

COORDINATE TABLE		
NO.	NORTH	EAST
87	525267.7110	804072.4590
90	525378.6390	803892.9360
99	525368.6740	803798.1820
108	525417.9300	803787.9450
145	526023.2820	803640.0400
159	526028.5100	803599.9260
185	526804.7490	803408.8280
196	526996.1600	803360.6130
197	527144.1400	803317.2170
1215	527759.6730	803202.1260
1687	527809.2000	803168.4420
1899	527928.3320	803122.2350
1893	527961.9590	803154.8650
1898	528008.8702	803150.7000
1899	527974.6540	803145.6580
1718	527749.4400	803590.0600
1721	527823.5200	803751.9420
1724	527396.0100	803588.7280
1726	527350.3400	803561.9600
1727	527371.8910	803515.1740
1788	527688.3920	803600.5800
1790	527744.6250	803597.2690
1792	527445.6650	803393.5800
1793	527437.0960	803323.9500
1794	527418.8010	803351.4140
1795	527388.2900	803343.0930
1796	527433.3660	803696.5410
1797	526587.1140	803148.3110
1798	526566.2760	803126.6670
1799	526569.1960	803133.3320
1800	526551.9200	803111.3400
1802	526463.9500	804903.3300
1805	526779.7100	804641.6100
1806	526735.2900	804311.2900
1807	526785.9570	804239.7320
1808	526743.4740	804213.2190
1809	526728.8300	804238.7100
1810	526410.0700	804293.9800

BENCH MARKS

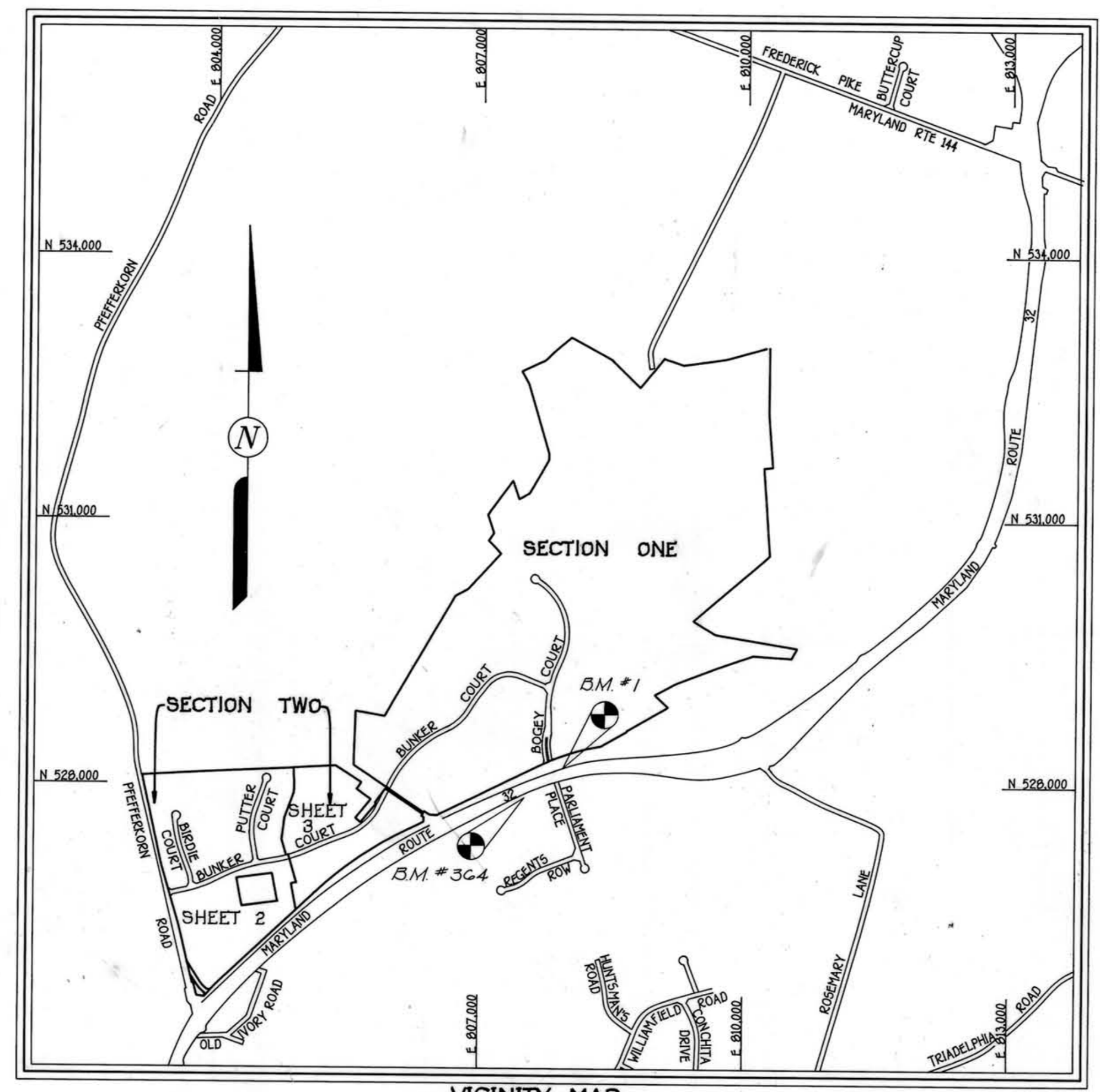
• B.M. #1 ELEV. 844.36
 HOWARD COUNTY COLONETTE
 MONUMENT No. 3335001, DEC
 SHEET 2 FOR PLAIN VIEW,
 N 528, 019 E 807, 971

• B.M. #364 ELEV. 840.00
 F.M. NAIL SET, DEC SHEET 2 FOR
 PLAIN VIEW, LOCATION
 N 927, 046, 089 E 807, 521, 0090

PRELIMINARY PLAN

MINIMUM LOT SIZE CHART					
LOT No.	TOTAL AREA	PIPESTEM AREA	STEEP SLOPE AREA	FLOODPLAIN AREA	NET LOT AREA
G0	54,050 Sq.Ft.	1,250 Sq.Ft.	-	-	52,800 Sq.Ft.
G1	51,325 Sq.Ft.	2,750 Sq.Ft.	-	-	48,575 Sq.Ft.
G2	62,887 Sq.Ft.	3,188 Sq.Ft.	-	-	59,699 Sq.Ft.
G3	62,829 Sq.Ft.	2,825 Sq.Ft.	-	-	60,004 Sq.Ft.
G4	54,275 Sq.Ft.	6,500 Sq.Ft.	-	-	47,775 Sq.Ft.
G5	55,925 Sq.Ft.	6,475 Sq.Ft.	-	-	49,450 Sq.Ft.
G6	58,535 Sq.Ft.	8,900 Sq.Ft.	-	-	49,635 Sq.Ft.
G7	56,150 Sq.Ft.	6,650 Sq.Ft.	-	-	49,500 Sq.Ft.
G8	61,000 Sq.Ft.	5,900 Sq.Ft.	-	-	55,100 Sq.Ft.
G9	56,125 Sq.Ft.	5,900 Sq.Ft.	-	-	50,225 Sq.Ft.
H0	55,750 Sq.Ft.	2,000 Sq.Ft.	-	-	53,750 Sq.Ft.
H1	64,170 Sq.Ft.	5,920 Sq.Ft.	-	-	58,250 Sq.Ft.
H2	57,220 Sq.Ft.	10,095 Sq.Ft.	-	-	47,125 Sq.Ft.
H3	55,100 Sq.Ft.	8,625 Sq.Ft.	-	-	46,475 Sq.Ft.
H4	57,750 Sq.Ft.	7,350 Sq.Ft.	-	-	50,400 Sq.Ft.
H5	66,890 Sq.Ft.	6,750 Sq.Ft.	-	-	59,940 Sq.Ft.

- NOTES:**
- ALL WELL DETACHMENTS SHALL BE AT LEAST 10' OFF A PROPERTY LINE & 10' OFF A RIGHT-OF-WAY OR PAVED DRIVEWAY.
 - ALL WELLS TO BE DRILLED PRIOR TO SIGNATURE OF RECORD PLAN.
 - MINOR MODIFICATIONS TO LOT LINES MAY BE REQUIRED SO THAT WELL SITES CAN MEET THE REQUIRED DETACHMENT & TO ACCOMMODATE HEALTH DEPARTMENT'S REQUIREMENT FOR CERTAIN SEPTIC AREA MODIFICATIONS.
 - AMONG THE LOTS CONFIRMED DURING WET SEASON TESTS ARE LOTS 77, 78, 85 & 86.



GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
 LOCATION: MD. RTE. 32 TAX MAP: 15 & 22; PARCELS: 32, 42 & 533
 ZONING: RC-DEG
 SECTION/AREA: SECTION TWO (2)
 TOTAL TRACT AREA: 96.035 AC.
 NUMBER OF PROPOSED LOTS: 43
 DATE SKETCH PLAN APPROVED AND DPZ REFERENCE #: 5-93-03 APPROVED ON 12-21-92
 2 FEET CONTOUR INTERVAL
- TOPOGRAPHIC SURVEY BY PHOTO SCIENCE, INC. ON OR ABOUT 3/28/90.
- HORIZONTAL AND VERTICAL DATUM BASED ON HOWARD COUNTY CONTROL.
- PRIVATE WATER AND PRIVATE SEWER TO BE UTILIZED.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE NEW GUIDELINES FOR CLUSTER SUBDIVISIONS, 30M FPN020 No. 2, 3 & 4. WILL BE DESIGNED AS DETENTION TYPE FACILITIES, (DRAIN FLOW No. 1 WILL BE DESIGNED AS A PRELIMINARY TYPE FACILITY).
- WETLANDS DELINEATED BY EXPLORATION RESEARCH, INC., APPROVED ON 12-21-92 (5-93-03)
- TRAFFIC STUDY BY THE TRAFFIC GROUP, INC. SEPTEMBER 30, 1992, APPROVED 12-21-92 (5-93-03)
- GEOTECHNICAL REPORT BY G.T.A. DECEMBER 21, 1992.
- AREA OF PROPOSED LOTS: 51,000 AC.
 a) AREA OF PRESERVATION PARCELS: 31.282 AC. (THIS SECT) + 87,032 AC. (SECT ONE) = 118.314 AC.
 b) AREA OF LAND CONVEYED TO ARRINGTON PROPERTY: 0.1 AC. ±
 c) AREA OF LAND CONVEYED TO ANDREW DORSEY: 0.1 AC. ±
 d) AREA OF LAND CONVEYED TO SELBY PROPERTY: 1.0 AC. ±
- AREA OF PROPOSED ROADS: 12.475 AC.
 12. DENSITY: SEE SKETCH PLAN 5-93-03
- SECTION 16.116(c)(6) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PROHIBITS CLEARING, GRADING OR CONSTRUCTION ACTIVITY WITHIN THE REQUIRED WETLAND OR STREAM BANK BUFFERS
- IN CONJUNCTION WITH THE FINAL PLAN SUBMISSION, STREET TREES WILL BE PROVIDED BY THE DEVELOPER 40 FEET ON CENTER WITHIN THE PUBLIC RIGHT-OF-WAY OF BUNKER COURT, BIRDIE COURT AND PUTTER COURT.
- ALL LANDSCAPING WILL BE PROVIDED BY THE DEVELOPER IN CONJUNCTION WITH THE FINAL ROAD CONSTRUCTION PLANS.
- ALL TYPE 'A' AND TYPE 'B' BUFFERS SHOWN ON THESE PLANS SHALL CONFORM TO THE HOWARD COUNTY LANDSCAPE MANUAL.
- THE 65 dBA NOISE LEVEL LINE IS BASED ON THE "ROADWAY TRAFFIC NOISE ANALYSIS REPORT" PREPARED BY WILSON T. BALLARD COMPANY. (REVISED JULY, 1994)
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA IS 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 HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- PRESERVATION PARCELS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- SITE SHALL COMPLY WITH A.D.A. CRITERIA.
- THE CREATION OF 43 RESIDENTIAL LOTS WITHIN SECTION TWO REQUIRES AN ACCOMPANYING PRESERVATION PARCEL OF 118.00 ACRES WEST FRIENDSHIP ESTATES SECTION ONE (F-94-85), HAS AN EXCESS PRESERVATION PARCEL OF 87,032 AC. ±. THIS EXCESS IS TO BE USED FOR THE REQUIREMENTS UNDER THIS SUBMISSION. SEE GENERAL NOTE #12 OF WEST FRIENDSHIP ESTATES SECTION ONE (F-94-85) FOR ALL EXCESS PRESERVATION PARCEL COMPUTATIONS.
- PRESERVATION PARCEL REQUIREMENTS FOR THIS SUBMISSION:
 a. TOTAL ACREAGE REQUIRED TO SUPPORT 43 LOTS: 43 x 4.76 = 182.78 AC. ±
 b. REQUIRED PRESERVATION PARCEL FOR SECTION TWO:
 182.78 AC. ± - 64.75 AC. ± (THE AREA OF LOTS AND ROADS) = 118.00 AC. ±
 c. AREA OF EXCESS PRESERVATION PARCEL FROM SECTION ONE TO BE ALLOWED TO THIS SUBMISSION (SECTION TWO) REQUIREMENTS: 87,032 AC. ±
 d. AREA OF PRESERVATION PARCEL PROVIDED UNDER THIS SUBMISSION:
 31.282 AC. ±
 e. TOTAL AREA OF PRESERVATION PARCEL PROVIDED FOR SECTION TWO:
 87,032 AC. ± + 31.282 AC. ± = 118.314 AC. ± > 118.00 AC. ± OK

WEST FRIENDSHIP ESTATES

SECTION 2

LOTS 57-99 AND PARCELS 'C' THRU 'I'

THIRD ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

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

James M. Boyd
 COUNTY HEALTH OFFICER

8/26/94
 DATE

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Charles J. Cremo
 PLANNING DIRECTOR

10/20/94
 DATE

Charles J. Cremo
 CHARLES J. CREMO SR.
 11/8/94
 DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 9171 BALTIMORE NATIONAL PkE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

OWNER
 WEST FRIENDSHIP NEW TOWN COMPANY
 11900 TECH ROAD
 SILVER SPRING, MARYLAND 20904

DEVELOPER
 NEW TOWN COMPANY
 c/o LAND DESIGN & DEVELOPMENT, INC.
 10805 HICKORY RIDGE ROAD, SUITE 210
 COLUMBIA, MARYLAND 21044



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

Joyce M. Boyd 8/26/94
 COUNTY HEALTH OFFICER DATE

LEGEND

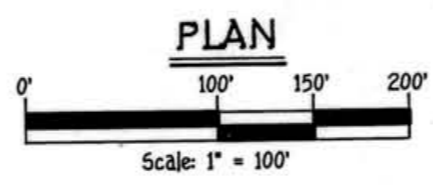
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	DENOTES EXISTING TREE LINE
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	DENOTES APPROXIMATE LOCATION OF DWELLING
	DENOTES APPROXIMATE LOCATION OF WELL
	DENOTES LIMITS OF EXISTING FLOOD PLAIN

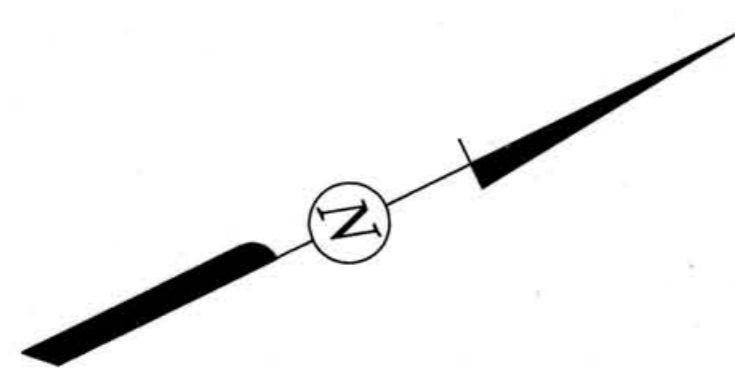
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

August Scott 10/20/94
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN
WEST FRIENDSHIP ESTATES
 SECTION 2
 LOTS 57-99 AND PARCELS 'C' - 'I'
 ZONED RC
 TAX MAP No. 15, PARCEL Nos. 32 AND 42
 AND
 TAX MAP No. 22, PARCEL No. 533
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: DECEMBER 13, 1993
 SHEET 2 OF 5
 5 93-03

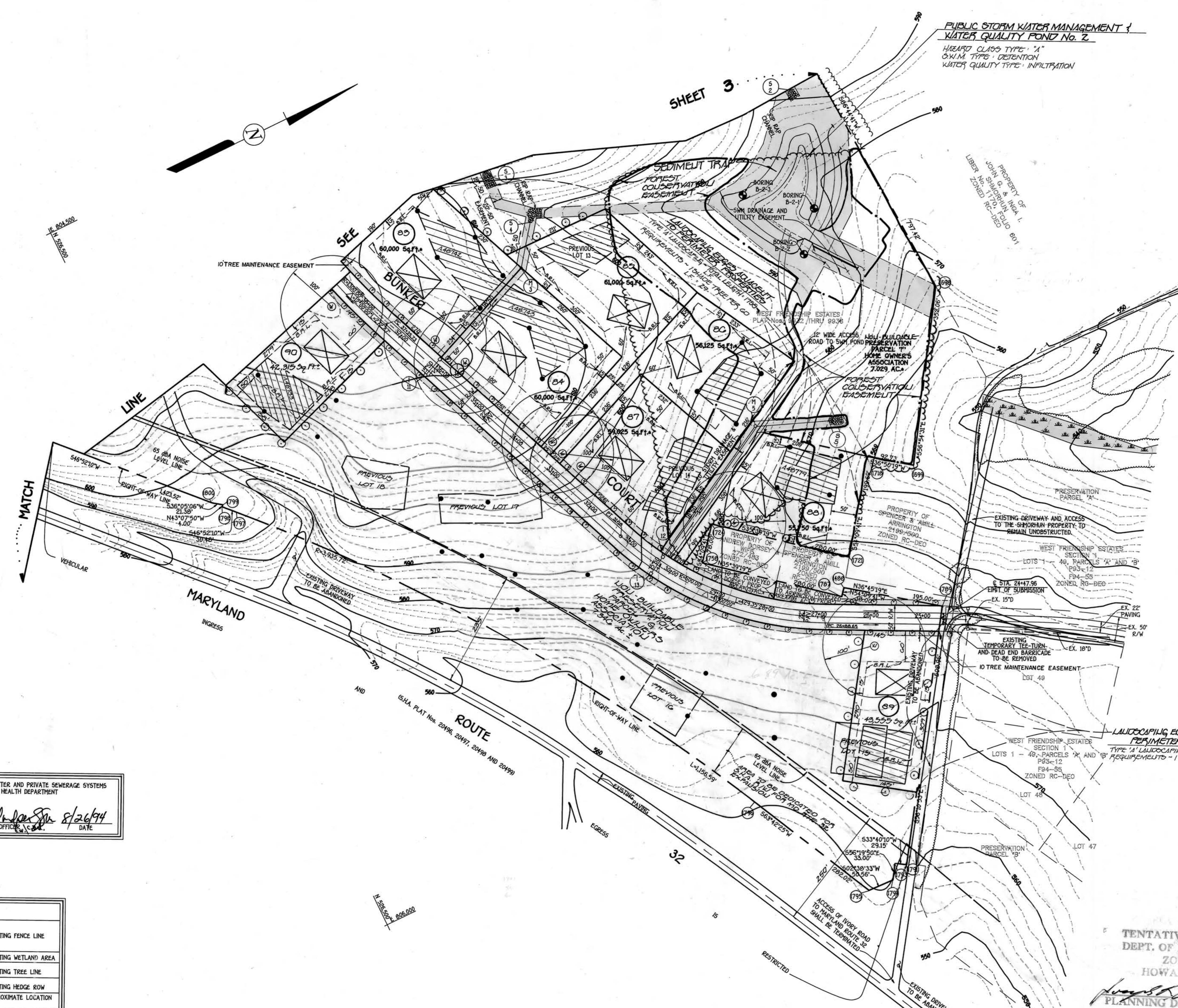
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 9771 BALTIMORE NATIONAL PIKE, SUITE 100
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SHEET 3

PUBLIC STORM WATER MANAGEMENT & WATER QUALITY POND No. 2
 HAZARD CLASS TYPE 'A'
 S.W.M. TYPE - DETENTION
 WATER QUALITY TYPE - INFILTRATION



SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	2,335	6,678
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES 1,237
CREDIT FOR WALL, FENCE OR BESH (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	46	90
EVERGREEN TREES	58	
NUMBER OF PLANTS TO BE PROVIDED		
SHADE TREES	46	90
EVERGREEN TREES	58	
OTHER TREES (2:1 SUBSTITUTION)		
SHRUBS (10:1 SUBSTITUTION)		
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED		

COMMENTS: Credit is taken for existing vegetation along the rear of lot nos. 61, 62, 63, 72, 73 & 76.

SCHEDULE D
 STORMWATER MANAGEMENT AREA LANDSCAPING FOR S.W.M. POND No. 3

LINEAR FEET OF PERIMETER	250
NUMBER OF TREES REQUIRED	
SHADE TREES 1:50	5
EVERGREEN TREES 1:40	6
CREDIT FOR EXISTING VEGETATION (NO, YES AND X)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES, AND X)	NO
NUMBER OF TREES TO BE PROVIDED	
SHADE TREES	5
EVERGREEN TREES	6
OTHER TREES (2:1 SUBSTITUTION)	

NO LANDSCAPING IS NEEDED FOR S.W.M. POND Nos. 1 & 2 DUE TO EXISTING VEGETATION. 000% CREDIT IS REQUESTED

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
Jorge M. Boyd
 COUNTY HEALTH OFFICER
 8/26/94
 DATE

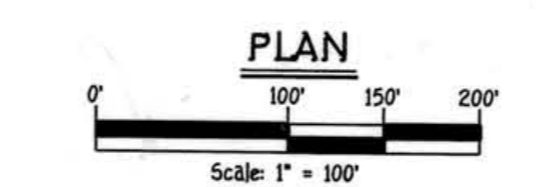
LEGEND

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	DENOTES APPROXIMATE LOCATION OF DWELLING
	DENOTES APPROXIMATE LOCATION OF WELL
	DENOTES LIMITS OF EXISTING FLOOD PLAIN

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 971 BALTIMORE NATIONAL PIKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2955

OWNER
 WEST FRIENDSHIP NEW TOWN COMPANY
 11900 TECH ROAD
 SILVER SPRING, MARYLAND 20904

DEVELOPER
 NEW TOWN COMPANY
 c/o LAND DESIGN & DEVELOPMENT, INC.
 10805 HICKORY RIDGE ROAD, SUITE 210
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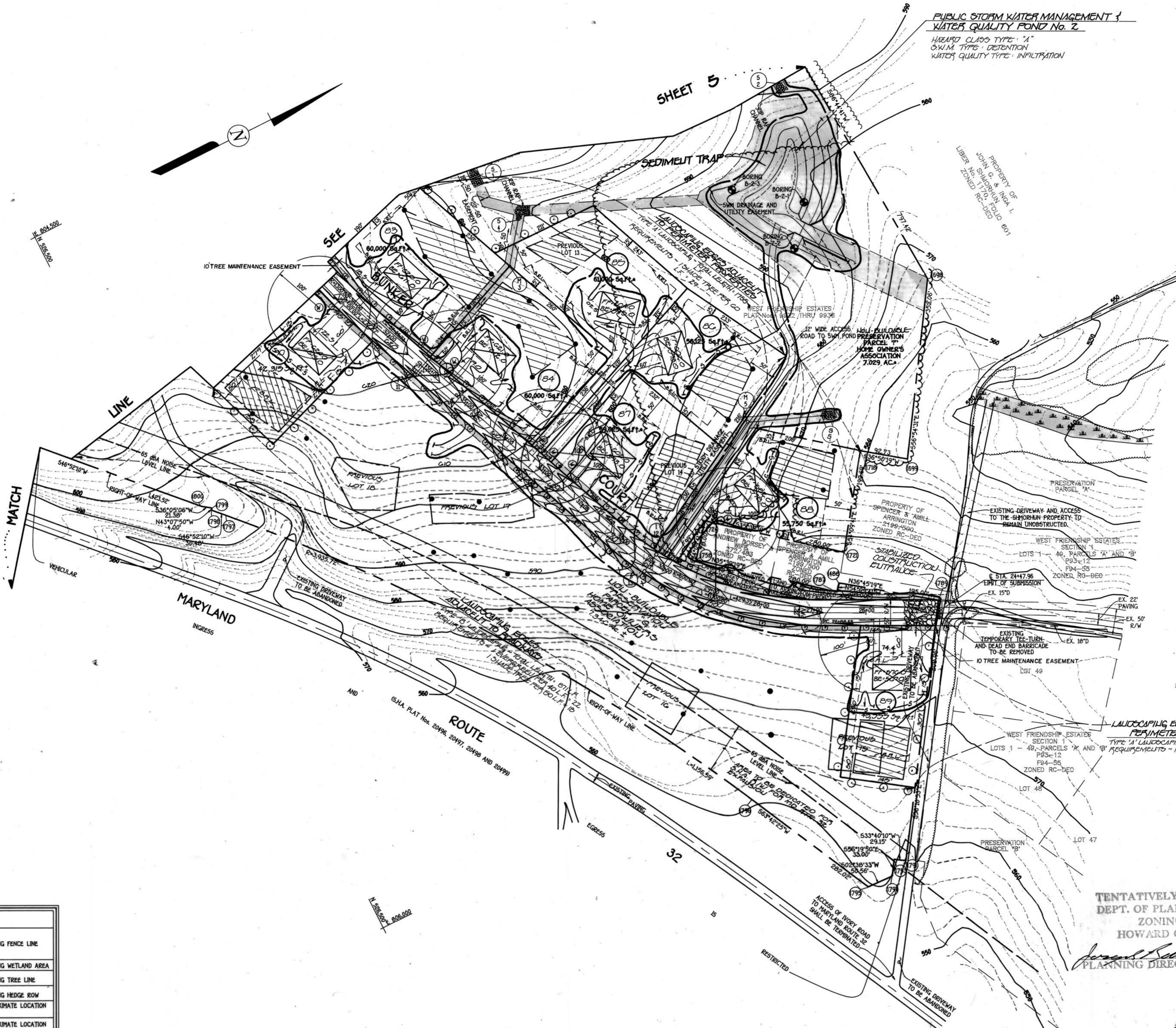
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Jorge M. Boyd
 PLANNING DIRECTOR
 10/20/94
 DATE



PRELIMINARY PLAN
WEST FRIENDSHIP ESTATES
 SECTION 2
 LOTS 57-79 AND PARCELS 'C' - 'I'
 ZONED RC
 TAX MAP No. 15, PARCEL Nos. 32 AND 42
 AND
 TAX MAP No. 22, PARCEL No. 533
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: DECEMBER 13, 1993
 SHEET 3 OF 5
 5 93-03

PUBLIC STORM WATER MANAGEMENT & WATER QUALITY POND NO. 2
 HAZARD CLASS TYPE 'A'
 SWM TYPE - DETENTION
 WATER QUALITY TYPE - INFILTRATION

SHEET 5



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	2,335	0,693
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBED BELOW IF NEEDED)	NO	YES 1,237
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBED BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES 1:40 EVERGREEN TREES 1:40 SHRUBS	46 58	90
NUMBER OF PLANTS TO BE PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBED PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	46 58	90

NOTE: THIS VALUE REFLECTS THE TOTAL AS COMPUTED IN THE PLAN VIEW COMPUTATIONS.
 COMMENTS: Credit is taken for existing vegetation along the rear of Lot Nos. C1, C2, C3, T6, T8 and T9.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING FOR S.W.M. POND NO. 3

Linear Feet of Perimeter	250
Number of Trees Required Shade Trees 1:50 Evergreen Trees 1:40	5 6
Credit for Existing Vegetation (No, Yes and %)	1/0
Credit for Other Landscaping (No, Yes and %)	1/0
Number of Trees to be Provided Shade Trees Evergreen Trees Other Trees (2:1 substitution)	5 6

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

Jessica S. Smith 10/20/94
 PLANNING DIRECTOR DATE
 CBT



GRADING AND SEDIMENT CONTROL PLAN
WEST FRIENDSHIP ESTATES
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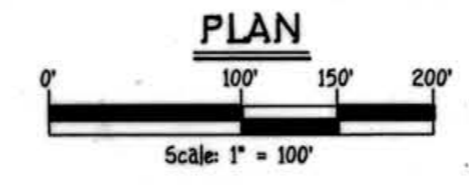
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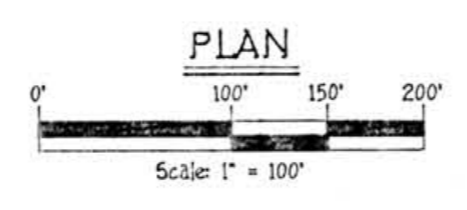


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TENTATIVELY APPROVED
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 HOWARD COUNTY

James Smith 10/20/94
 PLANNING DIRECTOR DATE
 CCH

GRADING AND SEDIMENT CONTROL PLAN
WEST FRIENDSHIP ESTATES
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