



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- All aspects of the project are in conformance with the latest standards and specifications of Howard County unless waivers have been approved.
- Project Background:
Location: Elkridge, Maryland
Tax Map/Parcel: Maps 31 / 217
Zoning: R-20 (Residential: Single)
Election District: 1st
Previous Submittals: N/A
- Existing zoning: R-20 (Residential / Single) per 10/15/93 Comprehensive Zoning Plan.
- Deed References:
a. Parcel 217: Johnson & Stell L. 3665 / F. 417 Area = 6.4657 Ac.+/- dated January 1999.
- The property shown hereon is based on a field run boundary survey performed by LDE, Inc. dated January 1999.
- Gross Area of tract: 6.4657 Ac.+/-
a. Gross Area: 6.4657 Ac.+/-
b. Net Area: 6.4657 Ac.+/-
Open Space Required: 1.9397 Ac.+/- (30% / 14,000 Lot Size)
Open Space Provided: 2.05 Ac.+/-
Area of proposed lots: 5.966 Ac.+/-
a. Buildable Lots: 3.916 Ac.+/-
b. Open Space: 2.05 Ac.+/-
c. Proposed Roads: 0.50 Ac.+/-
- Number of Lots: 14 (11 Lots + 3 Open Space Lot)
a. Buildable Lots: 10 Proposed + 1 Existing Home = 11 Total
b. Open Space Lots: 3
c. Existing Dwellings: 1 (Lot 8)
- The existing utilities shown hereon are approximate locations taken from drawings of public record.
- The topography shown hereon is compiled from Howard County Aerial Photogrammetry and field run spot topography.
- Horizontal and vertical datum's are related to the Maryland State Plane Coordinate System as projected from Howard County control stations No. 31EA and No. 31EB (NAD 83).
- The proposed Water and Sewer systems to be extensions of public water contracts # 64-W & # 208-W and sewer contracts # 418-S & # 10-1215.
- The property is located within the Metropolitan District.
- There are no existing contiguous slopes 25% or greater which are greater than 20,000 square feet within the boundaries of the site.
- See Forest Stand Delineation plan for steep slope analysis, prepared by Dennis J. LaBare, M.S., & Associates dated May 5, 1999.
- The existing structure located on proposed Lot 8 will remain.
- The Sight Distance analysis was compiled as part of this Sketch Plan submission.
- The Traffic Study was completed by Robert L. Morris, Inc. dated May 12, 1999.
- Stormwater management (quantity) will be met in the proposed detention facility.
- Stormwater management (quality) will be met by Extended Detention & Dry Wells.
- The Use-in-Common drive shall be improved to current standards within a 24' wide Use-in-Common Access Easement.
- The Use-in-Common Maintenance Agreements shall be recorded immediately upon recordation of the plat.
- There are no wetlands or 100 Year floodplain located on this site per a report prepared by Dennis J. LaBare, M.S., & Associates dated May 25, 1999.
- There are no burial grounds, cemeteries, or historic structures located on this site.
- Per Chapter 2 - Section 2.6.2 - Table 2.11 of the Howard County Design Manual - Volume III, 3/96, 4 Overflow/Guest parking stalls are required for this subdivision.
- A Centralized Refuse Storage Area will be provided near the Private Access Place & Ilchester Road Intersection as part of the Final Construction Plans.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY

[Signature] 1/14/00
DATE

LDE, INC.		
9250 Rumsey Road, Suite 108, Columbia, MD. 21045 (410) 715-1070 (301) 598-3424 (410) 715-9540 (Fax)		
DESIGNED: BDB EOS	SKETCH PLAN SPRING OAKS LOTS 1-11 and OPEN SPACE LOTS 12-14	SCALE: 1" = 50'
DRAWN: KBW	TAX MAP 31 GRID No. 15 PARCEL 217 1ST ELECTION DISTRICT HOWARD CO., MD.	DRAWING: 1 of 1
CHECKED: BDB	Previous Submittals:	LDE JOB NO. 98-090
DATE: Jan. 2000	Owner/Developer: J.J.M. Inc. 17901 Shaffers Mill Road Mt. Airy, Maryland 21771	FILE NO. 500-01



LEGEND

- 400 --- Ex. 2 Ft. Contour
- 410 --- Ex. 10 Ft. Contour
- --- Ex. Paving
- --- Ex. Tree Line / Ex. Woods To Remain
- --- Ex. Storm Drain Pipe
- --- Ex. Water Line
- --- Ex. Sewer Line
- --- Boundary Line
- --- Proposed Lot Line
- --- Ex. Utility Pole
- --- Ex. Fire Hydrant
- --- Ex. Overhead Line

NOTE:
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.

