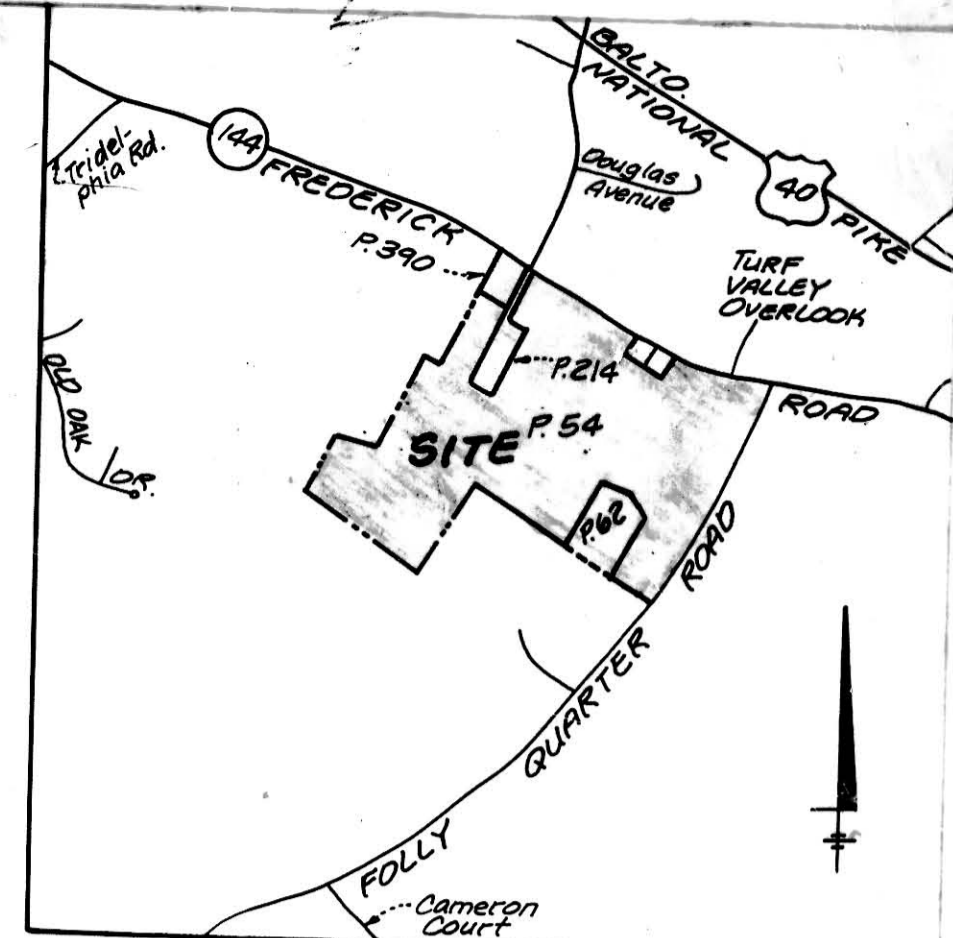


GENERAL NOTES

- EXISTING ZONING: RC (RURAL/CONSERVATION) PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- GROSS AREA OF TRACT: 208.031 Ac.±
- NET AREA OF TRACT: 175.55 Ac.±
- AREA OF PROPOSED LOTS:
 - BUILDABLE: 92.35 Ac.±
 - PRESERVATION PARCELS: (Buildable) 59.14 Ac.±
 - PRESERVATION PARCELS: (Non-Buildable) 40.99 Ac.±
- AREA OF PROPOSED ROADS: 15.55 Ac.±
- NUMBER OF PROPOSED LOTS/PARCELS: 88
 - BUILDABLE: 82
 - PRESERVATION PARCELS/BUILDABLE: 1
- PROPOSED WATER AND SEWER SYSTEMS TO BE PRIVATE. THE PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- OPEN SPACE REQUIRED: 1040 Ac.
OPEN SPACE PROVIDED: 40.99 Ac.± (AS PRESERVATION AND NON-BUILD PARCELS)
- THE TOPOGRAPHY SHOWN IS COMPILED FROM THE HOWARD COUNTY AERIAL PHOTOGRAMMETRY.
- EXISTING STRUCTURES ARE LOCATED ON LOTS 20, 33, AND 39/40. THE STRUCTURES ON LOTS 26 AND 33 ARE TO REMAIN. THE STRUCTURE ON LOT 39/40 IS TO BE RAZED.
- NEED REFERENCES:
 - PARCEL 54: L. 974 / F. 614
 - PARCEL 62: L. 1638 / F. 667
 - PARCEL 214: L. 963 / F. 57
 - PARCEL 390: L. 960 / F. 423
- THERE ARE NO EXISTING CONTIGUOUS SLOPES 25% OR GREATER WHICH ARE GREATER THAN 20,000 SQUARE FEET.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE PROPERTY SHOWN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY LDE, INC. DATED JULY, 1995.
- MARYLAND ROUTE 144 AND FOLLY QUARTER ROAD ARE SCENIC ROADS.
- PARCELS C, E AND F WILL BE MAINTAINED BY Homeowners Assoc. FOR STORMWATER MANAGEMENT. PARCELS A AND D WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- THIS PLAN IS SUBJECT TO WPA96-133. THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 10.114(F)(1) TO ALLOW THE PROPOSED DRIVEWAY FOR LOTS 1-3 AND THE EXISTING DRIVEWAY FOR LOT 33 TO HAVE DIRECT ACCESS ONTO MARYLAND ROUTE 144 (MINOR ARTERIAL) ON AUGUST 2, 1996 SUBJECT TO CONDITIONS.

DENSITY TABULATION

- GROSS AREA OF TRACT: 208.031 Ac.±
 - AREA OF NON-CLUSTER LOTS: 6.68 Ac.±
 - ADJUSTED GROSS AREA OF TRACT: 201.351 Ac.±
 - AREA OF 100 YR. FLOODPLAIN AND STEEP SLOPES: 25.80 Ac.±
 - NET AREA OF TRACT: 175.55 Ac.±
 - NUMBER OF LOTS PERMITTED: 47
 - NUMBER OF LOTS PROPOSED: 81 (80 CLUSTER/1 NON-CLUSTER)
 - DENSITY/GROSS ACRE: 2.49
- NOTE: The additional lots proposed in excess of the permitted density will be established using the cluster exchange option.



APFO SCHEDULE:

SECTION	No. LOTS/PARCELS	BUILDABLE UNITS
1	37	32
2	19	19
3	32	30
TOTALS:	88	81

EXISTING UNITS	NON-BUILDABLE PARCELS AND PRESERVATION PARCELS	ALLOCATIONS REQUESTED/YR
2	3	32 / 1999
0	0	19 / 2000
2	5	30 / 2001
		81 Total

PRESERVATION PARCEL TABULATION:

No.	AREA	OWNER	PURPOSE/FUNCTION/USE
A	0.69 Ac.±	Lot 4 Non-Build. HMA Maint.	Landscape/Noise Berm, Screen rear of home sites (lots 4 and 6) from scenic road
B	59.14 Ac.±	Buildable Parcel	Landscape/Noise Berm, Screen rear of home sites (lots 7 and 8) from scenic road
C	6.61 Ac.±	Non-Build. HMA Maint.	SWM Area
D	0.81 Ac.±	Non-Build. HMA Maint.	Noise Berm
E	4.32 Ac.±	Non-Build. HMA Maint.	SWM Area
F	28.56 Ac.±	Non-Build. HMA Maint.	SWM Area

OWNERS

- PARCEL 54:** MARIAN E. FEAGA LIT 11315 Frederick Road Ellicott City, MD 21042 L. 974 / F. 614 Zoned: RC 187.356 Ac.±
- PARCEL 62:** MARIAN E. FEAGA, ETAL 11157 Route 144 Ellicott City, MD 21042 L. 1638 / F. 667 Zoned: RC 11.0 Ac.±
- PARCEL 214:** CHARLES C. and BARBARA W. FEAGA 11305 Frederick Road Ellicott City, MD 21042 L. 974 / F. 614 Zoned: RC 5.643 Ac.±
- PARCEL 390:** MARIAN E. FEAGA (Lot 1) 11315 Frederick Road Ellicott City, MD 21042 L. 960 / F. 423 Plat # 4360 Zoned: RC 3.001 Ac.±

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
11/27/96
PLANNING DIRECTOR DATE

LEGEND

- 400' EXISTING GROUND (5' INTERVALS)
- EXISTING WETLANDS
- 75' STREAM BUFFER
- 25' WETLANDS BUFFER
- EX. SLOPES 25% AND GREATER
- EX. SLOPES 15% - 24.9%
- 100 YEAR FLOODPLAIN LIMITS (Approx.)
- SPECIMEN TREE



LDE, INC.
9250 Rumsey Road, Suite 108, Columbia, MD. 21045
(410) 715-1070 (301) 598-3424 (410) 715-9540 (Fax)

Designed: BDB/HBW	SKETCH PLAN	Scale: 1" = 200'
Drawn: KBW	FEAGA PROPERTY SECTIONS 1, 2 and 3 LOTS 1 THRU 82 PARCELS A THRU F	Drawing 1 of 1
Checked: BDB	Tax Maps 16 and 23 Parcels 54, 62, 214 & 390 3rd Election District, Howard County, MD Previous Submittals: WPA96-133	LDE Job# 95-056
Date: Aug. 1996	BRANTLY DEVELOPMENT 8835 P-Columbia 100 Pkwy. Columbia, MD 21045	File No. 596-23

