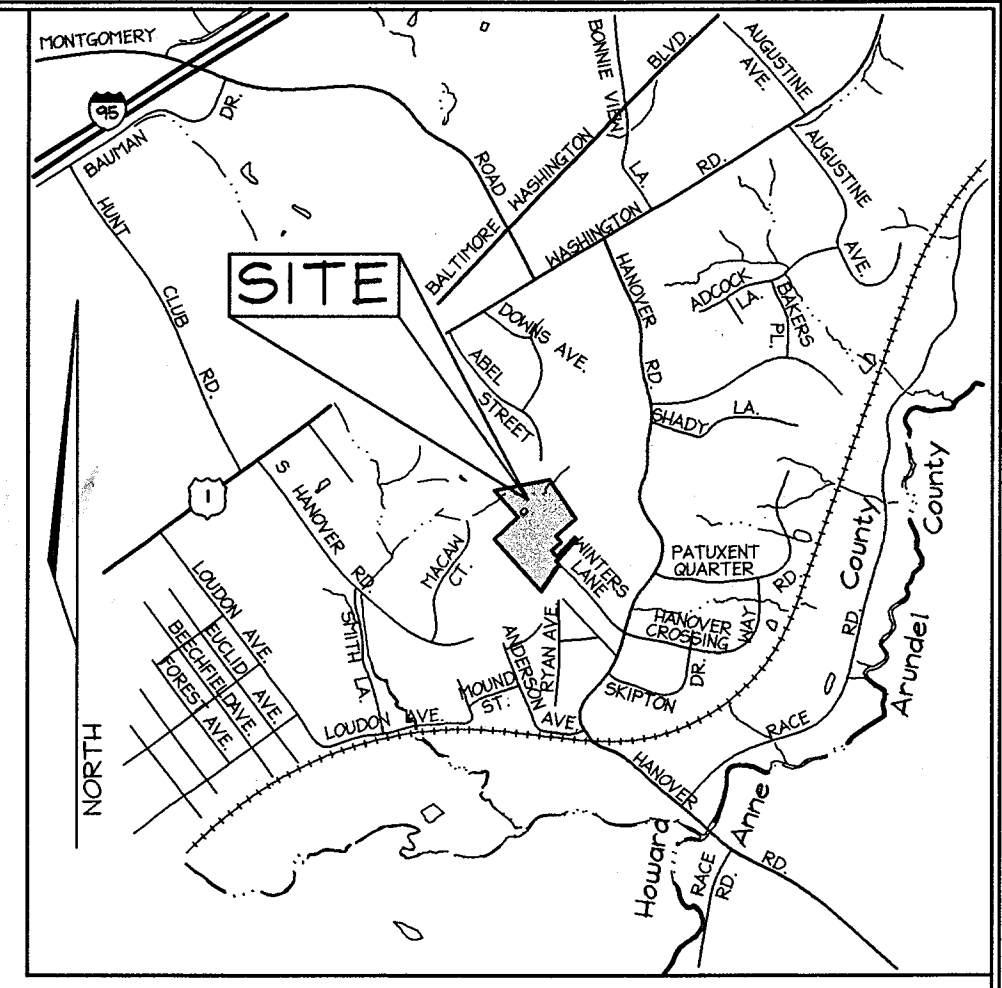


**LEGEND**

- Existing Contour
- Existing Spot Elevation
- Existing Trees to Remain
- Utility Line
- Fence Line
- Wetlands
- 25' Wetlands Buffer
- Stream Bank Buffer
- Stream
- R/W dedication for Dennis Property, Lot 4



**CENTERLINE ROAD CURVE DATA**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1000.00'	210.29'	120°25'54"	N87°21'21"W	209.90'	105.53'
C2	170.00'	240.18'	80°57'02"	N02°08'37"E	220.70'	145.07'

- GENERAL NOTES**
- Subject property zoned "R-12" and "M-1" per 10/18/93 Comprehensive Zoning Plan.
  - This site is located within the Metropolitan District.
  - Public water and sewer to be utilized.
  - Soils map no. 26.
  - Gross area of site: 12.78 ac.±
  - Area of proposed public R/W: 0.95 ac.±
  - Number of proposed buildable lots: 34
  - Area of proposed buildable lots: 6.40 ac.±
  - Number of proposed open space lots: 4
  - Area of proposed open space lot: 5.37 ac.±
  - Number of proposed non-buildable bulk parcels: 1
  - Area of proposed non-buildable bulk parcels: 0.06 ac.±
  - Open Space requirements:
    - Open Space required (40% - 7,200sf minimum lot size): 12.78 ac.± x 0.40 = 5.11 ac.±
    - Open Space provided: 5.37 ac.± (0.10 ac.± non-credited)
    - Recreational Open Space required: 34 lots x 200 sf = 6,800 sf
    - Recreational Open Space provided: 7,967 sf in Open Space Lot 38
  - Topography is based on an Aerial Topographic Survey prepared by Kings Aerial Mapping Co., Inc. in 1993.
  - Field run Boundary Survey prepared by Fisher, Collins & Carter, Inc.
  - The Stormwater Management systems shown on this plan is an approximation of the size, shape and location. It is understood that this system has not been designed and the actual design may change altering the number of units allocated for this development.
  - Stormwater Management & Water Quality is provided as necessary in accordance with the 2000 Stormwater Management Manual. Pond to be a micro pool extended detention pond hazard class 'A'. Facility to be owned and maintained by the Homeowners Association.
  - A.P.F.O. Traffic Study prepared by Mars Group.
  - Wetlands Delineation and report prepared by Eco-Science Professionals, Inc. and by ESA Inc.
  - Forest Stand Delineation and report prepared by Exploration Research, Inc.
  - There are no historic structures or cemeteries on-site.
  - Approximate 100-Year Floodplain has been shown.
  - Speed control devices will be provided in accordance with Design Manual Volume III and be shown at the Preliminary Plan Stage.
  - County file numbers: F-02-163; F-93-83
  - No clearing, grading or construction is permitted within wetlands, streams or their required buffers.
  - All Existing Buildings, Structures, and Fencelines on site to be removed.
  - Parking Requirements:
    - Number of parking spaces required: 17 (0.5 per unit x 34 units)
    - Parking spaces provided along roadway and on private driveway pads
  - Sidewalks, street lights, street trees and other landscaping will be shown on the Preliminary Plans.
  - M-1 Zoning is located on the following two (2) lots. Neither of these lots are using the M-1 Zoned area for their minimum lot size calculation.  
M-1 Zoning on Lot number 13: 1,827sf  
M-1 Zoning on Lot number 31: 72sf
  - Upon rezoning of the M-1 portion of the property to R-12 it is the developers intention to resubdivide Lot 13 into two (2) residential lots.

**SKETCH PLAN**  
**SUMMER HAVEN**  
LOTS 3 - 36, OPEN SPACE LOTS 37 - 40,  
AND NON-BUILDABLE BULK PARCEL 'A'  
A Resubdivision of Summer Haven Lot 2, Plat #15439  
TAX MAP 38 GRID 14 1ST ELECTION DISTRICT  
PARCELS 718 721 & P/O 233  
HOWARD COUNTY, MARYLAND

**DEVELOPERS**

JAMES L. NEIBURN  
5570 Sterett Place Suite 201  
Columbia, MD 21044  
(410) 997-3815

B.Z. ENTERPRISES INC.  
PO Box 68  
Reisterstown, MD 21136  
(410) 935-8887

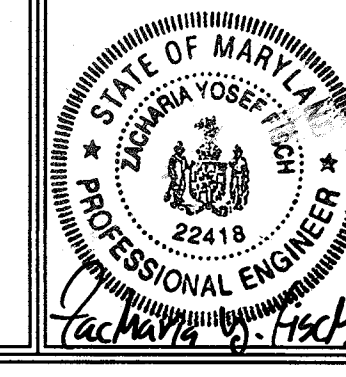
**OWNERS**

PEGGY ROBINSON  
6322 Winters Lane  
Hanover, MD 21076-1013

JAMES L. NEIBURN  
5570 Sterett Place Suite 201  
Columbia, MD 21044

MARY TERESA BOUCHAT  
6256 Winters Lane  
Hanover, MD 21076-1015

**PLANNING DIRECTOR**  
M. H. C. J. DATE



**FSH Associates**  
Engineers Planners Surveyors  
8318 Forrest Street, Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

DESIGN BY: PS/KO  
DRAWN BY: GS/KO  
CHECKED BY: ZYF  
SCALE: 1"=50'  
DATE: June 26, 2008  
W.O. No.: 3157  
SHEET No. 1 OF 1