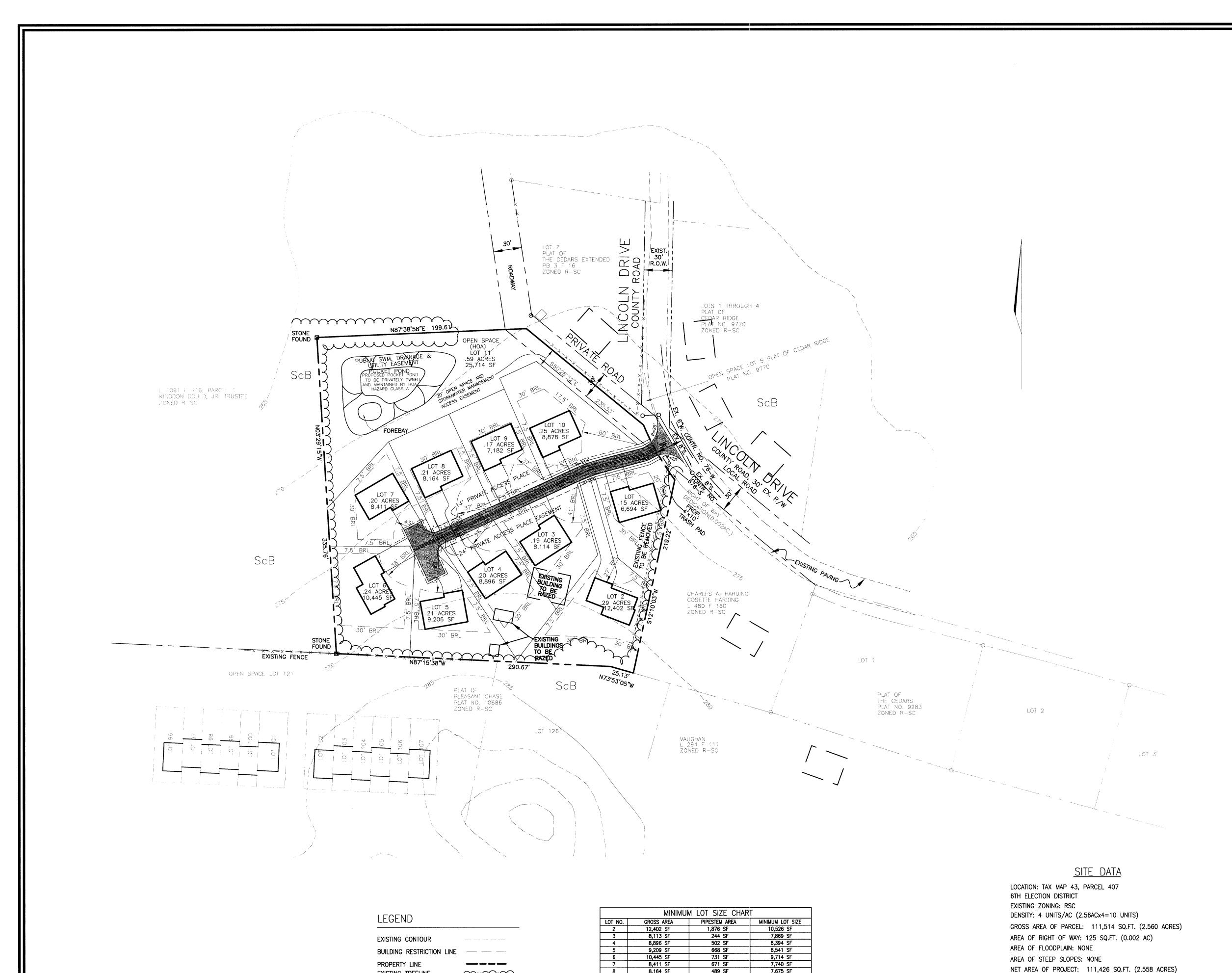
IENTATIVELY APPROVED

DEPT. OF PLANNING AND

ZONING OF

HOWARD COUNTY



SOILS LEGEND

SYMBOL NAME / DESCRIPTION
ScB SANDY AND CLAYEY LAND, GENTLY SLOPING

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 30

 \sim

EXISTING TREELINE



VICINITY MAP SCALE: 1"=2,000'

GENERAL NOTES

- 1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. 2. DEED REFERENCE: 448/527
- 3. THE PROJECT BOUNDARY IS BASED ON A BOUNDRY SURVEY.
- 4. THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL.
- 5. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. 6. STORMWATER MANAGEMENT TO BE PROVIDED FOR
- THE DEVELOPMENT BY ONE POCKET POND LOCATED ON OPEN SPACE LOT 11. THE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- 7. THERE ARE NO WETLANDS ON SITE. 8. THERE ARE NO FLOODPLAINS ON SITE.
- 9. FOREST STAND DELINEATION PLAN PREPARED BY EXPLORATION RESEARCH
- INC. DATED AUGUST, 2001. 10. APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED JUNE, 2001 AND REVISED ON DECEMBER 14, 2001
- 11. THERE ARE NO STEEP SLOPES ONSITE.
- 12. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH AND SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. 13. STREET LIGHTING WILL BE PROVIDED.
- 15. THE STORMWATER FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY
- HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE PRIOR
- TO FINAL PLAN STAGE. 16. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- 17. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- 18. OPEN SPACE LOT 11 WILL BE OWNED BY THE HOMEOWNERS
- 19. TRASH COLLECTION RECYCLING AND SNOW REMOVAL WILL BE PROVIDED TO
- THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENT AND THE ROAD RIGHT-OF-WAY LINE ONLY.
- 20. REF. 4TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DIVISION REGULATIONS.

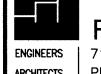
OWNER/ DEVELOPER MICHAEL PFAU 7320 GRACE DRIVE COLUMBIA, MD 21044

PHONE: (410) 740-9401

SKETCH PLAN LINCOLN GLEN LOTS 1-11

TAX MAP 43 BLOCK 8 **6TH ELECTION DISTRICT**

PARCEL 407 HOWARD COUNTY, MARYLAND



NUMBER OF PROPOSED RESIDENTIAL LOTS: 10

NUMBER OF PROPOSED OPEN SPACE LOTS: 1

TOTAL AREA OF OPEN SPACE PROPOSED: 0.59 ACRES

AREA OF PROPOSED RESIDENTIAL LOTS: 91,956 SQ. FT. (2.11 ACRES) AREA OF SMALLEST BUILDABLE LOT PROPOSED: 6,694 SQ. FT (LOT 1)

AREA OF OPEN SPACE REQUIRED: 20% OF GROSS AREA OF PARCEL (0.50 AC.)

FREDERICK WARD ASSOCIATES, INC. ENGINEERS | 7125 Riverwood Drive Columbia, Maryland 21046-2354

ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226 SURVEYORS | Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



DESIGN BY: CHECKED BY: ____DEC. 14, 2001 SCALE: W.O. NO.:

SHEET OF ____