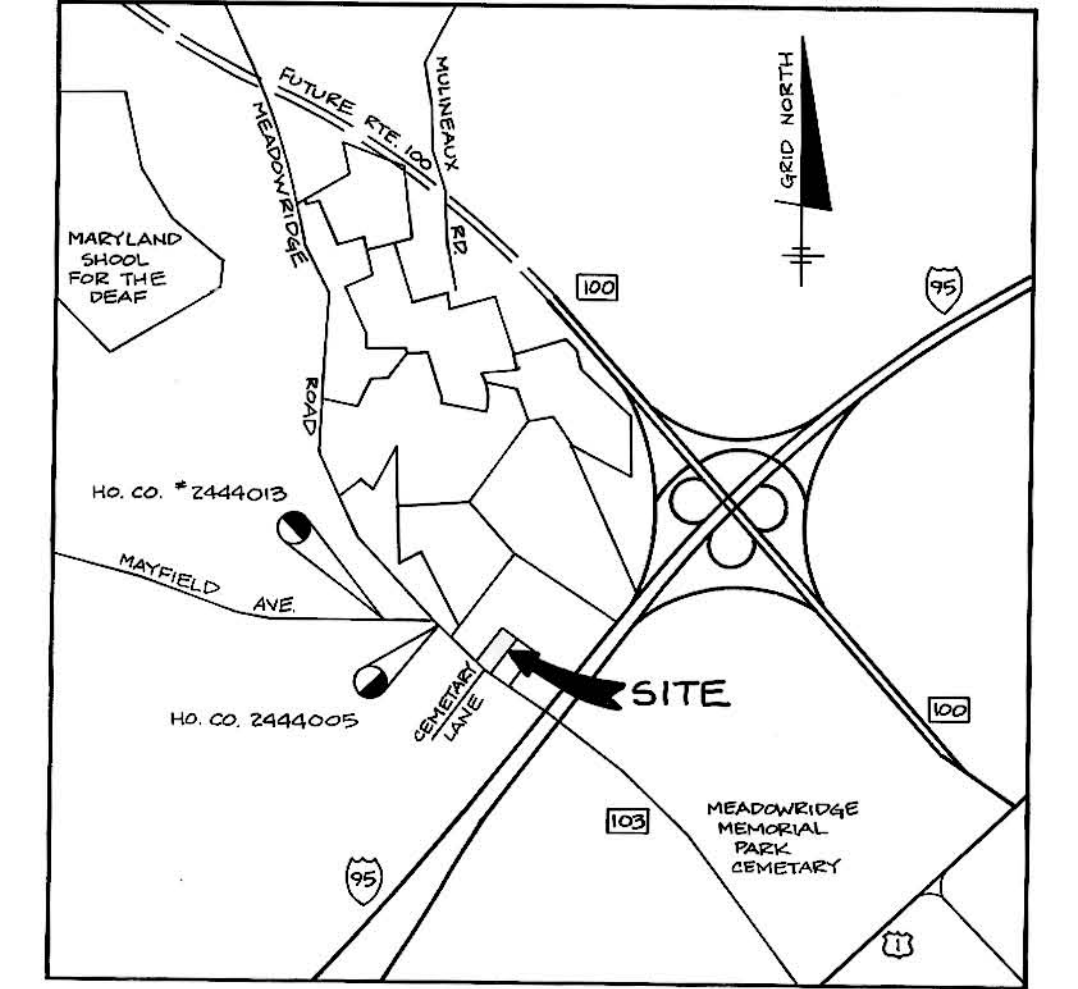


PLAN
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- 1.) ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) EXISTING ZONING IS R-SC.
- 3.) WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- 4.) WETLANDS DELINEATION PREPARED BY MARY DECKS & CO. INC., COMPILED 4/92.
- 5.) TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOC., INC. 6/92.
- 6.) NOISE STUDY PREPARED BY TSA GROUP, INC. 6/92.
- 7.) EXISTING UTILITIES WILL BE LOCATED PER COUNTY MAPS.
- 8.) TOPOGRAPHY TAKEN FROM HOWARD COUNTY TOPOGRAPHIC MAP DATED 1977.
- 9.) STORMWATER MANAGEMENT WILL BE PROVIDED AT EXISTING FACILITY (SDP-86-234) IN NOTTINGHAM VILLAGE SECTION 1.
- 10.) THE 100-YEAR FLOODPLAIN DELINEATED ON THIS PLAN IS PER THE APPROVED STUDY FOR NOTTINGHAM VILLAGE SECTION 1, SDP-86-234 AND AS SHOWN ON PLAT NUMBERS 9948-51. [E22.1] INDICATES 100-YEAR FLOODPLAIN ELEVATION.
- 11.) VEHICULAR ACCESS IS TO BE PROVIDED BY PRIVATE USE-IN-COMMON DRIVEWAY ACCESS TO MEADOWRIDGE ROAD.
- 12.) WATERWAY CONSTRUCTION PERMIT FOR SANITARY SEWER CONNECTION SHALL BE OBTAINED PRIOR TO FINAL PLAN APPROVAL.
- 13.) EXISTING HOUSE LOCATED PER FIELD SURVEY BY TSA GROUP, AUGUST 1991.
- 14.) THIS SITE IS IN THE WATERLOO ELEMENTARY SCHOOL DISTRICT.
- 15.) THERE IS NO FLOODPLAIN OR STEEP SLOPES ON ANY RESIDENTIAL LOTS WITHIN THIS DEVELOPMENT.
- 16.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 15'
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.
 - c) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HES LOADING).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

SITE DATA TABULATION

| | |
|---|-----------|
| 1.) GROSS AREA..... | 1.808 AC. |
| 2.) FLOODPLAIN / STEEP SLOPES (0.180 AC.) | 0.160 AC. |
| 3.) NET AREA..... | 1.648 AC. |
| 4.) AREA OF PROPOSED ROAD RIGHT-OF-WAY..... | 0.155 AC. |
| 5.) AREA OF PROPOSED BUILDABLE LOTS..... | 1.071 AC. |
| 6.) TOTAL NUMBER OF PROPOSED LOTS..... | 5 |
| SINGLE FAMILY DETACHED..... | 2 |
| OPEN SPACE..... | 2 |
| 7.) OPEN SPACE REQUIRED..... (20%) | 0.362 AC. |
| 8.) OPEN SPACE PROVIDED..... (25% LOT 7) | 0.455 AC. |
| 9.) DRY USEABLE OPEN SPACE REQUIRED..... (50%) | 0.181 AC. |
| 10.) DRY USEABLE OPEN SPACE PROVIDED..... (81%) | 0.295 AC. |

* MINUS NON-CREDIT 20' USE-IN-COMMON OPEN SPACE LOT 8, 0.128 AC. (TOTAL OPEN SPACE = 0.583 AC.)

DRY GROUND RECREATION AREA TABULATION

| | |
|--|-----------|
| A) FLOODPLAIN AREA NOT WITHIN LIMIT OF WETLANDS..... | 0.026 AC. |
| B) WETLAND AREA..... | 0.134 AC. |
| C) 25% OR GREATER SLOPES NOT WITHIN LIMIT OF WETLANDS OR FLOODPLAIN..... | 0.000 AC. |
| D) STORMWATER MANAGEMENT FACILITY..... | 0.000 AC. |
| E) USE-IN-COMMON EASEMENTS..... | 0.128 AC. |
| F) DRY USEABLE AREA OF OPEN SPACE EXCLUDING ITEMS A-E ABOVE..... | 0.295 AC. |

COORDINATE LIST

| No. | NORTH | EAST |
|-----|-------------|-------------|
| 1 | 495575.1934 | 863764.2489 |
| 2 | 495457.4199 | 863925.8953 |
| 3 | 495167.0290 | 863713.1212 |
| 4 | 495134.7630 | 863689.4793 |
| 5 | 495206.6149 | 863590.5117 |
| 6 | 495278.4944 | 863546.8523 |
| 7 | 495284.5311 | 863551.2755 |

NOTE: WAIVER PETITION WP-99-96 REQUEST TO WAIVE SECTIONS 16.11(b)(1) & (b) AND 16.11(b)(2) OF THE SUBDIVISION REGULATIONS TO PERMIT A PRIVATE RESIDENTIAL DRIVEWAY TO HAVE DIRECT ACCESS TO A MAJOR ARTERIAL HIGHWAY, MEADOWRIDGE RD./MD ROUTE 109 AND SECTION 16.11(b)(3) TO PERMIT A PRIVATE ROAD TO EXCEED 200 FEET IN LENGTH WAS APPROVED 12/20/92 BY THE DIRECTOR OF PLANNING AND ZONING.

DEED REFERENCE: 1923/442

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
James R. Smith 4/15/93
PLANNING DIRECTOR DATE

| NO | DATE | REVISION |
|----|------|----------|
| | | |

TSA GROUP, INC.
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8480 Baltimore National Pike • Hillcott City, Maryland 21048 • (410) 465-6105

OWNER/DEVELOPER:
SECURITY DEVELOPMENT CORP.
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21043
(410) 465-4244

PROJECT:
SPARROW-GREY

LOCATION:
TAX MAP 37 - PARCEL 544
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY EQUIVALENT SKETCH PLAN

DATE: SEPTEMBER 13, 1991
NOVEMBER 30, 1992

PROJECT NO. 0417

SCALE: AS SHOWN DRAWING 1 OF 1