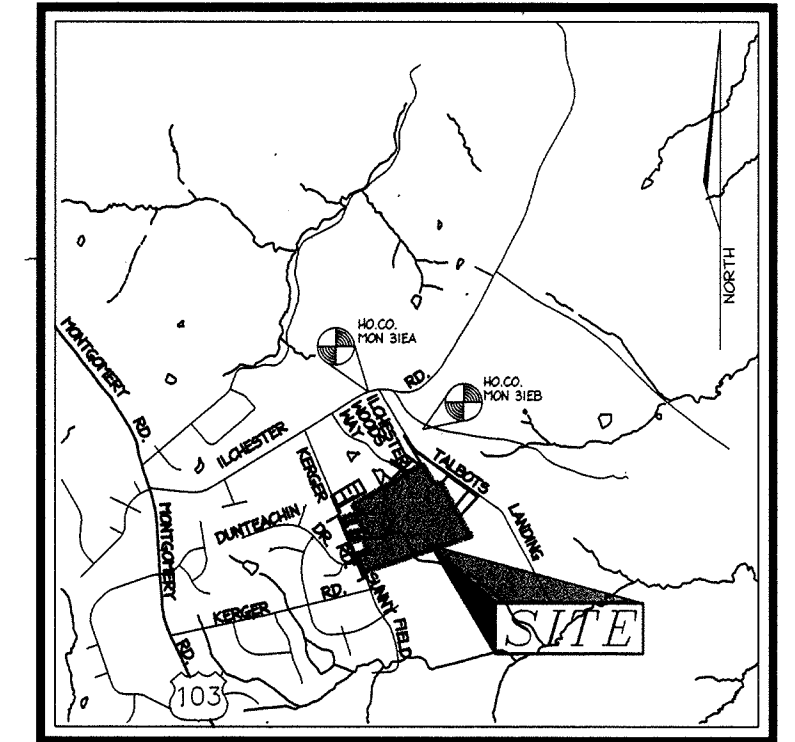
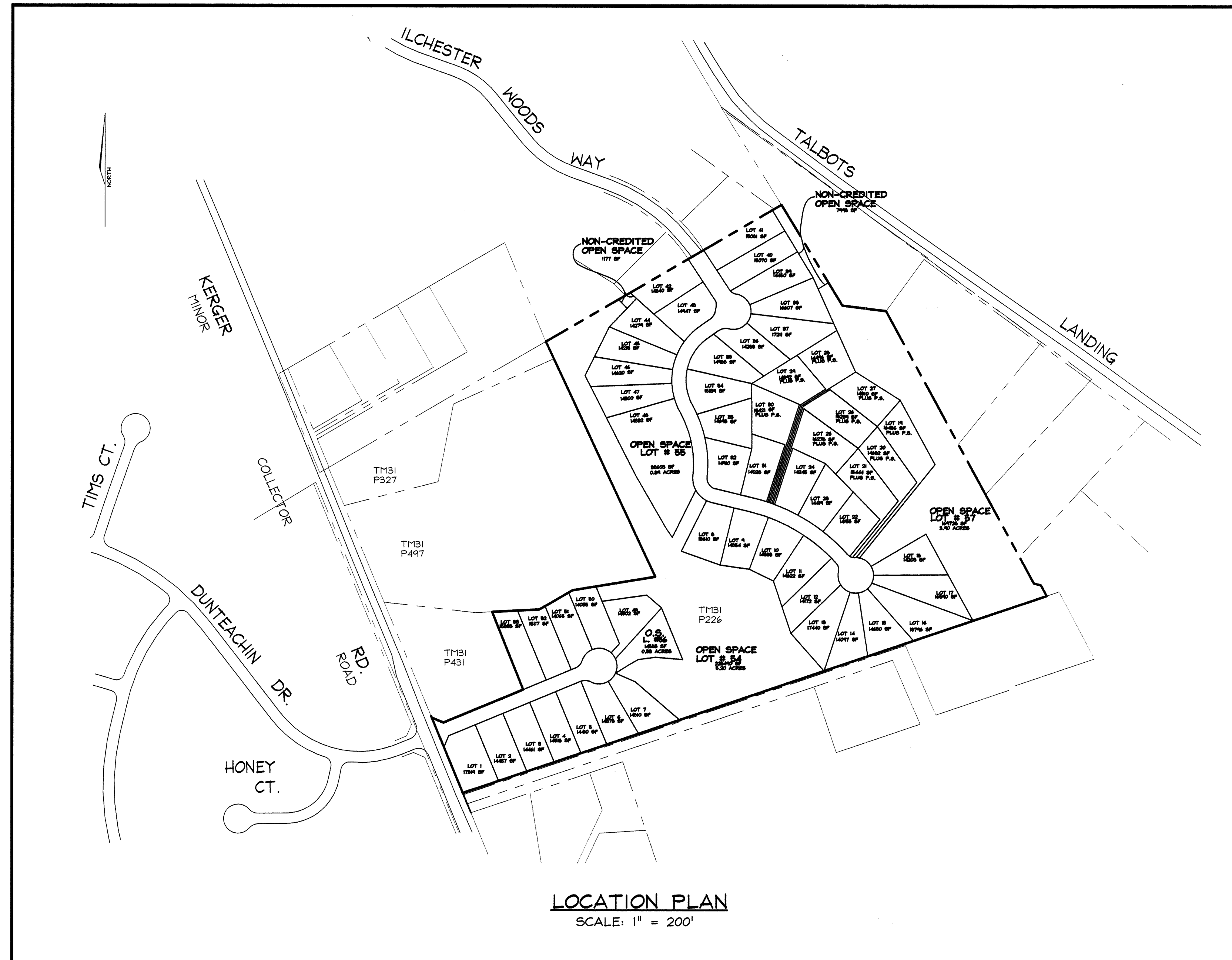


SKETCH PLAN DENNIS PRESERVE PARCEL 226 HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'



SITE DATA

LOCATION: TAX MAP 31, PARCEL 226
 1ST ELECTION DISTRICT
 EXISTING ZONING: R-20
 GROSS AREA OF PROJECT: 30.8± AC.
 NET AREA OF PROJECT: 28.6± AC.
 NUMBER OF DWELLING UNITS PROPOSED: 53
 AREA OF PROPOSED RESIDENTIAL LOTS 1-53: 18.50 AC.
 OPEN SPACE AREA REQUIRED: 30% OR 8.24 AC.
 CREDITED OPEN SPACE AREA PROVIDED IN OPEN SPACE LOTS 54, 55, 56 & 57: 32.8% OR 10.1 AC.
 NON-CREDITED OPEN SPACE AREA PROVIDED IN LOTS 54 & 57: 0.21 AC.
 RECREATION OPEN SPACE REQUIRED: 2005SF/DU OR 10200 SF
 RECREATION OPEN SPACE PROVIDED: 10200 SF
 AREA OF PROPOSED OPEN SPACE LOTS 54, 55, 56 & 57: 10.31 AC.
 AREA OF PROPOSED FLOODPLAIN: 96306 SF (2.21 AC.)
 AREA OF PROPOSED ROADS: 1.99 AC.
 AREA OF STEEP SLOPES = NONE
 NUMBER OF LOTS/PARCELS PROPOSED: 57
 NUMBER OF BUILDABLE LOTS PROPOSED: 53
 NUMBER OF OPEN SPACE LOTS PROPOSED: 4

GENERAL NOTES

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. DEED REFERENCE: 2839/178
3. DENSITY:
 - NUMBER OF BUILDABLE ENTITIES PROPOSED: 53 LOTS
4. THE PROJECT BOUNDARY IS BASED ON A DEED PLOT.
5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAP.
6. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
7. 2 YEAR AND 10 YEAR STORMWATER QUANTITY MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT. WATER QUALITY TO BE PROVIDED BY 1 YEAR EXTENDED DETENTION & OTHER METHODS. THE FACILITIES WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOA.
8. WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY EXPLORATION RESEARCH, INC. & HQ. CO.
9. FLOODPLAINS SHOWN ONSITE ARE APPROXIMATE.
10. FOREST STAND DELINEATION PLAN PREPARED BY VOGEL & ASSOCIATES DATED JULY 7, 2000.
11. APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC.
12. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
13. STREET LIGHTING IS REQUIRED FOR THIS SITE.
14. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
15. THE STORMWATER FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATIONS OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITIES HAVE NOT BEEN DESIGNED AND THEIR SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
16. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
17. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
18. OPEN SPACE LOTS 55 & 56 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
19. OPEN SPACE LOTS 54 & 57 ARE TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS
20. PLANNING & ZONING FILE NUMBERS: CAPITAL PROJECT NO. S-6200, CONTRACT NO. 10-3697
21. A FOREST CONSERVATION PLAN IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE REQUIRED AS PART OF THE PRELIMINARY PLAN FOR THIS SUBDIVISION.
22. THIS PLAN ASSUMES CERTAIN ADJOINER TRANSFERS HAVE BEEN ACCOMPLISHED PRIOR TO FINAL SUBDIVISION APPROVAL, REDUCING TM 31 PARCEL 226 TO 30.8± ACRES.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY.

[Signature] 1/15/01
PLANNING DIRECTOR DATE

OWNERS

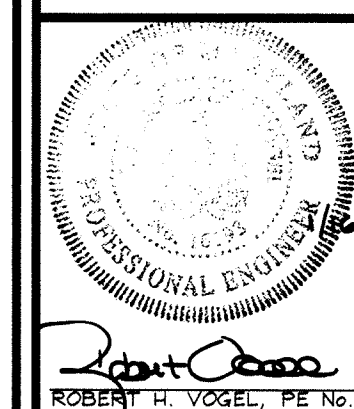
DOLORES DAWN AND THOMAS O'CONNOR
 MARY JOYCELYN O'NEILL ET AL
 MICHAEL HARVEY AND MARY JOAN DENNIS
 5275 KERGER ROAD
 ELLICOTT CITY, MARYLAND 21043

TITLE SHEET DENNIS PRESERVE

TAX MAP #31, GRID 21 PARCEL 226
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3986



DESIGN BY: MHM
 DRAWN BY: MHM
 CHECKED BY: RHV
 DATE: January 15, 2001
 SCALE: AS SHOWN
 W.O. NO.: 00-019

