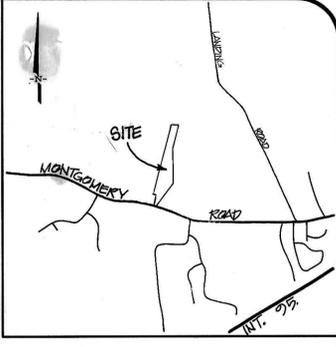


C.L. CURVE DATA			
ROAD NAME	CURVE NO.	C.L. RADIUS	C.L. STA. TO C.L. STA.
MONTEREY ROAD	1	50'R	1+50 TO 1+75
MONTEREY ROAD	2	50'R	3+40 TO 3+65
MONTEREY ROAD	3	50'R	4+75 TO 5+00
MONTEREY ROAD	4	50'R	5+45 TO 5+70
MONTEREY ROAD	5	200'R	10+05 TO 12+25
COLLETT COURT	6	100'R	0+30 TO 1+20



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- The Subject Property is Zoned R-20 per Comprehensive Zoning effective October 18, 1993.
- This project is in conformance with the latest Howard County Subdivision 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. 900 ft. west of intersection with Marshdale Lane.
 - Election District: 1st
 - Tax Map: 37
 - Parcel: 56
 - Deed Reference: 677/80
 - Gross Area of Tract: 12.11 Acres +/-
 - Area of Floodplain: 0.15 Acres +/-
 - Net Area of Tract: 11.96 Acres +/-
 - Area of Public Road R/W: 1.60 Acres +/-
 - Area of Proposed Lots: = 10.51 Acres
 - Area of Open Space Required: 30% of 12.11 Ac. = 3.63 Acres
 - Area of Open Space Provided: = 4.52 AC. - 0.2H(AREAS < 35') = 4.28 AC. NET (35%)
 - Recreation Open Space Provided: 200 sq. ft. x 18 = 3,600 sq. ft.
 - Recreation Open Space Provided: (on Lot 1) = 4,000 sq. ft.
 - Total Number of Proposed Lots: = 22
 - Number of Buildable Lots: = 16
 - Number of Open Space Lots: = 4
- The proposed water and sewer systems shall be public.
- The subject property is partially located within the Metropolitan District. Public Water and/or Sewer allocations for this development is subject to Section 18.122-B of the Howard County Code. Allocations will be made at the time of Final Plat approval, if capacity is available at that time. Application has been made to incorporate entire parcel into the District.
- Existing utilities shown hereon are taken from current Howard County contract drawings.
 - a. Existing Water Contract No. 34-W
 - b. Existing Sewer Contract No. 10-1043
- Topographic information established at five foot intervals based on current Howard County Aerial Survey performed by Harford Aerial Surveys, Inc. photographed March 22, 1989.
- 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. 378A	N 563,779.909	Elevation: 394.72
	E 1,376,329.279	
No. 378B	N 563,657.706	Elevation: 373.82
	E 1,378,026.624	
- 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 stormwater management facilities shown on this plan is an approximation of it's ultimate size and shape. It is understood that this facility has not been designed and it's shape may change altering the number of units allocated for this development."
- Wetland and Forest Stand Delineation information was taken from reports prepared by Exploration Research, Inc. dated August, 1997.
- The subject property, due to it's location, is exempt from having to perform an APFO Traffic Analysis.
- A waiver request for use of draft road design standards and maximum cul-de-sac length was approved on Nov. 9, 1997. BY THE DEVELOPMENT ENGINEERING DIVISION
- Boundary information shown hereon is based on survey prepared by R.M. Machi Group, P.C. dated July, 1997.
- ▨ DENOTES AREAS OF OPEN SPACE LESS THAN 35' IN WIDTH AND APPLIED TO OPEN SPACE TABULATION IN NOTE #3 ABOVE.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Jorge J. Butler 1/23/98
PLANNING DIRECTOR DATE

OWNER
WILLIAM LEO KRATZ & WIFE
6361 MONTGOMERY ROAD
ELKBRIDGE, MARYLAND 21227
(410) 796-4335

DEVELOPER
C.M. PARTNERSHIP
1750 DAISY ROAD
WOODBINE, MARYLAND 21797
(410) 442-1045
ATTN: MR. RONALD B. CARTER

SKETCH PLAN
KRATZ PROPERTY
LOTS 1 - 22
1ST. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP: 37 PARCEL: 56, GRID: 5
SCALE: 1" = 100'
DATE: DECEMBER 15, 1997

DRAWING # 197014-00197014-01 SKETCH

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL FIRE
ELICOTT CITY, MARYLAND 21042
(410) 461-2855



Project	date	12/97
30822	illustration	engineering
1	scale	A.M.V.
1	scale	1" = 100'
1	date	12/19/97
1	description	FOR FIRST SUBMITTAL
0	revisions	

1-23-98
12-19-97
SUBMIT FOR SIGNATURE APPROVAL
DIRECT SUBMITTAL TO DEPT. OF PLANNING
SUBMITTED TO HO. CO. FOR FIRST SUBMITTAL

LOTS 1-22
KRATZ PROPERTY
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT NO. 1
SKETCH PLAN