



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 DEED.
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 ECO-SCIENCE INC., APRIL 1995.
7. ADEQUATE PUBLIC FACILITIES ORDINANCE TRAFFIC STUDY PROVIDED BY LEE CUNNINGHAM AND ASSOCIATES, INC., JUNE 1995.
8. FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCE INC., APRIL 1995.
9. NOISE STUDY SHALL BE PROVIDED AT PRELIMINARY PLAN STAGE.
10. FLOODPLAIN STUDY SHALL BE PROVIDED AT PRELIMINARY PLAN STAGE.
11. 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.
12. NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 75' STREAM BUFFER, OR 100-YEAR FLOODPLAIN, EXCEPT AS SHOWN FOR THE NECESSARY ROAD CROSSING. ALL STATE AND FEDERAL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
13. MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 SQUARE FEET.
14. THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
15. STORMWATER MANAGEMENT SHALL BE PROVIDED BY FILTRATION. ALL FACILITIES SHALL BE CLASS 'A'.
16. TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO CEMETARY LOCATIONS ONSITE.
17. A WAIVER REQUEST FOR THE LENGTH OF A CUL-DE-SAC ROAD (SECTION 1.5.1 HOWARD COUNTY DESIGN MANUAL VOLUME 3, ROADS AND BRIDGES) HAS BEEN APPROVED.
18. SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
19. STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
20. FOR EXISTING SITE CONDITIONS, SEE SUPPLEMENTAL SHEET.
21. JUSTIFICATION OF CLUSTER LOT AND PRESERVATION PARCEL LAYOUT HAS BEEN SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
22. WAIVER REQUEST WP-96-37 TO SECTION 16.116 OF THE SUBDIVISION REGULATIONS HAS BEEN APPROVED BY THE DIRECTOR OF PLANNING AND ZONING, NOVEMBER 15, 1995, TO PERMIT THE STREAM CROSSING BY WHITMAN WAY. ALL GRADING ACTIVITY ASSOCIATED WITH THE CROSSING SHALL BE MINIMIZED.

DENSITY TABULATION

GROSS AREA	64.55 AC.
DEED ZONE	62-DEO
MAXIMUM PERMISSIBLE DENSITY (RECEIVING PARCEL)	32
NUMBER OF CLUSTER LOTS PERMITTED IN RR ZONE	15
NUMBER OF DEED CLUSTER LOTS	17
SENDING PARCEL TO BE DETERMINED.	

SITE DATA

LOCATION	TAX MAP 15, PAR. 40
ZONING	62-DEO
DEED REFERENCE	LIBER 1228 FOLIO 231
TRACT AREA	64.55 AC.
100-YEAR FLOODPLAIN	2.84 AC.
STEEP SLOPES	0 AC.
NET AREA	58.71 AC.
NUMBER OF PROPOSED CLUSTER LOTS	31
NUMBER OF PROPOSED OPEN SPACE LOTS	4
AREA OF PROPOSED CLUSTER LOTS	31.25 AC.
AREA OF PROPOSED ROAD RIGHT-OF-WAY	2.68 AC.
OPEN SPACE REQUIRED	16.14 AC.
25% X 64.55 AC.	16.14 AC.
OPEN SPACE PROVIDED	16.14 AC.
NUMBER OF PRESERVATION PARCELS	1 (WITH RESIDENCE)
AREA OF PRESERVATION PARCELS	14.48 AC.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING

HOWARD COUNTY
PLANNING DIRECTOR DATE
[Signature] 12/20/95

NO	DATE	REVISION

LEGEND

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

PLAN
SCALE: 1" = 100'

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OWNER/DEVELOPER:

SDC GROUP, INC.
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21043
(410) 465-4244

PROJECT:
STIEGLER PROPERTY
LOCATION:
TAX MAP 15 - PARCEL 40
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TITLE:
SKETCH PLAN
WP-96-37 5-96-01

DESIGN:	JME	DRAFT:	DBT	SCALE:	AS SHOWN	DRAWING	1 OF 1
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S.96.01