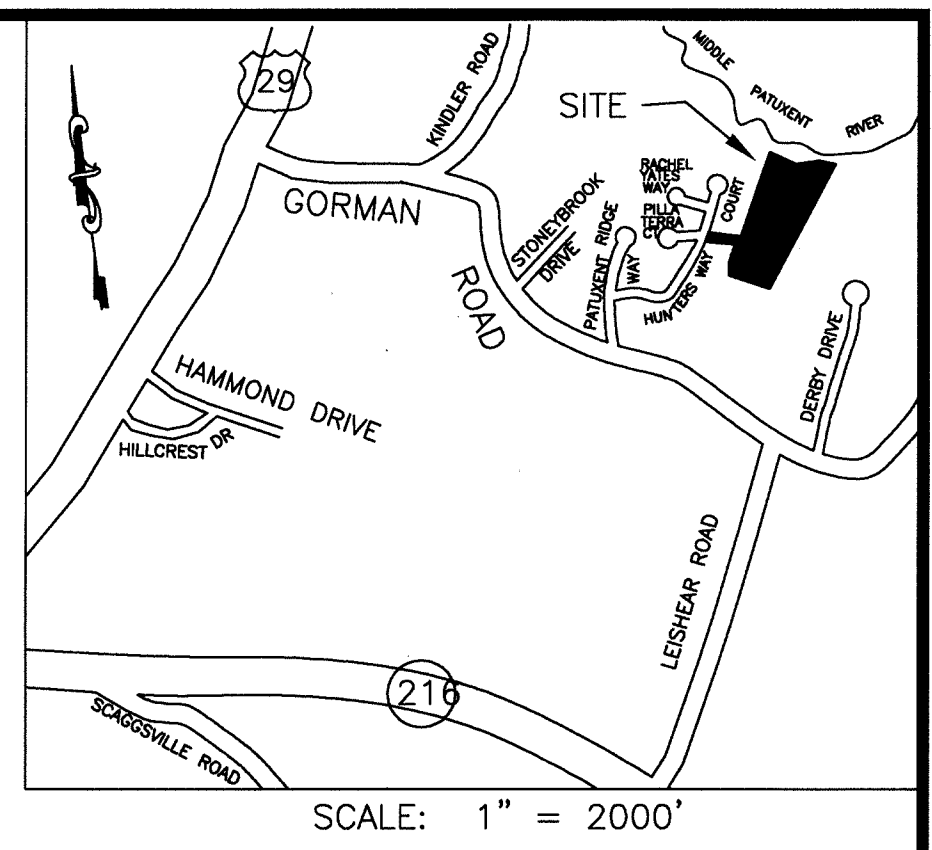


TOTAL AREA TABULATION

GROSS AREA OF TRACT	7.0 ac.±
NUMBER OF LOTS TO BE RECORDED	15
NUMBER OF BUILDABLE LOTS TO BE RECORDED	13
AREA OF BUILDABLE LOTS TO BE RECORDED	4.2 ac.±
MINIMUM LOT SIZE OF SMALLEST LOT	14,000 sq. ft.
AREA OF PIPESTEMS TO BE RECORDED	0.2 ac. ±
NUMBER OF OPEN-SPACE LOTS TO BE RECORDED	2
PERCENTAGE OF OPEN SPACE REQUIRED	30%
AREA OF OPEN SPACE REQUIRED	2.1 ac.±
PERCENTAGE OF OPEN SPACE PROVIDED	30%
AREA OF OPEN SPACE PROVIDED	2.1 ac. ±
AREA OF PUBLIC ROADWAY TO BE RECORDED	0.5 ac.±
AREA OF NON-CREDITED OPEN SPACE	0.0 ac. ±
TOTAL AREA TO BE RECORDED	7.0 ac.±

- = 15-24.99% SLOPES
- = GREATER THAN 25 % SLOPES
- = EXISTING DRAINAGE EASEMENT
- = EASEMENT TO BE ABANDONED BY COUNTY RESOLUTION
- = TREE LINE



- #### GENERAL NOTES:
- Existing Zoning: R-20 per the October 18, 1993 Comprehensive Zoning.
 - Public Water and Sewer to be utilized.
 - Proposed Erosion and Sediment Control Measures are to be provided on Final Construction Plans.
 - Street Trees are to be provided at 40' O.C. in accordance with Section 16.131 of the Howard County Subdivision and Land Development Regulations.
 - This is a resubdivision of lot 69, as shown on Plat # 7006, to create lots 77 thru 91.
 - No burial grounds or cemetery sites are on-site, per Howard County information.
 - Five foot contour topography and existing conditions based on an aerial survey flown in 1993 by Earth Data Corp. for Ho. Co.
 - Forest Stand Delineation and Wetland prepared by Eco-Science Professionals, Inc. dated January 12, 1999 are a part of this submission.
 - Community Association to be formed to take title to Open Space Lot 91 and for maintenance of SWM facilities. Open Space Lot 90 is provided with 10' fee simple frontage onto a public road and is in accordance with Howard County Subdivision Regulations, Sec. 16.121.e.1. Lot 90 to be deeded to Ho. Co. Dept. of Rec. and Parks.
 - Property is within the Metropolitan District.
 - Preliminary Storm Water Management information and computations prepared by Mildenberg, Boender and Associates, Inc. dated January 1999 are provided with this submission.
 - Recreational Open Space required: None.
 - Bioretention Pond to be used for water quality.
 - Related DPZ files: F86-168, WP87-132.
 - 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.
 - For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or the pipestem and road right-of-way line and not to the pipestem lot driveway.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
[Signature] **PLANNING DIRECTOR** **7/6/99**
 HB **DATE**

SKETCH PLAN
WARFIELD'S RANGE II
LOTS 77 THRU 91
A RESUBDIVISION OF LOT 69
WARFIELD'S RANGE
SEC. 2 AREA 4
 TAX MAP 42, PARCEL 454
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 APRIL 1999
SCALE: 1" = 50'

DEVELOPER/PREPARER:
 WARFIELD'S RANGE ASSOCIATES, LLC
 5570 STERRETT PLACE, SUITE 201
 COLUMBIA, MD 21044
 (410) 997-3815

OWNER:
 JANET W. PHELPS
 10850 HUNTERS WAY
 LAUREL, MD 20723
 (301) 725-0737

WARFIELD'S RANGE
 SECTION 2 AREA 4
 PLAT # 7005
 F-86-168

WARFIELD'S RANGE
 SECTION 2 AREA 4
 PLAT # 7004
 F-86-168

F-86-168