

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:**
LOCATION: 1ST ELECTION DISTRICT TAX MAP 38
PARCELS: 229, 230 & 231
ZONING: R - SC AND R-12
DATE SKETCH PLAN APPROVED: 5-95-08, (5/5/95)
- DENSITY TABULATION:**
A. GROSS AREA OF THE SUBDIVISION: 19.9 AC.±
B. AREA OF THE "R-12" ZONED PORTION OF LOT 2: 0.35 AC.±
C. GROSS AREA OF "R-SC" ZONED LAND, EXCLUDING "B" ABOVE: 19.55 AC.±
D. AREA OF 100-YEAR FLOODPLAIN: 0.1 AC.±
E. AREA OF EXISTING 25% OR GREATER STEEP SLOPE(S): 0.9 AC.±
F. NET ACREAGE OF "R-SC" ZONED LAND, EXCLUDING D AND E ABOVE: 18.55 AC.±
G. MAXIMUM NUMBER OF UNITS PERMITTED AT 4 PER NET AREA OF "R-SC" ZONED LAND: 74
H. NUMBER OF SFD LOTS PROPOSED ON "R-SC" ZONED LAND ON THIS PLAN: 74
I. NUMBER OF SFD LOTS PROPOSED ON "R-12" ZONED LAND ON THIS PLAN: 1
J. TOTAL NUMBER OF SFD LOTS PROPOSED ON THIS PLAN: 75
- AREA TABULATION**
A. TOTAL TRACT AREA: 19.9 AC.±
B. NUMBER OF PROPOSED BUILDABLE LOTS: 75
C. NUMBER OF OPEN SPACE LOTS: 5
D. AREA OF PUBLIC RIGHT-OF-WAY: 3.4 AC.±
E. AREA OF BUILDABLE LOTS: 11.80 AC.±
F. AREA OF OPEN SPACE LOTS: 4.27 AC.±
G. AREA LESS THAN 3% IN WIDTH: 0.21 AC.±
H. NET AREA OF OPEN SPACE LOTS: 4.06 AC.±
I. OPEN SPACE REQUIRED: 3.98 AC. = 20% X 19.9 AC.
J. AREA OF RECREATIONAL OPEN SPACE (ULTIMATE DEVELOPMENT): REQUIRED: 75 X 250 SQ. FT. = 18,750 SQ. FT. PROVIDED: 18,750 SQ. FT. OR 0.43 AC.
K. AREA OF STEEP SLOPES = 0.9 AC.±
L. AREA OF FLOODPLAIN = 0.1AC.±
M. AREA OF WETLANDS = 0.1AC.±
- TWO FOOT CONTOUR TOPOGRAPHY BASED ON AERIAL TOPOGRAPHY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON 1993.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)
- DEED REFERENCE: LIBER 3336, FOLIO 0272 AND LIBER 1021 FOLIO 482
- PUBLIC WATER AND SEWER WILL BE USED.
- STORMWATER MANAGEMENT CONTROL WILL BE PROVIDED BY THE METHOD OF RETENTION.
- NO TRAFFIC OR NOISE STUDIES ARE REQUIRED.
- NO PUBLIC UTILITIES EXIST ON SITE. OFF-SITE UTILITIES OBTAINED FROM HOWARD COUNTY AS BUILT RECORDS.
- FOREST STAND DELINEATION BY ECOSCIENCE PROFESSIONALS, INC., DATED OCTOBER 10, 1994.
- FINAL GRADING FOR EACH LOT WILL BE SUBMITTED AT THE SITE DEVELOPMENT PLAN STAGE.
- STORMWATER MANAGEMENT PONDS WILL BE A H.O.A./PUBLIC FACILITIES. THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- SEE F-96-120 FOR THE DOWNS RIDGE (ADJACENT-P197) ROAD PLANS.
- WAIVER TO THE FOLLOWING SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS HAVE BEEN REQUESTED:
AND APPROVED UNDER WP-96-69 (2-23-96)
1. SECTION 16.116(B), WHICH PERTAINS TO GRADING WITHIN STEEP SLOPES.
AND DENIED UNDER WP-96-69 (2-23-96)
1. SECTION 16.115(D), WHICH PERTAINS TO THE DELINEATION OF THE FLOODPLAIN.
2. SECTION 16.121(E), WHICH PERTAINS TO PROVIDING ACCESS TO OPEN SPACE LOTS.
- ZONING BOARD APPLICATION TO REZONE THE R-12 PORTION OF THE PROPERTY IS BEING SUBMITTED, ZB# 78-975M.
- FLOODPLAIN DELINEATION BASED ON STUDY BY MILDENBERG, BOENDER & ASSOC. DATED JUNE 26, 1996, AND APPROVED.
- DATE IN COMMON EASEMENT TO PROVIDE ACCESS TO PARCEL 932 FOR A FUTURE LOT.
- TREES WITHIN OLD WASHINGTON ROAD RIGHT-OF-WAY ARE TO BE REMOVED AS INDICATED ON THE GRADING AND LANDSCAPE PLAN (SHEET 2/2).

ADJOINING PROPERTY OWNERS TAX MAP 38

- P.229 WILLIAMS, Orville, E. & Victoria L. 5351 Old Baltimore Washington Blvd. ElkrIDGE, Maryland 21227 Liber 3318, Folio 447
- P. 932 GREFFEN, Delores 6353 Old Baltimore Washington Blvd. ElkrIDGE, Maryland 21227 Liber 2852, Folio 485
- P.853-C AMERICAN TANK TRANSPORT, INC. 6317 Meow Court ElkrIDGE, Maryland 21227 Liber 1309, Folio 278
- P.228, 0.44 Acres ROBERTS, Joseph C. 6319 Old Baltimore Washington Blvd. ElkrIDGE, Maryland 21227 Liber 272, Folio 140
- P.206 5.192 Acres JUNKER, Donald F. 17859 Bowie Mill Road Rockville, Maryland 20855 Liber 1120, Folio 134
- P.234 8.415 Acres SHUTT, Grace 6132 Hanover Road Hanover, Maryland 21076 Liber 1402, Folio 462
- P.235 CARR, Frederick A. & Florence E. 6168 Hanover Road Hanover, Maryland 21076 Liber 1402, Folio 295
- P.233 7.34 Acres DENNIS, Eugene V. & Nancy L. 6255 Winters Lane ElkrIDGE, Maryland 21227 Liber 835, Folio 619
- P.197 9.57 Acres BROWNS RIDGE PARTNERSHIP 8835-P Columbia 100 Parkway Columbia, Maryland 21045 Liber 225, Folio 150
- P. 225 3.956 Acres KASAK, Henry 6619 Old Washington Road ElkrIDGE, Maryland 21227 Liber 225, Folio 545
- P.226 10 Acres KASAK, Joseph A. & Henry M. 6619 Old Washington Road ElkrIDGE, Maryland 21227 Liber 522, Folio 422

MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	18,315	3,185	15,130			15,130
9	7,364	1,259	6,105			6,105
11	12,029	2,379	9,650			9,650
10	8,765	1,723	7,042			7,042
21	11,480	2,190	9,290	*		9,290
22	10,193	1,093	9,100			9,100
25	8,202		8,202		*	8,202
26	6,572		6,572		*	6,572
30	6,572		6,572		*	6,572
35	11,097	1,920	9,177			9,177
41	7,670	774	6,896			6,896
42	8,262	935	7,327			7,327
43	7,250	773	6,477			6,477
44	6,720	714	6,006			6,006
48	6,559	557	6,002			6,002
49	7,275	967	6,308			6,308
50	7,675	1,086	6,589			6,589
51	7,902	557	7,345			7,345
62	8,659		8,659		*	8,659
63	8,534	474	8,060		*	8,060
64	9,215	996	8,219		*	8,219
65	8,536	966	7,570		*	7,570
66	8,571	474	8,097		*	8,097
67	8,351		8,351		*	8,351
68	8,889		8,889		*	8,889

* WAIVER HAVE BEEN APPROVED FOR LOTS WITHIN STEEP SLOPES AREAS SEE GENERAL NOTE #17.

STEVENS & STEVENS, LLC
(AMERICAN TANK & TRANSPORT)
P.853-C
PLAT 5317, PAR C
M-2

PHASING CHART

# UNITS	ALLOCATION
72	1998
3	1999

LEGEND

- WETLANDS
- USE-IN-COMMON EASEMENT

HORIZONTAL CURVE CHART

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C-1	320'	112'	57'	112'	20°07'51"
C-2	406'	143'	72'	142'	20°08'20"
C-3	452'	328'	172'	327'	41°34'09"
C-4	436'	498'	260'	471'	65°21'32"
C-5	524'	132'	66'	131'	14°22'42"
C-6	320'	376'	213'	354'	67°15'24"
C-7	400'	320'	169'	311'	14°14'76"

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE

OWNERS
PARCEL 229
JNSD, LC
5570 STERRETT PLACE, SUITE 201
COLUMBIA, MARYLAND 21044
(410) 997-3815, (301) 596-3877

DEVELOPER
JNSD
5570 STERRETT PLACE, SUITE 201
COLUMBIA, MARYLAND 21044
(410) 997-3815, (301) 596-3877

project 95136 illustration
date MAR 1998
scale 1"=100'
approval RJH

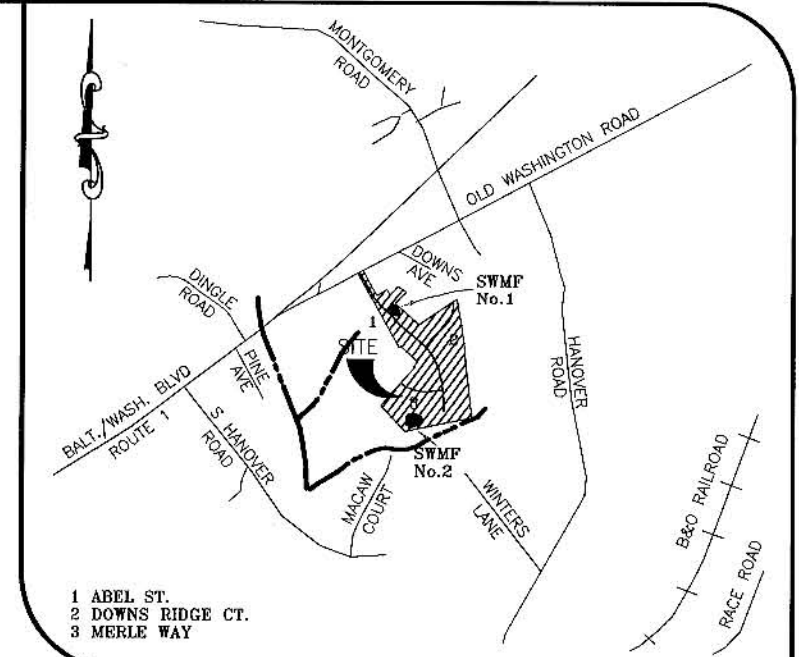
TAX MAP 38 - PARCEL 229, 230 & 231
WILLIAMS KNOLL, LOTS 1-80
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0236 Bldg. (301) 621-5521 Wash. (410) 997-0296 Fax

1 OF 2

POND #1 DATA

HAZARD CLASSIFICATION - "N/A"
 DRAINAGE AREA - 6.3 ACRES
 PROPOSED RCN - 57
 PROPOSED Tc - 0.21 HRS.
 WATER QUALITY TYPE - RETENTION
 RETENTION POOL ELEV. - 178.0
 2 YEAR STORM POOL ELEV. - 181.3
 10 YEAR STORM POOL ELEV. - 182.0
 100 YEAR STORM POOL ELEV. - 183.0



VICINITY MAP
 Scale: 1" = 2000'

date	MAR 1996	approval	RH
project	95186	illustration	SJD
scale	1" = 100'	description	revisions

no.	description	revisions

TAX MAP 38 - PARCEL 229, 230 & 231
WILLIAMS KNOLL, LOTS 1 TO 80
 HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
PRELIMINARY GRADING AND LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Planners
 Engineers
 Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland - 21042
 (410) 997-0296 Fax. (301) 821-5521 Wash. (410) 997-0298 Fax.

TREE TO BE REMOVED
 - 21 FT FROM CENTERLINE
 OF OLD WASHINGTON ROAD
 - 100 FT FROM CENTERLINE
 OF PROPOSED ABEL STREET

TREE TO BE REMOVED
 - 21 FT FROM CENTERLINE
 OF OLD WASHINGTON ROAD
 - 100 FT FROM CENTERLINE
 OF PROPOSED ABEL STREET

LEGEND

- SLOPES 25% AND GREATER
- SLOPES 15% TO 25%
- DENOTES A PERIMETER LANDSCAPE EDGE OR A SWM BUFFER
- DENOTES THE LIMIT OF DISTURBANCE
- DENOTES FUTURE LOTS
- DENOTES WETLANDS

POND 2 BUFFER

PERIMETER A - 240 LF	
PERIMETER B - 260 LF	
PERIMETER C - 90 LF	EX. TREES
SUBTOTAL - 590 LF	
EX. TREES TO REMAIN - 350 LF	
SUBTOTAL - 240 LF	

EDGE TYPE

B	1 SHADE TREE / 50 LF	7
	1 EVERGREEN / 40 LF	9

POND 1 BUFFER

PERIMETER D - 100 LF	
PERIMETER E - 40 LF	
PERIMETER F - 100 LF	
PERIMETER G - 40 LF	
TOTAL - 280 LF	

EDGE TYPE

B	1 SHADE TREE / 50 LF	6
	1 EVERGREEN / 40 LF	7

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE%
93		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
18		QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" - 3" CAL.
25		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				136 STREET TREES

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	280' (PERIMETERS D,E,F,G)	590' (PERIMETERS A,B,C)
NUMBER OF TREES REQUIRED	6 SHADE TREES 7 EVERGREEN TREES	5 SHADE TREES 6 EVERGREEN TREES
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	N/A	YES, 350 LF
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A	N/A
NUMBER OF TREES PROVIDED	- SHADE TREES - EVERGREEN TREES - TREES (8 SUBSTITUTION EVERGREEN TREES)	- SHADE TREES - EVERGREEN TREES - TREES (8 SUBSTITUTION EVERGREEN TREES)

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	A
LINEAR FEET OF PERIMETER	4817.05 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 1242.75 LF
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED	59 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	- SHADE TREES - EVERGREEN TREES - SUBSTITUTION TREES - SHRUBS

OWNERS
 PARCEL 229
 JNSD, LC
 5570 STERRETT PLACE, SUITE 201
 COLUMBIA, MARYLAND 21044
 (410) 997-3815, (301) 596-3877

PARCELS 230 & 231
 MICHAEL & SUSAN MULLENDORE
 6154 HANOVER ROAD
 HANOVER, MARYLAND 21076

DEVELOPER
 JNSD, LC
 5570 STERRETT PLACE, SUITE 201
 COLUMBIA, MARYLAND 21044
 (410) 997-3815, (301) 596-3877

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR DATE



NOTE: ALL LANDSCAPING IS THE RESPONSIBILITY OF THE DEVELOPER.

NOTE: THIS PLAN IS TO BE USED FOR THE PURPOSE OF PRELIMINARY GRADING AND LANDSCAPING ONLY.

OLD WASHINGTON ROAD

EXISTING 150' R.O.W.
 SUSQUEHANNA TRANS. CO. (BG&E)
 139/313
 ZONED R-12

POND #2 DATA
 HAZARD CLASSIFICATION - "A"
 DRAINAGE AREA - 19.1 ACRES
 PROPOSED RCN - 75
 PROPOSED Tc - 0.21 HRS.
 WATER QUALITY TYPE - RETENTION
 RETENTION POOL ELEV. - 143.0
 2 YEAR STORM POOL ELEV. - 146.0
 10 YEAR STORM POOL ELEV. - 148.8
 100 YEAR STORM POOL ELEV. - 149.0
 JOINT OWNERSHIP & MAINTENANCE - PUBLIC / HOA

STEVENS & STEVENS, LLC
 (AMERICAN TANK & TRANSPORT)
 P.853-C
 PLAT 5317, PAR C
 M-2

KASAK
 P226
 R-SC

KASAK
 P225
 R-SC

DOWNNS-RIDGE
 P197
 R-12

KASAK
 P228
 R-SC

DOWNNS-RIDGE
 P197
 R-12

JUNKER
 P206
 R-12

SCHUTT
 P234
 R-12

CARR
 P235
 R-12

SCHAFFNER
 P871
 R-12

PLAT 10899, LOT 5
 DENNIS PROPERTY
 P233
 R-12

E 1380,000
 N 558,450

E 1380,500
 N 558,450

E 1380,000
 N 558,450