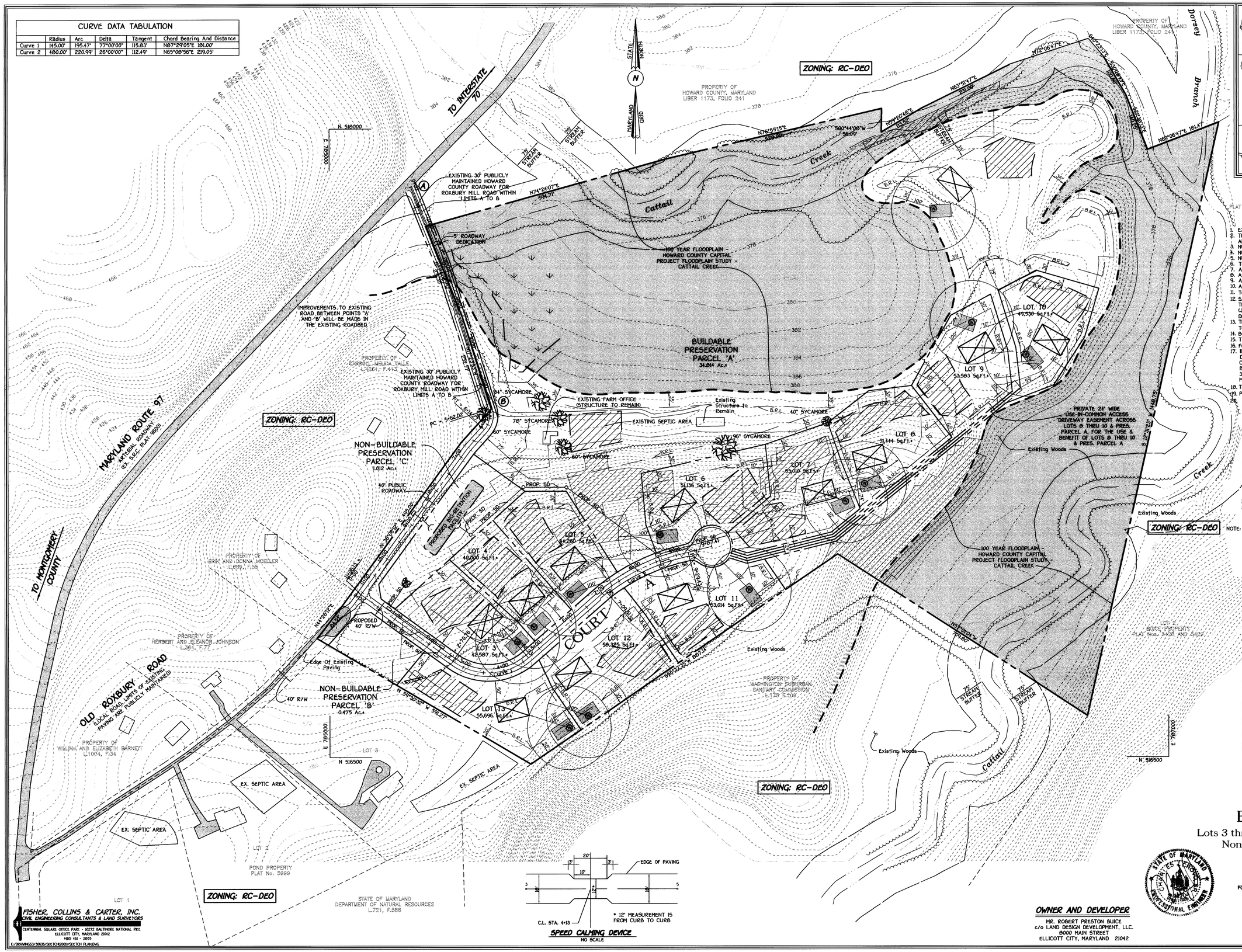
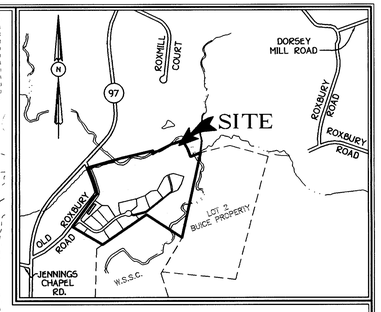
CURVE DATA TABULATION					
	Radius	Arc	Delta	Tangent	Chord Bearing And Distance
Curve 1	145.00'	195.47'	77°00'00"	115.83'	N87°29'05"E 181.01'
Curve 2	480.00'	220.99'	26°00'00"	112.49'	N65°08'56"E 219.05'





VICINITY MAP
1"=1200'

LOT 2
BUICE PROPERTY
PLAT Nos. 5428 AND 5429

GENERAL NOTES

1. EXISTING ZONING: RC-DEO PER 10/18/1993 COMPREHENSIVE ZONING.
2. THE TRACT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT AND WILL UTILIZE PRIVATE WELL AND SEPTIC.
3. NUMBER OF PROPOSED BUILDABLE LOTS= 11
4. NUMBER OF PROPOSED BUILDABLE PRESERVATION PARCELS= 1
5. NUMBER OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS= 2
6. TOTAL NUMBER OF LOTS AND/OR PARCELS= 14
7. AREA OF PROPOSED BUILDABLE LOTS = 12.671 Ac.±
8. AREA OF PROPOSED BUILDABLE PRESERVATION PARCELS = 34.124 Ac.±
9. AREA OF PROPOSED NON-BUILDABLE PARCELS = 1.487 Ac.±
10. AREA OF PROPOSED ROADWAY = 2.028 Ac.±
11. TOTAL AREA OF SUBMISSION= 50.31 Ac.±
12. S.W.M. FACILITY TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF THE ENVIRONMENT S.W.M. ORDINANCE (JULY, 2000), MARYLAND 378, AND ALL APPLICABLE HOWARD COUNTY DESIGN MANUAL AMENDENTS.
13. THE TOPOGRAPHY IS BASED ON DIGITAL HOWARD COUNTY AERIAL TOPOGRAPHY.
14. BOUNDARY IS BASED ON AVAILABLE DEED AND PLATS.
15. TRAFFIC REPORT PREPARED BY THE TRAFFIC GROUP, INC.
16. FOREST STAND DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC.
17. IN ACCORDANCE WITH SECTION 16.116(a)(4) WETLANDS NEED NOT BE DELINEATED IN CLUSTER SUBDIVISIONS. ECO-SCIENCE PROFESSIONALS, INC. CERTIFIES THAT THE WETLANDS AND BUFFERS WILL NOT BE IMPACTED BY THE PROPOSED LOTS OR DEVELOPMENT EXCEPT ALONG THE EXISTING 30 FOOT PUBLICLY OWNED AND MAINTAINED ROAD RIGHT-OF-WAY (ROXBURY MILL ROAD) LOCATED NEAR THE NORTHERN SITE ENTRANCE.
18. THIS PROPERTY IS LOCATED WITHIN 2500 FEET A POTABLE WATER RESERVOIR.
19. PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NO. F-03-51.
20. Use-In-Common Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    a) Width - 12 Feet (14 Feet Serving More Than One Residence);
    b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum);
    c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
    e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
    f) Structure Clearances - Minimum 12 Feet;
    g) Maintenance - Sufficient To Ensure All Weather Use.

DENSITY CALCULATIONS

1. NUMBER OF CLUSTER LOTS ALLOWED BY RIGHT = 50.31 / 4.25 = 11 UNITS
2. PER SECTION 104.F.2.b OF THE ZONING REGULATIONS ONE ADDITIONAL BONUS DWELLING UNIT IS ALLOWED ON THIS SITE TOTALING 12 UNITS.

NOTE: 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 ALLOCATED FOR THIS DEVELOPMENT.

NOTE:

TENTATIVE APPROVAL OF THIS PLAN IS GRANTED, SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OF COMAR 26.04.02.04K AT PRELIMINARY PLAN STAGE.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR — DATE 8/23/01

JA

LEGEND

- DENOTES PROPOSED DWELLING
- DENOTES 15%- 24.9% SLOPES
- DENOTES 25% AND GREATER SLOPES
- DENOTES PROPOSED SEPTIC FIELDS
- (W) DENOTES PROPOSED WELLS
- DENOTES PROPOSED ALTERNATIVE WELL SITE LOCATION.

SKETCH PLAN
BUICE PROPERTY

Lots 3 thru 13, Buildable Preservation Parcel A
Non-Buildable Preservation Parcels B & C

(A RESUBDIVISION OF LOT 1 - BUICE PROPERTY
PLAT Nos. 5426-5429)

ZONING: RC-DEO
TAX MAP 21, PARCEL 84, GRID 20
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

0' 100' 150' 200'
Scale: 1" = 100'

DATE: MARCH 30, 2001
REVISED: JUNE 24, 2001
SHEET 1 OF 1

STATE OF MARYLAND
CHARLES F. FISHER
PROFESSIONAL ENGINEER

OWNER AND DEVELOPER

MR. ROBERT PRESTON BUICE
c/o LAND DESIGN DEVELOPMENT, LLC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21042

6-01-16

K:\Drawings 30636 Buice Property\SKETCH (2001)\30636 SKETCH PLAN.dwg (8/16/01 05:58:56 AM