

**GENERAL NOTES**

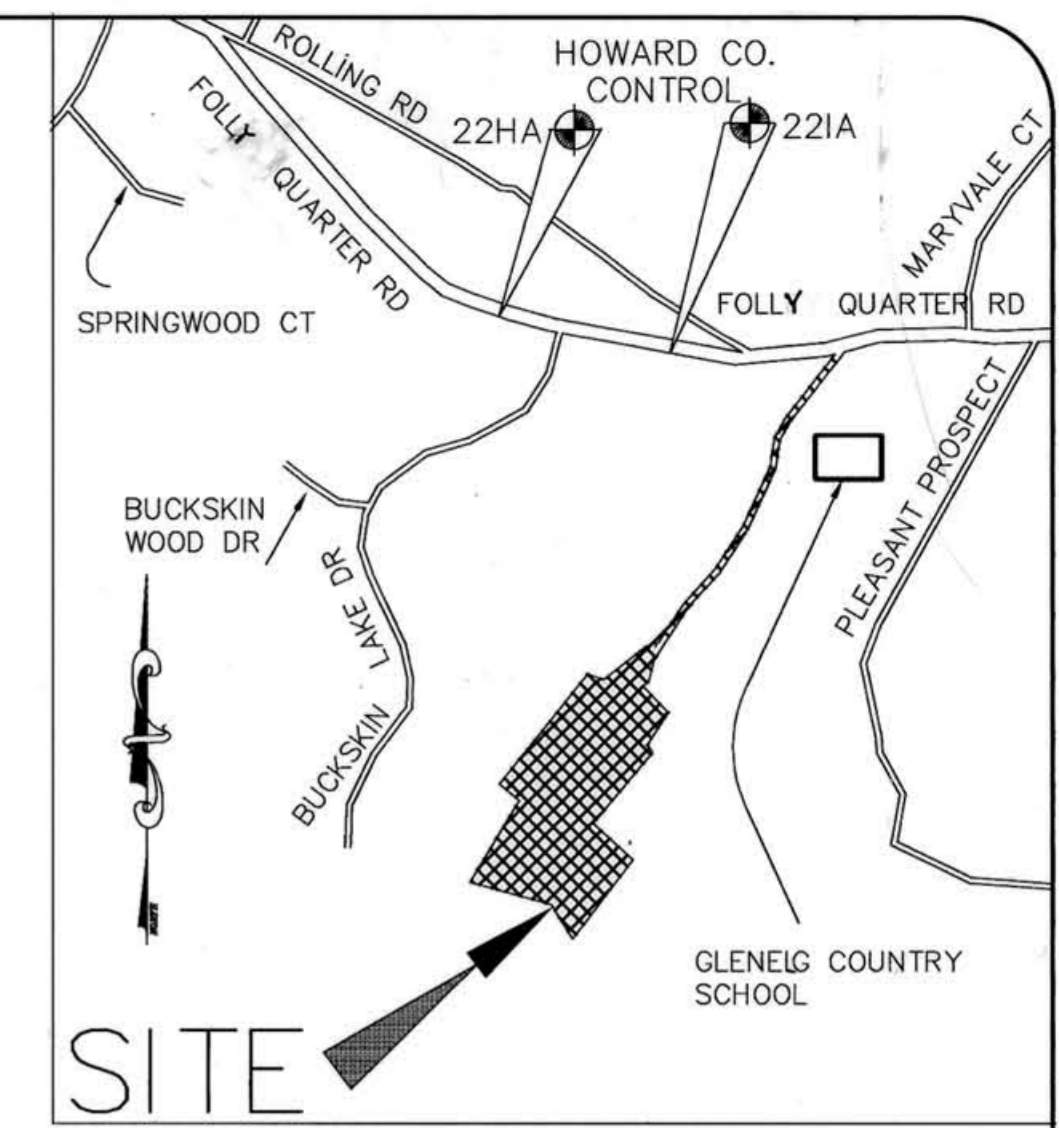
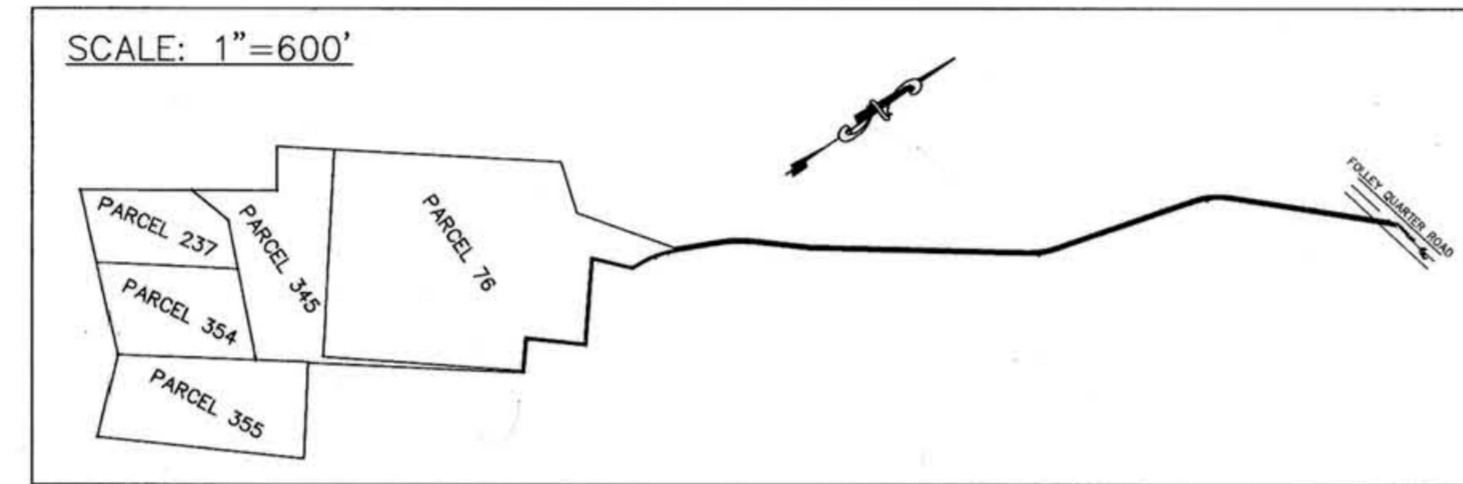
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:  
LOCATION: 5th ELECTION DISTRICT.  
TAX MAP 22 AND 28, PARCELS 76, 237, 345, 354, AND 355.  
ZONING: RR-DED.
- AREA TABULATION  
TOTAL TRACT AREA: 26.09 AC +/-  
MINIMUM LOT AREA: 40,000 SQ. FT.  
NUMBER OF PROPOSED BUILDABLE LOTS: 13.  
(INCLUDING PRESERVATION PARCEL)  
NUMBER OF OPEN SPACE LOTS: 2.  
AREA OF PUBLIC RIGHT-OF-WAY: 0.1 AC.  
AREA OF BUILDABLE LOTS: 18.23 AC.  
AREA OF OPEN SPACE LOTS: 7.87 AC.  
OPEN SPACE REQUIRED: 6.53 AC. = 25% x 26.1 AC.  
PROVIDED: 7.87 AC. (INCLUDING PARCELS, PAN HANDLES, AND ACCESS)  
: 7.05 AC (EXCLUDING PARCELS, PAN HANDLES, AND ACCESS)
- FIVE FOOT CONTOUR TOPOGRAPHY BASED ON HOWARD COUNTY 200 SCALE.
- PRIVATE WATER AND SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE.
- NO PUBLIC UTILITIES EXIST ON SITE.
- PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS.
- FOR EXISTING VEGETATION SEE FOREST STAND DELINEATION PLAN.
- NO FLOODPLAINS OR WETLANDS EXIST ON SITE.
- SIDE BUILDING RESTRICTION LINE INCREASED TO 25' BASED ON REDUCING ACCESS TO 20' OF FRONTAGE FOR LOT 13.
- BOUNDARY INFORMATION BASED ON DEED PLOT.
- THE PRESERVATION PARCEL IS PROPOSED TO BE USED AS A RESIDENTIAL LOT, ITS LOCATION, AND THAT OF OPEN SPACE, WAS CHOSEN TO MINIMIZE THE DISTURBANCE OF WOODED AREAS.
- NO CEMETERIES EXIST ON SITE.
- NO SCENIC READS EXIST ADJACENT TO SITE.
- ALL STRUCTURES TO BE RAZED AND REMOVED EXCEPT THE EXISTING STRUCTURES A,B,C,D,E, AND P WHICH WILL REMAIN ON LOTS 4,6,7,8,11 AND THE PRESERVATION PARCEL, RESPECTIVELY.
- FOREST STAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES. DATED: 10/95.
- AFPO TRAFFIC STUDY PREPARED BY MILDENBURG, BOENDER, AND ASSOCIATES. DATED 10/95.
- SOILS BASED ON SOIL SURVEY OF HOWARD COUNTY BY THE U.S. DEPT. OF AGRICULTURE, DATED JULY 1968. SEE SHEET # 16

- PROPERTY SUBJECT TO WAIVER PETITION: WP-96-09 WHICH WAIVED SECTION 16.120(C)(2) OF SUBDIVISION REGULATION REGARDING MINIMUM LOT FRONTAGES ON APPROVED ROAD, APPROVED 9/7/95.
- BASED ON A GROSS ACREAGE OF 26.09 ACRES SIX BUILDABLE LOTS COULD BE CREATED. THE PROPOSED YIELD OF 13 BUILDABLE LOTS WILL REQUIRE RECEIPT SEVEN (7) DEVELOPMENT RIGHTS VIA THE DENSITY EXCHANGE OPTION.
- STORMWATER MANAGEMENT REQUIREMENT FOR THE DRIVEWAY WILL BE SATISFIED BY THE PAYMENT OF FEE-IN-LIEU OF CONSTRUCTION.
- BUILDING RESTRICTION LINE FOR LOT #11 BASED ON 100' LOT WIDTH.

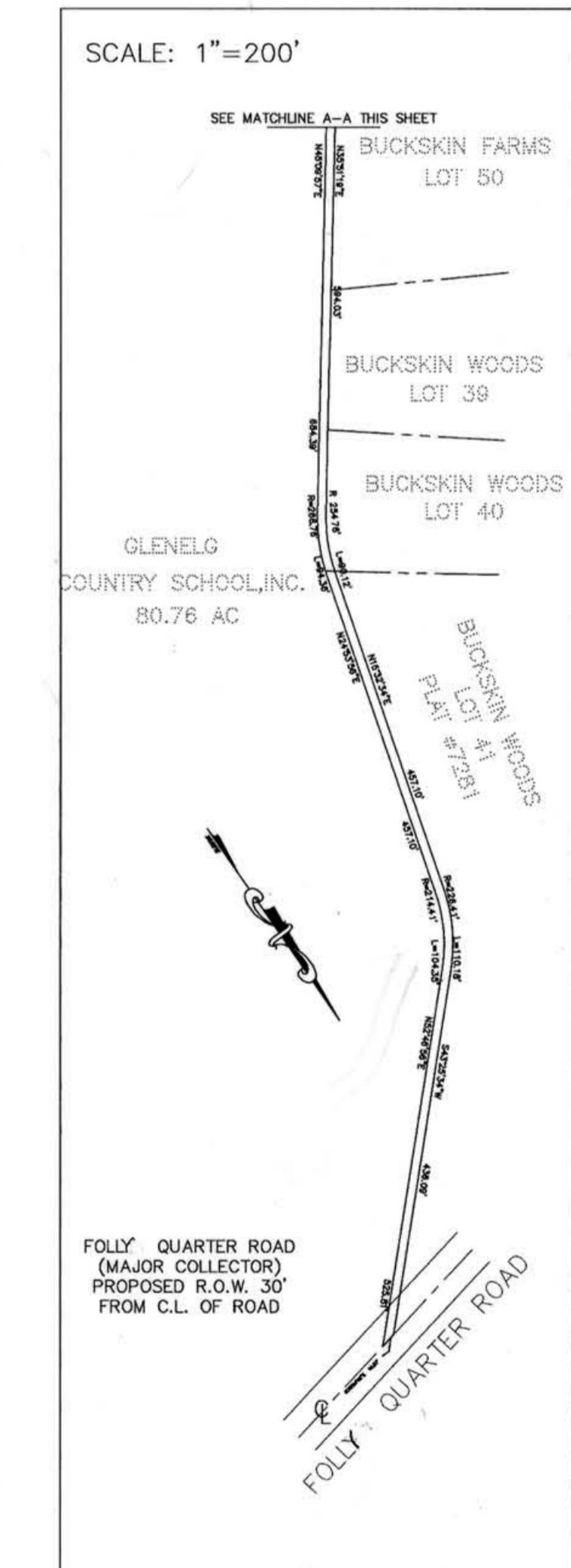
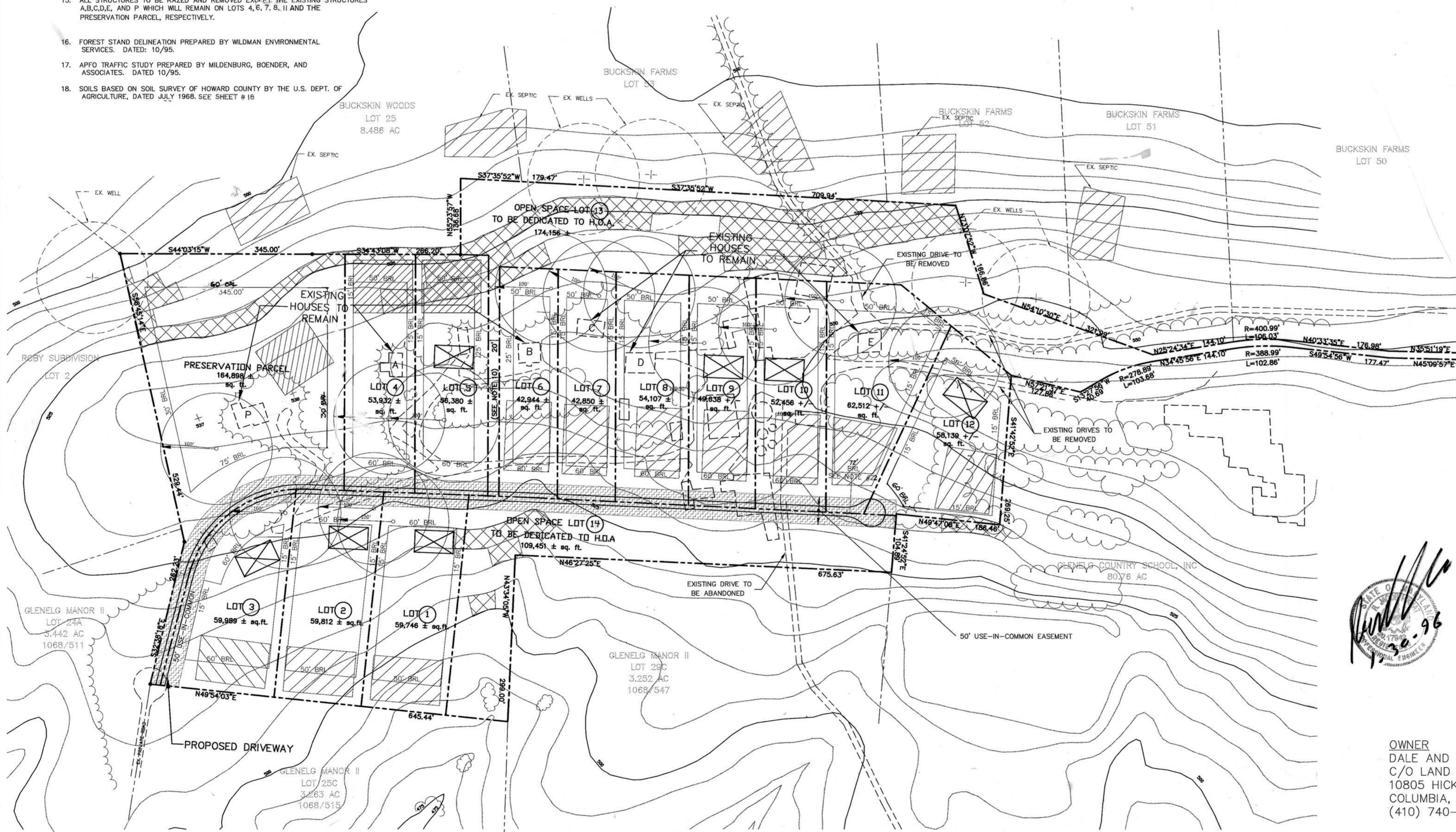
**LEGEND**

- PROPOSED STRUCTURE, ALL OTHERS TO BE REMOVED UNLESS OTHERWISE NOTED
- PROPOSED WELL
- PROPOSED SEPTIC FIELD
- SLOPES 15-24.99%
- PROPOSED DRIVEWAY EASEMENT

**EXISTING PARCELS CONFIGURATION**



VICINITY MAP  
1"=2000'



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

OWNER  
DALE AND STEPHEN MAISEL  
C/O LAND DESIGN AND DEVELOPMENT, INC.  
10805 HICKERY RIDGE ROAD  
COLUMBIA, MD 21044  
(410) 740-2100

PLANNING DIRECTOR DATE 2/5/96  
HCH

Project	date	1/96
Illustration	engineering	
Scale	SJD	
Approval	SJD	
Revision	JH	

8/95	date
	description
	revisions
	no.

TAX MAPS 22 & 28, PARCELS 76,237,345,354 & 355  
**MAISEL PROPERTY**  
HOWARD COUNTY, MARYLAND  
5th ELECTION DISTRICT  
SKETCH PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Fax: (301) 621-5527 Wash. (410) 997-0298 Fax.