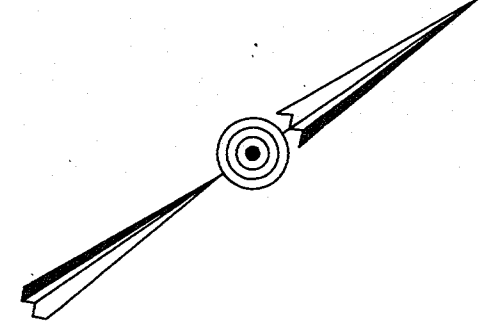
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
871 BALTIMORE NATIONAL PIKE, SUITE 300
ELICOTT CITY, MARYLAND 21042
410 848 - 2895

NOTE:
ALL ATTACHED TOWNHOMES WILL
INCLUDE INTEGRAL SINGLE CAR
GARAGE UNIT DESIGN.

PROPERTY OF
MARYLAND STATE HIGHWAY ADMINISTRATION
ZONED R-ED

PROPERTY OF
MARYLAND DEPARTMENT
NATIONAL RESOURCES
LIBER 780 / FOLIO 533
ZONED R-20

PROPERTY OF
BERNARD M. ROME
LIBER 1201 / FOLIO 738
ZONED R-20



ROGERS AVENUE
ORCHARD AVENUE
AVENUE

PROPOSED 10.0+ ACRE
PARCEL TO BE CONVEYED TO
HOWARD COUNTY BOARD OF
EDUCATION FOR PROPOSED
ELEMENTARY SCHOOL SITE
IN EXCHANGE FOR
10.0+ ACRE PARCEL
ALONG OLD FREDERICK ROAD
OWNED BY HOWARD COUNTY

PARCEL A
AREA = 2.0 AC.

OPEN SPACE
LOT 292
DEDICATED TO HOMEOWNER'S ASSOCIATION
AREA = 1.80 AC.

OPEN SPACE
LOT 295
4.0 AC.
(DEDICATED TO HOWARD
COUNTY DEPARTMENT OF
RECREATION AND PARKS)

OPEN SPACE
LOT 294
5.0 AC.
(DEDICATED TO HOWARD COUNTY
BOARD OF EDUCATION)

OPEN SPACE
LOT 299
DEDICATED TO HOMEOWNER'S
ASSOCIATION
AREA = 3.317 AC.

OPEN SPACE
LOT 291
DEDICATED TO HOWARD
COUNTY DEPARTMENT OF
RECREATION AND PARKS
AREA THIS SHEET
= 3.229 AC.
TOTAL AREA
= 69.100 AC.

OPEN SPACE
LOT 298
DEDICATED TO HOMEOWNER'S
ASSOCIATION
AREA = 3.317 AC.

OPEN SPACE
LOT 291
DEDICATED TO HOWARD
COUNTY DEPARTMENT OF
RECREATION AND PARKS

LEGEND	
	DENOTES WATERS OF THE U.S.
	DENOTES WETLAND AREA
	DENOTES 100 YEAR FLOODPLAIN
	DENOTES UNMITIGATED 654B LINE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 5/24/95

PLAN
SCALE: 1" = 100'

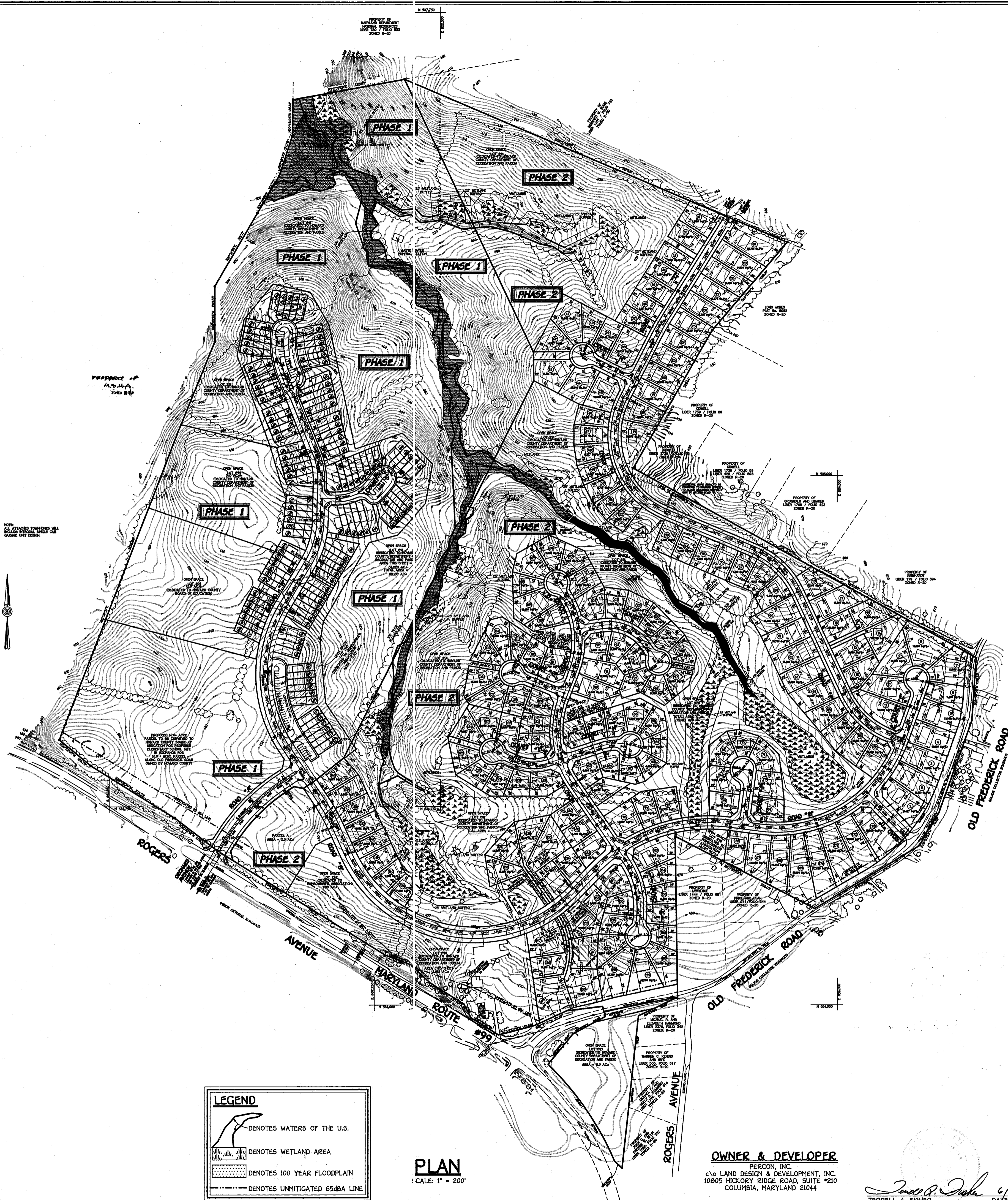
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE 6/15/95

OWNER & DEVELOPER
PERCON, INC.
C/O LAND DESIGN & DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE #210
COLUMBIA, MARYLAND 21044

PROPERTY OF
KIDWELL
LIBER 1728 / FOLIO 59
ZONED R-20
TERRELL A. FISHER
DATE 2/14/95

SKETCH PLAN
DANIELS MILL OVERLOOK
LOTS 1 - 298 AND PARCEL 'A'
ZONING "R-ED"
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
MAY 5, 1995
SHEET 3 OF 4
SCALE AS SHOWN
TAX MAP #17 PARCELS #41 AND #47

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PKZ. SUITE 100
ELICOTT CITY, MARYLAND 21042
4100 481 - 2995



WITH ALL ATTACHED THEREON, ALL RIGHTS RESERVED AND NO PART MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

LEGEND

- DENOTES WATERS OF THE U.S.
- DENOTES WETLAND AREA
- DENOTES 100 YEAR FLOODPLAIN
- DENOTES UNMITIGATED 65dBA LINE

PLAN
SCALE: 1" = 200'

OWNER & DEVELOPER
PERCON, INC.
c/o LAND DESIGN & DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE #210
COLUMBIA, MARYLAND 21044

Terrell A. Fisher 6/16/95
TERRELL A. FISHER DATE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 5/24/95

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Frank B. ... 6/16/95
PLANNING DIRECTOR DATE
TC 6/18/95

PHASING PLAN
DANIELS MILL OVERLOOK
LOTS 1 - 298 AND PARCEL 'A'
ZONING: "R-ED"
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
MAY 5, 1995
SHEET 4 OF 4
SCALE: AS SHOWN
TAX MAP #17 PARCEL #41647

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
977 BALTIMORE NATIONAL PIKE, SUITE 100
ELLCOTT CITY, MARYLAND 21042
(410) 481-2895