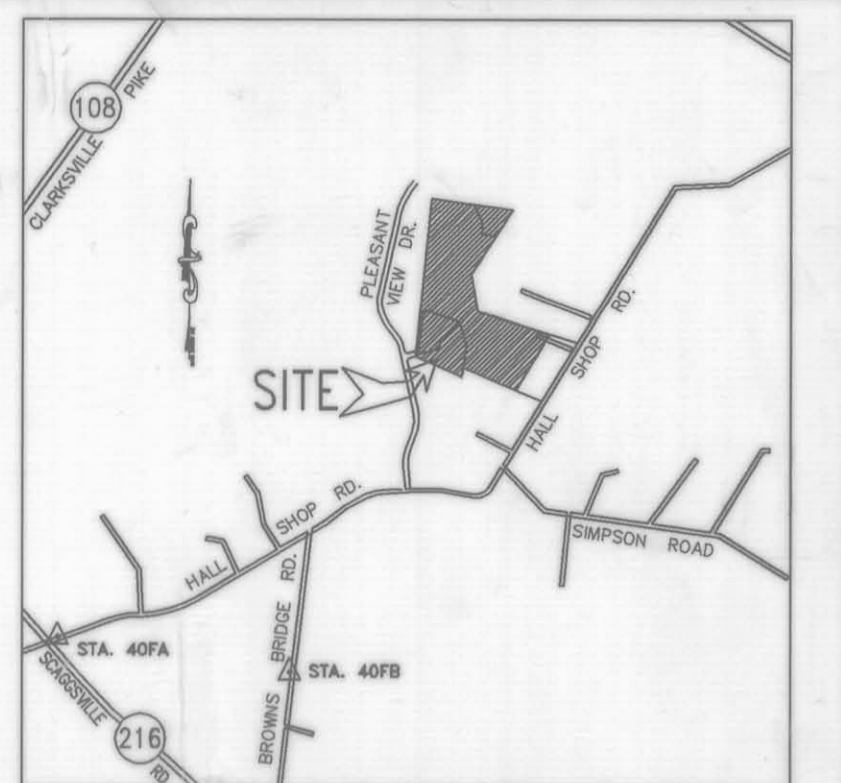


COORDINATE TABULATION		
NO.	NORTHING	EASTING
1	553038.3010	1329885.3570
2	552916.7920	1330736.7720
3	552382.0870	1330389.2350
4	552246.4960	1330301.9080
5	551909.5770	1330361.7910
6	551865.1190	1330372.6670
7	551623.7825	1331135.9798
8	551038.1241	1330777.6722
9	551278.0450	1330225.4530
10	551183.6250	1330203.1120
11	551392.7760	1329720.5870

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 S.F. 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 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 ON LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- GROUNDWATER APPROPRIATIONS PERMIT WILL BE ISSUED PRIOR TO FINAL PLAT APPROVAL.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY BOUNDARIES HAVE BEEN SHOWN.
- PERCOLATION TEST HAVE BEEN FIELD LOCATED.
- ALL WELLS TO BE DRILLED AND APPROVED (BY SUBMITTAL OF A COMPLETION REPORT TO THIS OFFICE) PRIOR TO RECORD PLAT APPROVAL. APPLICANT RESERVES THE RIGHT TO PETITION FOR RELIEF FROM PORTIONS OF THIS REQUIREMENTS BASED UPON SUCCESS RATE OF REPRESENTATIVE WELLS.



LOT No.	AREA	PIPESTEM	WETLAND	25% SLOPE	NET AREA
4	47,060.38 S.F.	0	0	0	47,060.38 S.F.
5	42,585.27 S.F.	0	0	0	42,585.27 S.F.
6	40,000.00 S.F.	0	0	0	40,000.00 S.F.
7	40,000.00 S.F.	0	0	0	40,000.00 S.F.
8	42,491.41 S.F.	0	0	0	42,491.41 S.F.
9	45,703.90 S.F.	0	0	0	60,000.00 S.F.
10	48,420.57 S.F.	3,420.57 S.F.	0	0	45,000.00 S.F.



VICINITY MAP  
SCALE 1" = 2000'

GENERAL NOTES:

- PROJECT BACKGROUND
  - TAX MAP 40 & 41, PARCEL 455
  - EXISTING ZONING = RR-DEO
  - GROSS AREA = 34.17 ACRES
  - NO. OF LOTS = 7 + 1 PRESERVATION PARCEL
  - AREA OF FLOODPLAIN = 3.37 ACRES
  - AREA OF STEEP SLOPE = 0
  - NET AREA = 30.80 ACRES
  - AREA OF PROPOSED LOTS = 7.36 ACRES
  - AREA OF PRESERVATION PARCEL = 26.42 ACRES
  - AREA OF ROW = 0.39 ACRE
  - THIS SUBDIVISION IS SUBJECT TO WP 96-56 WHICH WAIVED THE REQUIREMENT OF SECTION 16.120(b)(6)(i) TO PERMIT 5 ADJACENT PIPESTEMS LOTS SHARING A COMMON DRIVEWAY AND SECTION 16.120 (c)(2)(iii) TO PERMIT PIPESTEM LOTS WITH 0 WIDTH FRONTAGE ON A PUBLIC ROAD.
  - SKETCH PLAN WAS APPROVED ON NOVEMBER 28, 1995 UNDER S-96-06.
  - MINOR SUBDIVISION PLAT FOR LOTS 1, 2, & 3 WAS APPROVED ON JAN. 31, 1996 UNDER F-96-77
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY JOHN C. MELLEMA, INC. IN OCTOBER 1995.
- WETLAND DELINEATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES ON AUGUST 1995.
- A WET DRY POND IS PROPOSED FOR STORMWATER MANAGEMENT.
- PRIVATE WATER AND PRIVATE SEWER WILL BE UTILIZED.
- PERMITTED NO. LOTS = 34.17/4.25 = 8 + 1 DWELLING ON PRESERVATION PARCEL  
TOTAL NO. OF LOTS = 7  
PRESERVATION PARCEL = 1  
TOTAL NO. OF BUILDABLE LOTS & PARCEL = 8

- LEGEND:
- BAD HOLES
  - PERC HOLES
  - TEST PITS
  - EX. GRADE
  - PROP. GRADE
  - WETLAND
  - 25% SLOPE
  - 100 YR FLOODPLAIN
  - SEPTIC
  - EX. TREE LINE
  - WELLS

NO. OF STREET TREES = 15

PLAN  
SCALE: 1" = 100'

PROPERTY OF  
WILSON & LOUISE HOBBS  
LIBER 316, FOLIO 98  
ZONED RR-DEO

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR JA  
DATE 5/22/96



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT <i>Joseph M. Bowles</i> COUNTY HEALTH OFFICER DATE 5-1-96		
NO.	DATE	REVISION
PROJECT: FULTON MANOR EAST LOTS 4 THRU 10 & PRESERVATION PARCEL 'A' A RESUBDIVISION OF LOTS 1, 2, & 3 OF FULTON MANOR EAST AND THE BOWEN PROPERTY		
LOCATION: TAX MAP 40 & 41, PARCEL 455 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: PRELIMINARY PLAN		
OWNER: GERALD & PATRICIA BOWEN c/o LAND DESIGN & DEVELOPMENT INC. 10805 HICKORY RIDGE ROAD COLUMBIA, MARYLAND 21014		
DEVELOPER: LAND DESIGN & DEVELOPMENT INC. 10805 HICKORY RIDGE ROAD COLUMBIA, MD. 21044 TEL: 410-465-0400 FAX: 410-465-0489		
DESIGNED: DTA	CHECKED: JER	DATE: 3-6-96
DRAWN: AVG	APPROVED: MLL	PROJ. NO.: SCALE: 1" = 100' SHEET 7 OF 2

COORDINATE TABULATION		
NO.	NORTHING	EASTING
1	553038.3010	1329885.3570
2	552916.7920	1330736.7720
3	552382.0870	1330389.2350
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11	551392.7760	1329720.5870

SCHEDULE D STORM WATER MANAGEMENT LANDSCAPING, TYPE B	
POND	
LINEAR FEET OF PERIMETER	670
CREDIT FOR EXISTING VEGETATION (NO, YES, AND %)	NO
NUMBER OF TREES REQUIRED SHADE TREES EVERGREEN TREES	13 16
CREDIT FOR OTHER LANDSCAPING (NO, YES, AND %)	NO

CATEGORY	PERIMETER LANDSCAPE EDGE (TYPE A) LANDSCAPE BUFFER DESIGNATION							
	1	2	3	4	5	6	7	8
LINEAR FEET	622.9'	501.7'	376.4'	347.4'	477.8'	444.6'	225.3'	340'
CREDIT FOR EXISTING VEGETATION	90'	0	0	0	477.8'	444.6'	180'	50'
CREDIT FOR WALL, FENCE OR BERM	0	0	0	0	0	0	0	0
NUMBER OF PLANTS REQUIRED	8	8	6	5	0	0	0	4

- NOTE:
- All Perimeter Landscape Edge (Type A) will be the responsibility of the developer.
  - All Stormwater Management Area Landscaping (Type B) will be the responsibility of the developer.

- LEGEND :
- BAD HOLES
  - PERC HOLES
  - TEST PITS
  - EX. GRADE
  - PROP. GRADE
  - WETLAND
  - 25% SLOPE
  - 100 YR FLOODPLAIN
  - SEPTIC
  - EX. TREE LINE
  - WELLS



NO.	DATE	REVISION
PROJECT : FULTON MANOR EAST LOTS 4 THRU 10 & PRESERVATION PARCEL 'A' A RESUBDIVISION OF LOTS 1, 2, & 3 OF FULTON MANOR EAST AND THE BOWEN PROPERTY		
LOCATION : TAX MAP 40 & 41, PARCEL 455 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE : GRADING PLAN & LANDSCAPING PLAN		
OWNER : GERALD & PATRICIA BOWEN c/o LAND DESIGN & DEVELOPMENT INC. 10805 HICKORY RIDGE ROAD COLUMBIA, MARYLAND 21014		
DEVELOPER : LAND DESIGN & DEVELOPMENT INC. 8307 MAIN ST., HISTORIC ELLICOTT CITY, MD. COLUMBIA, MD. 21044		
DESIGNED: DTA	CHECKED: JER	DATE: 3-6-96
DRAWN: AVG	APPROVED: MLL	SCALE: 1"=100'
		PROJ. NO.: SHEET 2 OF 2

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
5/29/96  
DATE

PROPERTY OF  
WILSON & LOUISE HOBBS  
LIBER 316, FOLIO 88  
ZONED RR-D20

PLAN  
SCALE: 1" = 100'

