

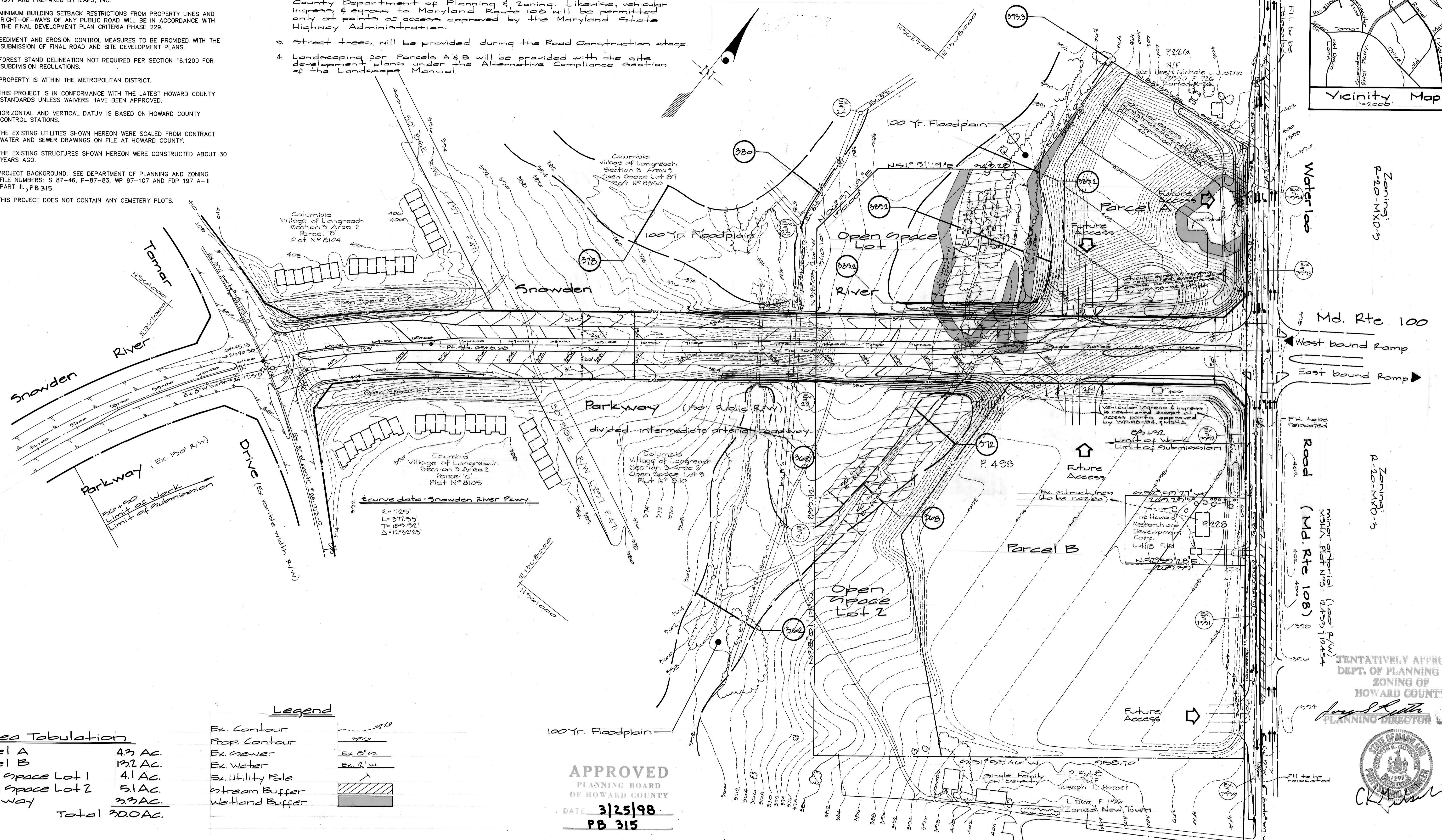
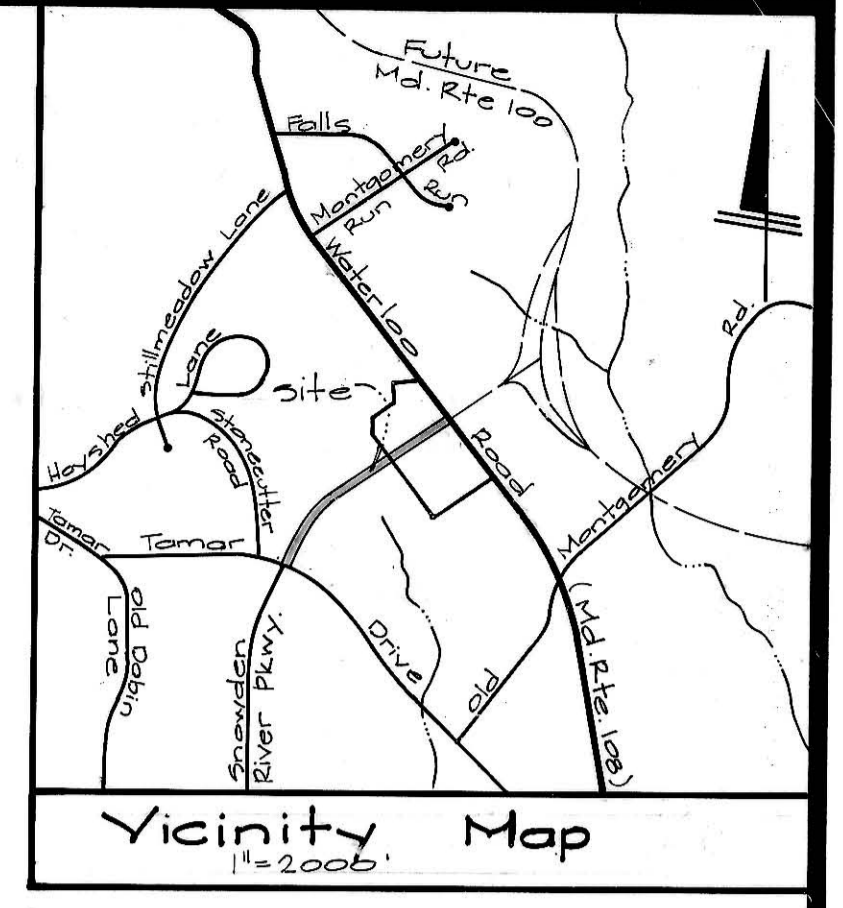
GENERAL NOTES

- ZONING: NEW TOWN
- TOTAL AREA: 30.0 AC.
- TOTAL NUMBER OF LOTS: PARCELS = 2 OPEN SPACE LOTS = 2
- PUBLIC WATER AND SEWER TO BE UTILIZED.
- TOPOGRAPHY SHOWN HEREON IS AERIAL TAKEN FROM MAPS FLOWN IN 1971 AND PREPARED BY MAPS, INC.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND RIGHT-OF-WAYS OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA PHASE 229.
- SEDIMENT AND EROSION CONTROL MEASURES TO BE PROVIDED WITH THE SUBMISSION OF FINAL ROAD AND SITE DEVELOPMENT PLANS.
- FOREST STAND DELINEATION NOT REQUIRED PER SECTION 16.1200 FOR SUBDIVISION REGULATIONS.
- PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY CONTROL STATIONS.
- THE EXISTING UTILITIES SHOWN HEREON WERE SCALED FROM CONTRACT WATER AND SEWER DRAWINGS ON FILE AT HOWARD COUNTY.
- THE EXISTING STRUCTURES SHOWN HEREON WERE CONSTRUCTED ABOUT 30 YEARS AGO.
- PROJECT BACKGROUND: SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S 87-46, P-87-83, WP 97-107 AND FDP 197 A-III PART III, PB 315
- THIS PROJECT DOES NOT CONTAIN ANY CEMETERY PLOTS.

Notes

- Waiver Petition, WP-98-34, was submitted in order to allow grading in environmental areas & associated buffers for the purpose of a road crossing (section 16.110 (a)(1) & (2)) & to allow access to the parcels from an arterial roadway rather than a lower classification road (section 16.110 (a)(1) & (2)). The waiver petition was granted on January 28, 1998.
- Vehicular ingress & egress to Snowden River Parkway will be permitted only at points of access approved by the Howard County Department of Planning & Zoning. Likewise, vehicular ingress & egress to Maryland Route 108 will be permitted only at points of access approved by the Maryland State Highway Administration.
- Street trees will be provided during the Road Construction stage.
- Landscaping for Parcels A & B will be provided with the site development plans under the Alternative Compliance Section of the Landscape Manual.

Waiver petition WP 97-107, was granted in order to permit mass grading without SDP approval (Section 16.133 (A) (2)). This waiver petition was granted on April 8, 1997. Waiver petition WP 97-107 amended, was granted to permit the installation of a temporary diversion pipe prior to approval of final road drawings (Section 16.141 d). This amended waiver petition was granted on February 12, 1998.



Area Tabulation

| | |
|------------------|-----------------|
| Parcel A | 4.3 AC. |
| Parcel B | 13.2 AC. |
| Open Space Lot 1 | 4.1 AC. |
| Open Space Lot 2 | 5.1 AC. |
| Roadway | 3.3 AC. |
| Total | 30.0 AC. |

Legend

| | |
|------------------|-----------|
| Ex. Contour | — 2' — |
| Prop. Contour | — 2' — |
| Ex. Sewer | Ex. 6" S |
| Ex. Water | Ex. 12" W |
| Ex. Utility Pole | — |
| Stream Buffer | — |
| Wetland Buffer | — |

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 3/25/98
PB 315

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James S. Rutter 5/8/98
PLANNING DIRECTOR



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

| DATE | REVISION | BY | APP'R. |
|------|----------|----|--------|
| | | | |

OWNER:
PREPARED FOR:
The Howard Research & Development Corporation
The Rouse Building
10275 Little Patuxent Parkway
Columbia, Maryland 21044
(410) 772-0027
Attn: Al Edwards

Preliminary Equivalent Sketch Plan
Route 108 Commercial
Section 1 Area 1
Phase 229
6th Election District
Howard County, Maryland

| | | | |
|-------|-------------|--------------------------|-----------------|
| DES.: | SCALE | ZONING | G.L.W. FILE NO. |
| DEV. | 1" = 100' | NT | 97-009 |
| DRN.: | DATE | TAX MAP No. | SHEET |
| CHK.: | April, 1998 | Block 7 Parcel 40822B | 1 of 1 |