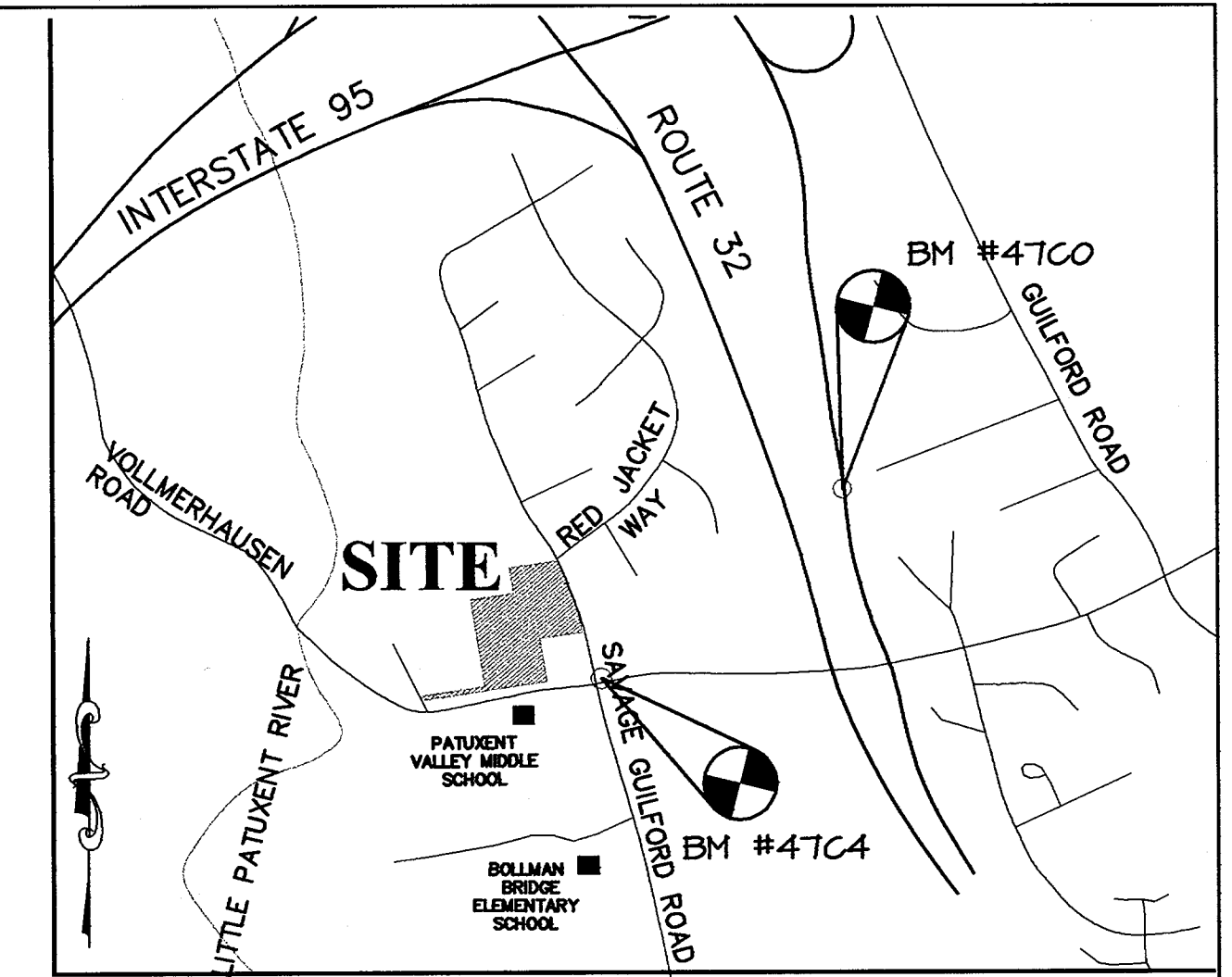


SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SKETCH PLAN

# SKETCH PLAN NICOTRA PROPERTY LOTS 13-21

A RESUBDIVISION OF LOT 7 (P/O PARCEL 18)  
AND A SUBDIVISION OF PARCEL 777  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



**VICINITY MAP**  
SCALE 1"=1000'

**GENERAL NOTES**

1. THERE IS NO 100 YEAR FLOODPLAIN AFFECTING THIS DEVELOPMENT.
2. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
3. PROPOSED WATER SYSTEM IS PUBLIC. (WATER CONTRACT # 3381-WS)
4. PROPOSED SEWER SYSTEM IS PUBLIC. (SEWER CONTRACT # 3381-WS)
5. THERE ARE NO KNOWN CEMETARIES OR GRAVE SITES ON THE PROPERTY.
6. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THE ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THESE FACILITIES HAVE NOT BEEN DESIGNED, AND THEIR SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR DEVELOPMENT. SWM FOR THIS DEVELOPMENT WILL BE PROVIDED BY GRASS CHANNELS AND DRY WELLS.
7. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
8. THE EXISTING TOPOGRAPHY IS TAKEN FROM "HOWARD COUNTY MARYLAND SITE PLANNING / GIS DATA" WITH 5' FEET CONTOUR INTERVALS PREPARED BY HOWARD COUNTY MARYLAND / GIS DATED OCTOBER 14, 1999.
9. 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. 2742004 AND 2742010 WERE USED FOR THIS PROJECT.
10. A NON-CONFORMING USE PETITION (NCU-02-06) TO ALLOW TWO RESIDENTIAL STRUCTURES ON PROPOSED LOT 15 WAS GRANTED ON FEBRUARY 27, 2003.
11. PLEASE REFERENCE HOWARD COUNTY FILE NUMBERS: F-93-139, F-92-101, F-92-07, F-90-142, NCU-02-06, S-91-10, WP-93-54, AND WP-91-35.



SITE TABULATION	
EXISTING ZONING	R-20
GROSS AREA OF PROPERTY	4.52 AC
AREA IN 100 YR. FLOODPLAIN AND STEEP SLOPES	0 AC
NET TRACT AREA	4.52 AC
AREA OF PROPOSED BUILDABLE LOTS	4.21 AC
PRIVATE ROAD RIGHT OF WAY	.27 AC
RIGHT OF WAY TO BE DEDICATED	.04 AC
MINIMUM LOT SIZE	20,000 SF
AREA OF REQUIRED OPEN SPACE (6% OF GROSS)	0.27 AC (11,761.2 SF)
AREA OF PROVIDED OPEN SPACE*:	
CREDITED	0 AC
NON-CREDITED	.12 AC
TOTAL PROVIDED	.12 AC
NUMBER OF BUILDABLE LOTS	8 (INCLUDES 2 EX. HOUSES)
NUMBER OF OPEN SPACE LOTS	1
PROPOSED WATER AND SEWER	PUBLIC

\* A FEE- IN-LIEU OF THE OPEN SPACE REQUIREMENT WILL BE PAID.

**BENCH MARKS**

HOWARD COUNTY MONUMENT 47C0  
N 540,529.712 E 1,362,460.513 ELEV.286.462  
STANDARD STAMPED BRASS OR ALUMINUM DISC ON  
CONCRETE MONUMENT: 0.3' BELOW SURFACE LOCATED  
ON NORTH-EAST CORNER OF VOLLMERHAUSEN  
RD. AND SAVAGE-GUILFORD RD. INTERSECTION.  
70.63' SOUTH OF BGE POLE 309354.

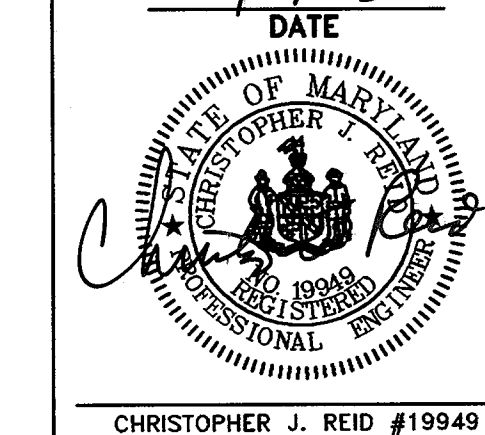
HOWARD COUNTY MONUMENT 47C4  
N 539,645.665 E 1,361,379.426 ELEV.288.807  
STANDARD STAMPED BRASS OR ALUMINUM DISC ON  
CONCRETE MONUMENT: 0.3' BELOW SURFACE  
LOCATED ON WESTERN SIDE OF RT 32 WBL  
ACROSS FROM CARROLL HEIGHTS AVE. DEAD END  
16' WEST OF 3 REBARS SET 4' OFF RT. 32

**TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY**  
*Mark Dwyer* 4/10/03  
**PLANNING DIRECTOR DATE**

MINIMUM LOT SIZE TABULATION			
LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA/ MIN. LOT SIZE
16	23,819	2,417	21,402
17	23,979	2,700	21,279
18	22,227	1,848	20,379
19	23,308	3,198	20,110
20	24,133	2,285	21,308

\* ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET  
\*\* LOT 21 IS A NON-CREDITED OPEN SPACE LOT

DATE	NO.	REVISION
<b>OWNER / DEVELOPER</b>		
AL AND ANITA NICOTRA 8708 SAVAGE GUILFORD ROAD JESSUP, MD 20794		
<b>PROJECT</b> NICOTRA PROPERTY LOTS 13-21 A RESUBDIVISION OF LOT 7 (P/O PARCEL 18) AND A SUBDIVISION OF PARCEL 777		
<b>AREA</b> ZONED R20 LOT 7 (P/O PARCEL 18) & 777, TAX MAP 47 GRID 5 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
<b>TITLE</b> COVER SHEET		
<b>Patton Harris Rust &amp; Associates,pc</b> Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
<b>P.H.R.A.</b>		
4.9.03 DATE		
DESIGNED BY: P.J.S./K.L.S.		
DRAWN BY: K.L.S.		
PROJECT NO: 11511/1-0/ENGR/ PLANS/00000V		
DATE: APRIL 10, 2003		
SCALE: 1" = 100'		
DRAWING NO. 1 OF 2		





TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY.

*Mark J. Layton* 4/10/03  
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER / DEVELOPER		
AL AND ANITA NICOTRA 8708 SAVAGE GUILFORD ROAD JESSUP, MD 20794		
PROJECT NICOTRA PROPERTY LOTS 13-21 A RESUBDIVISION OF LOT 7 (P/O PARCEL 18) AND A SUBDIVISION OF PARCEL 777		
AREA ZONED R20 LOT 7 (P/O PARCEL 18) & 777, TAX MAP 47 GRID 5 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
SKETCH PLAN		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
4.9.03 DATE		
DESIGNED BY : P.J.S./K.L.S.		
DRAWN BY : K.L.S.		
PROJECT NO. 11511/1-0/ENGR/ PLANS/P100SKETCH		
DATE : APRIL 10, 2003		
SCALE : 1" = 50'		
DRAWING NO. 2 OF 2		

PLAN  
SCALE: 1" = 50'

