

BENCH MARKS

BM#1 HOWARD CO. MON. # 3730001 EL. 525.476
REINFORCING ROD, 3/4 INCH @ 6" BELOW SURFACE

BM#2 HOWARD CO. MON. # 3730003 EL. 521.836
REINFORCING ROD, 3/4 INCH @ 5" BELOW SURFACE

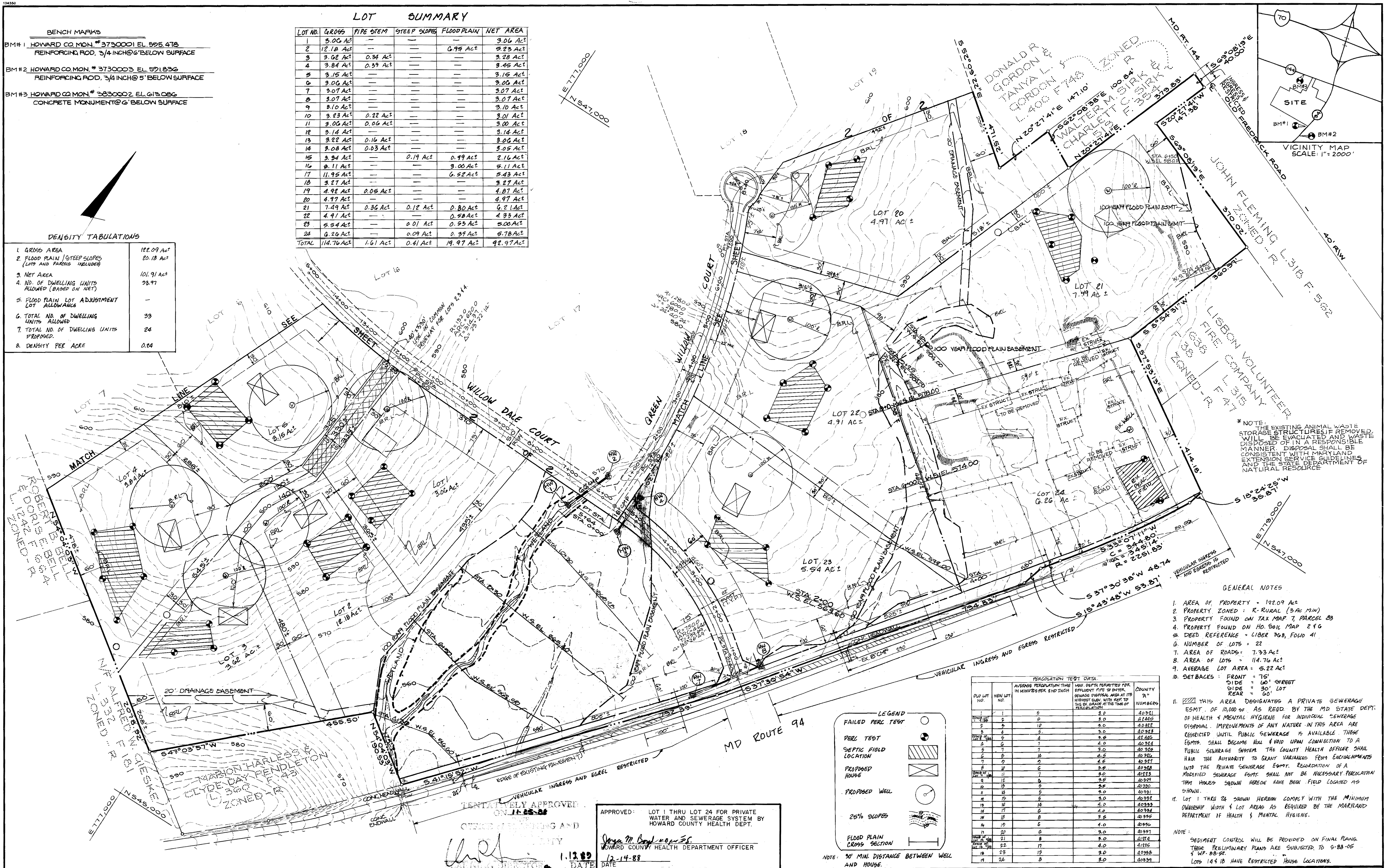
BM#3 HOWARD CO. MON. # 3630002 EL. 613.086
CONCRETE MONUMENT @ 6" BELOW SURFACE

DENSITY TABULATIONS

1. GROSS AREA	122.09 Ac [±]
2. FLOOD PLAIN / STEEP SLOPES (LOTS AND PARCELS INCLUDED)	20.18 Ac [±]
3. NET AREA	101.91 Ac [±]
4. NO. OF DWELLING UNITS ALLOWED (BASED ON NET)	23.97
5. FLOOD PLAIN LOT ADJUSTMENT LOT ALLOWANCE	-
6. TOTAL NO. OF DWELLING UNITS ALLOWED	33
7. TOTAL NO. OF DWELLING UNITS PROPOSED	24
8. DENSITY PER ACRE	0.24

LOT SUMMARY

LOT NO.	GROSS	PIPE STEM	STEEP SLOPES	FLOOD PLAIN	NET AREA
1	3.06 Ac [±]				3.06 Ac [±]
2	12.18 Ac [±]			0.99 Ac [±]	9.23 Ac [±]
3	3.02 Ac [±]	0.34 Ac [±]			3.28 Ac [±]
4	3.84 Ac [±]	0.39 Ac [±]			3.45 Ac [±]
5	3.15 Ac [±]				3.15 Ac [±]
6	3.06 Ac [±]				3.06 Ac [±]
7	3.07 Ac [±]				3.07 Ac [±]
8	3.07 Ac [±]				3.07 Ac [±]
9	3.10 Ac [±]				3.10 Ac [±]
10	3.23 Ac [±]	0.22 Ac [±]			3.01 Ac [±]
11	3.06 Ac [±]	0.06 Ac [±]			3.00 Ac [±]
12	3.14 Ac [±]				3.14 Ac [±]
13	3.22 Ac [±]	0.16 Ac [±]			3.06 Ac [±]
14	3.08 Ac [±]	0.03 Ac [±]			3.05 Ac [±]
15	3.34 Ac [±]		0.19 Ac [±]	0.49 Ac [±]	2.16 Ac [±]
16	3.11 Ac [±]			3.00 Ac [±]	3.11 Ac [±]
17	11.95 Ac [±]			6.52 Ac [±]	5.43 Ac [±]
18	3.27 Ac [±]				3.27 Ac [±]
19	4.92 Ac [±]	0.05 Ac [±]			4.87 Ac [±]
20	4.97 Ac [±]				4.97 Ac [±]
21	7.49 Ac [±]	0.36 Ac [±]	0.12 Ac [±]	0.80 Ac [±]	6.21 Ac [±]
22	4.91 Ac [±]			0.58 Ac [±]	4.33 Ac [±]
23	5.94 Ac [±]		0.01 Ac [±]	0.53 Ac [±]	5.00 Ac [±]
24	6.26 Ac [±]		0.09 Ac [±]	0.39 Ac [±]	6.78 Ac [±]
TOTAL	114.76 Ac [±]	1.61 Ac [±]	0.41 Ac [±]	19.97 Ac [±]	92.97 Ac [±]



* NOTE: THE EXISTING ANIMAL WASTE STORAGE STRUCTURES IF REMOVED WILL BE EVACUATED AND WASTE DISPOSED OF IN A RESPONSIBLE MANNER. DISPOSAL SHALL BE CONSISTENT WITH MARYLAND EXTENSION SERVICE GUIDELINES AND THE STATE DEPARTMENT OF NATURAL RESOURCE

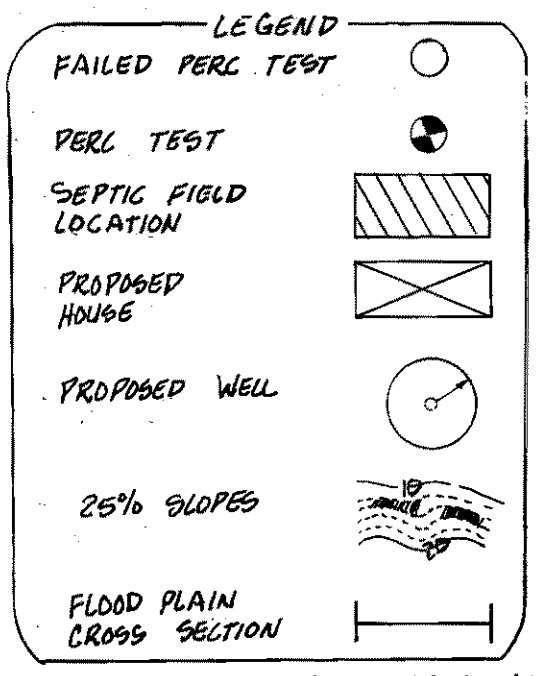
GENERAL NOTES

1. AREA OF PROPERTY - 122.09 Ac
2. PROPERTY ZONED: R-1 RURAL (3 AC MIN)
3. PROPERTY FOUND ON TAX MAP 7, PARCEL 23
4. PROPERTY FOUND ON HD 5014 MAP 2 FC
5. DEED REFERENCE - LIBER 308, FOLIO 41
6. NUMBER OF LOTS - 22
7. AREA OF ROADS - 7.33 Ac[±]
8. AREA OF LOTS - 114.76 Ac[±]
9. AVERAGE LOT AREA - 5.22 Ac[±]
10. SETBACKS: FRONT = 75'
SIDE = 60' STREET
REAR = 60'
11. THIS AREA DESIGNATES A PRIVATE SEWERAGE ESMT. OF 10,000 SF AS REQD. BY THE MD STATE DEPT. OF HEALTH & MENTAL HYGIENE FOR INDIVIDUAL SEWERAGE IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE ESMTS. SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FROM ENCROACHMENTS INTO THE PRIVATE SEWERAGE ESMT. RECONSTRUCTION OF A MODIFIED SEWERAGE ESMT. SHALL NOT BE NECESSARY PERCOLATION TEST HOUSES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN.
12. LOT 1 THRU 24 SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF HEALTH & MENTAL HYGIENE.

NOTE: SEDIMENT CONTROL WILL BE PROVIDED ON FINAL PLANS. THESE PRELIMINARY PLANS ARE SUBJECT TO 5-88-05 & 10P-88-52.
LOTS 14 & 18 HAVE RESTRICTED HOUSE LOCATIONS.

PERCOLATION TEST DATA

OLD LOT NO.	NEW LOT NO.	AVERAGE PERCOLATION TIME IN MINUTES PER 2 INCH	MAX. DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWERAGE DISPOSAL AREA AT ITS HIGHEST POINT WITH RES TO THE EX. GRADE AT THE TIME OF PERCOLATION	COUNTY "A" NUMBERS
1	1	5	3.0	40321
2	2	6	3.0	40322
3	3	10	3.0	40323
4	4	5	3.0	40324
5	5	4	3.0	40325
6	6	7	4.0	40326
7	7	14	3.0	40327
8	8	2	4.0	40328
9	9	7	3.0	40329
10	10	9	3.0	40330
11	11	6	3.0	40331
12	12	5	3.0	40332
13	13	8	3.0	40333
14	14	6	3.0	40334
15	15	8	3.0	40335
16	16	6	4.0	40336
17	17	6	3.0	40337
18	18	8	3.0	40338
19	19	8	3.0	40339
20	20	17	4.0	40340
21	21	15	3.0	40341
22	22	8	3.0	40342
23	23	15	3.0	40343
24	24	8	3.0	40344



APPROVED: LOT 1 THRU LOT 24 FOR PRIVATE WATER AND SEWERAGE SYSTEM BY HOWARD COUNTY HEALTH DEPT.

James M. Boyd
HOWARD COUNTY HEALTH DEPARTMENT OFFICER

DATE: 12-14-88

REVISIONS

DESIGNED	DATE	BY	DESCRIPTION
W.D.G.	10-22-87	CDJ	PERC TEST TABLE REVISED, WELL AND SEPTIC AREAS REVISED PER H.C. HEALTH DEPT.

Dewberry & Davis
ENGINEERS — ARCHITECTS — PLANNERS — SURVEYORS
3300 N. RIDGE ROAD, SUITE 100
ELLICOTT CITY, MD. 21043
(301) 461-7478



OWNER - DEVELOPER
COLUMBIA HOMES INC.
10480 LITTLE PATUXENT PKWY. SUITE 1250
COLUMBIA, MD. 21044
(301) - 730-5544

PRELIMINARY PLAN
LOTS 1 THROUGH 24
PENDELTON FARM
TAX MAP 7 PARCEL 83
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

