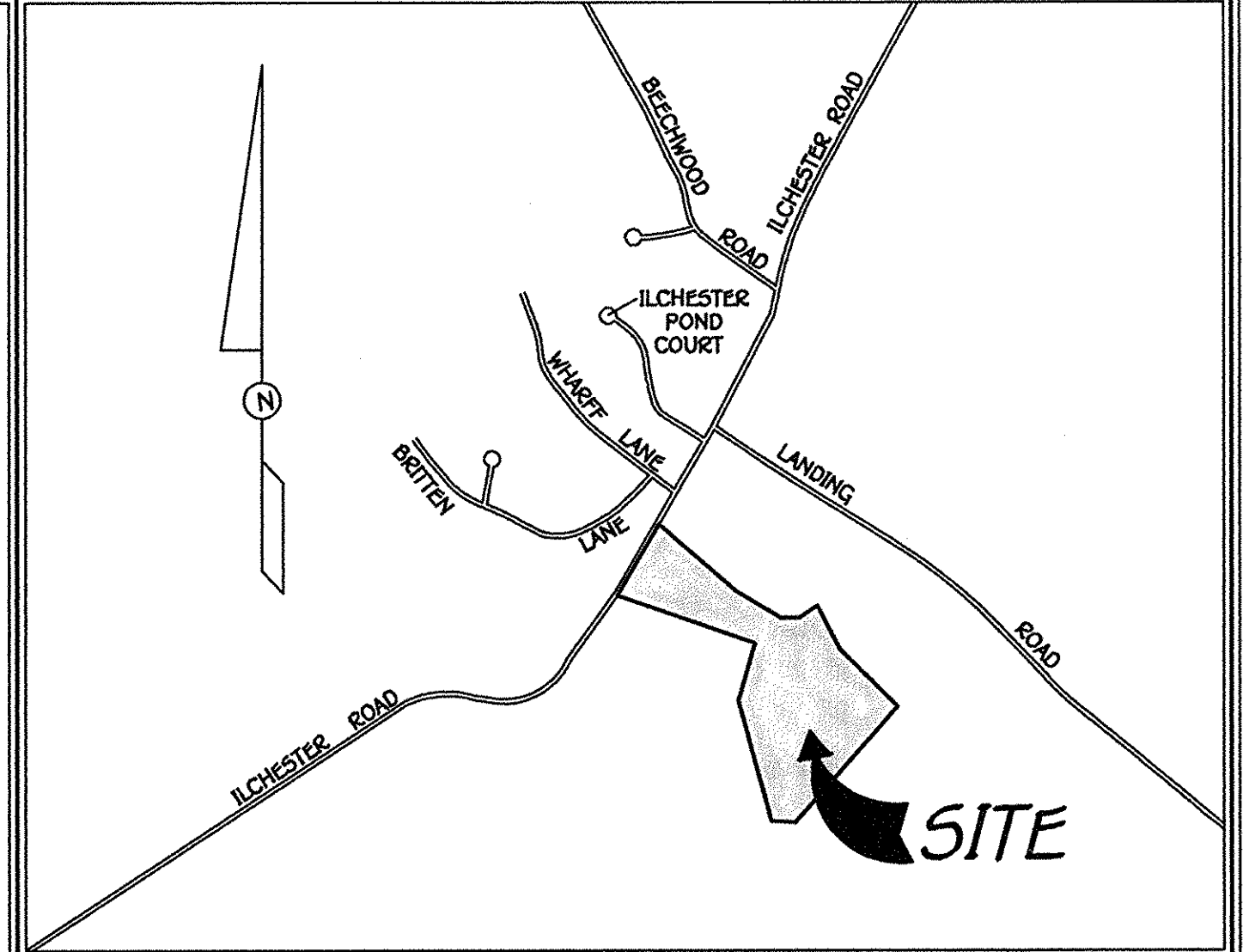


N 571,500
E 1,137,500

COORDINATE TABLE		
POINT NO.	NORTH	EAST
252	570,260.21	1,378,021.16
143	569,955.77	1,378,452.99
71	569,080.24	1,377,756.54
65	569,095.69	1,377,619.28
6	569,265.27	1,377,361.08
273	570,276.96	1,377,467.54
235	570,622.01	1,376,264.93
276	570,782.62	1,376,628.05
254	571,095.61	1,376,845.24
178	570,998.06	1,376,328.50
160	570,847.58	1,377,364.48
199	570,597.50	1,377,438.62
257	570,495.09	1,377,677.37
258	570,477.15	1,377,768.80
229	570,817.78	1,377,845.06
262	570,526.05	1,377,869.96
271	570,520.39	1,377,875.03

SOILS LEGEND		
SOIL	NAME	CLASS
AgB2	AURA GRAVELLY LOAM, 1% - 5% SLOPES, MODERATELY ERODED	B
AgC2	AURA GRAVELLY LOAM, 5% - 10% SLOPES, MODERATELY ERODED	B
AgE3	AURA GRAVELLY LOAM, 10% - 30% SLOPES, SEVERELY ERODED	B
BeB2	BELTSVILLE SILT LOAM, 1% - 5% SLOPES, MODERATELY ERODED	C
BeC2	BELTSVILLE SILT LOAM, 5% - 10% SLOPES, MODERATELY ERODED	C
CmB2	CHILLUM SILT LOAM, 1% - 5% SLOPES, MODERATELY ERODED	C
CnB2	CHILLUM FAIRFAX LOAM, 1% - 5% SLOPES, MODERATELY ERODED	C
CnD3	CHILLUM FAIRFAX LOAM, 5% - 15% SLOPES, SEVERELY ERODED	C
KeB2	KELLY SILT LOAM, 3% - 8% SLOPES, MODERATELY ERODED	D
L1	LEONARDTOWN SILT LOAM	D
Mo	MIXED ALLUVIAL LAND	C
SuB2	SUNNYSIDE FINE SANDY LOAM, 1% - 5% SLOPES, MODERATELY ERODED	B



VICINITY MAP
SCALE: 1" = 1200'

N 570,000
E 1,137,500

GENERAL NOTES

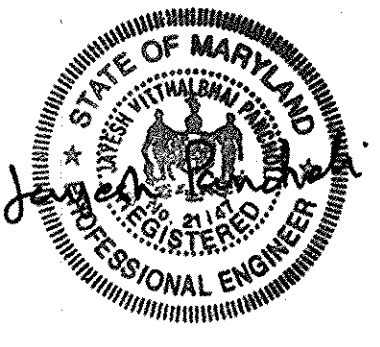
- SUBJECT PROPERTY ZONED R-20
- TOTAL AREA OF PROPERTY: 28.81 AC.
- TOTAL NUMBER OF PROPOSED BUILDABLE LOTS: 47
- TOTAL NUMBER OF PROPOSED OPEN SPACE LOTS: 2
- MINIMUM LOT SIZE = 11,000 SQ. FT.
- OPEN SPACE REQUIRED: 0.30 x 28.81 AC. = 8.64 AC.
- TOTAL AREA OF OPEN SPACE PROVIDED: 9.73 AC.
- TOTAL AREA OF BUILDABLE LOTS: 17.19 AC.
- TOTAL AREA OF PUBLIC USE: 2.28 AC.
- RECREATIONAL OPEN SPACE REQUIRED: 47 LOTS x 200 SQ. FT. / LOT = 9,400 SQ. FT.
- RECREATIONAL OPEN SPACE PROVIDED: 9,400 SQ. FT.
- PUBLIC WATER AND SEWER TO BE UTILIZED.
- TRAFFIC STUDY BY THE TRAFFIC GROUP DATED MARCH 25, 1998.
- FOREST STAND DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC. DATED 3-5-98.
- WETLAND DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC. DATED 3-5-98.
- THE PROPERTY SHOWN IS WITHIN THE METROPOLITAN DISTRICT.
- EXISTING HOUSE ON LOT 35 WILL BE RETAINED.
- THE STORM WATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

CENTERLINE CURVE DATA

CURVE NO.	STA. TO STA.	RADIUS	LENGTH	DELTA
1	9+72.79 TO 11+21.23	150.00'	148.44'	56°42'00"
2	11+21.23 TO 12+06.65	150.00'	165.42'	63°11'09"
3	13+79.60 TO 14+34.25	150.00'	54.65'	20°52'29"

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR 11/19/98
DATE



SKETCH PLAN
ELLIS PROPERTY
LOTS 1 THRU 50
ZONED R-20
(TAX MAP No. 31 GRID NO.16
PARCEL Nos. 239 & 740)
1ST. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 14, 1998
SHEET 1 OF 1

OWNER AND DEVELOPER
MICHAEL & PAT ELLIS
4971 ILCHESTER ROAD
ELLCOTT CITY, MARYLAND 21042

PLAN
SCALE: 1" = 100'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
4100 461 - 2995

F.C.C.-30621sketchPLAN