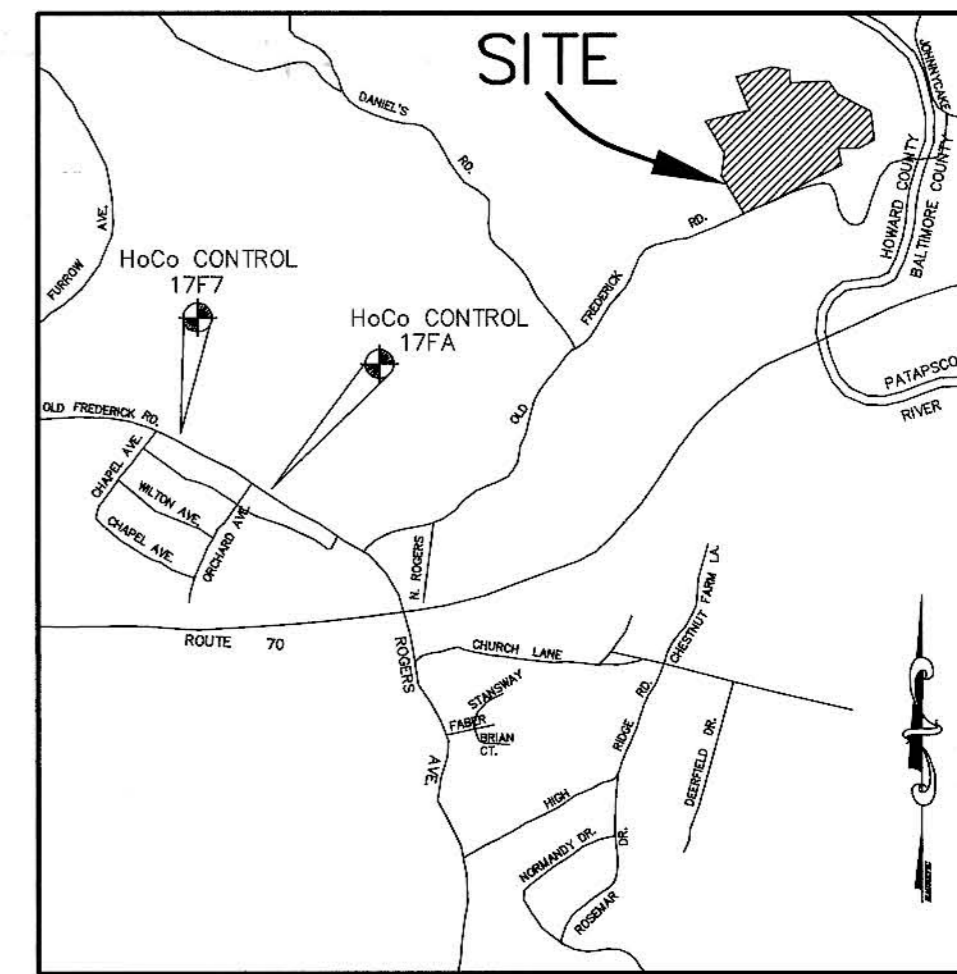


MINIMUM LOT SIZE CHART (FT <sup>2</sup> )			
LOT	GROSS	PIPESTEM	MIN. AREA
30	16,860	2,521	14,039
31	14,454	2,120	12,334
32	14,007	1,369	12,638

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James S. Mullen* 9/13/96  
PLANNING DIRECTOR DATE



VICINITY MAP  
SCALE: 1"=2000'

**GENERAL NOTES:**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN GRANTED.
- PROJECT BACKGROUND:  
LOCATION: TAX MAP 18 PARCEL 1  
ZONING: R-ED  
ELECTION DISTRICT: 2ND  
DPZ FILES: F-94-09, W-94-09  
PLANNING BOARD CASE: #308
- TOPOGRAPHIC INFORMATION ARE BASED ON HOWARD COUNTY 200 SCALE TOPOGRAPHIC MAPS.
- BOUNDARY INFORMATION IS BASED ON DEED PLOT AND AVAILABLE RECORDS.
- PROPERTY IS LOCATED WITHIN THE PLANNED AREA OF THE METROPOLITAN DISTRICT. EXTENSION OF WATER AND SEWER IS PROPOSED. WATER TO BE EXTENDED TO CONTRACT 70-W. A SEWER PUMP STATION IS PROPOSED (DANIELS (3) AS SHOWN ON THE 1993 MASTER PLAN).
- STORMWATER MANAGEMENT IS PUBLIC. IT WILL BE PROVIDED BY THE METHOD OF EXTENDED DETENTION.
- NO PUBLIC UTILITIES EXIST ON SITE.
- WETLANDS AND STREAM DELINEATION IS BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT, INC. DATED FEBRUARY 1996.
- NO FLOODPLAIN EXIST ON SITE.
- ACCESS TO LOT 1 OF THE DONALDSON PROPERTY TO BE PROVIDED. "A" ROAD "A", OR AS APPROVED BY HOWARD COUNTY.
- 65 dBA DELINEATION BASED ON STUDY BY WILDMAN ENVIRONMENTAL SERVICES. DATED FEBRUARY 1996.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- AREA TABULATION:  
A) R-ED ZONING  
GROSS AREA: 41.05 AC ±  
AREA OF FLOODPLAIN: 0 AC ±  
AREA OF STEEP SLOPES: 7.03 AC ±  
AREA OF WETLANDS: 0.94 AC ±  
NET AREA: 33.08 AC ±  
AREA OF PROPOSED BUILDABLE LOTS: 22.32 AC ±  
AREA OF PROPOSED ROADS (R/W): 3.78 AC ±  
REQUIRED OPEN SPACE (25% OF GROSS AREA): 10.27 AC ±  
PROVIDED OPEN SPACE: 14.95 AC ±  
REQUIRED RECREATION OPEN SPACE (250 S.F. PER LOT): 16,500 S.F.  
PROVIDED RECREATION OPEN SPACE: 24,737 S.F.  
NUMBER OF BUILDABLE LOTS ALLOWED: 66 (NET AREA X 2)  
NUMBER OF PROPOSED BUILDABLE LOTS: 66  
NUMBER OF PROPOSED OPEN SPACE LOTS: 3  
TOTAL NUMBER OF PROPOSED LOTS: 69  
B) R-20 ZONING  
GROSS AREA: 3.76 AC ±  
AREA OF FLOODPLAIN: 0 AC ±  
AREA OF STEEP SLOPES: 1.70 AC ±  
AREA OF WETLANDS: 0.17 AC ±  
STATE OF MARYLAND R.O.W.: 1.04 AC ±  
NET AREA: 1.01 AC ±  
AREA OF PROPOSED BUILDABLE LOTS: 0 AC ±  
AREA OF PROPOSED ROADS (R/W): 0 AC ±  
REQUIRED OPEN SPACE (6% OF GROSS AREA): 0.16 AC ±  
PROVIDED OPEN SPACE: 2.72 AC ±  
REQUIRED RECREATION OPEN SPACE (250 S.F. PER LOT): 0 S.F.  
PROVIDED RECREATION OPEN SPACE: 0 S.F.  
NUMBER OF BUILDABLE LOTS ALLOWED: 5 (AREA X 2)  
NUMBER OF PROPOSED BUILDABLE LOTS: 0  
NUMBER OF PROPOSED OPEN SPACE LOTS: 1  
TOTAL NUMBER OF PROPOSED LOTS: 1
- LIMIT OF EXISTING TREE BOUNDARY BASED ON FOREST STAND DELINEATION STUDY BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT DATED FEBRUARY 1996.
- VARIED R.O.W. PROPOSED TO PROVIDE FRONTAGE TO EXISTING DONALDSON PROPERTY.

**LEGEND**

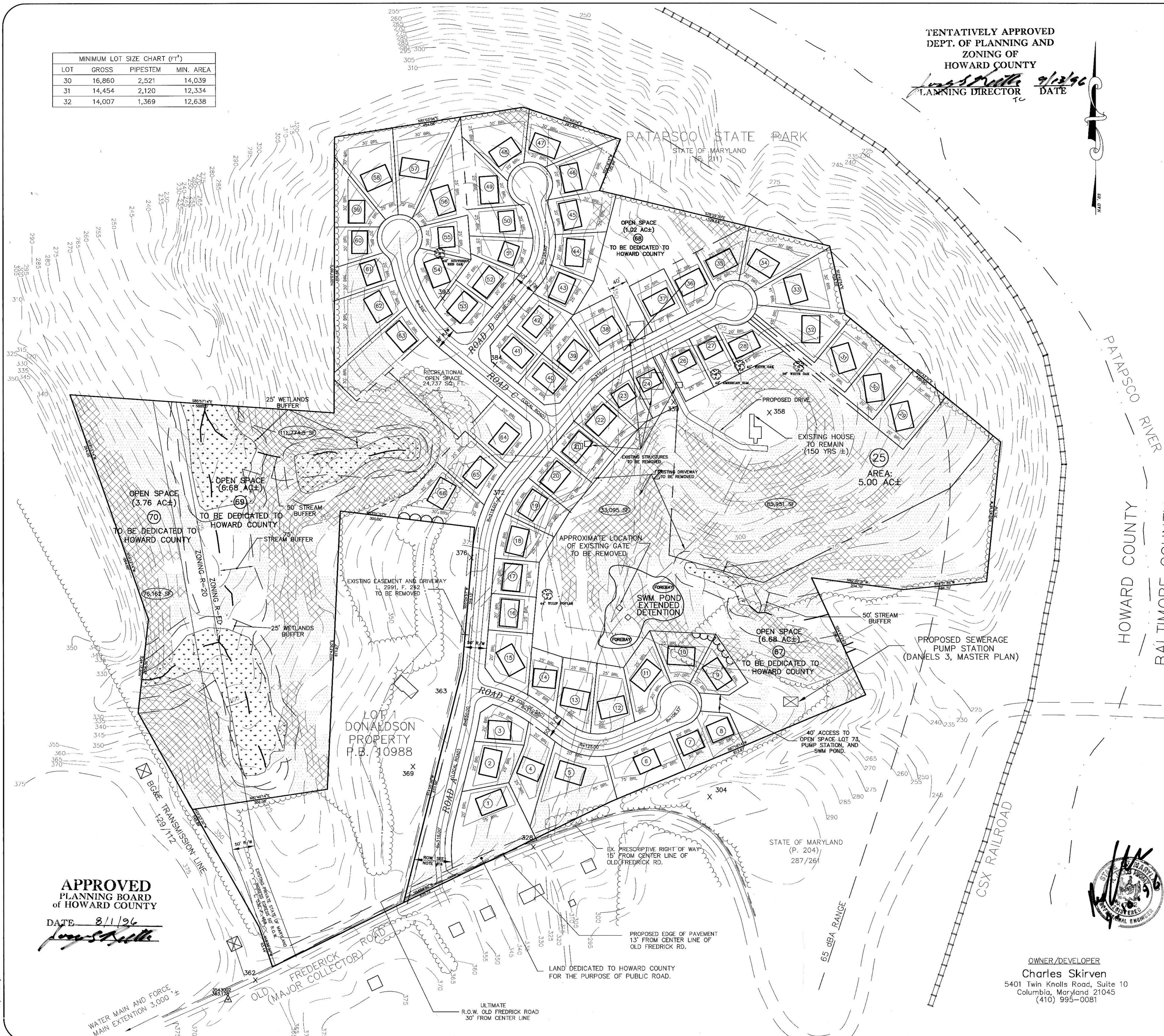
- DENOTES SLOPES OF 15-24.99 %
- ▨ DENOTES SLOPES OF 25% OR STEEPER SUSTAINED FOR 10 VERTICAL FEET (ONLY AREAS > 20,000 SF LABELED)
- DENOTES LIMITS OF WETLAND
- DENOTES LIMIT OF CLEARING
- DENOTES LOT DESIGNATION
- DENOTES SPECIMEN TREE

OWNER/DEVELOPER  
**Charles Skirven**  
5401 Twin Knolls Road, Suite 10  
Columbia, Maryland 21045  
(410) 995-0081



APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY

DATE 8/1/96  
*James S. Mullen*



PROJECT: 95115  
DATE: 2/96  
ENGINEERING: SJD  
ILLUSTRATION: SJD  
SCALE: 1"=100'  
APPROVAL: JH

TAX MAP 18, PARCEL 1  
HOLLIFIELD ESTATES  
HOWARD COUNTY, MARYLAND  
2nd ELECTION DISTRICT  
SKETCH PLAN

MILDENBERG, BOENDER & ASSOC., INC.  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax

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