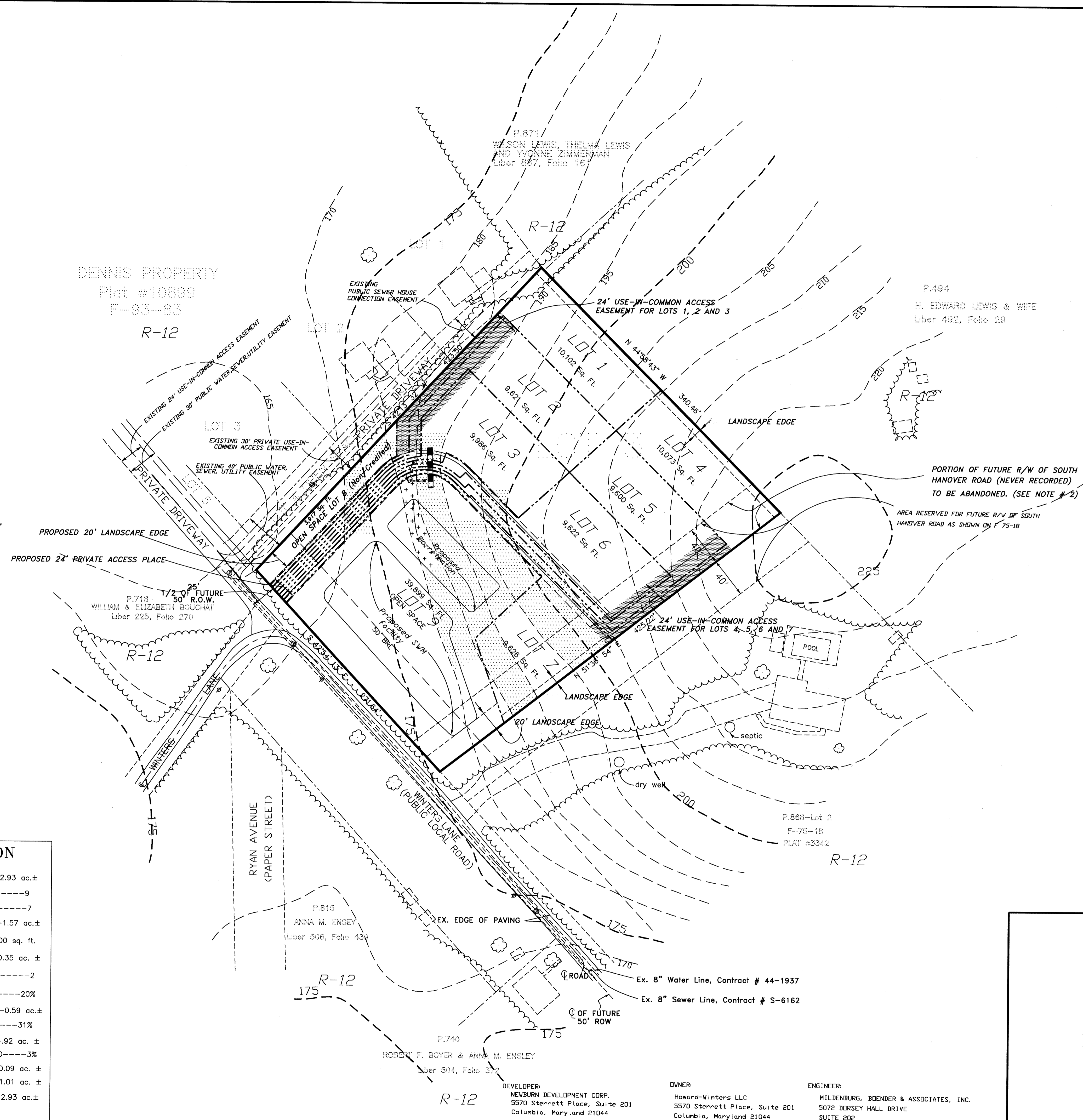


VICINITY MAP
Scale: 1" = 2000'



- = 15 - 24.9% SLOPES
- = GREATER THAN 25% SLOPES
- = 24' USE-IN-COMMON ACCESS EASEMENT

GENERAL NOTES:

1. Existing Zoning: R-12 per the October 18, 1993 Comprehensive Zoning.
2. Area reserved for future R/W of South Hanover Road as shown on the 1971 Howard County general plan of highways. Future area of reservation for South Hanover Road was abandoned under the current Howard County General Plan.
3. Deed Reference: Liber 4411, Folio 335
4. No burial grounds or cemetery sites are on-site, per Howard County records.
5. Topographic information based on 2D contour flown topography obtained from Howard County G.I.S. Services. Existing conditions based on an aerial survey flown performed in 1993 by Wings Aerial Mapping Co., Inc.
6. Forest Stand and wetlands delineation performed by Eco-Science Professionals on July 31, 1998.
7. Recreational Open Space Required: None.
8. Property is within the Metropolitan District. Water and Sewer are public. Contract numbers are S-6162 for Sewer and 44-1937 for water.
9. Storm Water quality control to be provided by bio-retention. Quantity control to be provided by detention pond.
10. Storm Water Management facility to be privately owned and maintained.
11. The Storm Water Management facility shown on this plan is an approximation of it's ultimate size and shape. It is understood that this facility has not been designed and it's size and shape may change, altering the number of units allocated for this development.
12. APFO road test not required by Howard County Subdivision and Land Development Regulations per The Traffic Group.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Angela R. Smith 6/22/99
PLANNING DIRECTOR DATE

SKETCH PLAN
WINTERS RIDGE
LOTS 1 THRU 9
A RE-SUBDIVISION OF LOT 3,
NORRIS E. POOL SUBDIVISION
PLAT 3342

TAX MAP 38, GRID 14, PARCEL 868, LOT 3
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
APRIL 1999
Scale: 1" = 50'

TOTAL AREA TABULATION

GROSS AREA OF TRACT	2.93 ac. ±
NUMBER OF LOTS TO BE RECORDED	9
NUMBER OF BUILDABLE LOTS TO BE RECORDED	7
AREA OF BUILDABLE LOTS TO BE RECORDED	1.57 ac. ±
MINIMUM LOT SIZE OF SMALLEST LOT	9,600 sq. ft.
AREA OF PIPE STEMS TO BE RECORDED	0.35 ac. ±
NUMBER OF OPEN-SPACE LOTS TO BE RECORDED	2
PERCENTAGE OF OPEN SPACE REQUIRED	20%
AREA OF OPEN SPACE REQUIRED	0.59 ac. ±
PERCENTAGE OF CREDITED OPEN SPACE PROVIDED	31%
AREA OF CREDITED OPEN SPACE PROVIDED	.92 ac. ±
PERCENTAGE OF NON-CREDITED OPEN SPACE PROVIDED	3%
AREA OF NON-CREDITED OPEN SPACE	0.09 ac. ±
TOTAL AREA OF OPEN SPACE	1.01 ac. ±
TOTAL AREA TO BE RECORDED	2.93 ac. ±

DEVELOPER:
NEUBURN DEVELOPMENT CORP.
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(410) 997-3815, (301) 596-3877

OWNER:
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(410) 997-3815, (301) 596-3877

ENGINEER:
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5072 DORSEY HALL DRIVE
SUITE 202
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