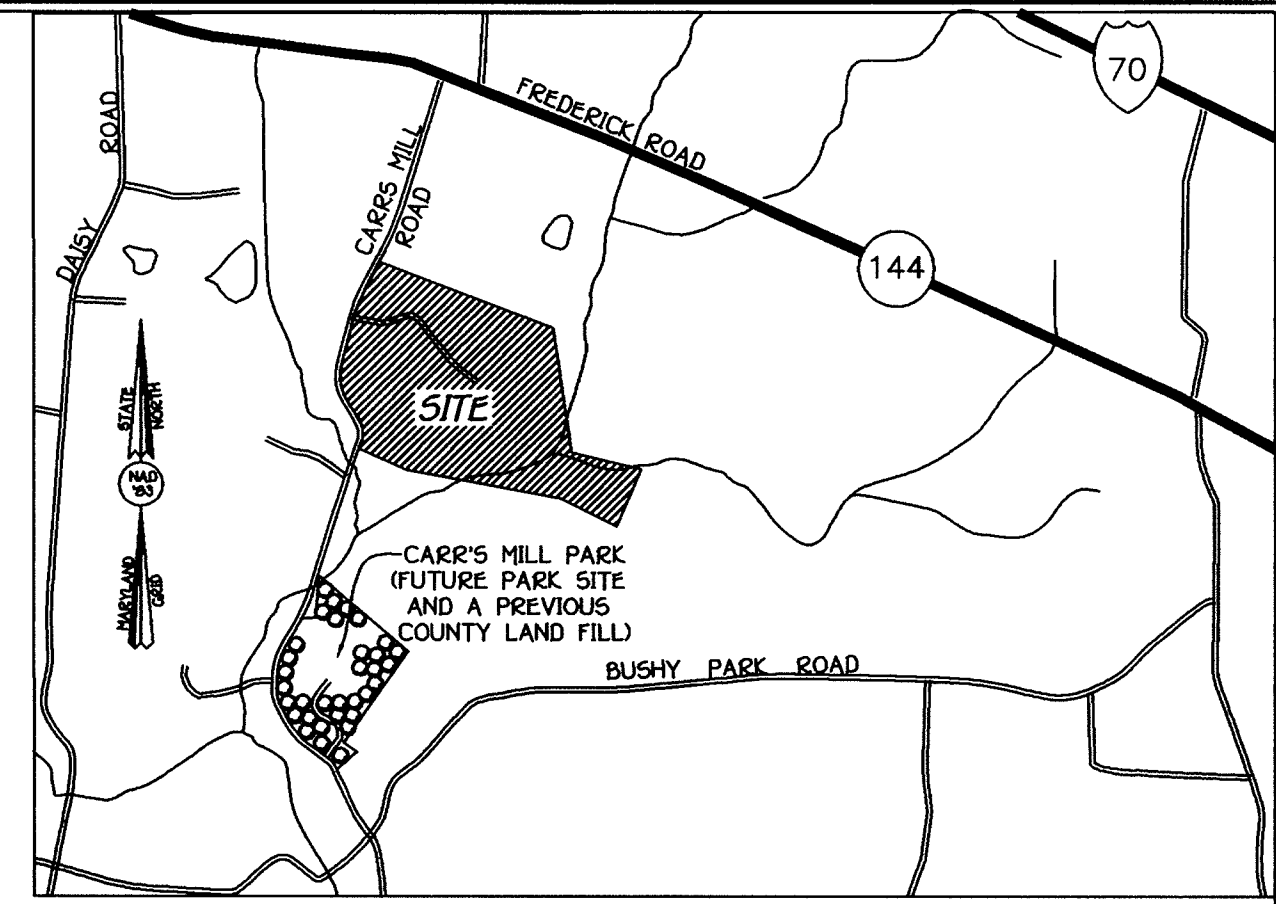


CENTERLINE ROAD CURVE DATA			
STATIONS	DELTA	RADIUS	ARC LENGTH
6+68 - 9+12.49	50°55'41"	230.00'	204.44'



**GENERAL NOTES:**

- Site Information:
  - Existing Zoning: RC-DEO
  - Property Identification: Tax Map No. B, Parcels 51 & 378, Grid No. 14 & 20.
  - Gross Area Of Tract: 84.66 Acres
  - Area Of Proposed Goals: 0.96 Acres
  - Number Of Proposed Buildable Lots: 18
  - Number Of Proposed Non-Buildable Preservation Parcels: 3
  - Number Of Proposed Buildable Preservation Parcels: 3
  - Area Of Proposed Buildable Lots: 17.39 Acres
  - Area Of Proposed Buildable Preservation Parcel: 18.44 Acres
  - Area Of Proposed Non-Buildable Preservation Parcels: 47.87 Acres
- Density Tabulation:
  - Gross Area: 10,592 Ac. Total Area Of Plat No. 9931 = 75,452 Ac. Area Of Residual = 86,044 Ac.
  - Number Of Units Based On Own Density: 86,044 ÷ 4.25 = 20,247 Units
- Private Water And Private Sewer To Be Utilized.
- Topography Is Based On Howard County Aerial Map No. CG-0119-T-B.
- Wetlands And Forest Stand Delineation Prepared By ECO-Science Professionals, Inc.
- A.P.F.O. Traffic Study Prepared By The Traffic Group, Inc.
- In Accordance With Section 16.15.4 Of The Subdivision And Land Development Regulations This Development Is Exempt From Delineating Wetlands On The Preservation Parcel. The Wetlands That Are Shown On This Plan Are Shown For Informational Purposes Only.
- In Accordance With Section 16.11.6(a)(4) Of The Subdivision And Land Development Regulations This Development Is Exempt From Delineating Wetlands On The Preservation Parcel. The Wetlands That Are Shown On This Plan Are Shown For Informational Purposes Only.
- The Storm Water Management Facility Shown On This Plan Is An Approximation Of Its Ultimate Size And Shape. It Is Understood That This Facility Has Not Been Designed And Its Size And Shape May Change Altering The Number Of Units Allowed For This Development.
- There Are No Cemeteries Or Historic Structures Which Exist On The Property.
- Two (2) Easement Holders Are Required For Preservation Parcels, Unless The Parcel Is Designated Solely For Stormwater Management And Is Owned By The Homeowner's Association Or The Preservation Parcel Is Accepted Into The Agricultural Land Preservation Easement Program.
- The Forest Conservation Requirements Per Section 16.12.02 Of The Howard County Code And The Forest Conservation Manual Will Be Addressed On The Preliminary And Final Plans.

**TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY**

*Paul B. ...* 4/3/00  
PLANNING DIRECTOR DATE

- NOTE:**
- SINCE WE ARE RESUBDIVIDING PREVIOUSLY RECORDED PLAT No. 9931, FOR DENSITY CALCULATIONS, WE CONSIDER THE ORIGINAL GROSS TRACT AREA OF 86,044 AC.
  - SINCE THE TOTAL NUMBER OF DWELLING UNITS ALLOWED IS 20 AND ONLY 19 ARE PROPOSED THIS SUBDIVISION RESERVES THE RIGHT TO SEND THE BALANCE OF DEVELOPMENT RIGHTS TO A RECEIVING PARCEL.

**LEGEND**

- DENOTES NON-TIDAL WETLAND
- DENOTES STREAM
- ▨ DENOTES PROPOSED SEPTIC FIELD
- DENOTES PROPOSED WELL
- ⊠ DENOTES PROPOSED DWELLING

**OWNER AND DEVELOPER**  
JAMES W. WARD, JR. AND MEREDITH M. WARD  
16307 CARRS MILL ROAD  
WOODBINE, MARYLAND 21797



SKETCH PLAN  
**WARD PROPERTY**  
(A RESUBDIVISION OF WARD PROPERTY  
LOTS 1 - 3 PLAT No. 9931)  
LOTS 1 THRU 18 AND PRESERVATION PARCELS 'A' THRU 'D'  
TAX MAP No. B GRID 14 & 20 PARCEL Nos. 51 & 378  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

Scale: 1" = 100'  
DATE: MARCH 16, 2000  
SHEET 1 OF 1

