



VICINITY MAP Scale: 1"=2000'

SCALE: 1"=100'

POINT#	NORTH	EAST
167	801429.669	868789.787
163	801430.802	868700.584
162	801435.601	869209.662
160	801474.989	869284.270
1021	801871.126	869284.652
1207	801876.910	869289.979
1206	801895.586	869346.627
199	801894.598	869441.571
198	801825.280	869425.500
181	801870.118	869413.525
188	801942.181	869152.709
182	801143.428	869182.065
141	801171.318	869435.508
1074	800948.576	869670.068
171	800068.472	868946.667
169	800787.258	868942.499
168	801258.178	868816.067
167	801429.669	868789.787

- GENERAL NOTES**
- EXISTING ZONING: R-20
 - GROSS AREA OF TRACT: 20.67 AC.
 - AREA OF PROPOSED BUILDABLE LOTS: 13.19 AC. INCLUDING PIPESTEMS: 0.29 AC.
 - AREA OF PROPOSED ROAD RIGHT-OF-WAY: 2.42 AC.
 - AREA OF PROPOSED OPEN SPACE LOTS: 5.06 AC. (INCLUDES WETLANDS & S.W.M.)
 - TOTAL LOTS: 30 BUILDABLE: 26 OPEN SPACE: 4
 - BUILDABLE LOTS: 26 (INCLUDING LOT 1 WITH EXISTING HOUSE)
 - PUBLIC WATER & SEWER WILL BE UTILIZED
 - AREA OF WETLANDS: 2.48 AC.
 - AREA OF S.W.M.: 0.30 AC.
 - NO 100-YEAR FLOODPLAINS EXIST ON SITE
 - TOPOGRAPHY FROM HOWARD COUNTY
 - STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 10.181 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS
 - SEDIMENT AND EROSION CONTROL MEASURES WILL BE PROVIDED WITH THE SUBMISSION OF THE ROAD CONSTRUCTION AND SITE DEVELOPMENT PLAN
 - OPEN SPACE WILL BE DEDED TO HOWARD COUNTY, MARYLAND
 - SWM TO BE PROVIDED ON-SITE IN LOCATION SHOWN. WATER QUALITY WILL BE PROVIDED BY ADDITIONAL WETLAND CREATION IN BOTTOM OF DETENTION AREA. SWM FOR LOTS 1 & 3 WILL BE PROVIDED BY INFILTRATION WITHIN EACH LOT AT BUILDING PERMIT STAGE.

TENTATIVELY APPROVED
ON THE
OFFICE OF PLANNING AND
ZONING OF
HOWARD COUNTY
W.R.
PLANNING DIRECTOR
6.18.90
T.B.



CK. Ginter

LOT ADJUSTMENT CHART

LOT#	GROSS AREA	PIPESTEM AREA	STEEP SLOPE AREA	NET AREA	MIN LOT AREA
10	20,100 ^{sq} ft	3,000 ^{sq} ft	—	20,100 ^{sq} ft	17,100 ^{sq} ft
1	101,300 ^{sq} ft	5,000 ^{sq} ft	—	101,300 ^{sq} ft	92,200 ^{sq} ft
2	63,000 ^{sq} ft	4,600 ^{sq} ft	—	63,000 ^{sq} ft	58,400 ^{sq} ft

CONNECTS TO ROAD SYSTEM FOR MARSHALEE WOODS SECTION ONE EXACT ALIGNMENT TO BE DETERMINED AT FINAL PLAN STAGE.
MARSHALEE WOODS FILE NO: 5-89-80

NO.	ARC	RADIUS	TAN.	Δ
1	312'	850'	158'	21°
2	133'	540'	66'	14°
3	222'	315'	112'	40°-30'
4	118'	450'	50'	15°

NOTES: 1) ALL LOTS NOT SHOWN IN ABOVE CHART DON'T HAVE PIPESTEMS OR WETLAND AREAS, SO THAT GROSS AREA AS SHOWN ON PLAN = NET AREA
2) NO FLOODPLAINS OR STEEP SLOPES EXIST ON ANY LOTS*

* AREAS OF STEEP SLOPES AS SHOWN ON SLOPE, WETLANDS & VEGETATION STUDY THAT ARE WITHIN LOTS OR ROAD AREA WILL BE GRADED OUT AT DEVELOPMENT STAGE.

SKETCH PLAN: OFFICE FILE # 5-89-56

GLW GUTSCHICK LITTLE & WEBER, P.A. ENGINEERS, PLANNERS, SURVEYORS 3909 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866 TELEPHONE: (301) 421-4024	DES. <i>K.N.H.</i> ORN. <i>S.A.</i> CHK. <i>C.K.G.</i>	DATE	REVISION	BY	APPR.	PREPARED FOR: OWNER: HELEN A. O'CONNOR 6540 MONTGOMERY ROAD ELKRIE, MD 21227	PRELIMINARY PLAN CALVERT RIDGE	SCALE 1" = 100'	ZONING R-20	G.L.W. FILE NO. 88-100
						1st Election District	DATE APRIL, 1990	TAX MAP No. 37	SHEET 1 OF 1	PARCEL #34

P-89-78