

Site Analysis Data Chart

1. General Site Data

- a. Present Zoning: R-20
- b. Applicable DPZ File Reference: _____
- c. Proposed Use of Site or Structure(s): SFD RESIDENTIAL
- Proposed Water and Sewer Systems: X Public Private
- Any Other Information Which May be Relevant: _____

2. Area Tabulation

- a. Total Area of Site: 59.38 +/- Acres. (Parcel 243 = 58.44 AC, Parcel 572 = .94 AC)
- b. Approximate Area of 100 Year Floodplain: 3.3 +/- Acres.
- c. Approximate Area of Steep Slopes (25% or Greater): 0.2 +/- Acres.
- d. Net Area of Site: 55.88 +/- Acres.
- e. Area of Proposed Building Lots: 31.58 +/- Acres.
- f. Area of Proposed Open Space Lots: 21.7 +/- Acres.
- g. Area of Proposed Preservation Parcels: N/A
- h. Area of Bulk Parcels: N/A Acres.
- i. Area of Proposed Public Roads: 5.5 +/- Acres.
- j. Area of Proposed Private Roads: 0.6 Acres.

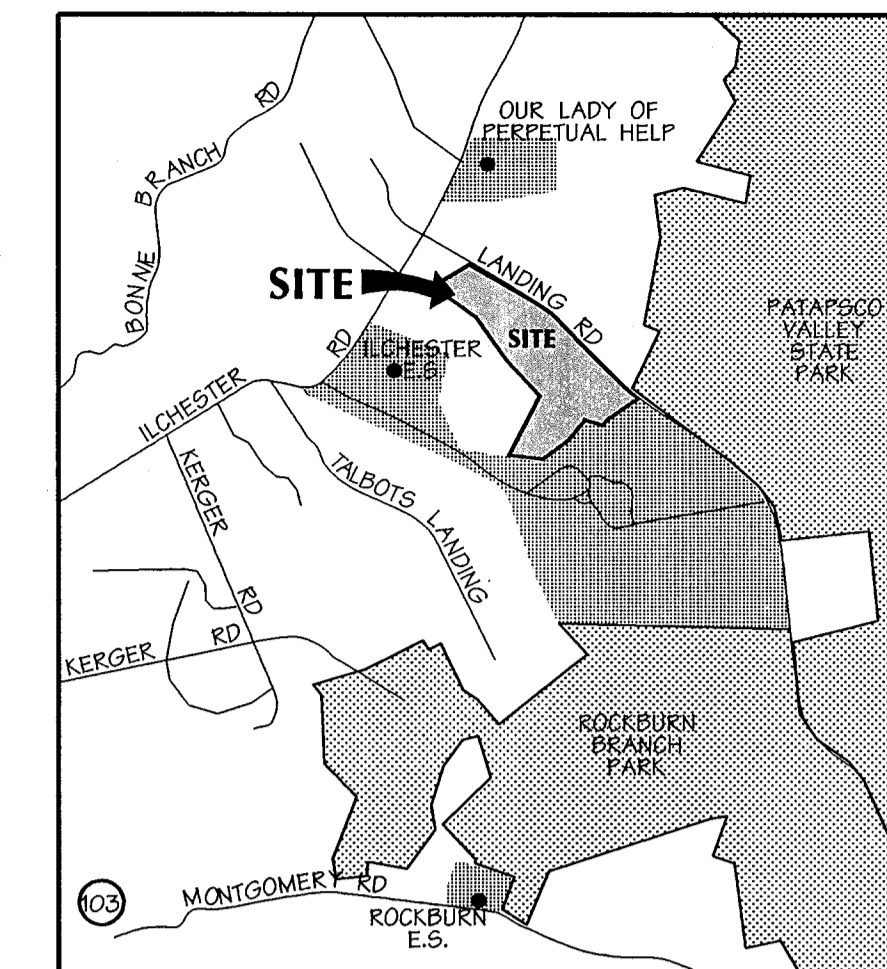
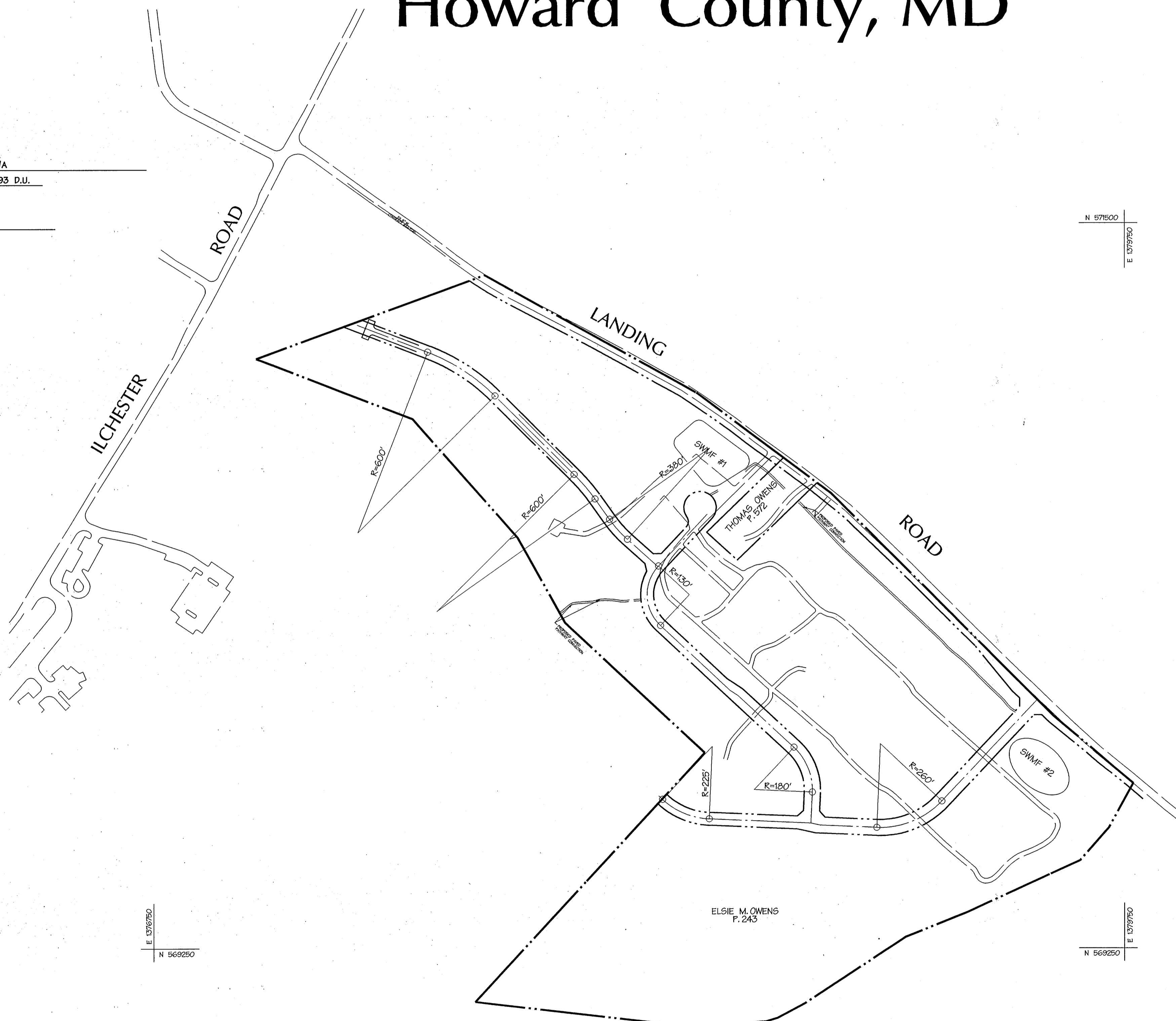
3. Unit/Lot Tabulation

- a. Total Number of Residential Units/Lots Allowed for Project by Right: N/A
- b. Total Number of Residential Units/Lots Proposed on this Submission: 93 D.U.
- c. Density of Project Per Gross Acre: 1.58 Lots / Acre
- d. Total Number of Preservation Parcels Proposed: N/A
- e. Total Number of Open Space Lots Proposed: 5
- f. Total Number of Non-Buildable Bulk Parcels Proposed: N/A
- g. Total Number of Lots/Parcels Proposed: 98

4. Open Space Data

- a. Minimum Residential Lot Size Selected: 14,000 Square Feet
- b. Open Space Required: 17.8 Acres (30% of gross area)
- c. Total Open Space Provided on This Submission: 21.7 Acres (35%)
- d. Area of Recreation Open Space Required: 18,600 S.F. (200 S.F./LOT)
- e. Area of Rec. Open Space Provided on This Submission: 18,800+

Owens Property Sketch Plan Howard County, MD



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LOCATION MAP

SCALE: 1" = 2000'

General Notes

1. The project is in conformance with the latest Howard County standards unless waivers have been approved.
2. The existing topography is taken from "Howard County Maryland Site Planning GIS Data" with five-foot (1993) contour intervals prepared by Howard County Maryland/GIS office dated.
3. Water and sewer extensions for this project will be public. An application is being submitted to the county for the inclusion of the project area into the metropolitan district. The drainage area is the Patapsco Watershed.
4. Existing utilities shown are taken from record drawings obtained from Howard County.
5. Boundary shown hereon is based on deeds and recorded plats from Howard County.
6. Wetland report was prepared by DMW dated February, 2002.
7. APFO Traffic Analysis is not required for this project. This project is located farther than 1-1/2 miles from the intersection of two major collector roadways.
8. A noise study is not required for this project.
9. There are no known cemeteries or gravesites on this property.
10. The stormwater management facilities shown on this plan are an approximation of their ultimate size and shape. It is understood that these facilities have not been designed and their size and shape may change altering the number of units allocated for this development. The facilities are to be privately owned and maintained by the H.O.A.
11. This proposal is subject to the Fifth Edition of the Subdivision and Land Development Regulations and to compliance with County Council Bill 50-2001 which amends portions of the Zoning Regulations.
12. See Howard County Site Inventory HO-420 Cider Mill.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature] 6/19/02
PLANNING DIRECTOR DATE

Date	No.	Revision Description

OWNER(S):
Parcel 243 Estate of Elsie M. Owens
5010 Landing Road
Elkridge, MD 21075

DEVELOPER:
Parcel 572 Thomas W. Owens
5016 Landing Road
Elkridge, MD 21075

James Keelby and Co. Inc.
P.O. Box 528
61 E. Padonia Road
Timonium, MD 21083

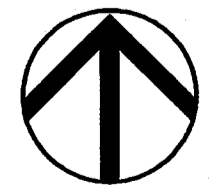
DMW
Darrin McCaskey Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

PROVISION NAME	SECTION AREA	LOT/FACIL #
OWENS PROPERTY		243, 572
PLAT OR LIT	ZONE	CEMS TRACT
10/11/83, 17	R-20	1

TITLE: **OWENS PROPERTY SKETCH PLAN**

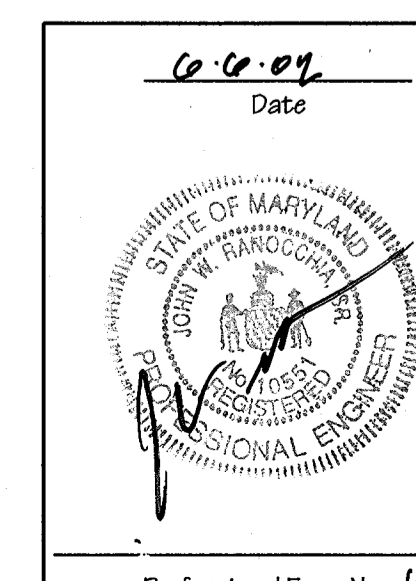
Des By	MJP	Scale	AS SHOWN	Proj. No.	01086
Drn By	AJS	Date	6/06/02	1 of 2	
Chk By	<i>[Signature]</i>	Approved			

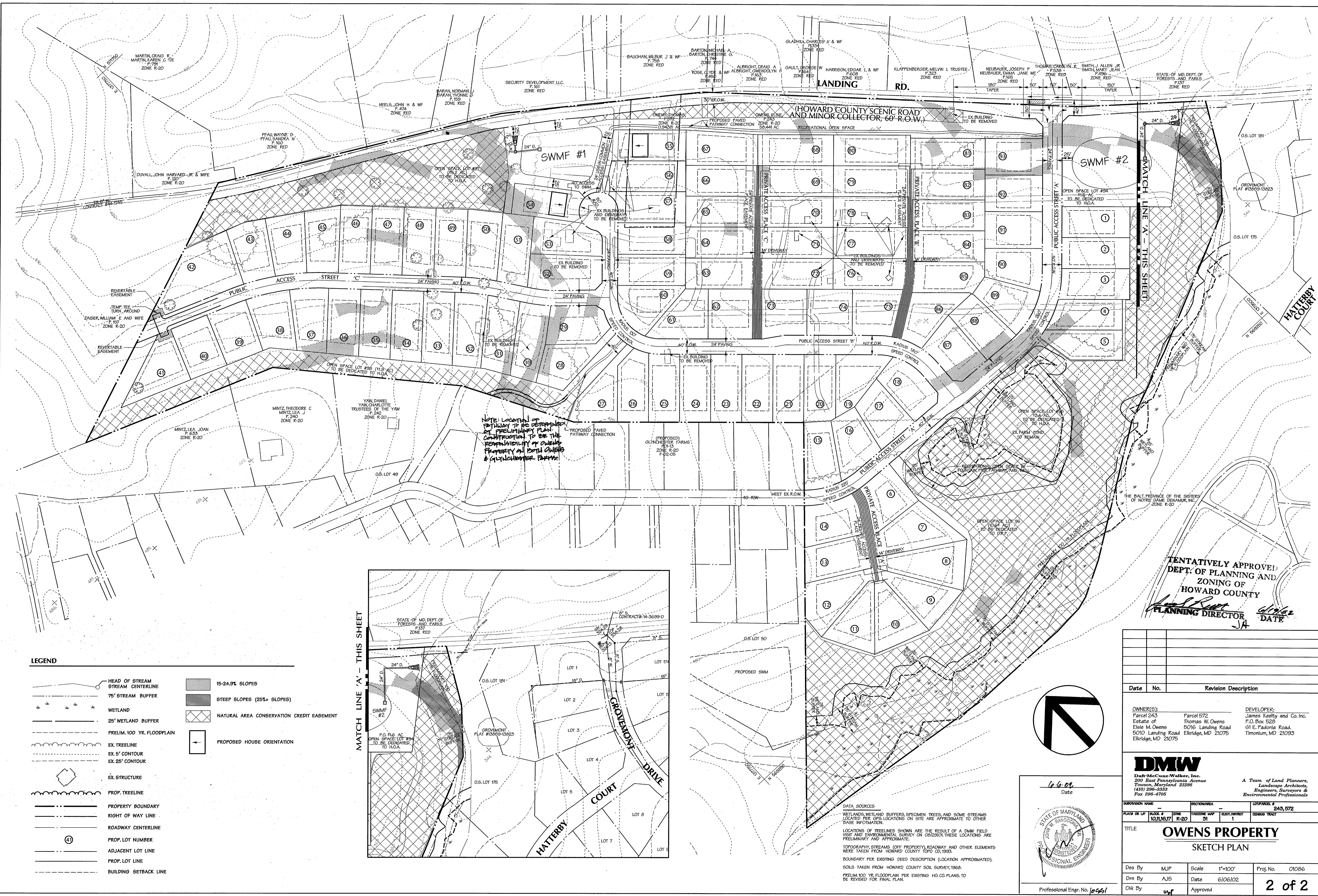


HORIZONTAL CURVE RADII MAP

SCALE 1"=200'

DATA SOURCES
WETLANDS, WETLAND BUFFERS, SPECIMEN TREES, AND SOME STREAMS LOCATED PER GIS. LOCATIONS ON SITE ARE APPROXIMATE TO OTHER BASE INFORMATION.
LOCATIONS OF TREELINES SHOWN ARE THE RESULT OF A DMW FIELD VISIT AND ENVIRONMENTAL SURVEY ON 08/29/02. THESE LOCATIONS ARE PRELIMINARY AND APPROXIMATE.
TOPOGRAPHY, STREAMS, (OFF PROPERTY), ROADWAY AND OTHER ELEMENTS WERE TAKEN FROM HOWARD COUNTY TOPO CD, 1983.
BOUNDARY PER EXISTING DEED DESCRIPTION (LOCATION APPROXIMATED).
SOILS TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1988.
PRELIM. 100 YR. FLOODPLAIN PER EXISTING HO. CO. PLANS TO BE REVISED FOR FINAL PLAN.



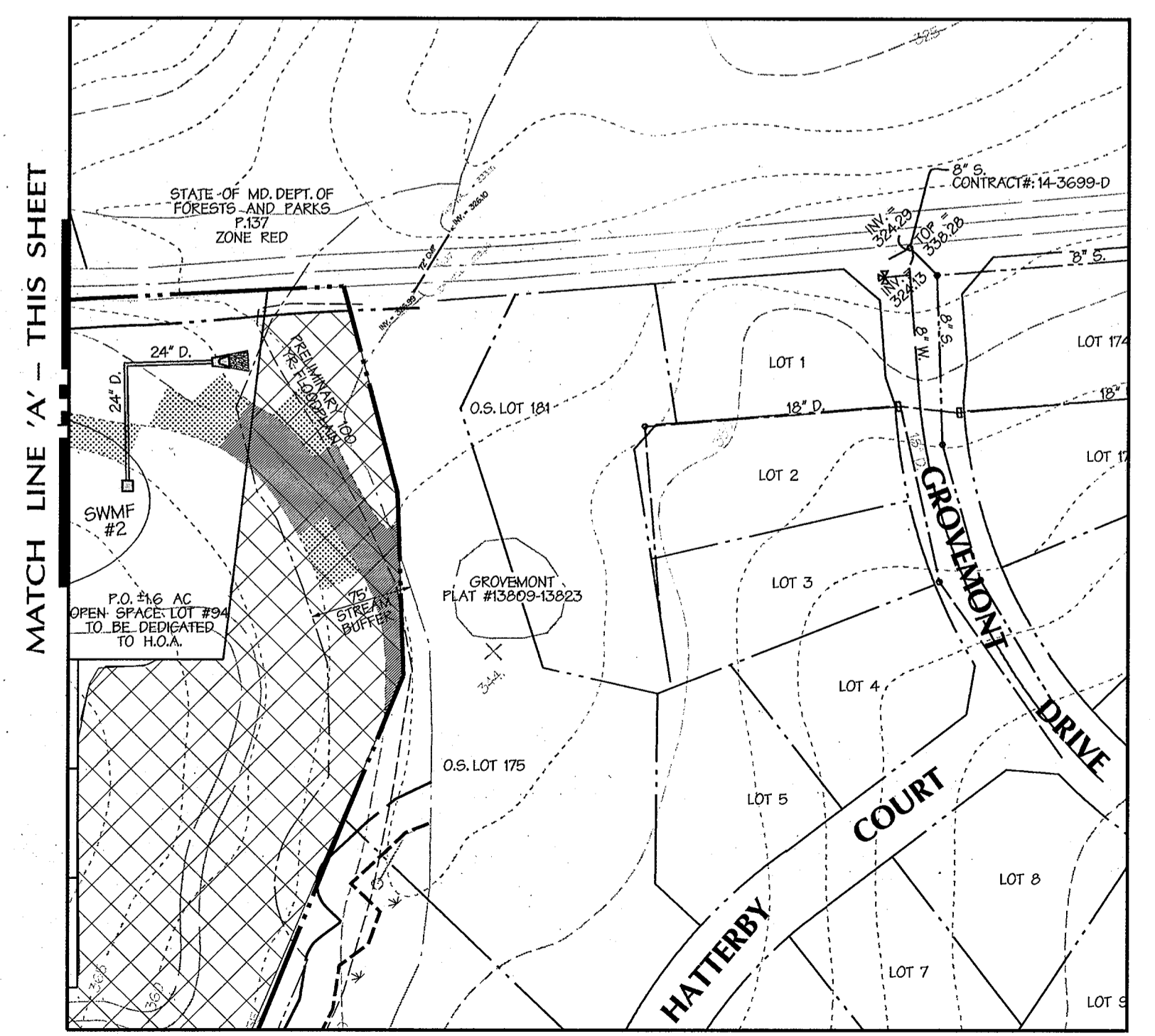


NOTE: LOCATION OF PATHWAY TO BE DETERMINED BY PRELIMINARY PLAN. RESPONSIBILITY OF OWENS PROPERTY ON BOTH OWENS & GLENCHSTER FARMS.

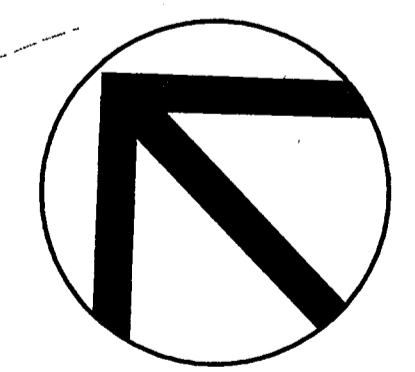
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR JA DATE

LEGEND

	HEAD OF STREAM CENTERLINE		15-24.9% SLOPES
	75' STREAM BUFFER		STEEP SLOPES (25%+ SLOPES)
	WETLAND		NATURAL AREA CONSERVATION CREDIT EASEMENT
	25' WETLAND BUFFER		PROPOSED HOUSE ORIENTATION
	PRELIM. 100 YR. FLOODPLAIN		
	EX. TREELINE		
	EX. 5' CONTOUR		
	EX. 25' CONTOUR		
	EX. STRUCTURE		
	PROP. TREELINE		
	PROPERTY BOUNDARY		
	RIGHT OF WAY LINE		
	ROADWAY CENTERLINE		
	PROP. LOT NUMBER		
	ADJACENT LOT LINE		
	PROP. LOT LINE		
	BUILDING SETBACK LINE		



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Professional Engr. No. 10961
Date 6/6/02

Date	No.	Revision Description

OWNER(S): Parcel 243 Estate of Elsie M. Owens 5010 Landing Road Elkridge, MD 21075	DEVELOPER: James Reddy and Co., Inc. P.O. Box 529 61 E. Padonia Road Timonium, MD 21093
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DMW Duff-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3333 Fax: 296-4702	A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
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SUBDIVISION NAME:	DISTRICT/AREA:	LOT/FACILITY #:
PLAT OR L.P. BLOCK #	ZONE MAP	CEASUS TRACT
10.11.16.171	R-20	243, 572

TITLE		OWENS PROPERTY	
		SKETCH PLAN	

Des By	MJP	Scale	1"=100'	Proj. No.	01086
Drn By	AJS	Date	6/06/02		
Chk By	ewf	Approved			