

U.S. EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST
120	580348.000	1338019.113
39	580352.119	1337967.364
12	580353.771	1337954.298
40	580526.908	1337823.940
41	579962.896	1337601.570
43	580678.234	1338650.691
31	580685.673	1338763.905
33	581405.372	1337091.406
34	581648.292	1337222.589
2144	581463.568	1337527.607
115	581414.375	1337497.799
112	581245.097	1337777.170
119	581357.150	1337784.196
126	581354.039	1337834.056
139	581152.421	1337821.486
2932	581028.456	1337792.074
2933	581011.302	1338027.081
2755	579695.429	1337714.659
2756	581152.421	1337821.486
2762	579772.488	1337523.196

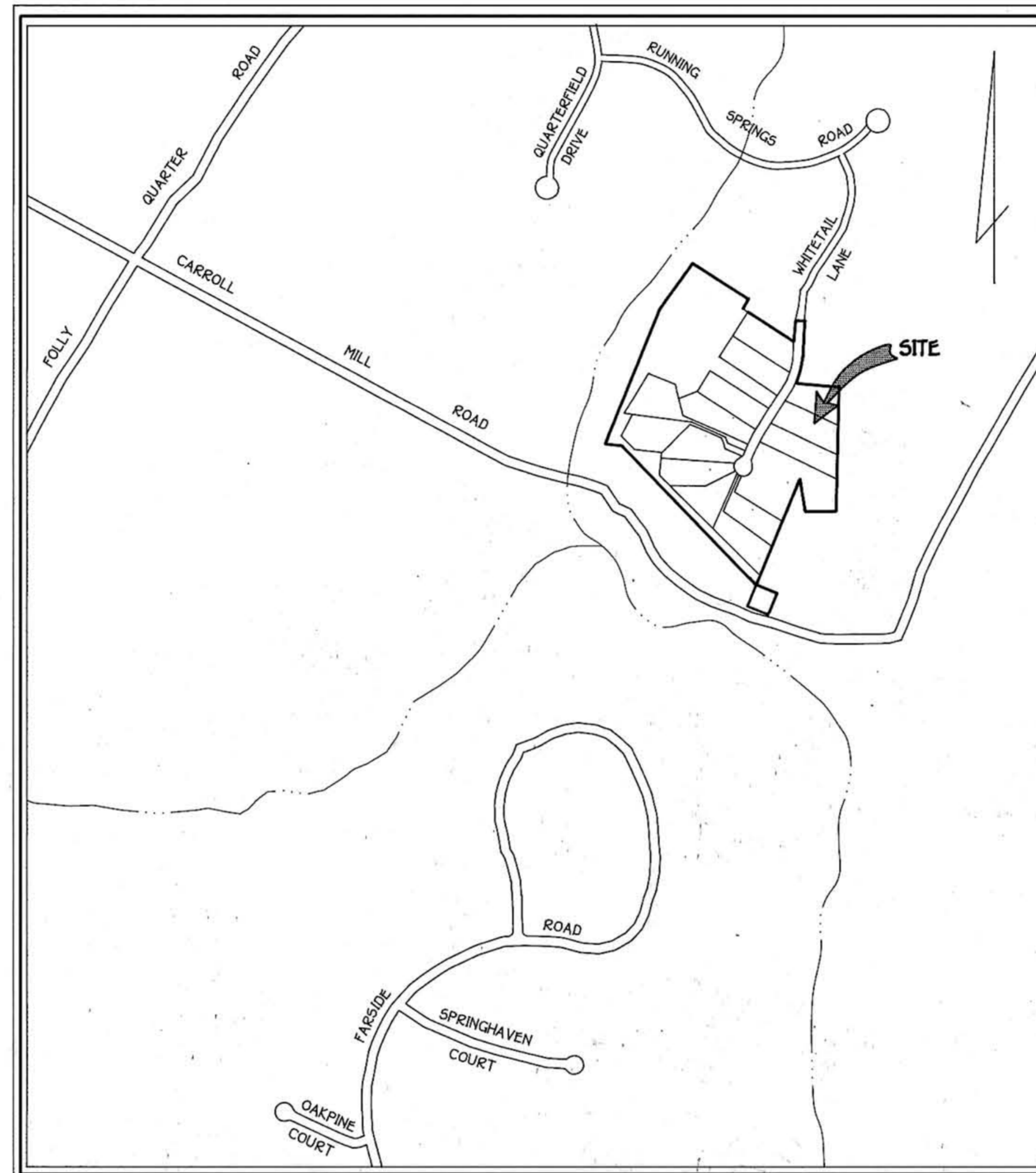
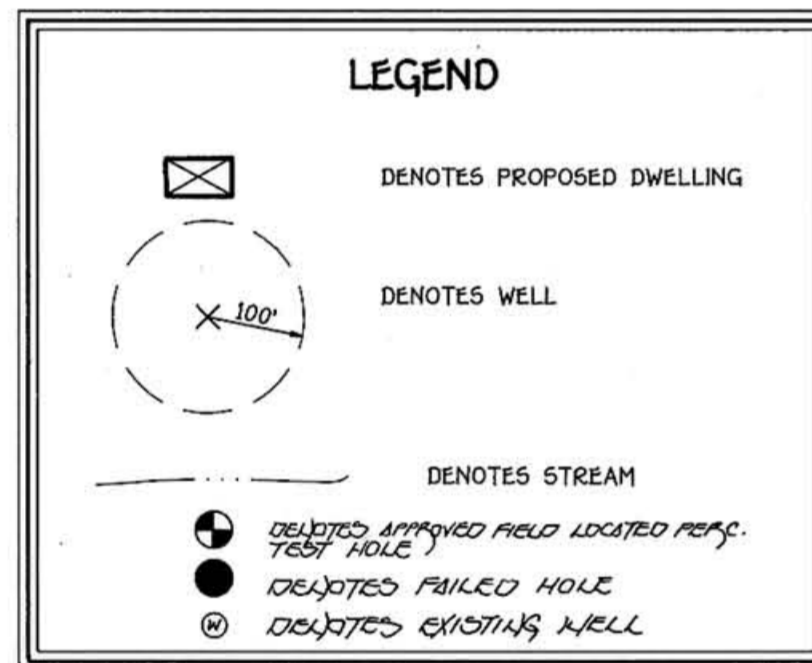
# SKETCH EQUIVALENT PRELIMINARY PLAN QUARTERFIELD III

**ZONED: RC-DEO**

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

*Joseph M. Miller* 8-21-96  
COUNTY HEALTH OFFICER MR DATE

- GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SIGNATURE OF FINAL PLANS.
- ALL RELEVANT WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES HAVE BEEN SHOWN.
- ALL WELLS TO BE DRILLED PRIOR TO RECORD PLAT SIGNATURE.



SCALE 1"=600'

## LOT 1 - 14, & PRESERVATION PARCELS "A" & "B" TAX MAP 23 PARCEL No. 77 & 84

### THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**BULK REGULATIONS**

- MINIMUM WIDTH AT THE FRONT B.R.L. = 100'
- SETBACKS: FRONT: 50'  
SIDE: 30' FROM ROAD R/W  
10' OTHER  
REAR: 30'

**OWNER**  
MR. PHILLIP CARROLL  
c/o MR. TOM SCRIVENER  
5026 DORSEY HALL DRIVE-SUITE 204  
ELlicOTT CITY, MARYLAND 21042

**DEVELOPER**  
MID-ATLANTIC DEVELOPMENT L.L.C.  
5026 DORSEY HALL DRIVE-SUITE 204  
ELlicOTT CITY, MARYLAND 21042

**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/1992 COMPREHENSIVE ZONING.
- TOTAL AREA OF PROPERTY = 28.611 Ac.<sup>±</sup>
  - AREA OF PROPOSED BUILDABLE LOTS: 15,709 Ac.<sup>±</sup>
  - AREA OF ROAD RIGHT-OF-WAY: 1.2 Ac.<sup>±</sup>
  - AREA OF PRESERVATION PARCELS: 11.702 Ac.<sup>±</sup>
  - TOTAL NO. OF BUILDABLE LOTS: 14 LOTS
  - TOTAL NO. PRESERVATION PARCELS: 2
- DENSITY CALCULATIONS:
  - BASE DENSITY (1.0w/4.25 Ac.)=28.611 Ac./4.25 Ac.=6.73 units USE 6 units
  - MAX. DENSITY WITH "CEO" OPTION (0.8w/2 Ac.)=28.611/2=14.30 units USE 14 units
  - PROPOSED No. OF UNITS = 14 BUILDING UNITS
- NUMBER OF CEOs REQUIRED = 14 UNITS-6 UNITS = 8 UNITS
- 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 TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP ON MAY 9TH, 1996.
- THIS AREA DESIGNATED A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER 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.
- ALL WELLS AND SEPTICS WITHIN 100 FEET OF THE PROPERTY BOUNDARY HAVE BEEN SHOWN.
- THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 16, 1995 BY FISHER, COLLINS, AND CARTER, INC.
- TOPOGRAPHIC SURVEY BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT APRIL, 1996.
- 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:
  - WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS
  - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (225 LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- ALL AREAS ARE MORE OR LESS (±)
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD R/W AND NOT ONTO THE PIPE/FLAG STEM DRIVEWAY.
- NO CEMETERIES EXIST ON THE PROPERTY.
- STORMWATER MANAGEMENT WILL BE PROVIDED WITHIN A SWM FACILITY LOCATED ON QUARTERFIELD SECTION I.
- ALL STREET TREES AND LANDSCAPING OBLIGATIONS WILL BE SHOWN ON THE FINAL PLANS. THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF ALL STREET TREES & LANDSCAPING TREES. TREES PLANTINGS WILL BE SHOWN ON THE FINAL ROAD CONSTRUCTION PLANS & WILL BE DIVIDED AS PART OF THE DEVELOPER'S AGREEMENT.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Joseph M. Miller* 8/27/96  
PLANNING DIRECTOR DATE



*Charles J. Crovo, Sr.*  
CHARLES J. CROVO, SR.  
DATE

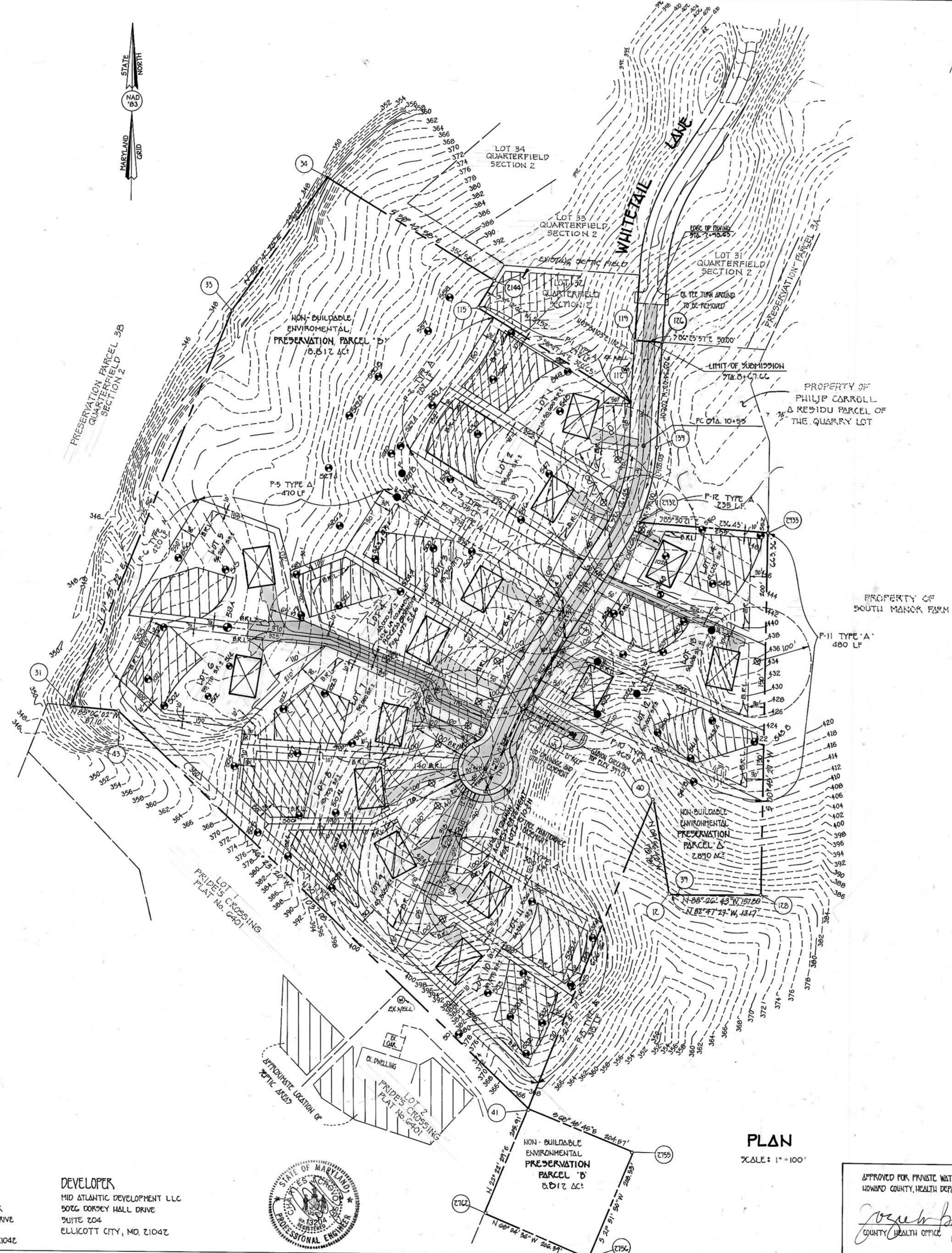
5/23/96  
DATE



MINIMUM LOT SIZE TABULATION CHART						
LOT NO.	GROSS AREA SQ. FT.	PIPESTON AREA SQ. FT.	REMAINING AREA SQ. FT.	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE SQ. FT.
5	56,260	6,260	50,000	—	—	50,000
6	55,770	5,770	50,000	—	—	50,000
10	49,095	2,920	46,575	—	—	46,575
11	44,280	1,080	43,200	—	—	43,200

NOTE: THE MAJORITY OF THIS SITE IS WITHIN 15% - 20% SLOPES

HORIZONTAL CURVE DATA				
CURVE NO.	STATIONING	R. FL.	Δ°	LENGTH
1	10+95 TO 12+45	363'	30°	190'
2	14+70 TO 17+10	982'	14°	240'



SCHEDULE A - PERIMETER LANDSCAPE EDGE													
CATEGORY	ADJACENT TO ROADWAY?	ADJACENT TO PERIMETER PROPERTIES											
		'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	
LANDSCAPE TYPE	'B'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	N/A	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS?	N/A	0	0	0	0	0	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	N/A	0	0	0	0	0	0	0	0	0	0	0	0

COMMENTS: THE SITE IS ENTIRELY WOODED AND 100% CREDIT IS REQUESTED FOR EXISTING TREES ALONG ALL LANDSCAPE PERIMETERS 1 THRU 12.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
410.461.3925

**OWNER**  
PHILIP CARROLL  
56 MINTON SCRIVENER  
5026 DORSEY HALL DRIVE  
SUITE 204  
ELLICOTT CITY, MD. 21042

**DEVELOPER**  
MID ATLANTIC DEVELOPMENT LLC  
5026 DORSEY HALL DRIVE  
SUITE 204  
ELLICOTT CITY, MD. 21042



**PLAN**  
SCALE: 1" = 100'

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS,  
HOWARD COUNTY, HEALTH DEPARTMENT.  
*[Signature]*  
COUNTY HEALTH OFFICE *[Signature]* DATE: 8-27-16

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*[Signature]* 8/23/16  
PLANNING DIRECTOR DATE  
SKETCH EQUIVALENT  
PRELIMINARY PLAN  
**QUARTERFIELD III**  
TAX MAP 23 PARCELS 77184  
THIRD ELECTION DIST. HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: MAY 15, 1996



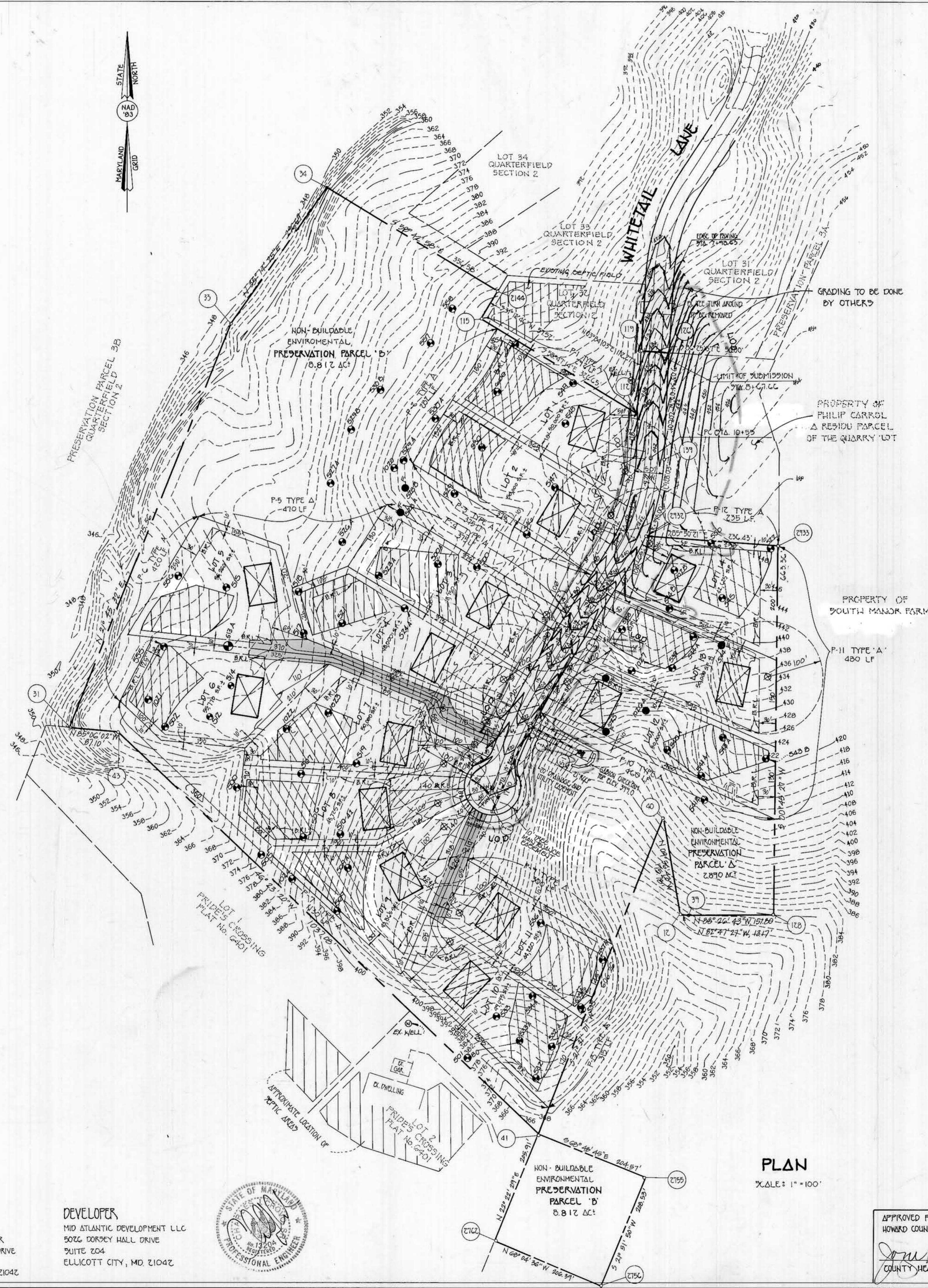
MINIMUM LOT SIZE TABULATION CHART						
LOT NO.	GROSS AREA SQ. FT.	PIPEYEN AREA SQ. FT.	REMAINING AREA SQ. FT.	100 YEAR FLOODPLAIN	25% SLOPED	MINIMUM LOT SIZE SQ. FT.
5	56,260	6,260	50,000	—	—	50,000
6	55,770	5,770	50,000	—	—	50,000
10	49,095	2,920	46,575	—	—	46,575
11	44,280	1,080	43,200	—	—	43,200

NOTE: THE MAJORITY OF THIS SITE IS WITHIN 15% - 20% SLOPES



N 1,335,500  
E 1,335,500

N 1,335,500  
E 1,335,500



HORIZONTAL CURVE DATA				
CURVE NO.	STATIONING	R. FT.	Δ°	LENGTH
1	10+55 TO 12+45	363'	30°	170'
2	14+70 TO 17+10	982'	14°	240'

SCHEDULE A - PERIMETER LANDSCAPE EDGE													
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES											
		'D'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	
LANDSCAPE TYPE	'D'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	'A'	
LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER	N/A	P1 272 LF	P2 282 LF	P3 375 LF	P4 375 LF	P5 470 LF	P6 420 LF	P7 1150 LF	P8 375 LF	P9 300 LF	P10 400 LF	P11 400 LF	P12 235 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	N/A	0	0	0	0	0	0	0	0	0	0	0	
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	N/A	0	0	0	0	0	0	0	0	0	0	0	

COMMENT: THE SITE IS ENTIRELY WOODED AND 100% CREDIT IS REQUESTED FOR EXISTING TREES ALONG ALL LANDSCAPE PERIMETERS 1 THRU 12.

NOTE: L.O.D. DENOTES LIMITS OF DISTURBANCE  
SF - SF DENOTES SILT FENCE

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Janet U. Wagner* 5/23/96  
Asst. PLANNING DIRECTOR DATE

SCHEMATIC GRADING  
AND SEDIMENT CONTROL PLAN  
SKETCH EQUIVALENT  
PRELIMINARY PLAN

**QUARTERFIELD III**

TAX MAP 23 PARCELS 77184  
THIRD ELECTION DIST. HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN 3" = 30' DATE: MAY 15, 1996

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21114  
410 461-2855

OWNER  
PHILIP CARROLL  
56 MR. TOM SKRIVENER  
502C DORSEY HALL DRIVE  
SUITE 204  
ELLICOTT CITY, MD 21042

DEVELOPER  
MID ATLANTIC DEVELOPMENT LLC  
502C DORSEY HALL DRIVE  
SUITE 204  
ELLICOTT CITY, MD 21042



PLAN  
SCALE: 1" = 100'

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Joseph S. Moore* 5/24/96  
COUNTY HEALTH OFFICER MR DATE