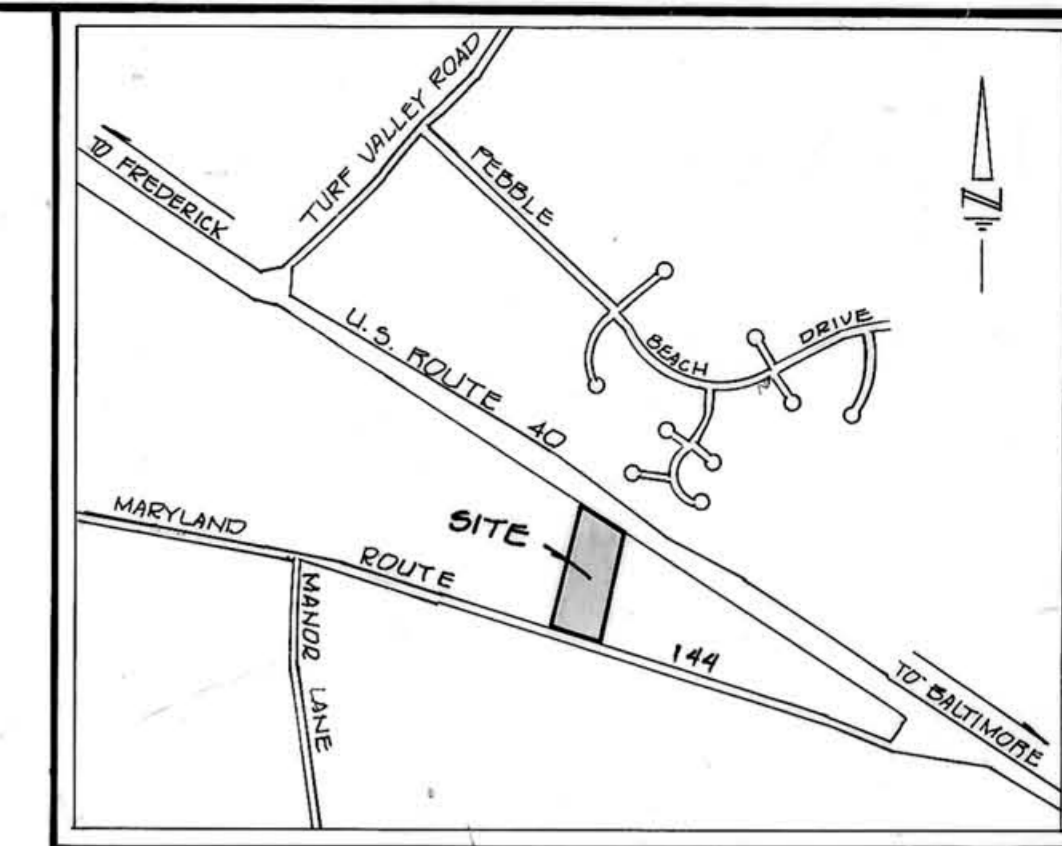


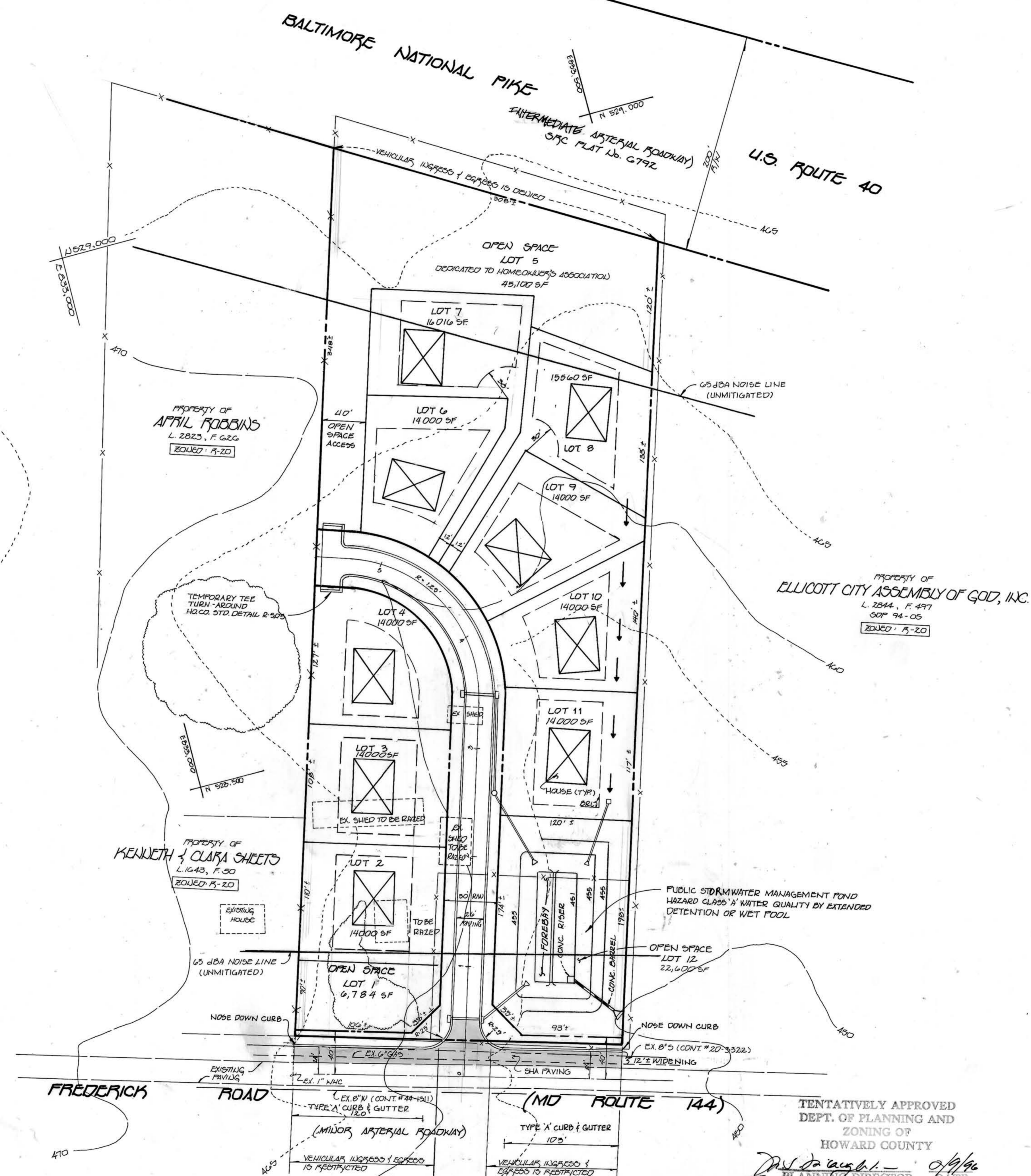
MINIMUM LOT SIZE CHART						
LOT #	GROSS AREA (SF)	PPE STEM AREA	100 YR FLOOD PLAIN AREA	25% SLOPE AREA (SF)	REMAINING AREA (SF)	MINIMUM LOT SIZE (SF)
6	15,560 SF	15,60 SF	0 SF	0 SF	14,000 SF	14,000 SF
7	16,016 SF	2,016 SF	0 SF	0 SF	14,000 SF	14,000 SF



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- EXISTING ZONING = R-20
- GROSS TRACT AREA = 5.33 AC.
- NUMBER OF PROPOSED BUILDABLE LOTS = 9
- TOPOGRAPHIC SURVEY BASED ON HOWARD COUNTY 1"=200' SCALE TOPOGRAPHIC MAPS.
- BOUNDARY INFORMATION FROM DEEDS OF RECORD.
- PUBLIC WATER AND SEWER TO BE UTILIZED.
- TRAFFIC STUDIES PERFORMED BY THE TRAFFIC GROUP.
- NOISE STUDY WAS PERFORMED BY THE WILSON T. BALLARD COMPANY.
- TOTAL AREA OF PROPOSED LOTS = 2.97 AC.
- TOTAL AREA OF PROPOSED ROAD = 0.16 AC.
- MINIMUM LOT AREA = 14,000 SQ. FT.
- OPEN SPACE: REQUIRED: 30% x 5.33 ACRES = 1.60 AC. PROVIDED: 1.71 AC.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MINIMUM).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- EXISTING STRUCTURE ON LOTS 2, 3, AND 4 TO BE RAZED.
- PROPERTY IS LOCATED IN METROPOLITAN DISTRICT.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HQ CO. MONUMENT No's. 101-A AND 101-B WERE USED FOR THIS PROJECT.
- EXIST UTILITIES ARE BASED ON COUNTY RECORDS.



SKETCH PLAN

LOTS 1 THRU 12
PROPERTY OF
WILLIAM SIGSBY CORNELL

L. 117, F. 514
ZONING: R-20
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP No. 10 PARCEL No. 37, GRID 24
SCALE: 1" = 50' DATE: FEBRUARY 15, 1995

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE: 2/15/95

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
(410) 461-1899

DEVELOPER
LAWSON JOINT VENTURE
% MR. DUANE ZENTGRAF
2701 WOODRIDGE COURT
WEST FRIENDSHIP MD. 21794

OWNER
MR. WILLIAM SIGSBY CORNELL
10676 FREDERICK ROAD
ELLICOTT CITY, MD 21042

