



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
LOCATION: 3RD ELECTION DISTRICT TAX MAP 16, PARCEL 309, LOT 4
ZONING: R - 20
DPZ FILES: F-89-235, F-86-14
- AREA TABULATION
TOTAL TRACT AREA: 23.43 AC.±
MINIMUM LOT AREA: 14,000 SQ.FT.
NUMBER OF PROPOSED BUILDABLE LOTS: 37
NUMBER OF OPEN SPACE LOTS: 3
AREA OF PUBLIC RIGHT-OF-WAY: 2.00 AC.±
AREA OF BUILDABLE LOTS: 13.35 AC.±
AREA OF OPEN SPACE LOTS: 8.08 AC.±
OPEN SPACE REQUIRED: 7.03 AC. = 30% x 23.43 AC.±
PROVIDED: 8.08 AC.±
- TWO FOOT CONTOUR TOPOGRAPHY AND WOODS LINE ARE BASED ON HOWARD COUNTY 200 SCALE
- PUBLIC WATER AND SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE. EXTENSION OF CONTRACT NO. 24-1962-D AS INDICATED ON THE WAVERLY SUBDIVISION P-95-07. PROPERTY WILL BE INCORPORATED INTO THE METROPOLITAN DISTRICT PRIOR TO PRELIMINARY PLAN APPROVAL.
- NO PUBLIC UTILITIES EXIST ON SITE.
- STORMWATER MANAGEMENT CONTROL WILL BE PROVIDED AT THE WAVERLY SUBDIVISION (P-95-07).
- FOR EXISTING VEGETATION SEE FOREST STAND DELINEATION PLAN.
- THE LIMITS OF WETLANDS AND FLOODPLAIN ARE BASED ON THE APPROVED RECORD PLAT (F-89-235), RECORDED ON 3-12-90.
- BOUNDARY INFORMATION BASED ON THE APPROVED RECORD PLAT (F-89-235)
- FOREST STAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES.
- APFO ROAD TEST PREPARED BY THE TRAFFIC GROUP, INC. FEBRUARY 15, 1995.
- ALL EXISTING STRUCTURES TO BE REMOVED.
- ACCESS WILL BE PROVIDED TO ALL LOTS UTILIZING THE EXISTING INGRESS AND EGRESS EASEMENT AT ALL TIMES TO THE SATISFACTION OF HOWARD COUNTY.

LEGEND
 DENOTES 15% - 24.9% SLOPES
 DENOTES SLOPES OF 25% OR STEEPER

Paul J. Miller
 3-5-95

OWNER/DEVELOPER
 TAYLOR FARM JOINT VENTURE
 c/o LAND DESIGN & DEVELOPMENT, INC.
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MD 21044

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
James S. Smith 7/17/95
 PLANNING DIRECTOR DATE

date	MAY 1995
project	95006
illustration	M.P.
scale	1"=100'
approval	J.H.

date	
description	
revision	

TAX MAP - 10, PARCEL - 309, LOT 4
TAYLOR FARM
 HOWARD COUNTY
 THIRD ELECTION DISTRICT
 SKETCH PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Drexel Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0286 Fax: (301) 621-5527 Wash. (410) 997-0288 Fax.

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