



VICINITY MAP Scale: 1"=1000'



GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
 Location: North of Burntwoods Road and 1800 feet West of Sharp Road
 Zoning: RR-DEO Tax Map: 14 Parcel: 92 Block: 24
 Total Tract Area: 37.15 Acres
 Lot Areas: 36.09 Acres Right-of-Way Area: 1.06 Acres
 Number of Proposed Lots: 21 Lots; 18 buildable lots, 3 open space lots
 The gross subdivision area yields an allowable density of 8 lots.
 The remaining 10 development rights will be obtained via the density exchange option.
 Open Space Required: 9.29 acres; Open Space Provided: 9.31 acres.
 This plan is subject to WP-84-130 approved August 17, 1984, for the creation of Lots 1 through 4 (7-85-81, Plot # 6196), waiving the following Subdivision and Land Development Regulations:
 16.102.B.3 Waiver allows the recordation of three (3) proposed lots omitting the residue.
 16.113.F.7 Waiver allows direct access to a major collector, Burntwoods Road, for three (3) proposed lots.
 16.121.B.2.a(3) Waiver allows final plat to be prepared at a scale of 1" = 200 feet.
 3. TOPOGRAPHY IS BASED ON A 200 SCALE TOPOGRAPHIC MAP OF HOWARD COUNTY, MARYLAND.
 4. WATER AND SEWER IS TO BE PRIVATE. COMMON SEWAGE DISPOSAL AREA WILL ACCOMMODATE LOTS 13 THROUGH 19. INDIVIDUAL SEPTIC AREAS IS PROPOSED FOR LOTS 5 THROUGH 12, 20, AND 21.
 5. PROPOSED STORMWATER MANAGEMENT FACILITY IS AN EXTENDED DETENTION FACILITY TO BE PUBLIC. (FOR ROAD ONLY)
 6. THE SITE HAS NO EXISTING UTILITIES.
 7. NO WETLANDS, FLOODPLAINS, OR STEEP SLOPES EXIST ON SITE.
 8. REQUEST FOR EXEMPTION FROM STORMWATER MANAGEMENT FOR ALL LOTS HAS BEEN SUBMITTED.
 9. REQUEST FOR WAIVER OF CUL DE SAC LENGTH HAS BEEN SUBMITTED.
 10. THE PRESERVATION PARCEL IS TO BE UTILIZED FOR AGRICULTURAL USE. CLUSTER LOT LAYOUT WILL MINIMIZE THE DISTURBED AREAS AND MINIMIZE THE IMPACT ON THE PRESERVATION PARCEL.

GWENLEE ESTATES - SECT. 1
 PB. 26 F. 41
 ZONED: RR

GWENLEE ESTATES - SECTION 2
 PLAT 3923
 ZONED: RR

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 Planning Director 3/18/95
 DATE



OWNER
 R. WAYNE NEWSOME
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 Phone: (410) 792-2100

DATE		REVISION		BY		TITLE: SKETCH PLAN	
PROJECT: HOLLY HILLS							
LOCATION: A RESUBDIVISION OF LOT 4 OF HOLLY HILLS ESTATES							
TAX MAP: 14		PARCEL: 92		BLOCK: 24		COUNTY FILE NO: WP-84-130	
SCALE: 1"=100'		DESIGNED BY: JRG		DRAWN BY: JRG/SJD		CHECKED BY: DATE: FEB, 1995	
FIELD BOOK: PAGE: -		JOB NO: 84052		DRAWING NO: 1		DATE: FEB, 1995	

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