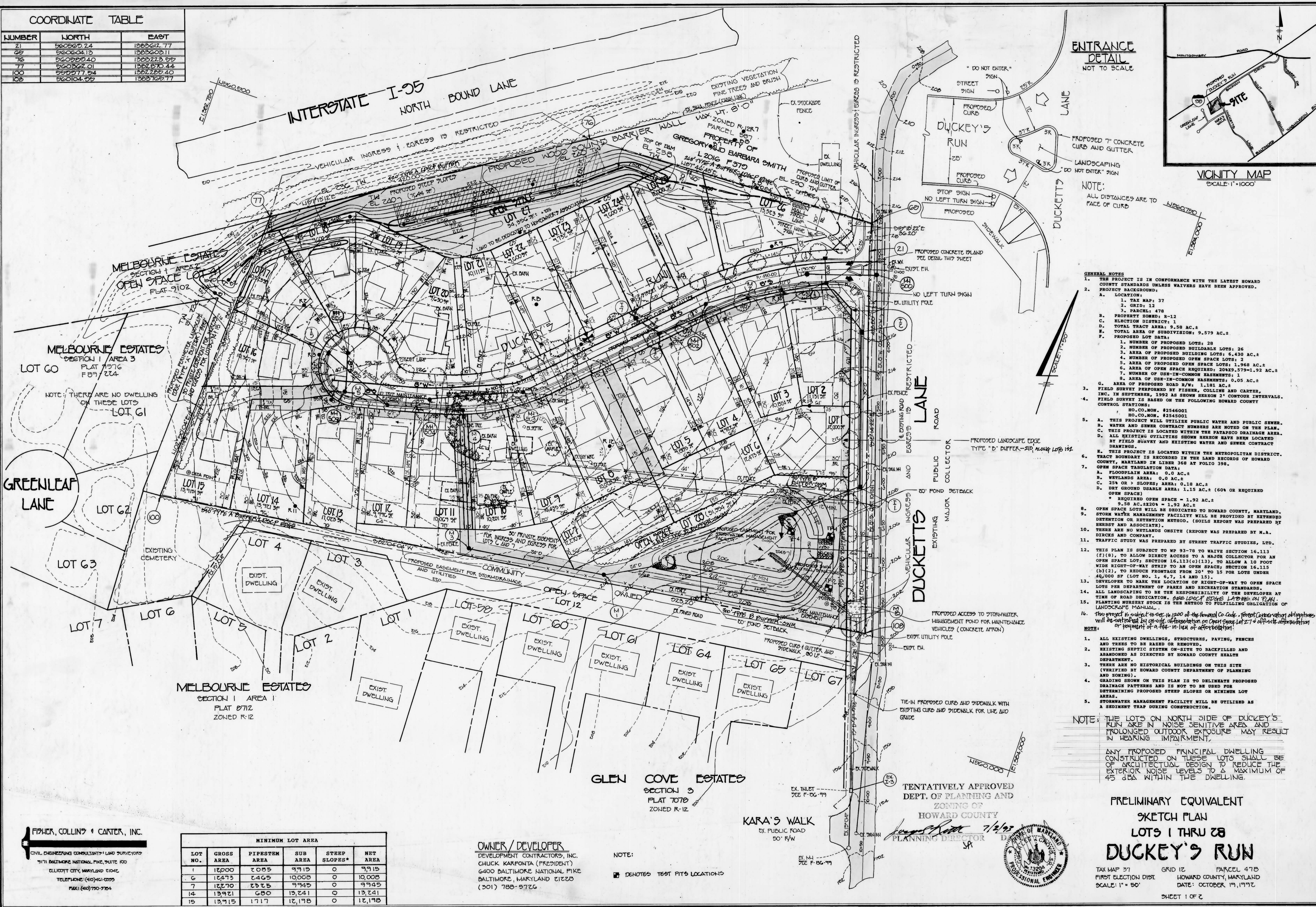
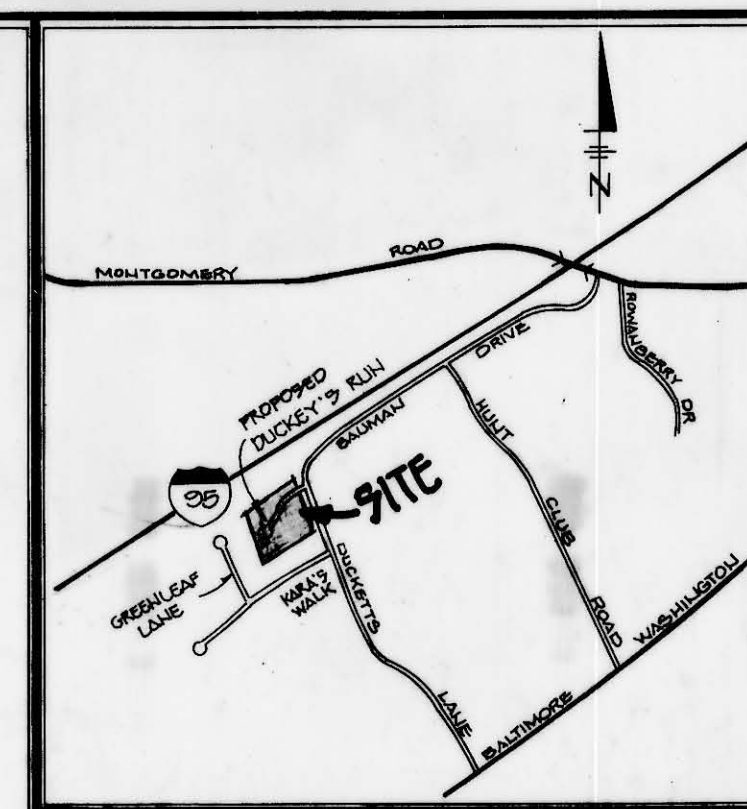


COORDINATE TABLE

NUMBER	NORTH	EAST
21	560620.24	1383612.77
22	560604.13	1383603.11
76	560620.40	1383723.89
77	560627.01	1382670.44
100	560577.24	1382789.40
108	560104.99	1383122.17



ENTRANCE DETAIL
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 1000'

NOTE:
ALL DISTANCES ARE TO FACE OF CURB

- GENERAL NOTES
- THE PROJECT IS IN COMPLIANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - PROJECT BACKGROUND:
 - A. LOCATION:
 - TAX MAP: 37
 - GRID: 12
 - PARCEL: 478
 - PROPERTY ZONING: R-12
 - ELECTION DISTRICT: 1
 - TOTAL TRACT AREA: 9.58 AC.±
 - TOTAL AREA OF SUBDIVISION: 9.579 AC.±
 - PROPOSED LOT DATA:
 - NUMBER OF PROPOSED LOTS: 28
 - NUMBER OF PROPOSED BUILDABLE LOTS: 26
 - AREA OF PROPOSED BUILDABLE LOTS: 6.430 AC.±
 - NUMBER OF PROPOSED OPEN SPACE LOTS: 2
 - AREA OF PROPOSED OPEN SPACE LOTS: 1.968 AC.±
 - AREA OF OPEN SPACE REQUIRED: 20x79.579=1.92 AC.±
 - NUMBER OF USE-IN-COMMON EASEMENTS: 1
 - AREA OF USE-IN-COMMON EASEMENTS: 0.05 AC.±
 - AREA OF PROPOSED ROAD R/W: 1.181 AC.±
 - FIELD SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. IN SEPTEMBER, 1992 AS SHOWN HEREON 2" CONTOUR INTERVALS.
 - FIELD SURVEY IS BASED ON THE FOLLOWING HOWARD COUNTY CONTROL STATIONS:
 - NO.CO.MON. #2546001
 - NO.CO.MON. #2545001
 - 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 PARAPISO 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. TRACT BOUNDARY IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 368 AT FOLIO 398.
 - A. FLOODPLAIN AREA: 0.0 AC.±
 - B. WETLANDS AREA: 0.0 AC.±
 - C. 25% OR 3% SLOPES: AREA: 0.18 AC.±
 - D. DRY GROUND USABLE AREA: 1.15 AC.± (60% OR REQUIRED OPEN SPACE)
 - * REQUIRED OPEN SPACE = 1.92 AC.±
 - 9.58 AC.± X 20' = 1.92 AC.±
 - OPEN SPACE LOTS WILL BE DEDICATED TO HOWARD COUNTY, MARYLAND. STORM WATER MANAGEMENT FACILITY WILL BE PROVIDED BY EXTENDED DETENTION OR RETENTION METHOD. (SOILS REPORT WAS PREPARED BY HERSH AND ASSOCIATES).
 - THERE ARE NO WETLANDS ON SITE (REPORT WAS PREPARED BY M.A. DIRCKS AND COMPANY).
 - TRAFFIC STUDY WAS PREPARED BY STREET TRAFFIC STUDIES, LTD.
 - THIS PLAN IS SUBJECT TO MP 93-78 TO WAIVE SECTION 16.113 (F)(8), TO ALLOW DIRECT ACCESS TO A MAJOR COLLECTOR FOR AN OPEN SPACE LOT, SECTION 16.113(C)(11), TO ALLOW A 10 FOOT WIDE RIGHT-OF-WAY STRIP TO AN OPEN SPACE, SECTION 16.115 (D)(2), TO REDUCE FRONTAGE FROM 20' TO 15' FOR LOTS UNDER 40,000 SF (LOT NO. 1, 6, 7, 14 AND 15).
 - DEVELOPER TO MARK THE LOCATION OF RIGHT-OF-WAY TO OPEN SPACE LOTS PER DEPARTMENT OF PARKS AND RECREATION STANDARDS.
 - ALL LANDSCAPING TO BE THE RESPONSIBILITY OF THE DEVELOPER AT TIME OF ROAD DEDICATION. SEE LOTS 1 & 2 LAYOUT ON PLAN.
 - PLANTING NURSERY STOCK IS THE METHOD OF FULFILLING OBLIGATION OF LANDSCAPE MANUAL.
 - This project is subject to Sec. 16.200 of the Howard Co. Code. Forest Conservation obligations will be satisfied by off-site mitigation on Open Space Lot 27's off-site mitigation or payment of a fee in lieu of mitigation.

- NOTE:
- ALL EXISTING DWELLINGS, STRUCTURES, PAVING, FENCES AND TREES TO BE RAZED OR REMOVED.
 - EXISTING SEPTIC SYSTEM ON-SITE TO BE BACKFILLED AND ABANDONED AS DIRECTED BY HOWARD COUNTY HEALTH DEPARTMENT.
 - THERE ARE NO HISTORICAL BUILDINGS ON THIS SITE (VERIFIED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING).
 - GRADING SHOWN ON THIS PLAN IS TO DELINEATE PROPOSED DRAINAGE PATTERNS AND IS NOT TO BE USED FOR DETERMINING PROPOSED STEEP SLOPES OR MINIMUM LOT AREAS.
 - STORMWATER MANAGEMENT FACILITY WILL BE UTILIZED AS A SEDIMENT TRAP DURING CONSTRUCTION.

NOTE: THE LOTS ON NORTH SIDE OF DUCKEY'S RUN ARE IN NOISE SENSITIVE AREA AND PROLONGED OUTDOOR EXPOSURE MAY RESULT IN HEARING IMPAIRMENT.

ANY PROPOSED PRINCIPAL DWELLING CONSTRUCTED ON THESE LOTS SHALL BE OF ARCHITECTURAL DESIGN TO REDUCE THE EXTERIOR NOISE LEVELS TO A MAXIMUM OF 45 dBA WITHIN THE DWELLING.

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



PRELIMINARY EQUIVALENT
SKETCH PLAN
LOTS 1 THRU 28
DUCKEY'S RUN

TAX MAP 37 GRID 12 PARCEL 478
FIRST ELECTION DIST. HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: OCTOBER 19, 1992

SHEET 1 OF 2

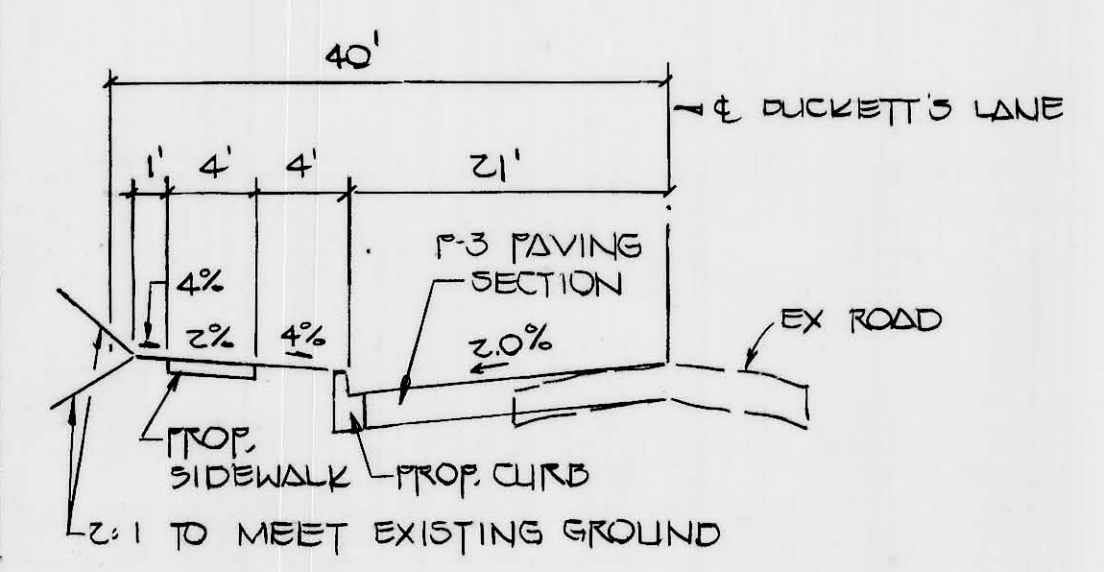
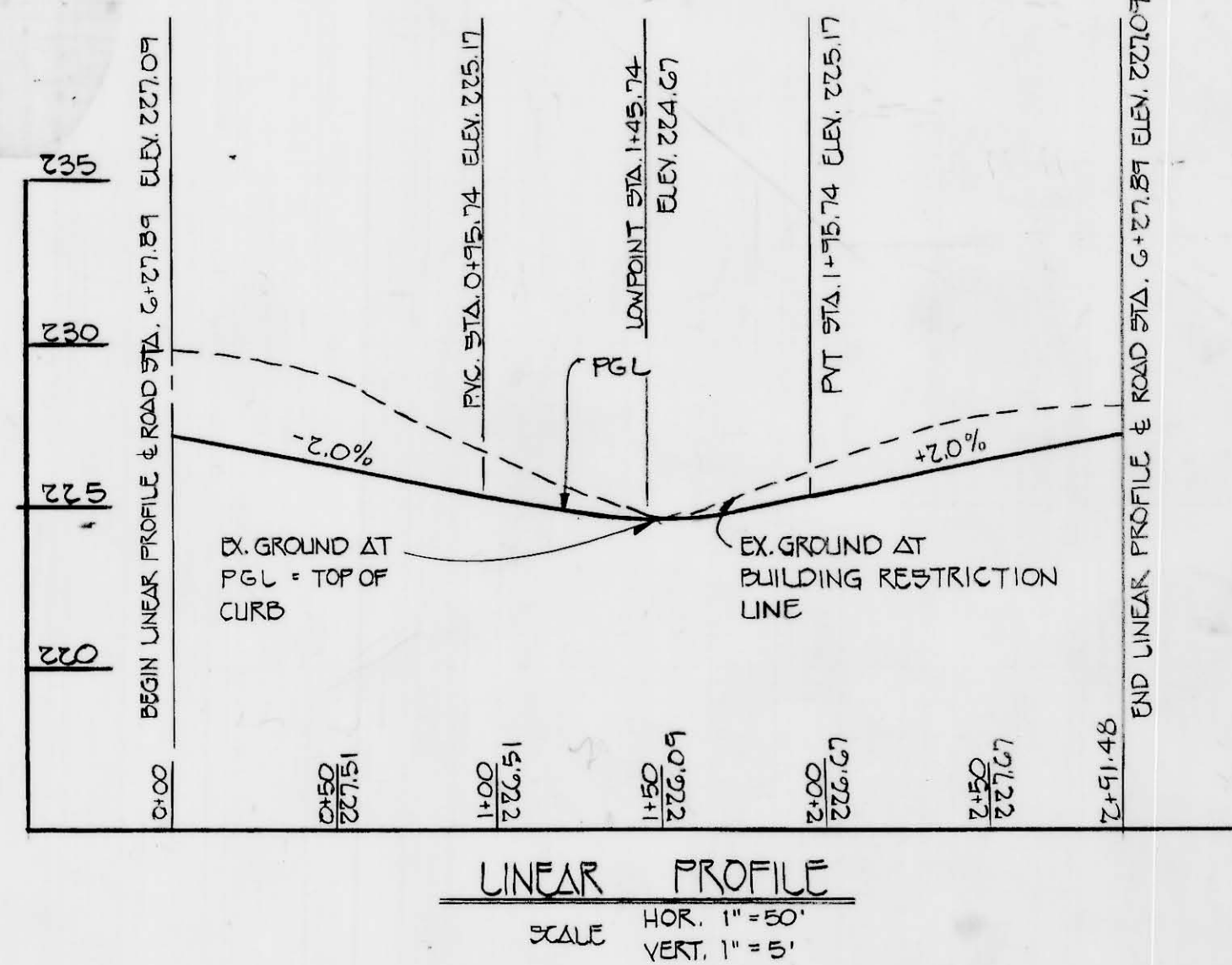
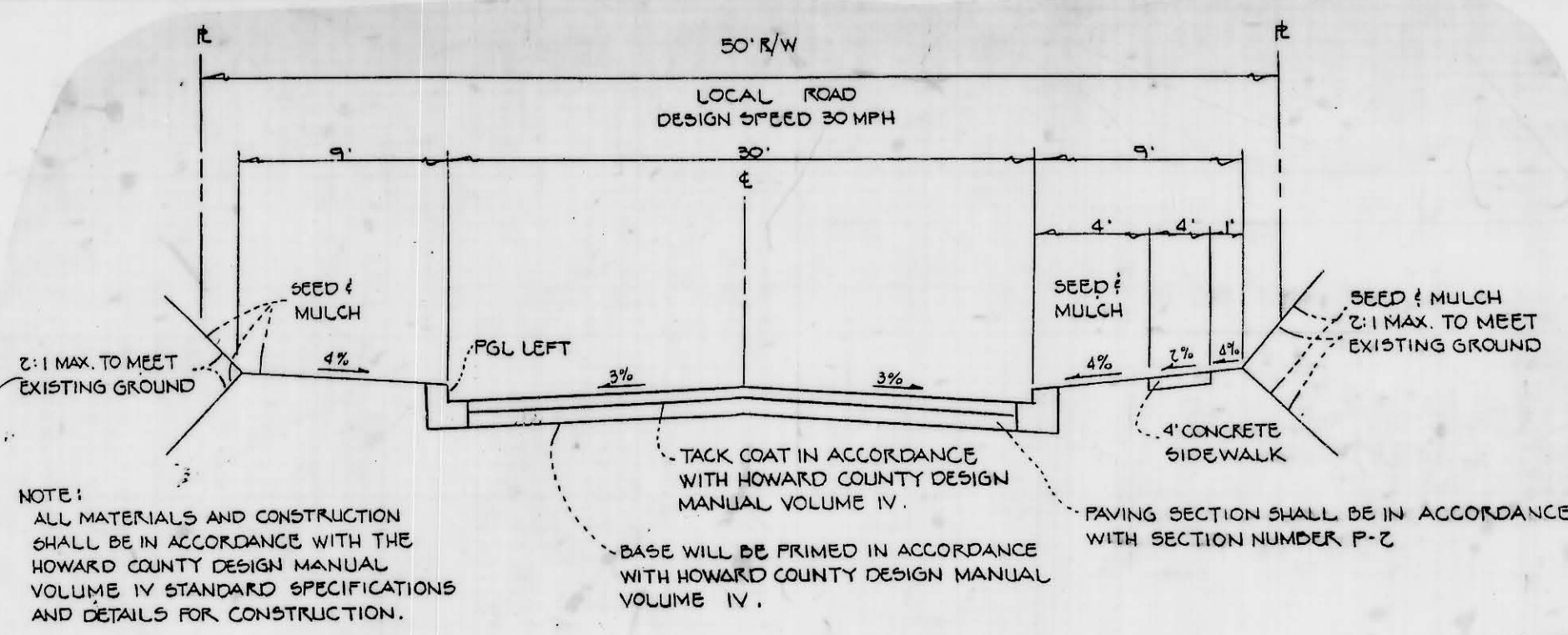
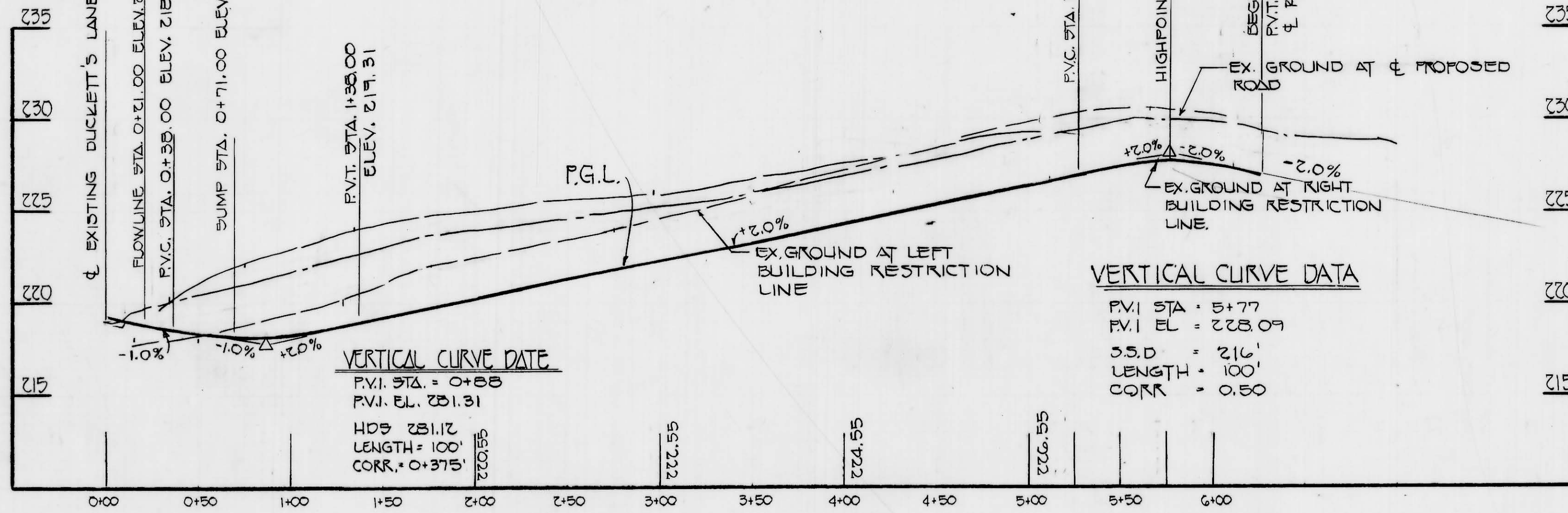
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
7171 BALTIMORE NATIONAL PIKE, SUITE 100
CLUETT CITY, MARYLAND 21042
TELEPHONE: (410) 641-0255
FAX: (410) 750-7704

LOT NO.	MINIMUM LOT AREA				
	GROSS AREA	PIPESTEM AREA	SUB AREA	STEEP SLOPES*	NET AREA
1	12,000	2,055	9,945	0	9,945
6	12,473	2,465	10,008	0	10,008
7	12,270	2,325	9,945	0	9,945
14	13,921	680	13,241	0	13,241
15	13,915	1,717	12,198	0	12,198

OWNER / DEVELOPER
DEVELOPMENT CONTRACTORS, INC.
CHUCK KARFONIA (PRESIDENT)
6400 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21220
(301) 788-9726

NOTE:
■ DENOTES TEST PIT LOCATIONS

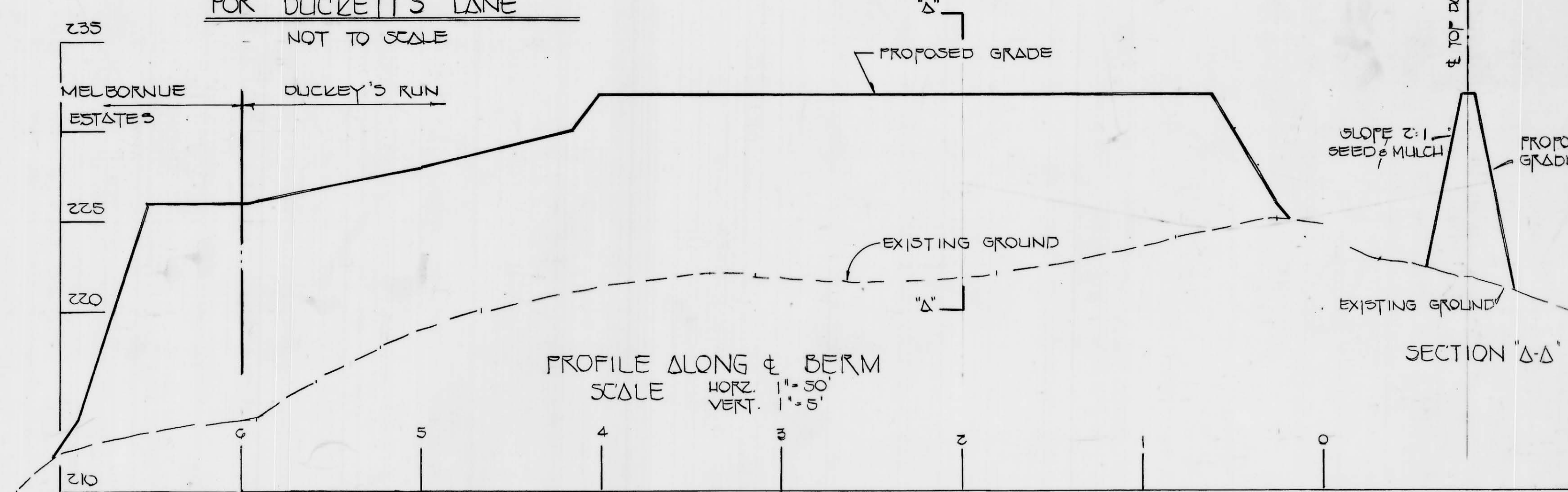
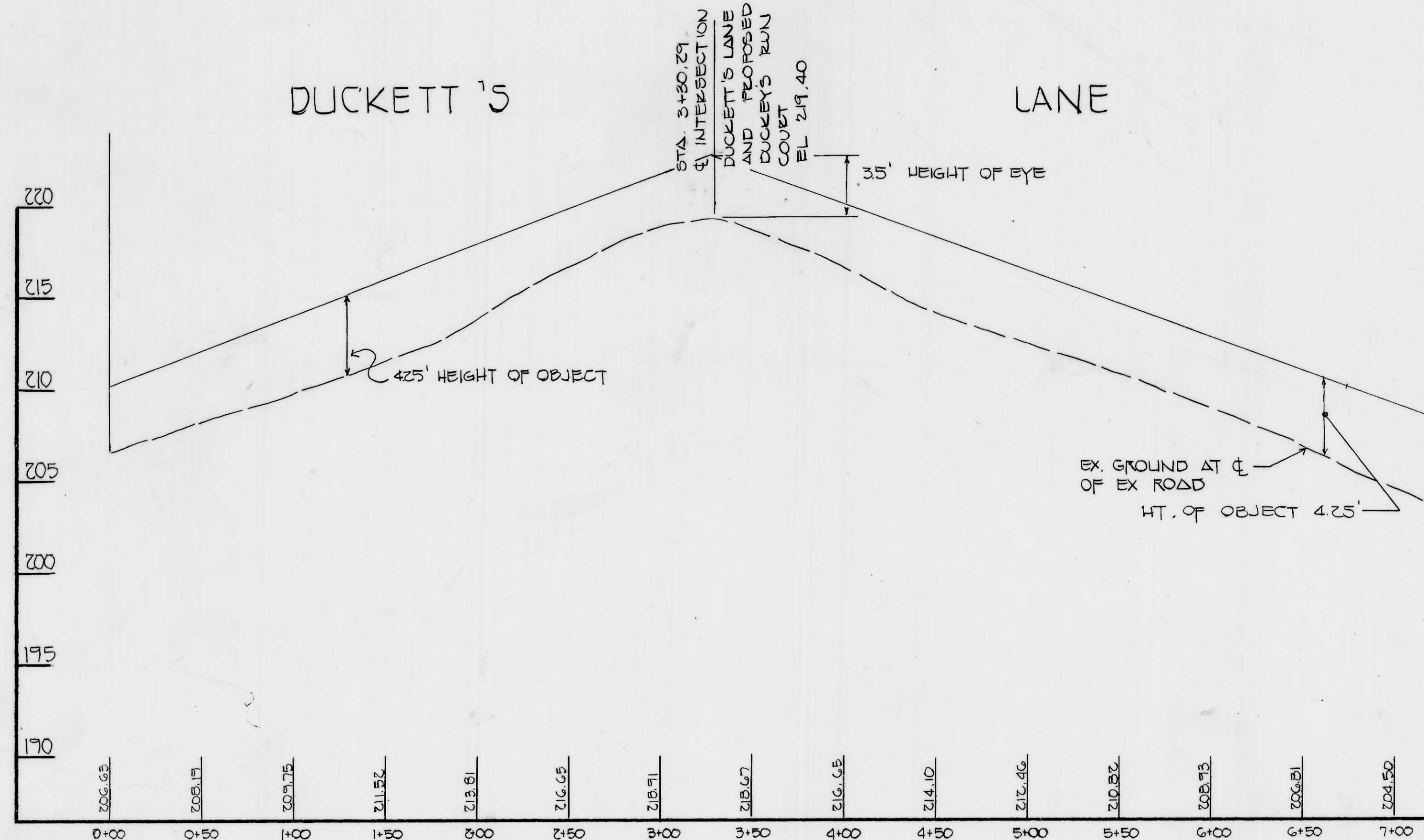
DUCKETT'S RUN COURT



ROAD PROFILE
SCALE HORZ. 1" = 50'
VERT. 1" = 5'

TYPICAL WIDENING SECTION FOR DUCKETT'S LANE
NOT TO SCALE

DUCKETT'S LANE



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

James Smith 7/2/93
PLANNING DIRECTOR DATE

SUPPLEMENT DATA
ROAD PROFILES
PRELIMINARY EQUIVALENT
SKETCH PLAN
LOTS 1 THRU 20
DUCKETT'S RUN

OWNER/DEVELOPER
DEVELOPMENT CONTRACTORS, INC.
CHUCK KARFONIA (PRESIDENT)
6400 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21220
(301) 788-9726

TAX MAP 37 GRID 12 PARCEL 47B
FIRST ELECTION DIST. HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: OCTOBER 17, 1992



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS &
LAND SURVEYORS
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(301) 461-2855