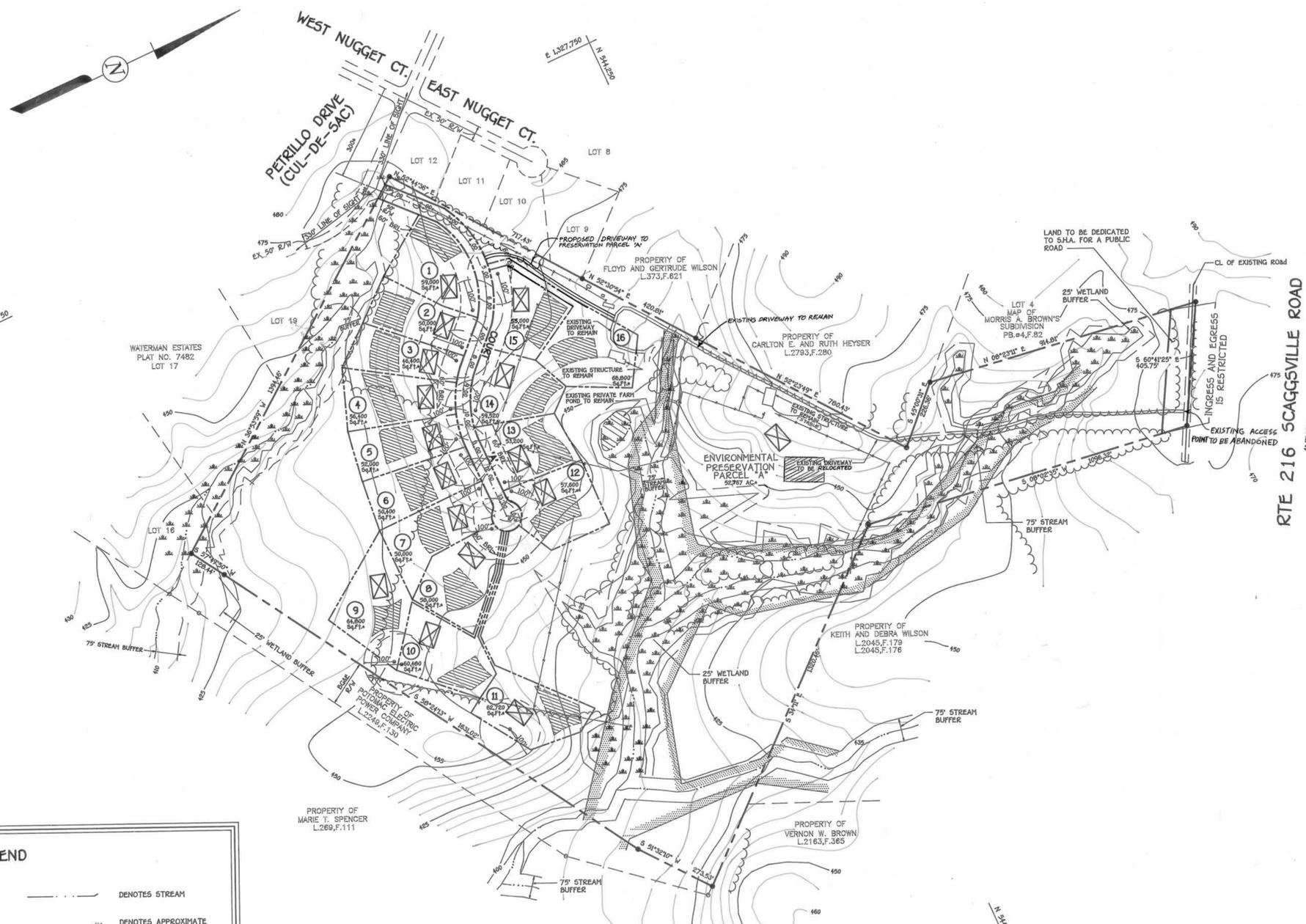
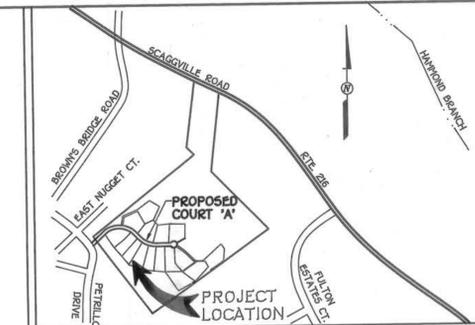


HORIZONTAL CURVE DATA				
CURVE NO.	P.C. STATION	P.T. STATION	LENGTH	RADIUS
1	2+50	7+00	450'	320'
2	8+00	11+00	300'	320'



GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS
- EXISTING ZONING = RR-DEO
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENT OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- GROSS TRACT AREA = 75,866 AC.
- TOTAL NUMBER OF BUILDABLE LOTS ALLOWED = 17 D.U.
- TOTAL AREA OF PROPOSED BUILDABLE LOTS = 20,729 AC.
- ONE ENVIRONMENTAL PRESERVATION PARCEL "A" IS PROPOSED IN THIS SUBDIVISION TOTAL AREA = 92,767 AC.
- TOTAL AREA OF PUBLIC RIGHT OF WAY = 2,370 AC.
- A WAIVER NOT TO DELINEATE THE 65dbA LINE WILL BE SUBMITTED AT PRELIMINARY STAGE.
- TOPOGRAPHIC SURVEY BASED ON HOWARD COUNTY AERIAL CONTOUR MAPS AT 1" = 200' SCALE.
- BOUNDARY INFORMATION BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER INC. ON OR ABOUT MARCH 1994.
- A.P.F.O. TRAFFIC STUDY BY STREET TRAFFIC STUDIES.
- FOREST STAND AND WETLAND DELINEATION BY ECO-SCIENCE PROFESSIONALS INC.
- PRIVATE WATER AND SEWER TO BE UTILIZED.

BULK REGULATIONS

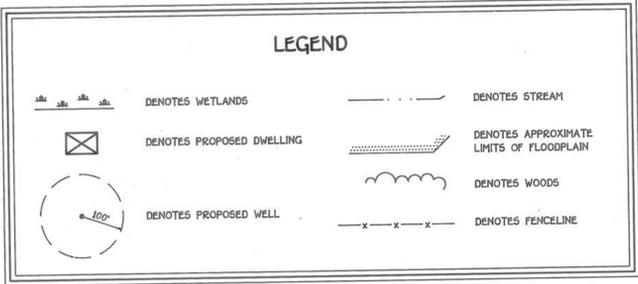
- A. MINIMUM WIDTHS AT THE FRONT OF BRL = 100'
- B. LOT AREA RANGE (EXCLUDING PIPESTEMS) FROM 40,000 - 60,000 Sq.Ft. FRONT : 60'
- C. SETBACKS SIDE : FROM ROAD R/W : 40'
- OTHER : 15'
- REAR : 50'

DENSITY REGULATIONS

TOTAL NUMBER OF UNITS ALLOWED = 75,866 AC. / 4.25 AC. PER D.U. = 17.85 D.U. & 17 D.U.

TOTAL NUMBER OF LOTS PROPOSED = 16

TOTAL NUMBER OF D.U. PROPOSED = 17 (15 PROPOSED LOTS AND ONE D.U. ON PRESERVATION PARCEL "A" AND 1 EXISTING HOME ON LOT 16)



PLAN
SCALE: 1" = 200'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PKWY. SUITE 100
ELICOTT CITY, MARYLAND 22842
4100 481 - 2555

OWNER
MARGARET HYDE
12295 RTE. 216
FULTON, MARYLAND 20759

CONTRACT PURCHASER/DEVELOPER
H & A CONSTRUCTION INC.
1046 ANNAPOLIS ROAD
GAMBRILL, MARYLAND 21054



CHARLES J. CROVO SR.
DATE: 8/23/94

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
DATE: 9/26/94

SKETCH PLAN
HYDE PROPERTY
LOTS 1 - 16
AND PRESERVATION PARCEL "A"

TAX MAP No. 40 - PARCEL NO. 133 AND 129
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
Scale: 1" = 200'
DATE: AUGUST 23, 1994
SHEET 1 OF 1