



VICINITY MAP  
SCALE: 1" = 2000'

GENERAL NOTES:

- The subject property is Zoned R-20 per Comprehensive Zoning effective October 18, 1993.
- The project is in conformance with the latest Howard County Standards unless waiver(s) have been approved.
- Site Data:  
 Current Zoning: R-20 (14,000 sq. ft. lot size option)  
 Location: On Old Montgomery Road approx. 3600 ft. east of intersection with Meadowridge Road.  
 Election District: 1st  
 Tax Map: 37  
 Parcel: 563  
 Deed Reference: 1573/589  
 Gross Area of Tract: 22.75 Acres +/-  
 Area of Floodplain: 0.98 Acres +/-  
 Net Area of Tract: 21.77 Ac. +/-  
 Area of Proposed Right-of-way: 21.07 Ac. +/-  
 Area of Proposed Lots: 13.20 Ac. +/-  
 Area of Buildable Lots: 13.20 Ac. +/-  
 Area of Open Space Required: 30% (22.75 Ac.) = 6.83 Acres  
 Area of Open Space Provided: 7.77 Acres +/-  
 Recreation Open Space Required: 200 sq. ft. x 31 lots = 6,200 sq. ft.  
 Recreation Open Space Provided: 7,000 sq. ft.  
 Total Number of Proposed Lots: 31  
 Buildable Lots: 31  
 Open Space Lots: 0
- Previous DPZ File Numbers:  
 Waiver Petition: WP-91-57  
 Final Plan: F-90-22
- The subject property is located within the Metropolitan District.
- The proposed water and sewer systems shall be public.
- Existing water contract no. 34-W  
 Existing sewer contract no. 10-1215 & 10-1602
- PUBLIC WATER AND/OR SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 10.1022 OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- Existing utilities shown hereon are taken from Howard County contract drawings.
- Topographic information established at five foot intervals based on Howard County aerial survey performed by Harford Aerial Surveys, Inc. photographed March 22, 1989.
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|--|---|
|  | Denotes slopes between 15% and 24.9%        |
|  | Denotes slopes equal to or greater than 25% |
- There are no steep slopes with contiguous areas of 20,000 sq. ft. or greater on this site.
- Survey Control is based on Nad '27 Maryland Coordinate System as projected by Howard County Geodetic Control Stations:  

No. 2644007	N 503086.767
	E 863684.036
No. 2645002	N 502834.125
	E 865794.323
- Stormwater management will be provided in accordance with Howard County and Maryland 378 specifications. Water quality will be provided by appropriate Best Management Practices.
- The 100-Year floodplain shown hereon is based on the delineation prepared by Fisher, Collins and Carter, Inc. in conjunction with F-90-22 and WP-91-57.
- Recreation Open Space has been provided as a portion of Lot 7.
- Wetland information taken from the Wetland Evaluation Report prepared by American Land Concepts dated Nov. 12, 1990.
- \*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.
- Traffic study prepared by Lee Cunningham Associates, Inc. dated Nov. 12, 1990.

22. BOUNDARY INFORMATION SHOWN HEREON BASED ON SURVEY BY FISHER, COLLINS & CARTER, INC. DATED MARCH 23, 1989.  
 21. REQUIRED ENVIRONMENTAL PERMITS WILL BE OBTAINED AS NECESSARY UPON FURTHER DESIGN DETAILS.

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*[Signature]* 2/6/97  
 PLANNING DIRECTOR DATE

SKETCH PLAN  
**MICHAEL PROPERTY**  
 LOTS 4 - 33  
 TAX MAP 37 PARCEL 563  
 FIRST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' DATE: NOVEMBER 8, 1996

OWNER  
 FRANCIS J. & ELEANDRA A. MICHAEL  
 6090 MONTGOMERY ROAD  
 BALTIMORE, MARYLAND 21227

DEVELOPER  
 CORNERSTONE HOLDINGS, LLC  
 7405 BLICKS HAVEN LANE  
 HIGHLAND, MD 20777  
 (410) 980-2146  
 ATTN: MR. BRIAN BOY

Project	97001.01	date	10/30/96
Illustration	BLP	engineering	AMY
scale	1" = 100'	approval	RMK

1	1/17/97	date	
2	11/16/96	date	
DIRECT SUBMITTAL TO DEP #365		description	
SUBMITTED TO HOWARD COUNTY DPZ		revisions	

TAX MAP 37 PARCEL 563  
**MICHAEL PROPERTY**  
 HOWARD COUNTY, MARYLAND  
 ELECTION DISTRICT NO. 1  
 SKETCH PLAN

R.M. MOCHI GROUP, INC.  
 1300 N. Ridge Road, Suite 235  
 Ellicott City, MD 21043-3305  
 (410) 461-0079  
 Fax: (410) 750-6340