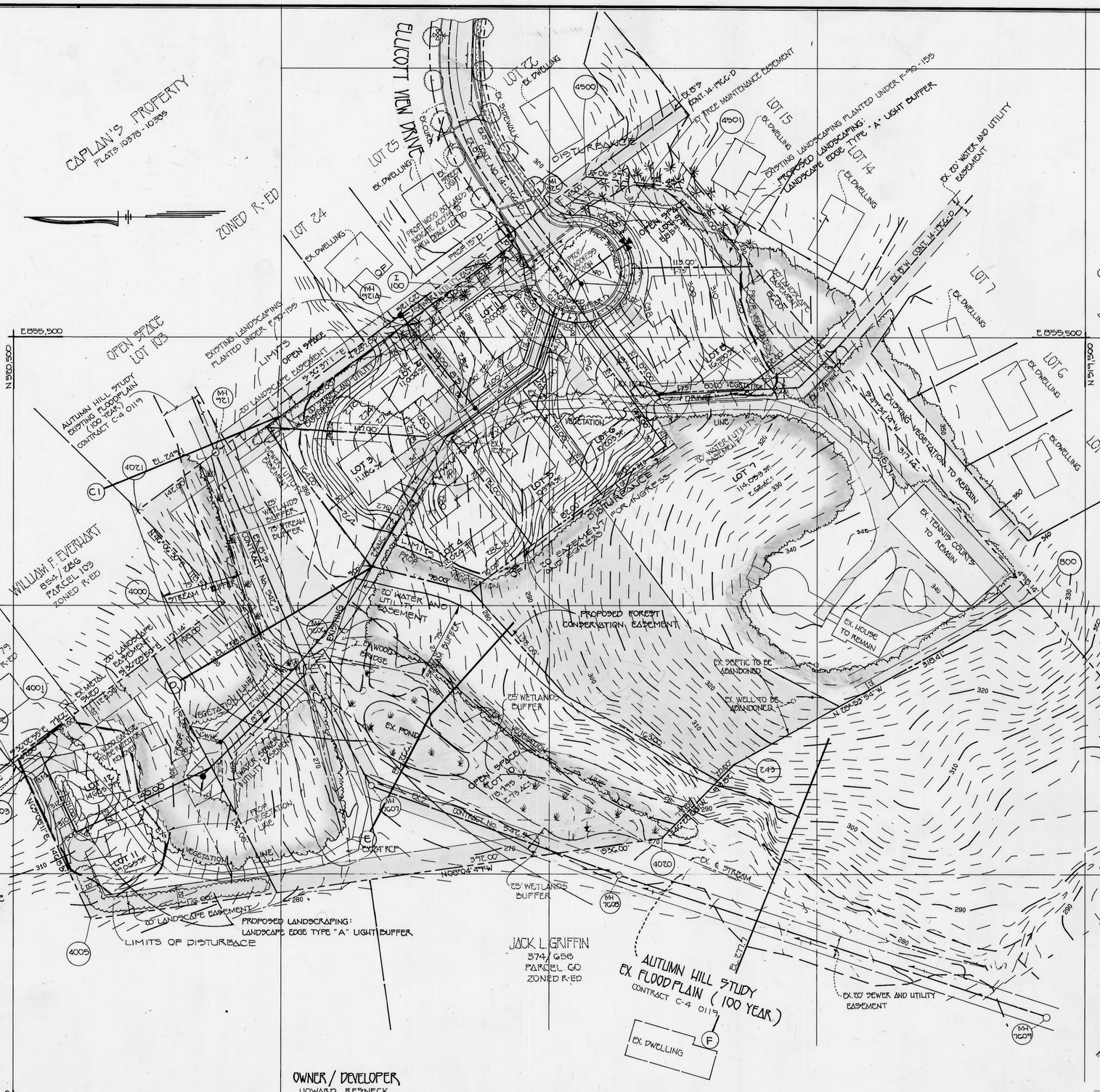
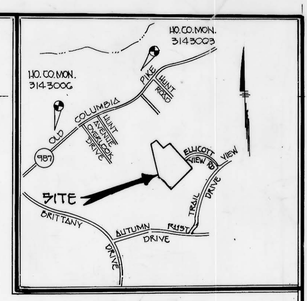
COORDINATE TABLE

NUMBER	NORTH	EAST
4500	520,384.611	855,358.366
4501	519,872.144	855,638.571
800	519,827.85	855,105.51
243	519,896.74	855,033.25
4020	520,427.41	854,957.91
4005	520,427.413	854,957.913
4003	520,489.149	855,071.133
4002	520,502.816	855,105.541
4001	520,440.057	855,151.219
4000	520,302.454	855,252.968

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. PROJECT BACKGROUND:
   - A. LOCATION:
     1. TAX MAP: 25
     2. GRID: 13
     3. PARCEL: 278
   - B. PROPERTY ZONED: R-ED , PB 288
   - C. ELECTION DISTRICT: 2
   - D. TOTAL TRACT AREA: 8.44 AC.±
   - E. TOTAL AREA OF SUBDIVISION: 8.44 AC.±
   - F. PROPOSED LOT DATA:
     1. NUMBER OF PROPOSED LOTS: 14
     2. NUMBER OF PROPOSED BUILDABLE LOTS: 10
     3. AREA OF PROPOSED BUILDING LOTS: 5.19 AC.±
     4. NUMBER OF PROPOSED OPEN SPACE LOTS: 2
     5. AREA OF PROPOSED OPEN SPACE LOTS: 2.93 AC.±
     6. AREA OF OPEN SPACE REQUIRED: 20%X8.44=1.69 AC.±
     7. NUMBER OF USE-IN-COMMON EASEMENTS: 2
     8. AREA OF USE-IN-COMMON EASEMENTS: 0.08 AC.±
   - G. AREA OF PROPOSED ROAD R/W: 0.20 AC.±
3. FIELD SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. IN JUNE, 1992 AS SHOWN HEREON 2' CONTOUR INTERVALS.
4. FIELD SURVEY IS BASED ON THE FOLLOWING HOWARD COUNTY CONTROL STATIONS:
   HO.CO.MON. #3143006
   HO.CO.MON. #3143003
5. A. THIS PROJECT WILL UTILIZE PUBLIC WATER AND PUBLIC SEWER.
   B. WATER AND SEWER CONTRACT NUMBERS ARE NOTED ON THE PLAN.
   C. THIS PROJECT IS LOCATED WITHIN THE PATAPSCO DRAINAGE AREA.
   D. ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY AND EXISTING WATER AND SEWER CONTRACT DRAWINGS.
   E. THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
6. STORM WATER MANAGEMENT WILL BE PROVIDED BY THE EXISTING S.W.M. FACILITY LOCATED ON ADJOINING PROPERTY (CAPLAN'S PROPERTY - F 90-155).
7. THE WETLANDS IN THE REPORT ARE LOCATED AND SHOWN ON THIS PLAN. THE WETLANDS WERE LOCATED BY EXPLORATION RESEARCH, INC.
8. TRACT BOUNDARY IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1924 AT FOLIO 347.
9. OPEN SPACE TABULATION DATA: (TOTAL AREA: 2.93 AC.±)
   - A. FLOODPLAIN AREA: 0.98 AC.±
   - B. WETLANDS AREA: 0.0 AC.±
   - C. 25% OR > SLOPES; AREA: 0.77 AC.±
   - D. DRY GROUND USABLE AREA: 1.18 AC.± (89% OR REQUIRED OPEN SPACE)
     - * REQUIRED OPEN SPACE = 1.69 AC.±
       8.44 AC.±X20% = 1.69 AC.±
10. OPEN SPACE LOTS WILL BE DEDICATED TO HOWARD COUNTY, MARYLAND.
11. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND OR STREAM BUFFER.
12. THIS FLOODPLAIN IS THE AUTUMN HILL FLOODPLAIN AS APPROVED BY HOWARD COUNTY. CONTRACT C-4-0119.
13. DENSITY INFORMATION:
    - ● A. TOTAL AREA OF FLOOD PLAIN: 0.98 AC.±
    - B. TOTAL AREA OF STEEP SLOPE: 0.77 AC.±
    - C. WET ACREAGE OF THIS SITE EXCLUDING A AND B: 6.69 AC.±
    - D. DENSITY PERMITTED PER: 2 D.U. PER NET ACRE
    - E. MAXIMUM NUMBER OF UNITS: 13 D.U. PERMITTED
    - F. NUMBER OF UNITS PROPOSED: 10 D.U.
14. THIS PLAN IS SUBJECT TO WP 93-38 TO WAIVE SECTION 16.113(f)(8) TO PERMIT DIRECT ACCESS TO A MAJOR COLLECTOR, WAIVE SECTION 16.115 (b)(5) TO PERMIT A PRIVATE DRIVEWAY TO EXCEED 200 FEET, SECTION 16.115 (b)(2) AND (4) TO PERMIT REQUIRED LOT FRONTAGE TO BE REDUCED WAIVE SECTION 16-113 (c)(2) TO PERMIT NOT TO EXTEND PROPOSED STREET TO ADJOINING PROPERTIES.
15. ALL LANDSCAPING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
16. ALL SHARED DRIVEWAY ACCESS EASEMENT AND MAINTENANCE AGREEMENTS WILL BE RECORDED AND DRAFTED ONTO THE FINAL RECORD PLAT.





VICINITY MAP
SCALE: 1" = 1200'

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 10-14-93 (DIO)
(PB 288)

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR — DATE 11/12/93

OWNER / DEVELOPER
HOWARD RESNECK
4645 NEW CUT ROAD
ELLICOTT CITY, MD.
21042

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS · LAND SURVEYORS
9171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21042
TELEPHONE: (410) 461-2855
FAX: (410) 750-3784

NUMBER	DATE	DESCRIPTION
2	12-22-92	REVISE PER COUNTY COMMENT LETTER DATED DECEMBER 4, 1992
1	11-18-92	REVISE PER COUNTY COMMENT LETTER DATED NOVEMBER 16, 1992

REVISION

PRELIMINARY EQUIVALENT SKETCH PLAN

HIDDEN VALLEY

LOTS 1 THRU 12

TAX MAP 25 — PARCEL 278
2ND ELECTION DIST. — HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' — DATE: AUGUST 5, 1992
SHEET 1 OF 2

W.O. # 30402

SP-93-05