

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
62	13,855 S.F.	1,789 S.F.	12,066 S.F.
63	13,099 S.F.	1,099 S.F.	12,000 S.F.
73	13,689 S.F.	1,457 S.F.	12,232 S.F.
76	17,581 S.F.	3,666 S.F.	13,915 S.F.
77	14,226 S.F.	1,302 S.F.	12,924 S.F.
84	14,525 S.F.	1,257 S.F.	13,268 S.F.
85	23,921 S.F.	4,552 S.F.	19,369 S.F.
86	17,463 S.F.	1,037 S.F.	16,426 S.F.
87	13,576 S.F.	691 S.F.	12,885 S.F.
88	12,885 S.F.	346 S.F.	12,539 S.F.

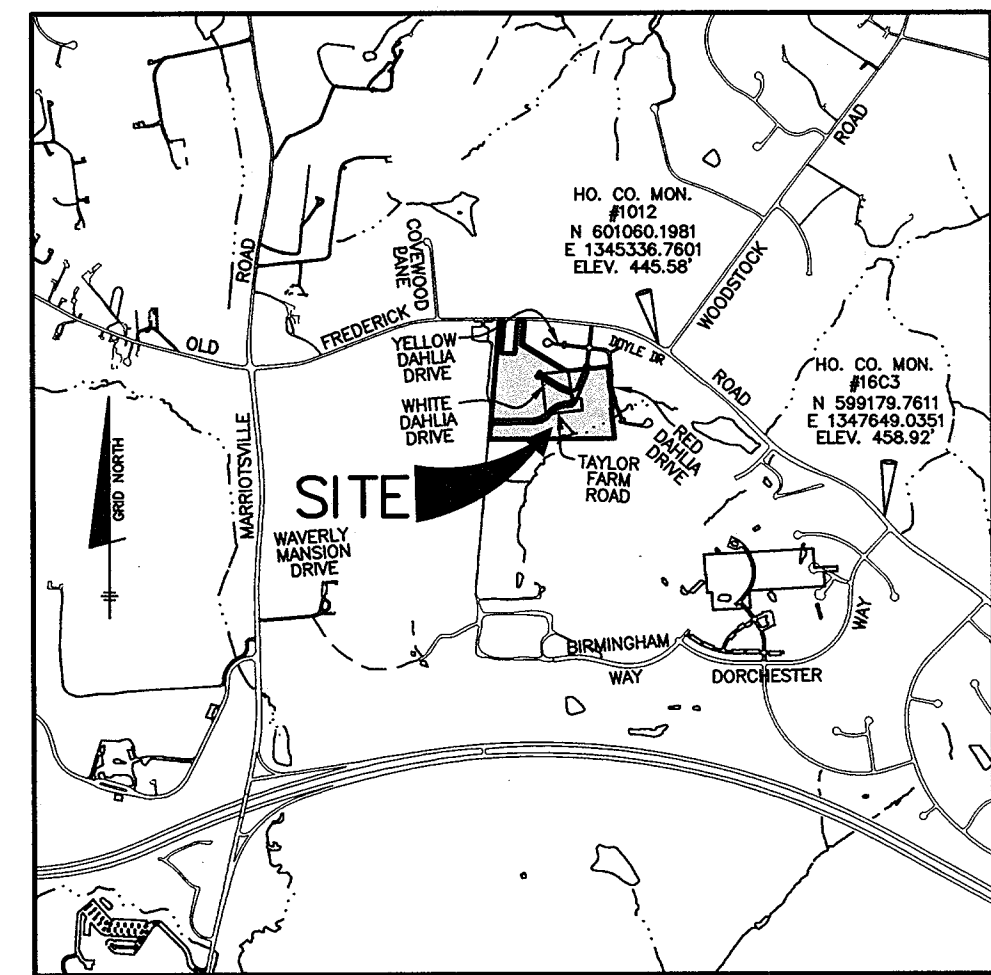
SKETCH PLAN

TAYLOR FARM, SECTION THREE

LOTS 54 THRU 95 AND OPEN SPACE LOTS 96 THRU 98

3rd ELECTION DISTRICT

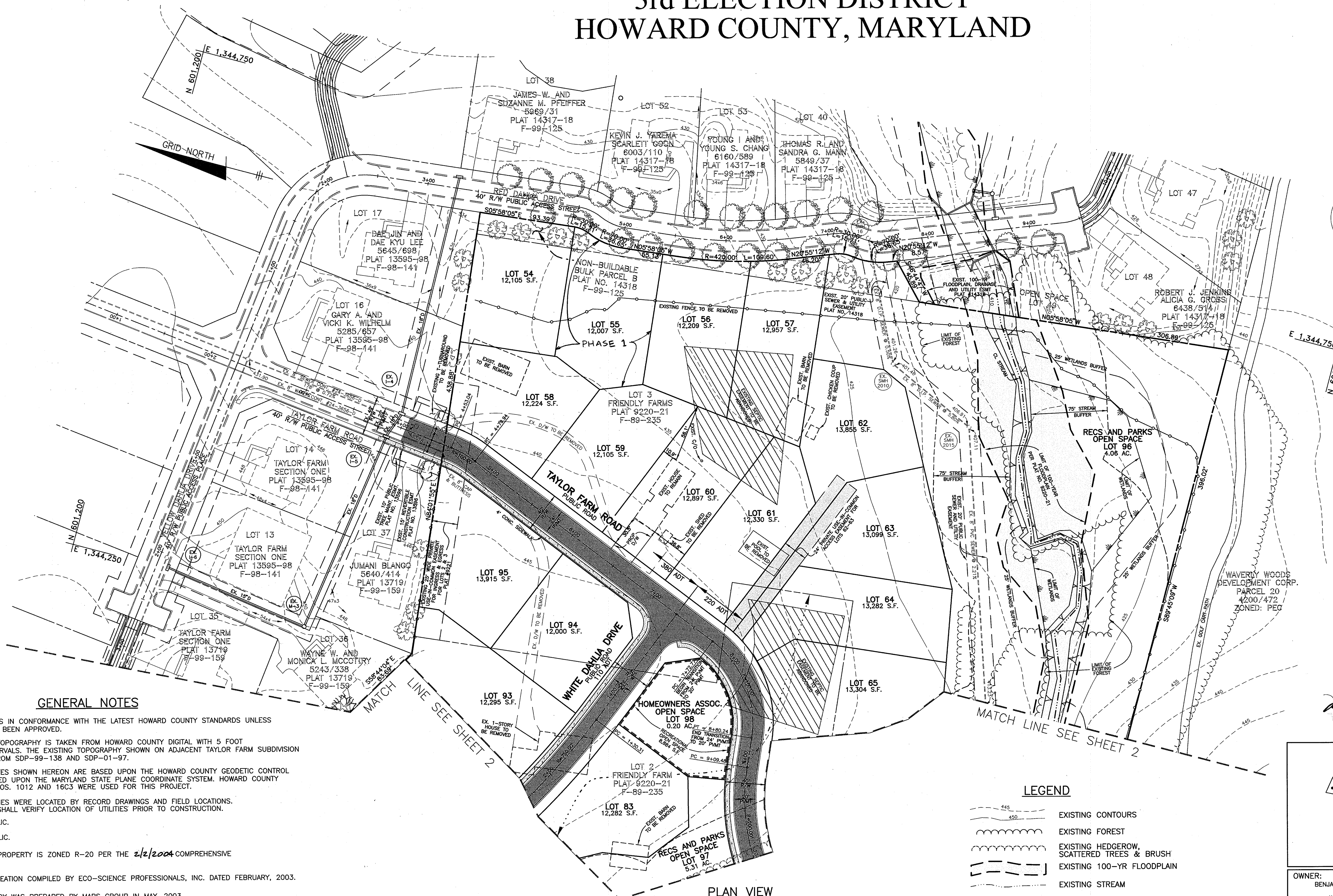
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

SITE DATA TABULATION

- 1) GENERAL SITE DATA
 - a. PRESENT ZONING: R-20
 - b. APPLICABLE DPZ FILE REFERENCES: F-89-235
 - c. DEED REFERENCES: 2144/499, 2144/505, 4448/535
 - d. PROPOSED USE OF SITE: RESIDENTIAL (42 SFD HOMES)
 - e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- 2) AREA TABULATION
 - a. GROSS AREA OF SITE: 23.93± AC.
 - b. AREA OF 100 YEAR FLOODPLAIN: 2.42± AC.
 - c. AREA OF STEEP SLOPES (25% OR GREATER): N/A
 - d. NET AREA OF SITE: 21.51± AC.
 - e. AREA OF THIS PLAN SUBMISSION: 23.93± AC.
 - f. AREA OF PROPOSED BUILDABLE LOTS: 12.81± AC.
 - g. AREA OF PROPOSED OPEN SPACE LOTS: 9.57± AC.
 - h. AREA OF PROPOSED PUBLIC ROAD R/W: 1.55± AC.
- 3) LOT TABULATION
 - a. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 42
 - b. TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 3
- 4) OPEN SPACE DATA
 - a. MINIMUM RESIDENTIAL LOT SIZE SELECTED: 12,000 S.F.
 - b. OPEN SPACE REQUIRED (40% OF 23.93 AC.): 9.57± AC.
 - c. OPEN SPACE PROVIDED (40.0%): 9.57± AC.
 - d. NON-CREDITED (LESS THAN 35' IN WIDTH): 0.00± AC.
 - e. CREDITED (40.0%): 9.57± AC.
 - f. AREA OF RECREATION OPEN SPACE REQUIRED: 8,400 S.F. (42 UNITS x 200 S.F./PER UNIT)
 - g. AREA OF RECREATION OPEN SPACE PROVIDED: 8,884 S.F.



GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. THE EXISTING TOPOGRAPHY IS TAKEN FROM HOWARD COUNTY DIGITAL WITH 5 FOOT CONTOUR INTERVALS. THE EXISTING TOPOGRAPHY SHOWN ON ADJACENT TAYLOR FARM SUBDIVISION WAS TAKEN FROM SDP-99-138 AND SDP-01-97.
3. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 1012 AND 16C3 WERE USED FOR THIS PROJECT.
4. EXISTING UTILITIES WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
5. WATER IS PUBLIC.
6. SEWER IS PUBLIC.
7. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN.
8. WETLAND DELINEATION COMPILED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY, 2003.
9. A TRAFFIC STUDY WAS PREPARED BY MARS GROUP IN MAY, 2003.
10. THE EXISTING HOUSE LOCATED ON LOT 60 IS TO REMAIN, ALL OTHER EXISTING STRUCTURES ON-SITE (DRIVEWAYS, BARN, TRANSFORMERS, ETC.) ARE TO BE REMOVED.
11. STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL FOR THIS SITE WAS PROVIDED UNDER F-95-174 (GTW'S WAVERLY).
12. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
13. THE PROPOSED STREAM CROSSING HAS BEEN DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING TO BE "NECESSARY" IN ACCORDANCE WITH SECTION 16.116.c.1.(i) SUBJECT TO WHATEVER CONDITIONS OF APPROVAL OR DESIGN REQUIREMENTS MAY BE SPECIFIED BY THE SCD AND DED WITH THIS PLAN OR FUTURE PRELIMINARY OR FINAL PLANS.
14. This plan is subject to the 5th Edition of the Subdivision Regulations, as amended by Council Bill CB-43-2003, and the 1993 Zoning Regulations, as amended by Council Bill CB-50-2001.

PLAN VIEW
SCALE: 1" = 50'

PHASING TABULATION		
ALLOCATION YEAR	NO. OF RESIDENTIAL LOTS	PHASE
2006	1	1 (Lot 59)
2007	41	2

- #### LEGEND
- EXISTING CONTOURS
 - EXISTING FOREST
 - EXISTING HEDGEROW, SCATTERED TREES & BRUSH
 - EXISTING 100-YR FLOODPLAIN
 - EXISTING STREAM
 - EXISTING STREAM BANK
 - EXISTING WETLANDS
 - LIMIT OF SUBMISSION

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
MAY 2004
Mark Douglas 2/2/04

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLICOTT CITY, MARYLAND 21043
phone: 410-465-6105 • fax: 410-465-6644
email: benchmark@bcia.com

OWNER:
BENJAMIN KLINE & ELSIE MAE BASSLER
10739 TAYLOR FARM ROAD
WOODSTOCK, MARYLAND 21163

PROJECT:
TAYLOR FARM, SECTION THREE
LOTS 54-95 AND OPEN SPACE LOTS 96-98
A RESUBDIVISION OF LOTS 2 AND 3 OF FRIENDLY FARMS
AND NON-BUILDABLE BULK PARCEL B OF THE
TAYLOR FARM SUBDIVISION

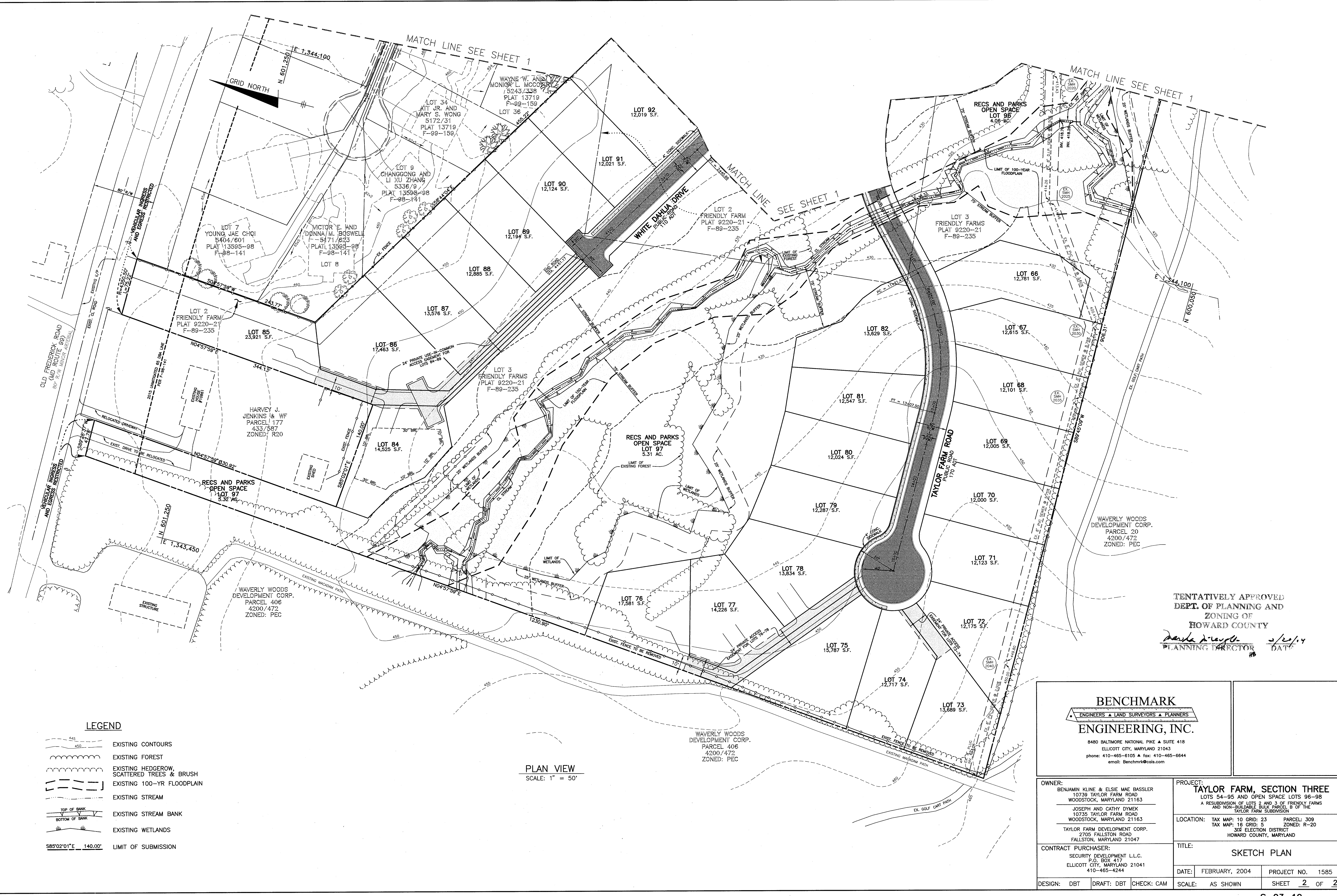
CONTRACT PURCHASER:
SECURITY DEVELOPMENT L.L.C.
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-6244

LOCATION: TAX MAP: 10 GRID: 23 PARCEL: 309
TAX MAP: 16 GRID: 5 ZONED: R-20
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SKETCH PLAN

DATE: FEBRUARY, 2004 **PROJECT NO.:** 1585

DESIGN: DBT **DRAFT:** DBT **CHECK:** CAM **SCALE:** AS SHOWN **SHEET** 1 **OF** 2



MATCH LINE SEE SHEET 1

MATCH LINE SEE SHEET 1

GRID NORTH

MATCH LINE SEE SHEET 1

LEGEND

- EXISTING CONTOURS
- EXISTING FOREST
- EXISTING HEDGEROW, SCATTERED TREES & BRUSH
- EXISTING 100-YR FLOODPLAIN
- EXISTING STREAM
- EXISTING STREAM BANK
- EXISTING WETLANDS
- LIMIT OF SUBMISSION

PLAN VIEW
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Handwritten signature
PLANNING DIRECTOR DATE 2/20/04

BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-8105 • fax: 410-465-8644 email: Benchmark@bcais.com	
OWNER: BENJAMIN KLINE & ELSIE MAE BASSLER 10739 TAYLOR FARM ROAD WOODSTOCK, MARYLAND 21163 JOSEPH AND CATHY DYMEK 10735 TAYLOR FARM ROAD WOODSTOCK, MARYLAND 21163 TAYLOR FARM DEVELOPMENT CORP. 2705 FALLSTON ROAD FALLSTON, MARYLAND 21047	PROJECT: TAYLOR FARM, SECTION THREE LOTS 54-95 AND OPEN SPACE LOTS 96-98 A RESUBDIVISION OF LOTS 2 AND 3 OF FRIENDLY FARMS AND NON-BUILDABLE BULK PARCEL B OF THE TAYLOR FARM SUBDIVISION
CONTRACT PURCHASER: SECURITY DEVELOPMENT L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	LOCATION: TAX MAP: 10 GRID: 23 PARCEL: 309 TAX MAP: 16 GRID: 5 ZONED: R-20 TAYLOR FARM SUBDIVISION 309 ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: DBT DRAFT: DBT CHECK: CAM	TITLE: SKETCH PLAN DATE: FEBRUARY, 2004 PROJECT NO.: 1585 SCALE: AS SHOWN SHEET 2 OF 2