

SHEET INDEX

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# PRELIMINARY EQUIVALENT SKETCH PLAN OF GOSSAGE PROPERTY AND LOT 3 WYNFIELD SECTION 3 SUBDIVISION

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED "RR-DEO" PER 9/18/92 COMPREHENSIVE ZONING.
- AREA TABULATION:  
PRESERVATION PARCEL 'A' - BUILDABLE = 29.05 AC.  
( WYNFIELD SECTION 3, LOT 3, PLAT No.6044 )  
PRESERVATION PARCEL 'B' - NON-BUILDABLE = 49.69 AC.  
L.539 F.305 = 12.85 AC.  
L.407 F.79 = 13.13 AC. MINUS 5.1 AC.(LOTS 2-4) = 8.03 AC.  
L.1352 F.360 = 29.934 AC. MINUS 1.12 AC.(LOT 1) = 28.81 AC.  
LOTS 1 THRU 3 (LOT 4, 5 & 6 IS EXCLUDED FROM DENSITY CALCULATIONS) = 3.18 AC.  
TOTAL AREA OF PROPERTY = 82.72 AC.
- DENSITY: BASE DENSITY = 1 DWELLING UNIT PER 4.25 GROSS ACRES.  
82.72/4.25 = 19 DWELLING UNITS. \*SEE GENERAL NOTE # 19.
- THE PURPOSE OF THIS PLAN IS TO ADD THIS ACREAGE TO THE FRIENDSHIP FARM PRELIMINARY PLAN THEREBY ELIMINATING THE DEO REQUIREMENT.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PRIVATE WATER AND SEWER WILL BE USED WITHIN THE PROJECT.
- THE WETLANDS DELINEATION STUDY WAS PREPARED BY ECO-SCIENCE, PROFESSIONALS INC. ON
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND.
- A NOISE STUDY WAS PREPARED BY THE WILSON T. BALLARD COMPANY ON AUGUST 13, 1994 AND APPROVED ON JANUARY 20, 1995 FOR THE FRIENDSHIP FARM SUBDIVISION.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT 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 INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS PLAN IS BASED ON A FIELD RUN, MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEB. 1995 BY FISHER, COLLINS AND CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A) WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (25 TON LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE  
H) ALL AREAS ARE MORE OR LESS (4)  
I) REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE DRIVEWAY AND PIPE/FLAG STEM AND THE ROAD R/W AND NOT ON THE PIPE/FLAG STEM DRIVEWAY.  
J) ALL STRUCTURES ON LOTS 1 AND 4 TO REMAIN.
- THERE ARE NO KNOWN EXISTING CEMETERIES ON THE PROPERTY

100 YEAR FLOODPLAIN SHOWN ON THE MIDDLE PATUXENT RIVER IS BASED ON THE FLOOD INSURANCE RATE MAP PANEL 15 OF 45 DATED DECEMBER 4, 1986

\* 19. 19 DEVELOPMENT RIGHTS WILL BE USED AS FOLLOWS:  
10 DEVELOPMENT RIGHTS WILL BE USED WITHIN FRIENDSHIP FARM.  
3 DEVELOPMENT RIGHTS WILL BE USED FOR LOTS 1, 2 AND 3 IN THIS PROJECT. THE FINAL DEVELOPMENT RIGHT WILL BE DETERMINED FOR PRESERVATION PARCEL 'A' AS A "BONUS" DEVELOPMENT RIGHT IN ACCORDANCE WITH SECTION 105 F.R. OF THE ZONING REGULATIONS.

NOTE: THIS PLAN IS SUBJECT TO WIP 90-05, WHICH THE PLANNING DIRECTOR APPROVED ON SEPTEMBER 5, 1995 AS REQUEST TO WAIVE:

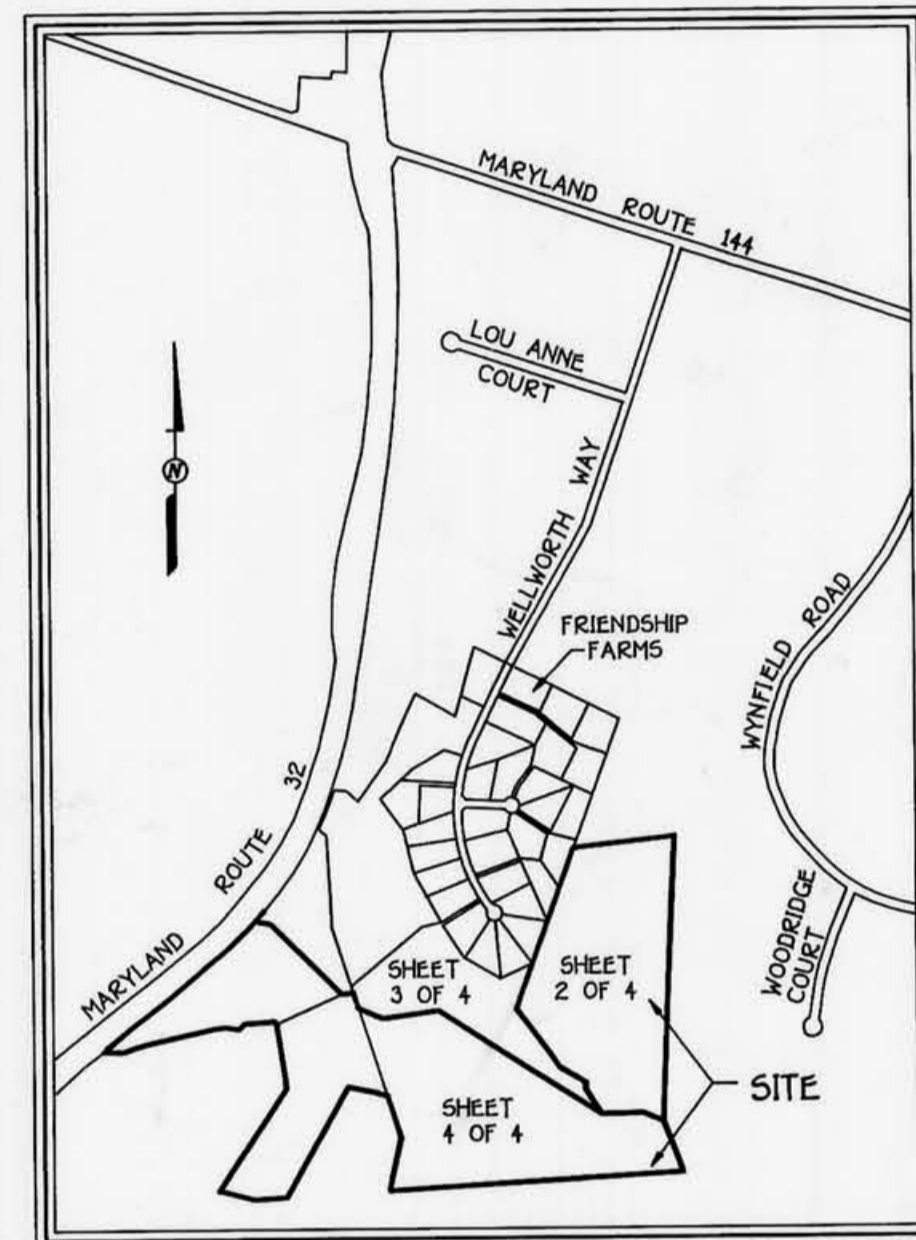
- SECTION 10.120 (C)(2) WHICH STIPULATES THAT EACH LOT HAVE PUBLIC ROAD FRONTAGE.
- SECTION 10.119 (F)(1) WHICH STATES WHERE A PROPOSED SUBDIVISION INVOLVES FRONTAGE ON AN ARTERIAL ROAD, THE STREET LAYOUT SHALL PROVIDE ACCESS TO THE SUBDIVISION VIA A MINOR COLLECTOR OR LOWER CLASSIFICATION ROAD.

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTH	EAST
400	590403.299	132649.110
415	509743.099	132705.675
416	509748.603	132727.742
417	590044.443	132653.735
440	590395.113	132605.313
442	590348.105	132568.928
044	590157.125	132665.065
045	589938.406	132620.091
046	589980.530	132695.722
934	589348.131	1325746.358
945	589819.376	132597.021
948	589873.987	132546.556
949	590412.945	132550.416
974	590895.240	132497.647
1307	589228.122	1325705.021
1310	589180.534	1324970.157
1313	589243.266	1324640.270
1315	590104.710	132452.051
1316	590131.687	132430.953
1317	590150.378	132491.047
1319	590919.049	1324036.097
1320	590968.351	132404.065
1322	590451.309	1325419.478
1323	590463.057	1325480.841
1325	590541.007	1325791.109
1330	589680.597	1325741.049
1333	590271.281	1324998.028
1334	590279.188	1324804.279
1335	590242.604	1324759.072
1336	590255.700	1324681.237
1337	590248.443	1324617.004
1338	589918.274	1325059.321
1402	590032.097	1326760.341
1848	591472.910	1327406.763
1991	591900.611	1327406.388
2007	590291.832	1324998.644
2011	590781.099	1324308.613
2013	590107.525	1323871.953
2018	589876.536	1325067.066
2021	591546.054	132732.204
2029	591877.501	1327426.106
2030	591943.684	1328071.811
2031	591519.502	1327338.894
2035	591968.476	1328068.599
2040	589694.083	1327404.287
2047	591404.553	1326859.228
2056	590685.588	1327446.898
2067	589392.326	1327529.207
2104	590392.866	1323967.216
2105	590818.550	1323977.055
2106	590271.191	1324052.502
2107	590258.510	1324042.649
2108	590798.178	1324662.055

**METRIC COORDINATE TABLE**

POINT	NORTH	EAST
400	179955.285	404315.301
415	179754.300	404475.187
416	179755.734	404554.780
417	179845.906	404330.120
440	179952.790	404167.228
442	179938.662	404061.649
044	179880.251	404371.368
045	179813.586	404446.053
046	179801.434	404444.721
934	179633.669	404088.298
945	179777.305	404073.260
948	179783.951	403996.921
949	179958.104	404014.859
974	180105.229	403853.690
1307	179597.091	404075.942
1310	179582.586	403821.231
1313	179601.707	403791.182
1315	179864.275	403571.872
1316	179872.488	403595.922
1317	179878.195	403614.482
1319	180112.730	403811.094
1320	180127.514	403812.060
1322	179969.919	403888.665
1323	179973.744	404009.067
1325	179952.458	404013.838
1330	179735.025	404086.924
1333	179915.046	403860.450
1334	179917.456	403801.152
1335	179906.306	403790.421
1336	179910.297	403763.649
1337	179908.085	403744.314
1338	179905.859	403878.889
1402	179842.387	404397.361
1848	180281.303	404618.774
1991	180411.667	404594.276
2007	179921.310	403859.785
2011	179886.647	403650.072
2013	179851.133	403706.978
2018	179794.728	403881.250
2021	180303.842	404565.569
2029	180404.623	404600.286
2030	180424.796	404797.098
2031	180295.529	404571.241
2035	180432.522	404796.091
2040	179739.116	404593.630
2047	180280.468	404427.502
2056	180041.327	404606.624
2067	179647.140	404631.712
2104	179891.145	403546.015
2105	179887.898	403549.014
2106	179907.704	403572.010
2107	179911.154	403569.007
2108	180075.645	403758.046



VICINITY MAP  
SCALE: 1"=1200'

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES				
		P1 280'	P2 420'	P3 97'	P4 282'	P5 170'
LANDSCAPE TYPE						
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER						
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 280'	YES 420'	YES 97'	YES 282'	YES 170'	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	0	0	0	0	0	
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2) SUBSTITUTION SHRUBS (0) SUBSTITUTION (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	0	0	0	0	0	

COMMENTS: WE ARE REQUESTING 100% CREDIT FOR EXISTING TREES ALONG PERIMETERS P1 THRU P5. FOR LOTS NO. 1 AND NO. 4 NO LANDSCAPING OBLIGATIONS SHOULD BE REQUIRED FOR LOT LINES ARE CREATED AROUND EXISTING DWELLING WITH NO CHANGE TO LAND USE.

## TAX MAP 15 PARCEL 97 & LOT 3 OF PARCEL 88 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
907 BALTIMORE NATIONAL PKWY. SUITE 100  
ELLICOTT CITY, MARYLAND 21114  
(410) 461-2855

**OWNER**  
WILLIAM FREDRICK GOSSAGE SR  
P.O. BOX 1371  
WEST FRIENDSHIP, MARYLAND 21794  
  
WILLIAM FREDRICK GOSSAGE JR  
AND REBECCA L. GOSSAGE  
3035 RTE. 32 BOX 300 5  
WEST FRIENDSHIP, MARYLAND 21794

**DEVELOPER**  
BRITTEN PROPERTY PARTNERSHIP  
P.O. BOX 1371  
ELLICOTT CITY, MARYLAND 21041

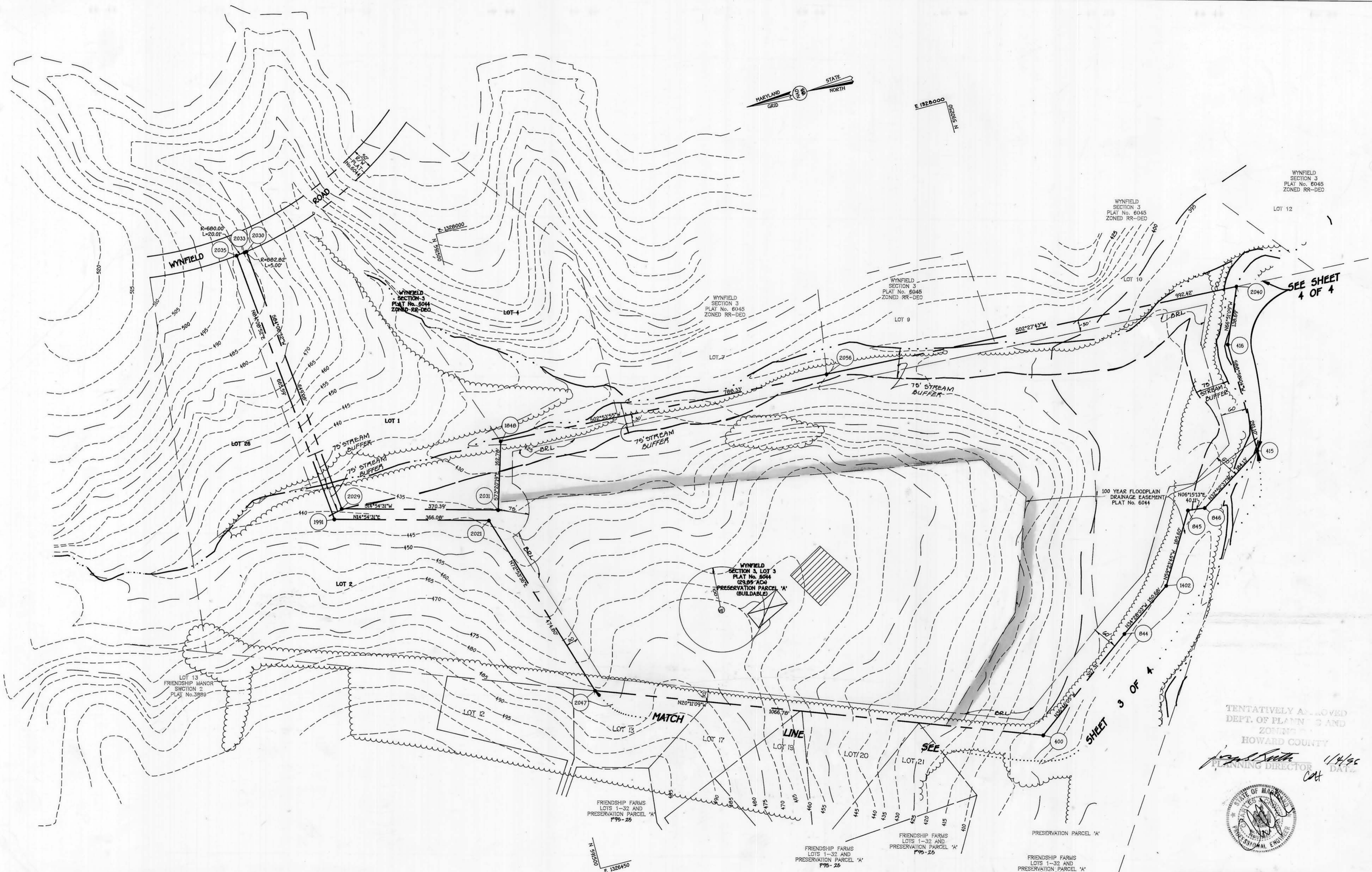
APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Rebecca L. Gossage*  
COUNTY HEALTH OFFICER  
DATE: 12-14-95

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING  
HOWARD COUNTY  
*Joseph S. Carter* 1/14/96  
PLANNING DIRECTOR  
DATE



PRELIMINARY EQUIVALENT SKETCH PLAN  
**GOSSAGE PROPERTY**  
AND LOT 3 WYNFIELD SECTION 3 SUBDIVISION (PLAT No. 6044)  
TAX MAP 15 PARCEL 97 AND LOT 3 OF PARCEL 88  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: JUNE 26, 1995

SP-96-02



WYNFIELD SECTION 3  
PLAT No. 6045  
ZONED RR-DEC

SEE SHEET  
4 OF 4

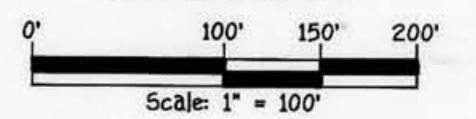
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING  
HOWARD COUNTY

*Paula Smith* 11/4/95  
PLANNING DIRECTOR DATE  
C.H.



**PRELIMINARY EQUIVALENT SKETCH PLAN  
GOSSAGE PROPERTY  
AND LOT 3 WYNFIELD SECTION 3 SUBDIVISION (PLAT No. 6044)**

TAX MAP: 15 PARCEL 97 AND LOT 3 OF PARCEL 00  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: JUNE 26, 1995



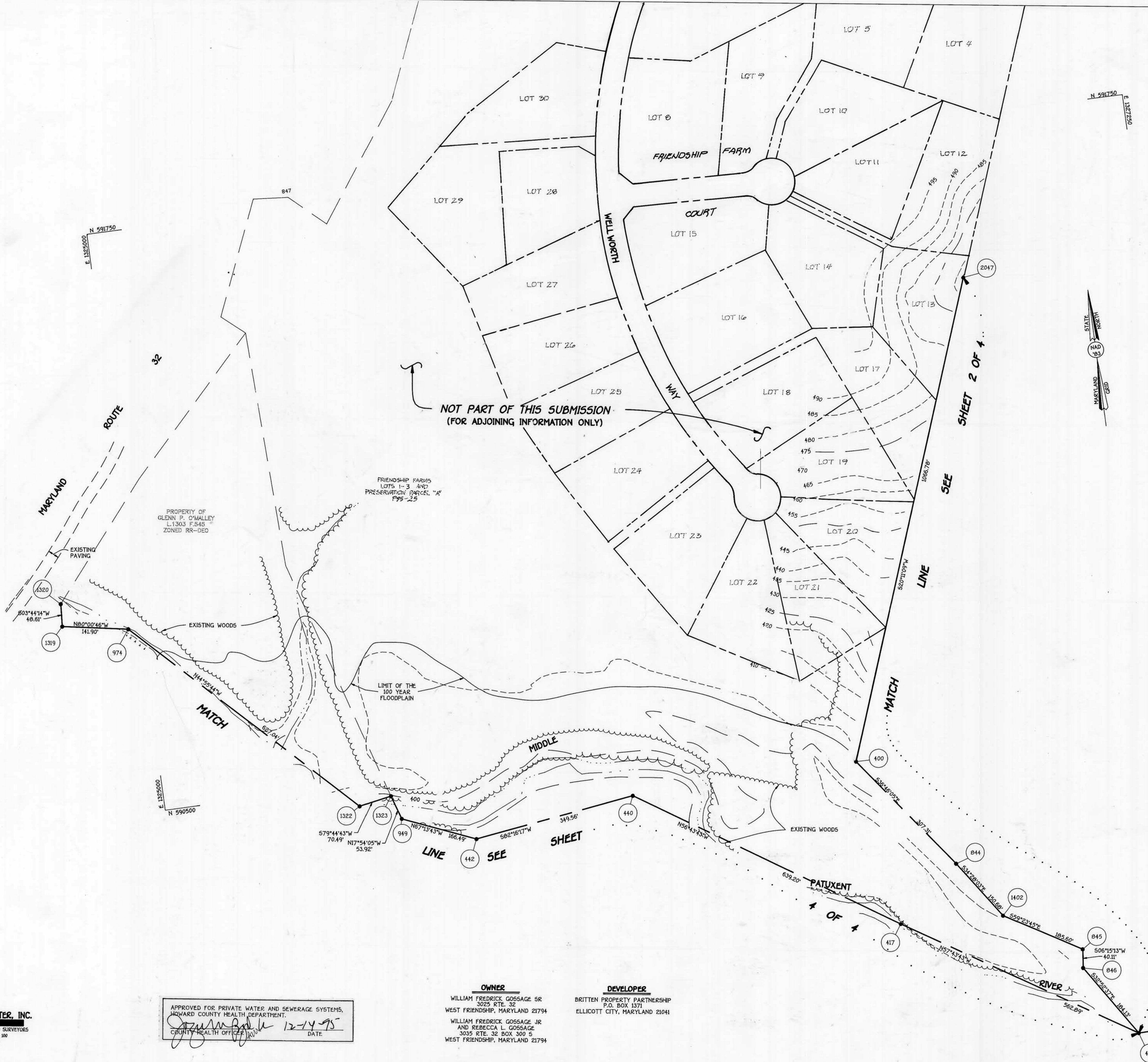
SHEET 2 OF 4

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*William Gossage* 12/4/95  
COUNTY HEALTH OFFICER DATE

**OWNER**  
WILLIAM FREDRICK GOSSAGE SR  
3025 RTE. 32  
WEST FRIENDSHIP, MARYLAND 21794  
WILLIAM FREDRICK GOSSAGE JR  
AND REBECCA L. GOSSAGE  
3025 RTE. 32 BOX 300 S  
WEST FRIENDSHIP, MARYLAND 21794

**DEVELOPER**  
BRITTEN PROPERTY PARTNERSHIP  
P.O. BOX 1371  
ELLICOTT CITY, MARYLAND 21041

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
907 BALTIMORE NATIONAL PIKE, SUITE 100  
ELLICOTT CITY, MARYLAND 21041  
410 461-2855



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 977 BALTIMORE NATIONAL FIRE, SUITE 100  
 ELLICOTT CITY, MARYLAND 21114  
 (410) 461-2255

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.  
 COUNTY HEALTH OFFICER: [Signature]  
 DATE: 12-14-95

**OWNER**  
 WILLIAM FREDRICK GOSSAGE SR  
 3025 RTE. 32  
 WEST FRIENDSHIP, MARYLAND 21794  
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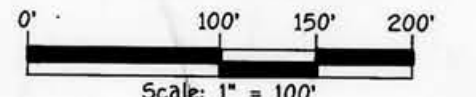
**DEVELOPER**  
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 P.O. BOX 1371  
 ELLICOTT CITY, MARYLAND 21041

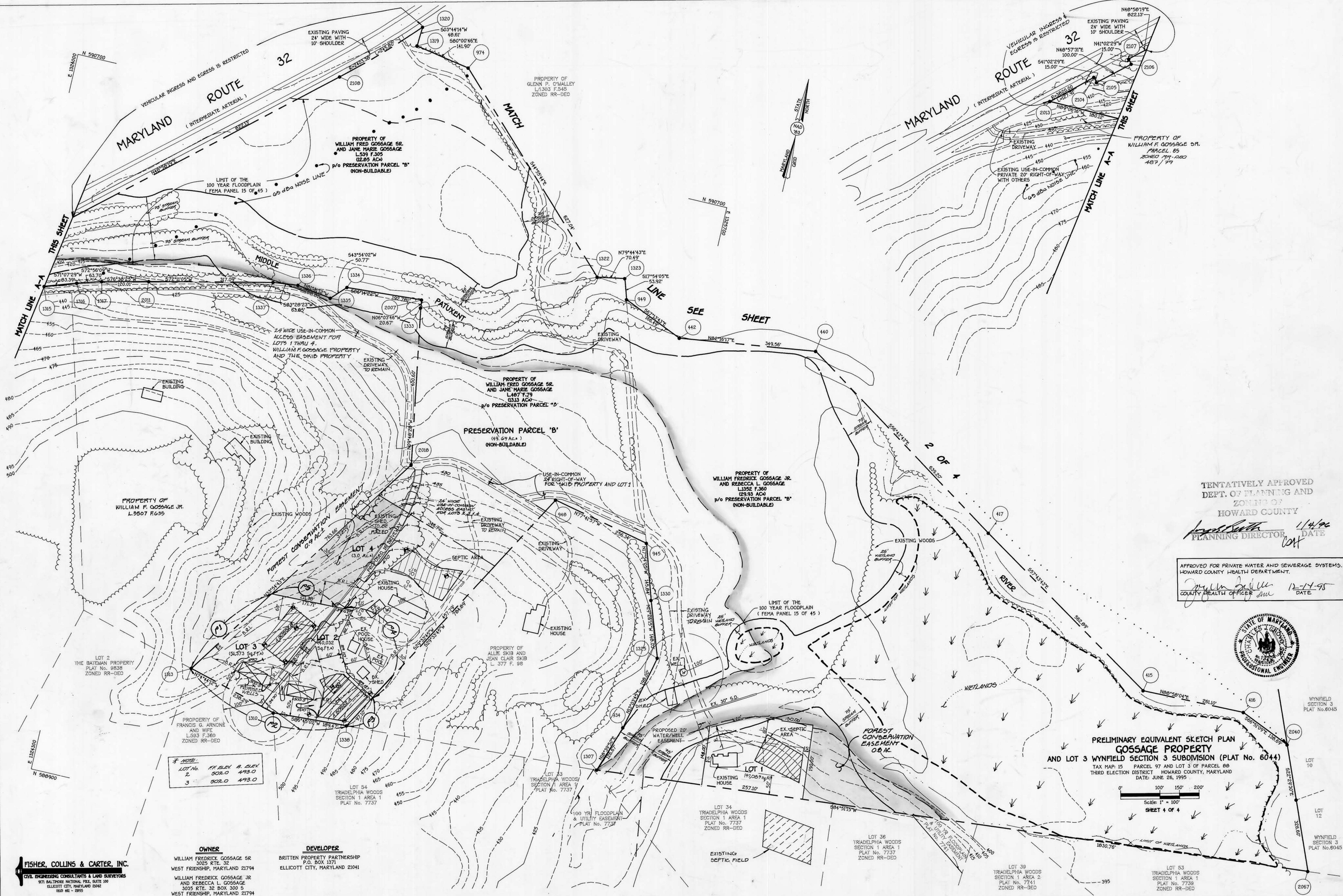
TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING  
 HOWARD COUNTY  
 Planning Director: [Signature] 1/14/96  
 DATE: CAH



**PRELIMINARY EQUIVALENT SKETCH PLAN  
 GOSSAGE PROPERTY  
 AND LOT 3 WYNFIELD SECTION 3 SUBDIVISION (PLAT No. 6044)**

TAX MAP: 15 PARCEL 97 AND LOT 3 OF PARCEL 88  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: JUNE 26, 1995





TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*David Smith* 1/14/02  
 PLANNING DIRECTOR DATE

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

*John M. Schell* 12-14-95  
 COUNTY HEALTH OFFICER DATE



PRELIMINARY EQUIVALENT SKETCH PLAN  
 GOSSAGE PROPERTY  
 AND LOT 3 WYNFIELD SECTION 3 SUBDIVISION (PLAT No. 6044)

TAX MAP: 15 PARCEL 97 AND LOT 3 OF PARCEL 88  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: JUNE 26, 1995

Scale: 1" = 100'  
 SHEET 4 OF 4

\* NOTE:

LOT No.	FR BLEY B. BLEY
2	502.0 493.0
3	502.0 493.0

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 3025 RTE. 32  
 WEST FRIENDSHIP, MARYLAND 21794

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 P.O. BOX 1371  
 ELLICOTT CITY, MARYLAND 21041

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 3035 RTE. 32 BOX 300 5  
 WEST FRIENDSHIP, MARYLAND 21794

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 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 971 BALTIMORE NATIONAL PKE. SUITE 100  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2855