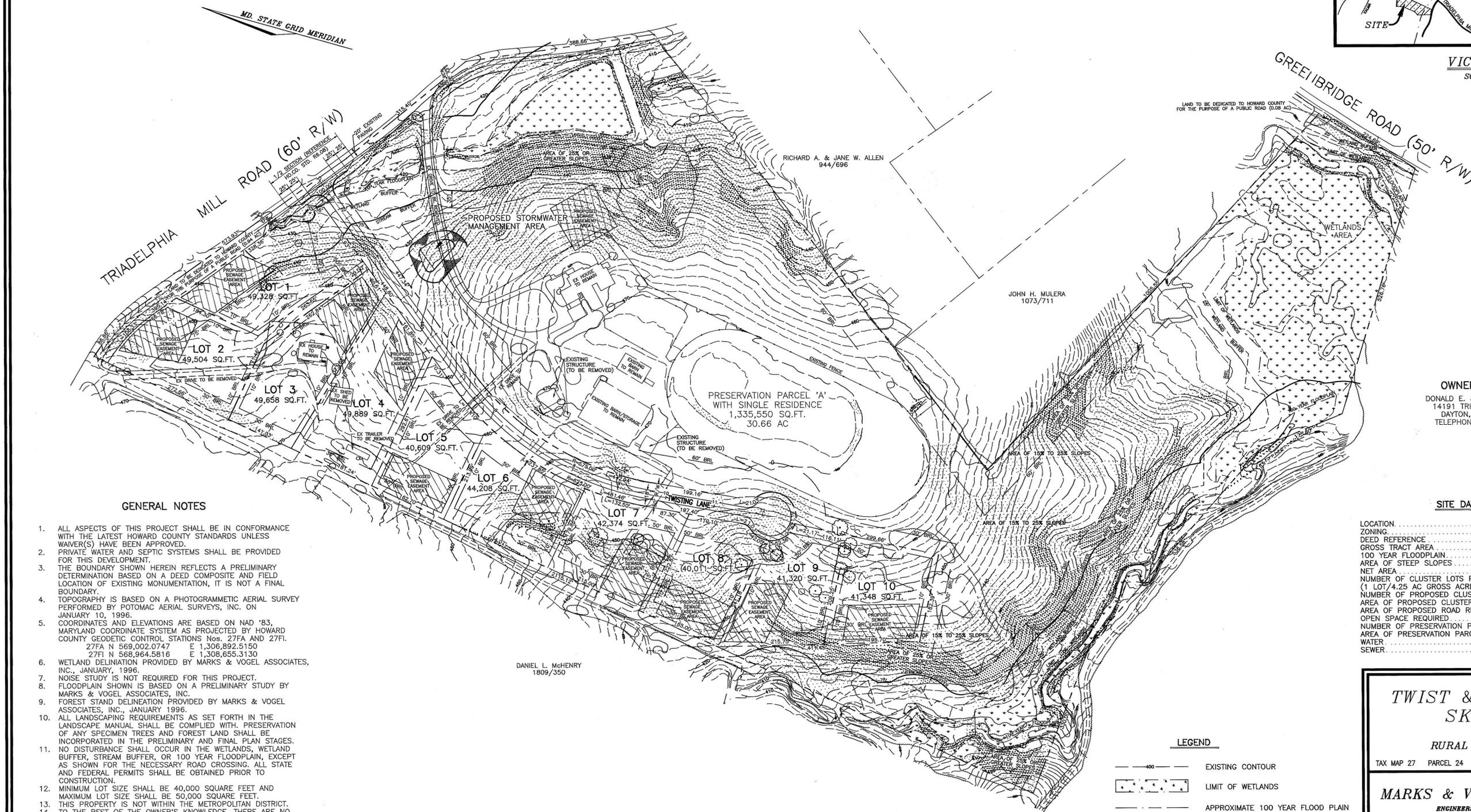


VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PRIVATE WATER AND SEPTIC SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- THE BOUNDARY SHOWN HEREIN REFLECTS A PRELIMINARY DETERMINATION BASED ON A DEED COMPOSITE AND FIELD LOCATION OF EXISTING MONUMENTATION, IT IS NOT A FINAL BOUNDARY.
- TOPOGRAPHY IS BASED ON A PHOTOGRAMMETRIC AERIAL SURVEY PERFORMED BY POTOMAC AERIAL SURVEYS, INC. ON JANUARY 10, 1996.
- COORDINATES AND ELEVATIONS ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS Nos. 27FA AND 27FI.
27FA N 569,002.0747' E 1,306,892.5150'
27FI N 568,964.5816' E 1,308,655.3130'
- WETLAND DELINEATION PROVIDED BY MARKS & VOGEL ASSOCIATES, INC., JANUARY, 1996.
- NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- FLOODPLAIN SHOWN IS BASED ON A PRELIMINARY STUDY BY MARKS & VOGEL ASSOCIATES, INC.
- FOREST STAND DELINEATION PROVIDED BY MARKS & VOGEL ASSOCIATES, INC., JANUARY 1996.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF ANY SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, WETLAND BUFFER, STREAM BUFFER, OR 100 YEAR FLOODPLAIN, EXCEPT AS SHOWN FOR NECESSARY ROAD CROSSING. ALL STATE AND FEDERAL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- MINIMUM LOT SIZE SHALL BE 40,000 SQUARE FEET AND MAXIMUM LOT SIZE SHALL BE 50,000 SQUARE FEET.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- FOR EXISTING SITE CONDITIONS, SEE SUPPLEMENTAL SHEET.
- STORMWATER MANAGEMENT (QUANTITY AND QUALITY CONTROL) TO BE PROVIDED TO MANAGE ROADWAY RUNOFF ONLY. POND TO BE HAZARD CLASSIFICATION 'A'.
- PURPOSE OF PRESERVATION PARCEL IS TO RETAIN CURRENT HORSE FARM AND STABLE.

OWNER/DEVELOPER
DONALD E. & ALLEN MAE SOUDER
14191 TRIADELPHIA MILL ROAD
DAYTON, MARYLAND 21036
TELEPHONE: (301) 854-3408

SITE DATA

LOCATION	TAX MAP 27, PARCEL 24
ZONING	RR
DEED REFERENCE	401/562
GROSS TRACT AREA	43.48 Ac
100 YEAR FLOODPLAIN	2.33 Ac
AREA OF STEEP SLOPES	2.33 Ac
NET AREA	39.30 Ac
NUMBER OF CLUSTER LOTS PERMITTED (1 LOT/4.25 AC GROSS ACREAGE)	10
NUMBER OF PROPOSED CLUSTER LOTS	10
AREA OF PROPOSED CLUSTER LOTS	10.29 Ac
AREA OF PROPOSED ROAD RIGHT-OF-WAY	2.52 Ac
OPEN SPACE REQUIRED	0
NUMBER OF PRESERVATION PARCELS	1 (WITH RESIDENCE)
AREA OF PRESERVATION PARCEL	30.66 Ac
WATER	PRIVATE
SEWER	PRIVATE

LEGEND

- 400 — EXISTING CONTOUR
- [Symbol] LIMIT OF WETLANDS
- - - - - APPROXIMATE 100 YEAR FLOOD PLAIN
- [Symbol] AREA OF 25% OR GREATER SLOPES
- [Symbol] AREA OF 15% TO 25% SLOPES
- [Symbol] EXISTING WOODSLINE
- [Symbol] PROPOSED PRIVATE SEWAGE EASEMENT AREA

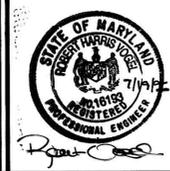
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James R. Kutt 7/24/96
PLANNING DIRECTOR DATE

TWIST & TURN ESTATES
SKETCH PLAN
S-96-20
RURAL RESIDENTIAL ZONING

TAX MAP 27 PARCEL 24 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MARKS & VOGEL ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101
ELLICOTT CITY, MARYLAND 21043
TELEPHONE: (410) 461-6288
FAX: (410) 465-3966



DESIGN BY: D.G.H.
DRAWN BY: D.G.H.
CHECKED BY: R.H.V.
DATE: APRIL, 1996
SCALE: 1" = 100'
W.O. NO.: