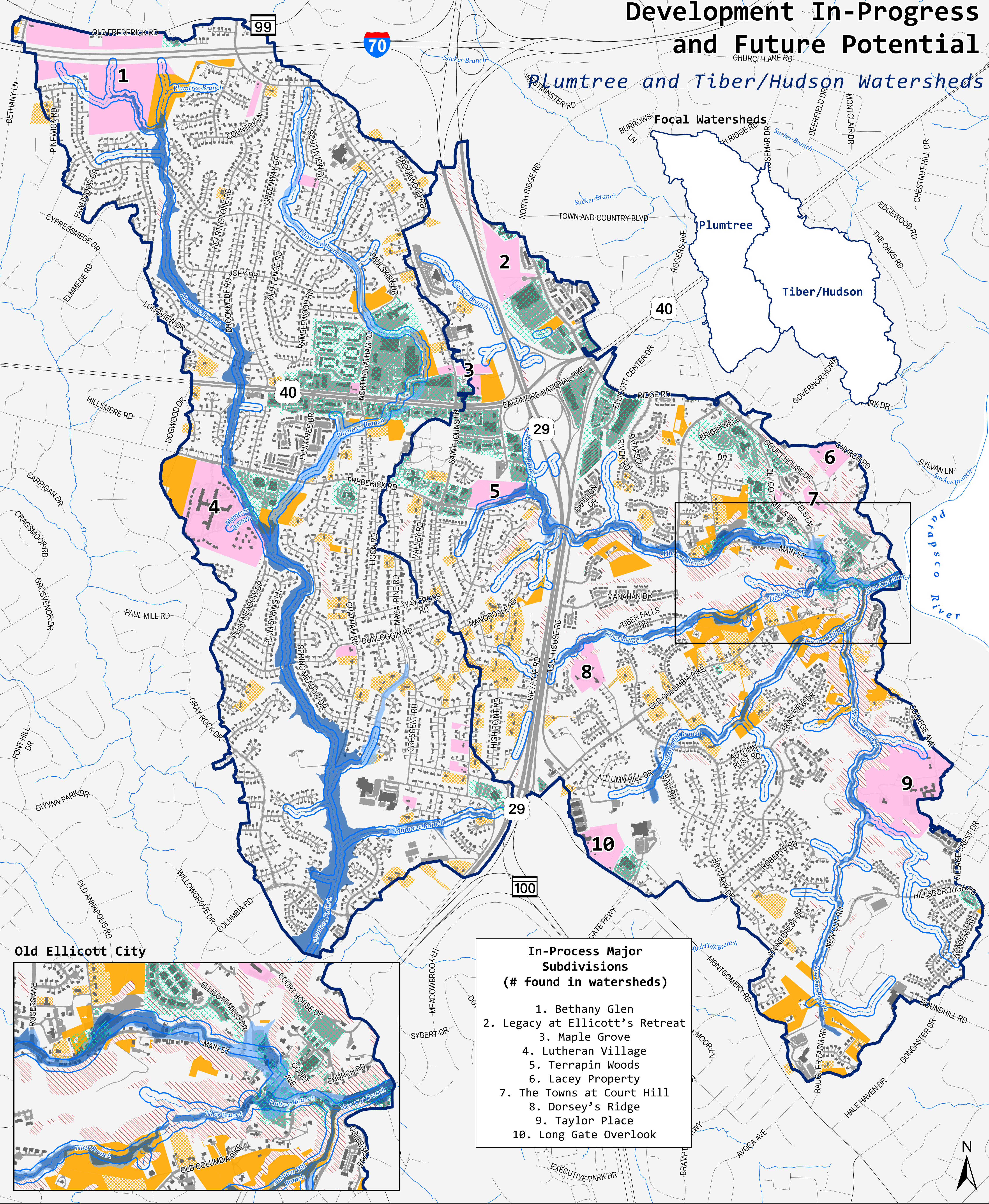


Development In-Progress and Future Potential

Plumtree and Tiber/Hudson Watersheds



Environmental Features

- Steep Slopes ($\geq 25\%$)
- Streams
- Stream Buffers (75 ft.)
- Floodplains
- 1% Annual Probability (100 yr.)
- 0.2% Annual Probability (500 yr.)

Development Characteristics

- Redevelopment Potential (SWM Definition)
- Resubdivision Potential
- Development In-progress
- Undeveloped/Subdivision Potential

Acres of Watershed by Development Characteristics

Development Characteristics*	Plumtree		Tiber/Hudson		Combined	
	Parcel Acres	% of Watershed	Parcel Acres	% of Watershed	Parcel Acres	% of Watershed
In-Progress	128	6%	119	5%	247	6%
Undeveloped/Subdivision Potential**	62	3%	123	5%	185	4%
Resubdivision Potential***	65	3%	94	4%	159	4%
Redevelopment Potential (SWM)****	140	7%	183	8%	322	7%
Watershed Total Acreage	2,002		2,370		4,372	

*Categories are not mutually exclusive.

**Undeveloped/subdivision potential: From the Howard County Department of Planning and Zoning land use database. Parcels not vetted for buildability. Does not imply intent to develop by owners.

***Resubdivision potential: Residential parcels that contain enough square footage to accommodate one or more additional housing units relative to their zoning code. Acreage must be contiguous and excludes steep slopes, stream buffers, developed area. Does not imply intent to re-subdivide by owners.

****Redevelopment potential: Parcels meet the technical definition of redevelopment for stormwater management purposes: 40% or greater impervious cover and existing land use of commercial, industrial, institutional, or multifamily residential. Does not imply intent to redevelop by owners.