

COORDINATES		
PT. #	NORTHING	EASTING
1339	552128.7714	779151.1119
669	552114.8502	779232.6070
667	552050.3511	779427.5288
662	551762.0191	780034.2620
1340	551717.8236	780135.3178
1334	551703.1744	780129.9431
1332	550928.2495	779782.3345
1331	550822.8384	779932.3902
1304	550805.7995	779924.7870
1325	550693.2704	779751.7313
1324	550574.3808	779486.7531
1305	550357.6406	778928.0830
1322	550314.5175	778582.7079
1320	550347.5245	778453.1021
769	550402.7764	778411.7729
1318	550604.3971	777766.6775
1317	550638.4568	777686.7747
1314	550674.8538	777585.4448
1341	551635.2150	778109.6166
1018	551568.0965	778469.6254
1025	551503.5385	778813.9379
1265	550651.4875	779659.6066

RESIDENTIAL PERIMETER LANDSCAPE EDGE CALCULATION		
ROAD	EDGE TYPE	OBIGATION
OLD FREDERICK ROAD	B	620 + 350 = 970 LF
SFD side/rear to road:		Large deciduous trees 40 ft. apart in right-of-way.
620 + 350 = 970 LF		24
1 Shade Tree/50 LF		
1 Evergreen Tree/40 LF		
EAST RESIDENTIAL PROPERTY LINE	A	1359 LF
SFD to SFD: 609 LF		Large Deciduous trees 40 ft. apart in right-of-way.
1 Shade Tree/60 LF		34
PRESERVATION PARCEL PROPERTY LINE	A	940 LF
SFD to preservation parcel: 300 LF		Large deciduous trees 40 ft. apart in right-of-way.
1 shade tree/60 LF		24
WEST RESIDENTIAL PROPERTY LINE	A	Total Street Tree Obligation
SFD to RC zone: 690 LF		Large deciduous trees
1 Shade Tree/60 LF		82
<b>Total Perimeter Planting Obligation</b>		
Shade Trees	43	
Evergreen Trees	24	

STREET TREE LANDSCAPING REQUIREMENTS (Informal Streetscape)		
Perimeter Length Near Residential Lot: 140 + 180 = 320 LF		
1 Shade Tree/50 LF		
1 Evergreen Tree/40 LF		

**STORMWATER MANAGEMENT AREA LANDSCAPING**

Perimeter Length Near Residential Lot: 140 + 180 = 320 LF

1 Shade Tree/50 LF

1 Evergreen Tree/40 LF

- The developer will be responsible for installation of the landscape plan.
- The landscaping will be shown on the final plan.

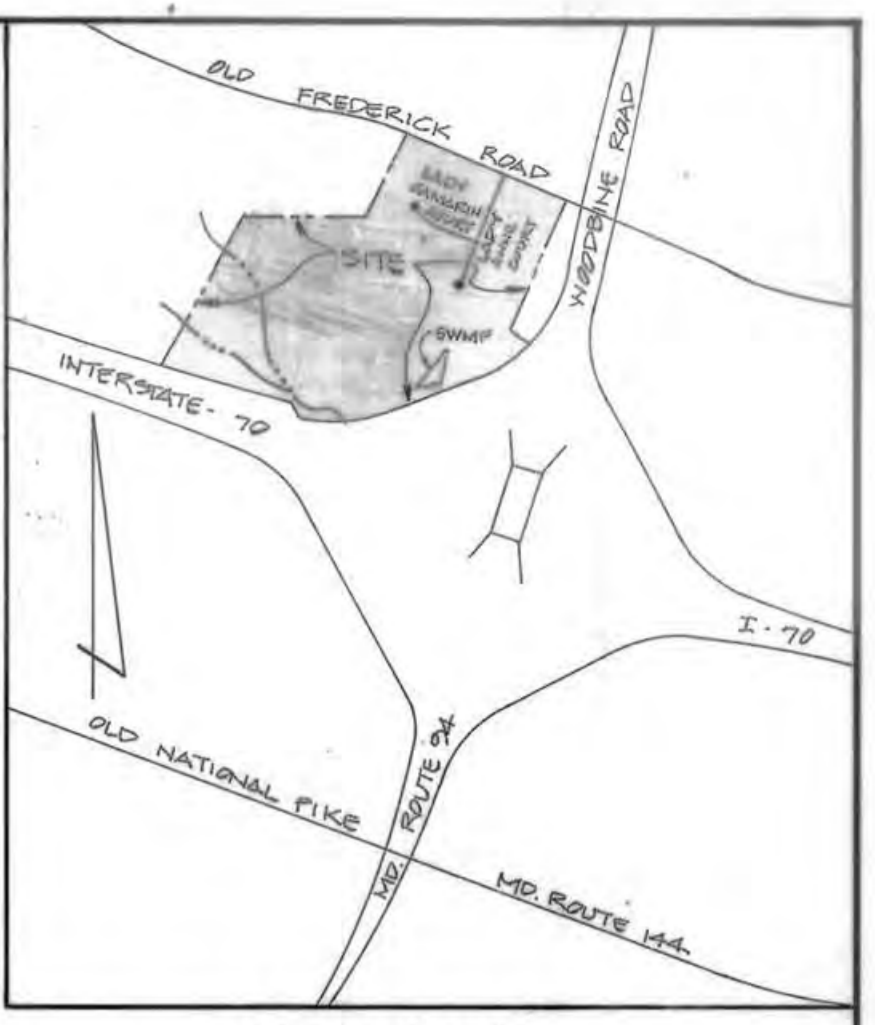
The intent of the proposed 10-acre preservation parcel is the environmental purpose of forest, stream, & wetlands protection. The land will be encumbered by an environmental preservation easement & agreement. Residential lot size is a factor of percolation testing which leaves the remaining acreage for the preservation parcel.

PHASING: 15 ALLOCATIONS REQUESTED FOR 1997

- GENERAL NOTES:**
- EXISTING ZONING: RURAL CONSERVATION
  - GROSS AREA OF TRACT: 61.89 ACRES
  - NET AREA OF TRACT: 61.89 ACRES
  - AREA OF PROPOSED LOTS: 15.6 ACRES ±
  - AREA OF PROPOSED ROADS: 2.49 ACRES ±
  - NUMBER OF BUILDABLE LOTS: 14
  - PRESERVATION PARCEL: 1
  - PRIVATE WATER AND SEWER PROPOSED.
  - TOPOGRAPHY IS FROM HOWARD COUNTY AERIAL MAPS.

**CURVE DATA**

LADY CAMARIN COURT	STA 12+35 TO STA 14+35
A = 90° 19' 01"	
R = 916.80'	
ΔS = 530.90'	
TAN Δ = 109.46'	
E = 16.91'	



**VICINITY MAP**  
TAX MAP: 7, PARCEL: 84, SCALE: 1" = 1200'

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 1000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

- EXISTING PERCOLATION TEST SITE
  - PROPOSED WELL SITE
  - PROPOSED HOUSE SITE
- NOTE: THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF ANY PROPERTY BOUNDARIES UNLESS OTHERWISE SHOWN HEREON.
- PROPOSED STREET LIGHT: 150 WATT HIGH PRESSURE SODIUM, 30 FT. GALVANNEZED STEEL POLE
  - DENSITY TABULATION FOR CLUSTER SUBDIVISION: GROSS SITE AREA: 61.89 AC ± = 4.25 = 16.95 UNITS
- THE FRONT B.R.L. FOR LOTS 5 & 6 ARE A REQUIREMENT OF THE HOWARD COUNTY HEALTH DEPARTMENT BASED ON PERCOLATION RATE RESULTS.
- THE WELL ON LOT 1 IS REQUIRED TO BE DRILLED BEFORE FINAL PLAT RECORDING.
- THE GROUND WATER APPROPRIATION PERMIT WILL BE OBTAINED PRIOR TO FINAL PLAT RECORDING.



APPROVED:  
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT

*James M. Baylind* 11-15-94  
DATE

**OWNER / DEVELOPER**  
MISSLER FARM JOINT VENTURE  
90 LOG INC.  
LEE PLAZA, SUITE 200  
6021 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20910  
(301) 505-7000

**ENGINEER**  
VANMAR ASSOCIATES, INC.  
P.O. BOX 928  
310 SOUTH MAIN STREET  
MOUNT AIRY, MARYLAND 21111  
(410) 242-2828

REVISED:  
3/17/94 PER 2/3/94 AGENCY COMMENTS  
6/16/94 PER 5/2/94 PLANNING & ZONING COMMENTS & 6/15/94 HEALTH DEPT. COMMENTS  
11-1-94 PER HEALTH DEPT. COMMENTS  
9/1/94 PER 8/24/94 COMMENTS



**PRELIMINARY EQUIVALENT SKETCH PLAN**  
**ROYAL HOLLOW**  
TAX MAP: 7 PARCEL: 84  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' NOVEMBER, 1995

**VANMAR ASSOCIATES, INC.**  
Engineers - Surveyors - Planners  
300 South Main Street, 150 Box 724, Mount Airy, Maryland 21111  
410-242-2828 FAX 410-242-2829

SHEET 1 OF 5

10/5/94

PLANNING DIRECTOR

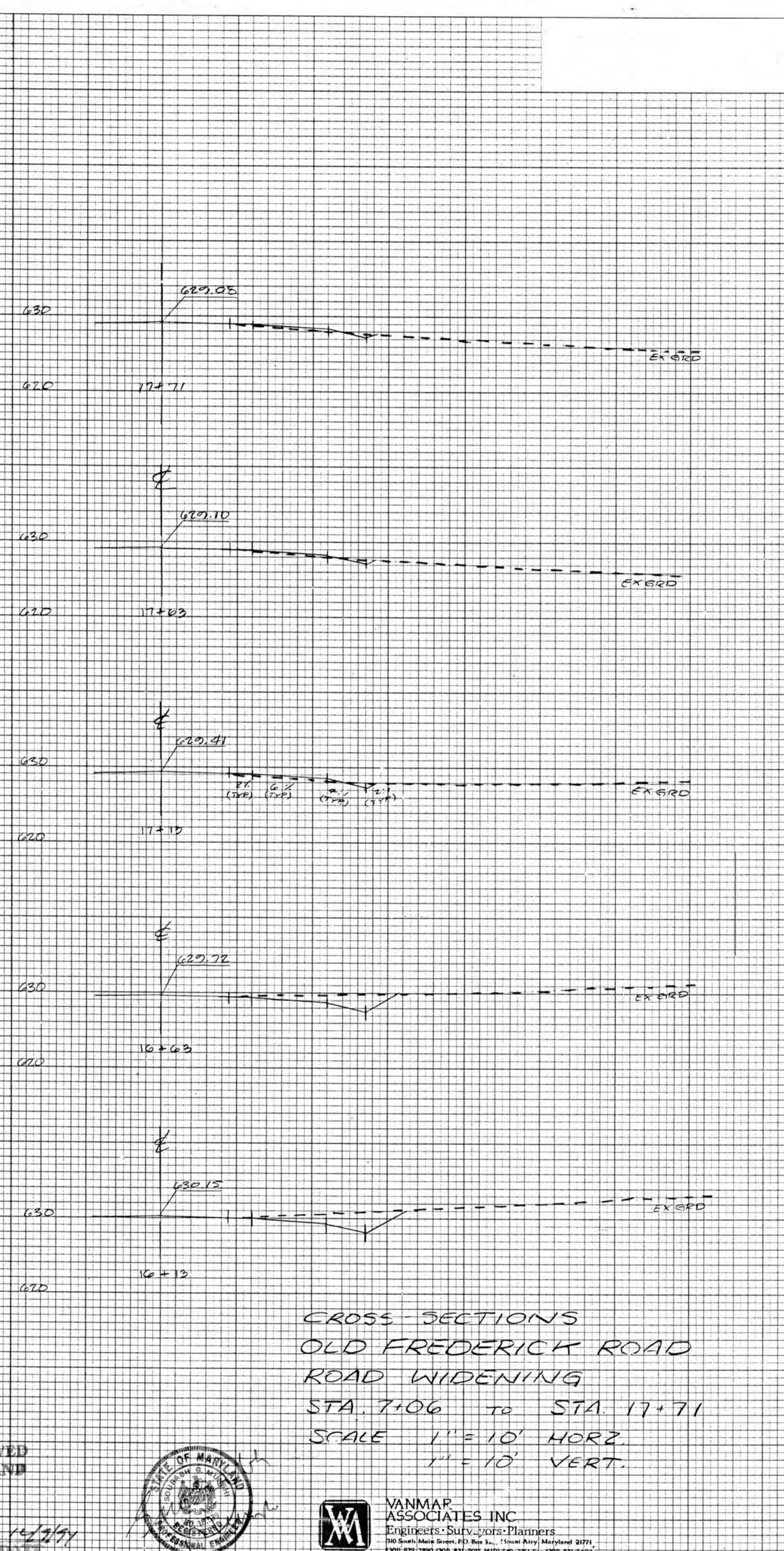
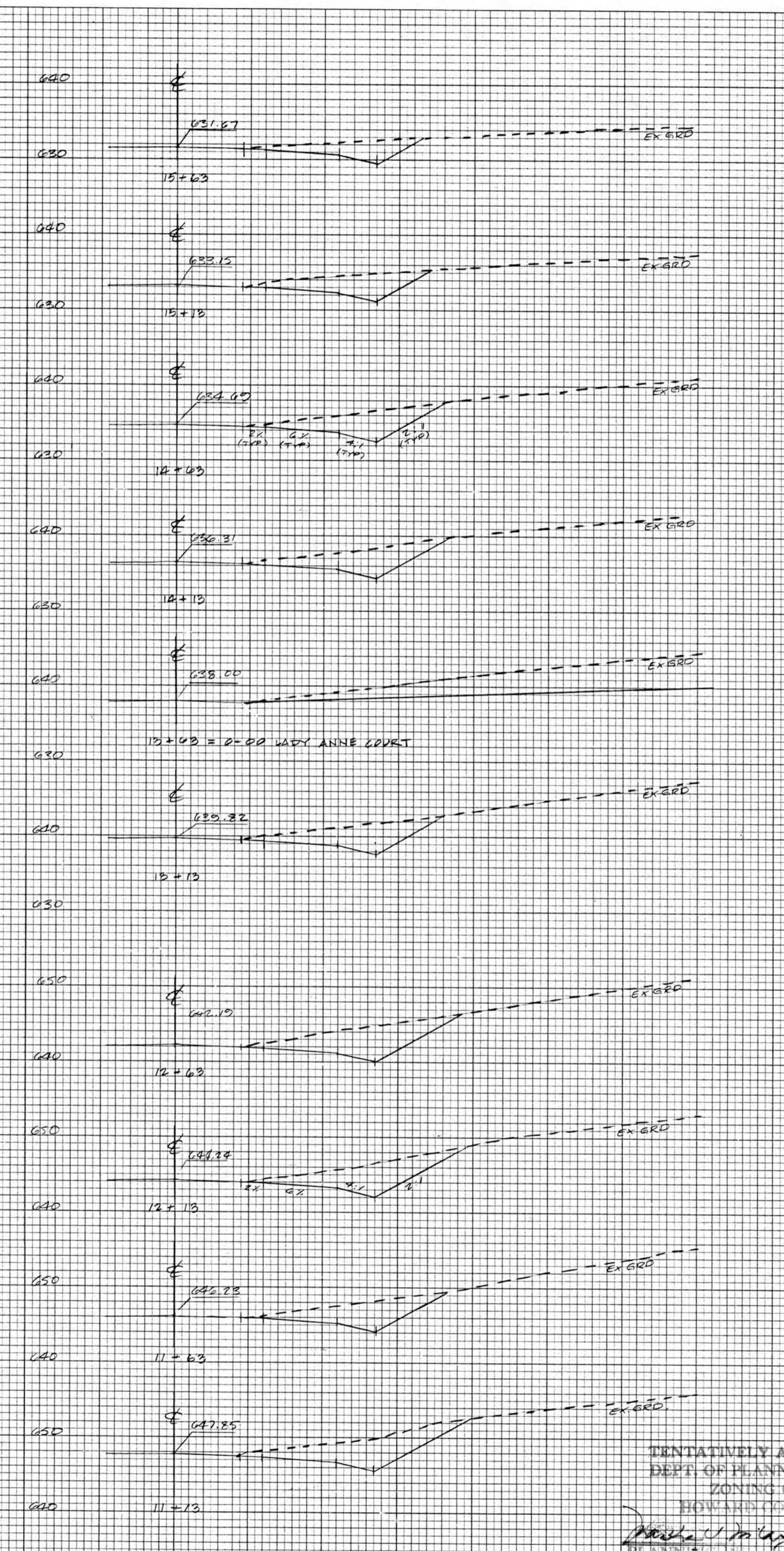
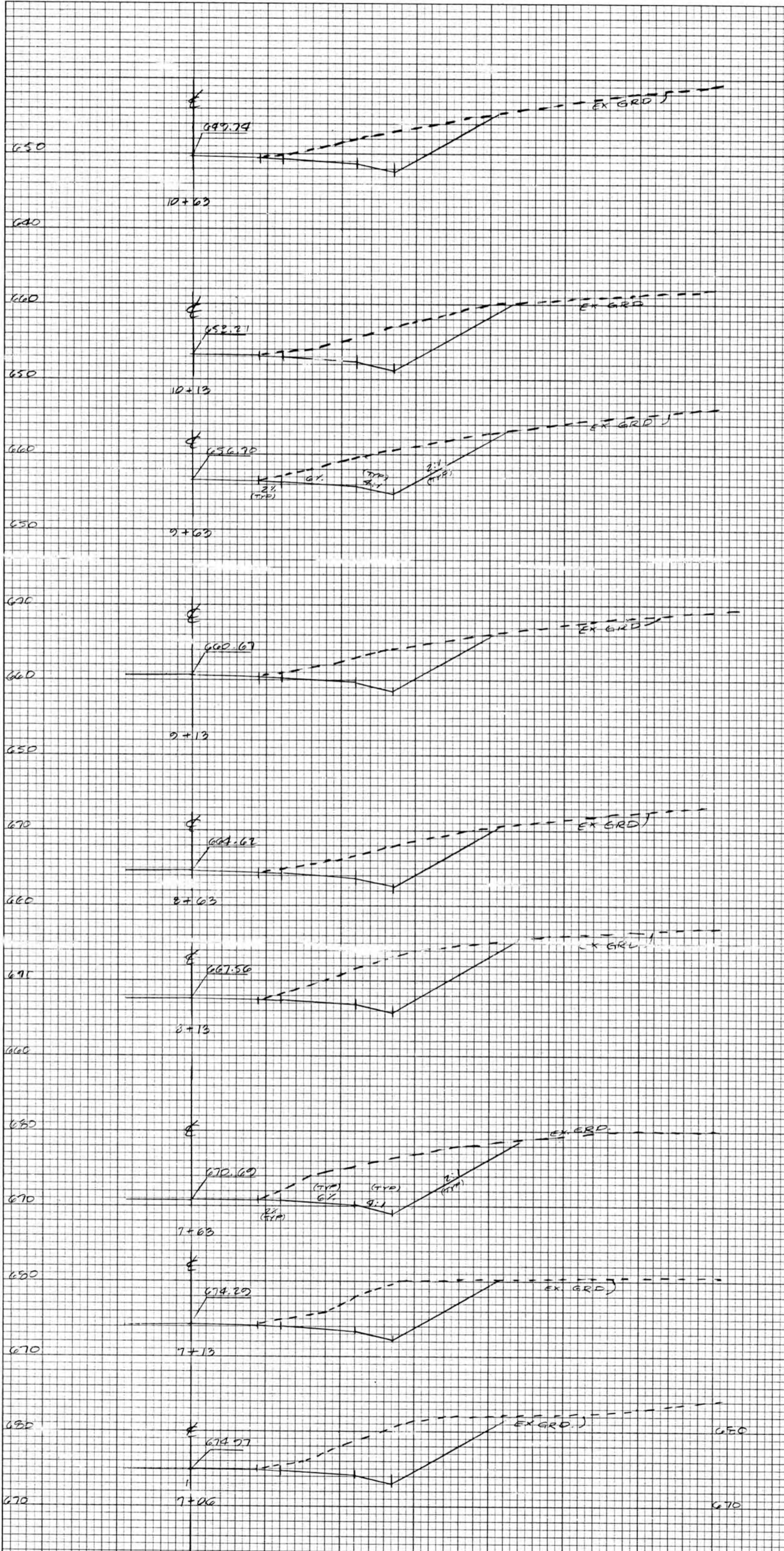
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*James M. Baylind* 11/15/94



DATE  
BY  
SURVEYED  
SURVEY  
NOTE BOOK  
NO.

DATE  
BY  
SURVEYED  
SURVEY  
NOTE BOOK  
NO.



CROSS SECTIONS  
OLD FREDERICK ROAD  
ROAD WIDENING  
STA. 7+06 TO STA. 17+71  
SCALE 1" = 10' HORIZ.  
1" = 10' VERT.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
10/2/94



VANMAP  
ASSOCIATES INC.  
Engineers, Surveyors, Planners  
780 South Main Street, P.O. Box 34, "Town Arty", Maryland 20771  
301-427-2800 FAX 301-427-2751 Telex 1201 831-2603

COORDINATES		
PT. #	NORTHING	EASTING
1339	552128.7714	779151.1119
669	552114.8502	779232.6070
667	552050.3511	779427.5288
662	551762.0191	780034.2620
1340	551717.8236	780135.3178
1334	551703.1744	780129.9431
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1317	550638.4568	777686.7747
1314	550674.8538	777585.4448
1341	551635.2150	778118.6166
1018	551568.0899	778468.4444
1025	551503.5386	778813.9379
1966	950251.4676	779296.6066

**RESIDENTIAL PERIMETER LANDSCAPE EDGE CALCULATION**

ROAD	EDGE TYPE	REQUIREMENTS
OLD FREDERICK ROAD	B	620 + 350 = 970 LF Large deciduous trees 40 ft apart in right-of-way.
EAST RESIDENTIAL PROPERTY LINE	A	1359 LF Large Deciduous trees 40 ft apart in right-of-way.
PRESERVATION PARCEL PROPERTY LINE	A	940 LF Large deciduous trees 40 ft apart in right-of-way.
WEST RESIDENTIAL PROPERTY LINE	A	1359 LF Large Deciduous trees 40 ft apart in right-of-way.
<b>Total Perimeter Planting Obligations</b>		
Shade Trees		43
Evergreen Trees		24

**STREET TREE LANDSCAPING REQUIREMENTS (Referenced Streetways)**

ROAD	EDGE TYPE	REQUIREMENTS
OLD FREDERICK ROAD	B	620 + 350 = 970 LF Large deciduous trees 40 ft apart in right-of-way.
LADY ANNE COURT	A	1359 LF Large Deciduous trees 40 ft apart in right-of-way.
LADY CAMARIN COURT	A	940 LF Large deciduous trees 40 ft apart in right-of-way.
<b>Total Street Tree Obligations</b>		
Shade Trees		43
Evergreen Trees		24

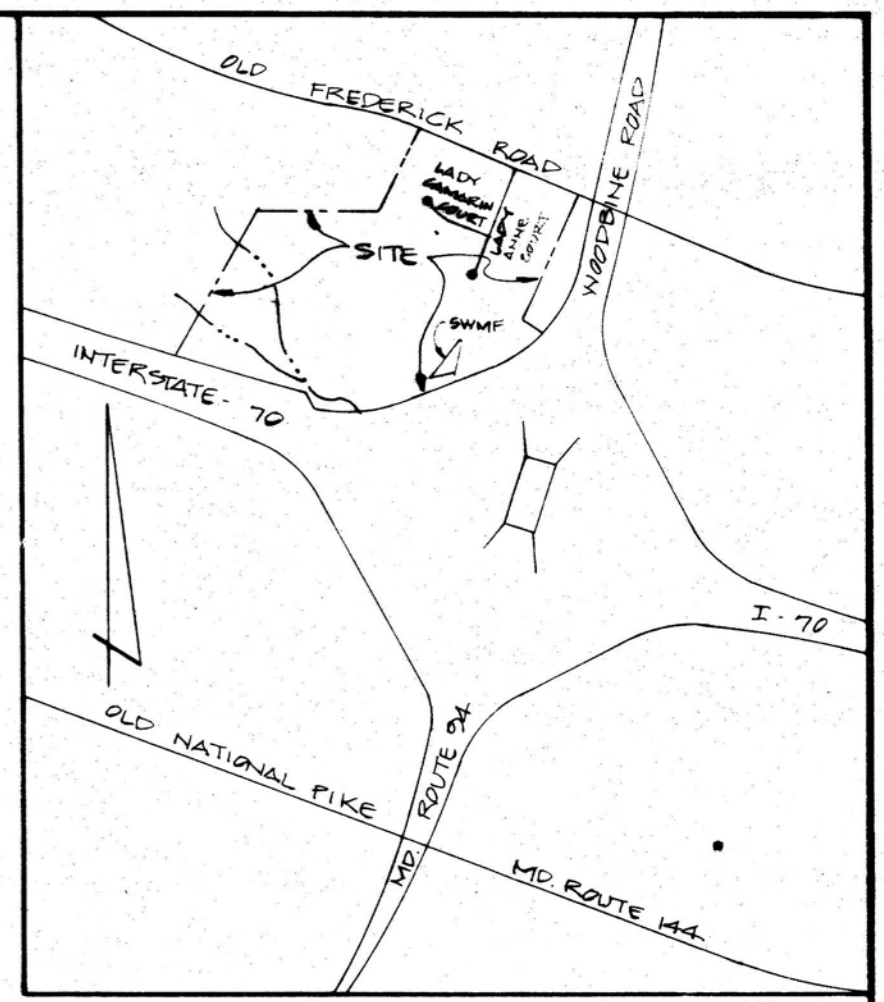
**STORMWATER MANAGEMENT AREA LANDSCAPING**

Area	Requirements
Perimeter Length Near Residential Easement	160' + 180' + 520' LF
Shade Trees	1 LF
Evergreen Trees	1 LF

1. The developer will be responsible for installation of the landscape plan.  
2. The landscaping will be shown on the final plan.

- GENERAL NOTES:**
- EXISTING ZONING: RURAL CONSERVATION
  - GROSS AREA OF TRACT: 61.87 ACRES
  - NET AREA OF TRACT: 62.34 ACRES
  - AREA OF PROPOSED LOTS: 16.61 ACRES ±
  - AREA OF PROPOSED ROADS: 2.43 ACRES ±
  - NUMBER OF BUILDABLE LOTS: 14
  - PRESERVATION PARCEL: 1
  - PRIVATE WATER AND SEWER PROPOSED.
- TOPOGRAPHY IS FROM HOWARD COUNTY AERIAL MAPS

**CURVE DATA**  
LADY CAMARIN COURT  
SIA 12.36 TO STA 14.36  
R = 916.00'  
ARC = 220.90'  
ΔN = 123.85  
ΔE = 16.91



**VICINITY MAP**  
TAX MAP 7, PARCEL 84, SCALE 1" = 1200'

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 16,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

- EXISTING PERCOLATION TEST SITE
  - PROPOSED WELL SITE
  - PROPOSED HOUSE SITE
- NOTE: THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF ANY PROPERTY BOUNDARIES UNLESS OTHERWISE SHOWN HEREON.

DENSITY TABULATION FOR CLUSTER SUBDIVISION:  
GROSS SITE AREA: 61,807 AC ± ± 4.26  
= 1,689 UNITS



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*James J. Smayda* 12/9/94  
PLANNING DIRECTOR



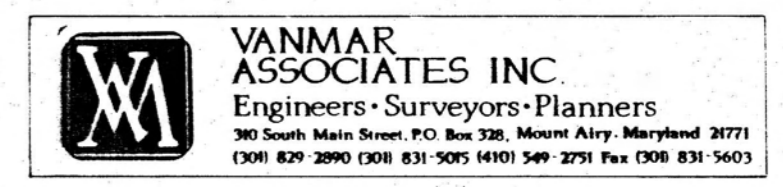
APPENDIX A  
DRAINAGE AREA MAP FOR STORM DRAIN SYSTEM  
**ROYAL HOLLOW**  
TAX MAP 7, PARCEL 84  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE 1" = 100' NOVEMBER, 1999

**OWNER / DEVELOPER**  
MISSLER FARM JOINT VENTURE  
96 LDG. INC.  
LEE PLAZA, SUITE 200  
8601 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20910  
(301) 905-7000

**ENGINEER**  
VANMAR ASSOCIATES, INC.  
P.O. BOX 928  
310 SOUTH MAIN STREET  
MOUNT AIRY, MARYLAND 21111  
(410) 949-2898

REVISED:  
3/11/94 PER 2/9/94 AGENCY COMMENTS  
6/10/94 IPR COMMENTS  
9/19/94 PER 8/22/94 COMMENTS

*James J. Smayda*  
12/2/93



APPROVED:  
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
  
HOWARD COUNTY HEALTH OFFICER  
DATE

COORDINATES		
PT. #	NORTHING	EASTING
1339	552128.7714	779151.1119
669	552114.0502	779232.6070
667	552050.2511	779427.5208
662	551762.0191	780034.2620
1340	551717.8236	780135.3178
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1325	550693.2704	779751.7313
1324	550574.3608	779486.7531
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1314	550674.8538	777585.4448
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1018	551568.0965	778088.6254
1025	551503.5386	778813.9379
1966	550651.4876	779698.6066

**RESIDENTIAL PERMETER LANDSCAPE EDGE CALCULATION**

**OLD FREDERICK ROAD**

SFD distance to right: 620' x 200' = 124,000 LF  
 1 Shade Tree/20 LF  
 1 Evergreen Tree/40 LF

**EAST RESIDENTIAL PROPERTY LINE**

SFD to SFD: 811 LF  
 1 Shade Tree/80 LF

**PRESERVATION PARCEL PROPERTY LINE**

SFD to preservation parcel: 200' x 100' = 20,000 LF  
 1 Shade tree/100 LF

**WEST RESIDENTIAL PROPERTY LINE**

SFD to RC line: 675 LF  
 1 Shade Tree/80 LF

**Total Perimeter Planting Obligation**

Shade Trees: 43  
 Evergreen Trees: 24

**STREET TREE LANDSCAPING REQUIREMENTS (Optional Streetways)**

**OLD FREDERICK ROAD**

620' x 200' = 124,000 LF  
 Large Deciduous trees 40 ft. apart in right-of-way.

**LADY ANNE COURT**

1339 LF  
 Large Deciduous trees 40 ft. apart in right-of-way.

**LADY CAMARIN COURT**

940 LF  
 Large Deciduous trees 40 ft. apart in right-of-way.

**Total Street Tree Obligation**

Large Deciduous trees: 117

**STORMWATER MANAGEMENT AREA LANDSCAPING**

Perimeter Length Near Retention Basin: 247' x 100' = 24,700 LF  
 1 Shade Tree/20 LF  
 1 Evergreen Tree/40 LF

1. The developer will be responsible for installation of the landscape plan.  
 2. The landscaping will be shown on the final plan.

**GENERAL NOTES:**

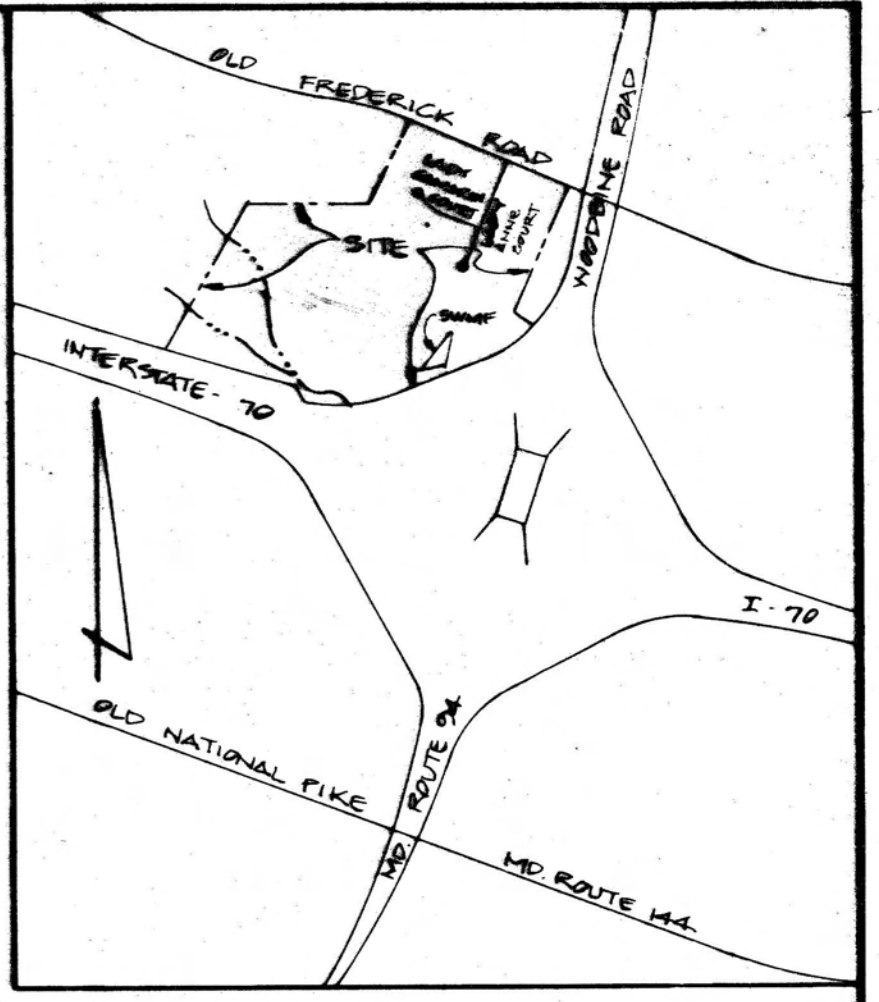
- EXISTING ZONING: RURAL CONSERVATION
- GROSS AREA OF TRACT: 61.99 ACRES
- NET AREA OF TRACT: 67.9 ACRES
- AREA OF PROPOSED LOTS: 16.61 ACRES
- AREA OF PROPOSED ROADS: 2.43 ACRES
- NUMBER OF BUILDABLE LOTS: 14
- PRESERVATION PARCEL: 1
- PRIVATE WATER AND SEWER PROPOSED.
- TOPOGRAPHY IS FROM HOWARD COUNTY AERIAL MAPS.

**CURVE DATA**

**LADY CAMARIN COURT**

STA 12+36 TO 52+14+79

$\Delta = 90^\circ 15' 47''$   
 $R = 912.00'$   
 $ARC = 520.00'$   
 $TAN = 125.45'$   
 $P = 16.51'$



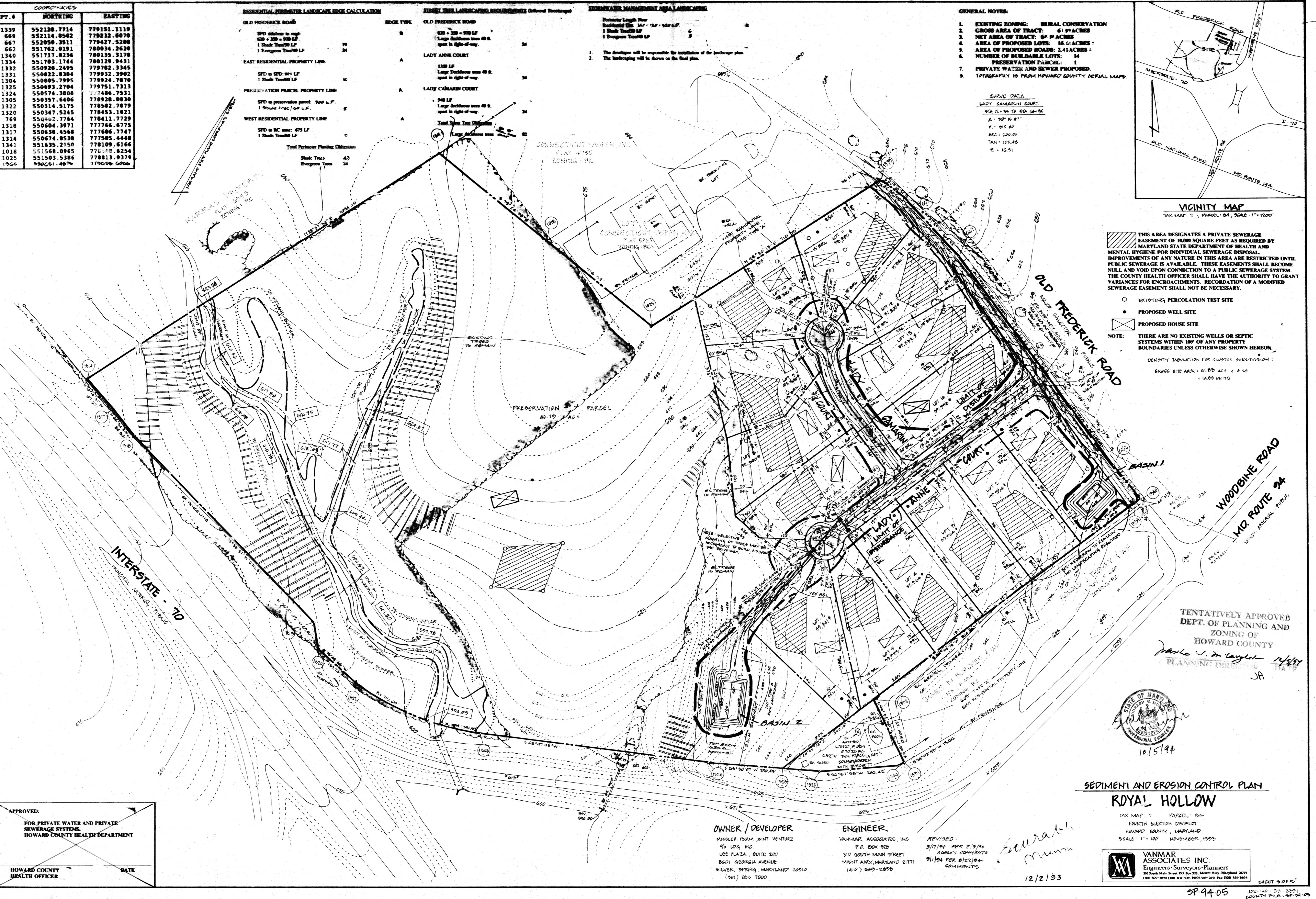
**VICINITY MAP**  
 TAX MAP: 7, PARCEL: 84, SCALE: 1" = 1200'

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 16000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

○ EXISTING PERCOLATION TEST SITE  
 ● PROPOSED WELL SITE  
 ⊠ PROPOSED HOUSE SITE

**NOTE:** THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF ANY PROPERTY BOUNDARIES UNLESS OTHERWISE SHOWN HEREON.

DENSITY TABULATION FOR CLUSTER SUBDIVISION:  
 GROSS SITE AREA: 61,872 AC ± 4.56 ± 1,655 UNITS

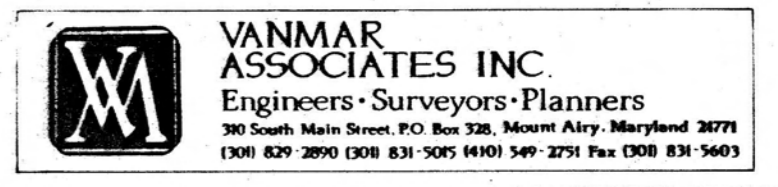


TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 Parker S. Taylor, Planning Director  
 12/2/93



**SEDIMENT AND EROSION CONTROL PLAN**  
**ROYAL HOLLOW**

TAX MAP: 7 PARCEL: 84  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' NOVEMBER, 1993



**OWNER / DEVELOPER**  
 MISSLER FARM JOINT VENTURE  
 90 LDC, INC.  
 LEE PLAZA, SUITE 200  
 8601 GEORGIA AVENUE  
 SILVER SPRING, MARYLAND 20910  
 (301) 565-7000

**ENGINEER**  
 VANMAR ASSOCIATES, INC.  
 P.O. BOX 912  
 310 SOUTH MAIN STREET  
 MOUNT AIRY, MARYLAND 21111  
 (410) 249-2878

REVISED:  
 9/17/94 PER E/S/94  
 ASSOCI COMMENTS  
 9/1/94 PER 8/12/94  
 COMMENTS

*S. S. S. S.*  
 12/2/93

APPROVED:  
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE