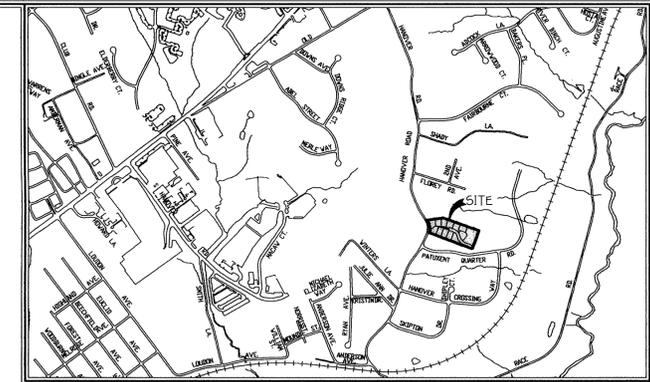


MINIMUM LOT SIZE CHART			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
6	10,241 Sq.Ft.	321 Sq.Ft.	9,920 Sq.Ft.
7	11,377 Sq.Ft.	710 Sq.Ft.	10,667 Sq.Ft.
8	11,013 Sq.Ft.	546 Sq.Ft.	10,467 Sq.Ft.
9	9,893 Sq.Ft.	182 Sq.Ft.	9,711 Sq.Ft.



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

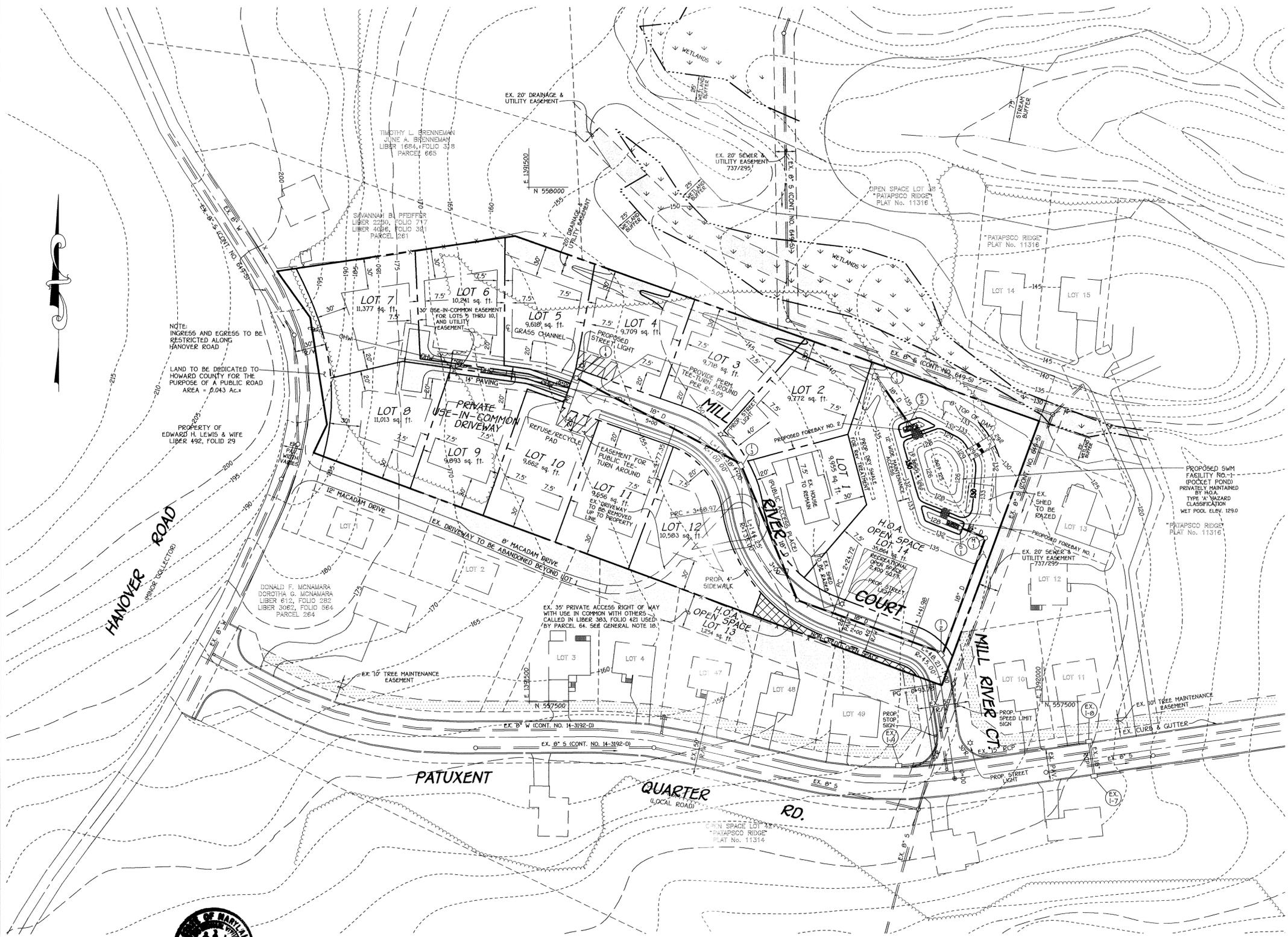
- THE SUBJECT PROPERTY IS ZONED R-12 PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 18, 1993.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. THIS PROPERTY IS SUBJECT TO COMPLIANCE WITH THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS (COUNCIL BILL NO. 45-2003).
- SITE DATA:
CURRENT ZONING: R-12 (9,600 SQ. FT. LOT SIZE OPTION)
LOCATION: ON HANOVER ROAD APPROX. 300 FEET NORTH OF PATUXENT QUARTER ROAD.
ELECTION DISTRICT: 151
TAX MAP: 38
GRID: 15
PARCELS: 745
DEED REFERENCE: 760/727
- AREA TABULATION:
GROSS AREA OF TRACT: 4.11 AC.
AREA OF FLOODPLAIN: N/A
NET AREA OF TRACT: 4.11 AC.
AREA OF PUBLIC ROAD R/W: 0.44 AC.
AREA OF BUILDABLE LOTS: 2.76 AC.
AREA OF OPEN SPACE LOTS: 0.85 AC.
- LOT TABULATION:
TOTAL NO. OF PROPOSED LOTS: 14
NO. OF BUILDABLE LOTS: 12
NO. OF OPEN SPACE LOTS: 2
- OPEN SPACE TABULATION:
GROSS AREA OF TRACT: 4.11 AC.
REQUIRED OPEN SPACE: 0.82 AC.
(FOR 9,600 SQ.FT. LOT SIZE OPTION)
OPEN SPACE PROVIDED: * CREDITED = 0.82 AC.
* NON-CREDITED = 0.03 AC.
* DENOTES "NON-CREDITED" OPEN SPACE.
- RECREATIONAL OPEN SPACE REQUIRED:
(2 LOTS x 200 SQUARE FEET PER LOT) = 2,400 SQ.FT.
RECREATIONAL OPEN SPACE PROVIDED: 2,400 SQ. FT. WITHIN OPEN SPACE LOT 14.
- THE PROPOSED WATER AND SEWER SYSTEMS SHALL BE PUBLIC.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT ARE SUBJECT TO SECTION 18.122-B OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE MADE AVAILABLE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
a. EXISTING WATER CONTRACT NO. 14-3192-D
b. EXISTING SEWER CONTRACT NO. 14-3192-D
- TOPOGRAPHIC INFORMATION ESTABLISHED AT FIVE FOOT INTERVALS BASED ON HOWARD COUNTY TOPOGRAPHY MAPS.
- THERE ARE NO STEEP SLOPES WITH CONTIGUOUS AREAS OF 20,000 SQ. FT. OR GREATER ON THIS SITE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- STORMWATER MANAGEMENT WILL BE PROVIDED FOR IN ACCORDANCE WITH HO. CO. AND MD. 378 SPECIFICATIONS. "THE PROPOSED SWM SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT."
- WETLAND AND FOREST STAND DELINEATION INFORMATION SHOWN WAS TAKEN FROM REPORTS PREPARED BY ECO-SCIENCE PROFESSIONALS DATED NOVEMBER 2002.
- A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY MARS GROUP, LTD. DATED NOVEMBER 2002.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DEED RESEARCH AND FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC DATE DECEMBER 2002.
- APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION WILL BE REQUIRED PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN.
- THE ABANDONMENT OF THE EXISTING 35' PRIVATE ACCESS RIGHT-OF-WAY EASEMENT WILL BE FURTHER EVALUATED AT THE PRELIMINARY PLAN AND FINAL PLAN STAGES.

SWM SUMMARY TABLE		
TYPE OF REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED & NOTES
ReVol (RECHARGE VOL. FOR ENTIRE SITE)	0.191 ACRES OR 725 cu. ft.	0.126 ACRES VIA PERCENT AREA METHOD & 224 CU.FT. VIA PERCENT VOLUME METHOD
WQVol	STUDY POINT NO. 1 5,500 cu. ft.	7,335 cu. ft. • BMP • 1 (POCKET POND)
CPVol	STUDY POINT NO. 1	0.276 ac. ft. • 0.276 ac. ft. • BMP NO. 1

NOTE: BOTH Qp (OVERBANK FLOOD PROTECTION OR 10 YEAR STORM) AND Qf (EXTREME FLOOD VOLUME OR 100 YEAR STORM) ARE NOT REQUIRED FOR THIS SITE SINCE THIS WATERSHED AREA IS NOT CLASSIFIED AS ONE OF THE SENSITIVE WATERSHED AREAS FOR HOWARD COUNTY.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Frank A. Cagle 11/28/10
PLANNING DIRECTOR DATE

SKETCH PLAN
SLUSHER PROPERTY
LOTS 1 THRU 14
TAX MAP 38, GRID 15, PARCEL 745
1st. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=50'
DATE: OCTOBER 17, 2003
SHEET 1 OF 1



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
410.481.2955



OWNER
WILLIAM J. SLUSHER AND WIFE
6271 HANOVER ROAD
HANOVER, MARYLAND 21076

DEVELOPER
GORDON DEVELOPMENT
103 SUDBROOK LANE, SUITE 10
BALTIMORE, MARYLAND 21206
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