

- NOTE:
1. PARCEL B ON THIS PLAN IS CREATED BY COMBINING THE FOLLOWING PARCELS:
    1. PARCEL B, SUBDIVISION OF BALDERSON & PARROTT PROPERTY, PB 12, FOG.
    2. PARCELS C & D, PROPERTY OF BALDERSON & PARROTT AND BERTHA E. LECOMPTIE, PLAT 3944, 3945.
    3. EXISTING 80' R/W FOR EGRESS & INGRESS
  2. A BLANKET CROSS-ACCESS AGREEMENT WILL BE ENTERED INTO BY THE OWNERS OF PARCELS A-1 & B-1.
  3. PER JOSEPH KAEPPER, AIRPORT PLANNER, THIS GITE IS NOT IN THE BWI NOISE ZONE. DOCUMENTATION TO THAT EFFECT WILL BE PROVIDED.
  4. BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION FOR PARCEL B IS TAKEN FROM PREVIOUS SURVEYS BY FURDUM & JESCHKE. TOPOGRAPHIC INFORMATION FOR PARCEL A IS TAKEN FROM GRADING PLAN BY BONNETT & BRANDT.
  5. THE FUTURE FINAL PLAT FOR THIS PROJECT WILL ELIMINATE LOT LINES OF PARCEL B, SUBDIVISION OF BALDERSON AND PARROTT AND PARCEL C, PROPERTY OF BALDERSON AND PARROTT AND BERTHA E. LECOMPTIE.

- FEE SIMPLE OWNERS
1. ELKRIE NATIONAL BANK  
700 MONTGOMERY ROAD  
ELKRIE, MD. 21227  
796-1200
  2. L & M DEVELOPMENT COMPANY  
LIMITED PARTNERSHIP  
ONE NORTH CHARLES ST.  
SUITE 1100  
BALTIMORE, MD. 21201  
301-727-8300

GRASS AREA OF TRAIL - 0.108 AC  
 AREA OF PROPOSED ROAD WIDENING = 0.553 AC  
 AREA OF PROPOSED LOTS = 9.610 AC  
 NUMBER OF PROPOSED LOTS = 2 (BANKABLE)  
 PROPOSED WATER AND SEWER SYSTEMS WILL BE PUBLIC.  
 BUILDING COVERAGE (W/PAVING) = 76.16%  
 % OPEN SPACE = 23.84%  
 EXISTING ZONING: B-2

**PARKING TABULATION:**  
 PARKING REQUIRED:

**PARCEL A:**  
 EXIST. BANK AREA AVAILABLE TO PUBLIC:  
 2375 S.F. @ 1 SPC/100 S.F. = 12 SPC  
 REMAINDER OF EXIST. BANK AREA:  
 22 EMPLOYEES @ 0.7 SPC/EMP = 16 SPC

**PARCEL B:**  
 RETAIL FOOD: (AREA AVAILABLE TO PUBLIC)  
 29929 S.F. @ 1 SPC/150 S.F. = 200 SPC  
 RETAIL FOOD: (AREA NOT AVAILABLE TO PUBLIC)  
 7155 S.F. @ 1 SPC/150 S.F. = 20 SPC  
 RETAIL:  
 29,384 S.F. @ 1 SPC/1200 S.F. = 147 SPC  
 MOTOR VEHICLE REPAIR:  
 6400 S.F. @ 1 SPC/1500 S.F. = 13 SPC  
 TOTAL REQUIRED = 408 SPC.  
 PARKING PROVIDED = 450 SPC (INCL. B.H.C. SPC.)

NOTE:  
 WAIVER REQUEST WP-89-52 WAS GRANTED 11/18/89 TO WAIVE SECTION 16.120 A REQUIRING SUBMISSION OF A PRELIMINARY PLAN.

NO	NORTH	EAST
1	499978.62	876611.39
2	500043.12	876739.49
3	500130.05	876689.06
4	500040.05	876419.98
5	500365.44	876360.46
6	500557.25	876336.03
7	500861.96	876920.45
8	500119.90	876995.34
9	500483.10	877149.52
10	500391.00	876963.73
11	500391.00	876963.73
12	500277.28	877059.03
13	500246.52	877034.51
14	500162.33	877052.22

NOTE:  
 SEE SHEET 2 OF 2 FOR DETAILS OF WIDENING OF U.S. RT. 1

**LEGEND:**  
 EXISTING CONTOURS ..... 10'  
 PROPOSED CONTOURS ..... 20'  
 STREET TREES, 40' O.C. MINIMUM

TENTATIVELY APPROVED ON 1-11-89  
 DATE  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR  
 DATE

**PLAN**  
 SCALE: 1" = 40'

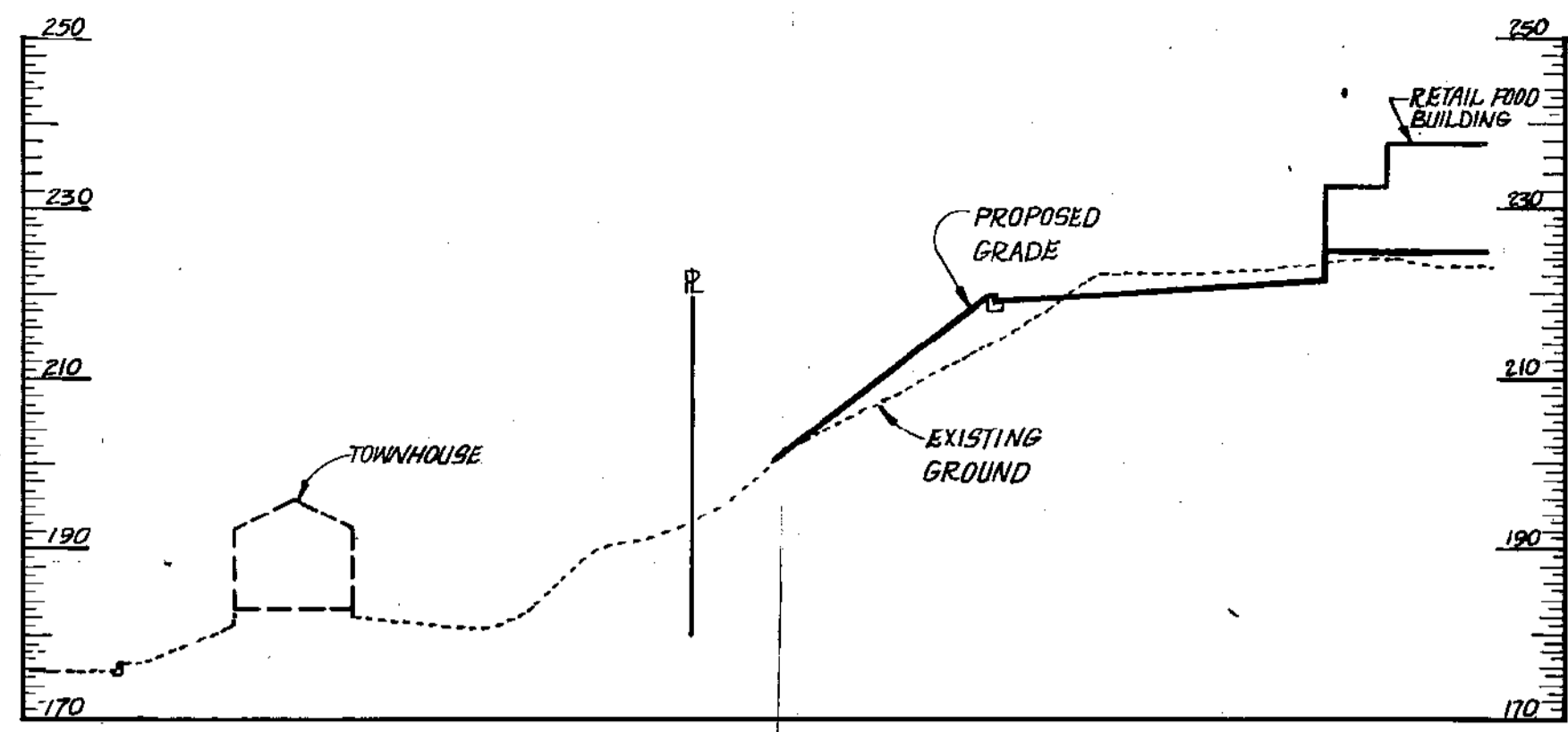
**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 303 ALLEGHENY AVENUE  
 TOWSON, MARYLAND 21204  
 (301)825-8120

*Handwritten signatures and stamps*

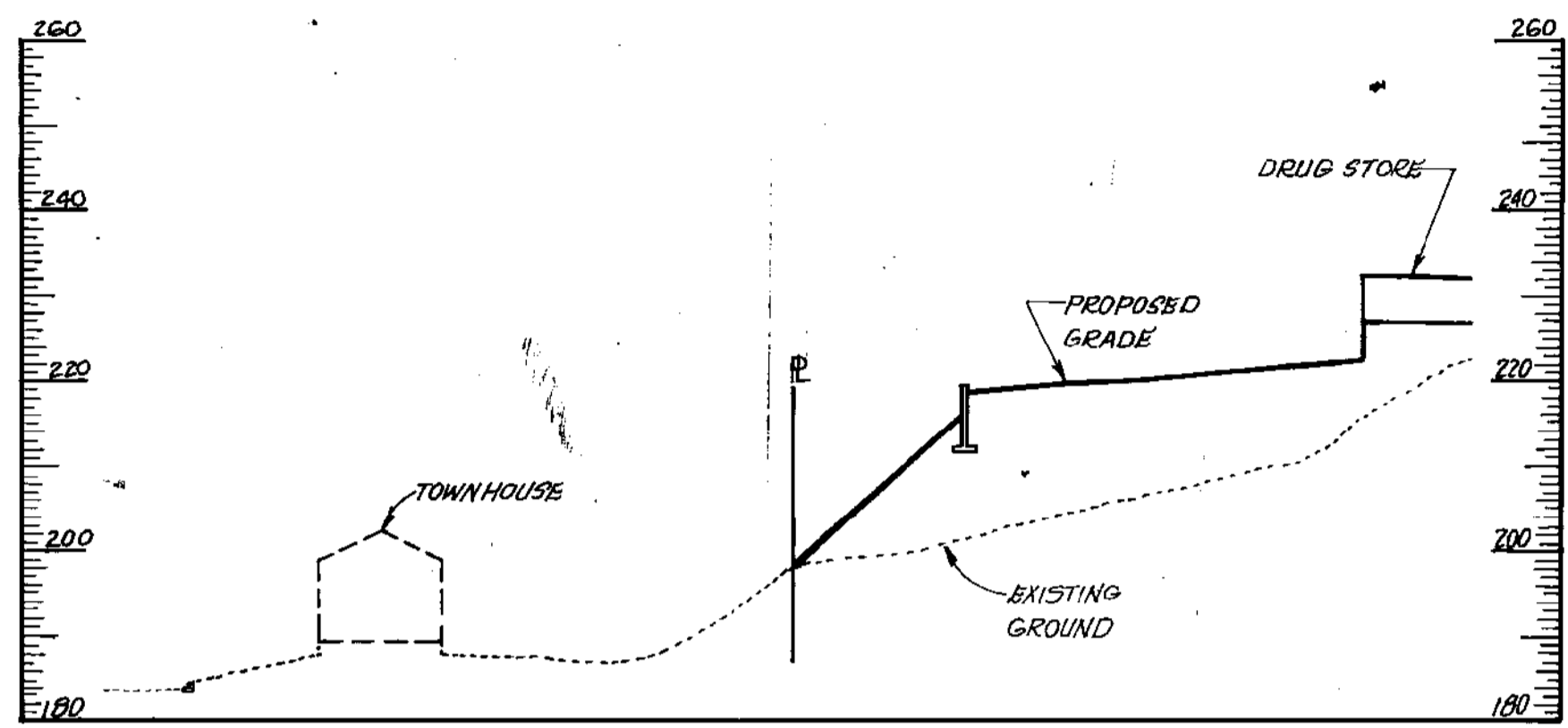
**OWNERS / DEVELOPERS**  
**PARCEL A - ELKRIE NATIONAL BANK**  
 7290 MONTGOMERY ROAD  
 ELKRIE, MD. 21227  
 301-796-1200  
**PARCEL B - L & M DEVELOPMENT CO. LIMITED PARTNERSHIP**  
 ONE NORTH CHARLES STREET SUITE 1100  
 BALTIMORE, MD. 21201  
 301-727-8300

DESIGNED: DP  
 DRAWN: NK  
 CHECKED: DP  
 P.L. 09/80  
 REVISIONS  
 4/13/89 PER COUNTY COMMENTS OF 12/14/88

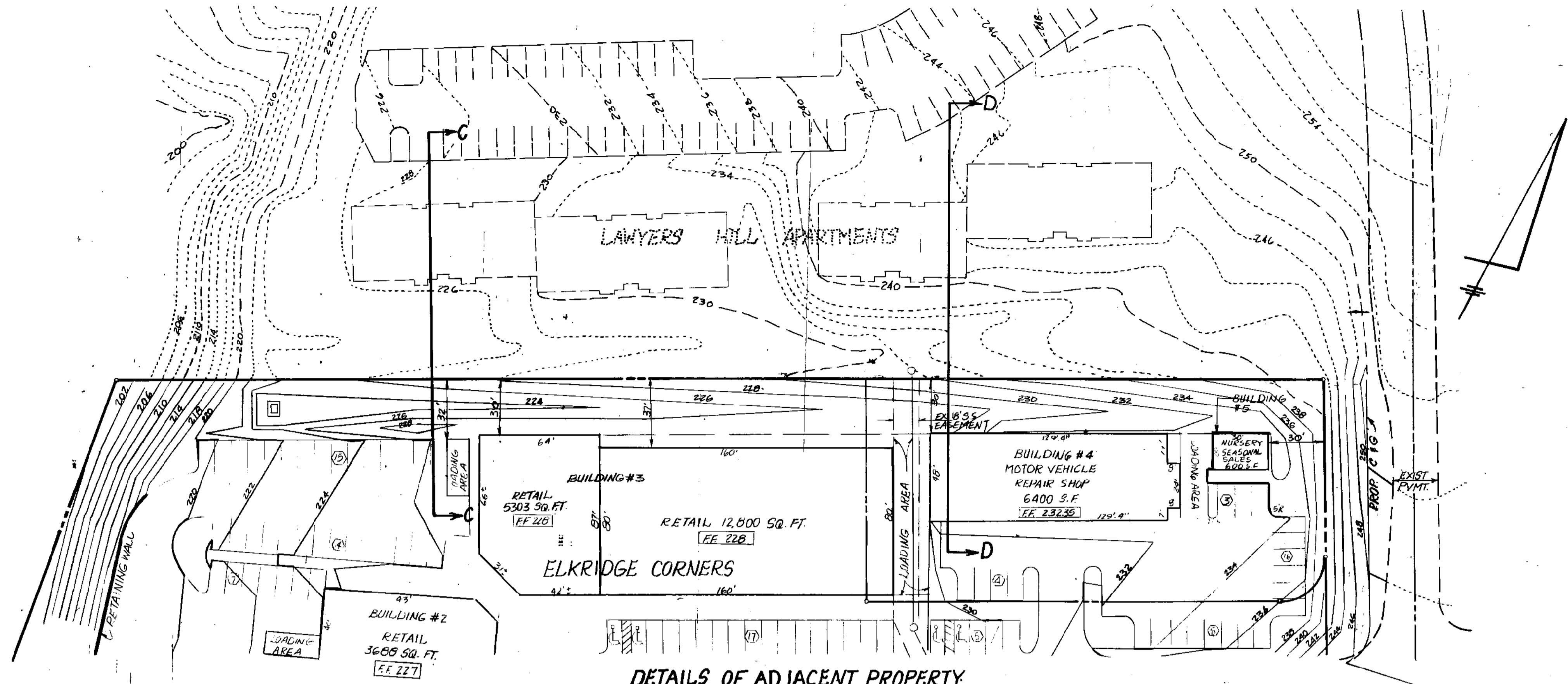
**SKETCH PLAN FOR ELKRIE CORNERS**  
 PARCELS 816, 815, 799  
 ELECTION DISTRICT 1  
 TAX MAP 30  
 HOWARD CO., MD.  
 SCALE: 1" = 40'  
 OCTOBER 4, 1989  
 SHEET 1 OF 2



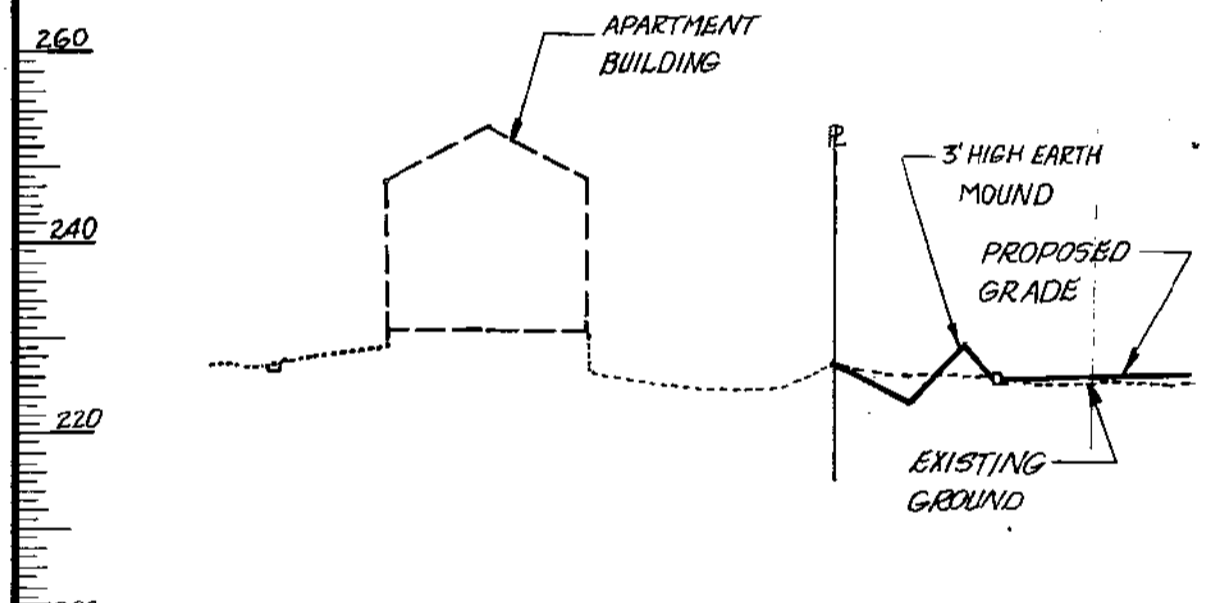
**SECTION A-A**  
SCALE: HOR.: 1"=40'  
VERT.: 1"=20'



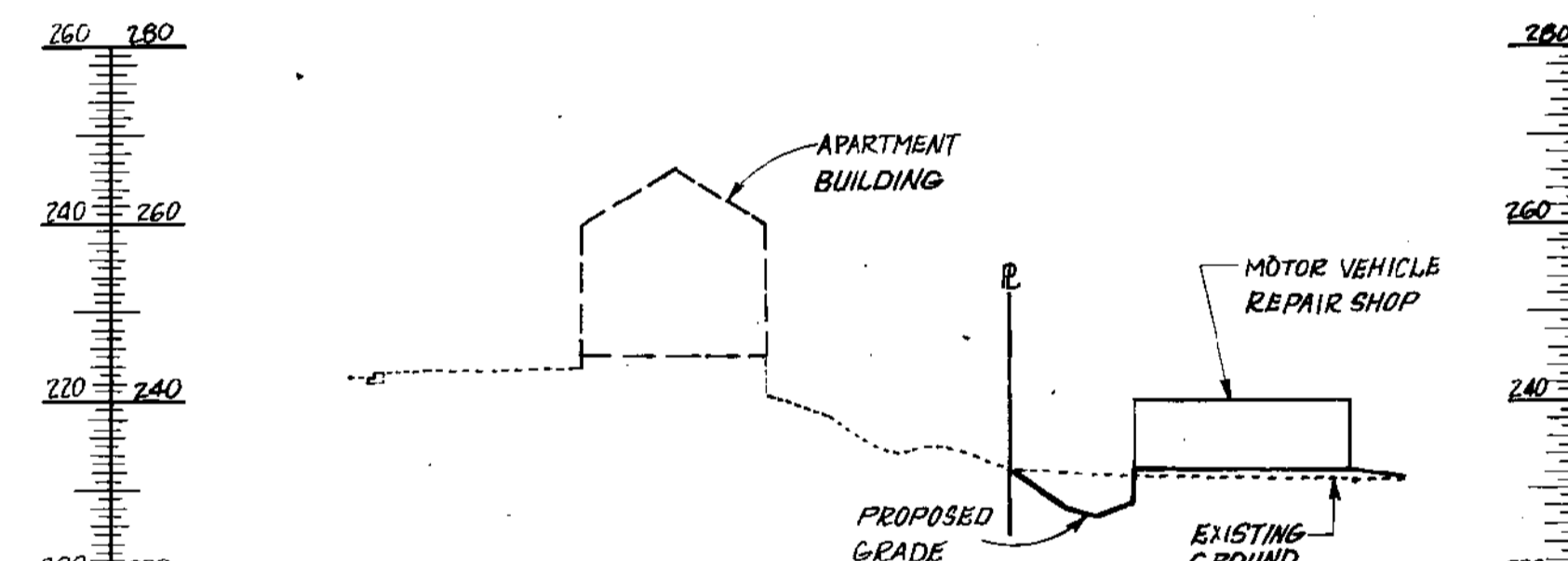
**SECTION B-B**  
SCALE: HOR.: 1"=40'  
VERT.: 1"=20'



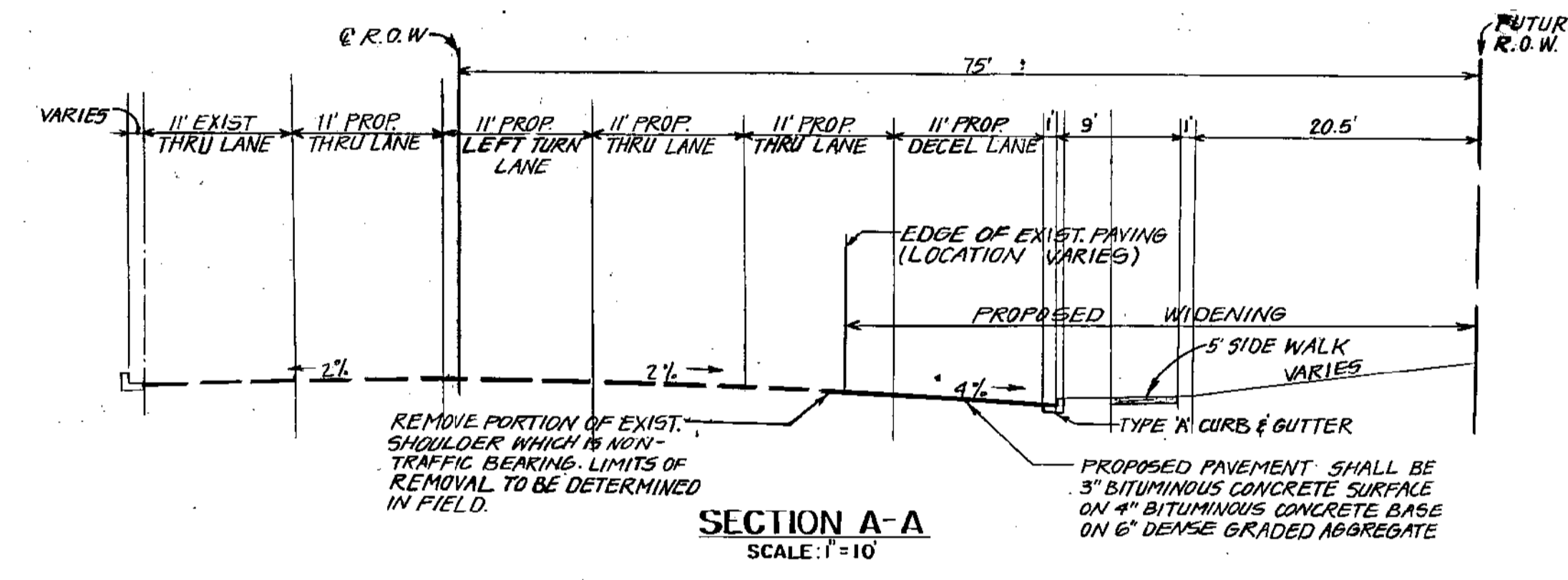
**DETAILS OF ADJACENT PROPERTY**  
SCALE: 1"=40'



**SECTION C-C**  
SCALE: HOR.: 1"=40'  
VERT.: 1"=20'

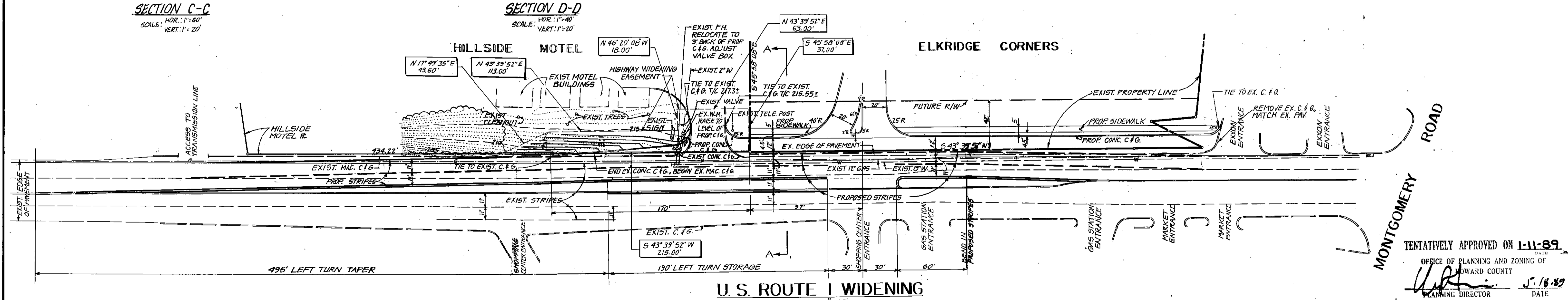


**SECTION D-D**  
SCALE: HOR.: 1"=40'  
VERT.: 1"=20'



**SECTION A-A**  
SCALE: 1"=10'

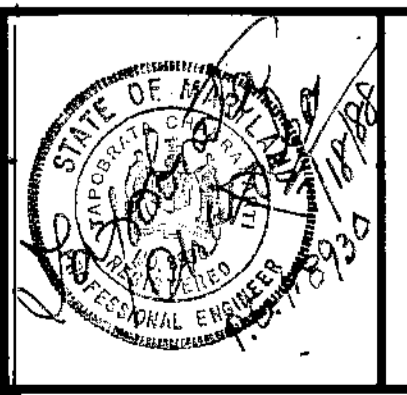
**NOTE:**  
WAIVER REC. EST. NO. 89-52 WAS GRANTED 1/11/89 TO WAIVE SECTION 16-122 A REQUIRING SUBMISSION OF A PRELIMINARY PLAN.



**U.S. ROUTE 1 WIDENING**  
SCALE: 1"=40'

TENTATIVELY APPROVED ON 1-11-89  
DATE  
OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
DATE

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 825-8120



**OWNERS / DEVELOPERS**  
PARCEL A: ELKRIDGE NATIONAL BANK  
7290 MONTGOMERY ROAD  
ELKRIDGE, MD. 21227  
PARCEL B: L & M DEVELOPMENT CO. LIMITED PARTNERSHIP  
ONE NORTH CHARLES STREET SUITE 1100  
BALTIMORE, MD. 21201  
301-727-8300

DESIGNED: DP  
DRAWN: NK  
CHECKED: DP  
PN, 05690  
REVISIONS  
11/13/89 PER COUNTY COMMENTS OF 12/1/89

**SKETCH PLAN DETAILS FOR ELKRIDGE CORNERS**  
PARCELS 826, 805, 199  
ELECTION DISTRICT 1  
TAX MAP 38  
HOWARD CO. MD.  
SCALE: AS SHOWN  
OCTOBER 4, 1989  
SHEET 2 OF 2