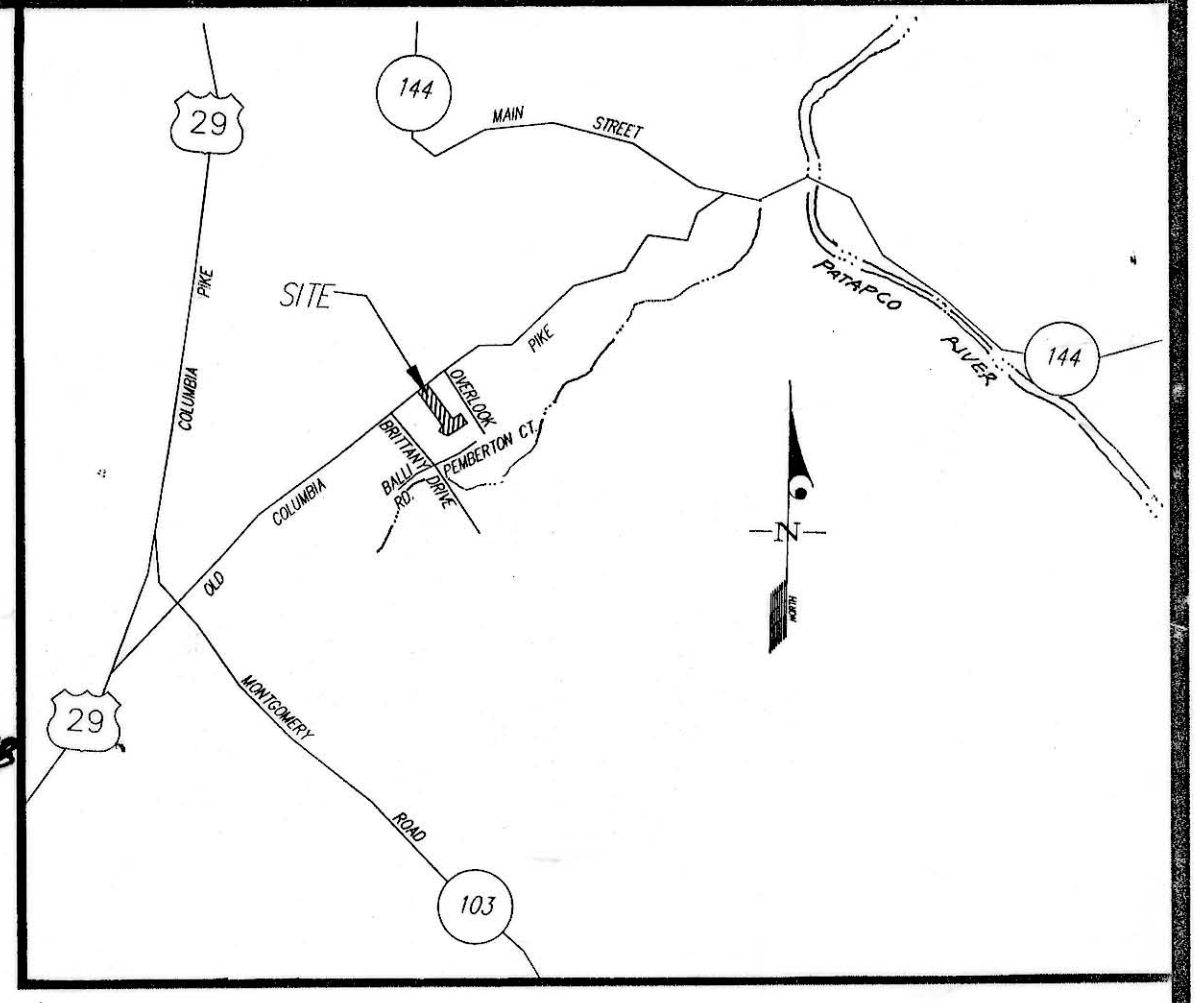


APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY

DATE 3/12/98  
P.B. CASE No. 318

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



VICINITY MAP  
SCALE: 1" = 2000'

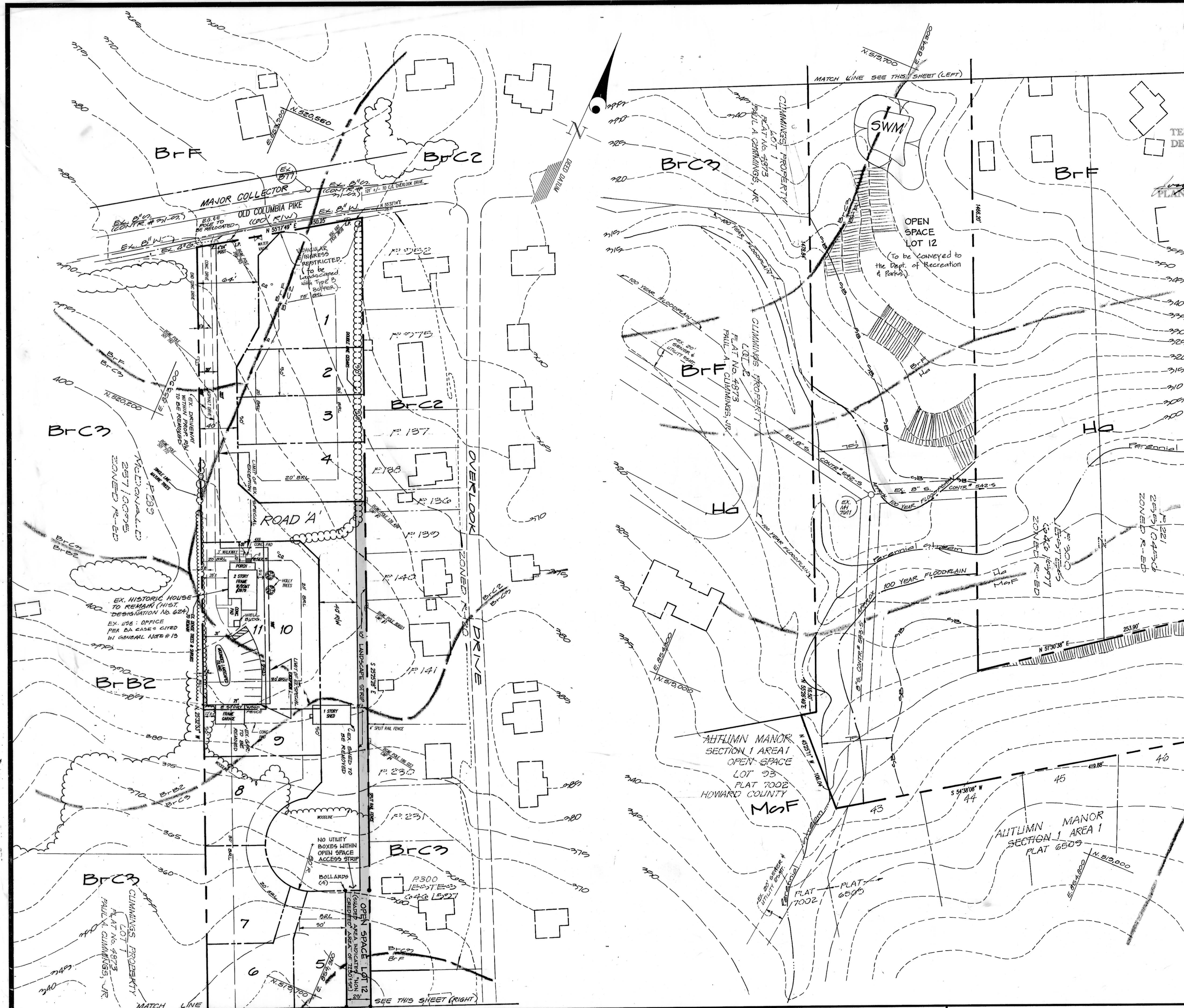
SYMBOL	NAME
Br-B2	BRANDYWINE LOAM, 0 TO 15% SLOPES MODERATELY ERODED
Br-C2	BRANDYWINE LOAM, 0 TO 15% SLOPES MODERATELY ERODED
Br-C3	BRANDYWINE LOAM, 0 TO 15% SLOPES SEVERELY ERODED
Br-F	BRANDYWINE LOAM, 25 TO 40% SLOPES
H4	HATBORO GILT LOAM
M4F	MONTALTO AND RELAY VERY STONY GILT LOAMS, 25 TO 40% SLOPES
Ke-C2	KELLY GILT LOAM, 0 TO 15% SLOPES MODERATELY ERODED

GENERAL NOTES

- THIS PLAN IS A PROPOSED SUBDIVISION OF PARCEL 220 (LIBER 1297, FOLIO 400, 7.0583 AC).
- SITE DEVELOPMENT DATA:  
 ZONE: R-ED  
 AREA (GROSS): 7.0583 AC.  
 PROPOSED DEVELOPMENT: SFD (6,000 S.F. MIN. EACH LOT)  
 DENSITY TABULATION:  
 - 0.8 AC. APPROX. 100-YR. FLOODPLAIN  
 - 0.3 AC. STEEP SLOPES  
 - 3.95 AC. X 2 = 11 LOTS MAX.  
 PROPOSED BUILDABLE LOTS: 11 (6,000 S.F. MIN. EACH LOT)  
 AREA OF PROPOSED LOTS: 2,364 AC.  
 OPEN SPACE REQUIRED (25% OF GROSS AREA): 1.766 AC.  
 OPEN SPACE PROPOSED: 3.64 AC.\*  
 AREA OF PROPOSED ROADS RIGHT-OF-WAY: 0.9 AC.  
 \* DOES NOT INCLUDE "NON-CREDITED" OPEN SPACE (0.17 AC.)  
 3.77 (GROSS) - 0.17 (NON-CREDITED) = 3.60 (CREDITED)
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SPECIFIED.
- SETBACK FROM INTERNAL LOT LINE FOR STRUCTURES SHALL BE 14' ACCORDING TO SECTION 107D.4.(a)(1)-(3).
- RECREATION OPEN SPACE IS NOT REQUIRED (SEC. 16.121(a)(4)).
- TOPOGRAPHY AND EXISTING OFF-SITE STRUCTURES AREA FROM HOWARD COUNTY TOP MAP. BOUNDARY IS BASED ON DEED PLOTTING.
- BUILDABLE LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- BASED ON THE STUDY OF 2-27-97 PERFORMED BY EXPLORATION RESEARCH, INC., THERE ARE NO AREAS OF NON-TIDAL WETLANDS ON THE SUBJECT PROPERTY.
- TO MINIMIZE DEVELOPMENT IMPACTS OF FOREST AND OTHER RESOURCES, THE PROPOSED CONSTRUCTION PRACTICES AND POST-CONSTRUCTION SITE MAINTENANCE STRATEGIES SHALL BE DONE IN ACCORDANCE WITH THE HOWARD COUNTY FOREST CONSERVATION MANUAL.
- THERE IS NO CEMETERY ON THIS SITE AS INDICATED BY THE CEMETERY INVENTORY LIST AND MAPS.
- EXISTING WATER AND SEWER IS FROM CONTRACT NO. 31-84-542-S.
- 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 AND ALTER THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THE EXISTING SPECIAL EXCEPTION USE (BA CASES 94-55E AND 95-43E) ON PROPOSED LOT 11 SHALL BE TERMINATED PRIOR TO THE RECREATION OF THE FUTURE FINAL PLAN FOR THIS PROPERTY.
- WP-05-00, APPROVED ON MAY 28, 1997, WAIVED SECTION 16.155 (a)(1) WHICH REQUIRES THE SUBDIVISION OF A SITE DEVELOPMENT PLAN FOR NON-RESIDENTIAL DEVELOPMENT.  
 WP-05-10, APPROVED ON AUG. 22, 1997, WAIVED SECTION 16.121 (c)(1) TO NOT PROVIDE 40 FEET OF FRONTAGE ON A PUBLIC ROAD FOR OPEN SPACE LOT 12. DENIED REQUEST TO WAIVE SECTIONS 16.116 (a) AND 16.145 (c)(3) TO NOT BE REQUIRED TO DELINEATE WETLANDS AND WETLAND BUFFERS ON THIS SKETCH PLAN AND SUBSEQUENT PLANS AND PLATS.  
 SOIL LIMITATIONS:  
 BRANDYWINE - 7 feet depth to bedrock; 30' ft to water table; moderate limitations for sewage disposal fields and homes with basements except with over 15% slopes it becomes severe; erosion hazard.  
 HATBORO - 6 to 20 feet depth to bedrock; 0 to 1 foot to water table; severe limitations for sewage disposal fields and homes with basements because of flood hazard; seasonal wetness.  
 MONTALTO - 5 to 12 feet depth to bedrock; 20+ feet depth to water table; severe limitations on average disposal fields; slight to severe limitations on homes with basements depending on slope; erosion hazard.  
 KELLY - 2-1/2 to 6 feet depth to bedrock; 1 to 3 feet to water table; severe limitations for sewage disposal fields and homes with basements because of high water table; seasonal wetness; erosion hazard.

LEGEND

- Br-B2 SOIL BOUNDARY
- SOIL SYMBOL
- PERENNIAL STREAM
- SB STREAM BUFFER
- APPROX. 100 YR. FLOODPLAIN
- EX. TREELINE
- EXIST. CONTOUR
- STEEP SLOPES 25% ≥



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866

TEL: (301) 421-4024 NO. VA. (301) 989-2524 BALT. (410) 880-1820 FAX: (301) 421-4188 DES. DRN. CHK.

DATE	REVISION	BY	APPR.

OWNER  
L. EARL & MARY T. ARMIGER  
29779 OLD COLUMBIA PIKE  
ELLICOTT CITY, MD. 21043  
PHONE: (410) 760-1800

SKETCH PLAN  
29779 OLD COLUMBIA PIKE  
TAX MAP 29 GRID 13 PARCEL 220  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	R-ED	94110
DATE	TAX MAP No.	SHEET
July, 1997	25	1 OF 1

5.97-17