

MARYLAND RTE 216

RAW WIDTH VARIES
80'-100' AS PER
MASTER PLAN

POINT	NORTH	EAST
1	483061.77	818851.52
2	482692.60	819136.69
3	482558.28	819258.75
4	482100.19	818842.81
5	481716.51	819224.69
6	480538.31	818736.20
7	482081.59	817832.12

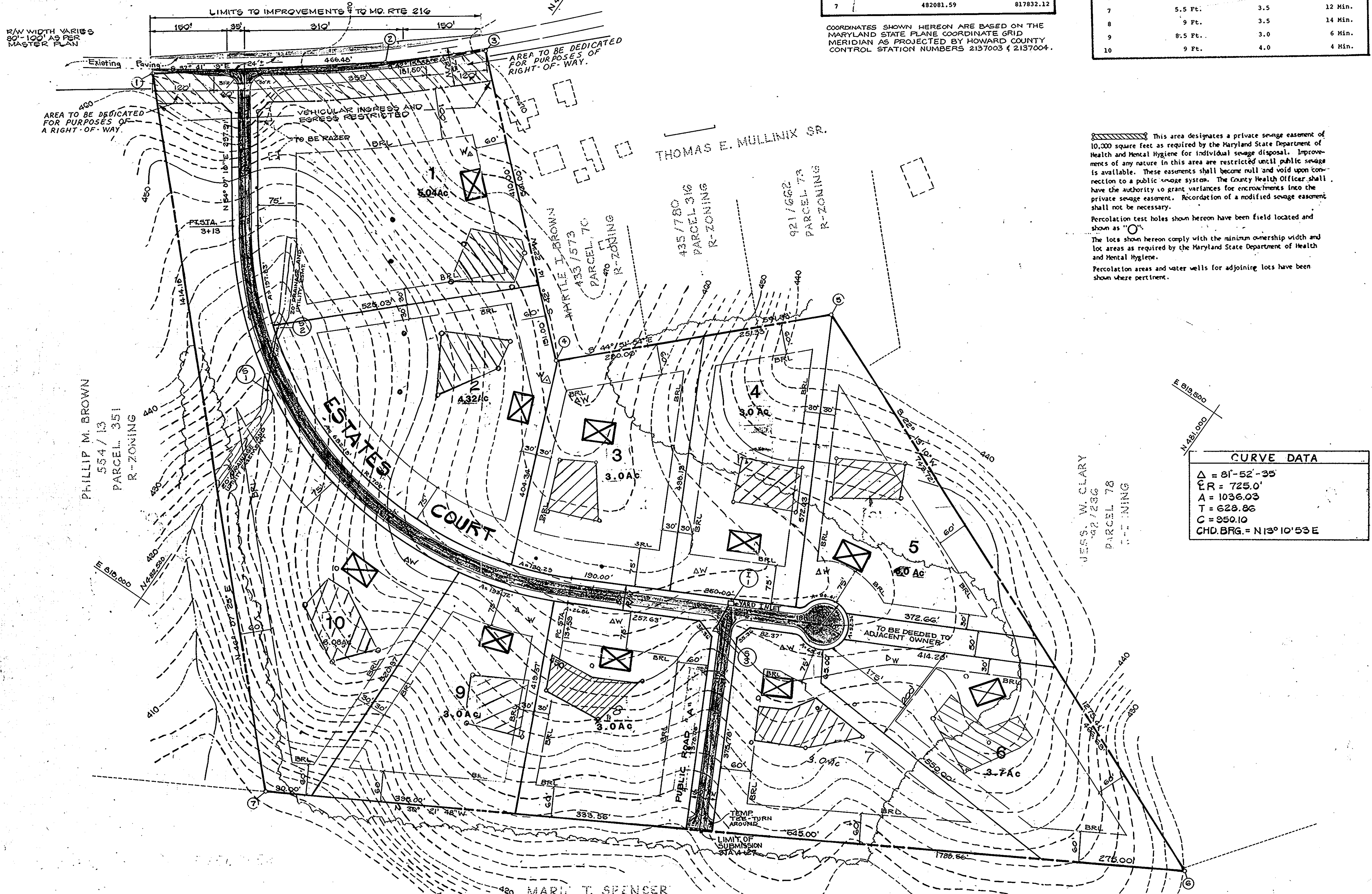
COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE GRID MERIDIAN AS PROJECTED BY HOWARD COUNTY CONTROL STATION NUMBERS 2137003 & 2137004.

LOT #	PERC TABLE		AVG. PERC TIME
	BOTTOM MAX. DEPTH	MAX. INLET DEPTH	
1	9 Ft.	3.5	8 Min.
2	8 Ft.	4.5	15 Min.
3	9 Ft.	5.0	18 Min.
4	7.5 Ft.	3.0	6 Min.
5	8 Ft.	3.0	7 Min.
6	9 Ft.	4.5	19 Min.
7	5.5 Ft.	3.5	12 Min.
8	9 Ft.	3.5	14 Min.
9	8.5 Ft.	3.0	6 Min.
10	9 Ft.	4.0	4 Min.

LEGEND

- HOUSE
- SEPTIC AREA
- FAILED PERC WELL

VICINITY MAP
SCALE: 1" = 2000'



This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene 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.

Percolation test holes shown hereon have been field located and shown as "O".

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 have been shown where pertinent.

CURVE DATA

$\Delta = 81^{\circ}52'35''$
 $R = 725.0'$
 $A = 1036.03'$
 $T = 628.86'$
 $C = 950.10'$
 $CHD. BRG. = N13^{\circ}10'53'' E$

- SUMMARY**
- TAX MAP NUMBER 41
 - PARCEL NUMBERS 69, 203
 - EXISTING ZONING R
 - TRACT AREA 41.03 ACRES
 - PROPOSED LOTS 10
 - AREA OF LOTS PROP. 37.37 ACRES
 - AREA OF ROADS PROP. 2.66 ACRES
 - AREA TO BE DEDICATED FOR THE PURPOSE OF MD. RTE 216 WIDENING = 0.25 ACRES
 - AREA TO BE DEDICATED TO ADJACENT OWNER (JESSE W. CLARY) = 0.4 ACRES
- PROPOSED LOT REQUIREMENTS**
- a) MINIMUM LOT SIZE 3 ACRES
 - b) MINIMUM LOT WIDTH AT BRL 200'

- GENERAL NOTES**
- PRELIMINARY BOUNDARY BY DEED PLOT DEED # P. 160/98, 206/275.
 - TOPO. BASED ON HOWARD COUNTY 200' SCALE PHOTOGRAMMETRIC PLANS.
 - PROPERTY ACREAGE AND OUTLINE ARE SUBJECT TO FINAL SURVEY AND COMPLETION.
 - TOPO SHOWN IS SUBJECT TO FIELD VERIFICATION.
 - MARYLAND ROUTE 216 IS AN EXISTING PUBLIC STATE ROAD.
 - PRIVATE WATER & SEWER SYSTEMS TO BE UTILIZED.
 - PUBLIC ROADWAY PROPOSED WITHIN THIS SITE: 50' R.O.W., 22' PAVEMENT WIDTH, 2320' LINEAR FEET AND OPEN SECTION PROP.
 - DRAINAGE EASEMENT THROUGH LOTS TO BE GRANTED TO HOWARD COUNTY.
 - ENTRANCE SIGNS CONNECTING TO MD. RTE 216 (STATE ROAD) WILL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR SUBDIVISION ENTRANCES TO STATE ROADS.
 - THE DESIGN OF THE ROADWAYS WITHIN THE SUBDIVISION SHALL CONFORM TO THE REQUIREMENTS OF VOL. II OF THE HOWARD COUNTY DESIGN MANUAL.

TENTATIVELY APPROVED ON 12-2-87
 DATE
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY

 PLANNING DIRECTOR 3.8.88
 DATE 45.

REVISED
PRELIMINARY PLAN
FULTON ESTATES
 TAX MAP # 41 PARCELS 69, 203
 5TH ELECTION DISTRICT HOWARD CO. MD

OWNER/
 DEVELOPER:
 WARREN MATZEN
 10755 BALTIMORE AVE.
 BELTSVILLE, MD. 20705

MARIE T. SPENCER
 269/III
 PARCEL 135
 R-ZONING

APPROVED FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

 COUNTY HEALTH DEPARTMENT 2-26-88
 DATE

SHEET 1 OF 1

KIDDE CONSULTANTS, INC.

ENGINEERS, LAND PLANNERS & SURVEYORS
 8101 SANDY SPRING ROAD / LAUREL, MD. 20707
 (301) 725-0665 / 792-8088

DATE OCT. 1987 SCALE 1" = 100'

KCI 1686002

Drafting	DATE	REVISIONS
Check 1		
Design		
Check 2		