

PRELIMINARY PLAN

NO.	NORTH	EAST
14	530566.7540	807062.9282
19	531552.8877	807741.6221
20	53101.0514	807521.4552
21	53179.8831	807738.7493
22	529384.8042	807845.8242
23	529382.5851	81071.6716
24	530415.8901	807206.3894
25	529807.8723	807575.5725
26	527760.8056	805934.5370
27	527758.3479	805940.7089
28	529403.9929	808663.3929
29	527765.4232	805927.8398
30	527760.8491	805934.5359
31	528421.8405	808663.3929
33	528704.0713	806024.4652
34	528569.9109	805900.9201
35	530647.4273	807122.0198
36	531035.9683	807408.6165
37	531246.4728	807338.5849
38	530957.9338	807051.9881
39	528928.9440	808063.1894
40	532722.8205	807807.3227
41	532871.5187	807986.0707
42	532763.0513	81032.7412
43	53104.1864	810179.5457
44	530409.6386	810251.8853
45	529807.8446	805930.2030
46	529297.8034	810170.3900
47	528587.9994	808937.1548
48	528689.5126	809113.3775
49	528958.6017	808205.0303
50	529124.7559	808638.5822
51	529291.6208	810505.4525
52	531411.4068	810278.3786
53	532013.2954	810230.8805
54	532762.4991	810233.9875
55	532422.8027	807502.9289
56	532407.1892	807502.9289
57	532611.4308	807695.0738
58	528629.1222	805972.9991
59	529337.4288	808663.3929
60	530012.3206	808635.9511
61	528931.1871	808724.0370
62	528242.8290	808350.2337
63	528026.5880	807870.8772
64	527449.0596	806800.5695
65	527454.7095	806416.3934
66	527453.3217	806358.3201
67	527481.3474	806349.9451
68	532617.4743	808448.9373
69	532416.8952	808763.1177
70	532637.2673	808038.7325
71	532562.9760	809257.4602
72	532635.9777	809747.3903
73	529842.9226	809593.5769

LOT No.	WOODED AREA REMOVED
1	19,685 Sq.Ft.
2	4,725 Sq.Ft.
3	4,880 Sq.Ft.
4	13,990 Sq.Ft.
5	13,020 Sq.Ft.
6	11,470 Sq.Ft.
7	1,705 Sq.Ft.
12	7,130 Sq.Ft.
13	11,315 Sq.Ft.
14	4,805 Sq.Ft.
15	13,795 Sq.Ft.
16	34,875 Sq.Ft.
17	40,000 Sq.Ft.
18	38,566 Sq.Ft.
19	39,041 Sq.Ft.
20	39,640 Sq.Ft.
21	39,590 Sq.Ft.
22	37,830 Sq.Ft.
23	4,725 Sq.Ft.
24	2,325 Sq.Ft.
25	8,835 Sq.Ft.
26	9,610 Sq.Ft.
27	9,140 Sq.Ft.
32	2,170 Sq.Ft.
33	4,495 Sq.Ft.
34	10,230 Sq.Ft.
35	6,240 Sq.Ft.
37	5,115 Sq.Ft.
38	12,710 Sq.Ft.
39	17,825 Sq.Ft.

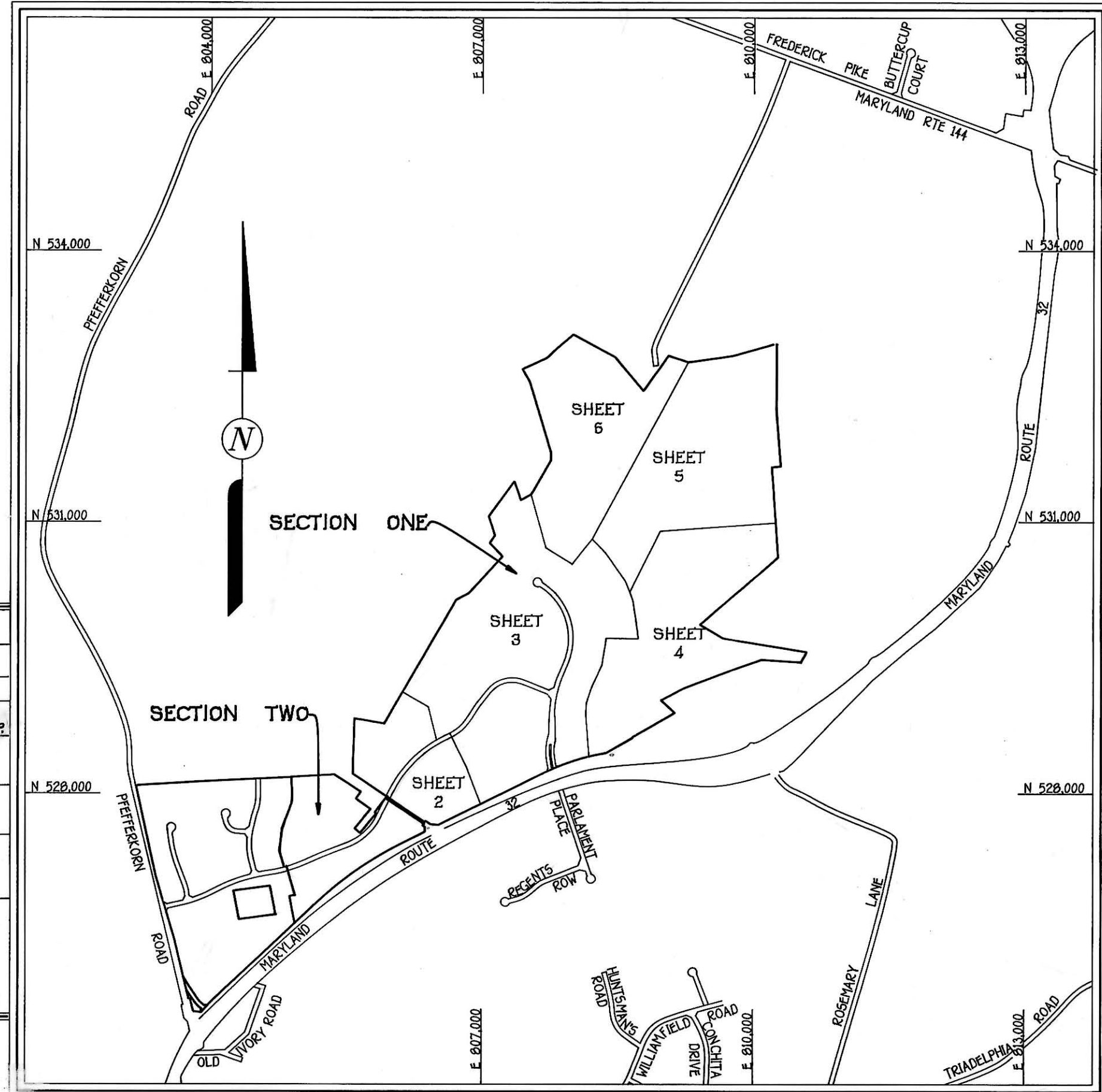
LOT No.	TOTAL AREA	PIPESTEM AREA	STEEP SLOPE AREA	FLOODPLAIN AREA	NET LOT AREA
15	59,080 Sq.Ft.	4,000 Sq.Ft.	-	-	55,080 Sq.Ft.
17	59,785 Sq.Ft.	1,063 Sq.Ft.	-	-	58,722 Sq.Ft.
20	46,150 Sq.Ft.	-	560 Sq.Ft.	-	45,590 Sq.Ft.
21	40,000 Sq.Ft.	-	140 Sq.Ft.	-	39,860 Sq.Ft.
33	44,200 Sq.Ft.	-	2,195 Sq.Ft.	-	42,005 Sq.Ft.
34	44,375 Sq.Ft.	-	8,680 Sq.Ft.	-	35,695 Sq.Ft.
47	60,000 Sq.Ft.	4,700 Sq.Ft.	-	-	55,300 Sq.Ft.
48	58,700 Sq.Ft.	4,700 Sq.Ft.	-	-	54,000 Sq.Ft.

LOT No.	HOWARD COUNTY HEALTH DEPARTMENT FILE NUMBER	AVERAGE PERC TIME IN MINUTES PER SECOND INCH	INLET DEPTH (FT.)
1	46972		
2	49014/46970		
3	49015/47206		
4	49016/47207		
5	49017		
6	46986		
7	47225		
8	47191		
9	49018		
10	47208		
11	47210		
12	47211		
13	47208		
14	47207		
15	47214		
16	47212		
17	APPROVED 12/16/91		
18	49019		
19	49020		
20	49020		
21	APPROVED 12/16/91		
22	APPROVED 12/16/91		
23	47221		
24	47221		
25	47222		
26	47205		
27	47204		
28	47204/47203		
29	47203		
30	47201/47203		
31	47201		
32	47200		
33	47196		
34	49021		
35	47226		
36			
37	47223		
38	47215		
39	49022		
40	49023		
41	46989		
42	46976		
43	46967/46968		
44	49024		
45	46977/47187		
46	46977/46978		
47	47188		
48	47189		
49	47190		

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	B	A	B	A
LANDSCAPE TYPE				
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER				
CREDIT FOR EXISTING VEGETATION (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)				
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)				
NUMBER OF PLANTS REQUIRED				
SHADE TREES	37	14B	307	
EVERGREEN TREES	4C			
SHRUBS				
NUMBER OF PLANTS PROVIDED				
SHADE TREES				
EVERGREEN TREES				
OTHER TREES (2-1 SUBSTITUTION)				
SHRUBS (1-1 SUBSTITUTION)				
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

COMMENTS: NO OTHER LANDSCAPE EDGES ARE REQUIRED OTHER THAN STREET TREES & MEDIUM TO LARGE SHADE TREE PER 40 LF. OF ROAD FRONTAGE, 22" REQUIRED/PROVIDED.

NOTE: EXISTING TREES WHICH MAY QUALIFY TO FULFILL THESE LANDSCAPING REQUIREMENTS HAVE NOT BEEN CONSIDERED IN THESE CALCULATIONS.



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 SECTION AREA: SECTION ONE (1) TOTAL TRACT AREA: 427 AC SECTION AREA: 325.67 AC (4.98%) NUMBER OF PROPOSED LOTS: 49 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.
- FLOOD STUDY PROVIDED BY FISHER, COLLINS AND CARTER, INC.
- WETLANDS DELINEATED BY EXPLORATION RESEARCH, INC.
- TRAFFIC STUDY BY THE TRAFFIC GROUP, INC. SEPTEMBER 30, 1992.
- GEOTECHNICAL REPORT BY G.T.A. DECEMBER 21, 1992.
- AREA OF PROPOSED LOTS: 55,69 AC.
- AREA OF PROPOSED ROADS: 5.3 AC.
- 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
- THE CREATION OF THE 49 RESIDENTIAL LOTS WITHIN SECTION 1 REQUIRES AN ACCOMPANYING PRESERVATION PARCEL OF 208.25 ACRES. PART OF ADDITIONAL 117.42 ACRES OF PRESERVATION PARCEL PROVIDED IN THIS SECTION WILL BE USED TO ACHIEVE THE DENSITY PROPOSED WITHIN SECTION 2.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE OFFICIAL ENDORSEMENT OF THE PROPOSED GOLF COURSE LAYOUT BY THE SUBDIVISION REVIEW COMMITTEE. ALL MATTERS CONCERNING THE LAYOUT OF THE GOLF COURSE AND THE CONSTRUCTION OF ITS ACCESSORY BUILDINGS AND PARKING WILL BE EVALUATED IN CONJUNCTION WITH THE SITE DEVELOPMENT PLAN.
- ALL TREES WITHIN THE PRESERVATION PARCEL TO BE REMOVED EXCEPT TREES WITHIN THE 100 YEAR FLOODPLAIN, 25' WETLAND BUFFERS, OR 75' STREAM BUFFERS. TREE REMOVAL WITHIN THE BOUNDARY OF BUILDABLE LOTS SHALL NOT EXCEED 40,000 Sq.Ft.
- 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 BOBBY AND BALKER COURTS.
- ALL LANDSCAPING (EXCEPT STREET TREES) WILL BE PROVIDED WITH THE BDM FOR THE GOLF COURSE.
- ALL TREE AND TYPE B BUFFERS SHOWN ON THESE PLANS SHALL CONFORM TO THE HOWARD COUNTY LANDSCAPE MANUAL.

- * NOTE:
- TOTAL ACREAGE NEEDED TO SUPPORT 49 LOTS = 49 * 4.78 = 208.25 Acres
 - TOTAL PRESERVATION PARCEL PROVIDED IN SECTION I = 264.68 Acres
 - REQUIRED PRESERVATION PARCEL FOR SECTION I = 208.25 - 20.00 (THE AREA OF LOTS & ROADS) = 147.22 Acres
 - ADDITIONAL PRESERVATION PARCEL AVAILABLE FOR SECTION II = 264.68 - 147.22 = 117.42

WEST FRIENDSHIP ESTATES

SECTION 1

LOTS 1 - 49 AND PARCEL 'A'

THIRD ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
James A. Hulse 7/28/93
PLANNING DIRECTOR DATE



Charles J. Cevo 6/19/93
CHARLES J. CEVO SE. DATE

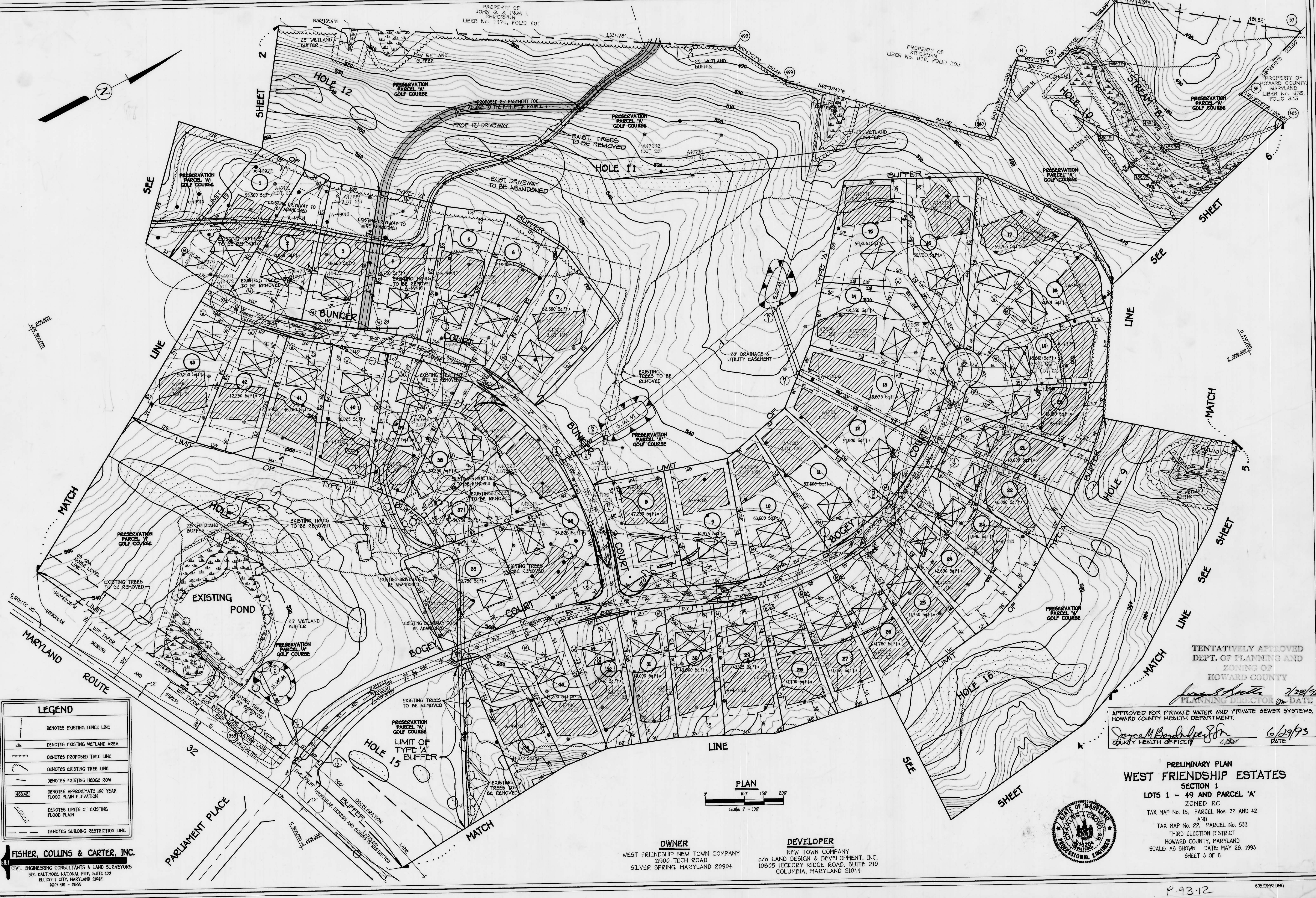
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Dorcas M. Bond 6/29/93
COUNTY HEALTH OFFICER DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
9171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLCOTT CITY, MARYLAND 21042
(410) 481-2855

HEALTH DEPARTMENT NOTES:
1) THE WELLS AND EXISTING SEPTIC SYSTEMS FOR LOTS 37, 38, AND 39 SHALL BE ABANDONED AND WELLS SEALED AT THE EXISTING STRUCTURES ARE TO BE REMOVED.
2) GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SIGNATURE ON FINAL PLATS.
3) REPRESENTATIVE TEST WELLS AS DIRECTED BY THE HEALTH DEPARTMENT, TO BE DRILLED PRIOR TO SIGNATURE OF FINAL PLAT. (* LOTS 23, 32, 33, 37 AND 47).

OWNER: NEW 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



LEGEND

	DENOTES EXISTING FENCE LINE
	DENOTES EXISTING WETLAND AREA
	DENOTES PROPOSED TREE LINE
	DENOTES EXISTING TREE LINE
	DENOTES EXISTING HEDGE ROW
	DENOTES APPROXIMATE 100 YEAR FLOOD PLAIN ELEVATION
	DENOTES LIMITS OF EXISTING FLOOD PLAIN
	DENOTES BUILDING RESTRICTION LINE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 9171 BALTIMORE NATIONAL PIKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2895

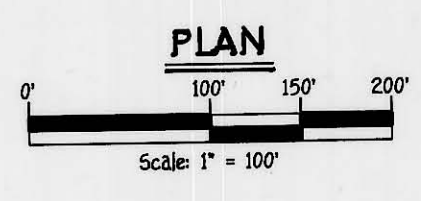
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
James A. Smith 7/28/93
 PLANNING DIRECTOR DATE
 APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
Joyce M. Boyd 6/29/93
 COUNTY HEALTH OFFICER DATE

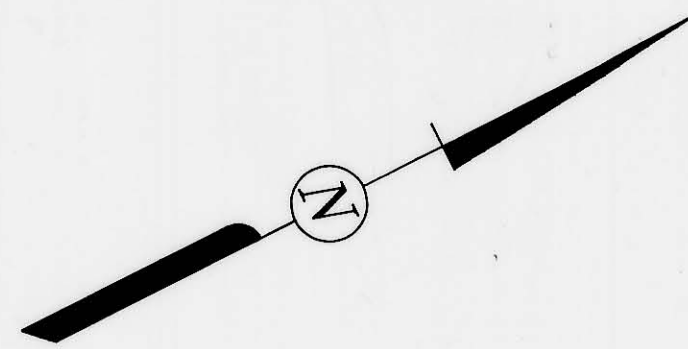
**PRELIMINARY PLAN
 WEST FRIENDSHIP ESTATES
 SECTION 1
 LOTS 1 - 49 AND PARCEL 'A'
 ZONED RC
 TAX MAP No. 15, PARCEL Nos. 32 AND 42
 AND
 TAX MAP No. 22, PARCEL No. 533
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY 28, 1993
 SHEET 3 OF 6**



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





1:25,000
E. 208,000

SHEET 3

APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

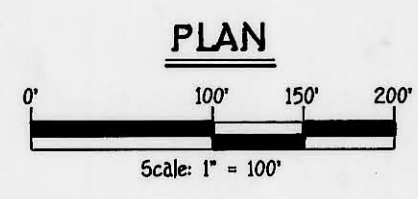
Joyce M. Boyd
COUNTY HEALTH OFFICER
DATE 6/29/93

LEGEND	
	DENOTES EXISTING FENCE LINE
	DENOTES EXISTING WETLAND AREA
	DENOTES PROPOSED TREE LINE
	DENOTES EXISTING TREE LINE
	DENOTES EXISTING HEDGE ROW
	DENOTES APPROXIMATE 100 YEAR FLOOD PLAIN ELEVATION
	DENOTES LIMITS OF EXISTING FLOOD PLAIN
	DENOTES BUILDING RESTRICTION LINE

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

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

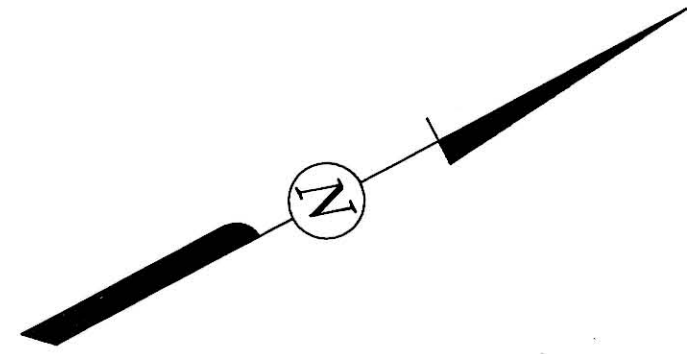
DEVELOPER
NEW TOWN COMPANY
c/o LAND DESIGN & DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE 210
COLUMBIA, MARYLAND 21044



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Joyce M. Boyd
PLANNING DIRECTOR
DATE 7/28/93

PRELIMINARY PLAN
WEST FRIENDSHIP ESTATES
SECTION 1
LOTS 1 - 49 AND PARCEL 'A'
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: MAY 28, 1993
SHEET 2 OF 6

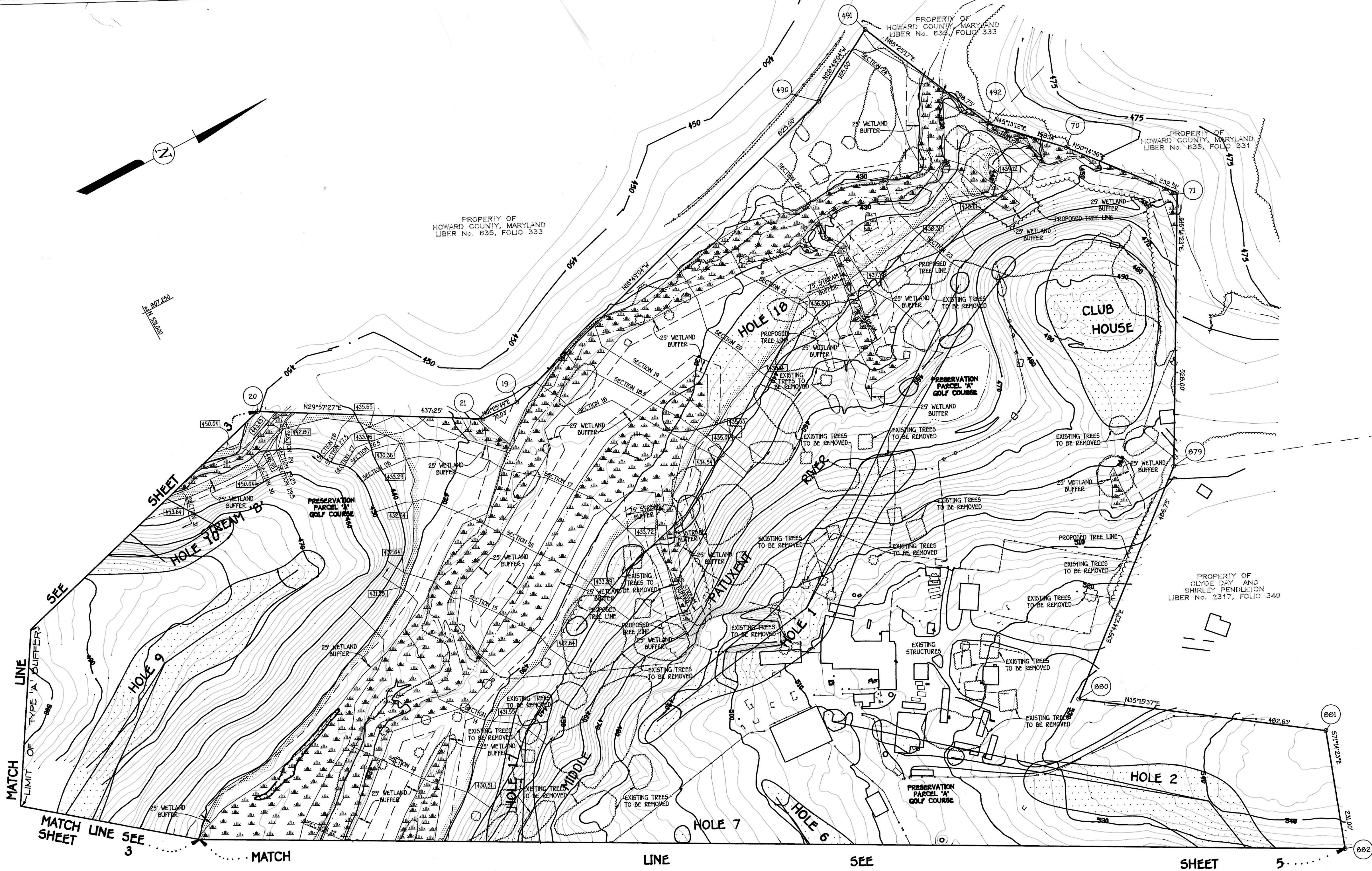




PROPERTY OF
HOWARD COUNTY, MARYLAND
LIBER No. 635, FOLIO 333

PROPERTY OF
HOWARD COUNTY, MARYLAND
LIBER No. 635, FOLIO 331

PROPERTY OF
CLYDE DAY AND
SHIRLEY PENDLETON
LIBER No. 2317, FOLIO 348



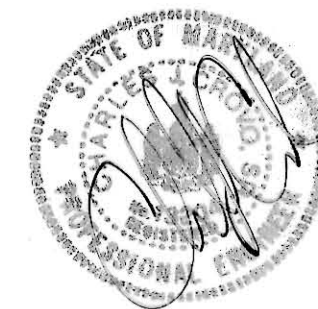
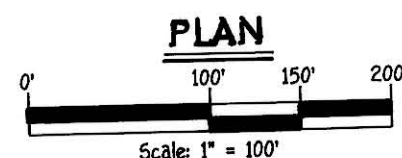
NOTE:
THE PURPOSE AND STATUS OF THE EXISTING
STRUCTURES SHOWN ON PRESERVATION PARCEL 'A'
SHALL BE DETERMINED AT FINAL STAGE.

LEGEND	
	DENOTES EXISTING FENCE LINE
	DENOTES EXISTING WETLAND AREA
	DENOTES EXISTING TREE LINE
	DENOTES EXISTING HEDGE ROW
	DENOTES APPROXIMATE 100 YEAR FLOOD PLAN ELEVATION
	DENOTES LIMITS OF EXISTING FLOOD PLAN
	DENOTES PROPOSED TREE LINE

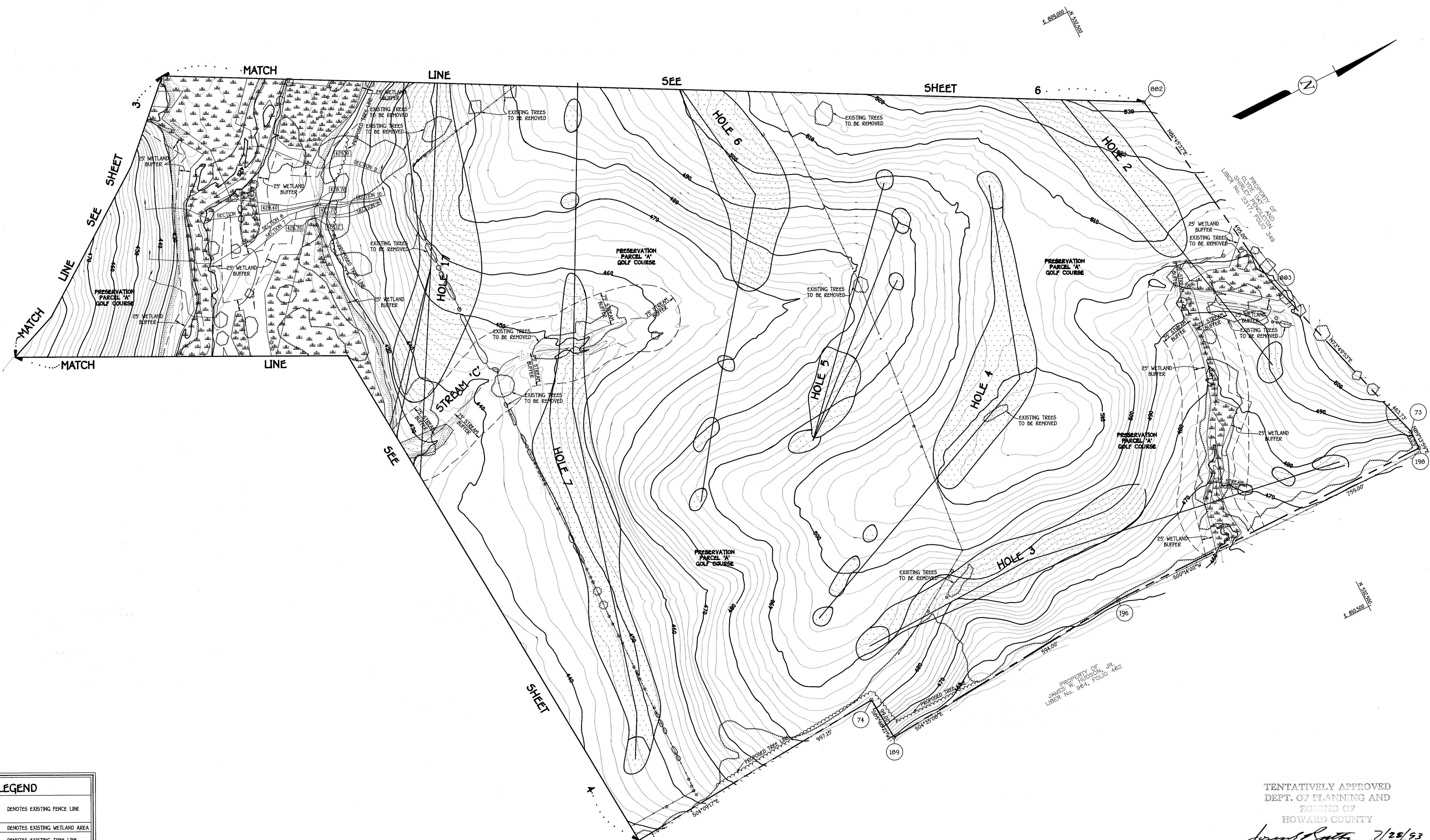
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
9771 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21042
(410) 461-2855

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

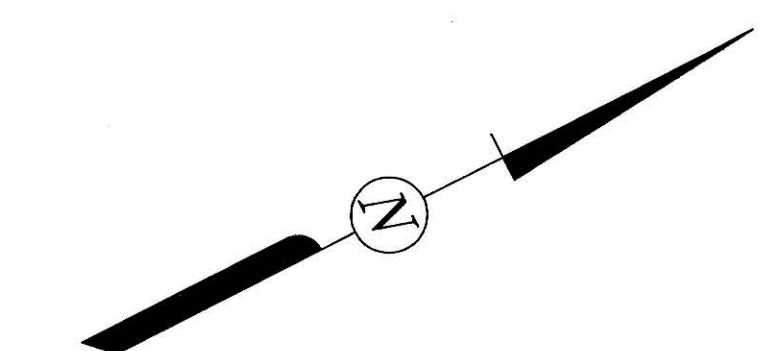
DEVELOPER
NEW TOWN COMPANY
c/o LAND DESIGN & DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE 210
COLUMBIA, MARYLAND 21044



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James S. Smith 7/28/23
PLANNING DIRECTOR DATE
PRELIMINARY PLAN
WEST FRIENDSHIP ESTATES
SECTION 1
LOTS 1 - 49 AND PARCEL 'A'
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: A5 SHOWN DATE: JUNE 28, 1993
SHEET 6 OF 6



E. 909,000
N. 158,500



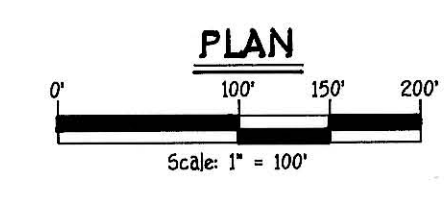
MATCH LINE SEE SHEET 3
MATCH LINE SEE SHEET 6
MATCH LINE SEE SHEET 73
MATCH LINE SEE SHEET 198

PROPERTY OF
CITIZEN FUND AND
SIRLE FUND
LIBER No. 2377, FOLIO 348

PROPERTY OF
JAMES W. HUBSON, JR.
LIBER No. 984, FOLIO 482

E. 810,500
N. 158,500

LEGEND	
	DENOTES EXISTING FENCE LINE
	DENOTES EXISTING WETLAND AREA
	DENOTES EXISTING TREE LINE
	DENOTES EXISTING HEDGE ROW
	DENOTES APPROXIMATE 100 YEAR FLOOD PLAIN ELEVATION
	DENOTES LIMITS OF EXISTING FLOOD PLAIN
	DENOTES PROPOSED TREE LINE



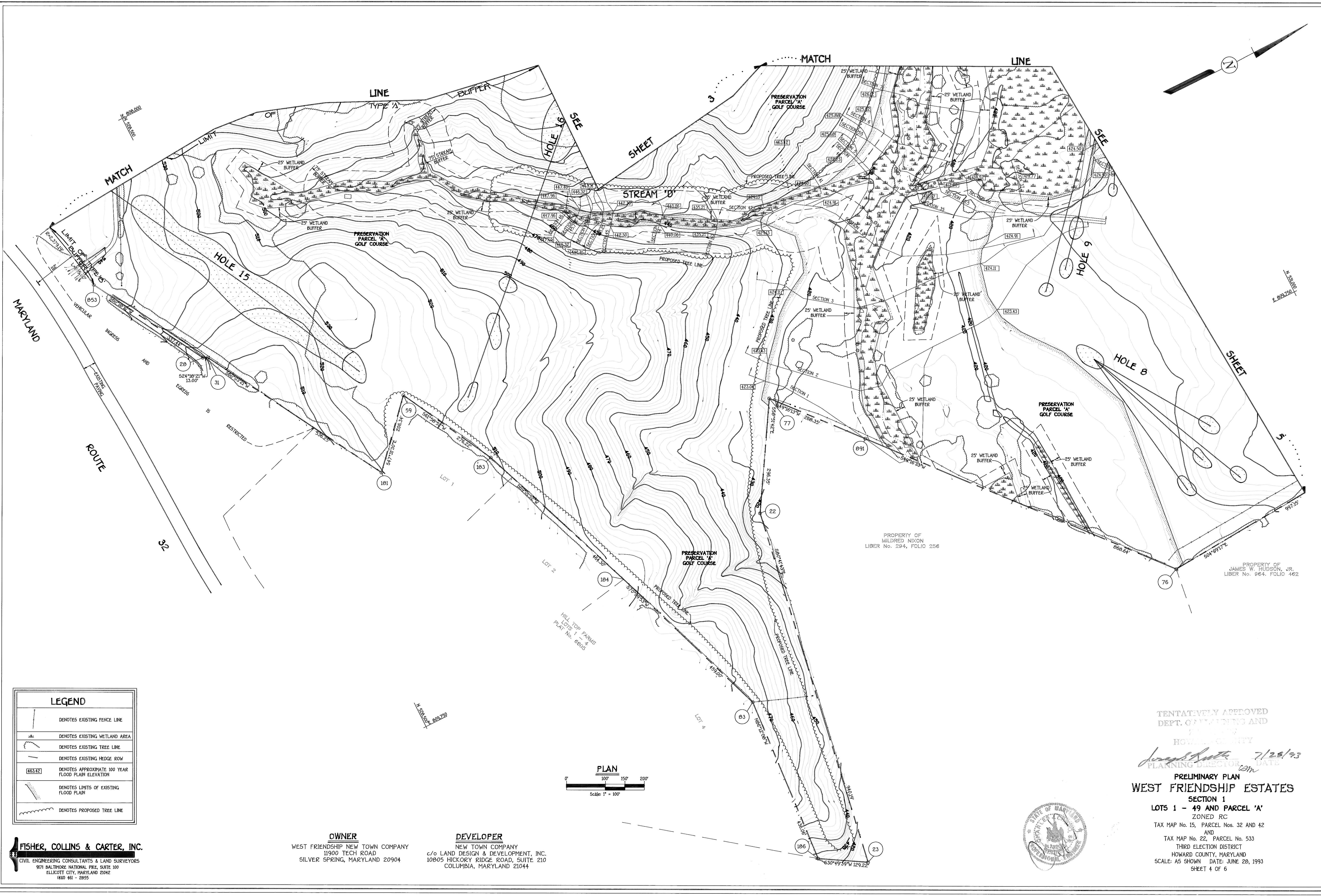
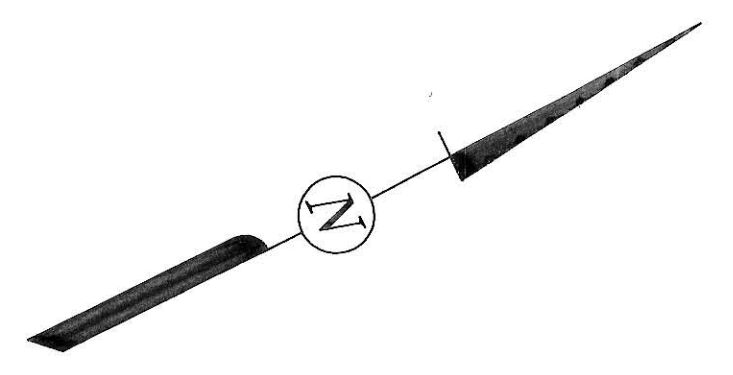
FISHER, COLLINS & CARTER, INC.
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ELLICOTT CITY, MARYLAND 21042
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OWNER
WEST FRIENDSHIP NEW TOWN COMPANY
11900 TECH ROAD
SILVER SPRING, MARYLAND 20904

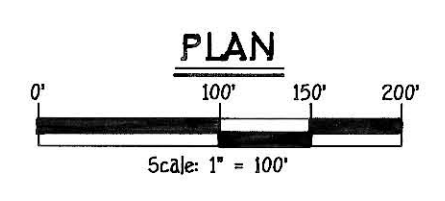
DEVELOPER
NEW TOWN COMPANY
c/o LAND DESIGN & DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE 210
COLUMBIA, MARYLAND 21044

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James S. Smith 7/28/93
PLANNING DIRECTOR DATE
C/M
PRELIMINARY PLAN
WEST FRIENDSHIP ESTATES
SECTION 1
LOTS 1 - 49 AND PARCEL 'A'
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: JUNE 28, 1993
SHEET 5 OF 6





LEGEND	
	DENOTES EXISTING FENCE LINE
	DENOTES EXISTING WETLAND AREA
	DENOTES EXISTING TREE LINE
	DENOTES EXISTING HEDGE ROW
	DENOTES APPROXIMATE 100 YEAR FLOOD PLAIN ELEVATION
	DENOTES LIMITS OF EXISTING FLOOD PLAIN
	DENOTES PROPOSED TREE LINE



FISHER, COLLINS & CARTER, INC.
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 SILVER SPRING, MARYLAND 20904

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

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING
 HOWARD COUNTY
Joseph B. ... 7/28/93
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN
WEST FRIENDSHIP ESTATES
 SECTION 1
 LOTS 1 - 49 AND PARCEL 'A'
 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: JUNE 28, 1993
 SHEET 4 OF 6

