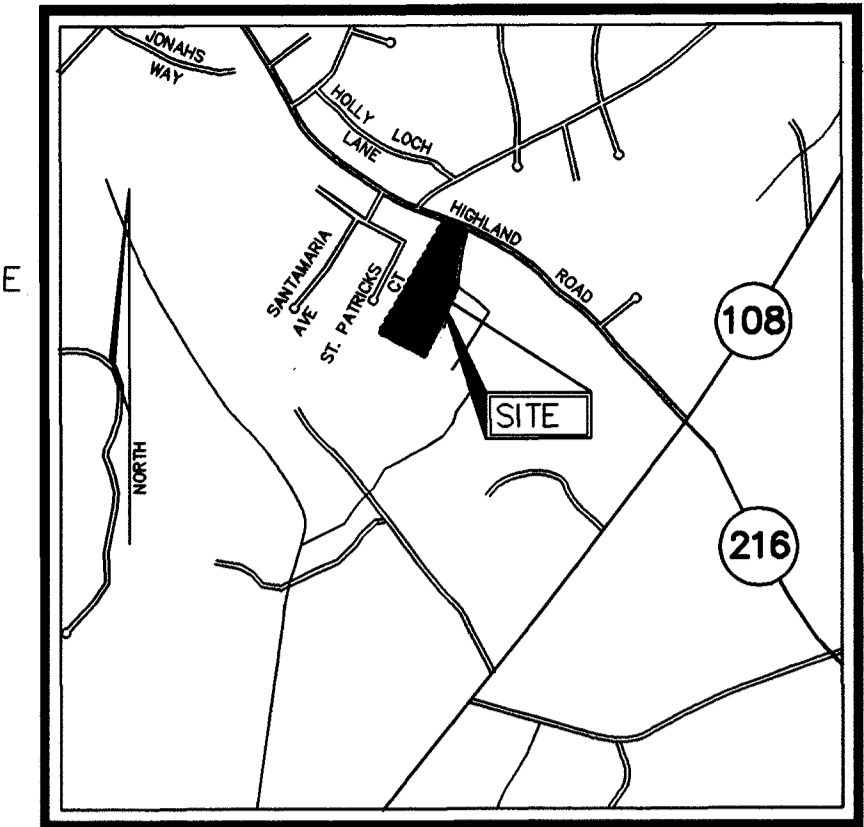




**LEGEND:**  
 SOIL BOUNDARY  
 15% TO 25% SLOPE  
 25% AND STEEPER SLOPE



- SITE DATA**
- 1 LOCATION: TAX MAP 40, PARCEL 44
  - 2 5TH ELECTION DISTRICT
  - 3 EX ZONING: RR-DEO
  - 4 GROSS AREA OF PROJECT: 24.399 AC
  - 5 NO. OF DWELLING UNITS: 12
  - 6 AREA OF PROPOSED RESIDENTIAL LOTS 6-16: 10.5989 AC
  - 7 AREA OF BUILDABLE PRESERVATION PARCEL: 2.2947 AC
  - 8 OPEN SPACE REQ.: NONE
  - 9 NON-BUILDABLE PRESERVATION SPACE TO BE OWNED BY HOA: 10.1902 AC
  - 10 RECREATION OPEN SPACE RE: NONE
  - 11 AREA OF PROPOSED ROADS: 1.3152 AC
  - 12 AREA OF 100 YEAR FLOOD PLAIN: NONE
  - 13 NO. OF LOTS/PARCELS:
    - 11 BUILDABLE LOTS
    - 1 BUILDABLE PRESERVATION PARCEL
    - 4 NON-BUILDABLE PRESERVATIONS

- GENERAL NOTES:**
- 1 THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD CO STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - 2 DEED REF.: L 110 F 242
  - 3 DENSITY (24.399/2) = 12  
NO. OF ENTITIES PERMITTED BY RIGHT: (24.399/4.25) = 5  
NO. OF DEOS REQUIRED: 7  
NO. OF BUILDABLE ENTITIES PROP.: 11 LOTS & 1 BUILDABLE PARCEL
  - 4 PROJECT BOUNDARY IS BASED ON RECORD PLAT #5669
  - 5 TOPOGRAPHIC SURVEY BASED ON HOWARD CO AERIAL SURVEY
  - 6 WATER AND SANITARY SEWER WILL BE PRIVATE.
  - 7 SWM QUANTITY & WATER QUALITY PROVIDED BY WET EXTENDED DETENTION FACILITY TO BE OWNED AND MAINTAINED BY HOA.
  - 8 SHARED SEPTIC SYSTEM, APPROVED MAY 1, 2001 TO BE MAINTAINED BY HOWARD CO.
  - 9 FOREST STAND DELINEATION BY VOGEL & ASSOC. & ASSOC. JAN., 2001
  - 10 APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOC. JAN., 2001
  - 11 LANDSCAPING WILL BE PROVIDED AS PER THE LANDSCAPE MANUAL.
  - 12 STREET LIGHTING IS NOT REQUIRED FOR THIS SITE.
  - 13 SEDIMENT & EROSION CONTROL WILL BE PROVIDED.
  - 14 THE BMP FACILITY (WET EXTENDED DETENTION POND) SHOWN IS APPROXIMATE IN SIZE, SHAPE, AND LOCATION.
  - IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED. THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
  - 15 THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
  - 16 THERE ARE NO BURIAL OR CEMETERY LOCATIONS ON THIS SITE.
  - 17 THERE ARE NO WETLANDS ON THE SITE AS PER VOGEL & ASSOC. JAN., 2001
  - 18 THIS SITE MEETS THE OBJECTIVES OF ZONING SECTION 105.F.(6) BY:
    - A. PROVIDING PRESERVED AREAS THAT FUNCTION AS FOREST CONSERVATION AREAS AND PRESERVE THE RURAL CHARACTER OF THE SITE.
    - B. CLUSTERING LOTS & CONSOLIDATING SEPTIC AREAS TO MINIMIZE DISTURBANCE TO FOREST AREAS RESOURCES.
    - C. ELIMINATING FARMING DISTURBANCE ACTIVITIES.
    - D. PRESERVING EXISTING VEGETATION ALONG HIGHLAND ROAD.
    - E. PRESERVING RURAL & SCENIC VIEWS FROM HIGHLAND ROAD BY LOCATING HOUSING A MINIMUM OF 200' FROM THE R/W & BY PRESERVING MOST OF THE EXISTING FARM BUILDINGS.
  - 19 PLANNING & ZONING FILE NUMBERS: F-82-32, F-84-58, VP-82-43, VP-84-21
  - 20 A FOREST CONSERVATION PLAN IN ACCORDANCE WITH SECTION 18-1200 OF THE HOWARD CO. CODE & THE FOREST CONSERVATION MANUAL WILL BE REQUIRED AS PART OF THE PRELIMINARY PLAN FOR THIS SITE.
  - 21 THERE ARE NO HISTORIC SITES ON THIS PROPERTY.
  - 22 SOME OF THE EXISTING STRUCTURES ON PARCEL A ARE TO REMAIN.
  - 23 WATERSHED: PATUXENT, STREAM USE DESIGNATION: NATURAL
  - 24 PROPOSED POND IS A HAZARD CLASS 'A'.
  - 25 Rev & WQV WILL BE PROVIDED BY A WET EXTENDED DETENTION POND
  - 26 Rev WILL BE PROVIDED BY GRASS CHANNELS & GRASS OVERFLOW

**STORM WATER MANAGEMENT SUMMARY**  
 WQV = 0.72 AC FT  
 Rev = 0.19 AC FT  
 CPV (1 YEAR) = 0.3 AC FT  
 CF (10 YEAR) = 0.8 AC FT

**OWNERS:**  
 HARWOOD W. OWINGS AND  
 ALMA GAY OWINGS  
 13009 HIGHLAND ROAD  
 HIGHLAND MD 21228  
 301-854-0229

**ENGINEER AND DEVELOPER:**  
 DALE THOMPSON BUILDERS  
 6300 WOODSIDE COURT  
 COLUMBIA, MD 21045  
 410-995-6736

SKETCH PLAN  
 LOTS 1 - 16, PARCELS A,B,C, D & E  
**OWINGS PROPERTY**  
 A RESUBDIVISION OF HARWOOD W. OWINGS  
 PROPERTY LOT 3  
 TAX MAP #40 PARCEL 44  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**DALE THOMPSON**  
 BUILDERS  
 6909 Greenfield Court  
 Columbia, MD 21046  
 410-995-6736  
 301-854-0229

DESIGN BY: LKB  
 DRAWN BY: LKB  
 CHECKED BY: DT  
 DATE: JUNE 29, 2001  
 SCALE: 1"=100'

7/9/01

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

