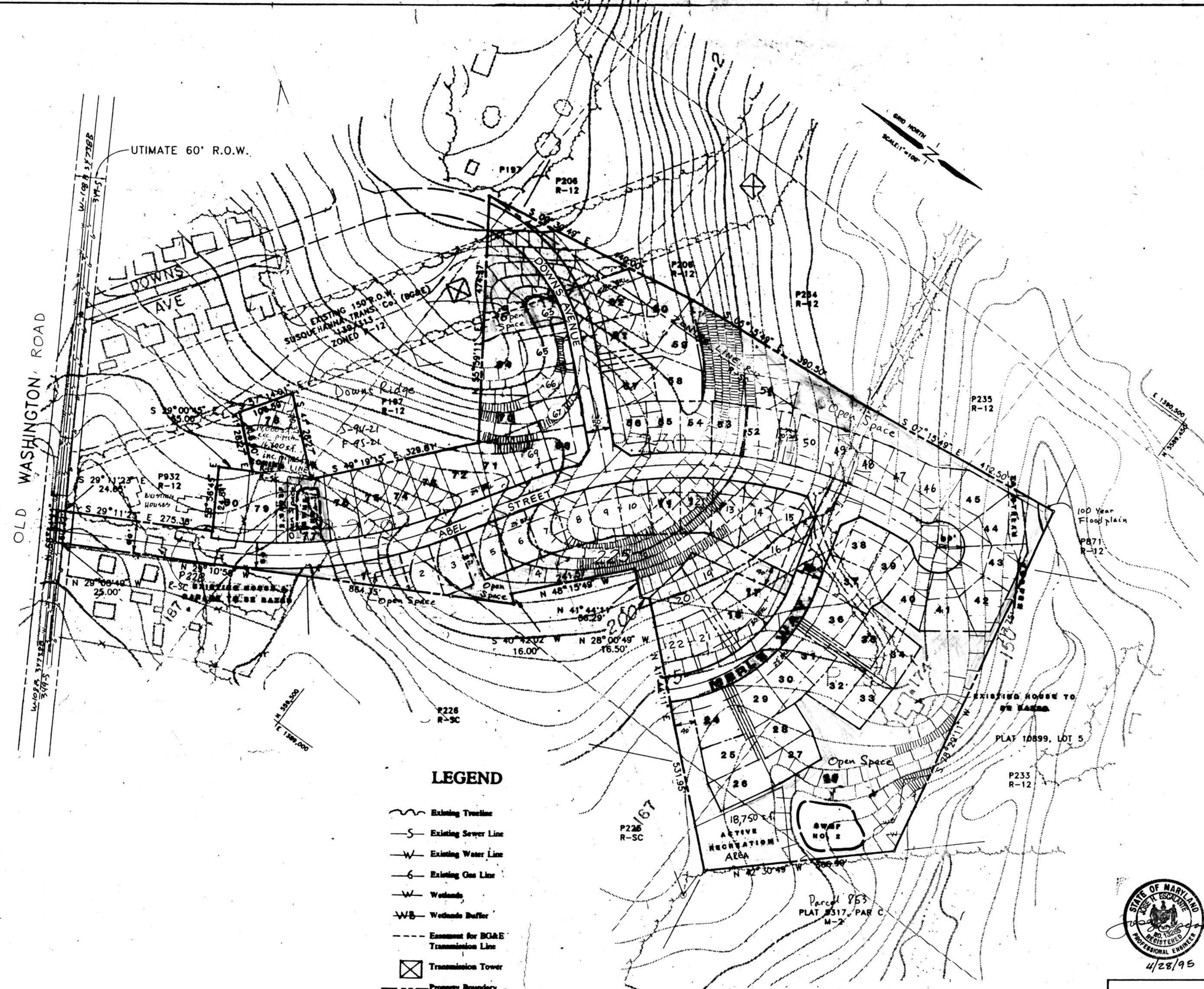


VICINITY MAP
Scale: 1" = 2000'



- ADJOINING PROPERTY OWNERS**
TAX MAP 38
- P. 228
WILLIAMS, Oville E. & Victoria L.
6351 Old Washington Road
Elkridge, Maryland 21227
Liber 5318, folio 447
 - P. 932
GREFFEN, Debrae
6353 Old Washington Road
Elkridge, Maryland 21227
Liber 2632, folio 465
 - P. 853-C
AMERICAN TANK TRANSPORT, INC.
6317 Madam Court
Elkridge, Maryland 21227
Liber 1309, folio 278
 - P. 228, 0.44 Acres
MCBERTS, Irene
6351 Old Washington Road
Elkridge, Maryland 21227
Liber 272, folio 140
 - P. 206, 5.912 Acres
JUNKER, Donald F.
17859 Bowie Mill Road
Rockville, Maryland 20855
Liber 1120, folio 134
 - P. 234, 8.415 Acres
SHUTT, Gene
6132 Hanover Road
Hanover, Maryland 21076
Liber 1402, folio 402
 - P. 235
CARR, Frederick A. & Florence E.
130 Pot Chapel Road
Hedgesville, West Virginia
Liber 1402, folio 295
 - P. 233, 7.340 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 21046
Liber 225, folio 130
 - P. 225, 3.954 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

- LEGEND**
- Existing Trenchline
 - Existing Sewer Line
 - Existing Water Line
 - Existing Gas Line
 - Wetlands
 - Wetlands Buffer
 - Easement for BG&E Transmission Line
 - Transmission Tower
 - Property Boundary
 - Lot Line
 - Internal (Parcel) Division Line
 - Internal (Parcel) Number
 - Specimen Trees
 - > 25% Slopes
 - 15-25% Slopes
 - Zoning Line (R-12/R-SC)

GENERAL NOTES

1. Existing Zoning: R-SC and R-12 per the October 18, 1993 Comprehensive Zoning.
2. Gross Area of Tract: 19.9 Acres ±.
3. Net Area of Tract: 19.0 Acres ±.
(R-SC zoned 18.68 acres ±, R-12 zoned 0.32 acres ±)
Area of Steep Slopes 0.8 Acres ±
Flood Plain: 0.1 Acres ±
Area of BG&E Right of Way: 0.7 Acres ±
(Owned by BG&E-area not included in calculations)
4. Area of Proposed Lots: 11.8 Acres ±.
5. Area of Proposed Road: 3.3 Acres ±.
6. Area of Proposed Open Space: 4.8 Acres ±.
7. Total Number of Lots: 80
a) Buildable Lots: 75
b) Open Space Lots: 5
8. Total number of R-SC lots permitted-74
Total number of R-12 lots permitted-1.
9. Total area of Proposed Open Space: 4.8 Acres ± (24%)
Area of Open Space less than 3% wide 0.6 Acres ±
10. Public Water and Sewer to be utilized.
11. Proposed Erosion and Sediment Control Measures are to be provided on Final Construction Plans.
12. Street Trees to be provided at 40' O.C. in accordance with Section 16.131 of the Howard County Subdivision and Land Development Regulations.
13. B.R.L. - denotes Building Restriction Line.
14. Deed Reference: Liber 3336, folio 0272 and Liber 1021, folio 482.
15. Two existing houses and garage are to be razed before plat can be recorded. No burial grounds or cemetery sites are on-site, per Howard County information.
16. Topography from Howard County 1" = 200', 5 foot contours.
17. Forest Stand Delineation, wetlands and traffic way are part of this submission.
18. Recreational Open Space Required = 18,750 S.F. (250 S.F./DU x 75 DU).
19. Recreational Open Space shall be shown on Preliminary Plan in conjunction with Forest Stand Easements.
20. Community Association to be formed to take title to Open Space and for maintenance of SWM Facilities.
21. WP 95-39 requesting to waive Sec 16.120(b)(6)(i) to permit 6 adjoining pipestems was denied by the Director on 2-10-95.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE
5/5/95

SKETCH PLAN

WILLIAMS KNOLL
TAX MAP 38, PARCELS 229, 230 & 231
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
AUGUST 26, 1994
SCALE: 1" = 100'

OWNERS
PARCEL 229
JNSD, LC
5570 Sterrett Place Suite 201
Columbia Maryland, 21044
(410)997-3815, (301)596-3877

ENGINEER
Jose Escalante
6623 Hunters Wood Circle
Baltimore Maryland, 21228
(410)788-8930

DEVELOPER
Newburn Development Corporation
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

