



VICINITY MAP
SCALE: 1" = 1,200'

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 AND R-ED PER COMPREHENSIVE ZONING EFFECTIVE OCTOBER 18, 1993.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION STANDARDS.
- SITE DATA:
 - (A) CURRENT ZONING: R-20 AND R-ED.
 - (B) LOCATION: ON CHURCH LANE APPROX. 700 FEET WEST OF HIGH RIDGE ROAD.
 - (C) ELECTION DISTRICT: SECOND
 - (D) TAX MAP: 18
 - (E) PARCELS: 41 & 282
 - (F) GROSS AREA OF TRACT: 7.862 AC.
 - (1) AREA OF R-ED ZONING: 0.603 AC.
 - (2) AREA OF R-20 ZONING: 7.259 AC.
 - (G) AREA OF PUBLIC ROAD RIGHT-OF-WAY: 0.848 AC.
 - (H) AREA OF BUILDABLE LOTS: 4.333 AC.
 - (I) AREA OF OPEN SPACE LOTS (LOT 7) = 2.703 AC.
 - (J) OPEN SPACE SUMMARY
 - (1) AREA OF OPEN SPACE REQUIRED = 2.329 AC.
 - (2) OPEN SPACE REQUIRED (R-ED ZONING) = (0.603 AC.) x (25%) = 0.151 AC.
 - (3) OPEN SPACE REQUIRED (R-20 ZONING) = (7.259 AC.) x (30%) = 2.178 AC.
 - (4) AREA OF CREDITED OPEN SPACE PROVIDED (LOT 7) = 2.703 AC.
 - (K) TOTAL NUMBER OF PROPOSED LOTS: 14
 - (L) NUMBER OF BUILDABLE LOTS: 13
 - (M) NUMBER OF OPEN SPACE LOTS: 1
- 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 DRAWINGS.
- TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY BY F.C. & C. ON OR ABOUT APRIL, 1999 AND HOWARD COUNTY AERIAL TOPOGRAPHY.
- THERE ARE NO STEEP SLOPES WITH CONTIGUOUS AREAS OF 20,000 SQ.FT. OR GREATER ON THIS SITE.
- 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 THE TRAFFIC GROUP, INC.
- SKETCH PLAN SUBJECT TO PLANNING BOARD CASE NO. 340. THE DECISION AND ORDER GRANTING APPROVAL TO THIS SKETCH PLAN WAS ON JANUARY 26, 2000.

NOTE: 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.

13 Jan - 2000 JJA

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	16,538 Sq.Ft.	2,151 Sq.Ft.	14,387 Sq.Ft.
9	14,156 Sq.Ft.	150 Sq.Ft.	14,006 Sq.Ft.

PROPOSED CENTERLINE CURVE DATA					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
No. 1	380.00	53.98	08°08'19"	27.03	5 08°17'21" W 53.93
No. 2	50.00	39.27	45°00'00"	20.71	5 10°08'30" E 38.27
No. 3	50.00	39.27	45°00'00"	20.71	5 10°08'30" E 38.27

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR 3/3/00
DATE JJA

SKETCH PLAN
ROCKY GLEN
LOTS 1 THRU 14

OWNER/DEVELOPER
ROCKY GLEN, LLC.
c/o LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELLCOTT CITY, MD 21043

TAX MAP 18, GRID 13, PARCEL 41 & 282
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=50'
DATE: FEBRUARY 21, 2000
SHEET 1 OF 1
5-99-19

