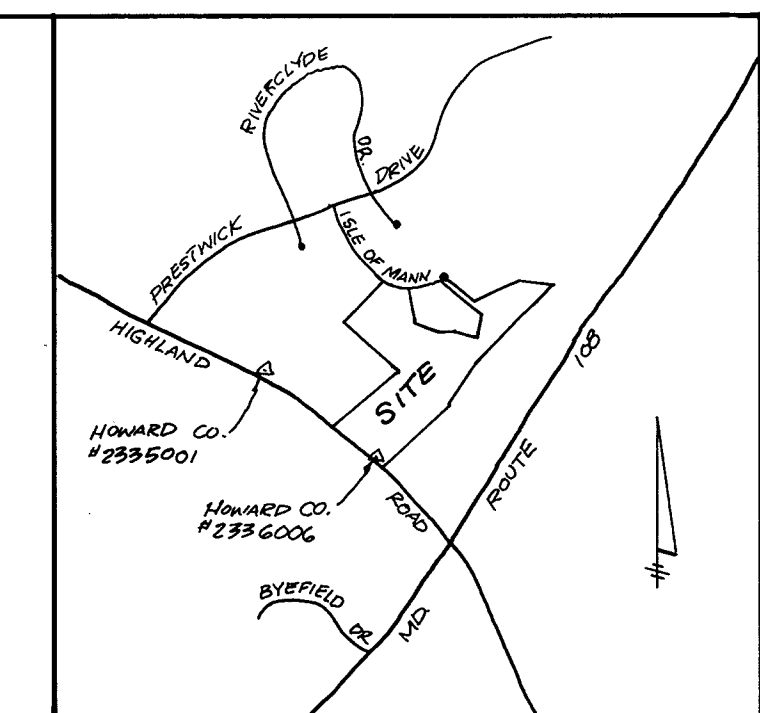


GENERAL NOTES

- EXISTING ZONING: RR-DEO
- GROSS AREA: 43,226.5 AC.±
- NET AREA:
- AREA OF PROPOSED RESIDENTIAL LOTS: 18,24 AC
- AREA OF PROPOSED ROADS: 0.43 AC
- AREA OF PRESERVATION PARCEL: 22,330.7 AC
- AREA OF OPEN SPACE: 2.1613 AC
- NO. OF PROPOSED LOTS:
RESIDENTIAL: 16
OPEN SPACE: 1
PRESERVATION: 1
- PROPOSED WATER SYSTEM: PRIVATE
(INDIVIDUAL WELL ON EACH LOT)
- PROPOSED SEWER SYSTEM: SEE TABLE
- OPEN SPACE REQUIRED: 5% = 2.1613 ACRES
- THE EXISTING ON SITE TOPOGRAPHY IS TAKEN FROM A FIELD-RUN SURVEY WITH 2-FOOT CONTOUR INTERVAL PREPARED BY SHANABERGER & LANE IN FEB. 1987 AND UPDATED IN OCT. 1989 & MAY, 1998. THE EXISTING OFF SITE TOPOGRAPHY IS TAKEN FROM HOWARD COUNTY 1"=200' AERIAL PHOTOGRAMMETRY WITH 5 FOOT CONTOUR INTERVAL.
- THIS PROPERTY IS OUTSIDE THE METROPOLITAN DISTRICT.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- STORMWATER MANAGEMENT FOR ROAD 'A' WILL BE PROVIDED BY MODIFICATIONS TO EMERGENCY SPILLWAY OF EXISTING RETENTION POND.
- PURPOSE OF PRESERVATION PARCEL: AGRICULTURE
- OWNERSHIP OF PRESERVATION PARCEL: JAMES & EMILIE SANBORN
- OWNERSHIP OF EASEMENTS ON PRESERVATION PARCEL:
- DENSITY TABULATIONS
GROSS AREA: 43,226.5 ACRES
NO. OF LOTS PERMITTED: 10
NO. OF LOTS PROPOSED: 16 + 1 RES. ON PRESERVATION PARCEL
DENSITY EXCHANGE UNITS REQUIRED: 7

LOTS	PROPOSED SEWER SYSTEM
16-25	INDIVIDUAL, PRIVATE, CONVENTIONAL
21, 28, 31	INDIVIDUAL, PRIVATE, SAND MOUNDS
26, 29, 30	SHARED, PUBLIC

PHASE	RESIDENTIAL LOTS	PRES. PARCELS	ALLOCATION YEAR
I	9	0	2002
II	7	1	2003

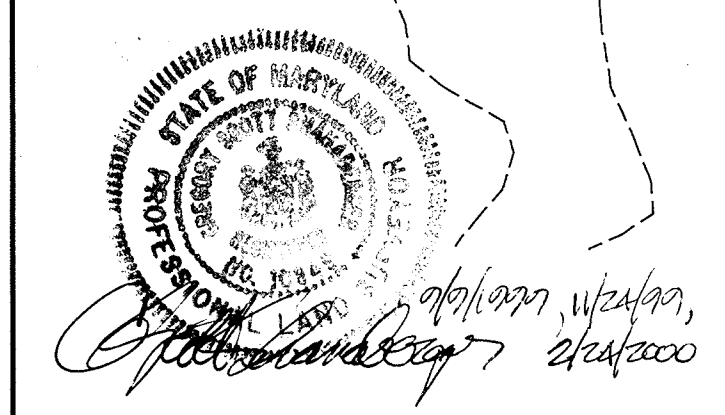


- THE COORDINATES SHOWN HEREON ARE BASED ON THE HOARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MD. STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS #2350001 & #236006 WHERE USED FOR THIS PROJECT.
- THE UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A FIELD LOCATION BY SHANABERGER & LANE.
- THIS PLAN IS BASED ON A FIELD-RUN MONUMENTED BOUNDARY SURVEY BY SHANABERGER & LANE IN NOVEMBER, 1985.
- PREVIOUS COUNTY FILE NUMBERS: VP86-26, S87-49, P87-53, F87-200, F86-91, F90-76, F95-121, F97-145.
- WETLANDS SHOWN HEREON ARE FROM A DELINEATION BY EXPLORATION RESEARCH INC. IN 1998.
- EXISTING POND TO BE EITHER CERTIFIED BY A MD PROFESSIONAL ENGINEER THAT IT MEETS CURRENT MD -370 DESIGN SPECIFICATIONS, OR TO BE REMOVED AND/OR RECONSTRUCTED TO CURRENT MD-370 DESIGN SPECIFICATIONS.
- STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE & SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED, AND ITS SIZE & SHAPE MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- ★ ○ ○ DESIGNATES PERC TEST LOCATION

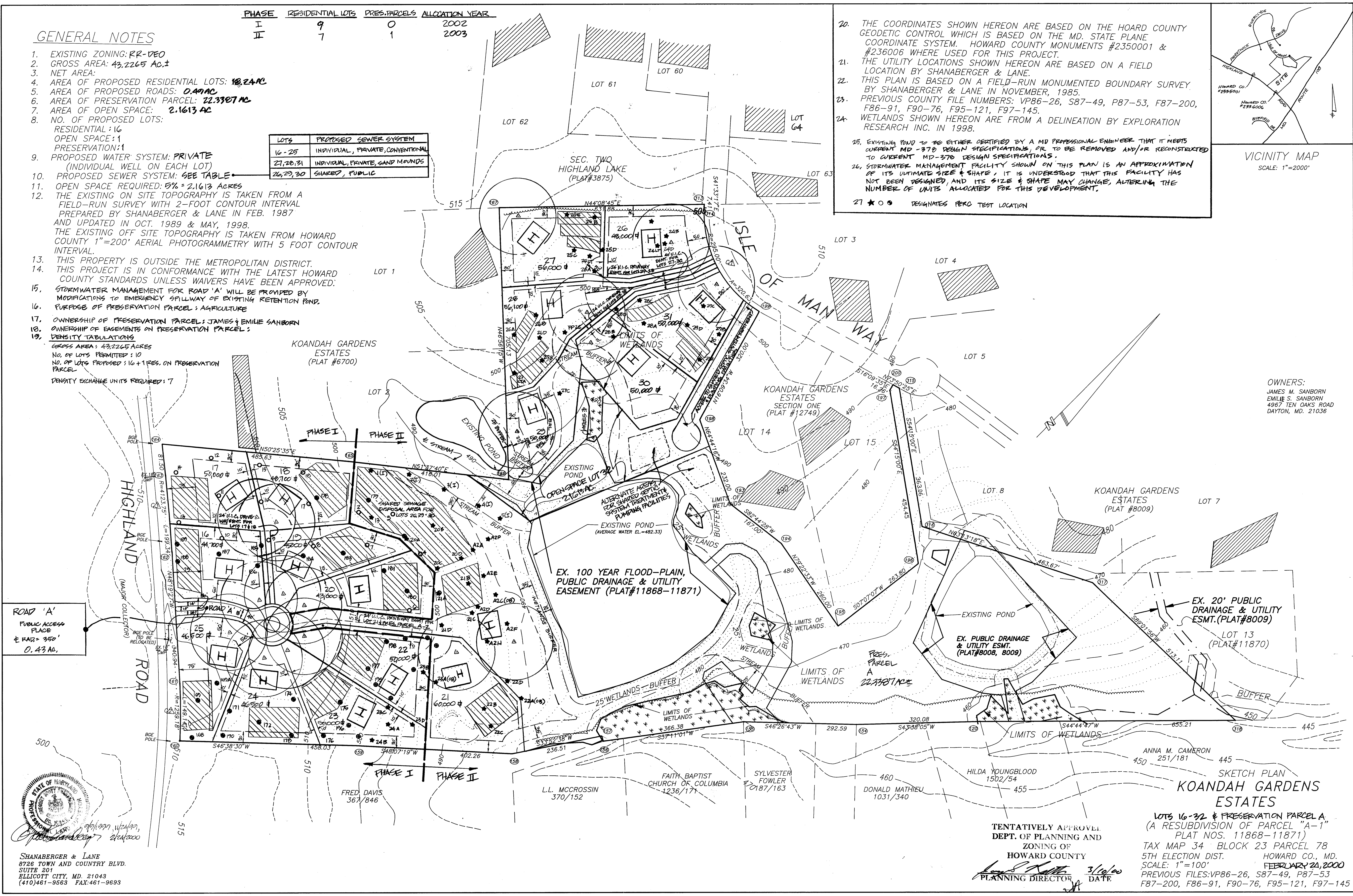
VICINITY MAP
SCALE: 1"=2000'

OWNERS:
JAMES M. SANBORN
EMILIE S. SANBORN
4567 TEN OAKS ROAD
DAYTON, MD. 21036

ROAD 'A'
PUBLIC ACCESS PLACE
± RAD. = 350'
0.43 AC.



SHANABERGER & LANE
8726 TOWN AND COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410)461-9563 FAX:461-9693



SKETCH PLAN
KOANDAH GARDENS ESTATES
LOTS 16-32 & PRESERVATION PARCEL A
(A RESUBDIVISION OF PARCEL "A-1"
PLAT NOS. 11868-11871)
TAX MAP 34 BLOCK 23 PARCEL 78
5TH ELECTION DIST. HOWARD CO., MD.
SCALE: 1"=100'
PREVIOUS FILES: VP86-26, S87-49, P87-53
F87-200, F86-91, F90-76, F95-121, F97-145

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
3/16/00
DATE