

this area designates a private sewage easement of a minimum of 10,000 S.F. as required by the Maryland Department of the Environment. For individual sewage disposal, improvements of any nature in this area is prohibited until public sewage is available and servicing any residential structures constructed on these buildable sites. This easement shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachment into the private sewage easement. Recordation of a modification of the private sewage easement shall not be necessary. Percolation test holes shown herein have been field located and shown thus:

● Passed Hole ○ Failed Hole

SPACING CONSTRUCTION OF THE REMOVAL OF VEGETATION FROM WITHIN THE STREAMBANK OR WETLANDS BUFFER IS PROHIBITED EXCEPT AS APPROVED IN CONJUNCTION WITH WP 94-13

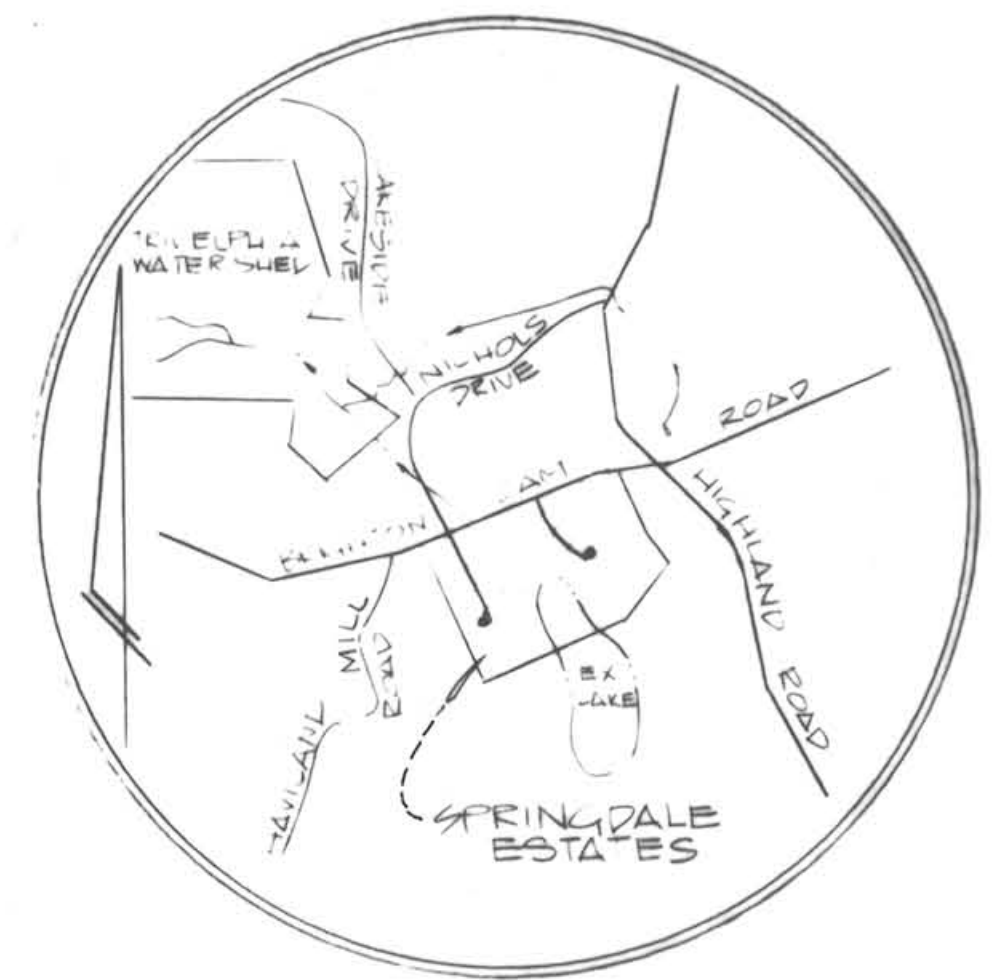
NOTE: L-1 EX SYSTEM TO BE ABANDONED PRIOR TO RECORD PLAT; NEW 10,000 SF ESM'T TO BE ESTABLISHED PRIOR TO RECORD PLAT. L-2 STATUS OF EX WELL TO BE REVIEWED AT TIME OF RECORD PLAT.

LEGEND

- STREAM
- PROPERTY LINE
- FENCE
- WOODS LINE
- 25% SLOPE
- FLOOD PLAIN
- CONTOUR
- LIMIT OF DISTURBANCE
- STREET TREE
- PROF PAVING

GENERAL NOTES

1. Total area of property: 73.0626 Acres
2. Total area of dedication: 4.19 Acres
3. Total number of lots: 18
4. Cluster Lots 11 - 12: 58 Acres 1 3/4
5. Cluster Lots 7 - 12: 1.1 Acres
6. Preservation Parcels: 34.19 Acres
7. Tax Map: Map 34 Grid 14 Parcel 60
8. Property zoned: RR
9. Soils map: Number 22
10. Deed reference: Liber 934 at Folio 250
11. Private well & septic to be utilized
12. 100 year flood plain based on a study by: Development Consultants Group Inc. 17904 Georgia Ave., Suite 302 Olney Maryland 20832
13. Topographic Survey - Aerial March 1994
14. Preservation Parcels A & B will be privately owned.
15. As of July 28, 1994, the Planning Director approved your request to waive Section 16.116(a) to permit grading, removal of vegetation and construction within the 75 foot streambank buffer for the construction of a driveway serving Lots 14-18 and Section 16.116(c) to permit grading and the removal of vegetation within the 25 foot wetlands buffer around the man-made lake.



VICINITY MAP

SCALE: 1" = 1000'

MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR FLOODPLAIN	25% SLOPES	MINIMUM LOT
1	60,000	NA	60,000	NA	NA	60,000
2	50,000	NA	50,000	NA	NA	50,000
3	50,000	NA	50,000	NA	NA	50,000
4	56,000	NA	56,000	NA	NA	56,000
5	43,000	NA	43,000	NA	NA	43,000
6	44,000	NA	44,000	NA	NA	44,000
7	43,000	2,000	41,000	NA	NA	41,000
8	49,000	2,125	46,875	NA	NA	46,875
9	44,000	NA	44,000	NA	NA	44,000
10	49,000	NA	49,000	NA	NA	49,000
11	60,000	NA	60,000	NA	NA	60,000
12	3.0	NA	3.0	NA	0.1	2.9
13	3.0	NA	3.0	NA	0.1	2.9
14	3.15	NA	3.15	NA	0.3	2.85
15	3.3	0.3	3.0	NA	0.6	2.4
16	3.35	0.2	3.15	NA	0.4	2.75
17	3.0	NA	3.0	NA	0.3	2.7
18	3.3	NA	3.3	NA	0.4	2.9

UP TO 15 ACRES OF THE REQUIRED 3.0 ACRE LOT SIZE FOR LOTS 12 THROUGH 18 MAY BE COMPRISED OF FLOOD PLAIN AND/OR STEEP SLOPES. Lots 1-11 are shown as sq. ft. Lots 12-18 are acreage.

AREA TABULATION

- A) 3.0 ACRE DEVELOPMENT
- 1 - TOTAL AREA 3.0 ACRE LOTS = 22.1 (11.05)
 - 2 - BRIGHTON DAM ROAD - ROAD DEDICATION = 0.7 (SILENT LAKE DRIVE TO EAST PROPERTY LINE)
 - 3 - SILENT LAKE DRIVE - ROAD DEDICATION = 1.0
 - 4 - TOTAL ROAD DEDICATION = 1.7
- B) CLUSTER DEVELOPMENT
- 1 - TOTAL AREA AVAILABLE = 49.3 Ac.
 - 2 - 11 CLUSTER LOTS TOTAL 12.58 Ac.
 - 3 - BRIGHTON DAM ROAD, ROAD DEDICATION = 1.05 Ac. (SILENT LAKE DRIVE TO WEST PROPERTY LINE)
 - 4 - SPRINGDALE DRIVE DEDICATION = 1.44 Ac.
 - 5 - TOTAL AREA PRESERVATION PARCEL "A" & "B" = 34.19 Ac.

- A) BRLS 30 ACRE (MIN LOT)
- FRONT = 75'
 - SIDE = 30' (60' FROM STREET)
 - REAR = 60'
 - LOT WIDTH @ BRL 200'
- B) BRLS CLUSTER (60,000\$ MAX / 40,000\$ MIN)
- FRONT = 60'
 - SIDE = 15' (40' FROM STREET)
 - REAR = 50' (60' FROM STREET)
 - LOT WIDTH @ BRL / MIN LOT WIDTH = 100'
- SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, PER DEEDS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

4-4-94 DATE *Jefferson D. Lawrence* JEFFERSON D. LAWRENCE MD REG PROFESSIONAL LAND SURVEYOR 9216

EXISTING WELL/SEPTIC CERTIFICATE

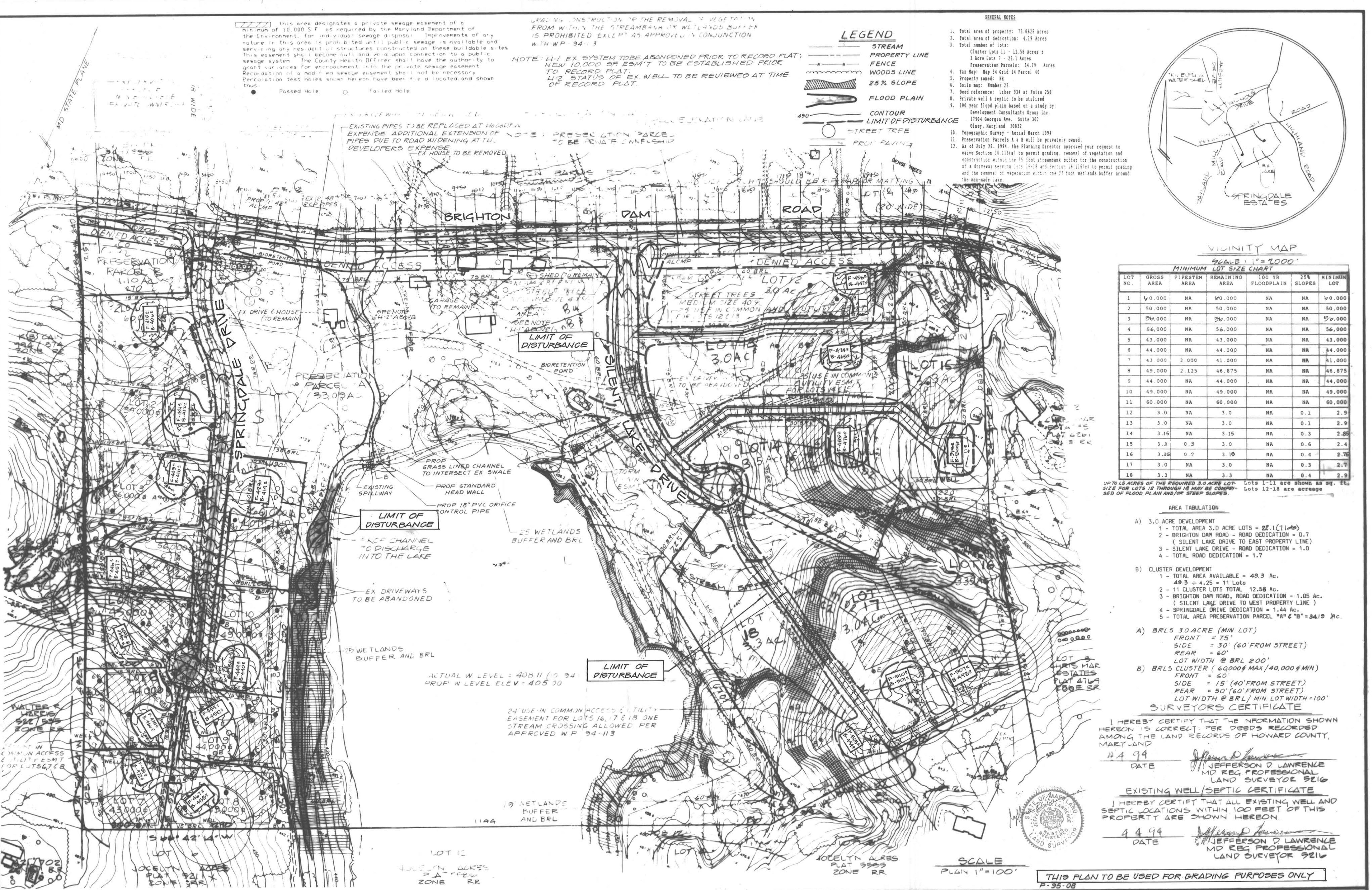
I HEREBY CERTIFY THAT ALL EXISTING WELL AND SEPTIC LOCATIONS WITHIN 100 FEET OF THIS PROPERTY ARE SHOWN HEREON.

4-4-94 DATE *Jefferson D. Lawrence* JEFFERSON D. LAWRENCE MD REG PROFESSIONAL LAND SURVEYOR 9216



SCALE
PLAN 1" = 100'

THIS PLAN TO BE USED FOR GRADING PURPOSES ONLY
P-95-08



Owner/Developer: HIGHLAND DEVELOPMENT CO, INC. PO BOX 125 CLARKSVILLE, MD 21029 410 331 3334	NO.	REVISIONS	DATE
			3-16-95

O'CONNELL & LAWRENCE, INC.
17904 GEORGIA AVENUE # 302
OLNEY, MARYLAND 20832
301-924-4570

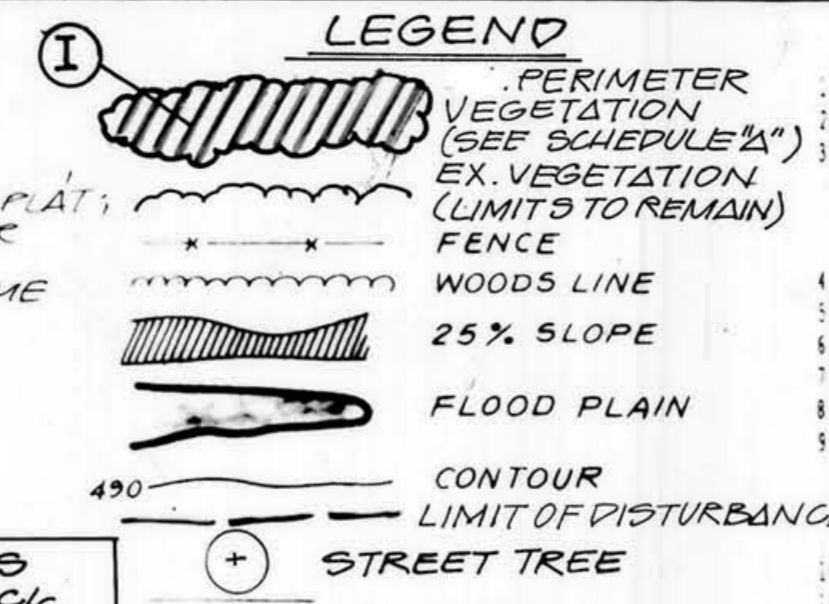
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR DATE

DATE MARCH, 95
DRAWN WA/JL
CHECKED NL
SCALE 1" = 100'
PROJECT NO. 136-12
P. 95-08

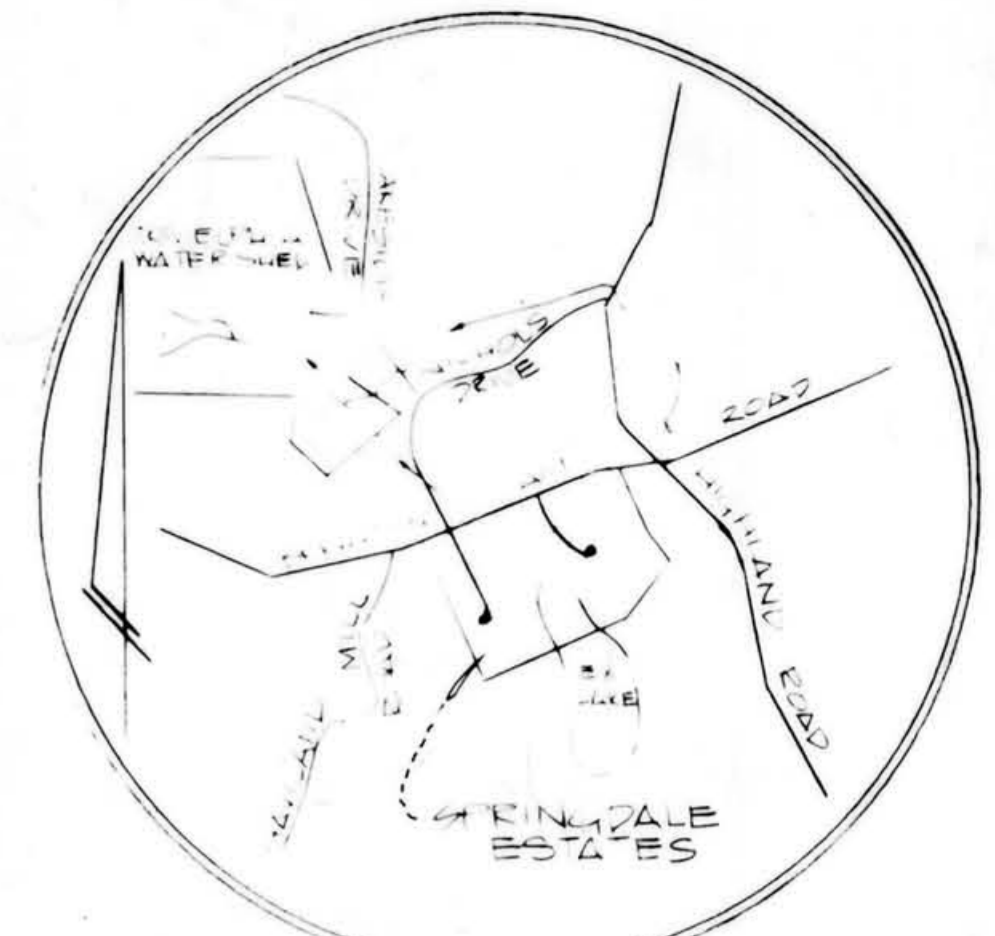
Sheet 2 of 3

PLANT SCHEDULE			
SPECIES	SYMBOL	NO	REMARKS
BARGENT CHERRY	(+)	99	2 1/2 GAL. B & B PRUNUS BARGENTII
			PLANTING 40% ALONG RW

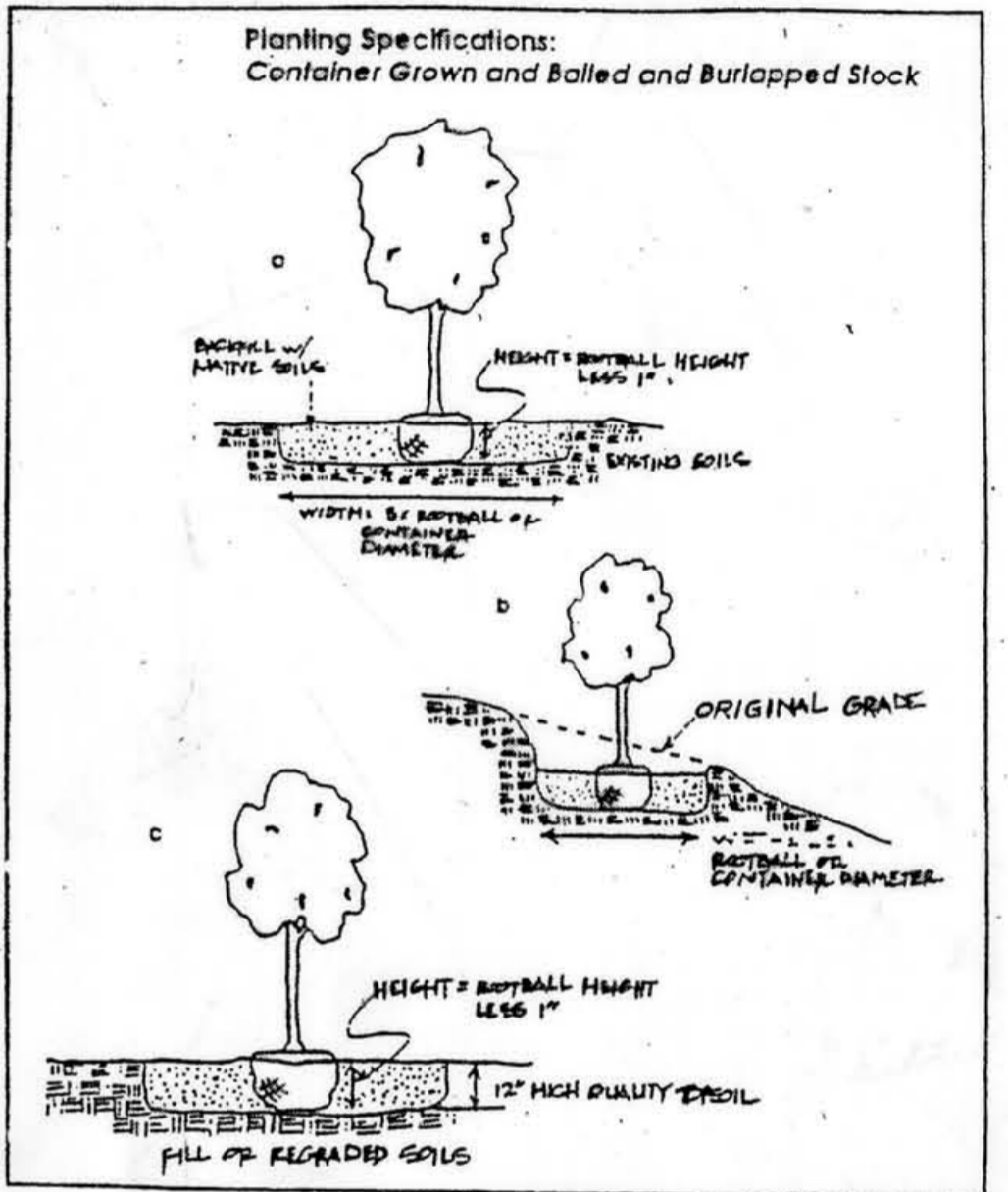
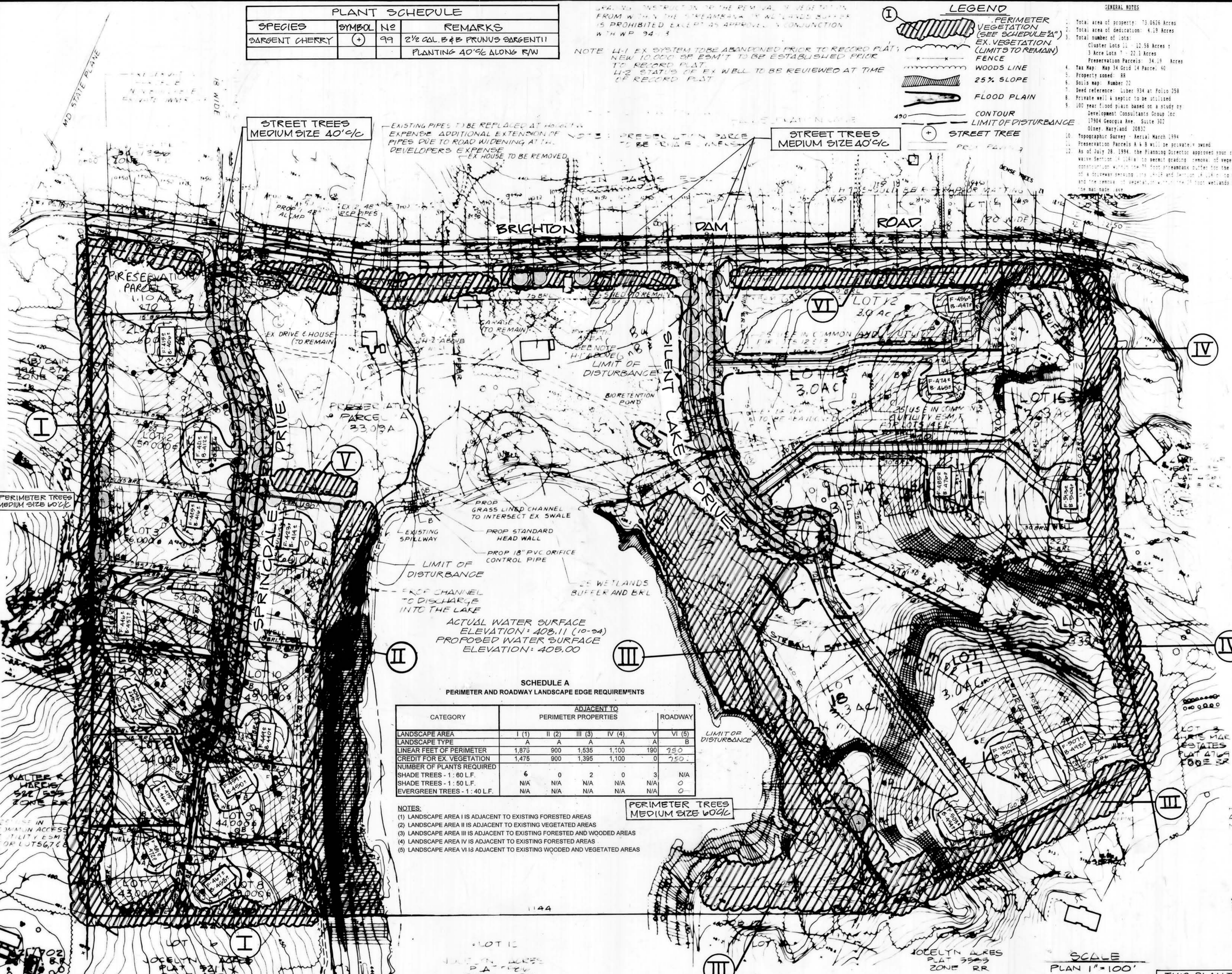
NOTE: ALL EX SYSTEMS TO BE ABANDONED PRIOR TO RECORD PLAT; NEW 10,000 GPD EXMIT TO BE ESTABLISHED PRIOR TO RECORD PLAT. L-2 STATUS OF EX WELL TO BE REVIEWED AT TIME OF RECORD PLAT.



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 4. Cluster Lots 11 - 12.58 Acres
 5. 3 Acre Lots 7 - 22.1 Acres
 6. Preservation Parcels: 34.19 Acres
 7. Tax Map: Map 34 Grid 14 Parcel: 60
 8. Property Index: 88
 9. Soil map: Number 10
 10. Deed reference: Liber 934 at Folio 258
 11. Private well & septic to be utilized
 12. 100 year flood plain based on a study by Development Consultants Group Inc. 17904 Georgia Ave., Suite 302 Olney, Maryland 20832
 13. Topographic Survey - Aerial March 1994
 14. Preservation Parcels A & B will be privately owned
 15. As of July 28, 1994, the Planning Director approved your request to waive Section 17.14(a) to permit grading, removal of vegetation and construction of a 100 year flood plain buffer for the construction of a driveway through the flood and wetland buffer to permit grading and the removal of vegetation within the flood wetlands buffer around the road easement.



VICINITY MAP
SCALE: 1"=2000'



ACTUAL WATER SURFACE ELEVATION: 408.11 (10-94)
 PROPOSED WATER SURFACE ELEVATION: 405.00

SCHEDULE A
PERIMETER AND ROADWAY LANDSCAPE EDGE REQUIREMENTS

CATEGORY	ADJACENT TO PERIMETER PROPERTIES					ROADWAY
	I (1)	II (2)	III (3)	IV (4)	V (5)	VI (6)
LANDSCAPE AREA	A	A	A	A	A	B
LANDSCAPE TYPE	A	A	A	A	A	B
LINEAR FEET OF PERIMETER	1,875	900	1,535	1,100	190	750
CREDIT FOR EX. VEGETATION	1,475	900	1,395	1,100	0	750
NUMBER OF PLANTS REQUIRED						
SHADE TREES - 1:80 L.F.	6	0	2	0	3	N/A
SHADE TREES - 1:50 L.F.	N/A	N/A	N/A	N/A	N/A	0
EVERGREEN TREES - 1:40 L.F.	N/A	N/A	N/A	N/A	N/A	0

- NOTES:
 (1) LANDSCAPE AREA I IS ADJACENT TO EXISTING FORESTED AREAS
 (2) LANDSCAPE AREA II IS ADJACENT TO EXISTING VEGETATED AREAS
 (3) LANDSCAPE AREA III IS ADJACENT TO EXISTING FORESTED AND WOODED AREAS
 (4) LANDSCAPE AREA IV IS ADJACENT TO EXISTING FORESTED AREAS
 (5) LANDSCAPE AREA V IS ADJACENT TO EXISTING WOODED AND VEGETATED AREAS



SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT PER DEEDS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
 4 4 94 DATE
 JEFFERSON D. LAWRENCE
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SCALE: PLAN 1"=100'
 THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY
 P-95-08

NO.	REVISIONS	DATE

O'CONNELL & LAWRENCE, INC.
 17904 GEORGIA AVENUE * 302
 OLNEY, MARYLAND 20832
 301-924-4570

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR DATE

5-94-31 PRELIMINARY LANDSCAPE PLAN
 18 LOTS AND PRESERVATION ON PARCELS A&B
 SPRINGDALE ESTATES
 CLARKSVILLE (5) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: MARCH 95
 DRAWN: NA/JL
 CHECKED: NL
 SCALE: 1"=100'
 Sheet 3 of 3
 PROJECT NO. 136-12
 P-95-08