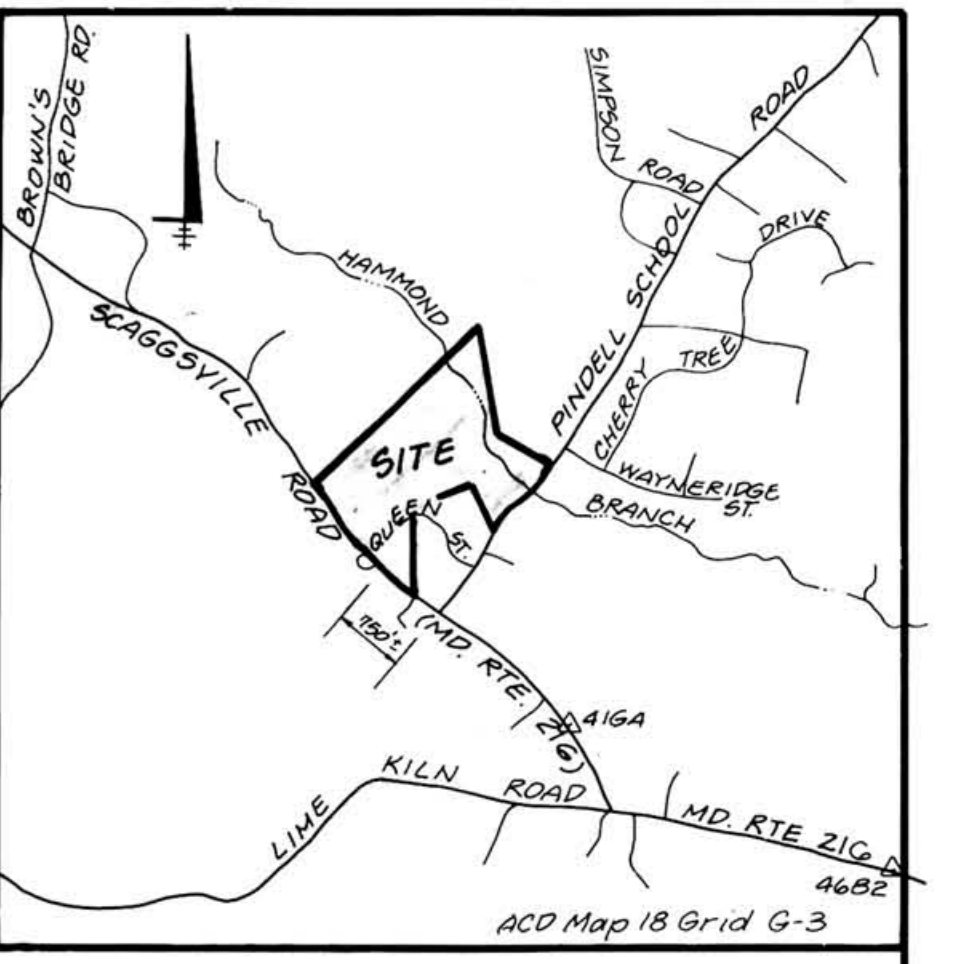


LEGEND

- 10,000 S.F. Sewage Disposal Area
- 25% or greater slopes
- Well (Proposed)
- Approved Percolation Test
- Failed Percolation Test
- Forested Non-Tidal Wetland (Wetland Area #1)
- Emergent Non-Tidal Wetlands (Wetland Area #2)
- Perpetual Esmt. to PEPCO



GENERAL NOTES

1. Existing Zoning RR-DEO per 10-18-93 Comprehensive Zoning Plan.
2. Deed Reference: Liber 1329, Folio 593, Plat Ref #10975-10978
3. Total Area of Property: 38.441 Ac.±
4. The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
5. The topography shown is compiled from the Howard County Aerial Photogrammetry.
6. The floodplain shown along Hammond Branch was computed by this office and, if approved, is intended to replace Howard County Capital Project G-1028, Hammond Branch Floodplain Study.
7. The 150' wide Right-of-Way was deeded in fee simple to the Potomac Electric Co., recorded in Liber 2241, Folio 181 containing 8.575 Ac.±
8. Existing dwelling units are located on Lots 4 & 8.
9. Private water and private sewerage will be utilized for this subdivision (See Percolation Test approved 9-4-92 and 6/8/93).
10. Elementary School District: Hammond Elementary School.
11. The non-tidal wetlands shown are field located from a delineation prepared by Exploration Research, Inc. dated 8-21-92.
12. Erosion and Sediment Control measures will be provided at Final Road Construction Plan review.
13. Groundwater appropriations permit must be approved for Lots 5, 6, 7, 9 and 10 prior to final record plat approval.
14. Lot 7 will require a dual lift pump system with visual and audible alarms for installation of the septic system.
15. This plan subject to WP 92-140. The Planning Director granted approval on April 13, 1992 to waive Sections 16.113 F.8 and 16.115 (C)(4) to permit driveway access onto MD Rte. 216 (a minor arterial) for Lots 1 and 3, Section 16.115 (b) to waive the minimum public road frontage for Lot 3 to be reduced from 50 ft. to 20 ft., Section 16.116 (a)(2) (i)(b) and Section 16.116 (a)(3)(iv) regarding the use of an existing Capital Project Floodplain delineation in lieu of performing a new Floodplain analysis subject to conditions.

NOTE: Driveway access for Lots 7 and 3 (now Lot 4) to Maryland Route 216 were approved by WP 92-140. Vehicular access restrictions shown on plat #10976.

COORDINATE TABLE

NO.	NORTH	EAST
1	165,834.77	405,749.79
2	165,927.48	405,846.55
3	165,818.68	406,077.91
4	165,574.33	405,977.83
11	165,647.44	405,000.13
12	165,658.11	405,889.25
13	165,723.08	405,830.42
14	165,744.69	405,812.79
15	165,796.98	405,776.22
16	165,878.34	405,878.51
17	165,999.90	406,273.98
18	165,867.63	406,505.60
24	165,620.07	406,255.39
25	165,767.96	406,269.13
26	165,844.48	406,432.31
27	165,779.00	406,439.08
28	165,750.61	406,400.56
29	165,746.83	406,394.31
30	165,723.98	406,356.50
31	165,625.45	406,258.59
32	165,847.90	406,253.17
33	165,803.82	406,240.55
34	165,785.90	406,420.46
35	165,729.52	406,041.18
36	165,730.75	404,039.13
37	165,731.49	404,032.96
38	165,748.92	406,043.41
39	165,743.82	406,046.97

NOTE: The Coordinates shown are based on the Maryland State Grid System (NAD 83) Howard County Geodetic Control Stations: 416A and 46 B2.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% OR 7 STEEP SLOPES	MINIMUM LOT SIZE
7	5,815 ac.	0.252 ac.	5,563 ac.	0.686 ac.		4,875 ac.
8	5,016 ac.	0.478 ac.	4,538 ac.	1,077 ac.		2,931 ac.
9	18,078 ac.		18,078 ac.	6,209 ac.	0.470 ac.	6,999 ac.

General Note: 20. This plan, subject to WP 97-56, the Planning Director granted approval on Oct 18, 1996 to waive section 16.120 (C) approval, which requires that all single family detached lots have a minimum frontage of 50 feet for single pipestem or on-pipe stem lots with no resubdivision potential on a public road and which requires that adjacent pipestem lots will share a common driveway with adjacent pipestem lots to meet the driveway requirements of the design manual subject to conditions.

NOTE: In the RR-DEO District up to 50% of the Minimum Lot Size may be land in the 100 Year Floodplain or 25% or greater steep slopes.

21. The sewage disposal areas for lots 5, 6, 7, 9 and 10 shown on this plan and percolation tests approved by percolation test plats dated 9/1/92 and 6/8/93 are subject to confirmation during the wet season by the Ho. Co. Health Dept. prior to final plat approval.

22. Wells on lots 6, 7, and 9 to be drilled prior to submission of final plat for signature approval.

Approved for Private Water and Sewerage.
Howard County Health Department

Janice M. Boyd 1/3/97

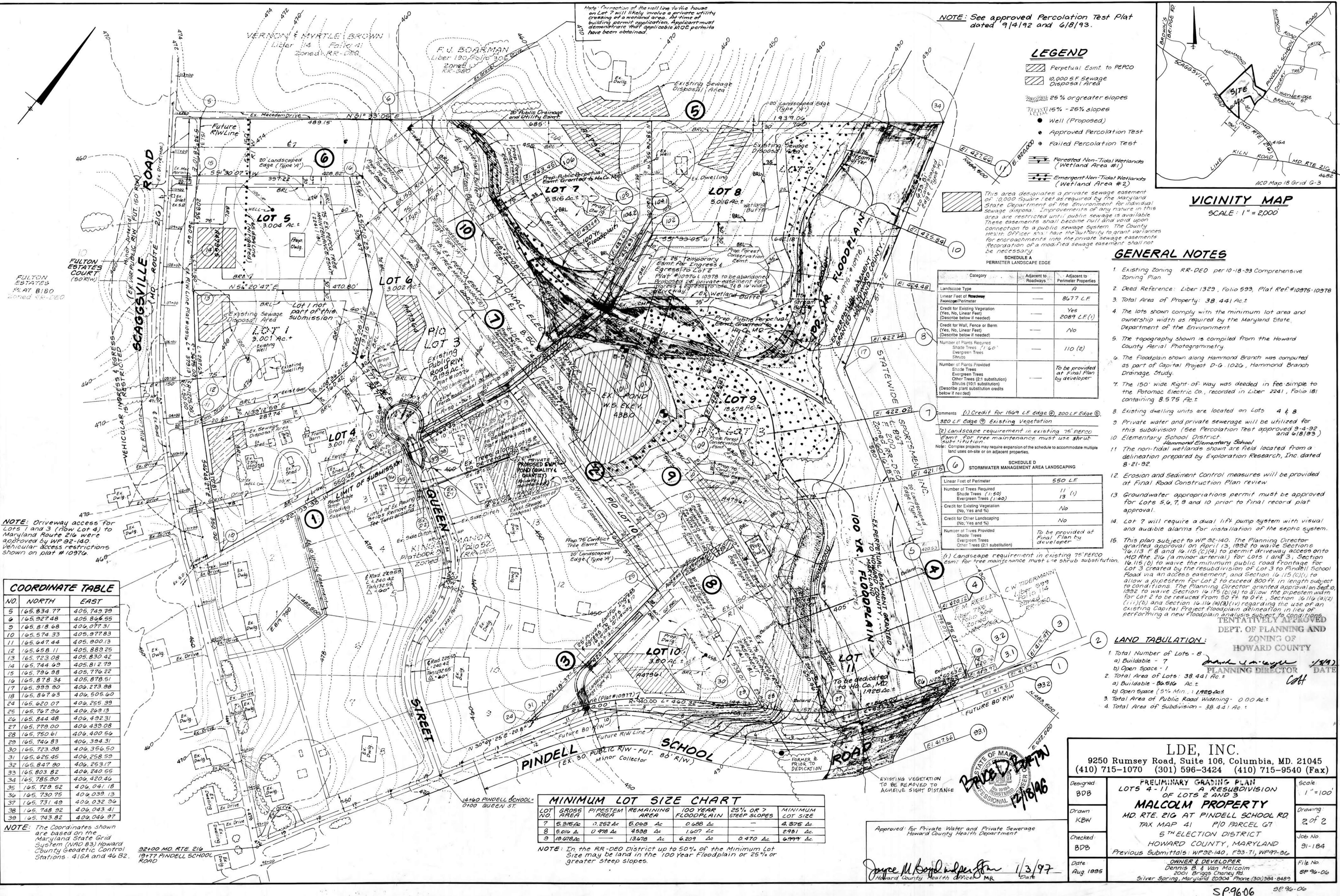
LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED BY: BDB
DRAWN BY: KBW
CHECKED BY: BDB
DATE: Aug 1995

PRELIMINARY EQUIVALENT SKETCH PLAN
LOTS 4-11 OF LOTS 2 AND 3
MALCOLM PROPERTY
MD. RTE. 216 AT PINDELL SCHOOL RD.
TAX MAP 41 P10 PARCEL G7
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Previous Submittals: WP92-140, F93-71, WP97-36

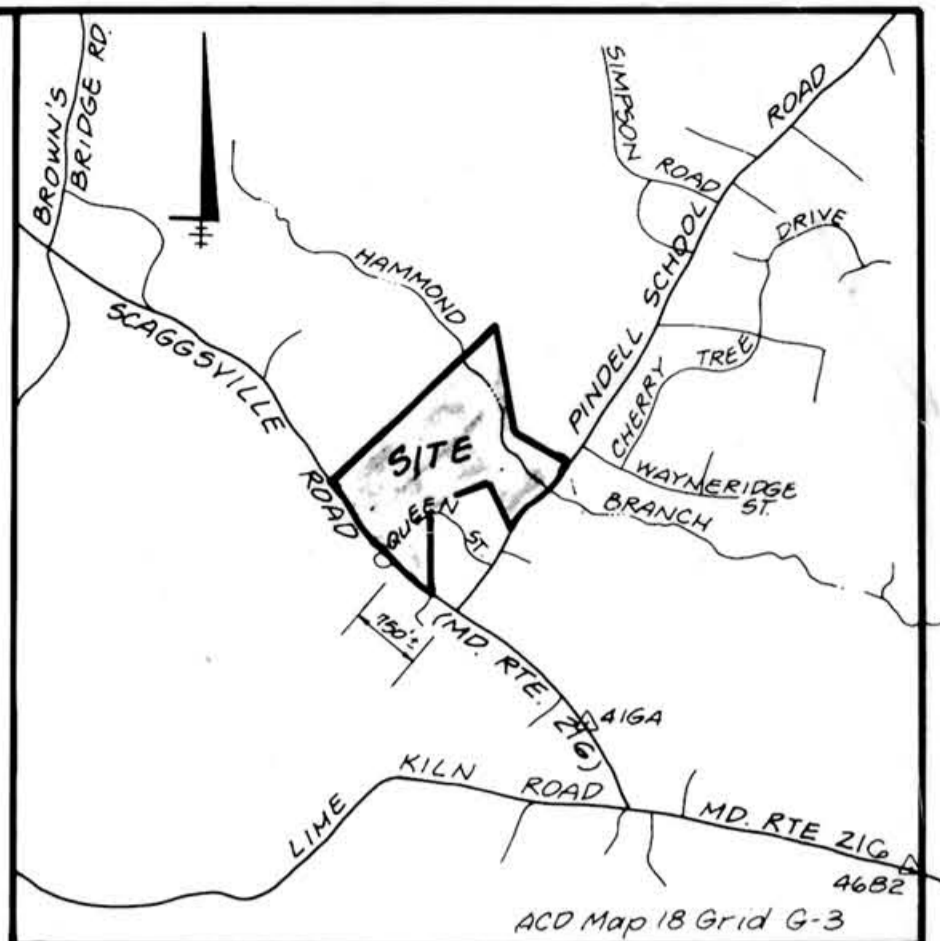
OWNER & DEVELOPER
Dennis B. & Van Malcolm
2001 Briggs Charney Rd.
Silver Spring, Maryland 20904 Phone: (301) 384-8489

Scale: 1" = 100'
Drawing: 1 of 2
Job No: 91-184
File No: SP 96-06



NOTE: See approved Percolation Test Plat dated 9/1/92 and 6/8/93.

- LEGEND**
- Perpetual Esmt. to PEPCO
 - 10,000 SF Sewage Disposal Area
 - 25% or greater slopes
 - 15% - 25% slopes
 - Well (Proposed)
 - Approved Percolation Test
 - Failed Percolation Test
 - Forested Non-Tidal Wetlands (Wetland Area #1)
 - Emergent Non-Tidal Wetlands (Wetland Area #2)



This area designates a private sewage 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 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 easement. Recordation of a modified sewage easement shall not be necessary.

GENERAL NOTES

1. Existing Zoning RR-DEO per 10-18-93 Comprehensive Zoning Plan
2. Deed Reference: Liber 1329, Folio 593, Plat Ref #10975-10978
3. Total Area of Property: 38.441 Ac.±
4. The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment
5. The topography shown is compiled from the Howard County Aerial Photogrammetry.
6. The floodplain shown along Hammond Branch was computed as part of Capital Project D-G 102G, Hammond Branch Drainage Study.
7. The 150' wide Right-of-Way was deeded in fee simple to the Potomac Electric Co., recorded in Liber 2241, Folio 181 containing 8.575 Ac.±
8. Existing dwelling units are located on Lots 4 & 8
9. Private water and private sewerage will be utilized for this subdivision (See Percolation Test approved 9-4-92 and 6/8/93)
10. Elementary School District: Hammond Elementary School
11. The non-tidal wetlands shown are field located from a delineation prepared by Exploration Research, Inc. dated 8-21-92.
12. Erosion and Sediment Control measures will be provided at Final Road Construction Plan review
13. Groundwater appropriations permit must be approved for Lots 5, 6, 7, 9 and 10 prior to final record plat approval.
14. Lot 7 will require a dual lift pump system with visual and audible alarms for installation of the septic system.
15. This plan subject to WP 92-140. The Planning Director granted approval on April 13, 1992 to waive Sections 16.115 (f) 8 and 16.115 (c) (4) to permit driveway access onto MD Rte. 216 (a minor arterial) for Lots 1 and 3, Section 16.115 (b) to waive the minimum public road frontage for Lot 3 created by the resubdivision of Lot 3 to Pindell School Road via an access easement, and Section 16.115 (c) (1) to allow a pipestem for Lot 2 to exceed 800 ft. in length subject to conditions. The Planning Director granted approval on Sept. 1992 to waive Section 16.115 (b) (4) to allow the pipestem width for Lot 2 to be reduced from 50 ft. to 0 ft., Section 16.116 (a) (2) (1) (i) (b) and Section 16.116 (a) (3) (iv) regarding the use of an existing Capital Project Floodplain delineation in lieu of performing a new Floodplain analysis subject to conditions.

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type		A
Linear Feet of Roadway Frontage/Distance		8677 L.F.
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)		Yes 2089 L.F. (1)
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)		No
Number of Plants Required		110 (2)
Shade Trees (1.60' Green Trees)		
Shrubs		
Number of Plants Provided		To be provided at Final Plan by developer
Shade Trees		
Evergreen Trees		
Other Trees (2:1 substitution)		
Shrubs (10:1 substitution)		
(Describe plant substitution credits below if needed)		

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

Linear Feet of Perimeter	550 L.F.
Number of Trees Required	11 (1)
Shade Trees (1:50)	13 (1)
Evergreen Trees (1:40)	
Credit for Existing Vegetation (No, Yes and %)	No
Credit for Other Landscaping (No, Yes and %)	No
Number of Trees Provided	To be provided at Final Plan by developer
Shade Trees	
Evergreen Trees	
Other Trees (2:1 substitution)	

NOTE: Driveway access for Lots 7 and 9 (Row Lot 4) to Maryland Route 216 were approved by WP 92-140. Vehicular access restrictions shown on plat #10976.

COORDINATE TABLE

NO.	NORTH	EAST
5	165,834.77	405,749.29
6	165,927.48	405,866.55
9	165,818.68	404,077.31
10	165,574.33	405,977.83
11	165,647.44	405,900.13
12	165,658.11	405,883.25
13	165,723.08	405,830.42
14	165,744.69	405,812.79
15	165,796.98	405,776.22
16	165,878.34	405,878.51
17	165,999.90	406,273.98
18	165,867.63	404,505.60
24	165,620.07	406,255.39
25	165,767.96	406,269.13
26	165,844.48	406,492.31
27	165,779.00	406,439.08
28	165,750.61	406,400.54
29	165,746.83	406,394.31
30	165,723.98	406,356.50
31	165,625.45	406,258.59
32	165,847.90	406,253.17
33	165,803.82	406,240.55
34	165,785.90	406,420.46
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39	165,743.82	406,046.97

NOTE: The Coordinates shown are based on the Maryland State Grid System (NAD 83) Howard County Geodetic Control Stations: 416A and 46 B2.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% OR 7 STEEP SLOPES	MINIMUM LOT SIZE
7	5,315.26	1,262.42	4,052.84	0.688 Ac	-	4,376 Ac
8	5,016.41	0.798 Ac	4,217.61	1.607 Ac	-	4,981 Ac
9	18,678.26	-	18,678.26	6.209 Ac	0.470 Ac	6,997 Ac

NOTE: In the RR-DEO District up to 50% of the Minimum Lot Size may be land in the 100 Year Floodplain or 25% or greater steep slopes.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR DATE

LAND TABULATION:

1. Total Number of Lots - 8
 - a) Buildable - 7
 - b) Open Space - 1
2. Total Area of Lots: 38.441 Ac.±
 - a) Buildable - 26.516 Ac.±
 - b) Open Space (5% Min.): 1.929 Ac.±
3. Total Area of Public Road Widening: 0.00 Ac.±
4. Total Area of Subdivision - 38.441 Ac.±

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED BY: BDB
DRAWN BY: KBN
CHECKED BY: BDB
DATE: Aug 1995

PRELIMINARY GRADING PLAN OF LOTS 2 AND 3
MALCOLM PROPERTY
MD. RTE. 216 AT PINDELL SCHOOL RD
TAX MAP 41 P/O PARCEL G7
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PREVIOUS SUBMITTALS: WP 92-140, F33-71, WP 97-26
OWNER & DEVELOPER
Dennis B. & Van Malcolm
2001 Briggs Chaney Rd.
Silver Spring, Maryland 20904 Phone: (301) 384-8489

Scale: 1" = 100'
Drawing: 2 of 2
Job No: 91-184
File No: SP 96-06

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE
HOWARD COUNTY HEALTH DEPARTMENT

Approved: *Joyce M. Boyd* 1/3/97
Howard County Health Officer MR