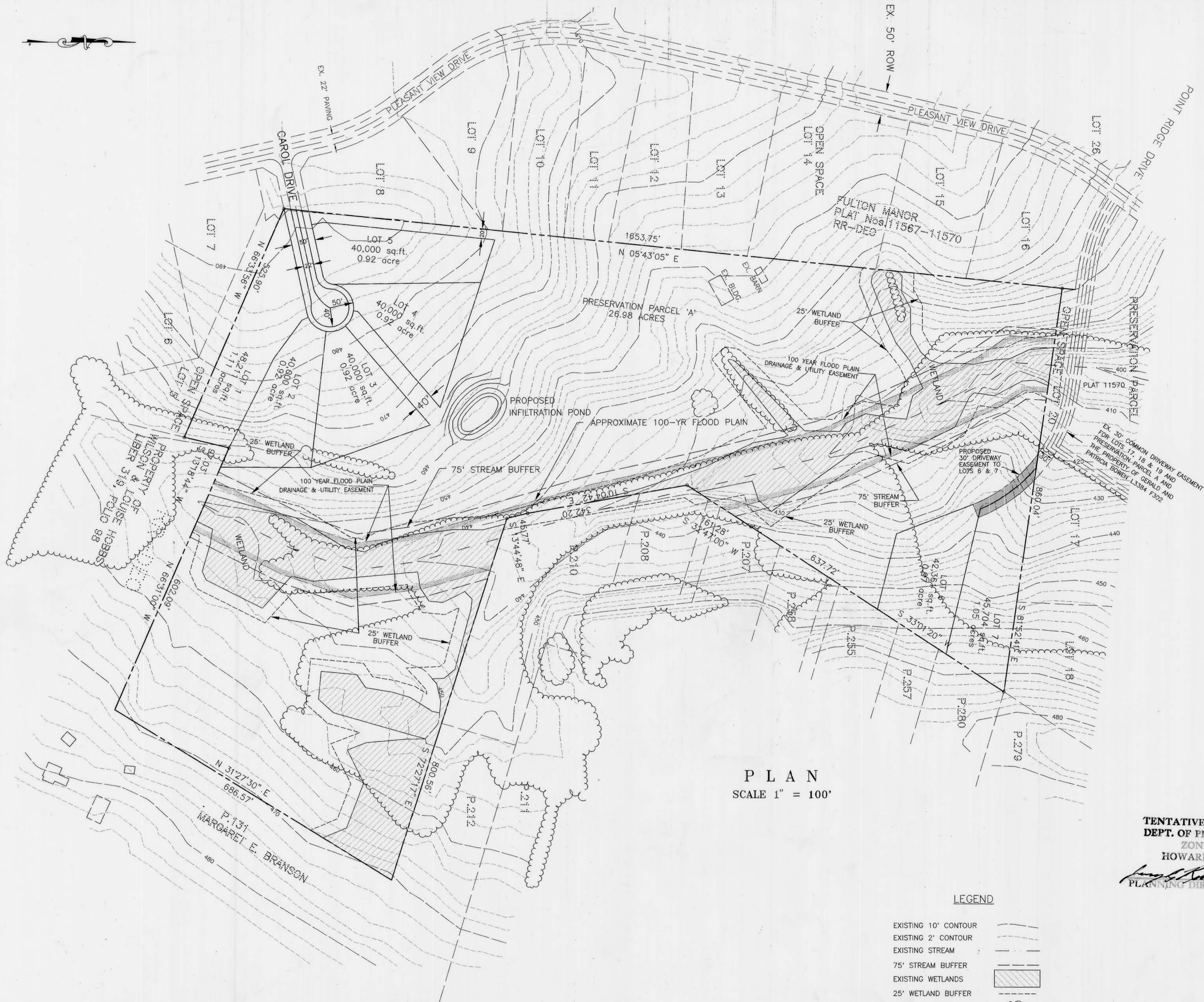


VICINITY MAP  
SCALE 1" = 1200'



PLAN  
SCALE 1" = 100'

- GENERAL NOTES:
- PROJECT BACKGROUND
    - (g) TAX MAP 40 & 41, PARCEL 455
    - (h) EXISTING ZONING = RR-CEO
    - (i) GROSS AREA = 34.17 ACRES
    - (j) NO. OF LOTS = 7 + 1 PRESERVATION PARCEL
    - (k) AREA OF FLOODPLAIN = 4.15 ACRES
    - (l) AREA OF STEEP SLOPE = 0
    - (m) NET AREA = 30.02 ACRES
    - (n) AREA OF PROPOSED LOTS = 6.80 ACRES
    - (o) AREA OF PRESERVATION PARCEL = 26.98 ACRES
    - (p) AREA OF ROW = 0.39 ACRE
    - (q) THIS SUBDIVISION IS SUBJECT TO WP 96-32 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 WITH FRONTAGE ON A PUBLIC ROAD.
  - TOPOGRAPHY BASED ON HOWARD COUNTY AERIAL MAY 1984.
  - WETLAND DELINEATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES ON AUGUST 1995.
  - AN INFILTRATION POND IS PROPOSED FOR STORMWATER MANAGEMENT.
  - PRIVATE WATER AND PRIVATE SEWER WILL BE UTILIZED.
  - PERMITTED NO. LOTS =  $34.17/4.25 = 8$   
 TOTAL NO. OF LOTS = 7  
 PRESERVATION PARCEL = 1  
 TOTAL NO. OF BUILDABLE LOTS = 8

LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING STREAM
- 75' STREAM BUFFER
- EXISTING WETLANDS
- 25' WETLAND BUFFER
- EXISTING TREE LINE

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*Joseph R. Butler* 11/28/95  
 PLANNING DIRECTOR DATE



**Virginia Engineering Inc.**  
 CONSULTING ENGINEERS  
 8307 MAIN ST., HISTORIC ELLICOTT CITY, MD.  
 410-465-0400

PROJECT: FULTON MANOR EAST  
 LOTS 1 THRU 7 & PRESERVATION PARCEL 'A'

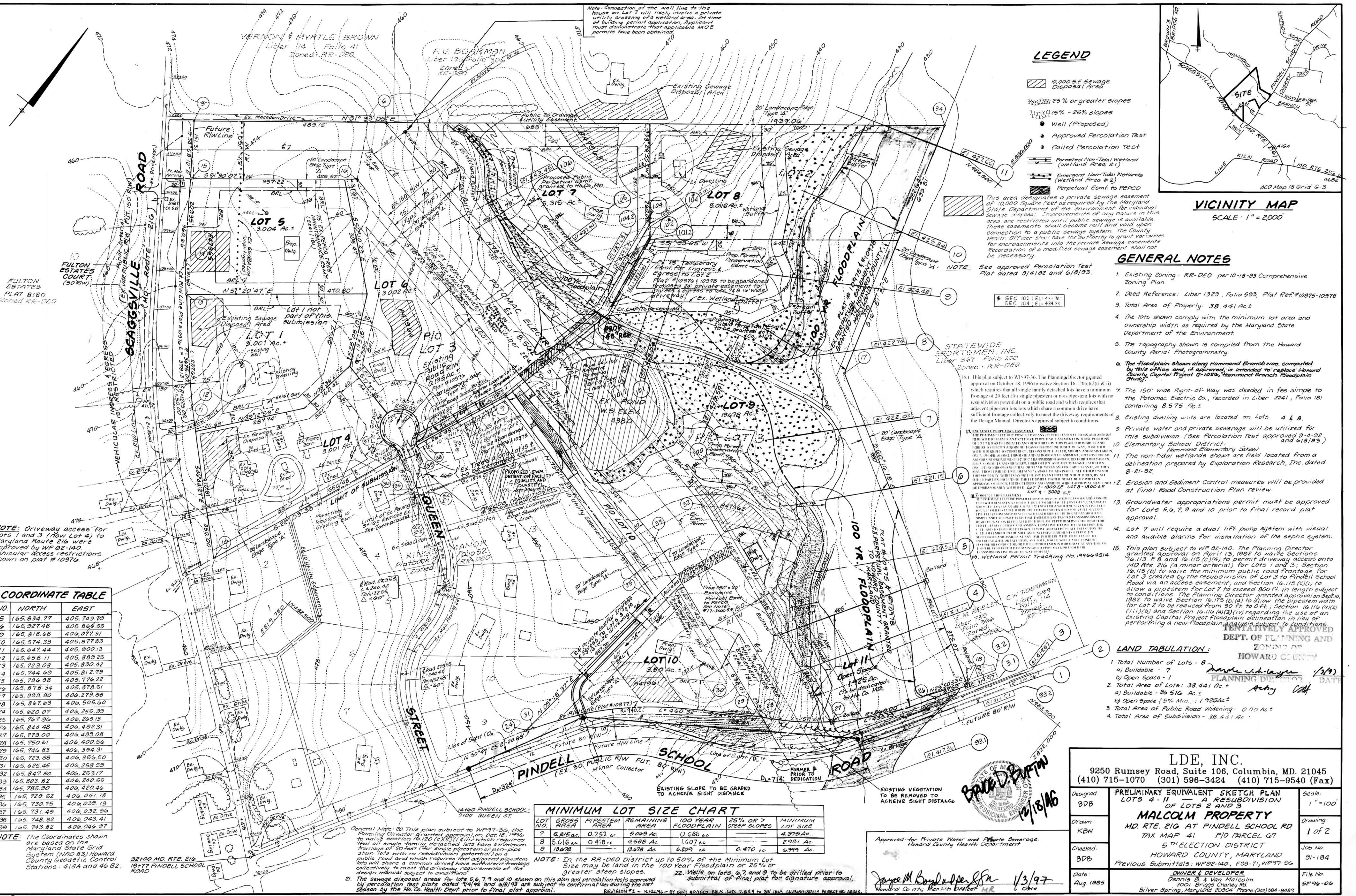
TITLE: SKETCH PLAN

DEVELOPER: LAND DESIGN AND DEVELOPMENT INC.  
 10805 HICKORY RODGE ROAD  
 COLUMBIA, MARYLAND 21014

OWNER: GERALD & PATRICIA BOWEN  
 c/o LAND DESIGN & DEVELOPMENT INC.  
 10805 HICKORY RODGE ROAD  
 COLUMBIA, MARYLAND 21014

TAX MAP 40 & 41 5TH ELEC. DIST., HOWARD CO., MD  
 DATE: 11-13-95 SCALE: 1"=100' SHEET 1 OF 1  
 DESIGN BY: MLL DRAWN BY: DTA CHECKED BY:





**LEGEND**

- 10,000 S.F. Sewage Disposal Area
- 25% or greater slopes
- 15% - 25% slopes
- Well (Proposed)
- Approved Percolation Test
- Failed Percolation Test
- Forested Non-Tidal Wetland (Wetland Area #1)
- Emergent Non-Tidal Wetlands (Wetland Area #2)
- Perpetual Esm't to PEPCO

This area designates a private sewage easement of 10,000 Square Feet as required by the Maryland State Department of the Environment for individual lots. These easements are not available in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments onto the private sewage easements. Repercussion of a modified sewage easement shall not be necessary.

**VICINITY MAP**  
SCALE: 1" = 2,000'

**GENERAL NOTES**

1. Existing Zoning: RR-DEO per 10-18-93 Comprehensive Zoning Plan.
2. Deed Reference: Liber 1329, Folio 593, Plat Ref: 10975-10978
3. Total Area of Property: 38.441 Ac.
4. The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
5. The topography shown is compiled from the Howard County Aerial Photogrammetry.
6. The floodplain shown along Hammond Branch was computed by this office and, if approved, is intended to replace Howard County Capital Project 5-102B, Hammond Branch, Floodplain Study.
7. The 150' wide Right-of-Way was deeded in fee simple to the Potomac Electric Co., recorded in Liber 2241, Folio 181 containing 8.575 Ac.
8. Existing dwelling units are located on Lots 4 & 8.
9. Private water and private sewerage will be utilized for this subdivision (see Percolation Test approved 9-4-92 Elementary School District, Hammond Elementary School).
10. The non-tidal wetlands shown are field located from a delineation prepared by Exploration Research, Inc. dated 8-21-92.
11. Erosion and Sediment Control measures will be provided at Final Road Construction Plan review.
12. Groundwater appropriations permit must be approved for Lots 5, 6, 7, 9 and 10 prior to final record plat approval.
13. Lot 7 will require a dual lift pump system with visual and audible alarms for installation of the septic system.
14. This plan subject to WF 92-140. The Planning Director granted approval on April 13, 1992 to waive Sections 16.115 (a) and 16.115 (c)(4) to permit driveway access onto MD Rte. 216 (a minor arterial) for Lots 1 and 3, Section 16.115 (b) to waive the minimum public road frontage for Lot 3 created by the resubdivision of Lot 3 to Pindel School Road via an access easement, and Section 16.115 (d)(1) to allow a pipestem for Lot 2 to exceed 800 ft. in length subject to conditions. The Planning Director granted approval on Sept. 1992 to waive Section 16.115 (b) to allow the pipestem width for Lot 2 to be reduced from 30 ft. to 0 ft.; Section 16.115 (d)(2) (i)(1)(b) and section 16.115 (d)(1)(b)(iv) regarding the use of an existing Capital Project floodplain delineation in lieu of performing a new floodplain analysis subject to conditions.
15. Wetland Permit Tracking No. 1996-04514

**LAND TABULATION:**

1. Total Number of Lots - 8
  - a) Buildable - 7
  - b) Open Space - 1
2. Total Area of Lots: 38.441 Ac.
  - a) Buildable - 36.516 Ac.
  - b) Open Space (5% Min.) - 1.925 Ac.
3. Total Area of Public Road Widening - 0.000 Ac.
4. Total Area of Subdivision - 38.441 Ac.

NOTE: Driveway access for Lots 1 and 3 (now Lot 4) to Maryland Route 216 were approved by WF 92-140. Vehicular access restrictions shown on plat # 10976.

**COORDINATE TABLE**

NO.	NORTH	EAST
5	165,834.77	405,749.79
6	165,927.48	405,846.55
9	165,818.68	404,077.31
10	165,574.33	405,977.83
11	165,647.44	405,900.13
12	165,658.11	405,889.25
13	165,723.08	405,830.42
14	165,744.63	405,812.79
15	165,736.98	405,776.22
16	165,878.34	405,878.51
17	165,993.90	406,273.98
18	165,867.63	406,505.60
24	165,620.07	406,255.39
25	165,767.96	406,269.13
26	165,844.48	406,492.31
27	165,779.00	406,439.08
28	165,750.61	406,400.56
29	165,746.83	406,394.31
30	165,723.98	406,356.50
31	165,625.45	406,258.59
32	165,847.90	406,253.17
33	165,803.82	406,240.55
34	165,785.90	406,420.46
35	165,729.52	406,041.18
36	165,730.75	406,039.13
37	165,731.49	406,032.96
38	165,748.92	406,043.41
39	165,743.82	406,046.97

NOTE: The Coordinates shown are based on the Maryland State Grid System (NAD 83) Howard County Geodetic Control Stations: 416A and 46 B2.

Note: Connection of the well line to the house on Lot 7 will likely involve a private utility crossing of a wetland area. At time of building permit application, Applicant must demonstrate that applicable MCE permits have been obtained.

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% OR > SLOPES	MINIMUM LOT SIZE
7	5,915 ac.	0.252 ac.	5,663 Ac.	0.686 ac.		4,975 Ac.
8	5,016 ac.	0.478 ac.	4,538 Ac.	1,007 ac.		2,931 Ac.
9	13,678 ac.		13,678 Ac.	6,209 ac.	0.470 ac.	6,999 Ac.

NOTE: In the RR-DEO District up to 50% of the Minimum Lot Size may be land in the 100 Year Floodplain or 25% or greater steep slopes.

21. The sewage disposal areas for lots 5, 6, 7, 9 and 10 shown on this plan and percolation tests approved by percolation test plate dated 11/18/92 and 8/17/93 are subject to confirmation during the wet season by the Ho. Co. Health Dept prior to final plat approval.

22. Wells on lots 6, 7, and 9 to be drilled prior to submittal of final plat for signature approval.

Approved for Private Water and Sewerage, Howard County Health Department

Joyce M. Boyd-Lapper  
1/3/97



**LDE, INC.**  
9250 Rumsey Road, Suite 106, Columbia, MD. 21045  
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED BY: BDB  
DRAWN BY: KBW  
CHECKED BY: BDB  
DATE: Aug 1995

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
LOTS 4-11 - A RESUBDIVISION OF LOTS 2 AND 3  
**MALCOLM PROPERTY**  
MD. RTE. 216 AT PINDELL SCHOOL RD.  
TAX MAP 41 P10 PARCEL G7  
5<sup>TH</sup> ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Previous Submittals: WF92-140, F93-11, WF97-36

OWNER & DEVELOPER  
Dennis B. & Van Malcolm  
2001 Bridge Charly Rd.  
Silver Spring, Maryland 20904 Phone: (301) 384-8489

Scale: 1" = 100'  
Drawing: 1 of 2  
Job No: 91-184  
File No: SP 96-06