



VICINITY MAP
SCALE: 1"=2,000'

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: 448/527
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT BY ONE POCKET POND LOCATED ON OPEN SPACE LOT 11. THE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- THERE ARE NO WETLANDS ON SITE.
- THERE ARE NO FLOODPLAINS ON SITE.
- FOREST STAND DELINEATION PLAN PREPARED BY EXPLORATION RESEARCH INC. DATED AUGUST, 2001.
- APPO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED JUNE, 2001. AND REVISED ON DECEMBER 14, 2001.
- THERE ARE NO STEEP SLOPES ON SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH AND SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- STREET LIGHTING WILL BE PROVIDED.
- THE STORMWATER FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- OPEN SPACE LOT 11 WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- TRASH COLLECTION RECYCLING AND SNOW REMOVAL WILL BE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENT AND THE ROAD RIGHT-OF-WAY LINE ONLY.
- REF. 4TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DIVISION REGULATIONS.

OWNER/
DEVELOPER
MICHAEL PFAU
7320 GRACE DRIVE
COLUMBIA, MD 21044
PHONE: (410) 740-9401

SKETCH PLAN
LINCOLN GLEN LOTS 1-11

TAX MAP 43 BLOCK 8 PARCEL 407
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: JT
DRAWN BY: JT
CHECKED BY: RHW
DATE: DEC. 14, 2001
SCALE: 1"=50'
W.O. NO.: 2017140

1 SHEET OF 1

SITE DATA

LOCATION: TAX MAP 43, PARCEL 407
6TH ELECTION DISTRICT
EXISTING ZONING: RSC
DENSITY: 4 UNITS/AC (2.56ACx4=10 UNITS)
GROSS AREA OF PARCEL: 111,514 SQ.FT. (2.560 ACRES)
AREA OF RIGHT OF WAY: 125 SQ.FT. (0.002 AC)
AREA OF FLOODPLAIN: NONE
AREA OF STEEP SLOPES: NONE
NET AREA OF PROJECT: 111,426 SQ.FT. (2.558 ACRES)
NUMBER OF PROPOSED RESIDENTIAL LOTS: 10
AREA OF PROPOSED RESIDENTIAL LOTS: 91,956 SQ. FT. (2.11 ACRES)
AREA OF SMALLEST BUILDABLE LOT PROPOSED: 6,694 SQ. FT. (LOT 1)
NUMBER OF PROPOSED OPEN SPACE LOTS: 1
AREA OF OPEN SPACE REQUIRED: 20% OF GROSS AREA OF PARCEL (0.50 AC.)
TOTAL AREA OF OPEN SPACE PROPOSED: 0.59 ACRES

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,402 SF	1,876 SF	10,526 SF
3	8,113 SF	244 SF	7,869 SF
4	8,896 SF	502 SF	8,394 SF
5	9,209 SF	668 SF	8,541 SF
6	10,445 SF	731 SF	9,714 SF
7	8,411 SF	671 SF	7,740 SF
8	8,164 SF	489 SF	7,675 SF
9	7,182 SF	323 SF	6,859 SF

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING	C

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 30

LEGEND

- EXISTING CONTOUR
- BUILDING RESTRICTION LINE
- PROPERTY LINE
- EXISTING TREELINE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Handwritten Signature 3/7/02
PLANNING DIRECTOR DATE

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