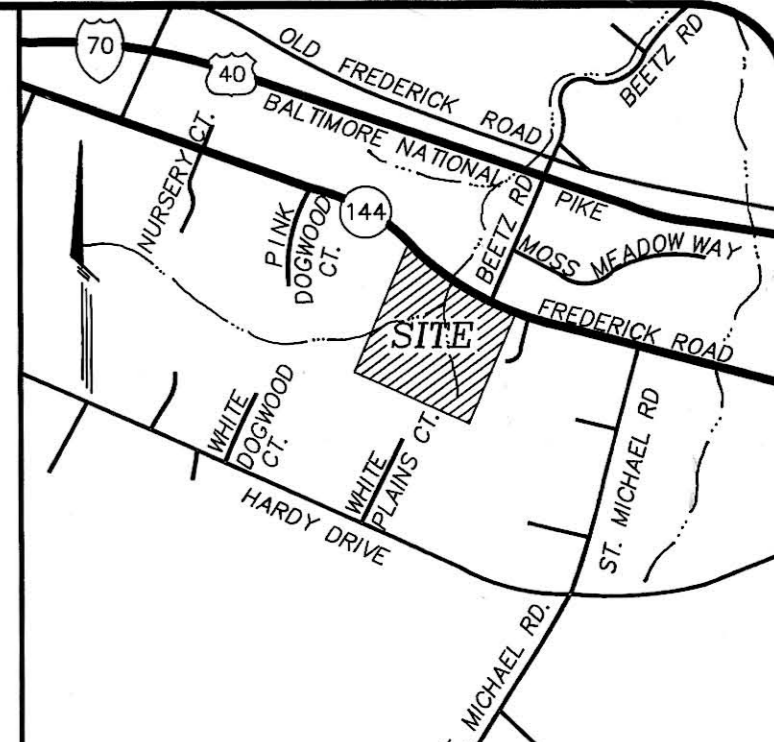


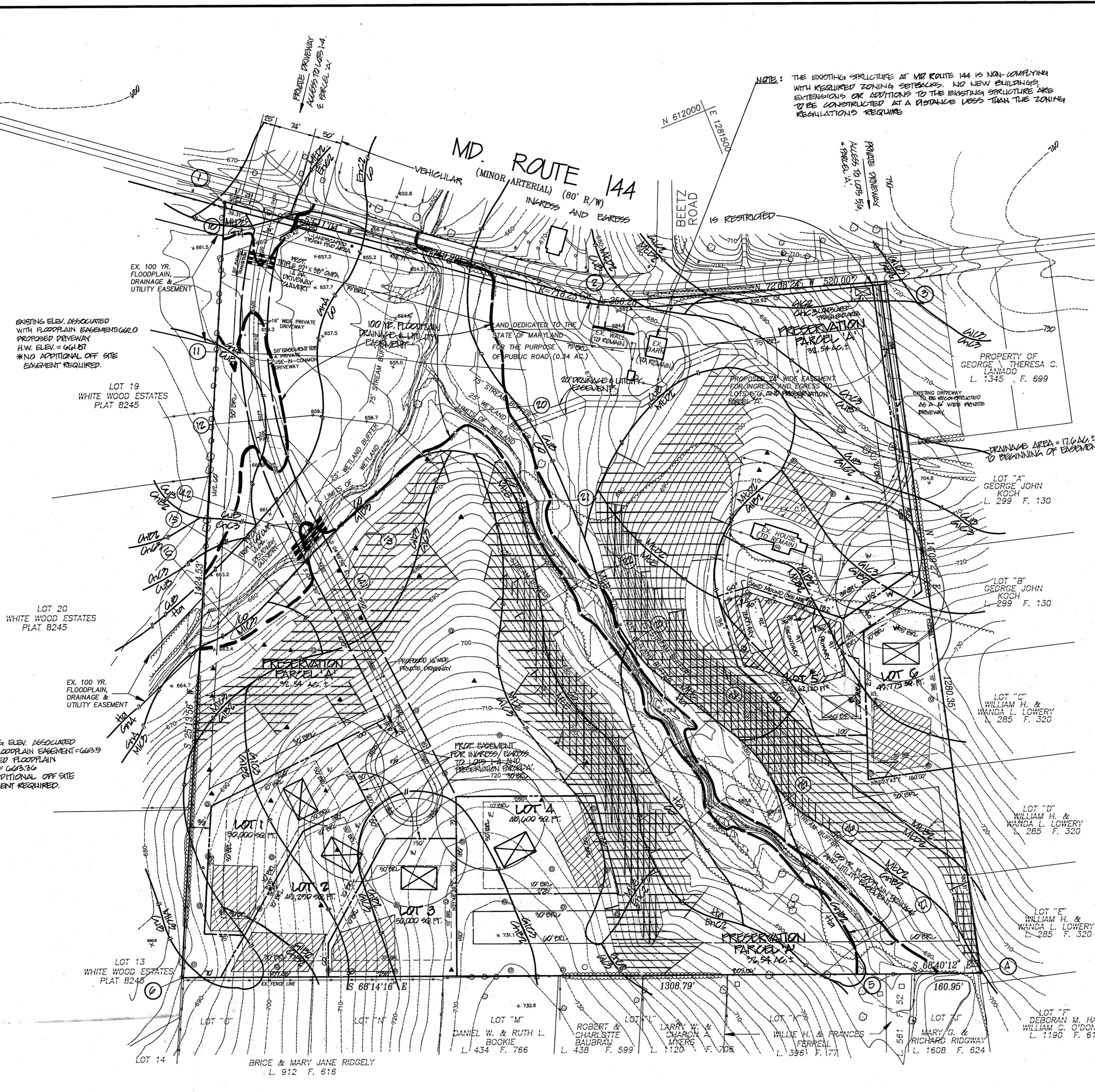
Project	date	03/10/97
96012.04	03/10/97	engineering
illustration	11/12/97	AMT
2	01/12/97	TYV/CEM
1	07/97	scale
0	1/97	date
0	1/97	description
0	1/97	revisions
0	1/97	RAM



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 18, 1993.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- SITE DATA:
CURRENT ZONING: RC-DEO
LOCATION: ON MD. ROUTE 144 APPROX. 2000 FT. WEST OF INTERSECTION WITH ST. MICHAEL ROAD.
ELECTION DISTRICT: 4TH
TAX MAP: 7
PARCEL: 8
DEED REFERENCE: 1345/699
- DENSITY TABULATION:
TOTAL TRACT AREA: 39.99 ACRES +/-
NO. OF UNITS ALLOWED BY RC ZONING WITH CLUSTER OPTION: 9
39.99 AC. X 1 D.U./4.25 AC.(GROSS) = 9 DWELLING UNITS
NO. OF UNITS PROPOSED = 7 (1 EXISTING DWELLING + 6 PROPOSED)
- AREA TABULATION:
GROSS AREA OF TRACT: 39.99 AC.+/-
AREA OF FLOODPLAIN: 6.84 AC.+/-
NET AREA OF TRACT: 33.15 AC.+/-
AREA OF PROPOSED RIGHT-OF-WAY: 0.34 AC.+/-
MD. ROUTE 144 = 39.85 AC.+/-
AREA OF PROPOSED LOTS/PARCELS: 7.11 AC.+/-
AREA OF BUILDABLE LOTS: 32.54 AC.+/-
AREA OF PRESERVATION PARCEL
- LOT TABULATION:
TOTAL NUMBER OF PROPOSED LOTS/PARCELS: 7
NO. OF BUILDABLE LOTS: 6
NO. OF PRESERVATION PARCEL: 1
- THE PROPOSED WATER AND SEWER SYSTEMS SHALL BE PRIVATE.
- TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS BASED ON AERIAL SURVEY PERFORMED BY WINGS AERIAL MAPPING COMPANY, INC. PHOTOGRAPHED ON APRIL 18, 1996.
- | | | |
|----------|---------------|-----------------|
| NO. 02GA | N 612999.913 | ELEV. = 713.714 |
| | E 1279074.818 | |
| NO. 07AB | N 609819.009 | ELEV. = 716.500 |
| | E 1279420.094 | |
- WETLAND INFORMATION TAKEN FROM THE WETLAND EVALUATION REPORT PREPARED BY EXPLORATION RESEARCH, INC. DATED APRIL, 1997.
MAP SHEET NUMBER: 197564129
- FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC. DATED APRIL, 1997.
- FOR FLAG OF 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 ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM-ASSOCIATES, INC. DATED: APRIL, 1997
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF A MINIMUM OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND 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. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN. SEE NOTE #17 FOR ADDITIONAL RESTRICTIONS TO LOT 5. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- PROPERTY IS SUBJECT TO WP-97-123. A WATER WAS GRANTED ON JULY 24, 1997 FROM SECTIONS 16.119, a.1 & 2; 16.119, b; 16.120, a.1; 16.120, c.2.
- SEWAGE DISPOSAL FOR LOTS 5 IS RESTRICTED TO A SAND MOUND SYSTEM ONLY. SEWAGE DISPOSAL EASEMENT AND SAND MOUND ENVELOPES AS SHOWN ARE SHOWN FOR MAXIMUM 15 PERCENT HOUSE TRAIL. PERCENT HOUSE TRAIL DESIGN MUST BE SUBMITTED TO HEALTH DEPT. FOR REVIEW + APPROVAL PRIOR TO RECOMMENDATION FOR APPROVAL OF THE BUILDING PERMIT.
- ALL WELLS TO BE DRILLED PRIOR TO HEALTH DEPT. APPROVAL OF RECORD PLAT.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
1/7/98
PLANNING DIRECTOR DATE

OWNER
GEORGE & THERESA C. LANIADO
17025 FREDERICK ROAD
MT. AIRY, MD 21771

DEVELOPER
C.M. PARTNERSHIP
1750 DAISY ROAD
WOODBINE, MD 21797
(410) 442-1045
ATTN: Mr. Ronald B. Carter



ENGINEER
R.M. MOCHI GROUP, P.C.
10120 A Old National Pike
Ijamsville, Md. 21754-9706
(301) 865-5858
ATTN: Mr. Robert Mochi, P.E.

COORDINATE TABLE

NO.	NORTH	EAST
1	612175	1220620
2	611743	1221106
3	611524	1221621
4	610943	1221970
5	610201	1221922
6	610006	1220013

LEGEND

- SEPTIC AREA
- APPROVED PERC TEST LOCATION
- PREVIOUSLY APPROVED PERC TEST LOCATION
- APPROXIMATE LOCATION OF DWELLING
- APPROXIMATE LOCATION OF WELL
- SOIL TYPES
- FAILED PERC TEST LOCATION

MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPE STEM AREA	REMAINING AREA	100 YR. F.P.	25% SLOPES	MIN. LOT SIZE
5	62,120	12,210	49,910	—	—	49,910
6	49,775	6,840	42,935	—	—	42,935

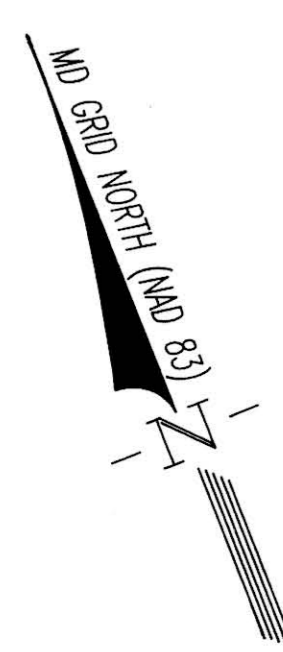
PERCOLATION TEST DATA

LOT #	PREVIOUS LOT #	AVG. PERC. TIME MIN./SECOND INCH	MAX. EFFLUENT PIPE INLET TO BE (FT.)	COUNTY APPLICATION #
1	—	0	6.0	56610-A40
2	—	11	5.9	56610-D
3	—	10	4.9	76610-B
4	—	4	4.0	76610-A4H
5	—	PROP. MOUND SYSTEM	57200	57200
6	—	11	5.5	57200
PARCEL 14	—	0	4.5	57001

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
12/5/97
DATE

LOTS 1-6 AND PRESERVATION PARCEL 14
LANIADO PROPERTY
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 4
PRELIMINARY EQUIVALENT SKETCH

R.M. MOCHI GROUP, P.C.
10120 A Old National Pike
Ijamsville, Md. 21754-9706
(301) 865-5858
Fax: (301) 865-5111



COORDINATE TABLE

NO.	NORTH	EAST
1	612175	1820620
2	611727	1821126
3	611524	1821621
4	610343	1821370
5	610201	1821020
6	610086	1820013

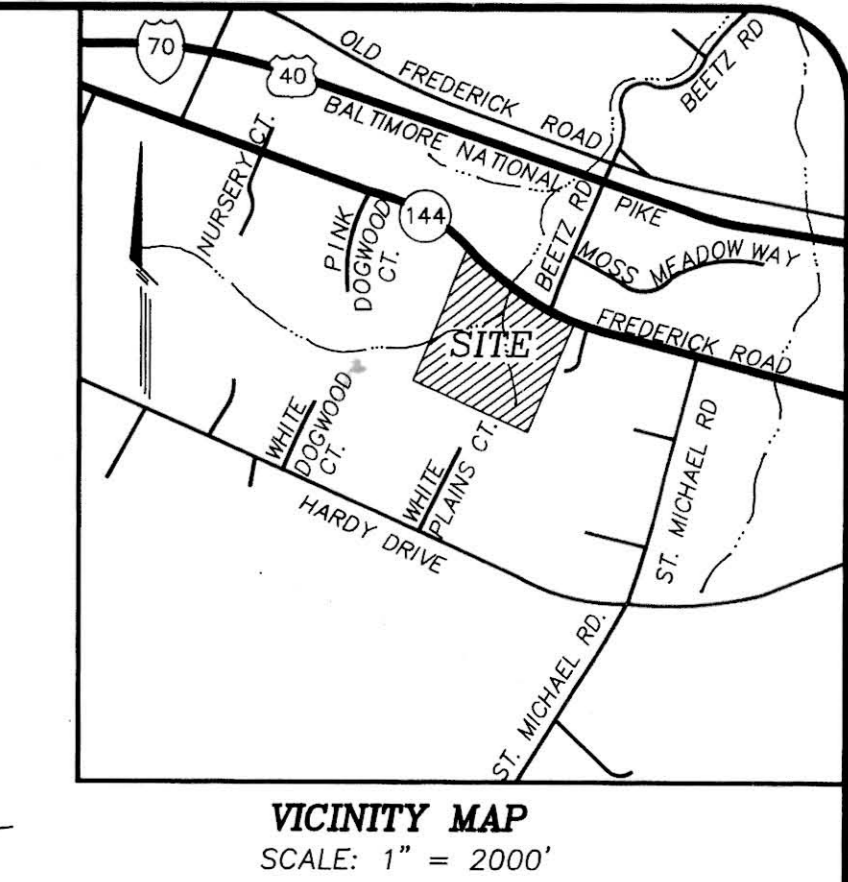
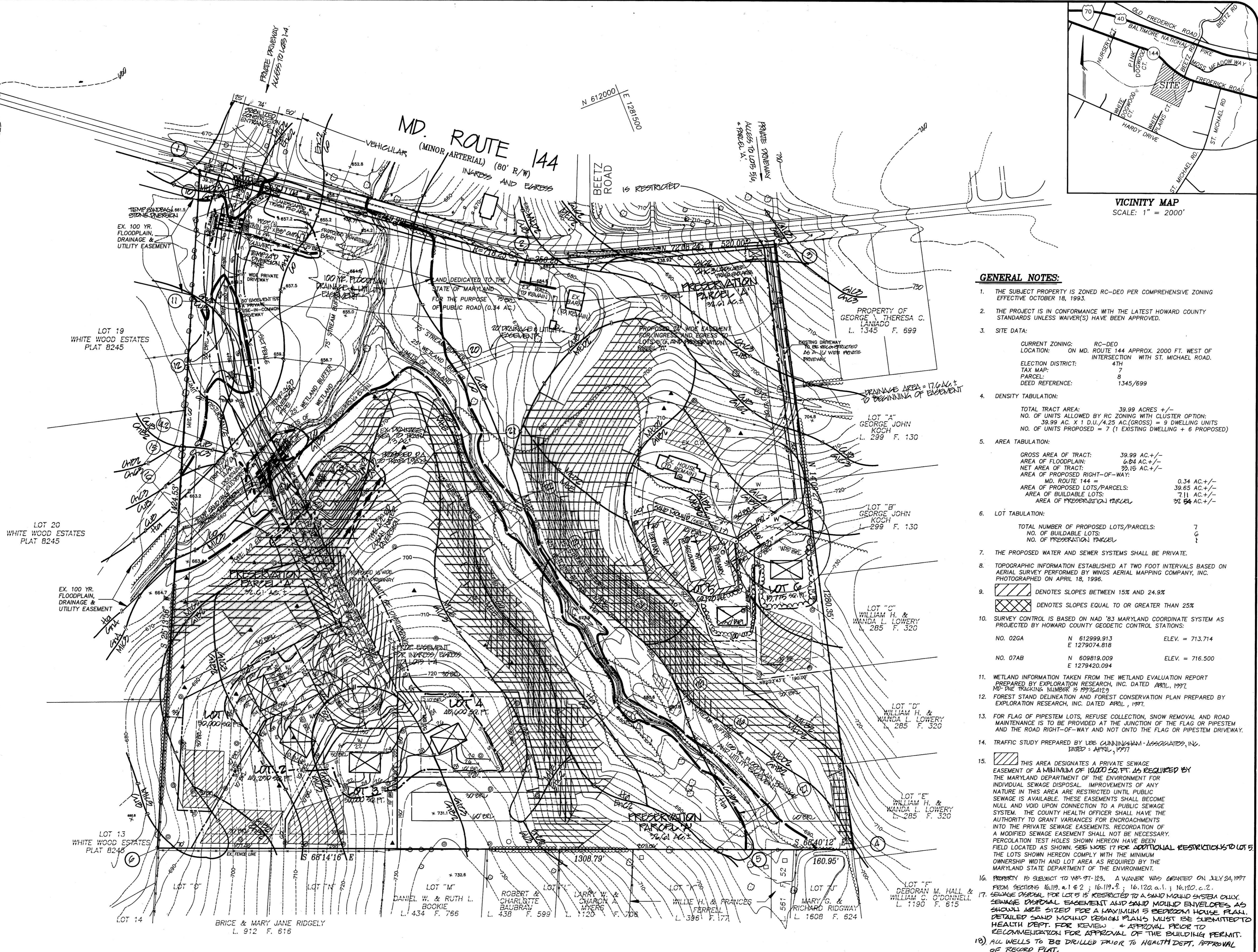
- LEGEND**
- SEPTIC AREA
 - APPROVED PERC TEST LOCATION
 - PREVIOUSLY APPROVED PERC TEST LOCATION
 - APPROXIMATE LOCATION OF DWELLING
 - APPROXIMATE LOCATION OF WELL
 - SOIL TYPES
 - FAILED PERC TEST LOCATION

MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPE STEM AREA	REMAINING AREA	100 YR. F.P.	25% SLOPES	MIN. LOT SIZE
1	66,120	12,210	49,910	—	—	49,910
2	49,775	6,240	42,935	—	—	42,935

PERCOLATION TEST DATA

LOT #	PREVIOUS LOT #	AVG. PERC. TIME MIN./SECOND INCH	MAX. EFFLUENT PIPE INLET TO BE (FT.)	COUNTY APPLICATION #
1	—	0	6.0	56610-A40
2	—	1.4	5.5	56610-D
3	—	4.9	4.9	56610-E
4	—	4	4.0	56610-A44
5	—	PROP. MOUND SYSTEM	5.5	57226
6	—	0	4.5	57001



- GENERAL NOTES:**
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 18, 1993.
 - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
 - SITE DATA:
CURRENT ZONING: RC-DEO
LOCATION: ON MD. ROUTE 144 APPROX. 2000 FT. WEST OF INTERSECTION WITH ST. MICHAEL ROAD.
ELECTION DISTRICT: 4TH
TAX MAP: 7
PARCEL: 8
DEED REFERENCE: 1345/699
 - DENSITY TABULATION:
TOTAL TRACT AREA: 39.99 ACRES +/-
NO. OF UNITS ALLOWED BY RC ZONING WITH CLUSTER OPTION: 1 0.11/4.25 AC.(GROSS) = 9 DWELLING UNITS
NO. OF UNITS PROPOSED = 7 (1 EXISTING DWELLING + 6 PROPOSED)
 - AREA TABULATION:
GROSS AREA OF TRACT: 39.99 AC +/-
AREA OF FLOODPLAIN: 6.84 AC +/-
NET AREA OF TRACT: 29.15 AC +/-
AREA OF PROPOSED RIGHT-OF-WAY: MD. ROUTE 144 = 0.34 AC +/-
AREA OF PROPOSED LOTS/PARCELS: 39.63 AC +/-
AREA OF BUILDABLE LOTS: 21.11 AC +/-
AREA OF PRESERVATION PARCEL: 22.54 AC +/-
 - LOT TABULATION:
TOTAL NUMBER OF PROPOSED LOTS/PARCELS: 7
NO. OF BUILDABLE LOTS: 6
NO. OF PRESERVATION PARCELS: 1
 - THE PROPOSED WATER AND SEWER SYSTEMS SHALL BE PRIVATE.
 - TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS BASED ON AERIAL SURVEY PERFORMED BY WINGS AERIAL MAPPING COMPANY, INC. PHOTOGRAPHED ON APRIL 18, 1996.
 - DENOTES SLOPES BETWEEN 15% AND 24.9%
 DENOTES SLOPES EQUAL TO OR GREATER THAN 25%
 - SURVEY CONTROL IS BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
NO. 026A N 612999.913 ELEV. = 713.714
E 1279074.818
NO. 07AB N 609819.009 ELEV. = 716.500
E 1279420.094
 - WETLAND INFORMATION TAKEN FROM THE WETLAND EVALUATION REPORT PREPARED BY EXPLORATION RESEARCH, INC. DATED APRIL, 1997. MD-PHC TRACKING NUMBER IS 89764123
 - FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC. DATED APRIL, 1997
 - FOR FLAG OF 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 ONTO THE FLAG OR PIPESTEM DRIVEWAY.
 - TRAFFIC STUDY PREPARED BY LEE CANNINGHAM-ASSOCIATES, INC. DATED: APRIL, 1997
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF A MINIMUM OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND 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. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST HOLE(S) SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN. SEE NOTE 17 FOR ADDITIONAL RESTRICTIONS TO LOT 5 THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
 - PROPERTY IS SUBJECT TO WP-97-123. A WATER WAY GRANTED ON JULY 24, 1997 FROM SECTIONS 16.19, a.1 & 2; 16.119, f.1; 16.120, a.1; 16.120, c.2.
 - SEWAGE DISPOSAL FOR LOT 5 IS RESTRICTED TO A SAND MOUND SYSTEM ONLY. SEWAGE DISPOSAL EASEMENT AND SAND MOUND ENVELOPES AS SHOWN ARE SIZED FOR A MAXIMUM 5 BEDROOM HOUSE PLAN. DETAILED SAND MOUND DESIGN PLANS MUST BE SUBMITTED TO HEALTH DEPT. FOR REVIEW & APPROVAL PRIOR TO RECONSTRUCTION FOR APPROVAL OF THE BUILDING PERMIT.
 - ALL WELLS TO BE DRILLED PRIOR TO HEALTH DEPT. APPROVAL OF RECORD PLAN.

TENTATIVELY APPROVE
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature] 1/1/98
PLANNING DIRECTOR DATE

OWNER
GEORGE & THERESA C. LANIADO
17025 FREDERICK ROAD
MT. AIRY, MD 21771

DEVELOPER
C.M. PARTNERSHIP
1750 DAISY ROAD
WOODBINE, MD 21797
(410) 442-1045
ATTN: Mr. Ronald B. Carter

ENGINEER
R.M. MOCHI GROUP, P.C.
10120 A Old National Pike
Jjamsville, Md. 21754-9706
(301) 865-5858
ATTN: Mr. Robert Mochi, P.E.

Project: 96012.04
date: 03/10/97
Illustration: Engineering
scale: 1"=100'

2. SUBMITTED FOR SIGNATURE APPROVAL 1/1/98
1. REVISED PER PER-4382 COMMENTS 8/7/97
0. SUBMITTED TO HOWARD COUNTY DPZ 4/7/97
no. 1
description: approval
revisions: none

LOT 5-6 AND PRESERVATION PARCEL 'A'
LANIADO PROPERTY
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 4
PRELIMINARY GRADING & SEDIMENT CONTROL

R.M. MOCHI GROUP, P.C.
P.O. Box 10
New Market, MD 21774-0010
10120 A Old National Pike
Jjamsville, MD 21754-9706
(301) 865-5858
Fax: (301) 865-5111