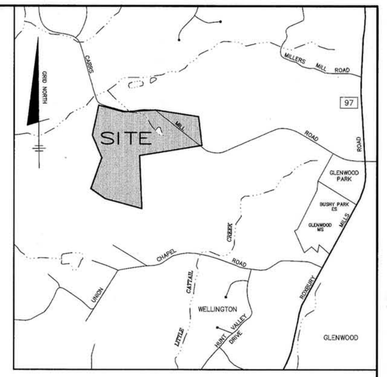
PLAN

SCALE : 1" = 200'



VICINITY MAP

SCALE : 1'=2000'

GENERAL NOTES

1. ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
2. PRIVATE WATER AND SEPTIC SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
3. TRACT BOUNDARY ESTABLISHED BY BOUNDARY SURVEY PERFORMED BY TSA GROUP, INC., AUGUST 1994.
4. TOPOGRAPHY TAKEN FROM THE LATEST 200' SCALE COUNTY TOPO MAPS.
5. HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT SHALL BE NAD 83, AND NAD 27, RESPECTIVELY.
6. WETLAND DELINEATION PROVIDED BY M.A. DIRCKS & CO., INC., OCTOBER 1994.
7. ADEQUATE PUBLIC FACILITIES ORDINANCE TRAFFIC STUDY PROVIDED BY LEE CUNNINGHAM AND ASSOCIATES, INC., NOVEMBER 1994.
8. FOREST STAND DELINEATION PROVIDED BY M.A. DIRCKS & CO., INC., OCTOBER 1994.
9. NOISE MITIGATION NOT REQUIRED FOR THIS PROJECT.
10. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
11. NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 75' STREAM BUFFER, OR 100-YEAR FLOODPLAIN.
12. MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 SQUARE FEET.
13. THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
14. A SIGHT DISTANCE ANALYSIS FOR CARRS MILL ROAD AND THE PROPOSED INTERSECTION HAS BEEN PROVIDED TO DEVELOPMENT ENGINEERING.
15. A REQUEST TO THE DEPT. OF PUBLIC WORKS HAS BEEN MADE TO WAIVE THE STORMWATER MANAGEMENT REQUIREMENTS AS SPECIFIED IN SECTION 10.2.1.A OF THE HOWARD COUNTY DESIGN MANUAL VOLUME I – STORM DRAINAGE BASED ON THE "GUIDELINES FOR STORMWATER MANAGEMENT IN CLUSTERED SUBDIVISIONS", AUGUST 1993.
16. WATER QUALITY TREATMENT FOR THE PROPOSED ROADWAY SHALL BE PROVIDED BY INFILTRATION IN STORM WATER MANAGEMENT FACILITY #1 AND #2. QUALITY CONTROL FOR THE ROAD WAY SHALL BE BY INFILTRATION. STRUCTURES ARE CLASS 'A'.
17. SCENIC ROADWAY EXHIBITS WERE PROVIDED PER DEPARTMENT OF PLANNING AND ZONING CHECK LIST.
18. TO THE BEST OF THE OWNERS KNOWLEDGE. THERE ARE NO CEMETERY LOCATIONS ONSITE.
19. A WAIVER REQUEST FOR THE LENGTH OF A CUL-DE-SAC ROAD (SECTION 1.5.1 HOWARD COUNTY DESIGN MANUAL VOLUME III ROADS AND BRIDGES) WAS APPROVED ON MAY 22, 1995.
20. THE REQUIREMENTS OF THE FOREST CONSERVATION ACT SHALL BE SATISFIED BY REFORESTATION ALONG AND ADJACENT TO THE 100 YEAR FLOODPLAIN.
21. THIS LAYOUT PROVIDES FOR SIGNIFICANT PRESERVATION OF EXISTING FARMLAND PURSUANT TO NUMEROUS MEETINGS WITH THE DEPARTMENT OF PLANNING AND ZONING.

LEGEND

- EXISTING CONTOURS
- WETLAND LIMIT
- 100 YEAR FLOODPLAIN
- EXISTING WOODSLINE
- CENTERLINE EXIST. STREAM
- EXISTING STRUCTURE
- PROPOSED SEPTIC FIELD
- EXISTING SEPTIC FIELD

SITE DATA

LOCATION	TAX MAP 14, PAR. 14
ZONING	RC-DEO
DEED REFERENCE	LIBER 935, FOLIO 586
TRACT AREA	110.73 AC.
100-YEAR FLOODPLAIN	4.01 AC.
STEEP SLOPES	0.00 AC.
NET AREA	106.72 AC.
NUMBER OF CLUSTER LOTS PERMITTED @ 1 PER 4.25 AC.	26
NUMBER OF PROPOSED CLUSTER LOTS	26
NUMBER OF PRESERVATION PARCELS WITH RESIDENCE PERMITTED	1
NUMBER OF PROPOSED PRESERVATION PARCEL WITH SINGLE RESIDENCE	1
NUMBER OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS	1
AREA OF PROPOSED CLUSTER LOTS	31.12 AC.
AREA OF PROPOSED PRESERVATION PARCEL WITH SINGLE RESIDENCE	64.71 AC.
AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS	9.05 AC.
AREA OF PROPOSED ROAD RIGHT-OF-WAY	5.85 AC.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR — DATE 9/22/95

T.C. 9/20/95

NO	DATE	REVISION

TSA GROUP, INC.
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Phone: (410) 465-2321

PROJECT: GLEN VIEW (WHITE PROPERTY)

LOCATION: TAX MAP 14 – PARCEL 14, 4th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: SKETCH PLAN

DATE: JANUARY 27, 1995; SEPT. 12, 1995

PROJECT NO. 0619

Design: JME | Draft: MBB | SCALE: 1"=200' | DRAWING 1 OF 2

S-95-16

Plotted: Sept. 13, 1995
Acad Dwg: 202002S1/08-05