

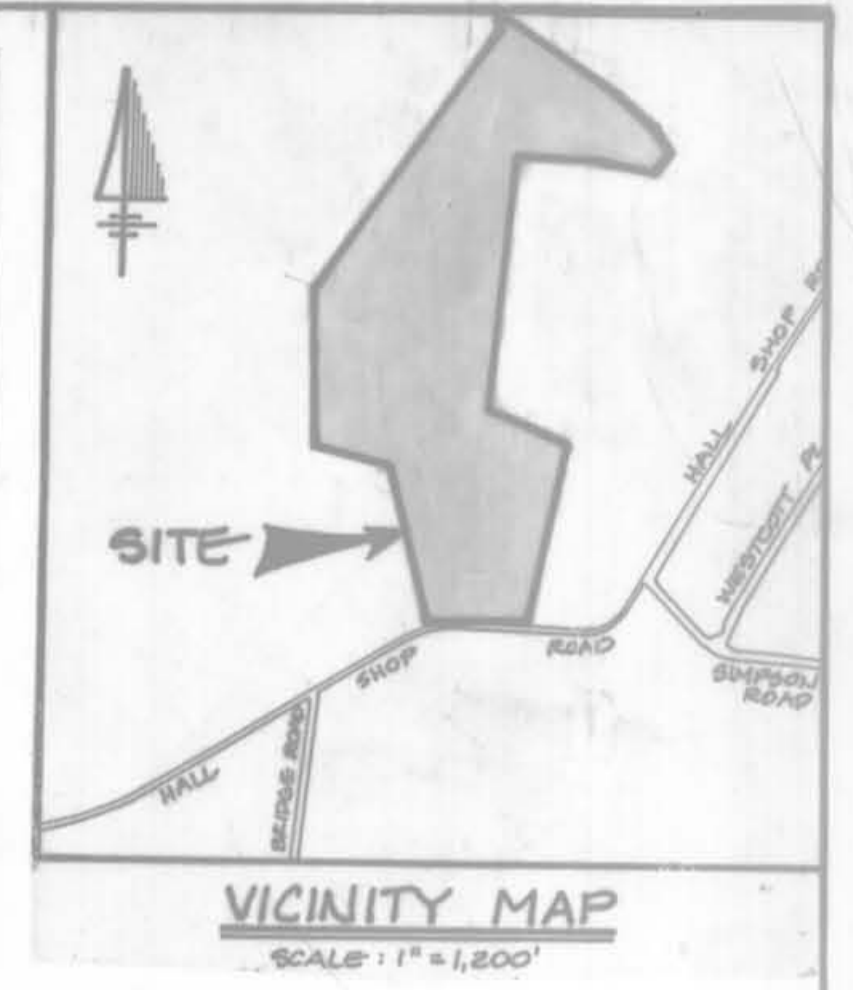
LEGEND

- 15% TO 24.99% SLOPES
- 25% OR GREATER SLOPES
- STREAM BUFFER
- WETLANDS
- OPEN SPACE AREA TO BE DEDICATED TO HOMEOWNERS ASSOCIATION

E 1,990,000

000'064" N

LOT #	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
1	26,590	7600	48,990			48,990
21	52,000	2,690	48,910			48,910
22	58,900	5,100	58,800			58,800
23	42,200	4,990	44,670			44,670
24	58,920	4,800	59,790			59,790
25	58,690	800	52,890			52,890
34	46,095	1,230	44,805			44,805
35	44,680	1,980	42,700			42,700
36	48,140	2,790	45,410			45,410



GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS(S) HAVE BEEN APPROVED.
2. EX-ZONING: RR-D20.
3. TOPOGRAPHIC SURVEY CONTOUR MAPPING PROVIDED BY LEONARD COUNTY 1" = 200' TOPO.
4. BOUNDARY INFORMATION FROM SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC.
5. THE WATER AND SEWER SERVICE FOR THIS PROJECT IS PRIVATE.

AREA TABULATIONS

GROSS TRACT AREA = 91.52 AC.±
 AREA IN STEEP SLOPES = 1.28 ACS.
 NET TRACT AREA = 90.32 ACS.
 AREA OF PROPOSED BUILDABLE LOTS = 42.56 AC.±
 AREA OF OPEN SPACE LOTS = 23.56 AC.±
 AREA OF PROPOSED ROADS = 5.4 AC.±
 AREA OF PRESERVATION PARCEL = 22.0 ACS.±
 OPEN SPACE REQUIRED = 22.0 ACS.±
 (91.52 ACRES X 0.25 ACRES)
 OPEN SPACE PROVIDED = 42.56 ACRES

LOT AND OPEN SPACE TABULATIONS

TOTAL NUMBER OF BUILDING LOTS ALLOWED = 45
 (91.52 AC. PER LOT = 45.76 OR 45)
 TOTAL NUMBER OF BUILDING LOTS PROPOSED = 36
 TOTAL NUMBER OF PRESERVATION PARCELS = 1
 TOTAL NUMBER OF OPEN SPACE LOTS = 5

6. A WAIVER TO THE MAXIMUM LENGTH OF A CUL-DE-SAC HAS BEEN APPROVED (SEE D.P.W.'S COMMENTS OF OCTOBER 7, 1993).
7. THIS PROJECT MUST CONFORM TO A.D.A. CRITERIA.
8. AREA IN WETLANDS = 1.15 AC.±

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

James Smith
 PLANNING DIRECTOR DATE 12/2/93

SKETCH PLAN

FULTON MANOR

LOTS 1-41 AND PRESERVATION PARCEL 'A'
 TAX MAP 40 PARCELS 205/104
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100'
 DATE: AUG., 1993
 SHEET 1 OF 2



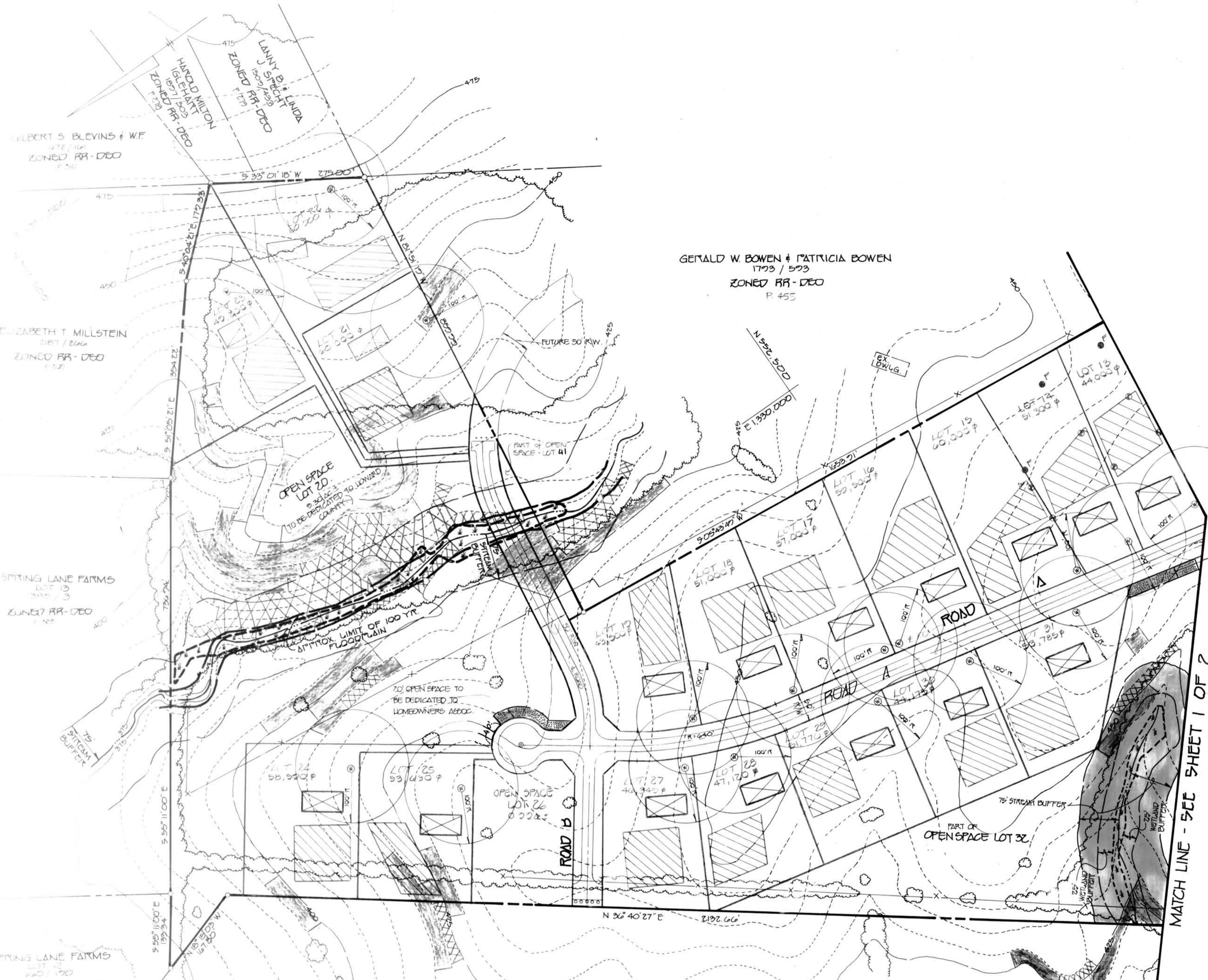
OWNER AND DEVELOPER
 OTHA D. UPCHURCH & CAROL R. UPCHURCH
 487 OLD GORHAM CIRCLE
 MILLERSVILLE, MD. 21108

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 471 BALTIMORE NATIONAL PKWY. SUITE 800
 ELICHTON CITY, MARYLAND 21041
 MD 02 - 050

RAYMOND REGAN, WIFE
 721 / 209
 ZONED RR-D20
 P.200.

MAX A. SMITH & W.F.
 181 / 201
 ZONED RR-D20
 P.24.





LEGEND

- 15% - 24.22% Slopes
- 25% or greater Slopes
- Stream Buffer
- Wetlands
- Open Space Area to be Dedicated to Homeowners Association

20' OPEN SPACE TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.

MATCH LINE - SEE SHEET 1 OF 2

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joseph R. Smith 12/2/03
PLANNING DIRECTOR DATE
JA

SKETCH PLAN
FULTON MANOR

LOTS 1-41
AND PRESERVATION PARCEL A
TAX MAP 40 PARCELS 2051104
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
DATE: 12/2/03
SHEET 2 OF 2



OWNER AND DEVELOPER
OTHA D. UPCHURCH & CAROL F. UPCHURCH
457 OLD ORCHARD CIRCLE
MILLERSVILLE, MD. 21108

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