

COORDINATES		
NO.	NORTH	EAST
922	550,960.864	785,014.011
923	552,587.167	784,584.413
940	552,586.424	785,960.179
936	552,056.355	785,980.913
939	552,051.468	785,855.125
941	551,920.122	785,855.875
942	551,044.423	785,732.340
945	550,812.172	785,686.531
946	550,621.719	785,632.387
947	550,523.897	785,547.742
981	550,023.591	785,221.540
949	550,243.895	784,847.900
950	550,443.091	784,918.159
951	550,709.912	784,091.381
952	550,576.985	785,361.832
982	550,960.864	785,014.011

NOTE: COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM.

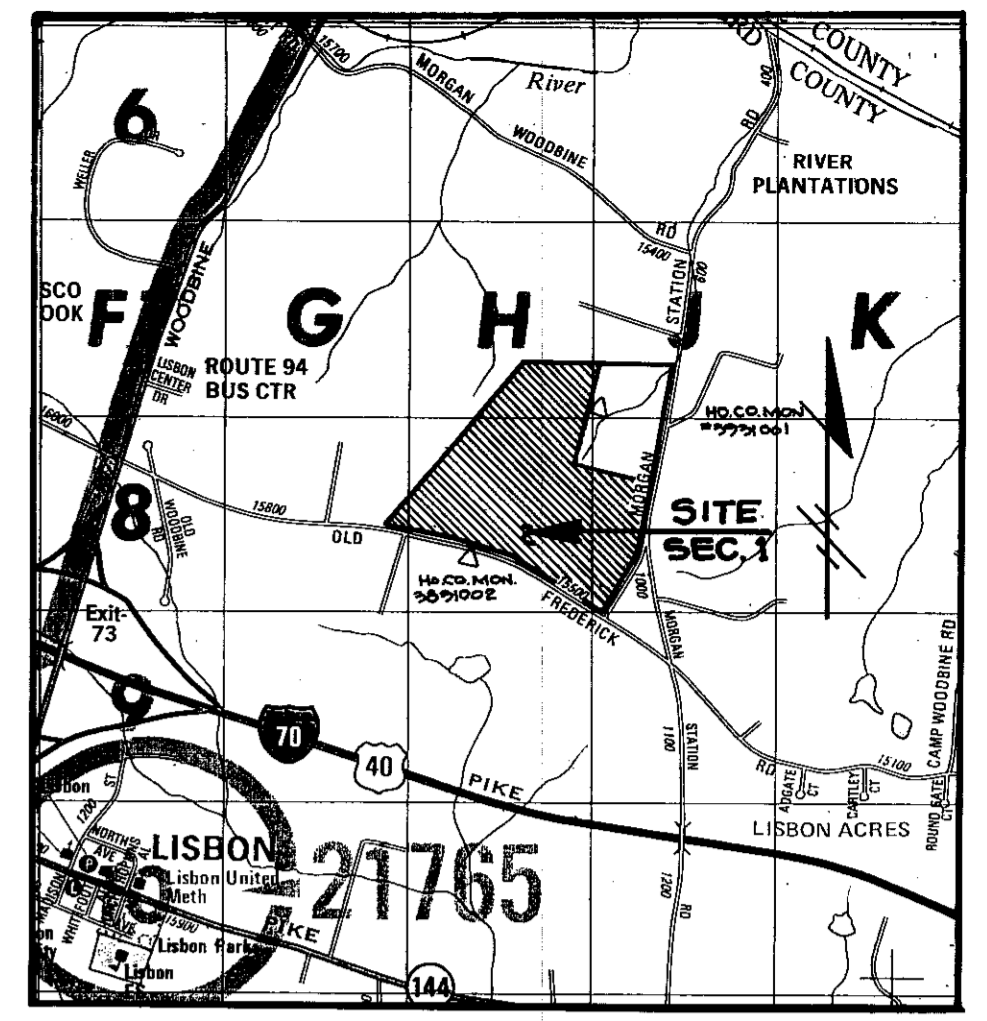
# PRELIMINARY PLAN

## CAMDEN DOWNS

### SECTION ONE LOTS 1-21

### HOWARD COUNTY, MARYLAND

## 4TH ELECTION DISTRICT



VICINITY MAP  
SCALE: 1" = 2,000'

### GENERAL NOTES

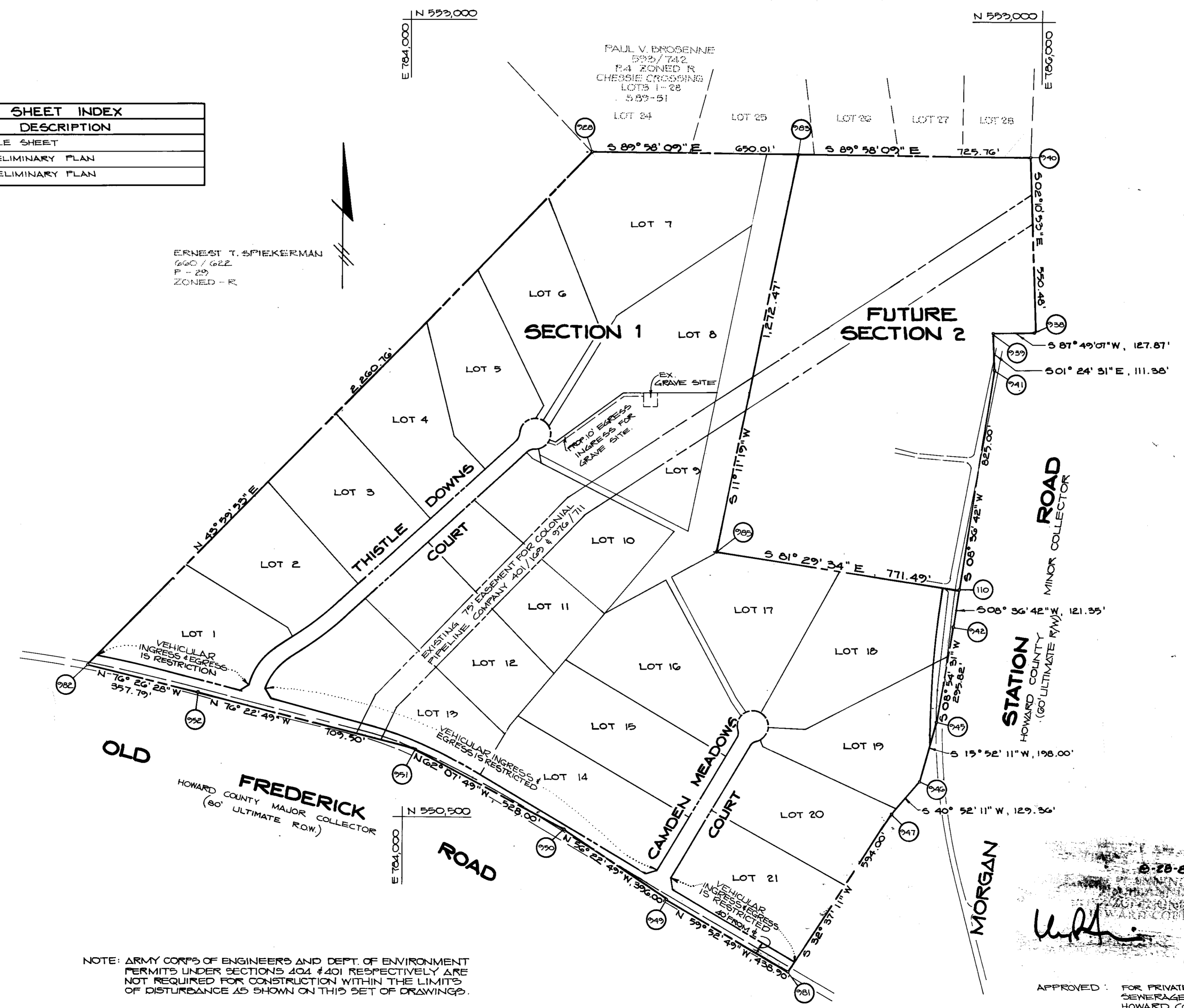
- NOTES:
- The area shown thus indicates a private sewage easement of minimum 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene for individual disposal. Improvements of any kind in this area are restricted until public sewage is available and servicing any residential structures on this site. This easement shall become null and void upon connection to a public sewage. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
  - Percolation test holes shown hereon have been field located as shown. ● DARK DOT APPROVED and ⊕ DISAPPROVED.
  - The lots shown hereon comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health and Mental Hygiene.
  - Percolation areas and water wells for adjoining lots are shown where pertinent.
  - See D-44 of Planning and Zoning file. 5-07-20
  - For flag or pipestem lots, refuse collection, snow removal and maintenance to be provided at the junction of the flag of pipestem and the road right of way and not onto the flag or pipestem driveway.
  - There are no 25% steep slopes or wetlands within the boundaries of this subdivision.
  - WP-09-123, WAIVER OF SECTION 16, 118 B.7 (1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REQUIRING ROAD IMPROVEMENTS TO MORGAN STATION ROAD, APPROVAL GRANTED ON ONE CONDITION: ROAD IMPROVEMENTS TO MORGAN STATION ROAD IN SECTION ONE WILL BE COMPLETED WITH THE SUBDIVISION APPROVAL FOR FUTURE SECTION 2.
  - OPEN SPACE TO BE PAID IN FEE, LIEU OF DEDICATION AS PER BILL # 25.

PERC DATA TABLE			
"A" NUMBER	LOT NUMBER	REMARKS	INLET & BOTTOM MAXIMUM DEPTH PERMITTED IN FEET
42802	1	1	11 minutes Inlet 4.0' Bottom 5.0'
42803	2	2	7 minutes Inlet 3.5' Bottom 9.0'
42804	3	3	8 minutes Inlet 3.0' Bottom 6.5'
42805	4	4	6 minutes Inlet 4.5' Bottom 6.0'
42806	5	5	10 minutes Inlet 3.5' Bottom 5.0'
42807	6	6	15 minutes Inlet 4.5' Bottom 6.5'
42808	7	7	11 minutes Inlet 3.5' Bottom 8.0'
42809	8	7	
42810	9	8	9 minutes Inlet 3.0' Bottom 4.5'
42811	10	9	12 minutes Inlet 3.5' Bottom 7.5'
42812	11	10	5 minutes Inlet 4.5' Bottom 6.0'
42813	12	11	10 minutes Inlet 3.5' Bottom 8.5'
42814	13	12	
42815	14	13	4 minutes Inlet 4.0' Bottom 8.0'
42816	15	14	7 minutes Inlet 6.0' Bottom 7.5'
42817	16	15	17 minutes Inlet 6.0' Bottom 9.5'
42817	16	16	17 minutes Inlet 6.0' Bottom 9.5'
42818	17	17	17 minutes Inlet 3.0' Bottom 4.5'
42819	18	18	10 minutes Inlet 3.5' Bottom 9.0'
42820	19	19	9 minutes Inlet 4.5' Bottom 8.0'
42821	20	20	11 minutes Inlet 4.0' Bottom 9.0'
42822	21	21	10 minutes Inlet 4.5' Bottom 9.5'

SHEET INDEX	
NO.	DESCRIPTION
1 of 3	TITLE SHEET
2 of 3	PRELIMINARY PLAN
3 of 3	PRELIMINARY PLAN

LOT TABULATION					
LOT NO.	GROSS LOT AREA	AREA OF STEEP SLOPES	AREA OF PIPESTEM	AREA OF FLOODPLAIN	RESULTING NET LOT AREA
1	3.00± Ac.	—	—	—	3.00± Ac.
2	3.02± Ac.	—	—	—	3.02± Ac.
3	3.09± Ac.	—	—	—	3.09± Ac.
4	3.00± Ac.	—	—	—	3.00± Ac.
5	3.00± Ac.	—	—	—	3.00± Ac.
6	3.10± Ac.	—	0.02± Ac.	—	3.07± Ac.
7	6.04± Ac.	—	0.20± Ac.	—	5.84± Ac.
8	5.10± Ac.	—	—	—	5.10± Ac.
9	4.71± Ac.	—	—	—	4.71± Ac.
10	3.75± Ac.	—	—	—	3.75± Ac.
11	3.02± Ac.	—	—	—	3.02± Ac.
12	3.42± Ac.	—	—	—	3.42± Ac.
13	4.20± Ac.	—	—	—	4.20± Ac.
14	3.21± Ac.	—	—	—	3.21± Ac.
15	3.17± Ac.	—	—	—	3.17± Ac.
16	3.35± Ac.	—	—	—	3.35± Ac.
17	3.41± Ac.	—	—	—	3.41± Ac.
18	4.01± Ac.	—	—	—	4.01± Ac.
19	3.03± Ac.	—	—	—	3.03± Ac.
20	3.01± Ac.	—	—	—	3.01± Ac.
21	3.15± Ac.	—	—	—	3.15± Ac.

SITE TABULATION	
Present Zoning	R
Total Number of Lots	21
Total Area of Lots	74.82± Ac.
Total Area of Road Right of Way	3.52± Ac.
Total Area of Open Space	0 Ac.
Total Area of 100 Year Floodplain	0 Ac.
Total Area of Submission	78.34± Ac.
Water System	Private
Sewer System	Private



ERNEST T. SPIECKERMAN  
6660 / 6622  
P - 20  
ZONED - R

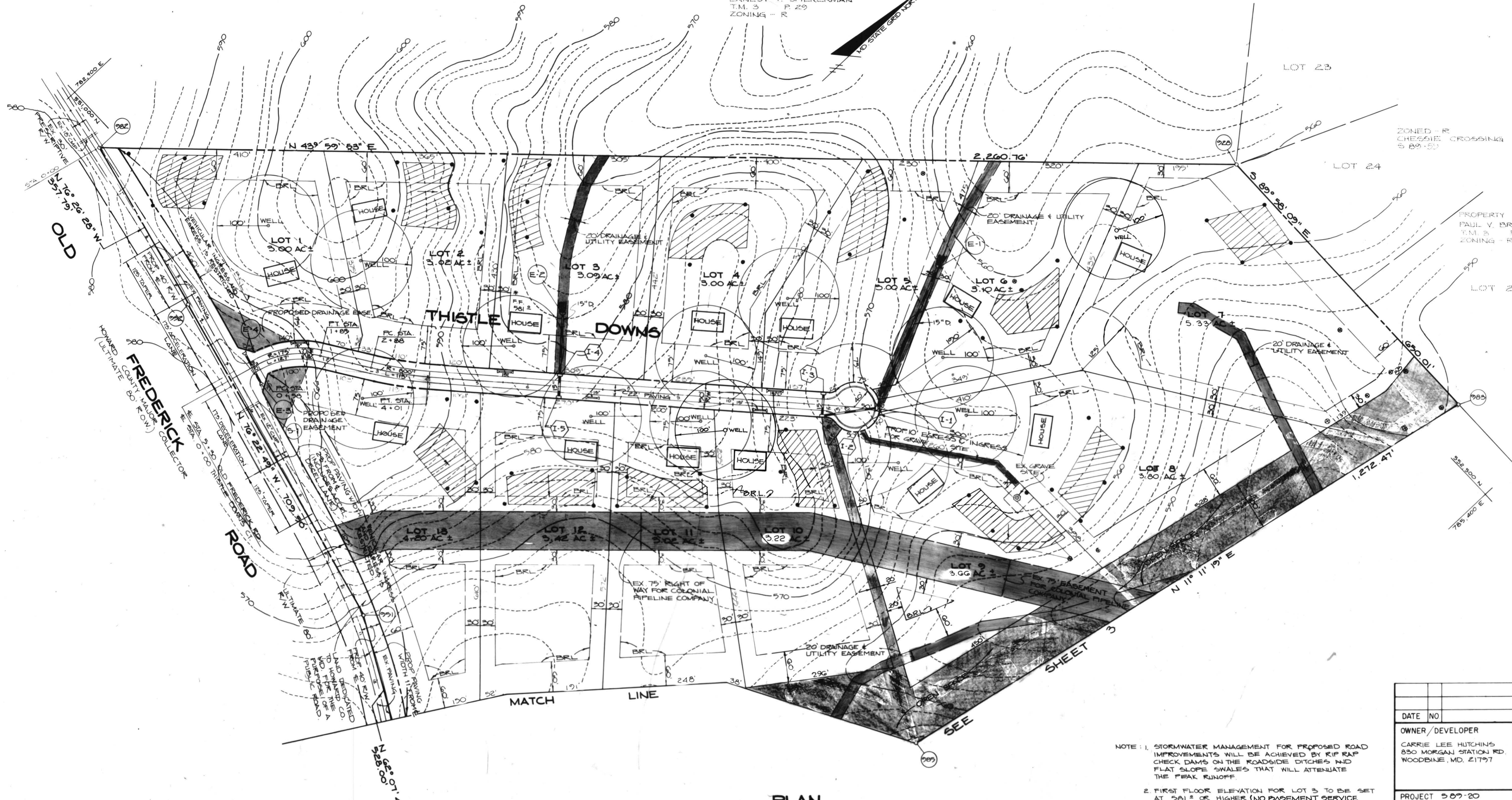
NOTE: ARMY CORPS OF ENGINEERS AND DEPT. OF ENVIRONMENT PERMITS UNDER SECTIONS 404 & 401 RESPECTIVELY ARE NOT REQUIRED FOR CONSTRUCTION WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THIS SET OF DRAWINGS.

PLAN  
SCALE: 1" = 200'

APPROVED:   
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 9-19-89  
ARTHUR E. MUEGGE, P.E.

DATE	NO.	REVISION
OWNER/DEVELOPER		CARRIE LEE HUTCHINS 830 MORGAN STATION RD WOODBINE, MD. 21797
PROJECT:		5 89-20, WP 89-123 <b>CAMDEN DOWNS</b> SECTION ONE LOTS 1-21
AREA		TAX MAP # 8 PARCEL 1 ZONED R 4 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:		<b>TITLE SHEET</b>
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
DATE	DESIGNED BY:	D.E.S.
3/9/89	DRAWN BY:	D.O.S.
	PROJECT NO.:	53606
	DATE:	MARCH 9, 1989
	SCALE:	AS SHOWN
	DRAWING NO.:	1 OF 3

PROPERTY OF  
ERNEST T. SPIEKERMAN  
T.M. 3 P. 29  
ZONING - R



PLAN  
SCALE: 1" = 100'

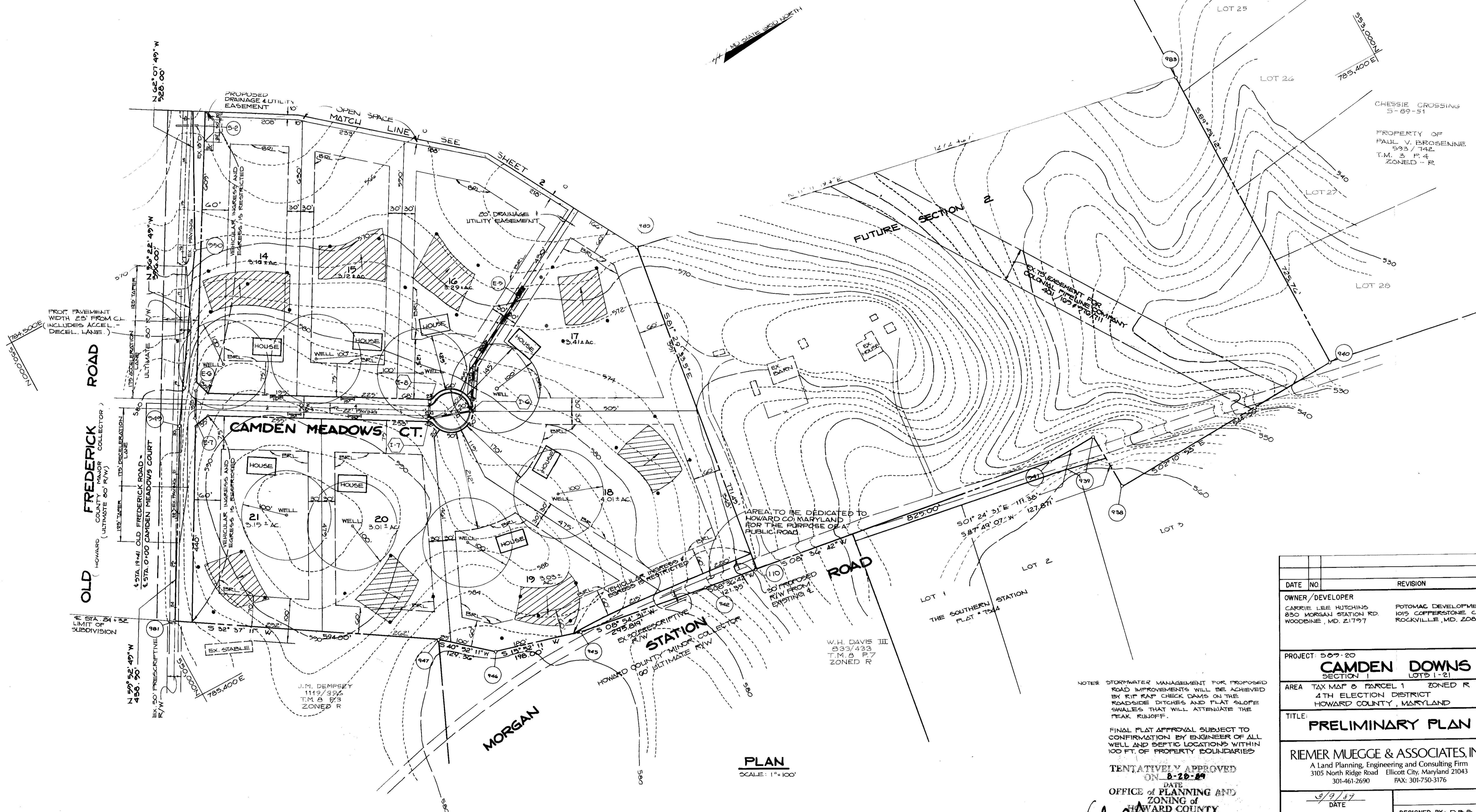
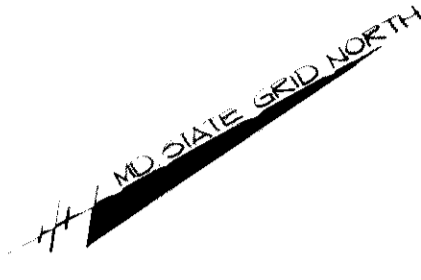
- NOTE: 1. STORMWATER MANAGEMENT FOR PROPOSED ROAD IMPROVEMENTS WILL BE ACHIEVED BY RIP RAP CHECK DAMS ON THE ROADSIDE DITCHES AND FLAT SLOPE SWALES THAT WILL ATTENUATE THE PEAK RUNOFF.
2. FIRST FLOOR ELEVATION FOR LOT 3 TO BE SET AT 561 ± OR HIGHER (NO BASEMENT SERVICE AVAILABLE)
3. FINAL PLAT APPROVAL SUBJECT TO CONFIRMATION BY ENGINEER OF ALL WELL AND SEPTIC LOCATIONS WITHIN 100 FT. OF PROPERTY BOUNDARIES

TENTATIVELY APPROVED  
ON 8-28-89  
DATE  
OFFICE of PLANNING AND ZONING of HOWARD COUNTY  
*Ullrich*  
PLANNING DIRECTOR 9.21.89  
DATE

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

*Joseph Boyle* 9.19.89  
JOHN HOWARD COUNTY HEALTH OFFICER DATE

DATE	NO.	REVISION
OWNER/DEVELOPER CARRIE LEE HUTCHINS 830 MORGAN STATION RD. WOODBINE, MD. 21797		
POTOMAC DEVELOPMENT CO. 109 COPPERSTONE CT. ROCKVILLE, MD. 20852		
PROJECT 567-20 <b>CAMDEN DOWNS</b> SECTION 1 LOTS 1-21		
AREA TAX MAP 5 PARCEL 1 ZONED R 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: <b>PRELIMINARY PLAN</b>		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
DATE 9/7/89	DESIGNED BY: D.B.S.	
DRAWN BY: D.O.S.		
PROJECT NO: 95606		
DATE: MARCH 9, 1989		
SCALE: AS SHOWN		
DRAWING NO. 2 OF 2		



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

NOTES: STORMWATER MANAGEMENT FOR PROPOSED ROAD IMPROVEMENTS WILL BE ACHIEVED BY RIP RAP CHECK DAMS ON THE ROADSIDE DITCHES AND FLAT SLOPE SWALES THAT WILL ATTENUATE THE PEAK RUNOFF.

FINAL PLAN APPROVAL SUBJECT TO CONFIRMATION BY ENGINEER OF ALL WELL AND SEPTIC LOCATIONS WITHIN 100 FT. OF PROPERTY BOUNDARIES.

TENTATIVELY APPROVED  
ON: 8-20-89  
DATE

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY

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

APPROVED: 9-17-89  
HOWARD COUNTY HEALTH DEPARTMENT DATE

DATE	NO.	REVISION
OWNER/DEVELOPER CARRIE LEE HUTCHINS 830 MORGAN STATION RD. WOODBINE, MD. 21797		
POTOMAC DEVELOPMENT CO. 1015 COPPERSTONE CT. ROCKVILLE, MD. 20852		
PROJECT: 507-20		
<b>CAMDEN DOWNS</b> SECTION 1 LOTS 1-21		
AREA: TAX MAP 8 PARCEL 1 ZONED R 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: <b>PRELIMINARY PLAN</b>		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
3/9/89 DATE		
DESIGNED BY: D.B.S.		
DRAWN BY: D.O.S./C.D.		
PROJECT NO: 53606		
DATE: MARCH 9, 1989		
SCALE: AS SHOWN		
DRAWING NO. 3 OF 3		