

HORIZONTAL CURVE RADII MAP

SCALE: 1" = 100'

Justification of the Subdivision Design as Related to the Preservation Parcels

THIS CLUSTER SUBDIVISION HAS BEEN DESIGNED ON THIS 32.7 ACRE PARCEL WHICH IS TOO SMALL TO BE UTILIZED AS A STAND-ALONE AGRICULTURAL USE. ADDITIONALLY, THE SITE IS DIVIDED BY PFEFFERKORN ROAD AND EXHIBITS ENVIRONMENTAL CONSTRAINTS, I.E. STREAM, ASSOCIATED FLOODPLAIN, WETLANDS AND ASSOCIATED BUFFERS. THESE CONDITIONS SEVERELY LIMIT THE ABILITY TO FARM THIS PARCEL. THE PRESERVATION AREAS, PARCELS A AND B, ARE TO BE LOCATED ON THE EAST SIDE OF PFEFFERKORN ROAD; PARCEL C ON THE WEST SIDE. THEIR INTENDED FUNCTION AND PURPOSE WILL BE PRIMARILY CONSERVATION, SUCH AS:

- CONSERVATION AREA, ASSOCIATED WITH THE STREAM, FLOODPLAIN AND ASSOCIATED FOREST ON THE EAST SIDE OF THE PARCEL;
- CONSERVATION OF EXISTING VEGETATION AND ENHANCEMENT OF LANDSCAPING ALONG THE PFEFFERKORN ROAD FRONTAGE (A SCENIC ROAD);
- PROVISION OF FOREST CONSERVATION REQUIREMENTS, REFORESTATION IS PLANNED ADJACENT TO THE STREAM, ALONG THE SOUTH BOUNDARY AND ALONG PFEFFERKORN ROAD. THE FORESTED STREAM, FLOODPLAIN, WETLANDS, AND STEEP SLOPES WILL BE RETAINED AND PLACED IN A FCE AND
- POTENTIAL PASTURAGE FOR HORSES.

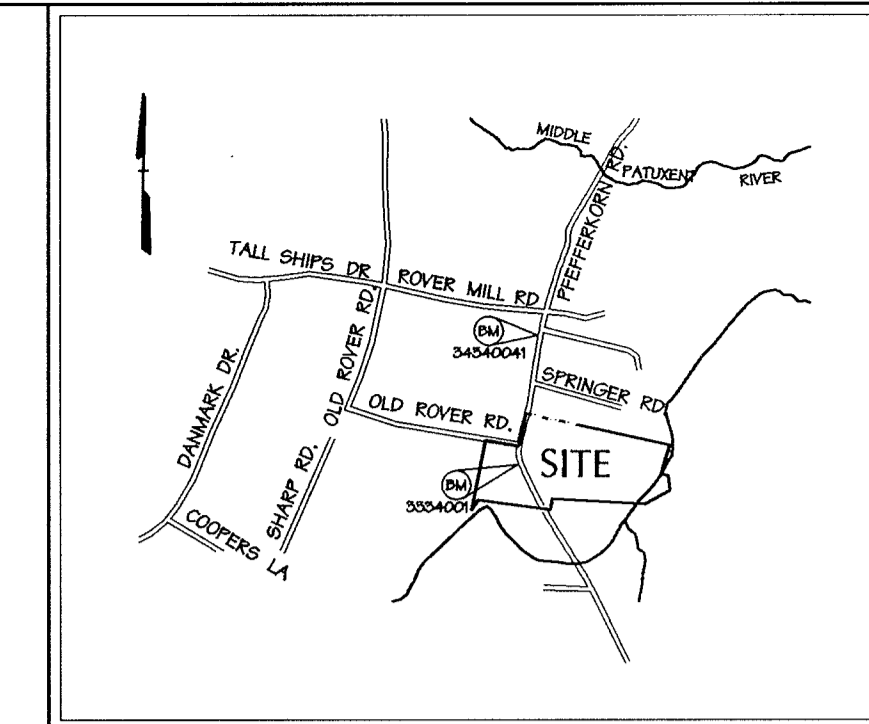
THE DESIGN OF THE CLUSTER LOTS ENHANCE THESE FUNCTIONS, AS THE ENVIRONMENTAL AREAS ARE LOCATED OFF THE LOTS, AWAY FROM THE SCENIC ROAD FRONTAGE, AND WILL NOT CONTAIN FOREST CONSERVATION EASEMENTS. THE DEVELOPER INTENDS TO OFFER PRESERVATION PARCEL B FOR PRIVATE OWNERSHIP, PARTICULARLY AS HORSE PASTURE, TO ONE OF THE FUTURE LOT OWNERS. PRESERVATION PARCEL A TOGETHER WITH OPEN SPACE LOTS 17 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CONSERVATION OF EXISTING VEGETATION AND LANDSCAPE ENHANCEMENT ALONG PFEFFERKORN WILL OCCUR ON PARCELS A AND B.

Traffic Circle Notes:

1. THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH HOWARD COUNTY FOR THE CONSTRUCTION OF THE TRAFFIC CIRCLE ON PFEFFERKORN ROAD IN ACCORDANCE WITH J-4134 DEVELOPER/COUNTY SHARED IMPROVEMENTS AND ALSO BE COMPATIBLE WITH THE B-3636 PFEFFERKORN ROAD BRIDGE PROJECT.
2. SIGHT DISTANCE REQUIREMENTS FOR THE TRAFFIC CIRCLE SHALL MEET THE REQUIREMENTS OF 'SHA' ROUNDABOUT DESIGN GUIDELINES' AT PRELIMINARY PLAN PHASE.

General Notes

1. THE 100 YEAR FLOOD PLAIN FOR UNNAMED TRIBUTARY OF THE MIDDLE PATUXENT RIVER IS APPROXIMATE AND WILL BE REFINED AT THE TIME OF PRELIMINARY PLAN SUBMISSION.
2. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
3. PROPOSED WATER SYSTEM IS PRIVATE.
4. PROPOSED SEWER SYSTEM IS PRIVATE.
5. THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
6. SCENIC ROAD BUFFER LANDSCAPING WILL BE PROVIDED ON PRES. PARCELS A & B.
7. THE STORMWATER 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 ALLOCATED FOR THIS DEVELOPMENT.
8. PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
9. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
10. THE EXISTING TOPOGRAPHY IS TAKEN FROM "HOWARD COUNTY MARYLAND SITE PLANNING GIS DATA" WITH 5' FEET CONTOUR INTERVALS PREPARED BY HOWARD COUNTY MARYLAND GIS OFFICE DATED OCT. 14, 1999.
11. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 3434001 AND 3534001 WERE USED FOR THIS PROJECT.
12. WATER IS PRIVATE.
13. SEWER IS PRIVATE.
14. NO HOWARD COUNTY FILES WERE FOUND FOR THIS PROPERTY.
15. A FEE-IN-LIEU OF CONSTRUCTION OF THE APFO REQUIRED ROAD IMPROVEMENTS IN THE AMOUNT OF \$55,000 SHALL BE PAID BY THE DEVELOPER TO THE DEPT. OF PUBLIC WORKS, REAL ESTATE DIVISION PRIOR TO OR CONCURRENT WITH THE SUBMISSION OF THE DEVELOPER'S AGREEMENT AT FINAL PLAN.



VICINITY MAP

SCALE: 1" = 2,000'

Site Analysis Data Chart

1. General Site Data

a. Present Zoning:	RR-DEO AND RC-DEO
b. Applicable PZ File Reference:	N/A
c. Proposed Use of Site or Structure(s):	SFD RESIDENTIAL
d. Proposed Water and Sewer Systems:	Public - X Private -
Any Other Information Which May be Relevant:	

2. Area Tabulation

a. Total Area of Site:	32.7 +/- Acres.
b. Approximate Area of 100 Year Floodplain:	2.0 +/- Acres.
c. Approximate Area of Steep Slopes (25% or Greater):	0.4 +/- Acres.
d. Net Area of Site:	30.0 +/- Acres.
e. Area of Proposed Building Lots:	15.33 +/- Acres.
f. Area of Proposed Open Space Lots:	1.64 +/- Acres.
g. Area of Proposed Preservation Parcels:	13.59 +/- Acres.
h. Area of Bulk Parcels:	N/A Acres.
i. Area of Proposed Public Roads:	2.14 +/- Acres.
j. Area of Proposed Private Roads:	0.0 Acres.

3. Unit/Lot Tabulation

a. Total Number of Residential Units/Lots Allowed for Project by Right:	7 D.U. Maximum
b. Total Number of Residential Units/Lots Proposed on this Submission:	16 D.U.
c. Density of Project Per Gross Acre:	0.49 Lots / Acre
d. Total Number of Lots Allowed Per Deo/Ceo:	16 D.U.
9 Units/CEO/DEO to be Acquired.	
e. Total Number of Preservation Parcels Proposed:	2
f. Total Number of Open space Lots Proposed:	2
g. Total Number of Non-Buildable Bulk Parcels Proposed:	NA
h. Total Number of Lots/Lots Proposed:	20

4. Open Space Data

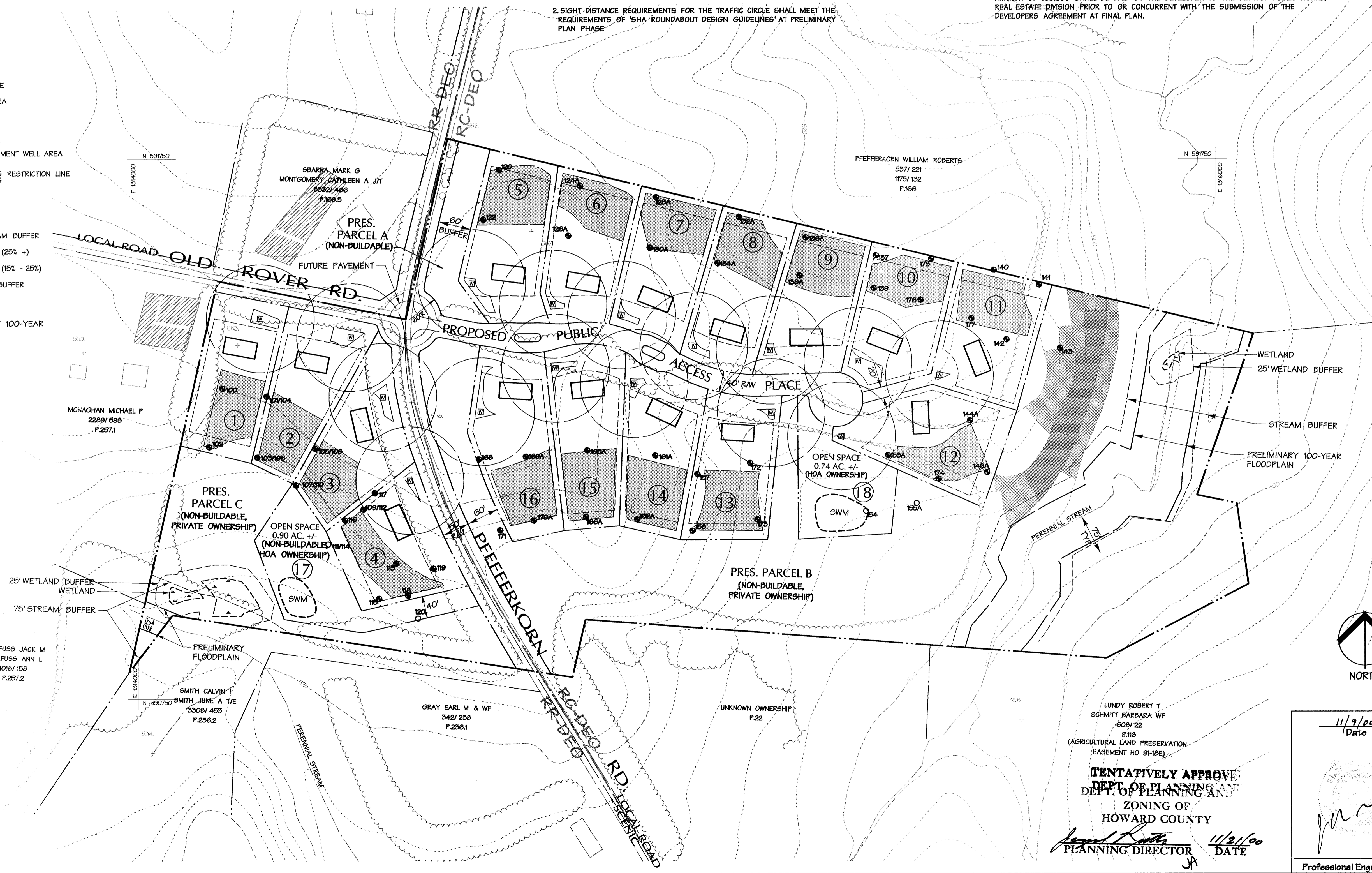
a. Minimum Residential Lot Size Selected:	40,000 Square Feet
b. Open Space Required:	1.64 Acres (5%)
c. Total Open Space Provided on This Submission:	1.64 Acres (5%)
d. Area of Recreation Open Space Required:	N/A
e. Area of Rec. Open Space Provided on This Submission:	N/A

DATA SOURCES:

BOUNDARY PER DEED PLOTTING, TOPO PER HOWARD COUNTY AERIAL DATED 1999, APPROX. WETLAND LOCATION PER DMW FIELD VISIT DATED APRIL 2000, OFF SITE SEPTIC RESERVE AREAS PER RECORD PLATS, LOCATIONS OF WELLS NOT AVAILABLE.

LEGEND

- EX. CONTOUR
- EX. STREAM
- EX. BUILDING
- EX. WOODS LINE
- EX. SEPTIC AREA
- ZONING LINE
- PROP. LOT LINE
- PROP. REPLACEMENT WELL AREA
- PROP. WELL
- PROP. BUILDING RESTRICTION LINE
- PROP. BUILDING
- PROP. SRA
- LOT NUMBER
- APPROX. STREAM BUFFER
- STEEP SLOPE (25% +)
- STEEP SLOPE (16% - 25%)
- 25' WETLAND BUFFER
- WETLAND
- PRELIMINARY 100-YEAR FLOODPLAIN



TENTATIVELY APPROVE
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
DATE 11/21/00

Professional Engr. No. 10557
11/9/00 Date
NORTH

Date	No.	Revision Description
OWNER: AL NELSON AMOS, TRUSTEE 400 DRUM POINT COURT PERRYVILLE, MD 21903		
DEVELOPER: NORTHRIDGE DEVELOPMENT, LLC 14045 GARED DRIVE GLENWOOD, MD 21738		
<small>DRUM POINT COURT</small> <small>200 East Pennsylvania Avenue</small> <small>Towson, Maryland 21286</small> <small>(410) 296-3333</small> <small>Fax 296-4705</small>		
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals		
SUBDIVISION NAME	SECTION/AREA	LOT/FACIL #
PLAT/BLK OR LIP	BLOCK #	ZONE
13, 15, 20	RC, RC	
TAXING MAP #	BLK. DISTRICT #	GEN. TRACT #
	15	3
TITLE		
PFEFFERKORN ROAD SKETCH PLAN		
Des By	MM	Scale 1"=100'
Drn By	FDK	Date 11/06/00
Chk By	MM	Approved
Proj. No.	00042	
		1 OF 1