



OWNERS
 PARCEL 25, LOT 2
 MICHAEL L. WASHINGTON
 916 FROG MORTAR ROAD
 BALTIMORE, MD 21220-4304
 PARCEL 751, LOT 4
 NOTTINGHAM ACRES WAY, LLC
 100 WEST PENNSYLVANIA AVE.
 TOWSON, MD 21204

DEVELOPER
 NOTTINGHAM ACRES WAY, LLC
 100 WEST PENNSYLVANIA AVE.
 TOWSON, MD 21204

- LOT AREAS**
- LOT 1 - 17170 S.F.
 - LOT 2 - 17594 S.F.
 - LOT 3 - 12921 S.F.
 - LOT 4 - 12014 S.F.
 - LOT 5 - 16585 S.F.
 - LOT 6 - 12136 S.F.
 - LOT 7 - 13680 S.F.
 - LOT 8 - 18781 S.F.
 - LOT 9 - 14651 S.F.
 - LOT 10 - 12191 S.F.
 - LOT 11 - 12282 S.F.
 - LOT 12 - 12001 S.F.
 - LOT 13 - 12007 S.F.
 - LOT 14 - 12645 S.F. (min. lot size-12113 S.F.)
 - LOT 15 - 16133 S.F. (min. lot size-14171 S.F.)
 - LOT 16 - 14139 S.F. (min. lot size-12115 S.F.)
 - LOT 17 - 12155 S.F.
 - LOT 18 - 12082 S.F.
 - LOT 19 - 12100 S.F.

- SLOPE KEY**
- 15 - 24.9% SLOPES
 - 25+ % SLOPES ON SITE
 - 25+ % SLOPES OFF SITE
 - CONTIGUOUS 25+% STEEP SLOPES

- LANDSCAPING KEY**
- PROPOSED SHADE TREE
 - PROPOSED SMALL DECIDUOUS TREE
 - PROPOSED EVERGREEN TREE

LEGEND

PROPOSED RIGHT-OF-WAY LINE	---
PROPOSED LOT LINE	---
TRACT BOUNDARY	---
EXISTING LOT OR PARCEL LINE	---
EXISTING RIGHT-OF-WAY LINE	---
PROPOSED EASEMENT	---
EXISTING TREELINES	---
PROPOSED TREELINES	---
BUILDING SETBACK LINE	---
EXISTING SOIL CLASSIFICATIONS	---
EXISTING 5' CONTOUR	---
EXISTING 25' CONTOUR	---
WETLAND LIMIT LINE	---
100 YEAR FLOOD PLAIN	---
75' STREAM BUFFER	---
25' WETLANDS BUFFER	---
STREAM	---
PROPOSED CONTOUR	---
SPECIMEN TREE	---

NOTE: BUILDING FOOTPRINTS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 STREET CLASSIFICATION NOTE:
 THE EXTENSION OF NOTTINGHAM WAY IS PROPOSED AS A PUBLIC ACCESS STREET. ATTENBOROUGH WAY IS PROPOSED AS A PUBLIC ACCESS PLACE.

- GENERAL NOTES**
- EXISTING ZONING - R-20
 - SITE AREA - GROSS = 13,077 AC.+/-, NET = 11.86 AC.+/-
 - AREA OF PROPOSED LOTS - 6,028 AC.+/-
 - AREA OF ROADS - 1,134 AC.+/-
 - NUMBER OF PROPOSED LOTS - 19 SINGLE FAMILY LOTS, 2 OPEN SPACE LOTS, 1 STORMWATER MGMT. LOT
 - CENSUS TRACT - #6027
 - RECORD PLAT REFERENCES - 12932, 14103
 - DEED REFERENCES - 4327 / 0328, 995 / 0194
 - MINIMUM LOT SIZE - 12,000 S.F.
 - THE SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE SITE IS LOCATED WITHIN THE PLANNED SERVICE AREA AND THE PATAPSCO TREATMENT PLANT DRAINAGE AREA. THE SITE IS PROPOSED TO BE SERVICED WITH PUBLIC WATER AND SEWER.
 - OPEN SPACE - REQ. - 40% OF GROSS SITE AREA 13,077 X .4 = 5,231 AC.+/-
 - PROV. - 257,634 S.F. = 5.915 AC.+/- = 45.2%
 - RECREATION AREA - REQ. - 200 S.F. PER LOT
 200 X 19 = 3,800 S.F. = 0.087 AC.+/-
 - PROV. - 3,800 S.F. = 0.087 AC.+/-
 - THE TOPOGRAPHY SHOWN IS FROM HOWARD CO. G.I.S. DATED 1998 @ 5 FOOT CONTOUR INTERVALS.
 - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 31AB & 31DA. WERE USED FOR THIS PROJECT.
 - EXISTING UTILITIES ARE BASED ON THE UTILITY DRAWINGS FOR CONTRACT NOS. 64 W FOR THE 6" WATER MAIN IN NOTTINGHAM WAY AND 417-S FOR THE 10" SANITARY SEWER IN BONNIE BRANCH RD.
 - THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT

APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR
 DATE: 10/7/02

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1020 CROMWELL BRIDGE ROAD
 TOWSON, MARYLAND 21286-3396
 (410) 825-8120

SKETCH PLAN
NOTTINGHAM WAY ACRES
 ELECTION DISTRICT #2
 HOWARD COUNTY, MARYLAND
 TAX MAP 31, GRID 9, PARCEL 25- LOT 2 & PARCEL 751- LOT 4
 SCALE: 1" = 50' DATE: JUNE 4, 2002, REV.: AUGUST 22, 2002
 REV.: OCTOBER 4, 2002