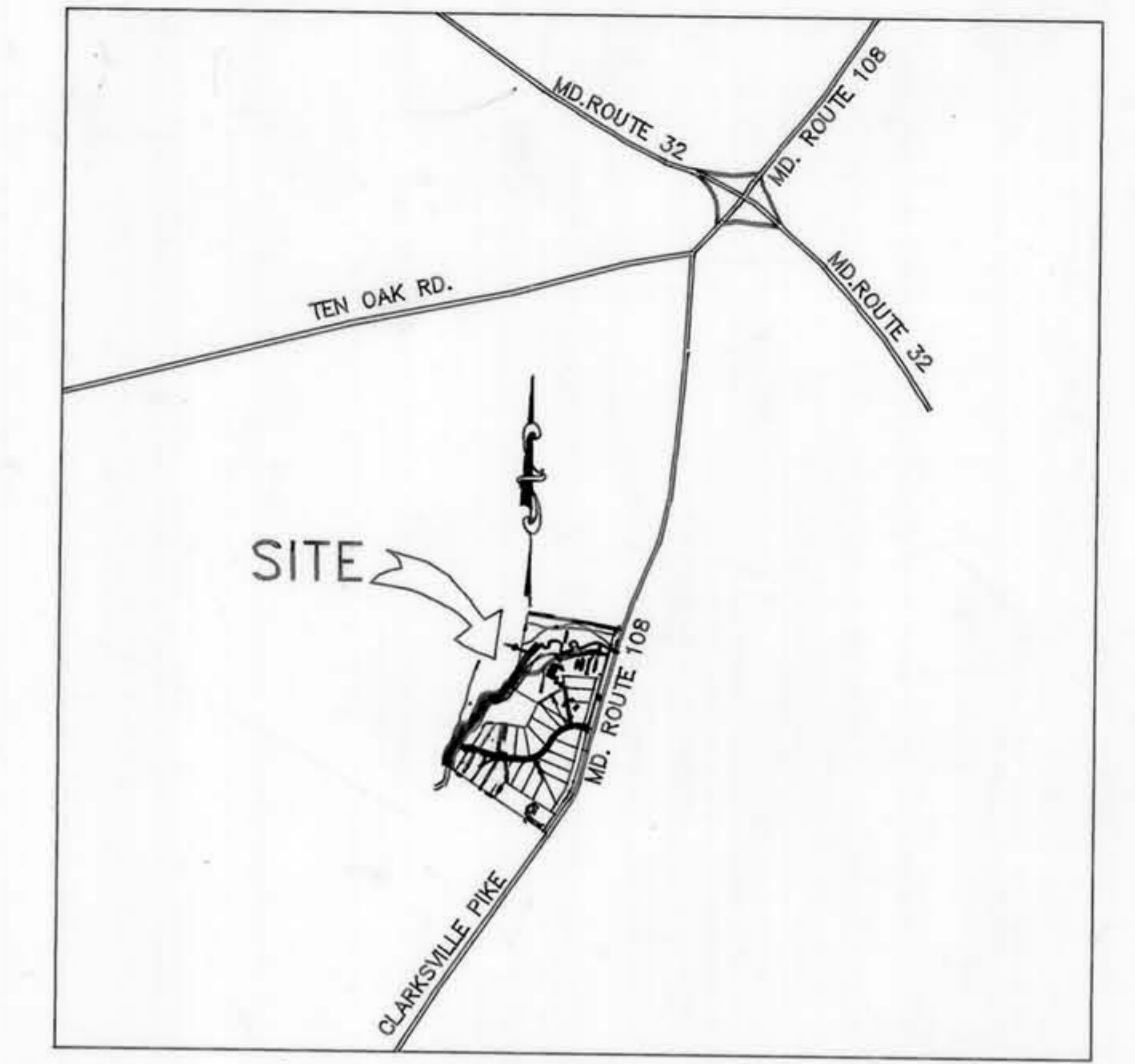


NAECKER PROP.
PARCEL 382
RR-DEO

D.S. GLENN
1322/631
6. 72 A
P. 131
RR-DEO



VICINITY MAP
SCALE: 1" = 2000'

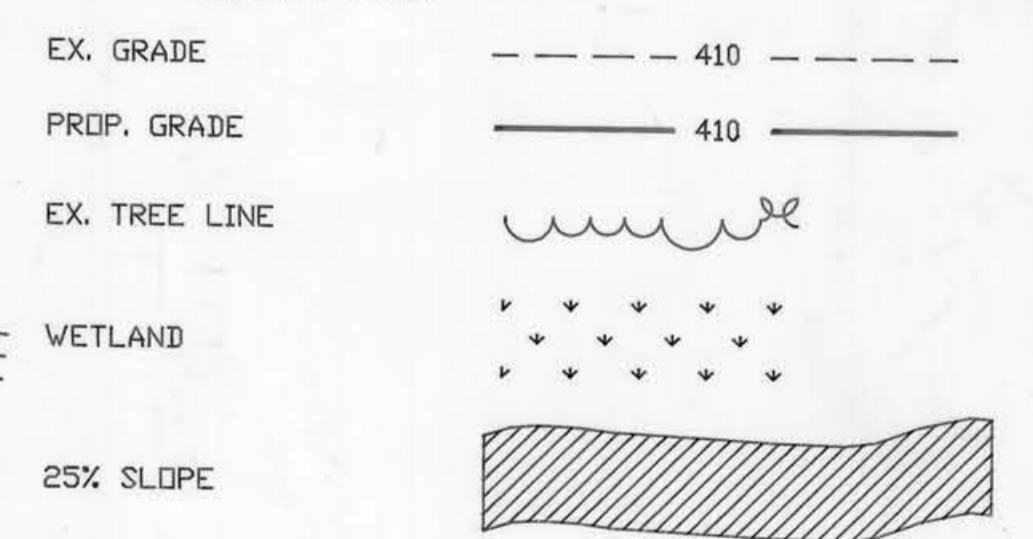
DONNA P. CLELLAND &
BARBARA J. PALMER
763/171
118.37A
P.77
RR-DEO

APPROXIMATE 100 YRS.
FLOOD PLAIN

GENERAL NOTES:

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARD
- PROJECT BACKGROUND
(a) TAX MAP 34, PARCEL 84 & 134
(b) EXISTING ZONING = RR-DEO
(c) GROSS AREA = 52.43 ACRES
(d) NO. OF LOTS = 25 BUILDABLE AND 4 OPEN SPACE
(e) AREA OF PROPOSED LOTS = 2,256,101 SQ. FT. = 51.93 ACRES
(f) AREA OF PROPOSED ROAD = 102,800 SQ. FT. = 2.34 ACRES
- TOPOGRAPHIC SURVEY BASED ON HOWARD COUNTY TOPOGRAPHIC MAP, 1984.
- WETLAND DELINEATED BY WILDMAN ENVIRONMENTAL SERVICES ON MARCH 12, 1994.
- DENSITY EXCHANGE OPTION CALCULATION
GROSS AREA REQUIRED FOR 25 LOTS = 25 X 4.25 = 106.25 ACRES
AREA OF THIS SUBDIVISION = 52.43 ACRES
AREA REQUIRED FOR DENSITY EXCHANGE OPTION = 53.82 ACRES (FROM OPPOSITE)
- OPEN SPACE CALCULATIONS
MINIMUM LOT AREA = 40,000 SQ. FT.
REQUIRED OPEN SPACE (25%) = 13.11 ACRES
OPEN SPACE PROVIDED (LOTS 27 & 28) = 13.11 ACRES
PRESERVATION PARCEL = 11.54 ACRES
TOTAL OPEN SPACE & PRESERVATION PARCEL = 24.65 ACRES
PRESERVATION OPEN SPACE TO BE ACQUIRED = 53.82 ACRES
TOTAL OPEN SPACE & PRESERVATION PARCEL = 78.47 ACRES
- PERMITTED NO. OF LOTS: 52.4 ACRES @ 4.25 ACRES = 12 LOTS
MAX. NO. OF LOTS USING DEO: 52.4 ACRES @ 2.6 ACRES = 20 LOTS
PROPOSED LOTS USING DEO: 24 LOTS PLUS PRESERVATION PARCEL (3.11 ACRES) = 27 LOTS
DEVELOPMENT RIGHTS FROM SPLITTING PARCEL = 13 LOTS

LEGEND:



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE 6/21/94 JF



LOT NO.	GROSS AREA	PIPE STEM	REMAINING AREA	100 YR. FLOOD PLAIN	25% SLOPE	MINIMUM LOT SIZE
2	44,986	2,947	42,039	0	0	40,000
3	47,359	4,883	42,476	0	0	40,000
21	41,700	1,692	40,008	0	0	40,000
20	42,777	2,776	40,001	0	0	40,000
19	41,000	631	40,369	0	0	40,000

PLAN
SCALE: 1" = 100'

DESIGNED BY:	NO.	DATE	REVISION	BY
DATE: 3. 11. 94.				
DRAWN BY: J.C.S.				
CHECKED BY: M.L.L.				

Woria engineering inc.
CONSULTING ENGINEERS-LAND PLANNERS-SURVEYORS
3230 BETHANY LANE, SUITE 4, ELLICOTT CITY, MD.
410-465-0400



DEVELOPER :
LAND DESIGN & DEVELOPMENT INC.
10850 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

OWNERS:
PAUL DUNCAN
AMERICAN PROPERTIES INC.
10805 HICKORY RIDGE RD.
COLUMBIA, MD. 21044
OSKAR SCHULZ
13474 OPEN SPACE COURT
HIGHLAND, MD. 20777
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DAVID TAYMAN DUM
10788 HICKORY RIDGE RD.
COLUMBIA, MD. 21044

SKETCH PLAN
WINDY KNOLLS
LOTS 1 THRU 28
TAX MAP 34, PARCELS 84 & 134 5TH ELEC. DIST. HOWARD COUNTY, MD.
DATE: SCALE: 1" = 100' SHEET: 1 of 1