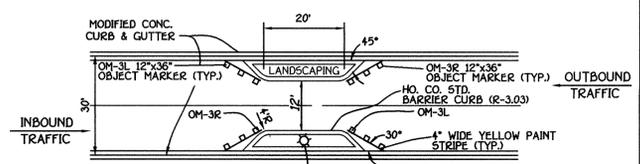


VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

- EXISTING ZONING: R-20
- GROSS AREA OF TRACT: 4.349 AC.±
- NET AREA OF TRACT: 4.219 AC.±
- AREA OF PROPOSED BUILDABLE LOTS: 2.337 AC.±
- AREA OF PROPOSED ROADS: 0.610 AC.±
- THE TRACT IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND WILL UTILIZE PUBLIC WATER AND SEWER.
- OPEN SPACE: (MIN. LOT SIZE 14,000 SQ.F.T.) 30% GROSS AREA
 - REQUIRED: 1.30 AC.
 - PROVIDED: 1.322 AC.±
- TOPOGRAPHY IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY, DATED APRIL, 1978.
- THERE IS A NON-CRITICAL FLOODPLAIN LOCATED ON-SITE AS SHOWN. AREA OF FLOODPLAIN AREA = 0.13 AC. (ON-SITE). TOTAL AREA OF FLOODPLAIN = 0.17 AC.±
- THERE IS AN EXISTING HOUSE ON LOT 4 TO REMAIN. THERE IS AN EXISTING SHED ON LOT 5 TO BE REMOVED.
- DENOTES PROPOSED HOUSE LOCATION.
- DENOTES 15-24.9% STEEP SLOPES (AREA = 39,853 SQ.F.T.±)
- DENOTES 25% AND GREATER STEEP SLOPES (AREA = 10,994 SQ.F.T.±) (AS BY STEEP SLOPE DEFINITION. NO AREA IS > 20,000 SQ.F.T. AND 15' IN VERTICAL HEIGHT. THEREFORE, NO STEEP SLOPES EXIST ON-SITE.)
- NUMBER OF PROPOSED BUILDABLE LOTS = 6
- NUMBER OF LOTS WITH EXISTING BUILDINGS TO REMAIN = 1
- TOTAL NUMBER OF HOUSES (EXISTING & PROPOSED) = 7
- TOTAL AREA OF BUILDABLE LOTS (EXCLUDING LOT 4) = 1.966 AC.±
- TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED = 2
- DEED REFERENCE: 3361 / 221
- DENOTES EXISTING WETLAND LOCATIONS ON-SITE AS IDENTIFIED BY ECO-SCIENCE PROFESSIONALS, INC.
- ADEQUATE PUBLIC FACILITIES REPORT PREPARED BY THE TRAFFIC GROUP DATED JULY 26, 2000.
- DENOTES SPECIMEN TREE AS IDENTIFIED BY ECO-SCIENCE PROFESSIONALS, INC.
- NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC.
- DENOTES 100 WATT TRADITIONAL STREET LIGHT.
- OPEN SPACE LOTS 1 & 9 TO BE DEDICATED TO HOMEOWNER'S ASSOCIATION.
- TIPTON DRIVE IS A LOCAL ROADWAY - PUBLIC ACCESS PLACE WITH A 50' R/W AND 30' OF PAVED ROADWAY SURFACE.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MOWING AND TRASH REMOVAL OF THE EXISTING POND EMBANKMENT AREA. IN ADDITION, THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP ON THE CONTROL STRUCTURE AND PRINCIPAL SPILLWAY. H.O.A. DOCUMENTS WILL BE PROVIDED AT THE FINAL PLAN STAGE.
- AREA OF NON-BUILDABLE PARCEL 'A' = 3,488 SQ.F.T. OR 0.08 AC.±
- 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.
- A WAIVER REQUEST TO DESIGN STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IN ACCORDANCE WITH THE FORTHCOMING M.D.E. REGULATIONS WAS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION.

***NOTE:**
THE REAR B.R.L. FOR LOTS 6 THRU 8 IS MEASURED 25' FROM THE MITIGATED 65 dBA NOISE LINE.



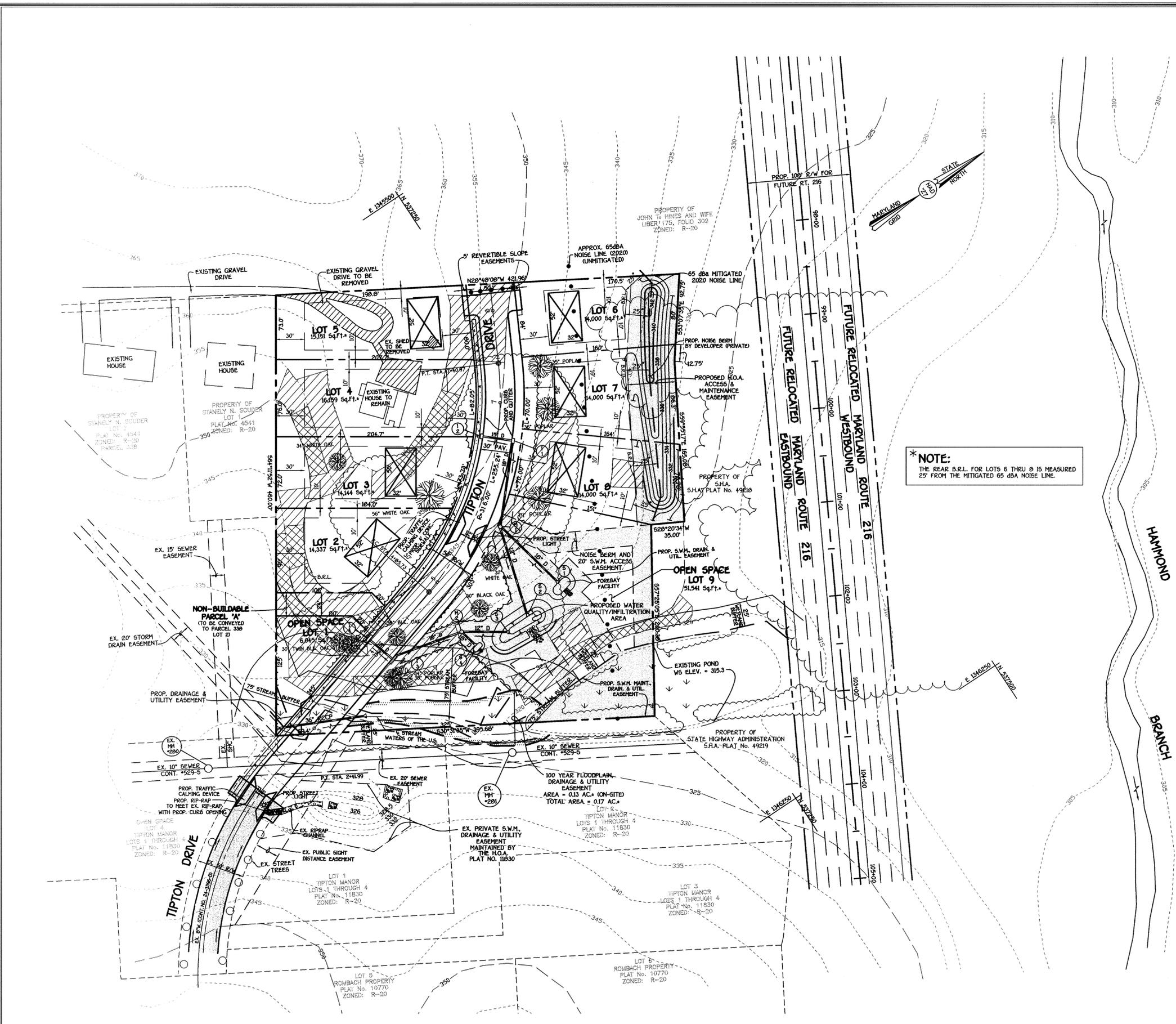
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James J. Smith
PLANNING DIRECTOR
DATE: 2/2/01

SPEED CONTROL DEVICE
N.T.S.



SKETCH PLAN
TIPTON OVERLOOK
LOTS 1 THRU 9
AND NON-BUILDABLE PARCEL 'A'

ZONING: R-20
SIXTH ELECTION DISTRICT
TAX MAP No. 46, PARCEL 8, GRID 12
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: JANUARY 23, 2001
SHEET 1 OF 1



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALDOR NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410.461.2000

PLAN
SCALE: 1" = 50'

OWNER
MR. & MRS. JOHN S. NEIMILLER
943 WINDMERE WAY
JESSUP, MARYLAND 20794

DEVELOPER
LAND DESIGN & DEVELOPMENT, LLC
8000 MAIN STREET
ELICOTT CITY, MARYLAND 21043