

VICINITY MAP
SCALE: 1" = 1200'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

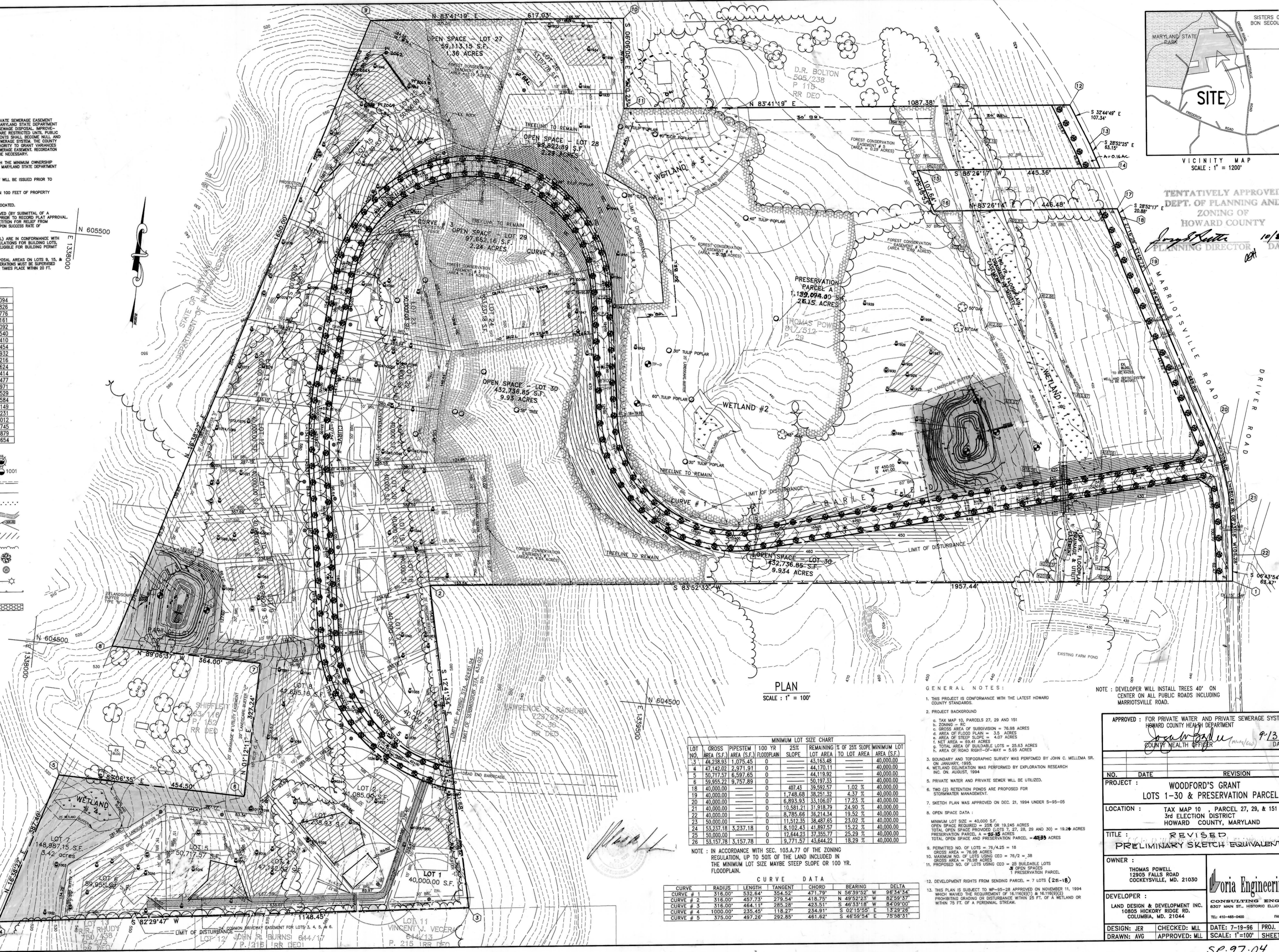
Joseph J. ...
PLANNING DIRECTOR
DATE: 10/3/96

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 S.F. 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 SHOWN HEREIN COMPLY WITH THE MINIMUM OWNERSHIP WIDTH ON LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- GROUNDWATER APPROPRIATIONS PERMIT WILL BE ISSUED PRIOR TO FINAL PLAT APPROVAL.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY BOUNDARIES HAVE BEEN SHOWN.
- PERCOLATION TEST HAVE BEEN FIELD LOCATED.
- ALL WELLS TO BE DRILLED AND APPROVED (BY SUBMITTAL OF A COMPLETION REPORT TO THIS OFFICE) PRIOR TO RECORD PLAT APPROVAL. APPLICANT RESERVES THE RIGHT TO PETITION FOR RELIEF FROM PORTIONS OF THIS REQUIREMENT BASED UPON SUCCESS RATE OF REPRESENTATIVE WELLS.
- DESIGNATED OPEN SPACE (LOTS/PARCELS) ARE IN CONFORMANCE WITH STATE OF MARYLAND SUBDIVISION REGULATIONS FOR BUILDING LOTS AS SUCH, THEY ARE PERMANENTLY INELIGIBLE FOR BUILDING PERMIT REVIEW BY THE HEALTH DEPARTMENT.
- FENCING WILL BE AROUND SEWERAGE DISPOSAL AREAS ON LOTS 9, 15, & 23 PRIOR TO ROAD GRADING OPERATIONS MUST BE SUPERVISED BY THE APPLICANT TO INSURE NO GRADING TAKES PLACE WITHIN 20 FT. OF THE SEWERAGE DISPOSAL AREA.

COORDINATE SCHEDULE

1	604943.090	1340893.094
2	604734.253	1338946.826
3	603961.921	1339120.776
4	603811.946	1337982.161
5	604183.124	1338093.092
6	604176.083	1338547.540
7	604503.230	1338554.410
8	604508.882	1338190.454
9	606089.788	1338662.932
10	606157.627	1339276.216
11	605938.645	1339299.624
12	606058.183	1340380.414
13	605967.903	1340438.477
14	605912.603	1340468.971
15	605861.708	1340026.529
16	605766.947	1340077.584
17	605817.971	1340521.149
18	605799.686	1340531.231
19	605670.158	1340598.012
20	605276.516	1340813.745
21	605108.519	1340870.879
22	605006.122	1340885.654

- LEGEND :
- BAD HOLES
 - PERC HOLES
 - EX. GRADE
 - PROP. GRADE
 - WETLAND
 - 25% SLOPE
 - 100 YR FLOODPLAIN
 - SEPTIC
 - EX. TREE LINE
 - PROP. TREE
 - WELLS
 - PROP. STREET LIGHT
 - GUARD RAIL
 - GUARD RAIL



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA (S.F.)	PIPESTEM AREA (S.F.)	100 YR FLOODPLAIN	25% SLOPE	REMAINING LOT AREA (S.F.)	% OF 25% SLOPE TO LOT AREA	MINIMUM LOT AREA (S.F.)
1,3	44,238.93	1,075.45	0	0	43,163.48	4.37%	40,000.00
4	47,142.02	2,977.91	0	0	44,170.11	0.00%	40,000.00
5	50,717.57	6,597.65	0	0	44,119.92	0.00%	40,000.00
6	59,955.22	9,757.89	0	0	50,197.33	0.00%	40,000.00
18	40,000.00	0	0	407.43	39,592.57	1.02%	40,000.00
19	40,000.00	0	0	1,748.69	38,251.32	4.37%	40,000.00
20	40,000.00	0	0	6,893.33	33,106.67	17.23%	40,000.00
21	40,000.00	0	0	10,581.21	29,418.79	24.50%	40,000.00
22	40,000.00	0	0	8,785.66	31,214.34	19.52%	40,000.00
23	50,000.00	0	0	11,512.35	38,487.65	23.02%	40,000.00
24	53,237.18	3,237.18	0	8,102.43	41,897.57	15.22%	40,000.00
25	50,000.00	0	0	12,644.23	37,355.77	25.29%	40,000.00
26	53,157.78	3,157.78	0	9,771.57	43,444.22	18.29%	40,000.00

NOTE: IN ACCORDANCE WITH SEC. 103A.77 OF THE ZONING REGULATION, UP TO 50% OF THE LAND INCLUDED IN THE MINIMUM LOT SIZE MAYBE STEEP SLOPE OR 100 YR. FLOODPLAIN.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CURVE # 1	316.00'	332.64'	354.32'	471.70'	N 53°39'52" W	96°34'34"
CURVE # 2	316.00'	457.73'	279.54'	418.75'	N 49°52'23" W	82°59'37"
CURVE # 3	316.00'	464.11'	285.28'	423.51'	S 46°33'18" W	84°09'00"
CURVE # 4	1000.00'	235.45'	118.27'	234.91'	S 02°15'55" E	13°29'28"
CURVE # 5	375.00'	497.26'	292.85'	461.62'	S 46°59'54" E	79°58'51"

PLAN
SCALE: 1" = 100'

GENERAL NOTES:

- THIS PROJECT IS CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:
 - a. TAX MAP 10, PARCELS 27, 29 AND 151
 - b. ZONING = RC
 - c. GROSS AREA OF SUBDIVISION = 76.98 ACRES
 - d. AREA OF FLOOD PLAN = 3.5 ACRES
 - e. AREA OF STEEP SLOPE = 4.07 ACRES
 - f. NET AREA = 69.41 ACRES
 - g. TOTAL AREA OF BUILDABLE LOTS = 25.63 ACRES
 - h. AREA OF ROAD RIGHT-OF-WAY = 5.55 ACRES
- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY JOHN C. MELLEMA SR. ON JANUARY, 1995.
- WETLAND DELINEATION WAS PERFORMED BY EXPLORATION RESEARCH INC. ON AUGUST, 1994.
- PRIVATE WATER AND PRIVATE SEWER WILL BE UTILIZED.
- TWO (2) RETENTION POND ARE PROPOSED FOR STORMWATER MANAGEMENT.
- SKETCH PLAN WAS APPROVED ON DEC. 21, 1994 UNDER S-95-05
- OPEN SPACE DATA:
 - MINIMUM LOT SIZE = 40,000 S.F.
 - OPEN SPACE REQUIRED = 286,061.92 ACRES
 - TOTAL OPEN SPACE PROVIDED (LOTS 7, 27, 28, 29 AND 30) = 19.24 ACRES
 - PRESERVATION PARCEL A = 26.15 ACRES
 - TOTAL OPEN SPACE AND PRESERVATION PARCEL = 45.39 ACRES
- PERMITTED NO. OF LOTS = 76 (A25 = 18
GROSS AREA = 76.98 ACRES
MAXIMUM NO. OF LOTS USING CED = 28 BUILDABLE LOTS
GROSS AREA = 76.98 ACRES
PROPOSED NO. OF LOTS USING CED = 28 OPEN SPACES
PRESERVATION PARCEL
- DELIMITATION RIGHTS FROM SENDING PARCEL = 7 LOTS (26-16)
- THIS PLAN IS SUBJECT TO W-95-28 APPROVED ON NOVEMBER 11, 1994 WHICH WAIVED THE REQUIREMENT OF 15' (100') & 16' (100') PROHIBITING GRADING OR DISTURBANCE WITHIN 25 FT. OF A WETLAND OR WITHIN 75 FT. OF A PERENNIAL STREAM.

NOTE: DEVELOPER WILL INSTALL TREES 40' ON CENTER ON ALL PUBLIC ROADS INCLUDING MARRIOTTVILLE ROAD.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
Joseph J. ...
COUNTY HEALTH OFFICER
DATE: 9/13-96

NO. DATE REVISION
PROJECT: WOODFORD'S GRANT
LOTS 1-30 & PRESERVATION PARCEL A
LOCATION: TAX MAP 10 PARCEL 27, 29, & 151
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: REVISED
PRELIMINARY SKETCH EQUIVALENT PLAN

OWNER: THOMAS POWELL
12905 FALLS ROAD
COCKEYSVILLE, MD. 21030

DEVELOPER: LAND DESIGN & DEVELOPMENT INC.
10805 HICKORY RIDGE RD.
COLUMBIA, MD. 21044

DESIGN: JVG CHECKED: MLL DATE: 7-19-96 PROJ. NO.:
DRAWN: AVR APPROVED: MLL SCALE: 1"=100' SHEET 1 OF 1



SP-97.04