

COORDINATE SCHEDULE

NO.	NORTHING	EASTING
1	555153.646	1327177.403
2	555514.010	1326655.972
3	555333.026	1326530.893
4	555714.359	1325979.122
5	555785.935	1325987.717
6	556267.732	1326339.014
7	556406.553	1326424.211
8	556489.492	1326574.882
9	556663.057	1326727.316
10	557390.466	1326874.450
11	557259.939	1327606.708
12	557208.136	1327852.324
13	557051.167	1327789.935
14	556081.884	1327520.219
15	556065.312	1327548.386
16	555538.95	1327404.400
17	555688.008	1326859.425

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF A MINIMUM OF 10,000 SQUARE FEET 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 SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. REPRODUCTION OF A MODIFIED SEWORAGE EASEMENT SHALL NOT BE NECESSARY.

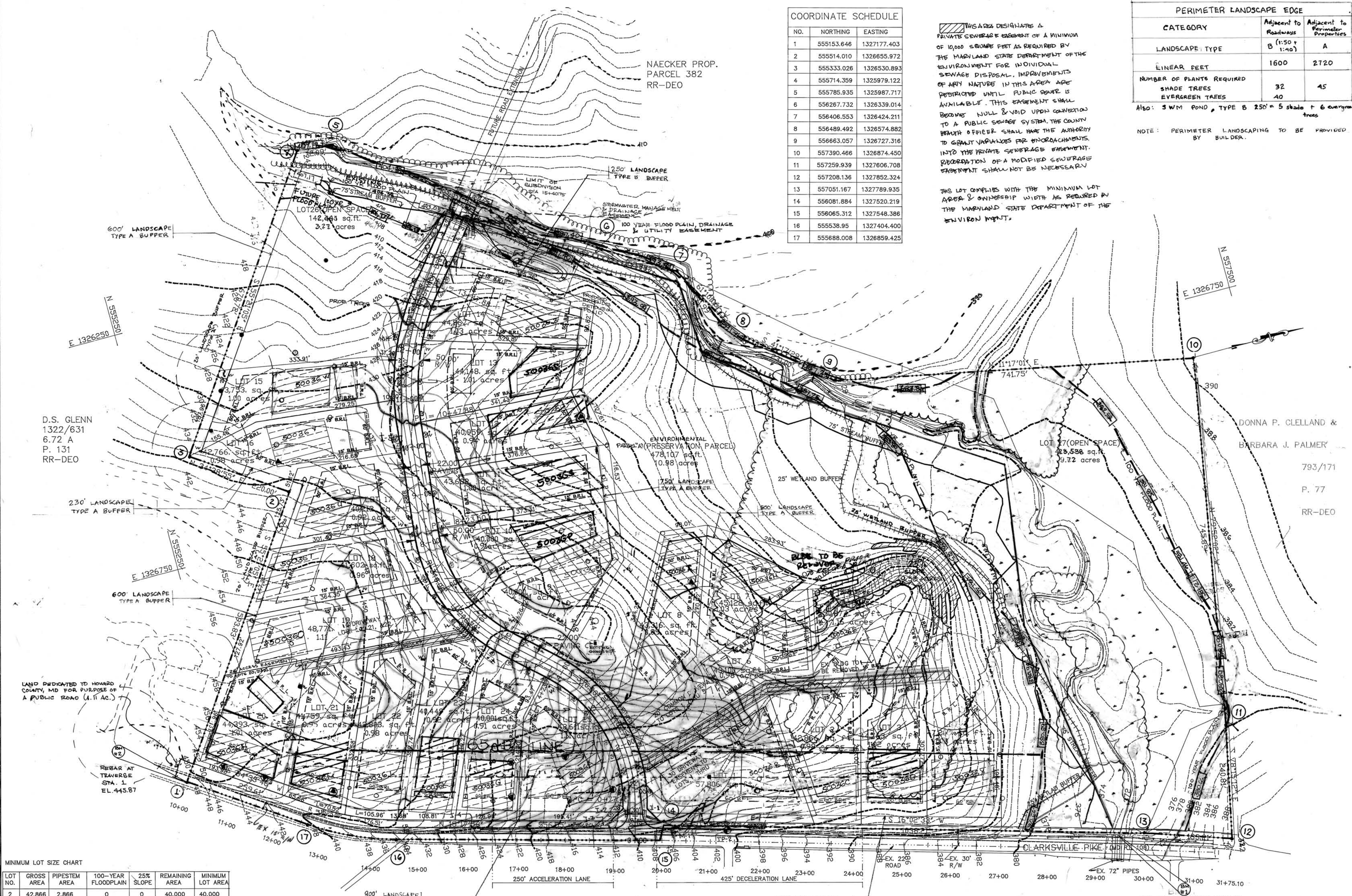
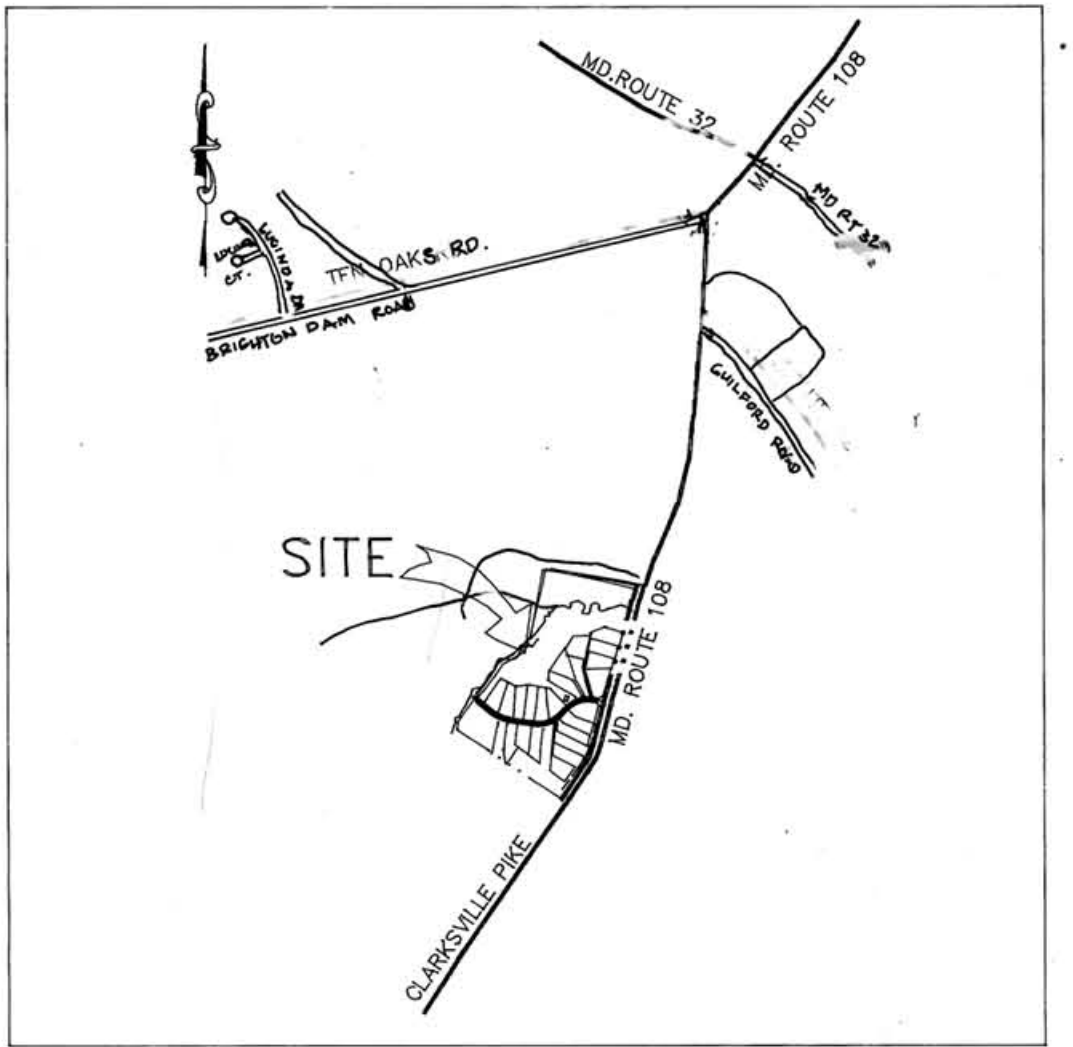
THIS LOT COMPLIES WITH THE MINIMUM LOT AREA & OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

PERIMETER LANDSCAPE EDGE

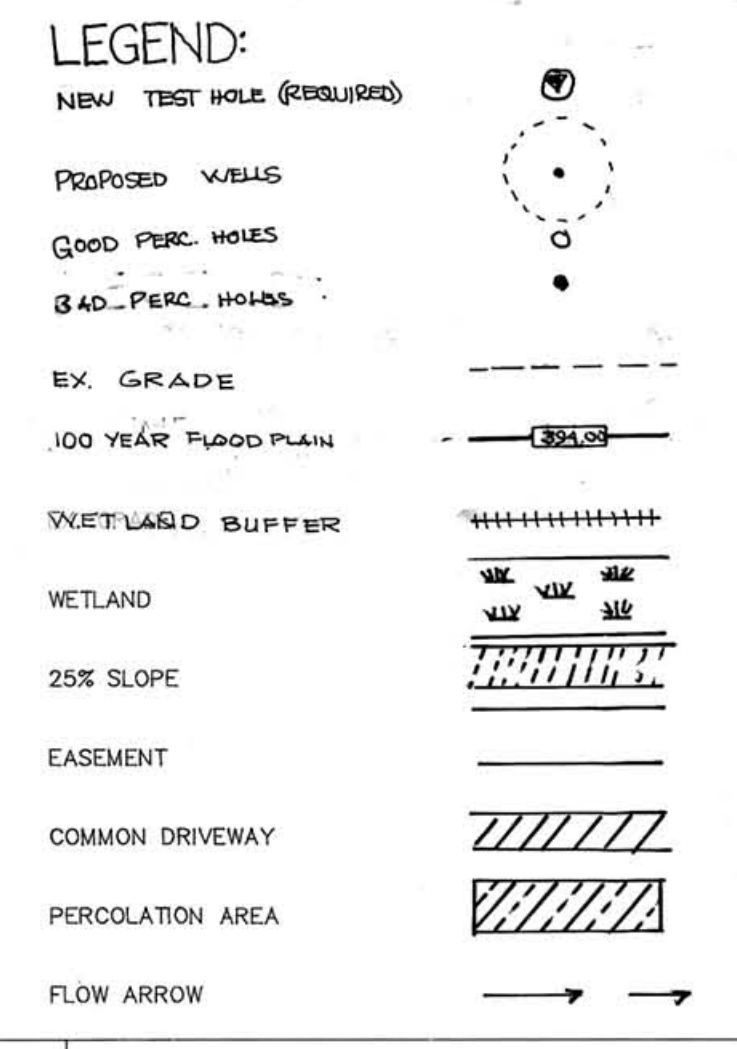
CATEGORY	Adjacent to Roadways	Adjacent to Perimeter Properties
LANDSCAPE TYPE	B (1:50 + 1:40)	A
LINEAR FEET	1600	2720
NUMBER OF PLANTS REQUIRED	32	45
SHADE TREES		
EVERGREEN TREES		

Also: 3 W/M POND, TYPE B 250' x 5' Stone + 6 evergreen trees

NOTE: PERIMETER LANDSCAPING TO BE PROVIDED BY BUILDER.



- GENERAL NOTES:
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
 - PROJECT BACKGROUND:
 - A. TAX MAP 34, PARCELS 84 AND 134 LIBER 2117, FOLIO 005, LIBER 1721, FOLIO 500.
 - B. ZONING RR-DEO
 - C. GROSS AREA OF SUBDIVISION = 51.975 ACRES
 - D. NET AREA = 41.575 ACRES
 - E. TOTAL AREA OF LOTS = 25.12 ACRES
 - F. AREA OF ROAD RIGHT-OF-WAY = 2.875 ACRES
 - G. SKETCH PLAN WAS APPROVED ON JUNE 21, 1994 UNDER S-94-38.
 - BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY JOHN C. MELLEMA, SR. INS. ON APRIL, 1994.
 - WETLANDS DELINEATED BY WILDMAN ENVIRONMENTAL SERVICES ON MARCH 12, 1994.
 - PRIVATE WATER AND PRIVATE SEWER WILL BE UTILIZED.
 - FEE-IN-LIEU OF PROVIDING STORMWATER MANAGEMENT WAS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS ON APRIL 19, 1994. STORMWATER MANAGEMENT FOR WATER QUALITY WILL BE PROVIDED.
- GROSS AREA OF TRACT = 51.975 ACRES
 DENSITY CALCULATIONS:
 A. BASE DENSITY (1 DU/4.25 AC) = 51.975/4.25 = 12
 B. MAX. DENSITY WITH DEO OPTION (1 DU/2 AC) = 51.975/2 = 25
 C. PROPOSED NUMBER OF UNITS = 25
 D. NUMBER OF DEOS REQUIRED = 13
- OPEN SPACE REQUIRED FOR DEO OPTION (25%) = 12.99 ACRES
 OPEN SPACE PROVIDED = 12.99 ACRES
- AREA TABULATION:
 GROSS AREA = 51.975 ACRES
 AREA OF CLUSTER LOTS 1-25 = 25.12 ACRES
 (40,000 S.F. MIN. 60,000 S.F. MAX.)
 AREA OF OPEN SPACE LOTS 26 & 27 = 12.99 ACRES
 AREA OF PRESERVATION PARCEL "A" = 10.96 ACRES
 AREA OF PROPOSED ROADS = 2.875 ACRES
 AREA OF 100 YEAR FLOODPLAIN = 9.87 ACRES
7. ON DECEMBER 22, 1994, THE PLANNING BOARD DETERMINED THAT THE DESIGN AS PROPOSED COMPLIES WITH THE INTENT OF SECTION 16.1304 OF THE SUBDIVISION REGULATIONS.



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	100-YEAR FLOODPLAIN	25% SLOPE	REMAINING AREA	MINIMUM LOT AREA
2	42,866	2,866	0	0	40,000	40,000
3	44,763	4,763	0	0	40,000	40,000
4	47,203	7,203	0	0	40,000	40,000
5	50,874	5,548	0	5,326	40,000	40,000
20	44,393	4,393	0	0	40,000	40,000
21	41,759	1,759	0	0	40,000	40,000
22	42,803	2,803	0	0	40,000	40,000

PLAN
SCALE 1" = 100'

APPROVED: FOR PRIVATE WATER, SEWERAGE SYSTEMS.
HOWARD CO. HEALTH DEPARTMENT
Joseph M. Doyle, Jr.
COUNTY HEALTH OFFICER
 DATE: 2-6-95

HEALTH DEPARTMENT NOTES:
 WELLS LOCATED IN LOTS 1, 12, 24 AND 25 ARE ON HOLD FOR WET SEASON CERTIFICATION TEST.
 2. REVISE PERCOLATION CERTIFICATION DRAWING FOR HEALTH OFFICER SIGNATURE PRIOR TO RECORD PLAT.
 3. GROUND WATER APPROPRIATION PERMIT TO BE SUBMITTED PRIOR TO RECORD PLAT.
 4. FOUR (4) TEST WELLS TO BE DRILLED AT LOCATIONS TO BE DETERMINED BY HEALTH DEPT. PRIOR TO RECORD PLAT.

DESIGNED BY:	NO.	DATE	REVISION	BY
M.L.L.				
DATE: 08-25-94				
DRAWN BY: J.E.R.				
CHECKED BY: M.L.L.				

Worid engineering inc.
 CONSULTING ENGINEERS—LAND PLANNERS—SURVEYORS
 8307 MAIN ST., HISTORIC ELLICOTT CITY, MD.
 410-465-0400

DEVELOPER:
 LAND DESIGN & DEVELOPMENT INC.
 10850 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

OWNERS:
 PAUL DUNCAN
 AMERICAN PROPERTIES INC.
 10850 HICKORY RIDGE RD.
 COLUMBIA, MD. 21044

OSKAR SCHULZ
 13474 OPEN SPACE COURT
 HIGHLAND, MD. 20777

JOEL M. ABRAMSON, ESQ.
 9175 GUILFORD RD.
 SUITE 301
 COLUMBIA, MD. 21046

RICHARD B. TALKIN, ESQ.
 9175 GUILFORD RD.
 SUITE 301
 COLUMBIA, MD. 21046

DAVID TAYMAN DUM
 10788 HICKORY RIDGE RD.
 COLUMBIA, MD. 21044

PRELIMINARY PLAN
WINDY KNOLLS
 LOTS 1 THRU 25
 TAX MAP 34 PARCELS 84 & 134 5TH ELECTION DISTRICT, HOWARD COUNTY, MD
 DATE: 08-25-94 SCALE: 1"=100' SHEET 4 OF 4