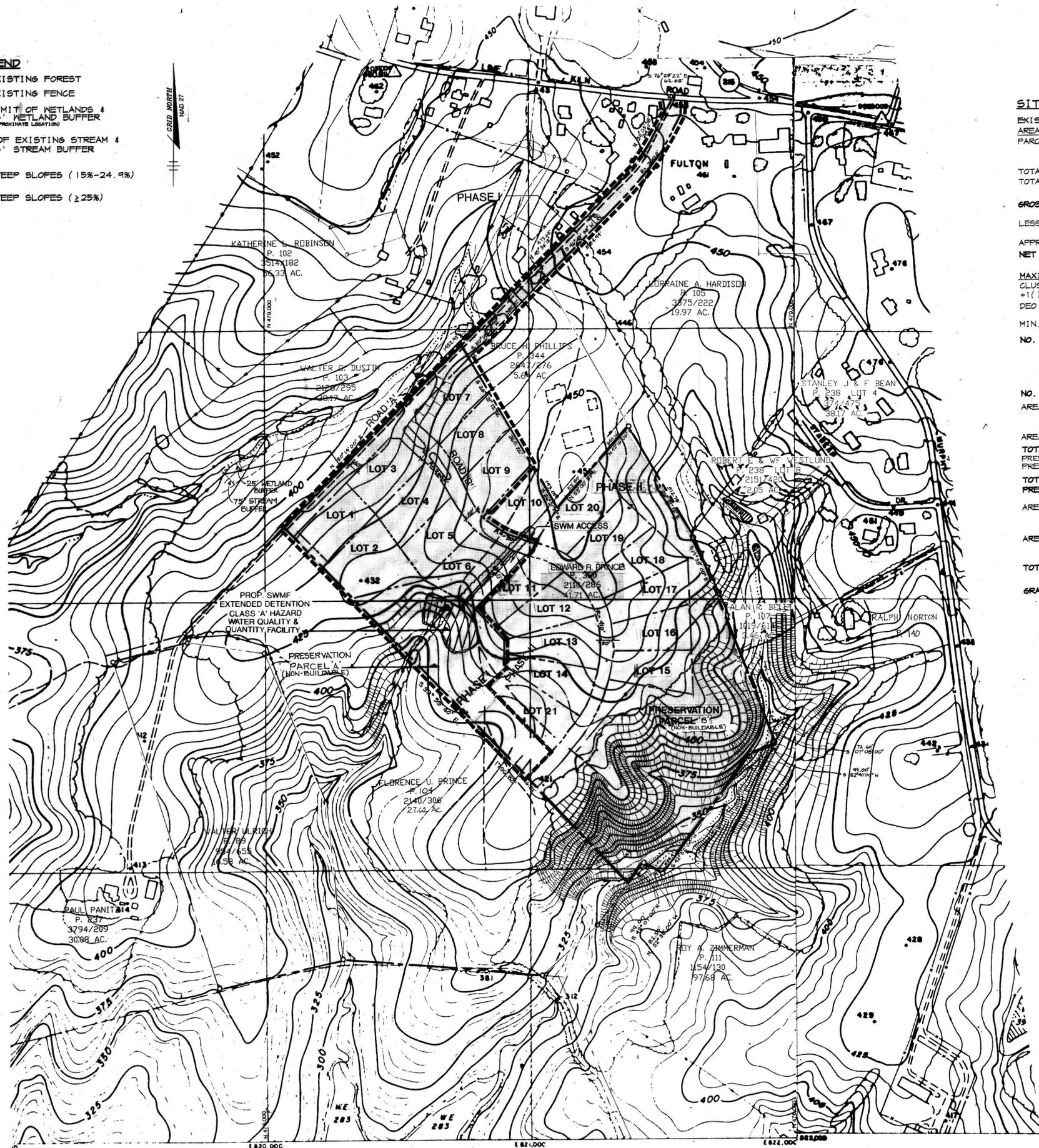


- LEGEND**
- EXISTING FOREST
  - EXISTING FENCE
  - LIMIT OF WETLANDS & 75' WETLAND BUFFER (APPROXIMATE LOCATION)
  - OF EXISTING STREAM & 75' STREAM BUFFER
  - STEEP SLOPES (15%-24.9%)
  - STEEP SLOPES (≥25%)



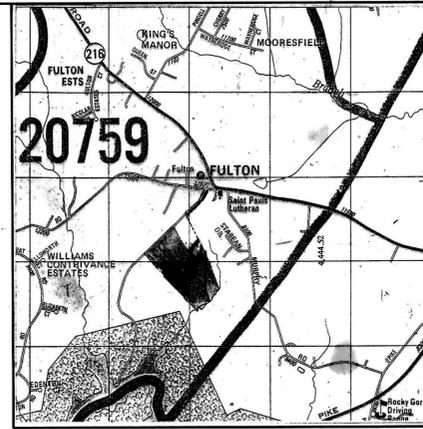
**SITE TABULATION**

EXISTING ZONING	RR-DEO
AREA TABULATION	
PARCEL 360 PART 1	± 1.0 AC
PART 2	± 0.2 AC
PART 3	± 40.5 AC
TOTAL AREA PARCEL 360	± 41.7 AC
TOTAL AREA PARCEL 344 (INCLUDED AS PART OF ROAD A)	± 0.5 AC
<b>GROSS SITE AREA</b>	<b>± 42.2 AC</b>
LESS, STEEP SLOPES (OUTSIDE OF 100 YR. FLOODPLAIN) APPROXIMATE 100-YEAR FLOODPLAIN	± 2.1 AC
<b>NET SITE AREA</b>	<b>± 40.1 AC</b>
<b>MAXIMUM DENSITY ALLOWED</b>	
CLUSTER OPTION (1 DU/4.25 GROSS AC) +1 (IF PRESERVATION PARCEL 225 AC)	10 DU
DEO OPTION (1 DU/2.0 GROSS AC)	21 DU
MIN. RR-DEO RESIDENTIAL LOT SIZING	+40,000 SF
<b>NO. OF PROPOSED RESIDENTIAL LOTS</b>	
PHASE I	9 DU SEE NOTE 14
PHASE II	12 DU
<b>TOTAL OF ALL PHASES</b>	<b>21 DU</b>
<b>NO. OF PROPOSED PRESERVATION PARCELS</b>	<b>2</b>
AREA OF PROPOSED RESIDENTIAL LOTS	
PHASE I	± 348,200 SF
PHASE II	± 510,400 SF
AREA OF PROPOSED RESIDENTIAL PIPESTEMS	± 2,200 SF
TOTAL AREA OF RESIDENTIAL LOTS	± 910,800 SF OR ± 20.9 AC
PRESERVATION PARCEL 'A'	± 202,000 SF OR ± 4.6 AC
PRESERVATION PARCEL 'B'	± 516,500 SF OR ± 11.7 AC
<b>TOTAL AREA OF RESIDENTIAL LOTS, &amp; PRESERVATION PARCELS</b>	<b>± 1,629,362 SF OR ± 37.4 AC</b>
AREA OF PROPOSED PUBLIC ROAD R.O.W. (INTERNAL) PHASE I	± 36,500 SF
PHASE II	± 42,500 SF
AREA OF PROPOSED PUBLIC ROAD R.O.W. (LIME KILN RD TO F. 104) - INCLUDING EX. 60' R.O.W. P. 344 - PHASE I	± 132,000 SF
<b>TOTAL AREA OF PROPOSED PUBLIC ROAD R.O.W.</b>	<b>± 211,000 SF OR ± 4.8 AC</b>
<b>GRAND TOTAL SITE AREA</b>	<b>± 1,840,362 SF OR ± 42.2 AC</b>

**GENERAL NOTES:**

1. EXISTING ZONING IS RR-DEO AS PER THE 1992 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
2. SITE IS OUTSIDE THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY, MARYLAND.
3. THE PROPOSED WATER SYSTEM WILL BE WELL, AND WILL BE PRIVATELY MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
4. THE PROPOSED SEWER SYSTEM WILL BE SEPTIC FIELD, AND WILL BE PRIVATELY MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
5. TOPOGRAPHICAL DATA OBTAINED FROM LATEST HOWARD COUNTY TOPOGRAPHICAL SURVEY (200 SCALE), MAP NOS. 220-97, 220-98 AND 221-97 USING 5 FOOT CONTOUR INTERVALS.
6. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 27).
7. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
8. SOILS INFORMATION OBTAINED FROM USDA "SOILS SURVEY OF HOWARD COUNTY, MARYLAND" MAP SHEET NO. 82 (7/68).
9. THERE IS NO 100 YEAR FLOODPLAIN AREA LOCATED ON THE PROPERTY ACCORDING TO INFORMATION FROM THE FIRM FLOOD INSURANCE RATE MAP FOR HOWARD COUNTY, MARYLAND (COMMUNITY-PANEL NO. 240044 0042 B, MAP REVISED: DEC. 4, 1986).
10. THERE ARE APPROXIMATELY 31.0 ACRES OF NON-TIDAL WETLANDS FOUND ON THE SITE. ALL WETLAND LIMITS SHOWN ON THE PLAN WERE APPROXIMATED BY RIEMER MUEGGE & ASSOC. ON NOV. 1996.
11. THERE ARE APPROXIMATELY 23.75 AC. OF SLOPES 15-25%, AND 12.1 AC. OF SLOPES 25% OR GREATER FOUND ON THE SITE.
12. ACCESS INTO THE SITE SHALL OCCUR OFF LIME KILN ROAD, APPROX. 350' FROM THE INTERSECTION OF MD. RTE. 216 AND LIME KILN ROAD VIA AN EXISTING PRIVATE ROAD THAT WILL BECOME A PUBLIC ROAD.
13. THE PROPERTY IS LOCATED WITHIN THE POINTERS RUN ELEMENTARY SCHOOL DISTRICT, IN THE WESTERN REGION.
14. THE PRINCE PROPERTY IS TO BE DEVELOPED IN TWO PHASES: PHASE I: 4 DU (14-1994 HOUSING ALLOCATIONS) PHASE II: 12 DU (12-2000 HOUSING ALLOCATIONS)-DEO UNITS REQUIRED
15. THE TRAFFIC STUDY FOR THIS PROJECT HAS BEEN PREPARED BY THE TRAFFIC GROUP, INC., DATED NOVEMBER 1996.
16. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
17. THERE ARE NO KNOWN STRUCTURES OF HISTORIC VALUE FOUND ON THE SITE.
18. THERE IS NO KNOWN CEMETARY OR BURIAL PLOTS LOCATED ON THE SITE.
19. A WAIVER OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (ROADS & BRIDGES), SECTION 5.1 WILL BE REQUIRED DUE TO THE PROPOSED ROAD BEING A CUL-DE-SAC GREATER THAN 1200 FEET IN LENGTH.
20. STORMWATER MANAGEMENT WILL BE PROVIDED FOR THE PUBLIC ROADS AND LOTS. THE FINAL DESIGN FOR THESE FACILITIES WILL BE SETTLED AT THE PRELIMINARY STAGE. THE LOT YIELD AND ROAD NETWORK AS SHOWN MAY BE AFFECTED BY THIS FINAL DESIGN.
21. PRESERVATION PARCELS 'A' & 'B' ARE TO BE SET ASIDE TO MEET STORMWATER MANAGEMENT AND FOREST CONSERVATION REQUIREMENTS. THE PROPOSED LAYOUT PRIMARILY PROTECTS THE STEEPER SLOPED AREAS, DRAINAGE SWALES AND HOODED AREAS WHILE TAKING ADVANTAGE OF THE OPEN FIELDS AND RIDGELINES FOR ROADS AND RESIDENTIAL LOTS. PRESERVATION PARCELS 'A' & 'B' SHALL BE DEDICATED FOR OWNERSHIP TO EITHER HOWARD COUNTY OR A HOMEOWNERS ASSOCIATION.

22. OFF-SITE DRAINAGE EASEMENT ON DUSTIN PROPERTY WILL BE REQUIRED PRIOR TO FINAL PLAN APPROVAL.



**VICINITY MAP**  
SCALE: 1" = 2000'

COPYRIGHT ACC. THE MAP PEOPLE PERMITTED USE NO. 20894285

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*James S. Hutter* 2/24/97  
PLANNING DIRECTOR DATE  
cah

DATE	NO.	REVISION
OWNER		DEVELOPER
Edward Robert Prince P.O. Box 381 Fulton, Maryland 20754-0381		Winchester Homes 6505 Ivy Lane Suite 700 Greenbelt, Maryland 20770

PROJECT: **PRINCE PROPERTY**  
A SINGLE FAMILY DETACHED SUBDIVISION  
AREA: Parcel 360 & P/O 344 Tax Map 46  
5th Election District  
Howard County, Maryland

TITLE: **SKETCH PLAN**

**RIEMER MUEGGE & ASSOCIATES, INC.**  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive, Columbia, Maryland 21045  
tel 410.997.8900 fax 410.997.9282

DATE: 2-11-97	DESIGNED BY: LOH
	DRAWN BY: CAK
	PROJECT NO: 96124
	DATE: FEB. 11, 1997
	SCALE: 1" = 200'
<i>J. Farrell</i>	DRAWING NO. 1 OF 1
JAYKANT D. PAREKH #19148	