

VICINITY MAP
SCALE: 1"=600'

GENERAL NOTES

- The subject property is zoned R-20 per comprehensive zoning effective October 10, 1993.
- This project is in conformance with the latest Howard County Subdivision Standards unless waiver (s) have been approved.
- Site Data:
 - (A) Current Zoning: R-20 (4,000 sq.ft. lot size option)
 - (B) Location: On Montgomery Road approx. 1000 feet west of Belanca Drive.
 - (C) Election District: First
 - (D) Tax Map: 37
 - (E) Parcel: 329
 - (F) Deed Reference: 2410/725
 - (G) Gross Area of Tract: 4.805 Acres +/-
 - (H) Area of Public Road Right-of-Way: 0.252 Acres +/-
 - (I) Area of Proposed Lots:
 - (a) Area of Buildable Lots: 2,902 Acres
 - (b) Area of Open Space Required (MIN. LOT SIZE 14,000 SQ.FT.): 30% x 4.805 AC. = 1,442 AC. +/-
 - (c) Area of Open Space Provided = 1,651 AC. +/-
 - (J) Total Number of Proposed Lots: 8
 - (K) Number of Buildable Lots: 6
 - (L) Number of Open Space Lots: 2
 - (M) Related files: F99-163 (MICHAEL PROPERTY)
- The proposed water and sewer systems shall be public.
- The subject property is located within the Metropolitan District.
- Existing utilities shown hereon are taken from current Howard County contract drawings and Fisher, Collins & Carter, Inc. drawing (F99-163).
- Topographic information established at five (5) foot intervals based on Howard County aerial survey.
- There are no steep slopes with contiguous areas of 20,000 sq.ft. or greater on this site.
- Stormwater Management for this project is provided in a facility that was designed under the Michael Property project (H.C. file no. F99-163). This facility was designed to provide management for improvements on the Wertz Property as proposed on this plan.
- Wetland and forest stand delineation information was taken from reports prepared by Exploration Research, Inc. dated May, 1999.
- A.P.F.O. Traffic Study prepared by Cunningham and Associates on May, 1999.

HORIZONTAL CURVE DATA (FOR SPEED CONTROL)			
STATION TO STATION	RADIUS	DELTA	LENGTH
2+00 TO 2+75.5	50.00'	86°30'	75.50'

ROAD CLASSIFICATION	
ROAD NAME	CLASSIFICATION
ROAD 'C'	PUBLIC ACCESS PLACE

*** NOTE**
THE STORMWATER 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.

**TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY**

[Signature] 2/23/99
PLANNING DIRECTOR DATE



**SKETCH PLAN
WERTZ PROPERTY
LOTS 1 THRU 8**

ZONING: R-20
TAX MAP No: 37 PARCEL No: 329 GRID No: 4
1ST. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE 29, 1999
SHEET 1 OF 1

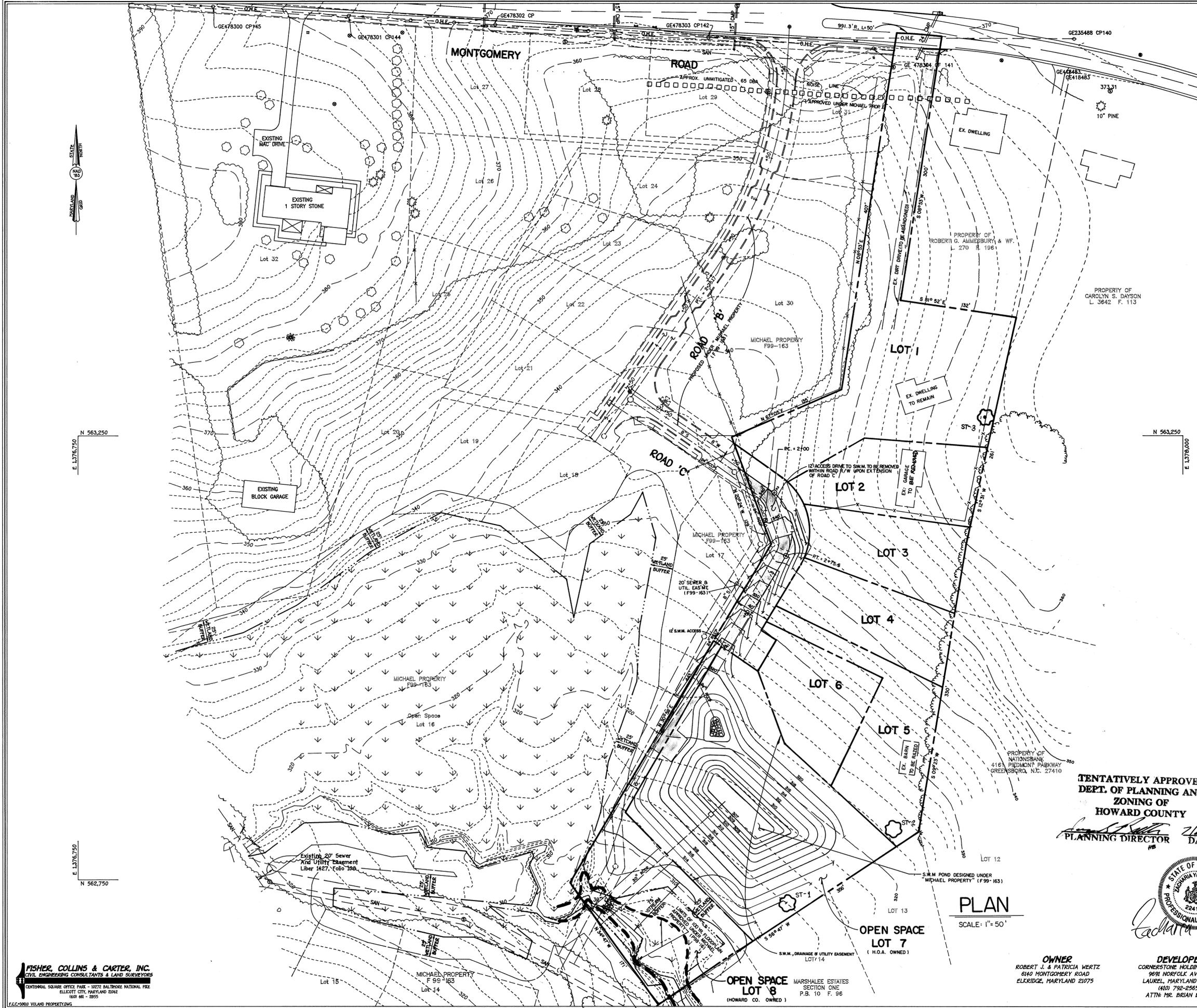
OWNER
ROBERT J. & PATRICIA WERTZ
6140 MONTGOMERY ROAD
ELK RIDGE, MARYLAND 21075

DEVELOPER
CORNERSTONE HOLDINGS, L.L.C.
9691 NORFOLK AVENUE
LAUREL, MARYLAND 20723
(410) 792-2565
ATTN: MR. BRIAN BOY

PLAN
SCALE: 1"=50'

**OPEN SPACE
LOT 7
(H.O.A. OWNED)**

**OPEN SPACE
LOT 8
(HOWARD CO. OWNED)**



FISHER, COLLINS & CARTER, INC.
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