

# PRELIMINARY PLAN

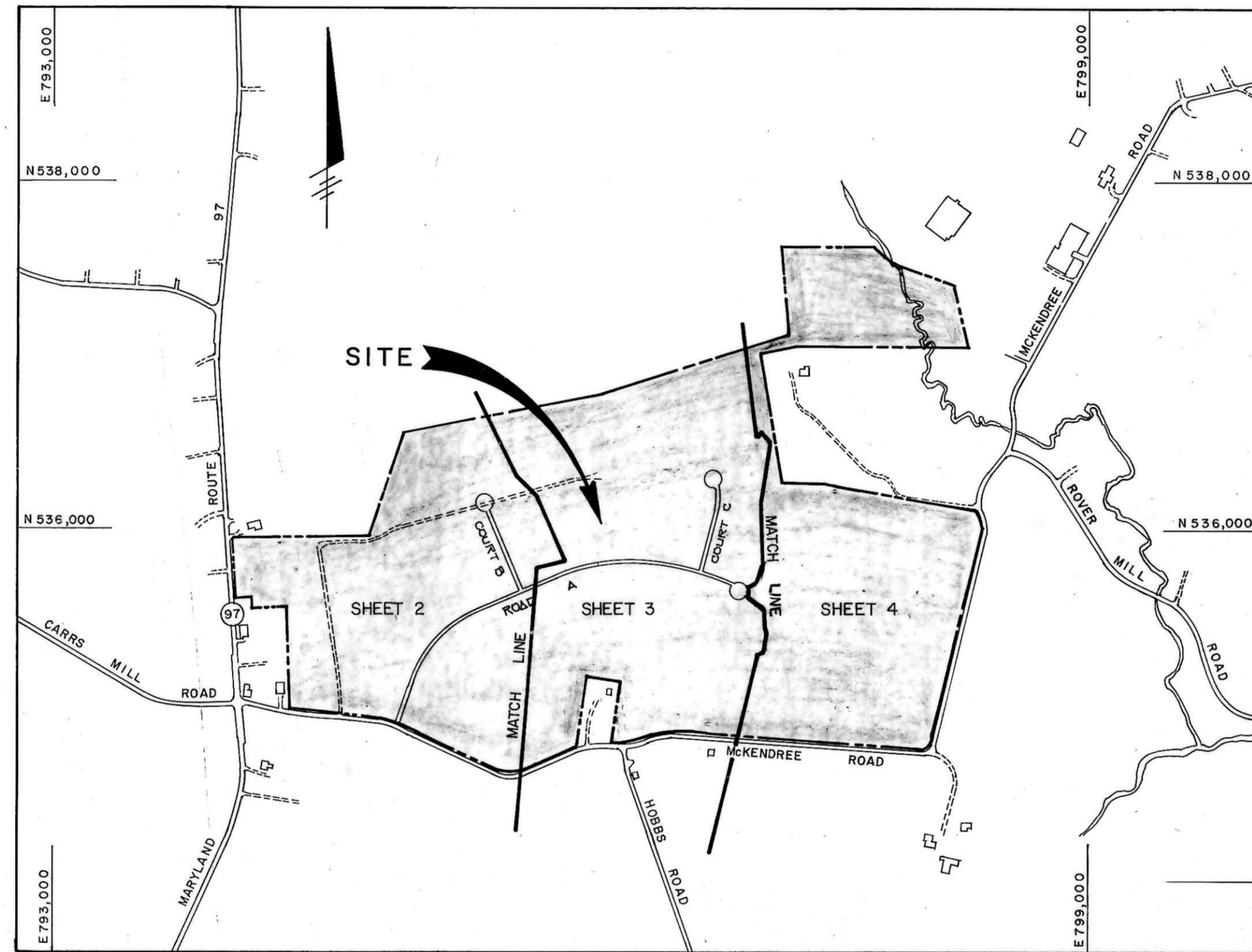
## McKENDREE ESTATES LOTS 1 - 40 AND PRESERVATION PARCELS 'A', 'B' AND 'C' FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MINIMUM LOT SIZE CHART						COORDINATE TABLE		
LOT NO.	GROSS AREA AC.±	PIPESTEM AREA AC.±	FLOODPLAIN AREA AC.±	STEEP SLOPES AC.±	NET AREA AC.±	PT.	NORTH	EAST
						128	537007.098	
129	536277.768				797250.794			
130	535156.094				796311.479			
5	1.20	0.06	0.00	0.00	1.14	131	535179.154	796132.481
6	1.03	0.11	0.00	0.00	0.92	249	536785.808	796110.161
27	1.40	0.10	0.00	0.00	1.30	250	537571.286	797850.887
23	1.49	0.14	0.00	0.00	1.35	251	537639.679	797787.238
						252	537408.867	798245.564
						255	534724.172	798114.834
						256	535976.709	794830.047
						257	536570.226	795026.357
						259	536270.022	797405.365
						263	536196.644	797861.807
						298	537639.463	797239.113
						302	536260.606	797535.615
						303	536157.162	798047.117
						304	536131.698	798196.443
						305	536091.360	798376.990
						306	536072.568	798393.479
						307	535938.243	798405.245
						311	537038.343	797314.709
						312	534899.740	794947.670
						314	534560.360	795669.060
						315	534731.889	796092.363
						316	535510.230	794092.525
						317	535939.420	794062.492
						318	535515.908	794173.667
						319	535481.991	794176.040
						320	535494.882	794360.260
						321	534950.661	794398.342
						322	534804.412	796264.928
						325	537112.278	797292.850
						326	537010.933	798351.287
						327	534842.200	796351.036

LOT NUMBER	PREVIOUS LOT NUMBER	AVERAGE PERC TIME IN MINUTES PER SECOND INCH	MAX. DEPTH PERMITTED FOR EFFLUENT PIPE TO ENTER SEWAGE DISPOSAL AREA AT ITS HIGHEST ELEVATION WITH REFERENCE TO EXISTING GRADE AT TIME OF PERCOLATION TEST	INLET DEPTH (FT.)	COUNTY NUMBER
1	A	12	4.0	A42030	
2	1 (3)	4	3	A44239	
3	2 (4)	5	3	A44240	
4	3	10	3.0	A42031	
5	4	7	4.0	A42032	
6	5	7	4.0	A44241	
7	6 (5)	2	3.0	A42033	
8	7 (11)	11	3	A44242	
9	8 (12)	8	4	A42034	
10	9	7	4	A42035	
11	10 (13)	13	4.5	A42036	
12	11 (14)	2	3	A44243	
13	12 (15)	6	4.0	A42037	
14	13 (16)	6	4.0	A42038	
15	14	12	4.0	A42039	
16	15 (17)	10	4.0	A44244	
17	16 (18)	10	4.0	A42040	
18	17 (19)	4	3.0	A44245	
19	18	4	3.0	A42041	
20	19	6	3.0	A42042	
21	20	3	4.0	A42043	
22	21	0	3.0	A42044	
23	22	6	2.5	A42045	
24	23	5	3.0	A42046	
25	24 (20A)	7	3	A44253	
26	25 (22)	6	3.0	A42047	
27	26 (30)	3	3	A44257	
28	27	7	3.0	A42048	
29	28 (31)	3	3.0	A42049	
30	29 (32)	5	4	A44259	
31	30 (33)	5	2.0	A44260	
32	31	12	4.0	A42050	
33	32 (34)	7	3	A44261	
34	33 (36)	4	3	A44262	
35	34 (37)	4	3	A44263	
36	35 (38)	7	3	A44264	
37	36 (39)	7	3	A42051	
38	37 (40)	7	4	A44265	
39	38	3	2.0	A44267	
40	39	5	3.0	A42052	

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
 James M. Boyd, M.D., P.E. 7-28-93  
 COUNTY HEALTH OFFICER DATE

NOTES: 1) TO CONFIRM SOIL PROFILE, ONE HOLE SHALL BE DUG ON LOT 6 AND LOT 34 PRIOR TO FINAL PLAT SIGNATURE.  
 2) WELLS TO BE DRILLED ON LOTS: 9, 11, 23, 28, 34 AND 35 PRIOR TO FINAL PLAT SIGNATURE.  
 'P' DENOTES: PUMPING SYSTEM REQUIRED.



VICINITY MAP

SCALE: 1" = 600'

- GENERAL NOTES
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - PROJECT BACKGROUND: LOCATION: McKENDREE ROAD  
 TAX MAP: 14  
 PARCEL: 123  
 ZONING: RC  
 TOTAL TRACT AREA: 170.13 AC.  
 NUMBER OF PROPOSED LOTS: 40
  - TOPOGRAPHIC SURVEY BY PHOTO SCIENCE, INC. ON OR ABOUT 3/28/89. 2 FEET CONTOUR INTERVAL.
  - HORIZONTAL AND VERTICAL DATUM BASED ON HOWARD COUNTY CONTROL.
  - PRIVATE WATER AND PRIVATE SEWER TO BE UTILIZED.
  - STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST GUIDELINES FOR CLUSTER SUBDIVISIONS.
  - LIMITS OF 100 YEAR FLOODPLAIN WERE DELINEATED BY UTILIZING F.I.R.M. MAP NO. 2400440014B.
  - WETLANDS DELINEATED BY EXPLORATION RESEARCH, INC. APPROVED ON 1-12-00.
  - TRAFFIC STUDY BY THE TRAFFIC GROUP, INC. - MARCH 3, 1993.
  - GEOTECHNICAL REPORT BY HERBST AND ASSOCIATES - MARCH 18, 1993.
  - AREA OF PROPOSED LOTS: 49.95 AC.±
  - AREA OF PROPOSED ROADS: 8.11 AC.± (INCLUDING R/W ALONG MCKENDREE ROAD).
  - DENSITY: 1 D.W. PER 4.25 AC.
  - NOISE STUDY: A WAIVER FOR NOT PROVIDING A NOISE STUDY WAS APPROVED AUGUST 4, 1993.
  - 1 DWELLING UNIT AND ONE TENANT HOUSE ARE PROPOSED ON THE AGRICULTURAL PRESERVATION PARCEL 'B'. (PRESERVATION PARCEL 'B' IS THE ONLY BUILDABLE PARCEL).
  - TOTAL AREA OF PRESERVATION PARCELS A, B AND C: 116.07 AC.±
  - AGRICULTURAL PRESERVATION PARCEL 'B' (8.15 AC.±) TO BE PRIVATELY OWNED AND MAINTAINED. ENVIRONMENTAL PRESERVATION PARCELS A AND C (TOTAL AREA 60.92 AC.±) TO BE OWNED AND MAINTAINED BY H.O.A.
  - EXISTING UTILITIES LOCATED BY FISHER, COLLINS & CARTER, INC.

### SHEET INDEX

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- AREA 1: TYPE 'A' BUFFER CONSISTING OF 1 TREE PER 60 LINEAR FEET. 1,320 LINEAR FEET REAR YARD OF SINGLE FAMILY DETACHED TO OPEN SPACE/60 LINEAR FEET = 22 TREES REQUIRED. 22 TREES ARE PROVIDED.
- AREA 2: TYPE 'A' BUFFER CONSISTING OF 1 TREE PER 60 LINEAR FEET. 650 LINEAR FEET REAR AND SIDE YARD OF SINGLE FAMILY DETACHED TO OPEN SPACE/60 LINEAR FEET = 11 TREES REQUIRED. 16 TREES ARE PROVIDED.
- AREA 3: TYPE 'A' BUFFER CONSISTING OF 1 TREE PER 60 LINEAR FEET. 562 LINEAR FEET REAR YARD OF SINGLE FAMILY DETACHED TO OPEN SPACE/60 LINEAR FEET = 7 TREES REQUIRED. 7 TREES ARE PROVIDED.
- AREA 4: TYPE 'A' BUFFER CONSISTING OF 1 TREE PER 60 LINEAR FEET. 1,677 LINEAR FEET REAR AND SIDE YARD OF SINGLE FAMILY DETACHED TO OPEN SPACE/60 LINEAR FEET = 28 TREES REQUIRED. 29 TREES ARE PROVIDED.
- AREA 5: TYPE 'A' BUFFER CONSISTING OF 1 TREE PER 60 LINEAR FEET. 1,580 LINEAR FEET REAR AND SIDE YARD OF SINGLE FAMILY DETACHED TO OPEN SPACE/60 LINEAR FEET = 27 TREES REQUIRED. 29 TREES ARE PROVIDED.
- AREA 6: TYPE 'A' BUFFER CONSISTING OF 1 TREE PER 60 LINEAR FEET. 777 LINEAR FEET SIDE YARD OF SINGLE FAMILY DETACHED TO OPEN SPACE/60 LINEAR FEET = 13 TREES REQUIRED. 13 TREES ARE PROVIDED.
- AREA 7: TYPE 'A' BUFFER CONSISTING OF 1 TREE PER 60 LINEAR FEET. 487 LINEAR FEET REAR YARD OF SINGLE FAMILY DETACHED TO OPEN SPACE/60 LINEAR FEET = 9 TREES REQUIRED. 15 TREES ARE PROVIDED.
- AREA 8: TYPE 'A' BUFFER CONSISTING OF 1 TREE PER 60 LINEAR FEET. 1,708 LINEAR FEET REAR AND SIDE YARD OF SINGLE FAMILY DETACHED TO OPEN SPACE/60 LINEAR FEET = 32 TREES REQUIRED. 32 TREES ARE PROVIDED PLUS AFFORESTATION ON THE SIDE YARD.
- STREET TREES ARE PROVIDED ALONG MCKENDREE ROAD. THERE ARE NO SIDEWALKS AND THESE TREES ARE TO BE INSTALLED WITHIN THE 10-20 FOOT WIDE PLANTING STRIP RIGHT-OF-WAY ON APPROXIMATELY 40 FOOT CENTERS.
- NO TREES ARE TO BE PLANTED IN ROAD DRAINAGE SWALES.

LANDSCAPE NOTES	
1.	STREET TREES AND BUFFER TREES SHALL BE 2 1/2" - 3" CALIPER IN SIZE
2.	THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PLANTS ON THE OVERALL LANDSCAPE PLAN.
3.	THE FINAL LANDSCAPE DESIGN WILL BE SHOWN ON THE SITE DEVELOPMENT DRAWINGS.
4.	STREET TREES ARE AS FOLLOWS:
	MCKENDREE ROAD - 6,000.00 L.F. / 40 L.F. = 127 TREES REQUIRED 75 PROPOSED ACER RUBRUM 'OCTOBER GLORY' + 884.04 L.F. OF EXISTING VEGETATION + 774.94 L.F. OF EXISTING VEGETATION
	ROAD A - 4,104 L.F. TOTAL FOR BOTH SIDES OF THE STREET/40 L.F. = 104 TREES REQUIRED 104 PROPOSED GINKGO BILOBA 'AUTUMN GOLD'
	COURT B - 1,026 L.F. TOTAL FOR BOTH SIDES OF THE STREET/40 L.F. = 26 TREES REQUIRED 26 PROPOSED TILIA CORDATA 'GREENSPIRE'
	COURT C - 1,014 L.F. TOTAL FOR BOTH SIDES OF THE STREET/40 L.F. = 26 TREES REQUIRED 26 PROPOSED PLATANUS X ACERIFOLIA 'BLOODGOOD'
5.	BUFFER PLANTING WILL CONSIST OF A RANDOM MIX OF ACER RUBRUM 'OCTOBER GLORY', LIQUIDAMBAR STYRACIFLUA, QUERCUS FIELDRIS, JELKOVIA SEROTINA 'YELLAW DRIZZ'

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 August Smith 10/12/93  
 PLANNING DIRECTOR DATE  
 am

N 537,500  
E 795,500

N 537,500  
E 795,500



MATCH

LINE

SHEET

2

AREA 3

SEE

ROAD A  
CURVE DATA  
R = 1900.00'  
L = 248.00'  
Δ = 12°45'00"  
STATIONING: 91A. 12+32.00 TO E. STA. 15+00.00

ROAD A  
CURVE DATA  
R = 1700.00'  
L = 314.00'  
Δ = 22°30'00"  
STATIONING: 51A. 16+30.00 TO E. STA. 17+44.00

ROAD A  
CURVE DATA  
R = 400.00'  
L = 160.00'  
Δ = 12°00'00"  
STATIONING: 51A. 20+70.00 TO E. STA. 22+30.00

COURT C  
CURVE DATA  
R = 300.00'  
L = 207.00'  
Δ = 38°30'00"  
STATIONING: 51A. 9+11.00 TO E. STA. 5+20.00

AREA 4

MATCH

LINE

SHEET

4

AREA C

SEE

TENTATIVELY APPROVED  
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ZONING OF  
HOWARD COUNTY

*James M. Boyd* 10/12/93  
PLANNING DIRECTOR DATE



PRELIMINARY PLAN  
McKENDREE ESTATES  
LOTS 1-40 AND PRESERVATION PARCELS  
'A', 'B' AND 'C'

4TH. ELECTION DISTRICT HOWARD CO. MARYLAND  
TAX MAP 14 PARCEL 123  
SCALE: 1" = 100' SEPTEMBER, 1993

SHEET 3 OF 7

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

*James M. Boyd* 9-28-93  
COUNTY HEALTH OFFICER (C) DATE

OWNER AND DEVELOPER  
WHEELER DEVELOPMENT INC. CO./ LAURA A WHEELER - TRS.  
18205-D FLOWER HILL WAY  
GAITHERSBURG, MD. 20879

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
2715 BALTIMORE NATIONAL PARK DRIVE, SUITE 200  
BELLGATE, CITY, MARYLAND 20842  
(410) 461-1888



ROAD A  
 CURVE DATA  
 R = 700.00'  
 L = 200.00'  
 Δ = 21°00'00"  
 STA. 0+00.00 TO STA. 6+00.00

ROAD A  
 CURVE DATA  
 R = 412.00'  
 L = 200.00'  
 Δ = 28°00'00"  
 STA. 6+00.00 TO STA. 8+00.00

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*James Smith* 10/12/93  
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN  
**McKENDREE ESTATES**  
 LOTS 1-40 AND PRESERVATION PARCELS  
 'A', 'B' AND 'C'

4TH. ELECTION DISTRICT HOWARD CO. MARYLAND  
 TAX MAP 14 PARCEL 123  
 SCALE: 1" = 100' SEPTEMBER, 1993  
 SHEET 2 OF 7

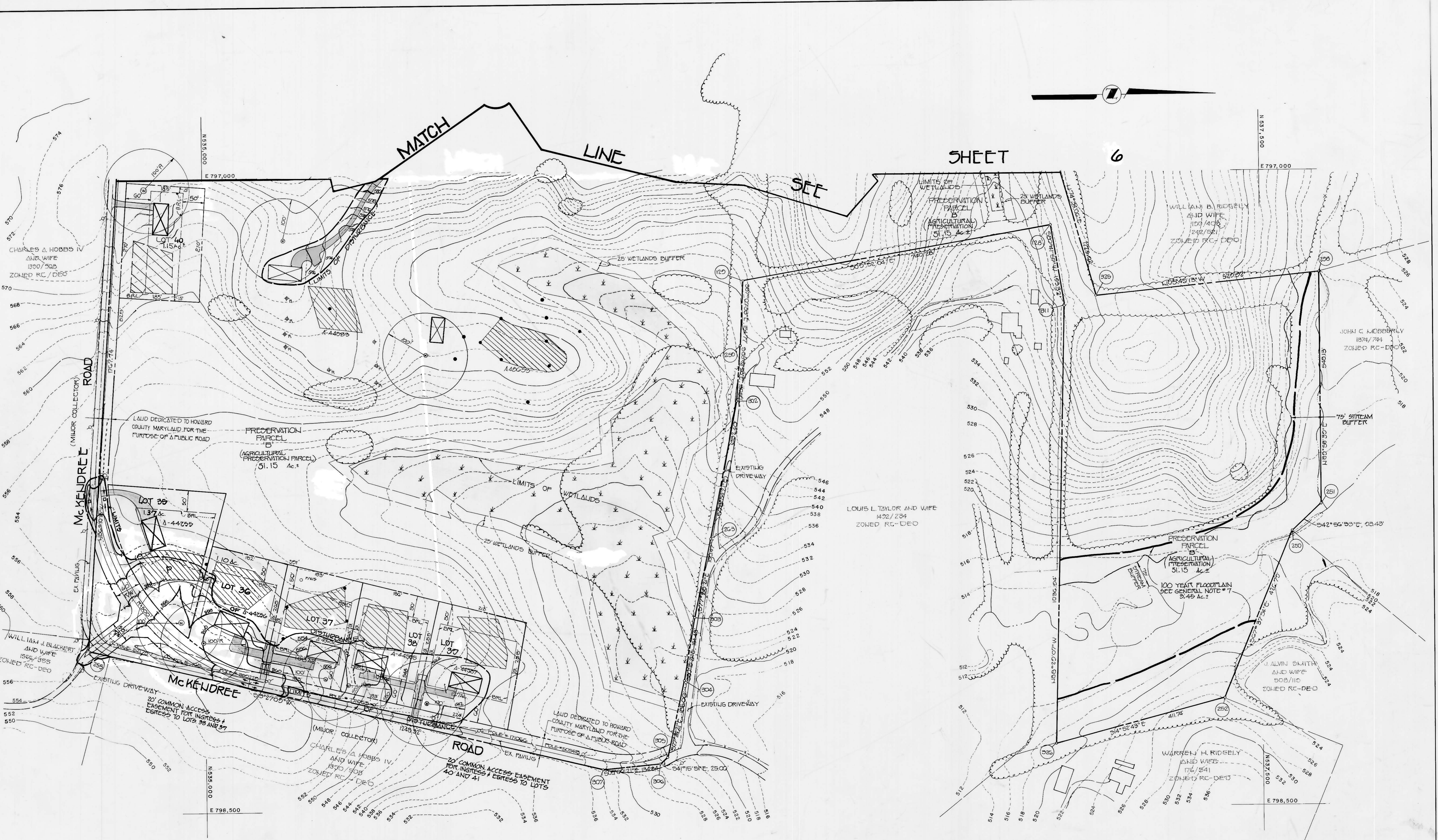


**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERS, CONSULTANTS & LAND SURVEYORS  
 2011 EASTINGTON NATIONAL PIKE, SUITE 100  
 BLOOMINGTON, MARYLAND 21042  
 (410) 461-2800

*James M. Boyd* M.D. M.P.H. 9-29-93  
 COUNTY HEALTH OFFICER DATE

OWNER AND DEVELOPER  
 WHEELER DEVELOPMENT INC. CO./LURA A. WHEELER - TRUSTEES  
 18205-D FLOWER HILL WAY  
 GAITHERSBURG, MD. 20879

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

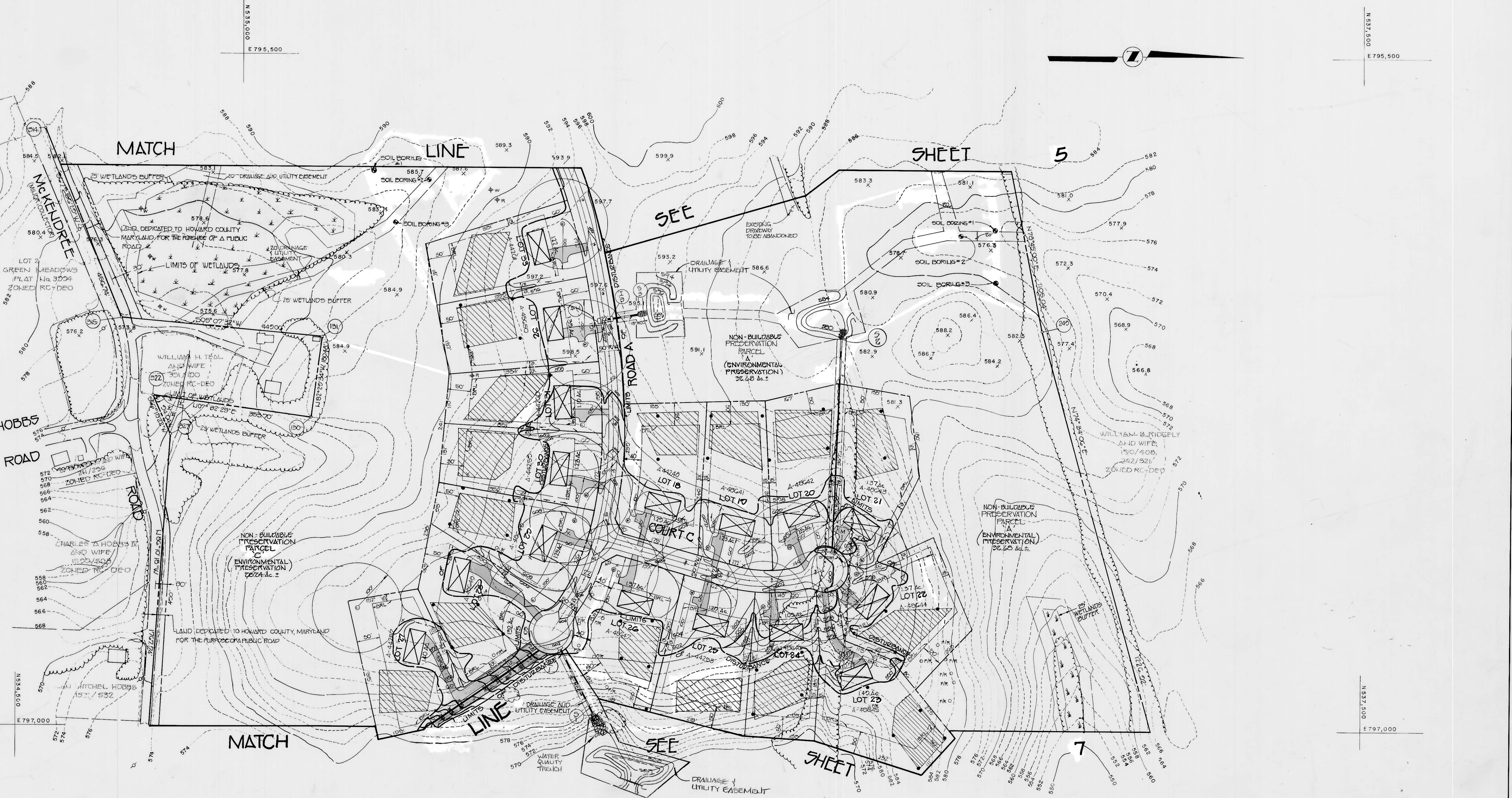


**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 11711 BALTIMORE NATIONAL PIKE, SUITE 100  
 CLUETT CITY, MARYLAND 21042  
 TELEPHONE: (410) 461-2295  
 FAX: (410) 750-3784

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING  
 HOWARD COUNTY  
*Joseph Scott* 10/12/93  
 PLANNING DIRECTOR DATE  
 OWNER AND DEVELOPER  
 WHEELER DEVELOPMENT INC. 00/ LAURA A. WHEELER - PRES.  
 18209-D FLOWER HILL WAY  
 GAITHERSBURG, MARYLAND 20878



GRADING PLAN  
**McKENDREE ESTATES**  
 LOTS 1-40, AND PRESERVATION PARCELS  
 'A', 'B' AND 'C'  
 4TH. ELECTION DISTRICT HOWARD CO. MARYLAND  
 TAX MAP 14 PARCEL 123  
 SCALE: 1" = 100' SEPTEMBER, 1993  
 SHEET 7 OF 7



FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS - LAND SURVEYORS  
 7171 BALTHAMORE NATIONAL PIKE, SUITE 100  
 CLUFTON CITY, MARYLAND 21042  
 TELEPHONE: (410) 451-2555  
 FAX: (410) 750-9724

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING  
 HOWARD COUNTY  
*James R. ...* 10/12/93  
 PLANNING DIRECTOR DATE  
 OWNER AND DEVELOPER  
 WHEELER DEVELOPMENT INC. c/o LAURA A. WHEELER - PRES.  
 18205-D FLOWER HILL WAY  
 GAITHERSBURG, MD. 20879



GRADING PLAN  
**McKENDREE ESTATES**  
 LOTS 1-40 AND PRESERVATION PARCELS  
 'A', 'B' AND 'C'  
 4TH. ELECTION DISTRICT HOWARD CO. MARYLAND  
 TAX MAP 14 PARCEL 123  
 SCALE: 1" = 100' SEPTEMBER, 1993  
 SHEET 6 OF 7

N 534,500  
E 794,000

N 537,500  
E 794,000



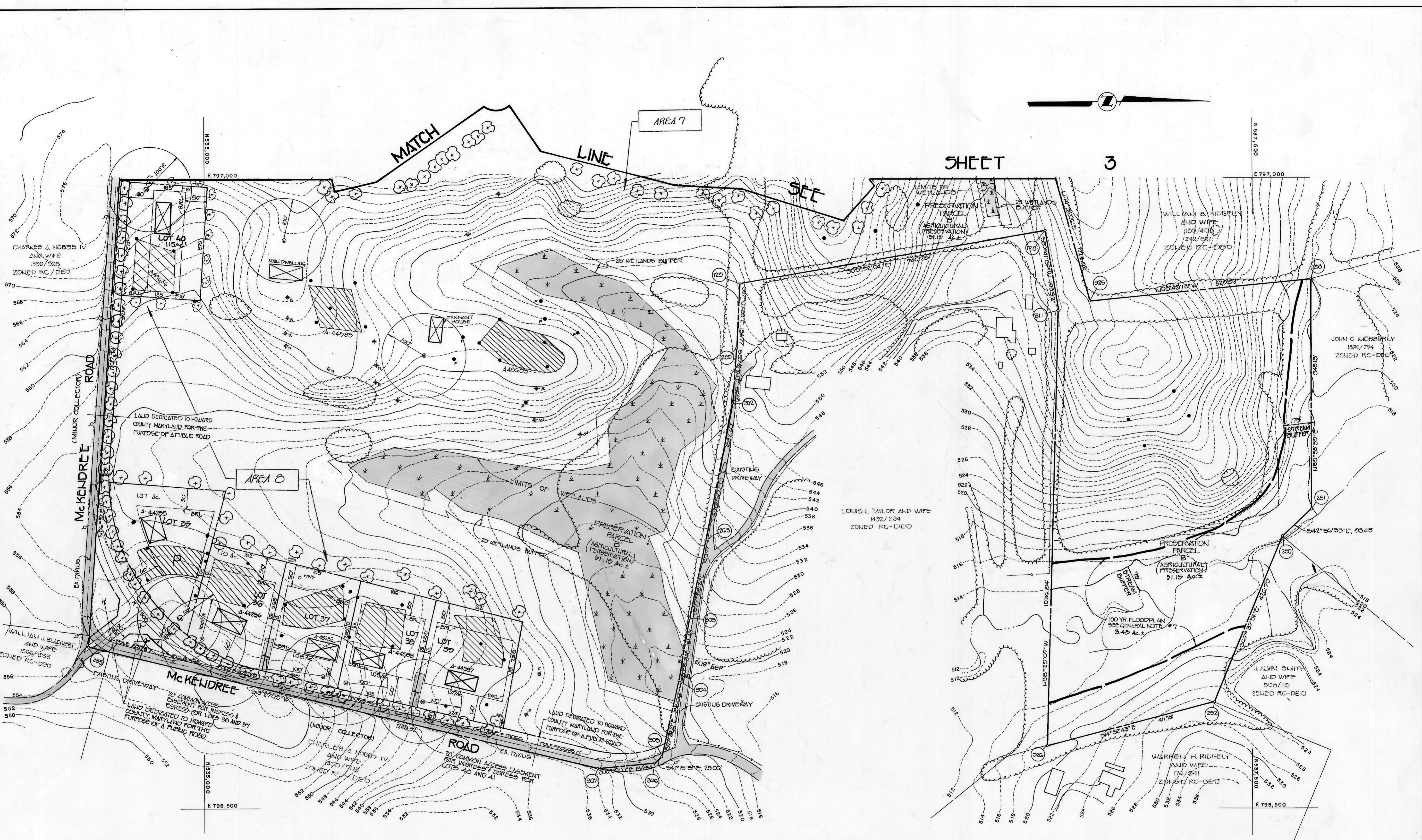
**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS • LAND SURVEYORS  
7911 BALTIMORE NATIONAL PIKE, SUITE 100  
CULLETTT CITY, MARYLAND 21046  
TELEPHONE: (410) 461-2222  
FAX: (410) 780-3784

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Jeanette Smith* 10/12/93  
PLANNING DIRECTOR DATE



**GRADING PLAN**  
**McKENDREE ESTATES**  
LOTS 1-40 AND PRESERVATION PARCELS  
'A', 'B' AND 'C'  
4TH. ELECTION DISTRICT HOWARD CO. MARYLAND  
TAX MAP 14 PARCEL 123  
SCALE: 1" = 100'  
SEPTEMBER, 1993  
SHEET 5 OF 7

OWNER AND DEVELOPER  
WHEELER DEVELOPMENT INC. CO. LAURA A. WHEELER - PRES.  
18205-D FLOWER HILL WAY  
GAITHERSBURG, MD. 20878



FISHER, COLLINS, & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 5711 BALDWIN METCALFE PIKE, SUITE 100  
 BRIGHTON CITY, MARYLAND 21246  
 (410) 461-1889

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

*Jane M. DeGuerre* 9-28-93  
 COUNTY HEALTH OFFICER DATE

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
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 HOWARD COUNTY

*James Smith* 10/13/93  
 PLANNING DIRECTOR DATE

OWNER AND DEVELOPER  
 WHEELER DEVELOPMENT INC. COY LAURA A. WHEELER - PRES.  
 1808-D FLOWER HILL WAY  
 GAITHERSBURG, MARYLAND 20878



PRELIMINARY PLAN  
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 LOTS 1-40 AND PRESERVATION PARCELS  
 'A', 'B' AND 'C'

4TH. ELECTION DISTRICT HOWARD CO. MARYLAND  
 TAX MAP 14 PARCEL 123  
 SCALE: 1" = 100' SEPTEMBER, 1993

SHEET 4 OF 7