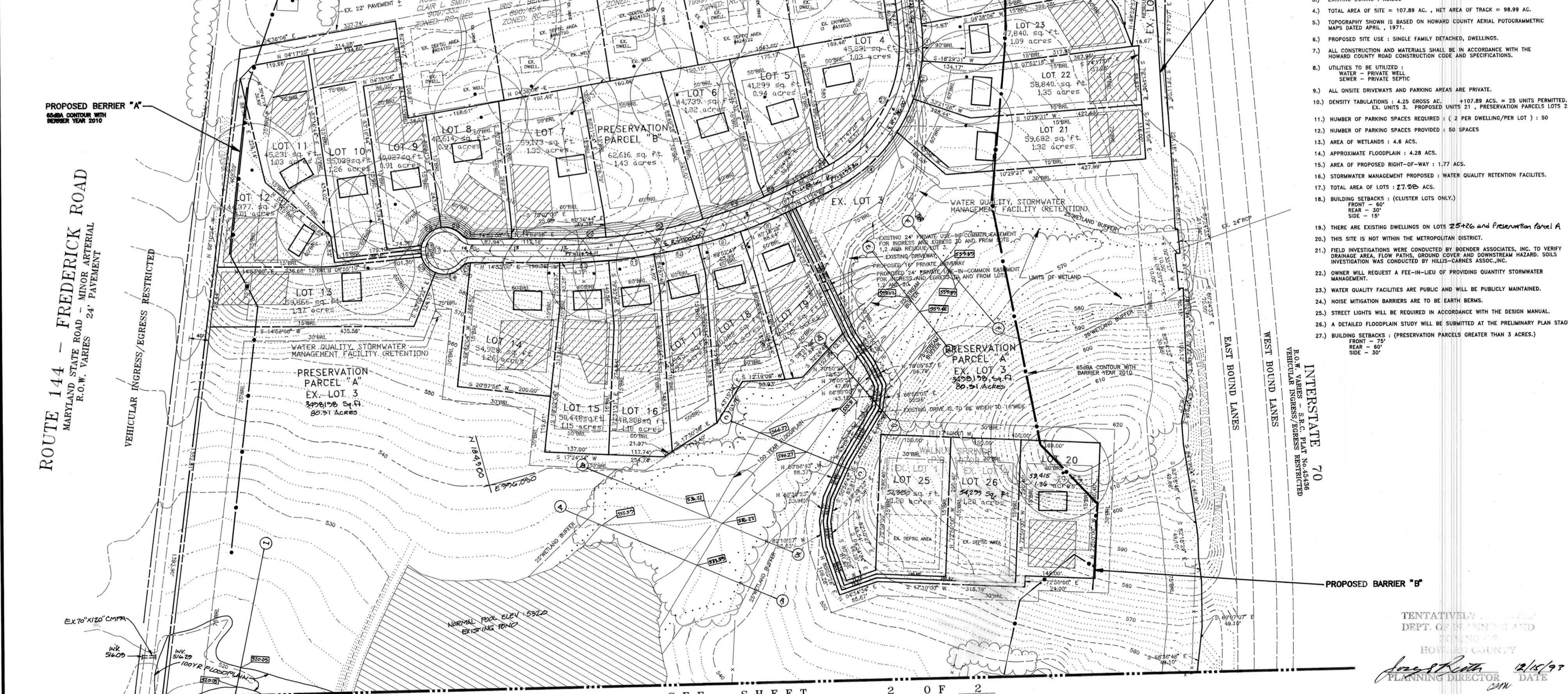
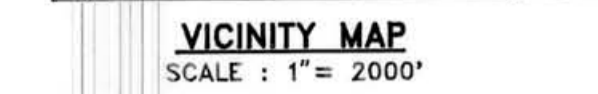


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	344.00'	73.31'	38.79'	78.58'	N 75°20'21" W	12°12'36"
2	344.00'	83.67'	42.04'	83.46'	N 62°16'00" W	13°58'07"
3	344.00'	78.73'	39.54'	92.47'	N 48°44'32" W	13°08'50"
4	344.00'	184.57'	94.56'	182.36'	N 26°48'53" W	30°44'28"
5	1125.00'	8.00'	4.00'	8.00'	N 113°10'00" W	07°24'27"
6	1125.00'	8.00'	4.00'	8.00'	N 10°38'40" W	07°24'27"
7	1125.00'	8.00'	4.00'	8.00'	N 10°14'14" W	07°24'27"
8	1125.00'	104.87'	52.47'	104.83'	N 07°21'46" W	05°20'28"
9	1125.00'	94.50'	47.28'	94.47'	N 02°11'09" W	04°48'44"
10	1125.00'	96.57'	48.32'	96.54'	N 02°34'47" E	04°58'06"
11	1125.00'	97.66'	48.86'	97.63'	N 07°31'33" E	04°58'26"
12	1125.00'	95.64'	47.85'	95.61'	N 12°25'53" E	04°52'15"
13	25.00'	21.03'	11.18'	20.41'	S 09°12'41" E	48°11'23"
14	50.00'	61.22'	35.11'	57.46'	N 01°48'08" E	70°09'01"
15	50.00'	46.14'	24.86'	44.52'	N 63°18'42" E	52°52'07"
16	50.00'	8.03'	4.03'	8.03'	S 85°41'02" E	09°12'29"
17	50.00'	8.03'	4.03'	8.03'	S 76°28'37" E	09°12'25"
18	50.00'	8.25'	4.14'	8.24'	S 67°08'44" E	09°27'22"
19	50.00'	60.70'	34.72'	57.04'	S 27°38'18" E	69°33'30"
20	50.00'	48.81'	28.55'	46.89'	S 35°06'23" W	05°55'56"
21	25.00'	21.03'	11.18'	20.41'	N 38°58'41" E	48°11'23"
22	1075.00'	90.11'	45.08'	90.08'	N 12°28'55" E	04°48'09"
23	1075.00'	211.20'	105.94'	210.86'	N 04°27'09" E	11°15'23"
24	1075.00'	139.22'	69.71'	139.13'	N 04°53'09" W	07°25'13"
25	1075.00'	53.44'	28.72'	53.43'	N 10°01'12" W	02°50'53"
26	294.00'	14.53'	7.27'	14.53'	N 12°51'35" W	02°49'52"
27	294.00'	344.66'	195.22'	325.26'	N 47°51'39" W	67°10'08"



- GENERAL NOTES:**
- TAX MAP: 8, PARCEL: 313
  - DEED REFERENCE: 1814/467
  - EXISTING ZONING: RC-DEO
  - TOTAL AREA OF SITE = 107.89 AC., NET AREA OF TRACK = 98.99 AC.
  - TOPOGRAPHY SHOWN IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAPS DATED APRIL, 1971.
  - PROPOSED SITE USE: SINGLE FAMILY DETACHED, DWELLINGS.
  - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
  - UTILITIES TO BE UTILIZED:  
WATER - PRIVATE WELL  
SEWER - PRIVATE SEPTIC
  - ALL ONSITE DRIVEWAYS AND PARKING AREAS ARE PRIVATE.
  - DENSITY TABULATIONS: 4.25 GROSS AC. = 107.89 ACS. = 25 UNITS PERMITTED.  
EX. UNITS 3, PROPOSED UNITS 21, PRESERVATION PARCELS LOTS 2.
  - NUMBER OF PARKING SPACES REQUIRED: (2 PER DWELLING/PER LOT) = 50
  - NUMBER OF PARKING SPACES PROVIDED: 50 SPACES
  - AREA OF WETLANDS: 4.6 ACS.
  - APPROXIMATE FLOODPLAIN: 4.28 ACS.
  - AREA OF PROPOSED RIGHT-OF-WAY: 1.77 ACS.
  - STORMWATER MANAGEMENT PROPOSED: WATER QUALITY RETENTION FACILITIES.
  - TOTAL AREA OF LOTS: 27.58 ACS.
  - BUILDING SETBACKS: (CLUSTER LOTS ONLY)  
FRONT - 60'  
REAR - 30'  
SIDE - 15'
  - THERE ARE EXISTING DWELLINGS ON LOTS 25+26 and Preservation Parcel A  
THIS SITE IS NOT WITHIN THE METROPOLITAN DISTRICT.
  - FIELD INVESTIGATIONS WERE CONDUCTED BY BOENDER ASSOCIATES, INC. TO VERIFY DRAINAGE AREA, FLOW PATHS, GROUND COVER AND DOWNSTREAM HAZARD. SOILS INVESTIGATION WAS CONDUCTED BY HILLIS-CARNES ASSOC., INC.
  - OWNER WILL REQUEST A FEE-IN-LIEU OF PROVIDING QUANTITY STORMWATER MANAGEMENT.
  - WATER QUALITY FACILITIES ARE PUBLIC AND WILL BE PUBLICLY MAINTAINED.
  - NOISE MITIGATION BARRIERS ARE TO BE EARTH BERMS.
  - STREET LIGHTS WILL BE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUAL.
  - A DETAILED FLOODPLAIN STUDY WILL BE SUBMITTED AT THE PRELIMINARY PLAN STAGE.
  - BUILDING SETBACKS: (PRESERVATION PARCELS GREATER THAN 3 ACRES.)  
FRONT - 75'  
REAR - 60'  
SIDE - 30'



MATCH LINE SEE SHEET 2 OF 2

**NOTE:**  
THE 8' WIDE FLAGSTEM FOR LOTS 20, 25 AND 26 ARE INCLUDED IN THE LOT AREAS FOR LOTS 20, 25 AND 26.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING  
HOWARD COUNTY  
PLANNING DIRECTOR DATE 12/15/93  
2011

OWNER  
CHARLES SCHROYER AND CAROL A. SCHROYER  
1245 MORGAN STATION ROAD  
Woodbine, MD. 21797  
Phone: (301) 854-6217

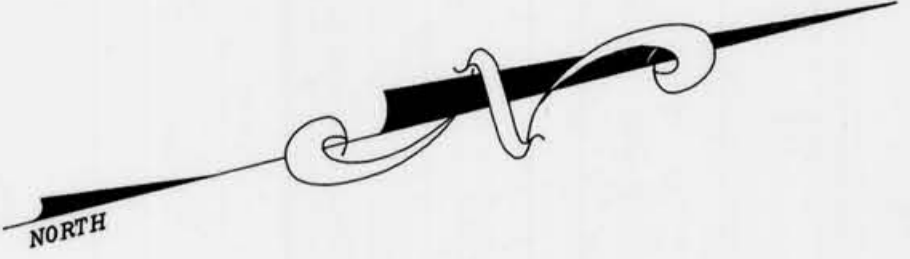
SUBDIVISION NAME: <b>WALNUT SPRINGS</b>		SECTION/AREA: 313	PARCEL No.:
PLAT No. OR L.P.T.:	BLOCK No.:	TAX/ZONE MAP:	ELECT. DIST.:
1814/467		RC-DEO	4th
WATER CODE: PRIVATE		SEWER CODE:	PRIVATE

STATE OF MARYLAND  
J. J. Schroyer  
12/13/93

PROJECT: WALNUT SPRINGS - LOTS 4-26 AND PRESERVATION PARCELS A AND B			
LOCATION: 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
TAX MAP: 8	PARCEL: 313	BLOCK: 8	
SCALE: 1" = 100'	DESIGNED BY: JRG	CHECKED BY: JHE	DATE: DEC. 1993
FIELD BOOK: 92115	PAGE: 1	JOB No.: 92115	DRAWING No.: 1 OF 2

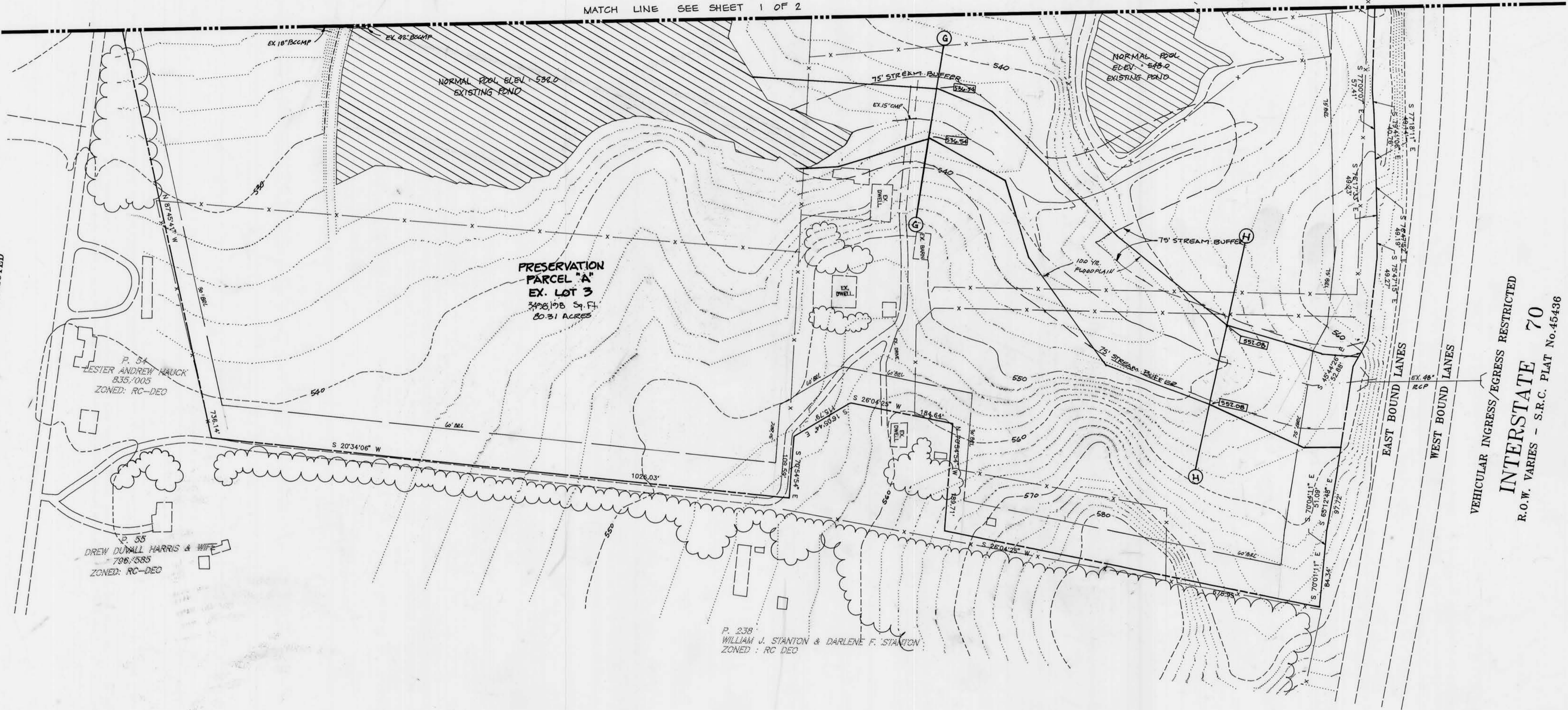
**Boender Associates**  
ENGINEERS - PLANNERS - SURVEYORS  
3230 BETHANY LANE  
ELLCOTT CITY, MD. 21042  
(410) 465-7777 FAX: (410) 465-7966

SP. 94.02



MATCH LINE SEE SHEET 1 OF 2

ROUTE 144 - FREDERICK ROAD  
MARYLAND STATE ROAD - MINOR ARTERIAL  
R.O.W. VARIES 24' PAVEMENT  
VEHICULAR INGRESS/EGRESS RESTRICTED



VEHICULAR INGRESS/EGRESS RESTRICTED  
INTERSTATE 70  
R.O.W. VARIES - S.R.C. PLAT No. 45436

DEPT. OF PLANNING AND  
HOWARD COUNTY

*Joseph K. Little*  
PLANNING DIRECTOR DATE 12/15/97  
CML

OWNER  
CHARLES SCHROYER AND CAROL A. SCHROYER  
1245 MORGAN STATION ROAD  
WOODSIDE, MD. 21197

 <i>Joseph G. Gault</i> 12/15/97	TITLE:	SKETCH PLAN							
	PROJECT:	WALNUT SPRINGS - LOTS 4 - 26 AND PRESERVATION PARCELS A AND B A RESUBDIVISION OF WALNUT SPRINGS - LOTS 1-3							
	LOCATION:	4TH ELECTION DISTRICT HOWARD COUNTY, MD.							
	TAX MAP:	8	PARCEL:	313					
			BLOCK:	8					
	SCALE:	1"=100'	DESIGNED BY:	JRG	DRAWN BY:	JHE	CHECKED BY:	JHE	DATE:
FIELD BOOK:	PAGE No.:	JOB No.:	92115	DRAWING No.:	2 OF 2				

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