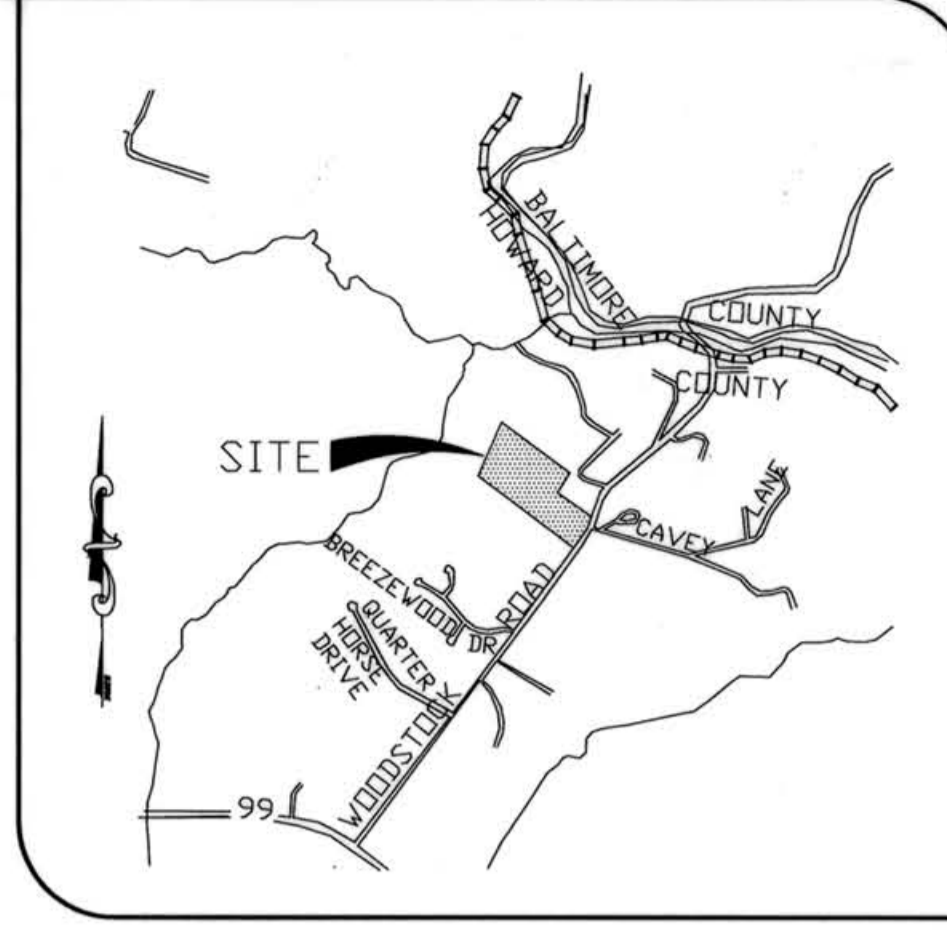


LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100-YEAR FLOODPLAIN	25% SLOPE	MIN. LOT SIZE
1	49,598 SQ.FT.	NDNE	49,598 SQ.FT.	NDNE	NDNE	49,598 SQ.FT.
2	59,831 SQ.FT.	2,058 SQ.FT.	57,773 SQ.FT.	NDNE	NDNE	57,773 SQ.FT.
3	63,926 SQ.FT.	4,086 SQ.FT.	59,840 SQ.FT.	NDNE	NDNE	59,840 SQ.FT.
4	67,399 SQ.FT.	7,720 SQ.FT.	59,679 SQ.FT.	NDNE	NDNE	59,679 SQ.FT.
5	52,387 SQ.FT.	3,621 SQ.FT.	48,766 SQ.FT.	NDNE	NDNE	48,766 SQ.FT.
6	46,720 SQ.FT.	NDNE	46,720 SQ.FT.	NDNE	NDNE	46,720 SQ.FT.
PRES. PARCEL	149,504 SQ.FT.	4,667 SQ.FT.	144,837 SQ.FT.	NDNE	NDNE	144,837 SQ.FT.

N 605500  
E 1346250

N 604250  
E 1346250



**GENERAL NOTES**

- TAX MAP : 10, BLOCK : 18, PARCEL : 39.
- LOCATION : WOODSTOCK ROAD, APPROXIMATELY 3900 FEET NORTHEAST OF ROUTE 99 AND WEST OF THE CAVEY LANE/WOODSTOCK ROAD INTERSECTION.
- EXISTING ZONING : RC.
- TOTAL AREA OF PARCEL : 15,569 ACRES.
- TOTAL AREA OF LOTS : 15,343 ACRES.
- TOTAL AREA OF ROAD DEDICATION : 0.226 ACRES.
- TOTAL NUMBER OF LOTS : 7 LOTS (INCLUDING THE PRESERVATION PARCEL) AND 1 OPEN SPACE LOT.
- TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY 200 SCALE TOPOGRAPHIC MAP.
- WATER AND SEWER TO BE PRIVATE.
- THE CLUSTER LOT LAYOUT MINIMIZES THE IMPACT OF THE RESIDENTIAL USE ON THE OPEN SPACE LOT.
- THERE ARE NO CONTIGUOUS SLOPES 25% OR GREATER THAT ARE GREATER THAN 20,000 SQ. FT.
- ALL KNOWN EXISTING SEPTIC SYSTEMS AND PERC HOLES ADJACENT TO THE SUBJECT PROPERTY HAVE BEEN SHOWN.
- DENSITY TABULATION :  
TOTAL NUMBER OF UNITS PERMITTED : 15,569 ACRES / 4.25 UNITS PER ACRE = 3,666 UNITS  
THE GROSS SUBDIVISION AREA YIELDS AN ALLOWABLE DENSITY OF 3 LOTS. THE REMAINING 4 DEVELOPMENT RIGHTS WILL BE OBTAINED VIA THE DENSITY EXCHANGE OPTION.  
OPEN SPACE REQUIRED : 15,569 ACRES X 0.25 = 3.89 ACRES  
OPEN SPACE PROVIDED : 4.20 ACRES
- THE EXISTING SITE UTILITIES HAVE BEEN SHOWN.
- WETLANDS INDICATED HEREON ARE BASED ON A REPORT PREPARED BY WILDMAN ENVIRONMENTAL SERVICES ON MARCH 23, 1995.
- DPZ FILE NO. WP-95-126 WAIVER TO SECTIONS 16.120(b)(6)(i), 16.132(a)(1)(i), AND 16.121(e) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, APPROVED NOVEMBER 2, 1995.
- NO FLOODPLAIN EXISTS ON SITE.
- THE EXISTING HOUSES ON LOTS 1 AND 6 ARE TO REMAIN. THE EXISTING HOUSE THAT IS PARTIALLY IN THE PIPESTEMS AND PARTIALLY ON LOT 1 IS TO BE REMOVED.
- ALL DRIVEWAY CURVES ARE 45' CENTERLINE RADII UNLESS OTHERWISE SPECIFIED ON THE PLAN. ALL DRIVEWAY INTERSECTION RADII ARE 8' UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- OPEN SPACE LOT 7 WILL NOT BE A PARTY TO THE REQUIRED SHARED DRIVEWAY MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY SERVING LOTS 1 TO 6 AND THE PRESERVATION PARCEL. A SEPARATE EASEMENT FOR LOT 7 WILL BE CREATED OVER THE SHARED DRIVEWAY.

**LEGEND**

- AREA DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD ( 0.226 ACRES ).
- WETLANDS AS FIELD LOCATED.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- USE-IN-COMMON DRIVEWAY EASEMENT AND INGRESS AND EGRESS EASEMENT FOR DEPARTMENT OF PARKS AND RECREATION.
- 25% SLOPES AND GREATER THAT ARE NOT GREATER THAN 20,000 SQ. FT.
- 15% TO 24.9% SLOPES
- FIELD LOCATED PERC HOLES THAT PASSED
- FIELD LOCATED PERC HOLES THAT FAILED
- PROPOSED WELL

**SOIL CLASSIFICATIONS**

- Ba: Baile silt loam -- Type B -- Hydric Soils
- Br-D3: Brandywine loam, 15 to 25% slopes, severely eroded -- Type C
- GIB2: Glenelg loam, 3 to 8% slopes, moderately eroded -- Type B
- GID3: Glenelg loam, 15 to 25% slopes, severely eroded -- Type B
- MIC3: Manor loam, 8 to 15% slopes, severely eroded -- Type B
- ME: Manor loam, 25 to 45% slopes -- Type B

**HEALTH DEPARTMENT NOTES**

- APPLICANT MUST PRESENT DOCUMENTATION TO THE HEALTH DEPARTMENT THAT EXISTING WELL AND SEPTIC PRESENTLY SERVING THE HOUSE DESIGNATED FOR ABANDONMENT (SEE NOTE 18) HAVE BEEN PROPERLY ABANDONED PRIOR TO SIGNATURE OF THE RECORD PLAT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- TO THE BEST OF OUR KNOWLEDGE, ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES HAVE BEEN SHOWN.
- ALL WELLS TO BE DRILLED AND APPROVED (BY SUBMITTAL OF A COMPLETION REPORT TO THE HEALTH DEPARTMENT) PRIOR TO RECORD PLAT APPROVAL.
- DESIGNATED OPEN SPACE (LOTS/PARCELS) AREA NOT CURRENTLY ELIGIBLE FOR RESIDENTIAL CONSTRUCTION. ANY CHANGE IN STATUS WOULD REQUIRE COMPLIANCE WITH THE STATE OF MARYLAND SUBDIVISION REGULATIONS FOR BUILDING LOTS.
- THE APPLICATION FOR GROUND WATER APPROPRIATIONS PERMIT HAS BEEN SUBMITTED.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT.

*James M. Boyd*  
HOWARD COUNTY HEALTH OFFICER  
12/15/95  
DATE



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James S. Smith*  
PLANNING DIRECTOR  
12/21/95  
DATE

OWNER/DEVELOPER  
DANIEL HEYN  
1112 OYSTER COVE DRIVE  
GRASONVILLE, MARYLAND 21638  
(410) 827-4970

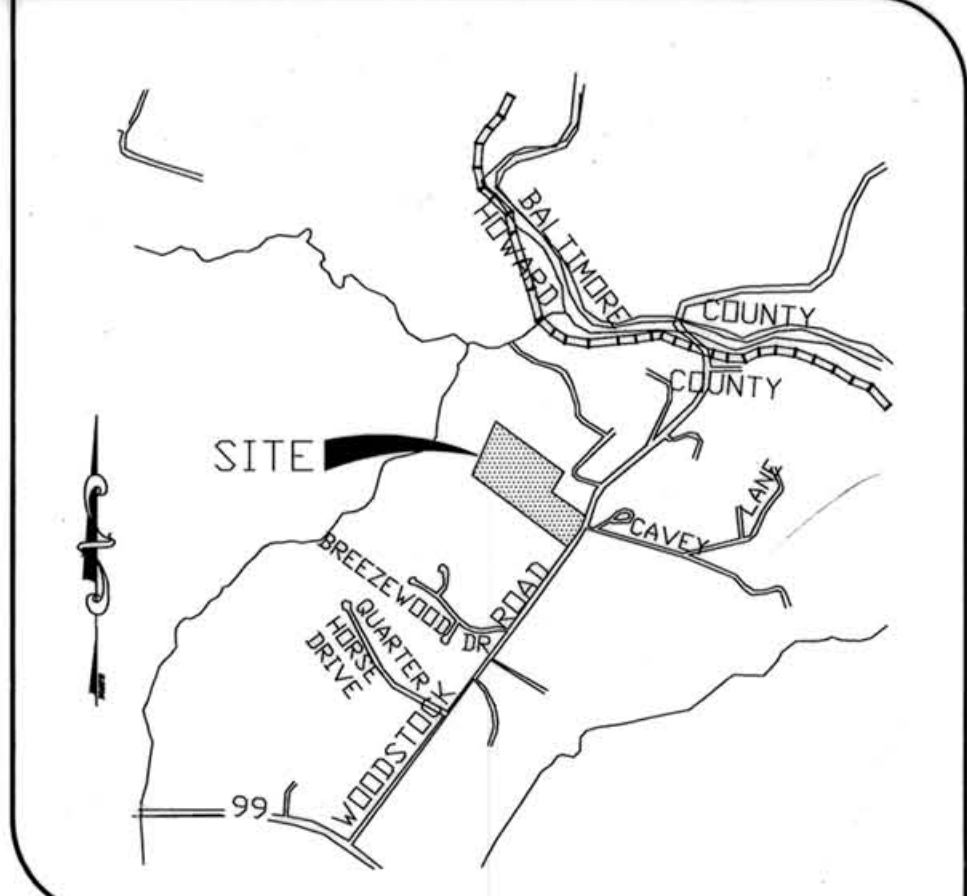
Project	95030	date	SEPT 1995
Illustration	SJD	engineering	SJD
scale	1"=100'	approval	RJH

no.	description	date	revisions

TAX MAP 10 - PARCEL 39  
HEYN PROPERTY  
PRELIMINARY EQUIVALENT SKETCH  
HOWARD COUNTY  
3rd ELECTION DISTRICT

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0286 Fax. (301) 651-5521 Wash. (410) 997-0288 Fax.

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100-YEAR FLOODPLAIN	25% SLOPE	MIN. LOT SIZE
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PRES. PARCEL	149,504 SQ.FT.	4,667 SQ.FT.	144,837 SQ.FT.	NONE	NONE	144,837 SQ.FT.



VICINITY MAP  
Scale: 1"=2000'

N 605500

E 1348250

N 605500

E 1348000



PERIMETER

EDGE TYPE

PERIMETER	EDGE TYPE
PERIMETER 1 SFD FRONT TO ROAD - 335.45 LF	N/A
PERIMETER 2 SFD TO SFD - 753.69 LF EXISTING TREES TO REMAIN - 90 LF 1 SHADE TREE / 60 LF	A
PERIMETER 3 SFD TO OPEN SPACE - 330.34 LF EXISTING TREES TO REMAIN	A
PERIMETER 4 SFD TO OPEN SPACE - 482 LF EXISTING TREES TO REMAIN	A
PERIMETER 5 SFD TO OPEN SPACE - 27.80 LF EXISTING TREES TO REMAIN	A
PERIMETER 6 SFD TO OPEN SPACE - 157.80 LF EXISTING TREES TO REMAIN - 103 LF 1 SHADE TREE / 60 LF	A
PERIMETER 7 SFD TO STATE PARK - 79.16 LF EXISTING TREES TO REMAIN	A
PERIMETER 8 SFD TO STATE PARK - 243.30 LF EXISTING TREES TO REMAIN	A
PERIMETER 9 SFD TO SFD - 888.63 LF EXISTING TREES TO REMAIN	A
PERIMETER 10 SFD TO SFD - 275.17 LF EXISTING TREES TO REMAIN - 50 LF 1 SHADE TREE / 60 LF	A
PERIMETER 11 SFD TO SFD - 419.74 LF 1 SHADE TREE / 60 LF	A
TOTAL PLANTING OBLIGATION	
SHADE TREES	23
EVERGREEN TREES	0
SHRUBS	0

E 1346250

N 604250

PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROAD
LANDSCAPE TYPE	A	N/A
LINEAR FEET OF PERIMETER	3657.63'	335.45'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 2294.23'	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	23 SHADE TREES	0 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	23 SHADE TREES	0 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
13	☼	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
10	○	FAGUS GRANDIFOLIA	AMERICAN BEECH	2 1/2" - 3" CAL.
TOTAL				23 SHADE TREES

SOIL CLASSIFICATIONS

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TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

PLANNING DIRECTOR DATE 12/21/95



OWNER/DEVELOPER  
DANIEL HEYN  
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Project	date	approval
95030	SEPT 1995	RJH
Illustration	engineering	
SJD	SJD	
Scale	1"=100'	
description	revisions	
no.	date	

TAX MAP 10 - PARCEL 39  
HEYN PROPERTY  
HOWARD COUNTY  
3rd ELECTION DISTRICT  
SOILS AND LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.  
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