

**GENERAL NOTES:**

- THIS PROJECT IS CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND
  - TAX MAP 10, PARCELS 27, 29 AND 151
  - ZONING - RC
  - GROSS AREA OF SUBDIVISION = 76.00 ACRES
  - AREA OF FLOOD PLAIN = 1.26 ACRES
  - AREA OF STEEP SLOPE = 4.74 ACRES
  - NET AREA = 66 ACRES
  - TOTAL AREA OF LOTS = 913,400.58 S.F. OR 21.0 ACRES
  - AREA OF ROAD RIGHT-OF-WAY = 272,969 S.F. OR 6.27 ACRES
- TOPOGRAPHY BASED ON HOWARD COUNTY AERIAL MAY, 1984
- WETLAND DELINEATION WAS PERFORMED BY EXPLORATION RESEARCH INC. ON AUGUST, 1994
- PRIVATE WATER AND PRIVATE SEWER WILL BE UTILIZED.
- TWO EXTENDED DETENTION PONDS AND 1 RETENTION POND ARE PROPOSED FOR STORMWATER MANAGEMENT.
- CLUSTER EXCHANGE OPTIONS CALCULATION
 

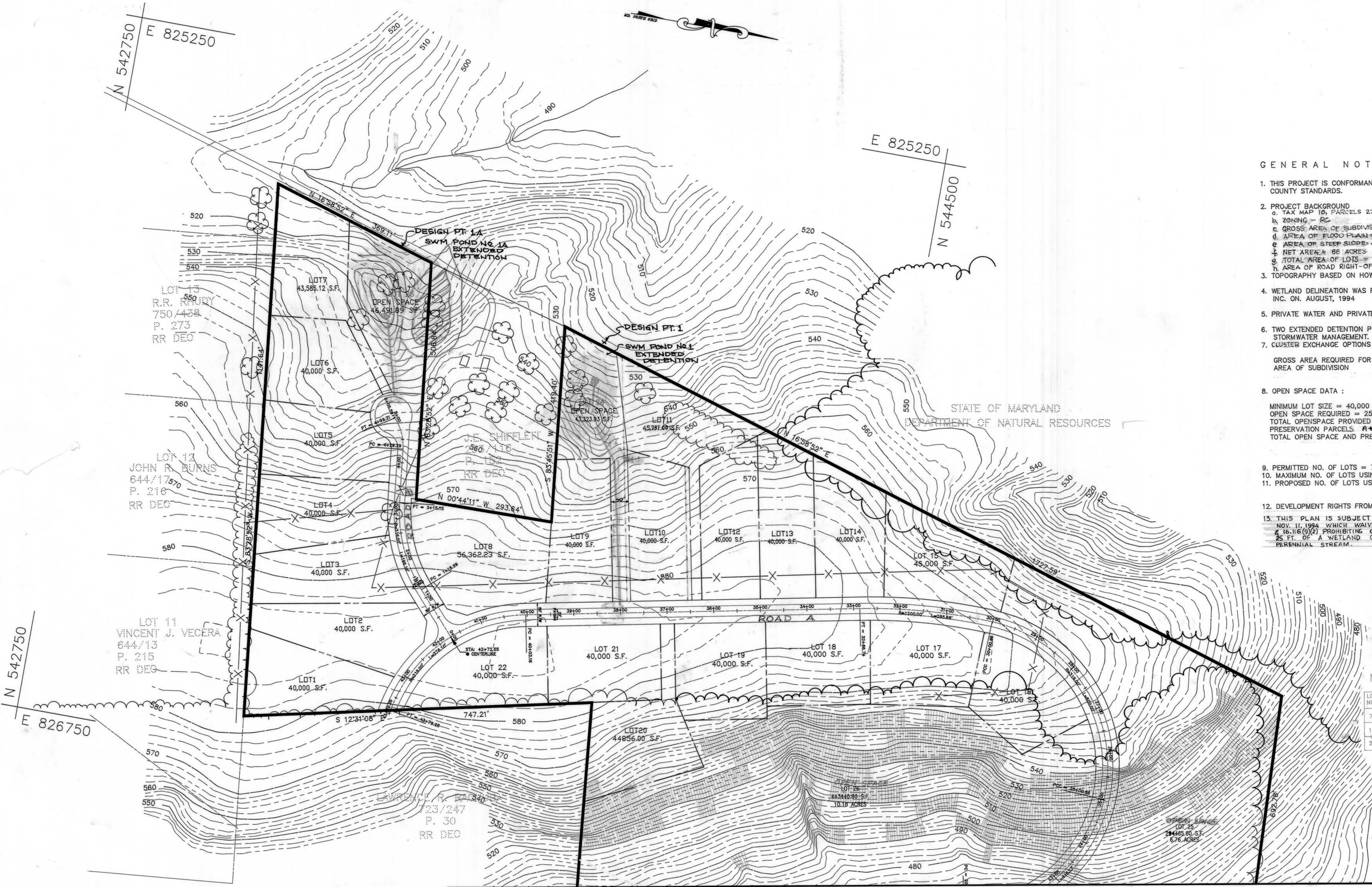
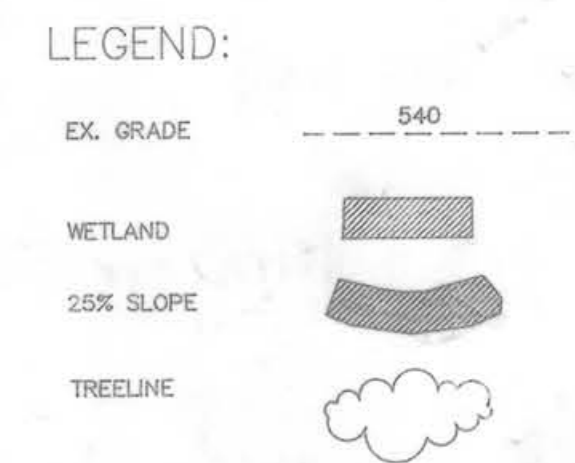
GROSS AREA REQUIRED FOR 22 LOTS = 22x4.25 = 93.5 ACRES  
AREA OF SUBDIVISION = 76.00 ACRES
- OPEN SPACE DATA :
 

MINIMUM LOT SIZE = 40,000 S.F.  
OPEN SPACE REQUIRED = 25% OR 19.00 ACRES  
TOTAL OPENSACE PROVIDED (LOTS 23, 24, 25 AND 26) = 19.00 ACRES  
PRESERVATION PARCELS A+B = 29.74 ACRES  
TOTAL OPEN SPACE AND PRESERVATION PARCEL = 48.74 ACRES
- PERMITTED NO. OF LOTS = 76/4.25 = 17
- MAXIMUM NO. OF LOTS USING  $CEO = 76/2 = 38$
- PROPOSED NO. OF LOTS USING  $CEO = 22$  BUILDABLE LOTS
  - 4 OPEN SPACES
  - 2 PRESERVATION PARCEL
  - DEVELOPMENT RIGHTS FROM SENDING PARCEL = 6 LOTS
- THIS PLAN IS SUBJECT TO WP-95-28 APPROVED ON NOV. 11, 1994 WHICH WAIVED THE REQUIREMENT OF 15.16 (9)(1) & 16.16 (9)(2) PROHIBITING GRADING OR DISTURBANCE WITHIN 25 FT. OF A WETLAND OR WITHIN 75 FT. OF A PERENNIAL STREAM.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*James S. Smith* 12/21/94  
PLANNING DIRECTOR DATE

MINIMUM LOT SIZE CHART

| LOT NO. | GROSS AREA | PIPESTEM AREA | 100-YEAR FLOODPLAIN | 25% SLOPE | REMAINING AREA | MINIMUM LOT AREA |
|---------|------------|---------------|---------------------|-----------|----------------|------------------|
| 7       | 43585.12   | 2400          | 0                   | 0         | 41185.12       | 40000            |
| 11      | 45291.00   | 5731          | 0                   | 0         | 40000.00       | 40000            |
| 20      | 44856.00   | 4800          | 0                   | 55        | 40005.00       | 40000            |



MATCH LINE A-A, SEE SHEET 2 OF 2

|                   |            |
|-------------------|------------|
| DESIGNED BY _____ | DATE _____ |
| DRAWN BY _____    | DATE _____ |
| CHECKED BY _____  | DATE _____ |
| APPROVED BY _____ | DATE _____ |

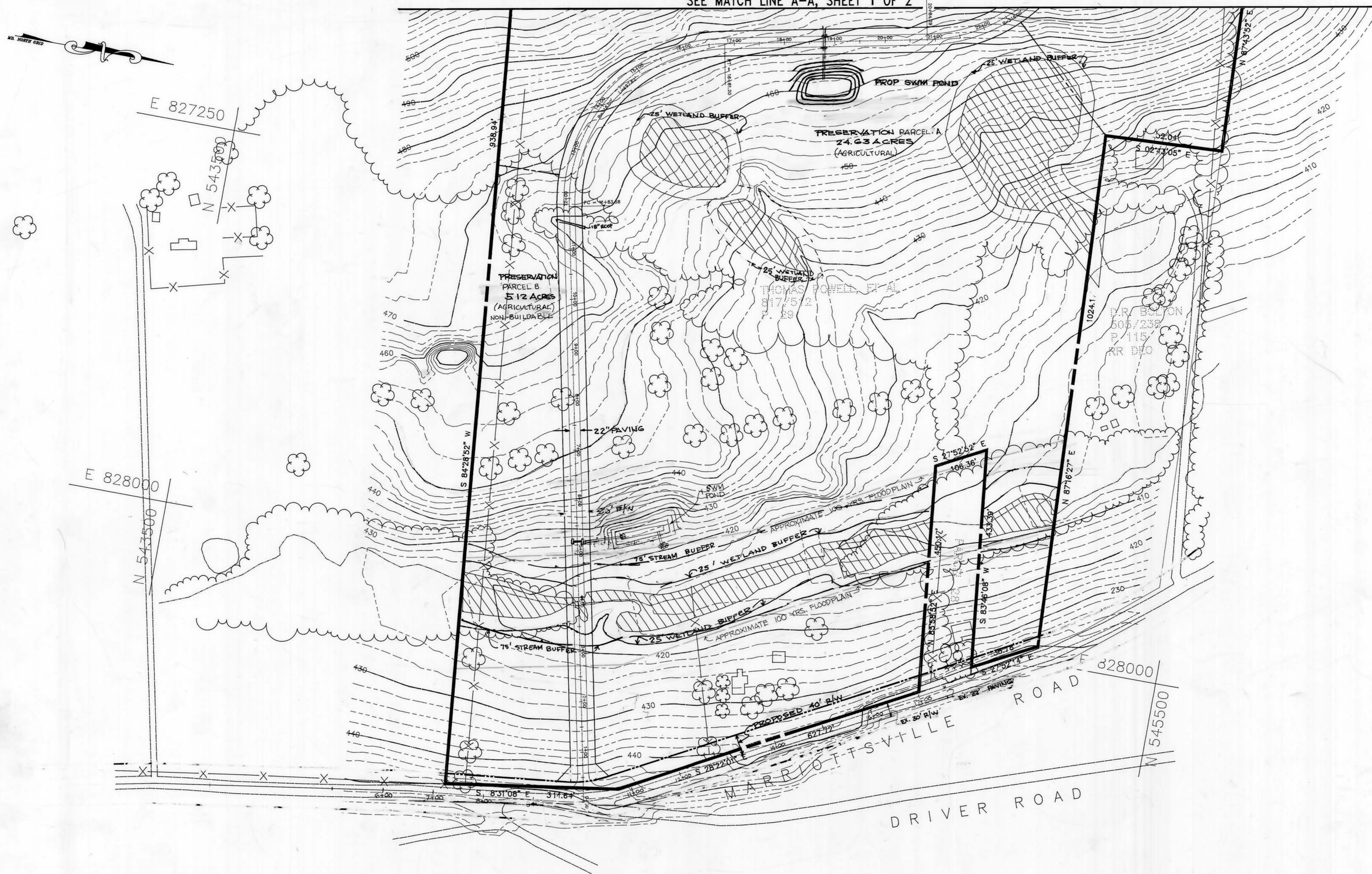
**loria engineering inc.**  
CONSULTING ENGINEERS  
8307 MAIN STREET, HISTORIC ELLICOTT CITY, MD.  
410-465-0400



DEVELOPER :  
LAND DESIGN & DEVELOPMENT INC.  
10850 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

OWNER:  
THOMAS POWELL  
12905 FALLS ROAD  
COCKEYSVILLE, MARYLAND 21030

SKETCH PLAN  
**POWELL PROPERTY**  
LOTS 1 THRU 26  
AND PRESERVATION PARCELS A+B  
TAX MAP 10, PARCEL 27, 29, 151 6TH ELECTION DISTRICT, HOWARD COUNTY, MD.  
DATE 12-08-94 SCALE: 1" = 100' SHEET 1 OF 2  
S.P.S.O.S



PLAN  
SCALE : 1" = 100'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*Augusta* 12/21/94  
PLANNING DIRECTOR DATE  
CAH

|                   |            |             |    |  |
|-------------------|------------|-------------|----|--|
| DESIGNED BY _____ | DATE _____ |             |    |  |
| DRAWN BY _____    | DATE _____ |             |    |  |
| CHECKED BY _____  | DATE _____ |             |    |  |
| APPROVED BY _____ | DATE _____ |             |    |  |
| NO.               | DATE       | DESCRIPTION | BY |  |

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SKETCH PLAN  
**POWELL PROPERTY**  
LOTS 1 THRU 26  
AND PRESERVATION PARCELS A+B  
TAX MAP 10, PARCEL 27316TH ELECTION DISTRICT, HOWARD COUNTY, MD.  
DATE 12-08-94 SCALE : 1" = 100' SHEET 2 OF 2