

**PHASING PLAN**

SCALE: 1" = 400'

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

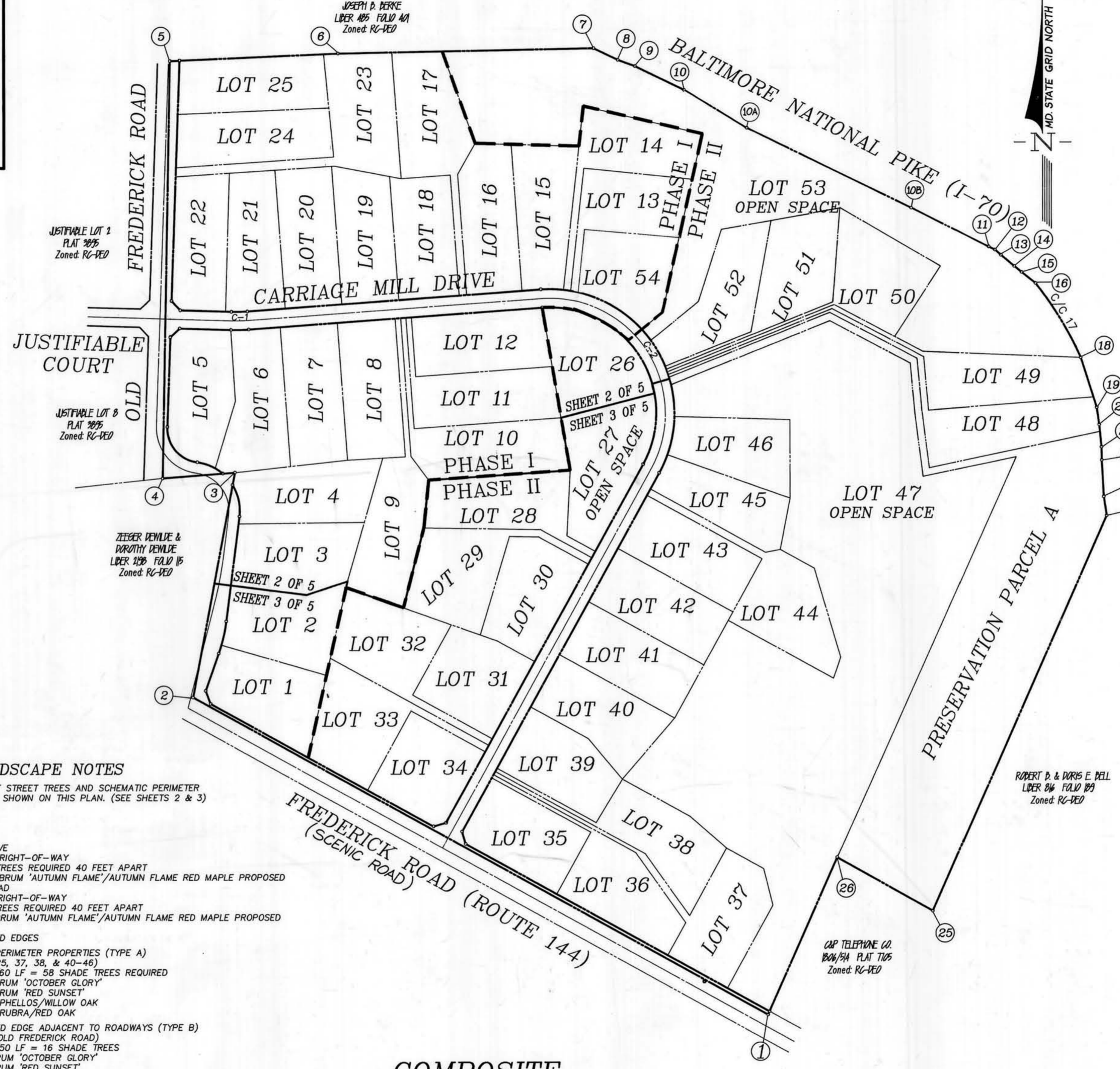
*Joyce M. Baylma* 55  
COUNTY HEALTH OFFICER  
9-12-95  
DATE

**COORDINATES**

1	542171.6104	793425.3149
2	543042.6867	791849.1417
3	543659.0482	791964.5183
4	543643.5952	791765.8217
5	544787.3624	791787.3993
6	544807.4827	792248.7141
7	544821.4921	792948.4038
8	544789.3235	793014.6793
9	544771.9884	793061.8446
10	544706.4896	793196.7887
11	544276.5379	794030.5168
12	544268.0519	794047.5388
13	544253.8220	794063.8554
14	544223.4735	794100.3051
15	544207.1136	794120.3969
16	544176.8034	794158.6170
17	543581.4742	793405.5013
18	543971.9681	794282.4931
19	543635.1961	794326.1812
20	543787.7801	794332.8307
21	543727.0060	794339.2293
22	543690.9503	794339.7885
23	543590.6021	794345.3085
24	543538.5885	794353.4165
25	542455.6805	793976.6834
26	542602.0124	793814.7922
10A	544601.1641	793367.9831
10B	544382.8548	793817.7968

**CENTERLINE CURVE DATA**

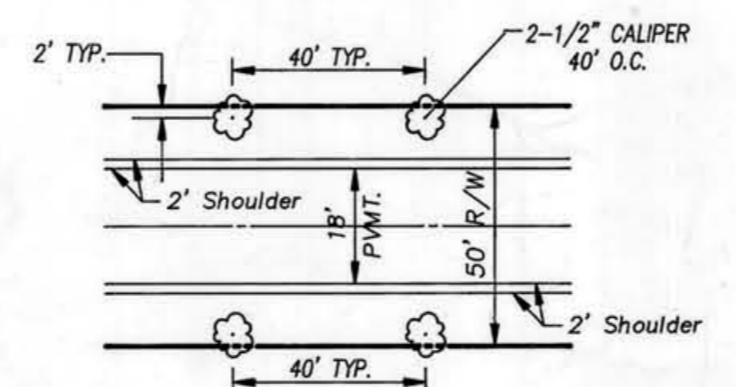
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	450.00'	46.30'	23.17'	46.28'	N88°45'38"E	05°53'42"
C-2	316.00'	678.64'	562.59'	555.54'	N32°39'50"W	123°02'55"



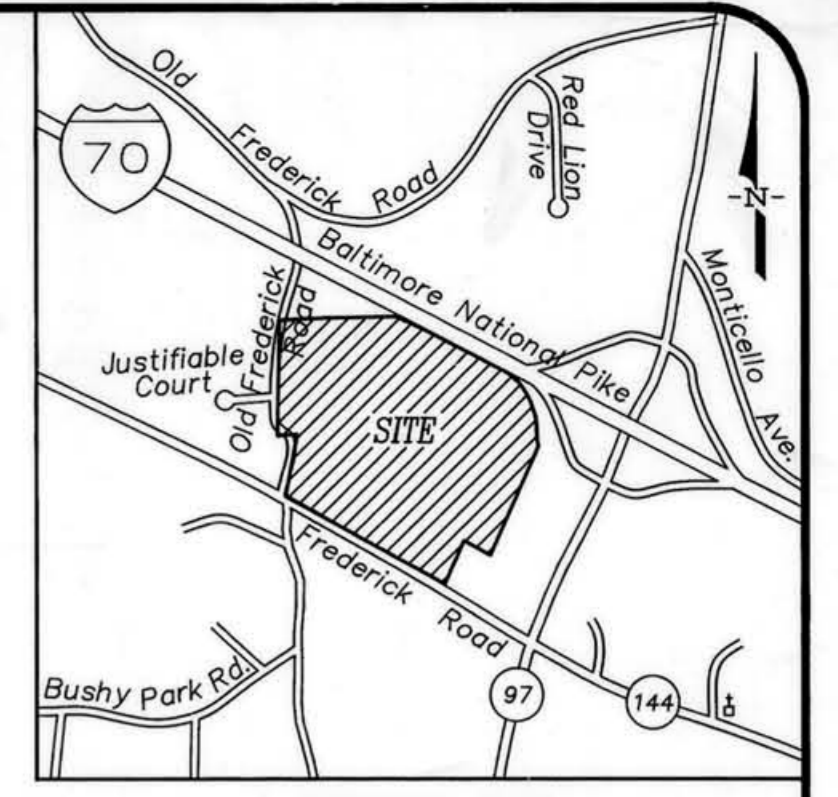
**COMPOSITE**

SCALE: 1" = 200'

- LANDSCAPE NOTES**
- PROPOSED LOCATIONS OF STREET TREES AND SCHEMATIC PERIMETER LANDSCAPED EDGES ARE SHOWN ON THIS PLAN. (SEE SHEETS 2 & 3)
  - TREE TABULATION
    - STREET TREES
      - CARRIAGE MILL DRIVE
        - 5,586 LF OF RIGHT-OF-WAY
        - 140 STREET TREES REQUIRED 40 FEET APART
        - 140 ACER RUBRUM 'AUTUMN FLAME'/AUTUMN FLAME RED MAPLE PROPOSED
      - OLD FREDERICK ROAD
        - 1,701 LF OF RIGHT-OF-WAY
        - 43 STREET TREES REQUIRED 40 FEET APART
        - 43 ACER RUBRUM 'AUTUMN FLAME'/AUTUMN FLAME RED MAPLE PROPOSED
    - PERIMETER LANDSCAPED EDGES
      - 3,499 LF SFD TO PERIMETER PROPERTIES (TYPE A) (LOTS 17, 23, 25, 37, 38, & 40-46)
        - 1 SHADE TREE/80 LF = 58 SHADE TREES REQUIRED
        - 15 ACER RUBRUM 'OCTOBER GLORY'
        - 15 ACER RUBRUM 'RED SUNSET'
        - 14 QUERCUS PHELLOS/WILLOW OAK
        - 14 QUERCUS RUBRA/RED OAK
      - 777 LF LANDSCAPED EDGE ADJACENT TO ROADWAYS (TYPE B) (LOTS 5 & 22 OLD FREDERICK ROAD)
        - 1 SHADE TREE/50 LF = 16 SHADE TREES
        - 4 ACER RUBRUM 'OCTOBER GLORY'
        - 4 ACER RUBRUM 'RED SUNSET'
        - 4 QUERCUS PHELLOS/WILLOW OAK
        - 4 QUERCUS RUBRA/RED OAK
      - 1,518 LF LANDSCAPED EDGE ADJACENT TO ROADWAYS (TYPE B) (LOTS 1 & 33-37 FREDERICK ROAD)
        - 1 SHADE TREE/50 LF = 30 SHADE TREES
        - 7 ACER RUBRUM 'OCTOBER GLORY'
        - 7 ACER RUBRUM 'RED SUNSET'
        - 7 QUERCUS PHELLOS/WILLOW OAK
        - 8 QUERCUS RUBRA/RED OAK
      - 1 EVERGREEN/40 LF = 38 EVERGREENS
      - 38 CUPPRESSOCYPARIS LEYLANDI/LEYLAND CYPRESS
    - 1,065 LF LANDSCAPED EDGE ADJACENT TO SWM AREA (TYPE B)
      - 1 SHADE TREE/50 LF = 21 SHADE TREES
      - 5 ACER RUBRUM 'OCTOBER GLORY'
      - 5 ACER RUBRUM 'RED SUNSET'
      - 5 QUERCUS PHELLOS/WILLOW OAK
      - 6 QUERCUS RUBRA/RED OAK
    - 1 EVERGREEN/40 LF = 27 EVERGREENS
    - 27 CUPPRESSOCYPARIS LEYLANDI
  - THE FOREST CONSERVATION PLAN REFLECTS LARGER CALIPER TREES ADJACENT TO LOTS 13-17 & 48-52 TO MEET THE REQUIREMENTS OF THE PERIMETER LANDSCAPED EDGE IN THAT AREA.
  - THE STREET TREE REQUIREMENTS ARE MET ALONG ROUTE 144 BY THE EXISTING TREES TO REMAIN.
  - THE DEVELOPER WILL BE RESPONSIBLE FOR PLANT INSTALLATION.
  - AN ADDITIONAL 5 EVERGREENS (CUPPRESSOCYPARIS LEYLANDI) SHALL BE PLANTED ALONG THE REAR LOT LINE OF LOT 37 TO PROVIDE A BUFFER BETWEEN THE SCENIC ROAD AND THE REAR OF THE UNITS.



**STREET TREE PLANTING DETAIL**  
MEDIUM TREES - 2-1/2" CALIPER OR LARGER  
NOT TO SCALE



**GENERAL NOTES**

- DENSITY TABULATION:
  - TOTAL TRACT AREA = 112.98 Ac.
  - FLOODPLAIN = 3.05 Ac.
  - NET AREA = 109.93 Ac.
  - No. OF UNITS ALLOWED BY RC ZONING WITH CLUSTER OPTION: 112.98 Ac. x 1 d.u./4.25 Ac. (gross) = 26 d.u.
  - No. OF UNITS ALLOWED ON RECEIVING PARCEL BY CLUSTER EXCHANGE OPTION: 112.98 Ac. x 1 d.u./2.0 Ac. (gross) = 56 d.u.
  - No. OF CLUSTER EXCHANGE OPTIONS TRANSFERRED FROM SENDING PARCEL = 25 DEO
  - TOTAL No. OF UNITS PROPOSED = 51
  - OPEN SPACE REQUIRED = 112.98 Ac. x 25% = 28.25 Ac.
  - OPEN SPACE PROVIDED = 28.25 Ac.
  - PRESERVATION PARCEL PROVIDED = 9.36 Ac.
- AREA TABULATION:
  - GROSS AREA OF TRACT = 112.98 Ac.
  - NET AREA OF TRACT = 109.93 Ac.
  - AREA OF PROPOSED LOTS/PARCELS (total) = 108.16 Ac.
  - AREA OF BUILDABLE LOTS = 70.56 Ac.
  - AREA OF OPEN SPACE = 28.25 Ac.
  - AREA OF PRESERVATION PARCEL = 9.36 Ac.
  - AREA OF R/W DEDICATION = 4.02 Ac.
  - FREDERICK ROAD (RT. 144) = 1.16 Ac.
  - OLD FREDERICK ROAD = 1.16 Ac.
  - CARRIAGE MILL DRIVE = 3.29 Ac.
- OPEN SPACE TABULATION:
  - REQUIRED OPEN SPACE = 28.25 Ac.
  - OPEN SPACE/PRESERV. PARCEL PROVIDED = 37.61 Ac.
  - AREA OF FLOODPLAIN/WETLAND = 3.05 Ac.
  - AREA OF 25% SLOPES = 0 Ac.
  - AREA OF SWM FACILITY = 1.9 Ac.
- LOT TABULATION:
  - No. OF PROPOSED LOTS/PARCELS = 55
  - No. OF BUILDABLE LOTS = 31
  - No. OF OPEN SPACE LOTS = 3
  - No. OF PRESERVATION PARCELS = 1
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
  - TAX MAP 8 PARCEL 15B
  - ZONED: RC
  - ELECTION DISTRICT No. 4
  - TOTAL TRACT AREA = 112.98 Ac.
  - No. OF PROPOSED LOTS/PARCELS = 55 (51 BUILDABLE, 3 OPEN SPACE, 1 PRESERVATION PARCEL)
- TOPOGRAPHIC INFORMATION BASED ON A SURVEY DATED OCTOBER 1, 1978 PERFORMED BY LEON A. PODOLAK & ASSOCIATES.
- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
  - 3632001 NS43017.256 E791881.695
  - 3633003 NS41955.702 E793711.821
- PUBLIC WATER AND SEWER SYSTEMS ARE NOT AVAILABLE. PROPOSED WATER AND SEWER SYSTEMS ARE TO BE PRIVATE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE 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 EASEMENTS. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ON THE FLAG OR PIPESTEM DRIVEWAY.
- FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN PREPARED BY LAND PLANNING AND DESIGN GROUP DATED JUNE, 1995.
- TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES DATED JUNE, 1995.
- AN ELIGIBLE SENDING PARCEL WHICH PROVIDES THE NECESSARY DEVELOPMENT RIGHTS WILL BE APPROVED PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAN FOR THE C&O LOTS.
- A FINAL PLAT AND PERMANENT CONSERVATION EASEMENT FOR THE SENDING PARCEL(S) AND FINAL PLAT FOR THE RECEIVING PARCEL(S) WILL BE RECORDED AT THE SAME TIME.
- THE PROPOSED YEARS FOR WHICH HOUSING ALLOCATIONS ARE BEING SOUGHT:
  - PHASE 1: 1998
  - PHASE 2: 1999

**OWNER**  
MR. JOSEPH B. BERKE, et al.  
414 Timbercove Circle  
Longwood, FL 32779  
(407)869-6717

**DEVELOPER**  
OAK HILL PROPERTIES, L.L.C.  
22500 ALLEN DRIVE, SUITE 114  
STERLING, VIRGINIA 20154  
(703)400-0100  
ATTN: Mr. Ralph Bice, III

**ENGINEER**  
R.M. MOCHI GROUP, P.C.  
3300 North Ridge Road, Suite 235  
Ellicott City, Maryland 21043  
(410)461-0079  
ATTN: Mr. Robert Mochi, P.E.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Robert Mochi* 10/6/95  
PLANNING DIRECTOR DATE

**PRELIMINARY EQUIVALENT  
SKETCH PLAN  
CARRIAGE MILL FARMS**

TAX MAP 8 PARCEL 15B  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 200' JUNE 15, 1995  
4th ELECTION DISTRICT

date	6/1/95	engineering	LIC/PFB	approval	RAM
project	98005.04	illustration	LIC/BFLP	scale	as shown

date	10/2/95	revised PER DTZ COMMENTS DATED	7/25/95	date	
	9/18/95	REVISOR PER DTZ COMMENTS	9/11/95		
	1/17/95	1ST SUBMITTAL TO HOWARD COUNTY DPZ	1/10/95		
	1	description	revisions		

**CARRIAGE MILL FARMS**  
ELECTION DISTRICT No. 4  
PRELIMINARY EQUIVALENT SKETCH PLAN  
HOWARD COUNTY, MARYLAND

R.M. MOCHI GROUP, P.C.  
3300 N. Ridge Road, Suite 235  
Ellicott City, MD 21043-1350  
(410) 461-0079 Fax: (410) 750-6040

SP 95-12

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

*Joseph M. Boyd, M.D., F.P.C.*  
 COUNTY HEALTH OFFICER      *EW*      DATE: 7-12-95

MINIMUM LOT SIZE CHART

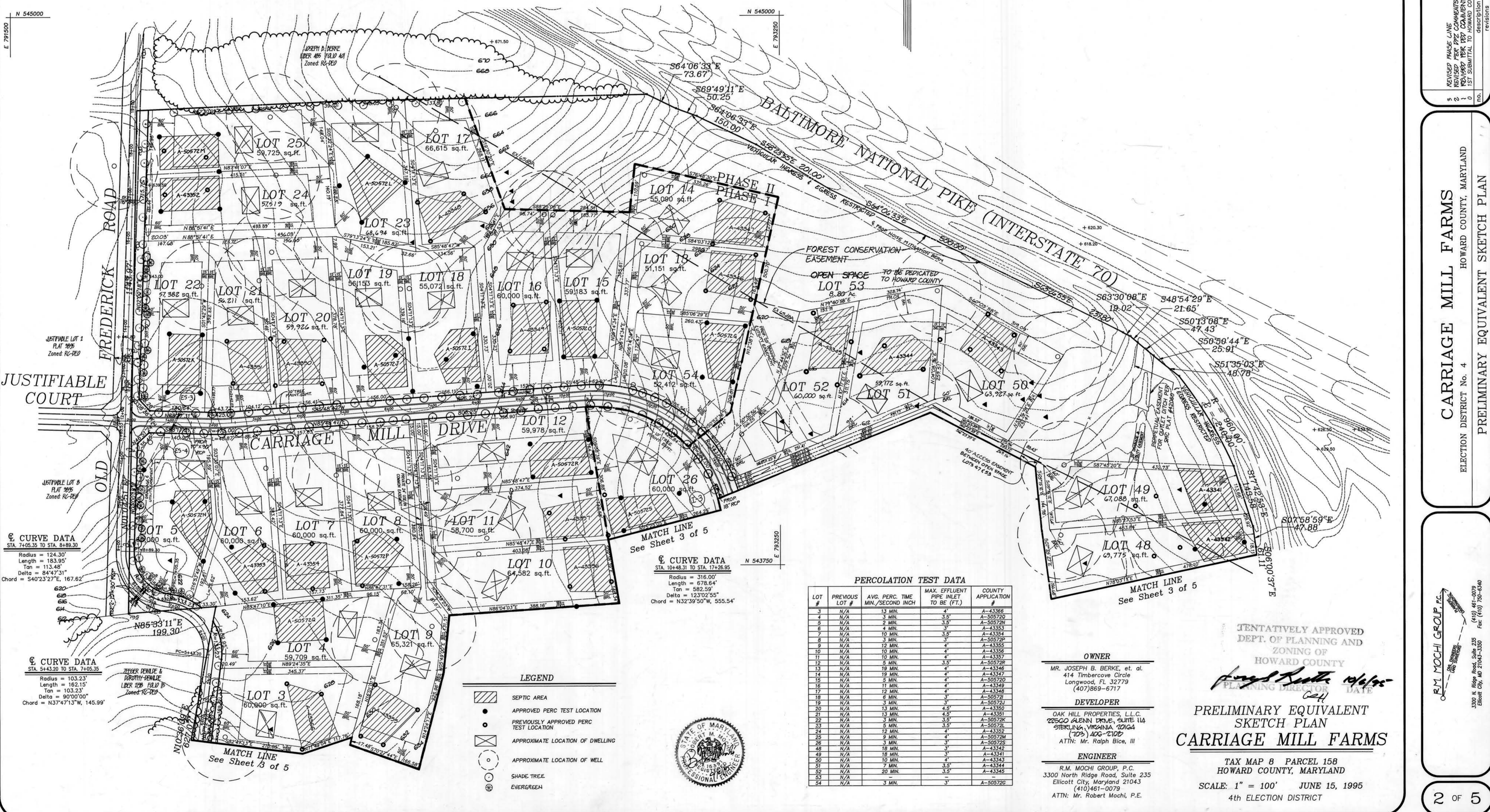
LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
9	65,321 sq.ft.	5,708 sq.ft.	59,613 sq.ft.	0	0	59,613 sq.ft.
10	64,582 sq.ft.	4,582 sq.ft.	60,000 sq.ft.	0	0	60,000 sq.ft.
11	58,700 sq.ft.	2,453 sq.ft.	56,247 sq.ft.	0	0	56,247 sq.ft.
13	51,151 sq.ft.	3,430 sq.ft.	47,721 sq.ft.	0	0	47,721 sq.ft.
14	55,090 sq.ft.	6,748 sq.ft.	48,342 sq.ft.	0	0	48,342 sq.ft.
17	66,615 sq.ft.	6,615 sq.ft.	60,000 sq.ft.	0	0	60,000 sq.ft.
23	68,694 sq.ft.	8,694 sq.ft.	60,000 sq.ft.	0	0	60,000 sq.ft.
48	69,775 sq.ft.	9,775 sq.ft.	60,000 sq.ft.	0	0	60,000 sq.ft.
49	67,088 sq.ft.	7,247 sq.ft.	59,839 sq.ft.	0	0	59,839 sq.ft.
50	63,927 sq.ft.	3,927 sq.ft.	60,000 sq.ft.	0	0	60,000 sq.ft.
51	59,172 sq.ft.	2,011 sq.ft.	57,161 sq.ft.	0	0	57,161 sq.ft.

project	950005.04	date	6/1/95
illustration	LJC/BLP	engineering	6/1/95
scale	1" = 100'	LJC/BLP	6/1/95
no.	0	approval	6/16/95
no.	0	description	1ST SUBMITTAL TO HOWARD COUNTY DPZ
no.	0	revisions	

REVISIONS: PHASE LINE  
 REVISION: PER PER COMMENTS DATE 7/25/95  
 REVISION: PER PER COMMENTS DATE 7/25/95  
 REVISION: PER PER COMMENTS DATE 7/25/95  
 REVISION: PER PER COMMENTS DATE 7/25/95

185005-001 950005P2

R.M. MOCHI GROUP, P.C.  
 3300 N. RIDGE ROAD, SUITE 235  
 ELICOTT CITY, MD 21043-3350  
 (410) 461-0079  
 FAX (410) 750-6340



⊙ CURVE DATA  
 STA. 7405.35 TO STA. 8149.30  
 Radius = 124.30'  
 Length = 183.95'  
 Tan = 113.48'  
 Delta = 84°47'31"  
 Chord = S40°23'27"E, 167.62'

⊙ CURVE DATA  
 STA. 5443.20 TO STA. 7405.35  
 Radius = 103.23'  
 Length = 162.15'  
 Tan = 103.23'  
 Delta = 90°00'00"  
 Chord = N37°47'13"W, 145.99'

⊙ CURVE DATA  
 STA. 10448.31 TO STA. 17426.95  
 Radius = 316.00'  
 Length = 678.64'  
 Tan = 582.59'  
 Delta = 123°02'55"  
 Chord = N32°39'50"W, 555.54'

- LEGEND
- SEPTIC AREA
  - APPROVED PERC TEST LOCATION
  - PREVIOUSLY APPROVED PERC TEST LOCATION
  - APPROXIMATE LOCATION OF DWELLING
  - APPROXIMATE LOCATION OF WELL
  - SHADE TREE
  - EVERGREEN

PERCOLATION TEST DATA

LOT #	PREVIOUS LOT #	AVG. PERC. TIME MIN./SECOND INCH	MAX. EFFLUENT PIPE INLET TO BE (FT.)	COUNTY APPLICATION #
3	N/A	13 MIN.	4"	A-43366
4	N/A	3 MIN.	3.5"	A-505720
5	N/A	2 MIN.	3.5"	A-505720
6	N/A	4 MIN.	3"	A-43353
7	N/A	10 MIN.	3.5"	A-43354
8	N/A	3 MIN.	3"	A-505720
9	N/A	12 MIN.	4"	A-43355
10	N/A	10 MIN.	4"	A-43356
11	N/A	10 MIN.	4"	A-43357
12	N/A	5 MIN.	3.5"	A-505720
13	N/A	19 MIN.	4"	A-43346
14	N/A	19 MIN.	4"	A-43347
15	N/A	3 MIN.	3"	A-505720
16	N/A	11 MIN.	4"	A-43349
17	N/A	12 MIN.	4"	A-43348
18	N/A	6 MIN.	3"	A-505720
19	N/A	3 MIN.	3"	A-505720
20	N/A	13 MIN.	4.5"	A-43350
21	N/A	13 MIN.	4.5"	A-43351
22	N/A	3 MIN.	3.5"	A-505720
23	N/A	5 MIN.	3.5"	A-505720
24	N/A	12 MIN.	4"	A-43352
25	N/A	9 MIN.	4"	A-505720
26	N/A	3 MIN.	3"	A-505720
48	N/A	18 MIN.	3"	A-43342
49	N/A	18 MIN.	3"	A-43341
50	N/A	10 MIN.	4"	A-43343
51	N/A	7 MIN.	3.5"	A-43344
52	N/A	20 MIN.	3.5"	A-43345
53	N/A	N/A	N/A	N/A
54	N/A	3 MIN.	3"	A-505720

OWNER  
 MR. JOSEPH B. BERKE, et al.  
 414 Timbercove Circle  
 Longwood, FL 32779  
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DEVELOPER  
 OAK HILL PROPERTIES, L.L.C.  
 20500 ALENN DRIVE, SUITE 114  
 STERLING, VIRGINIA 20143  
 (703) 406-7100  
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*Joseph M. Boyd*  
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PRELIMINARY EQUIVALENT SKETCH PLAN  
**CARRIAGE MILL FARMS**

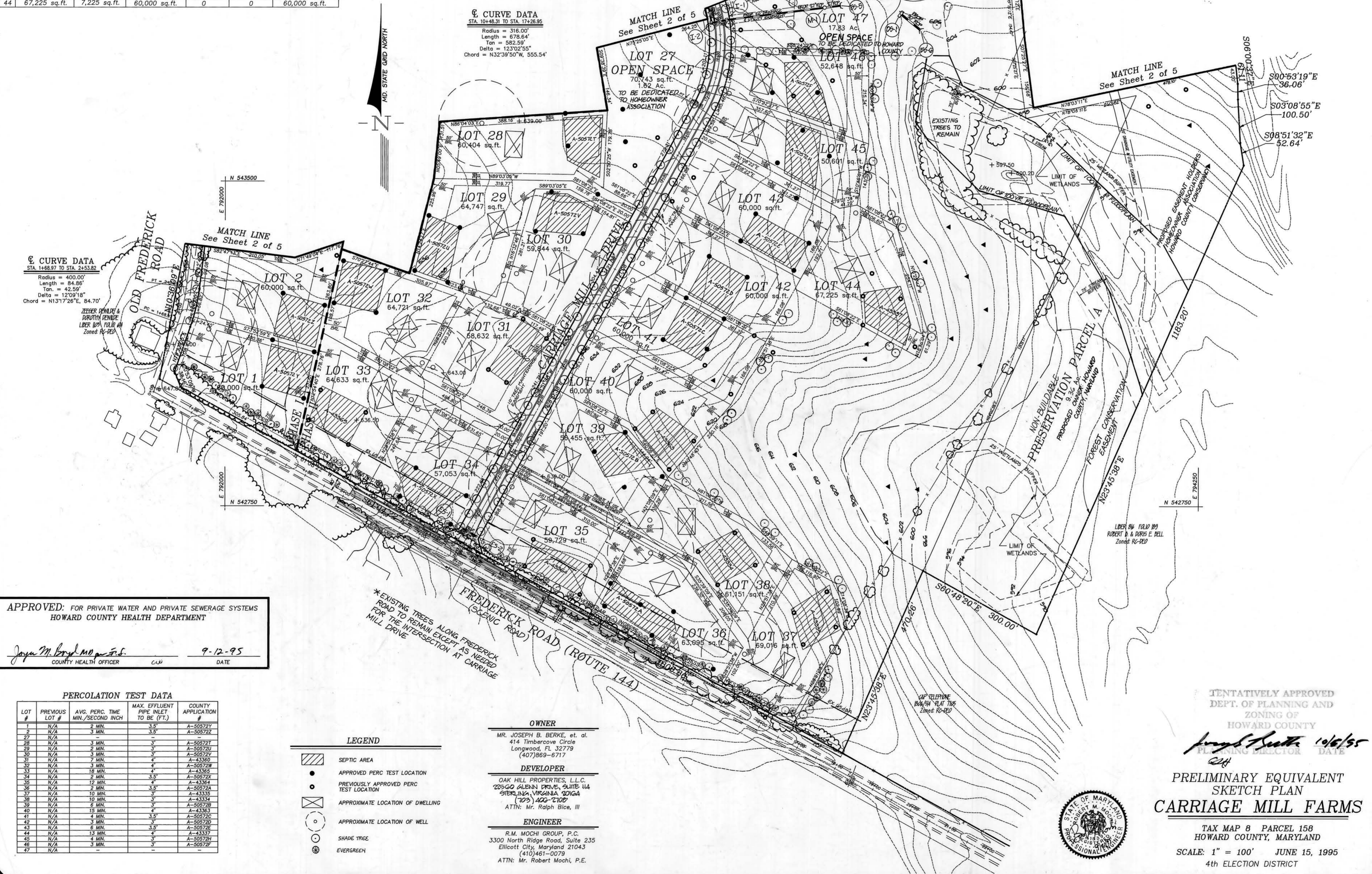
TAX MAP 8 PARCEL 158  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' JUNE 15, 1995  
 4th ELECTION DISTRICT

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
28	60,404 sq.ft.	1,773 sq.ft.	58,631 sq.ft.	0	0	58,631 sq.ft.
29	64,747 sq.ft.	4,803 sq.ft.	59,944 sq.ft.	0	0	59,944 sq.ft.
32	64,721 sq.ft.	4,968 sq.ft.	59,753 sq.ft.	0	0	59,753 sq.ft.
33	64,633 sq.ft.	4,633 sq.ft.	60,000 sq.ft.	0	0	60,000 sq.ft.
36	63,095 sq.ft.	3,100 sq.ft.	59,995 sq.ft.	0	0	59,995 sq.ft.
37	69,016 sq.ft.	9,016 sq.ft.	60,000 sq.ft.	0	0	60,000 sq.ft.
38	61,151 sq.ft.	3,101 sq.ft.	58,050 sq.ft.	0	0	58,050 sq.ft.
44	67,225 sq.ft.	7,225 sq.ft.	60,000 sq.ft.	0	0	60,000 sq.ft.

**Ⓢ CURVE DATA**  
 STA. 104+83.1 TO STA. 117+26.95  
 Radius = 316.00'  
 Length = 678.64'  
 Tan = 582.59'  
 Delta = 123°02'55"  
 Chord = N32°39'50"W, 555.54'

**Ⓢ CURVE DATA**  
 STA. 1+88.97 TO STA. 2+53.82  
 Radius = 400.00'  
 Length = 84.86'  
 Tan = 42.59'  
 Delta = 12°09'18"  
 Chord = N13°17'26"E, 84.70'



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

*Joseph M. Boyd, M.D., P.E.*  
 COUNTY HEALTH OFFICER CWJ 9-12-95 DATE

PERCOLATION TEST DATA

LOT #	PREVIOUS LOT #	AVG. PERC. TIME MIN./SECOND INCH	MAX. EFFLUENT PIPE INLET TO BE (FT.)	COUNTY APPLICATION #
1	N/A	2 MIN.	3.5'	A-50572Y
2	N/A	3 MIN.	3.5'	A-50572Z
27	N/A	-	-	-
28	N/A	3 MIN.	3'	A-50572T
29	N/A	2 MIN.	3'	A-50572U
30	N/A	3 MIN.	3'	A-50572V
31	N/A	2 MIN.	4'	A-43360
32	N/A	3 MIN.	4'	A-50572W
33	N/A	18 MIN.	4'	A-43365
34	N/A	2 MIN.	3.5'	A-50572X
35	N/A	12 MIN.	4'	A-43364
36	N/A	2 MIN.	3.5'	A-50572A
37	N/A	10 MIN.	3'	A-43335
38	N/A	10 MIN.	3'	A-43334
39	N/A	8 MIN.	3'	A-50572B
40	N/A	15 MIN.	4'	A-43363
41	N/A	4 MIN.	3.5'	A-50572C
42	N/A	3 MIN.	3'	A-50572D
43	N/A	6 MIN.	3.5'	A-50572E
44	N/A	13 MIN.	4'	A-43337
45	N/A	4 MIN.	3'	A-50572H
46	N/A	3 MIN.	3'	A-50572F
47	N/A	-	-	-

- LEGEND
- SEPTIC AREA
  - APPROVED PERC TEST LOCATION
  - PREVIOUSLY APPROVED PERC TEST LOCATION
  - APPROXIMATE LOCATION OF DWELLING
  - APPROXIMATE LOCATION OF WELL
  - SHADE TREE
  - EVERGREEN

**OWNER**  
 MR. JOSEPH B. BERKE, et al.  
 414 Timbercove Circle  
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 (407)869-6717

**DEVELOPER**  
 OAK HILL PROPERTIES, L.L.C.  
 225 GO ALEEN DRIVE, SUITE 114  
 STERLING, VIRGINIA 20164  
 (703) 406-7100  
 ATTN: Mr. Ralph Bice, III

**ENGINEER**  
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 HOWARD COUNTY

*Joseph Mochi 10/6/95*  
 PLANNING DIRECTOR DATE

PRELIMINARY EQUIVALENT SKETCH PLAN  
**CARRIAGE MILL FARMS**

TAX MAP 8 PARCEL 158  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' JUNE 15, 1995  
 4th ELECTION DISTRICT

Project	98005.04	date	6/1/95
Illustration	LIC/BLP	engineering	LIC/PFB
scale	1" = 100'	approval	RMK

REVISED PHASE LINE	10/2/95	date	
REVISED PER DPZ COMMENTS DATED 7/25/95	9/8/95	illustration	
REVISED PER DPZ COMMENTS	9/11/95	engineering	
1ST SUBMITTAL TO HOWARD COUNTY DPZ	6/15/95	approval	
no.	1	description	HOWARD COUNTY DPZ
no.	2	description	REVISIONS

**CARRIAGE MILL FARMS**  
 ELECTION DISTRICT No. 4  
 HOWARD COUNTY, MARYLAND  
 PRELIMINARY EQUIVALENT SKETCH PLAN

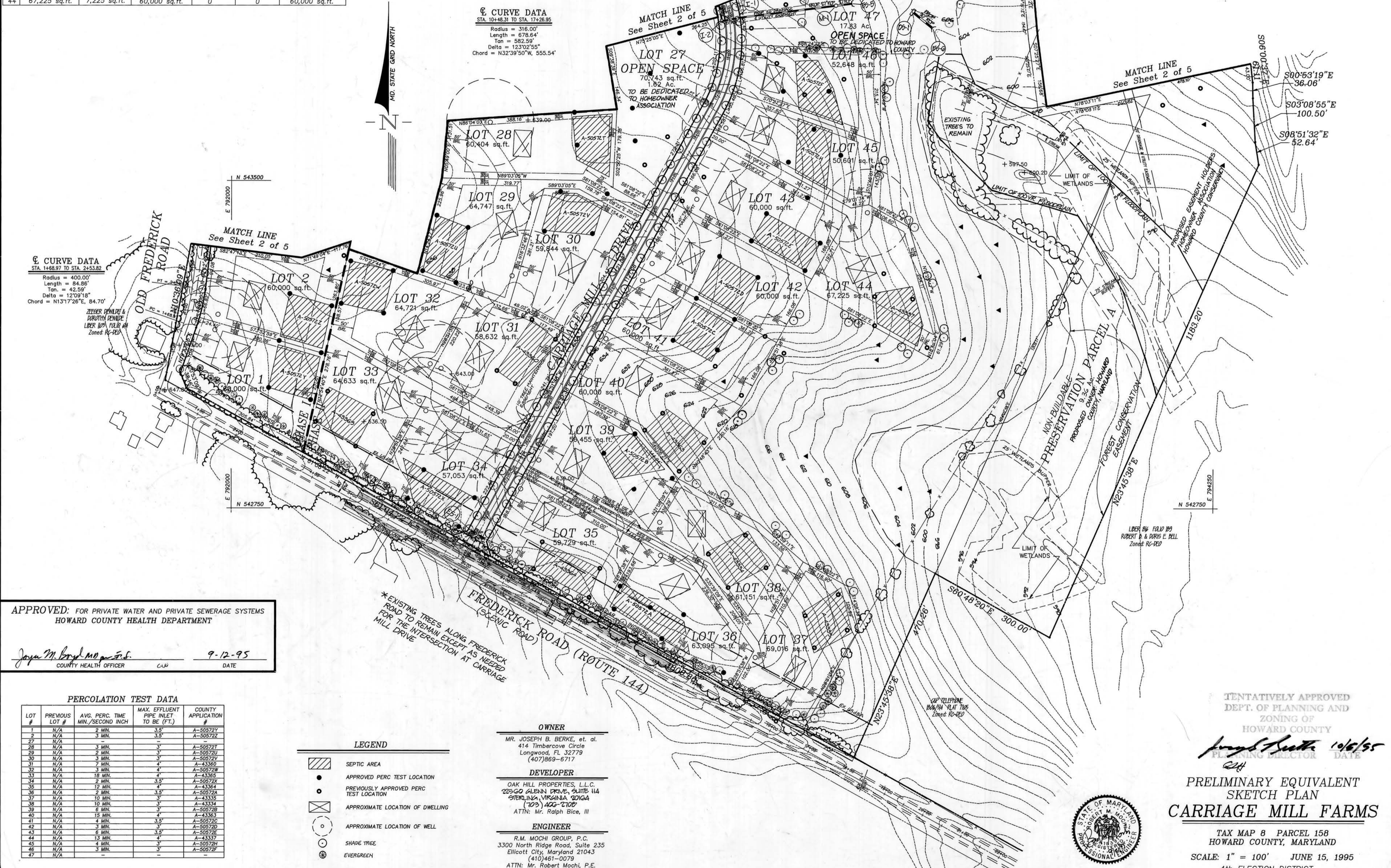
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 (410) 461-0079  
 Fax: (410) 750-6340

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
28	60,404 sq.ft.	1,773 sq.ft.	58,631 sq.ft.	0	0	58,631 sq.ft.
29	64,747 sq.ft.	4,803 sq.ft.	59,944 sq.ft.	0	0	59,944 sq.ft.
32	64,721 sq.ft.	4,968 sq.ft.	59,753 sq.ft.	0	0	59,753 sq.ft.
33	64,633 sq.ft.	4,633 sq.ft.	60,000 sq.ft.	0	0	60,000 sq.ft.
36	63,095 sq.ft.	3,100 sq.ft.	59,995 sq.ft.	0	0	59,995 sq.ft.
37	69,016 sq.ft.	9,016 sq.ft.	60,000 sq.ft.	0	0	60,000 sq.ft.
38	61,151 sq.ft.	3,101 sq.ft.	58,050 sq.ft.	0	0	58,050 sq.ft.
44	67,225 sq.ft.	7,225 sq.ft.	60,000 sq.ft.	0	0	60,000 sq.ft.

**℄ CURVE DATA**  
 STA. 10+48.31 TO STA. 17+26.95  
 Radius = 316.00'  
 Length = 678.64'  
 Tan = 582.59'  
 Delta = 123°02'55"  
 Chord = N32°39'50"W, 555.54'

**℄ CURVE DATA**  
 STA. 1+58.97 TO STA. 2+53.82  
 Radius = 400.00'  
 Length = 84.86'  
 Tan = 42.59'  
 Delta = 12°09'18"  
 Chord = N131°17'26"E, 84.70'



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

*Joseph M. Boyd, M.D., P.E.*  
 COUNTY HEALTH OFFICER      9-12-95  
 CW      DATE

PERCOLATION TEST DATA

LOT #	PREVIOUS LOT #	AVG. PERC. TIME MIN./SECOND INCH	MAX. EFFLUENT PIPE INLET TO BE (FT.)	COUNTY APPLICATION #
1	N/A	2 MIN.	3.5'	A-50572Y
2	N/A	3 MIN.	3.5'	A-50572Z
27	N/A	3 MIN.	3'	A-50572T
28	N/A	3 MIN.	3'	A-50572U
29	N/A	3 MIN.	3'	A-50572V
30	N/A	3 MIN.	3'	A-50572W
31	N/A	7 MIN.	4'	A-43386
32	N/A	3 MIN.	4'	A-50572W
33	N/A	18 MIN.	4'	A-43385
34	N/A	2 MIN.	3.5'	A-50572Z
35	N/A	12 MIN.	4'	A-43364
36	N/A	2 MIN.	3.5'	A-50572A
37	N/A	10 MIN.	3'	A-43335
38	N/A	10 MIN.	3'	A-43334
39	N/A	6 MIN.	3'	A-50572B
40	N/A	15 MIN.	4'	A-43363
41	N/A	4 MIN.	3.5'	A-50572C
42	N/A	3 MIN.	3'	A-50572D
43	N/A	6 MIN.	3.5'	A-50572E
44	N/A	13 MIN.	4'	A-43337
45	N/A	4 MIN.	4'	A-50572H
46	N/A	3 MIN.	3'	A-50572F
47	N/A	-	-	-

- LEGEND**
- SEPTIC AREA
  - APPROVED PERC TEST LOCATION
  - PREVIOUSLY APPROVED PERC TEST LOCATION
  - APPROXIMATE LOCATION OF DWELLING
  - APPROXIMATE LOCATION OF WELL
  - SHADE TREE
  - EVERGREEN

**OWNER**  
 MR. JOSEPH B. BERKE, et al.  
 414 Timbercove Circle  
 Longwood, FL 32779  
 (407)869-6717

**DEVELOPER**  
 OAK HILL PROPERTIES, L.L.C.  
 20500 ALENN DRIVE, SUITE 114  
 STEUBEN, VIRGINIA 22764  
 (703) 400-2108  
 ATTN: Mr. Ralph Bice, III

**ENGINEER**  
 R.M. MOCHI GROUP, P.C.  
 3300 North Ridge Road, Suite 235  
 Ellicott City, Maryland 21043  
 (410)461-0079  
 ATTN: Mr. Robert Mochi, P.E.



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*Joseph Mochi 10/6/95*  
 PLANNING DIRECTOR      DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
**CARRIAGE MILL FARMS**

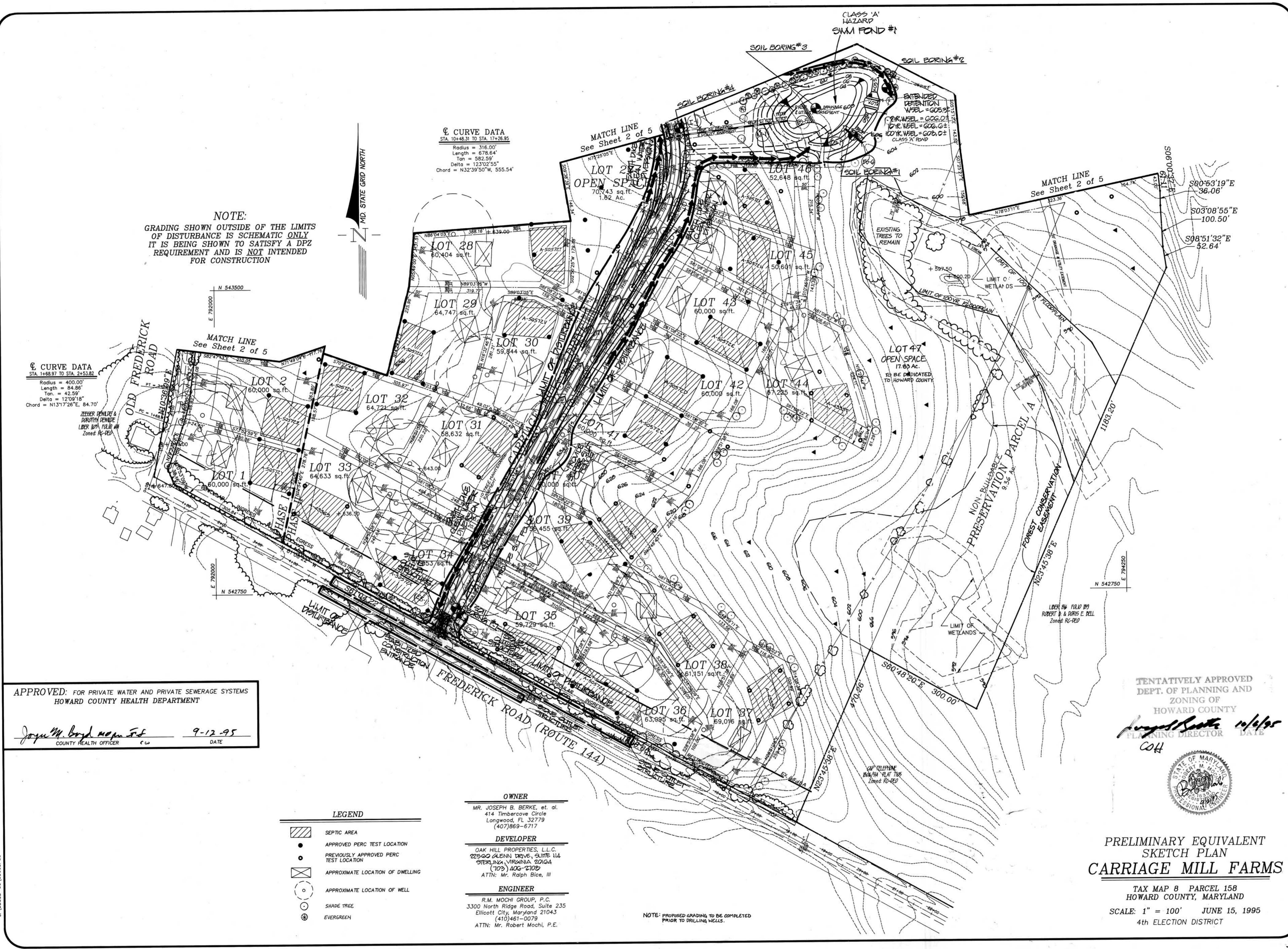
TAX MAP 8 PARCEL 158  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'      JUNE 15, 1995  
 4th ELECTION DISTRICT

date	6/1/95
project	950005.04
illustration	LJC/PFB
scale	1" = 100'
approval	RMM

date	10/2/95
revisions	1. REVISED PER PERC COMMENTS DATED 7/25/95
no.	2. REVISED PER PERC COMMENTS DATED 7/25/95
description	0. 1ST SUBMITTAL TO HOWARD COUNTY DPZ

**CARRIAGE MILL FARMS**  
 HOWARD COUNTY, MARYLAND  
 ELECTION DISTRICT No. 4  
**PRELIMINARY EQUIVALENT SKETCH PLAN**

R.M. MOCHI GROUP, P.C.  
 3300 N. Ridge Road, Suite 235  
 Ellicott City, MD 21043-3350      (410) 461-0079  
 Fax: (410) 750-6240



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SP-95-12