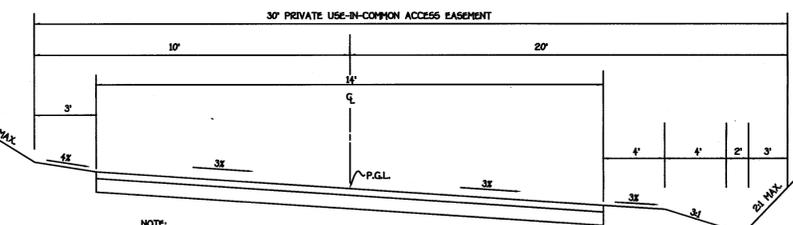


VICINITY MAP
SCALE: 1" = 1200'

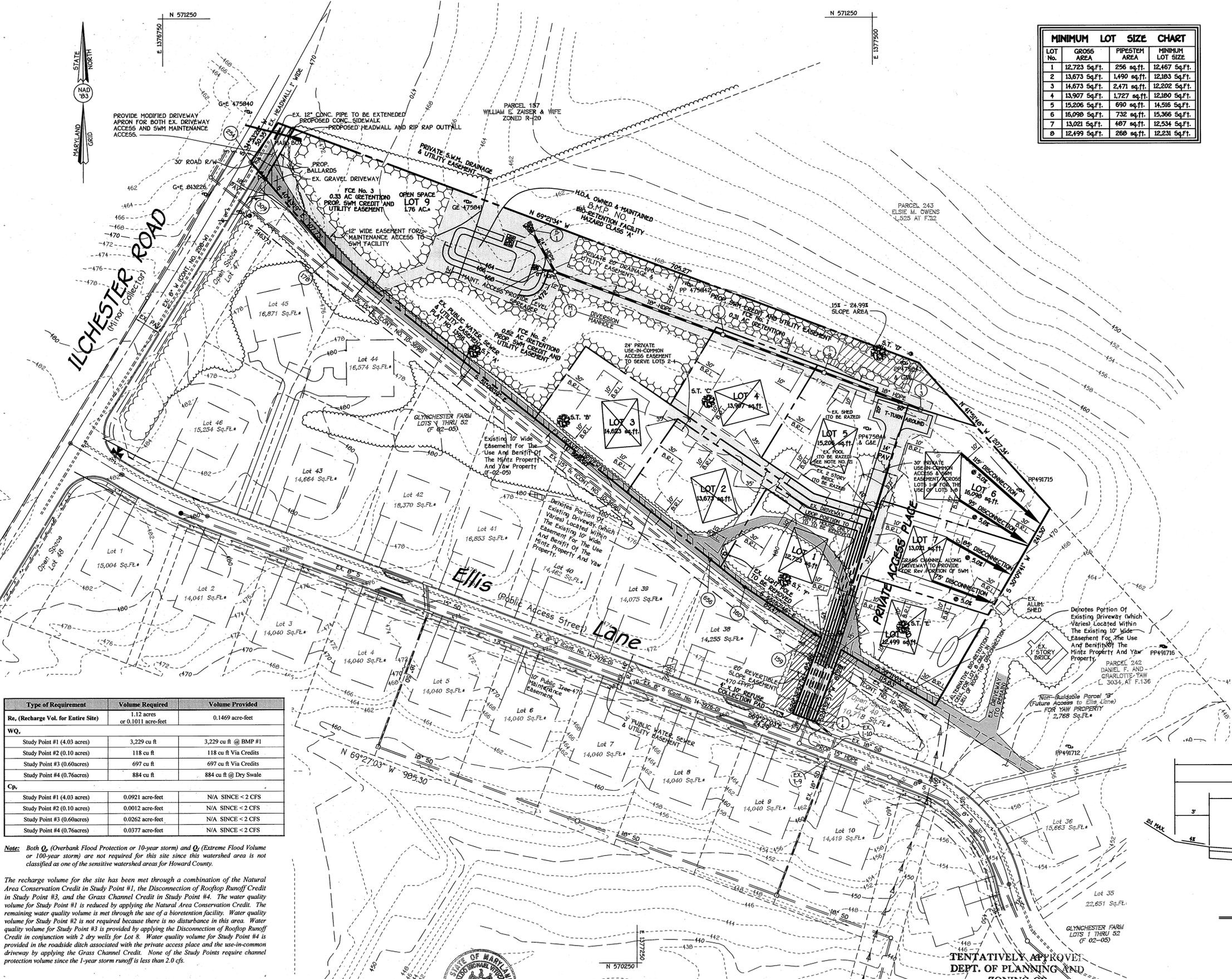
MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	12,723 Sq.Ft.	256 sq.ft.	12,467 Sq.Ft.
2	13,673 Sq.Ft.	1,490 sq.ft.	12,183 Sq.Ft.
3	14,673 Sq.Ft.	2,471 sq.ft.	12,202 Sq.Ft.
4	13,907 Sq.Ft.	1,727 sq.ft.	12,180 Sq.Ft.
5	15,206 Sq.Ft.	690 sq.ft.	14,516 Sq.Ft.
6	16,098 Sq.Ft.	732 sq.ft.	15,366 Sq.Ft.
7	13,021 Sq.Ft.	487 sq.ft.	12,534 Sq.Ft.
8	12,499 Sq.Ft.	268 sq.ft.	12,231 Sq.Ft.

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER 10/18/1993 COMPREHENSIVE ZONING SINCE THIS PLAN WAS SUBMITTED AFTER NOVEMBER 15, 2001, IT MUST COMPLY WITH THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND THE NEW ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 50-2001.
- TOTAL AREA OF PROPERTY: 4.30 AC*
- TOTAL NUMBER OF PROPOSED BUILDABLE LOTS: 8
- TOTAL NUMBER OF PROPOSED OPEN SPACE LOTS: 1
- MINIMUM LOT SIZE = 12,000 SQ. FT.
- OPEN SPACE REQUIRED: 0.40 x 4.30 AC = 1.72 AC*
- TOTAL AREA OF OPEN SPACE PROVIDED: 1.76 AC*
- TOTAL AREA OF BUILDABLE LOTS: 2.52 AC*
- TOTAL AREA OF PUBLIC R/W: 0.03 AC* (R/W DEDICATION ALONG ILCHESTER ROAD)
- RECREATIONAL OPEN SPACE REQUIRED: NONE SINCE LESS THAN 10 LOTS
- PUBLIC WATER AND SEWER TO BE UTILIZED. (SEE CONTRACT NO. 14-3976-D).
- TRAFFIC STUDY WAS PERFORMED BY MARS TRAFFIC GROUP ON OR ABOUT MARCH, 2002.
- THE WETLANDS DELINEATION STUDY AND FOREST STAND DELINEATION STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY, 2002. THERE ARE NO WETLANDS ON-SITE.
- THE PROPERTY SHOWN IS WITHIN THE METROPOLITAN DISTRICT.
- *THE STORM WATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO INTERVALS BASED ON HOWARD COUNTY 5' CONTOURS FOR OFF-SITE AREAS. ACTUAL FIELD RUN TOPOGRAPHY PREPARED BY FISHER, COLLINS & CARTER, INC. FOR ALL ON-SITE AREAS DATED FEBRUARY, 2002.
- BOUNDARY OUTLINE IS BASED ON DEED PLOT BY FISHER, COLLINS & CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS
 - D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (#25 LOADING)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD R/W WITH ELLIS LANE AND NOT ONTO THE PIPE/FLAG STEM DRIVEWAY.
- THE EXISTING SWIMMING POOL LOCATED ON THE MINTZ PROPERTY IS TO BE BACKFILLED WITH ADEQUATELY COMPACTED SOIL TO PROVIDE A STABLE SUB-BASE FOR THE PROPOSED PRIVATE ACCESS PLACE.



NOTE: ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.
TYPICAL ROADWAY SECTION (PRIVATE ACCESS PLACE)
NO SCALE



Type of Requirement	Volume Required	Volume Provided
Re. (Recharge Vol. for Entire Site)	1.12 acres or 0.1011 acre-feet	0.1469 acre-feet
WQ:		
Study Point #1 (4.03 acres)	3,229 cu ft	3,229 cu ft @ BMP #1
Study Point #2 (0.10 acres)	118 cu ft	118 cu ft Via Credits
Study Point #3 (0.60 acres)	697 cu ft	697 cu ft Via Credits
Study Point #4 (0.76 acres)	884 cu ft	884 cu ft @ Dry Swale
Cp:		
Study Point #1 (4.03 acres)	0.0921 acre-feet	N/A SINCE < 2 CFS
Study Point #2 (0.10 acres)	0.0012 acre-feet	N/A SINCE < 2 CFS
Study Point #3 (0.60 acres)	0.0262 acre-feet	N/A SINCE < 2 CFS
Study Point #4 (0.76 acres)	0.0377 acre-feet	N/A SINCE < 2 CFS

Note: Both Q_2 (Overbank Flood Protection or 10-year storm) and Q_3 (Extreme Flood Volume or 100-year storm) are not required for this site since this watershed area is not classified as one of the sensitive watershed areas for Howard County.

The recharge volume for the site has been met through a combination of the Natural Area Conservation Credit in Study Point #1, the Disconnection of Rooftop Runoff Credit in Study Point #3, and the Grass Channel Credit in Study Point #4. The water quality volume for Study Point #1 is reduced by applying the Natural Area Conservation Credit. The remaining water quality volume is met through the use of a bioretention facility. Water quality volume for Study Point #2 is not required because there is no disturbance in this area. Water quality volume for Study Point #3 is provided by applying the Disconnection of Rooftop Runoff Credit in conjunction with 2 dry wells for Lot 8. Water quality volume for Study Point #4 is provided in the roadside ditch associated with the private access place and the use-in-common driveway by applying the Grass Channel Credit. None of the Study Points require channel protection volume since the 1-year storm runoff is less than 2.0 cfs.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410 461-2999



PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR JA 11/12/02 DATE

OWNER
THE ESTATE OF LEO J. MINTZ
4975 ILCHESTER ROAD
ELLCOTT CITY, MARYLAND 21043
ATTN: ANDREW C. MINTZ & PAUL F. MINTZ

DEVELOPER
ILCHESTER, LLC
c/o J. THOMAS SCRIVENER, CORP.
8808 CENTRE PARK DRIVE
SUITE 209
COLUMBIA, MARYLAND 21044
(410) 964-5922

SKETCH PLAN
MINTZ PROPERTY
LOTS 1 THRU 9
ZONED R-20
CTAX MAP No. 31 GRID NO.16
PARCEL No. 633 & 240
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 5, 2002
SHEET 1 OF 1