

VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

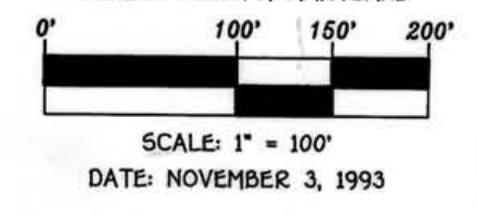
1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. PROJECT BACKGROUND:
LOCATION: TAX MAP No. 22 AND P/O PARCEL 535.
ZONING: RR-DEO
ELECTION DISTRICT: FIFTH
TOTAL TRACT AREA: 30.0 AC.
PREVIOUS FILE Nos. F86-86, F87-28, F87-73, F81-05 BUCKSKIN FARMS; LOTS 1-10 (PLAT 4782), F 93-124 BUCKSKIN WOODS LOTS 50-54.
3. TOPOGRAPHIC SURVEY BY CONTOUR MAPPING PROVIDED BY HOWARD COUNTY 1" = 200' TOPO.
4. BOUNDARY INFORMATION FROM SURVEY PREPARED BY FISHER, COLLINS AND CARTER, INC., ON OR ABOUT MARCH 1992.
5. PRIVATE WATER AND SEWER TO BE UTILIZED.
6. A. GROSS TRACT AREA: 30.00 AC.
B. AREA OF PROPOSED LOTS: 20.00 AC.
C. AREA OF PROPOSED ROADS: 0.000 AC.
D. TOTAL NUMBER OF LOTS PROPOSED: 4
1. BUILABLE LOTS: 4
E. TOTAL AREA OF OPEN SPACE REQUIRED: 30.00 x 5% = 1.5 AC.
F. TOTAL AREA OF OPEN SPACE PROVIDED: 0.00 AC. ± (FEE-IN-LIEU OF OPEN SPACE BASED ON SECTION 16-121(b)(1)(ii)).
7. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCOACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
8. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
9. DENOTES 15%-24% SLOPES.
10. DENOTES EXISTING SEPTIC AREA SHOWN ON FINAL SUBDIVISION PLATS.
11. PROPOSED HOUSE LOCATION.
12. PROPOSED WELL LOCATION.
13. DENOTES 100 YEAR FLOODPLAIN.
14. DENOTES WETLANDS
15. NO 25% OR GREATER SLOPES EXIST ON THE SITE.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Frank S. D'Agli - 2/9/94
PLANNING DIRECTOR

SKETCH PLAN
PLEASANT PROSPECT
LOTS 55 THRU 58

(A RESUBDIVISION OF PARCEL A, BUCKSKIN WOODS - PLAT No. 6980 AND LOT II, BUCKSKIN FARMS - PLAT No. 7047)
ZONING 'RR-DEO'
TAX MAP No. 22, PART OF PARCEL No. 535
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



OWNER & DEVELOPER
DONALD R. REUWER, JR. AND
DEBORAH REUWER
C/O LAND DESIGN & DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL FIRE, SUITE 100
ELKLOTT CITY, MARYLAND 21042
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