



**LEGEND**

SLOPES GREATER THAN 25%

15% TO 25% SLOPES

CONTOUR INTERVAL: 5'

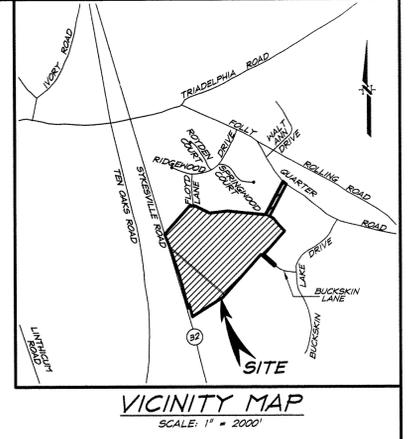
EXISTING CONTOUR

SB = 50' & 75' STREAM BUFFER

NB = 25' WETLAND BUFFER

W = LIMIT OF WETLANDS

100YFB = 100 YEAR FLOODPLAIN



**GENERAL NOTES:**

- This project is in conformance with the latest Howard County Subdivision Standards unless waivers have been approved.
- Boundary is based on Deed Information.
- Topography was compiled from Howard County Orthometric Topographic Composite maps, dated 1998. (at 5' contour intervals)
- Water and Sewer for this project will be Private Wells and Septic Systems. Property is not within the Metropolitan District.
- Existing utility locations shown were taken from available records.
- Soils information was taken from Howard County Soils Survey Maps # 17 & 18.
- Stormwater Management for this project shall be provided for 2 & 10 yr. storms. The facility shown on this plan is a conceptual approximation of the ultimate size, shape and location and is subject to some change based on final engineering.
- Forest Stand, and Wetland Delineation Reports were prepared by Environmental Systems Analysis, Inc. (Dated December 1999).
- APFO Traffic Study for this project was prepared by Lee Cunningham & Associates, Inc. (Dated January 2000)
- Noise Study for this project was prepared by Clark, Finefrock & Sackett, Inc.
- To the best of the owner's knowledge, there are no burial or cemetery locations on the property.
- Sediment and Erosion Control will be provided as required.
- Street Lighting will be provided as required per the design Manual.
- Street Trees and Perimeter Landscape requirements, per the Landscape Manual, shall be shown at the Preliminary Plan Stage.
- The Preservation Parcels A, B and C are being created to preserve the environmentally sensitive areas including wooded slopes, swales, streams and wetlands and existing pond. Ownership and maintenance will be by a Homeowners Association and the Howard County Chapter of the Maryland Ornithological Society. Maintenance will be by the Homeowners Association.
- Posters for Public Notice of proposed roadway entrances shall be required at Buckskin Wood Lane.

**SITE DATA**

- Existing Zoning: RR - DEO
- Location: Tax Map # 22; Parcel 77; 5th Election District
- Deed References / Areas:
 

| Parcel           | Liber  | Folio  | Area (Ac.) |
|------------------|--------|--------|------------|
| 77               | L 1774 | F 257  | 77.64      |
| 283              | L 1774 | F 260  | 18.97      |
| n/g              | L 1748 | F 0001 | 0.97       |
| 74               | L 804  | F 258  | 1.48       |
| Total Tract Area |        |        | 97.07 Ac.  |
- Density / Number of Lots:
 

|   |          |
|---|----------|
| Permitted Base Density (1 DU / 4.25 gross area) | 22 units |
| Max. Density with DEO option (1 DU / 2 Ac.)     | 48 units |
| Proposed number of Dwelling units               | 48 units |
| Number of DEO units to be received              | 26 units |
- Areas:
 

|   |               |
|---|---------------|
| Total Tract Area                                    | 97.07 Ac.     |
| 100 Year Floodplain                                 | 13.44 Ac. +/- |
| Net Area  | 83.63 Ac. +/- |
| Area of Cluster Lots 54 Ac +/- average              | 49,000 s.f.   |
| Area of Preservation Parcels A,B and C (Open Space) | 38.2 Ac. +/-  |
| Area of Roadway Dedication                          | 4.2 Ac.       |
- Cluster Setbacks: Front 50, Side 10, Rear 30
- The stormwater management facility shown on this plan is an approximation of its ultimate size and shape. It is understood that this facility has not been designed and its size and shape may change altering the number of units allocated for this development.

OWNER:  
 JARED T. HEALY, TRUSTEE  
 M. CHARLOTTE POWELL, TRUSTEE  
 10715 CHARTER DRIVE  
 COLUMBIA, MARYLAND 21044

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

|                   |  |                            |
|-------------------|--|----------------------------|
| DESIGNED<br>WHT   | <b>SKETCH PLAN</b>   | SCALE<br>1" = 200'         |
| DRAWN<br>BLP/ZH   |  | <b>FLOYD LANE PROPERTY</b> |
| CHECKED<br>DR     | TAX MAP #22 PARCELS 77, 283 & 74 BLOCK 21                                      | 1 of 1                     |
| DATE<br>MAY. 2000 | FIFTH (5TH) ELECTION DISTRICT<br>HOWARD COUNTY, MARYLAND                       | JOB NO.<br>99-153          |
|                   | FOR: FLOYD LANE L.L.C. (DEVELOPER)<br>P.O. BOX 999<br>COLUMBIA, MARYLAND 21044 | FILE NO.<br>99-153-108     |

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR  
 DATE 5/31/00