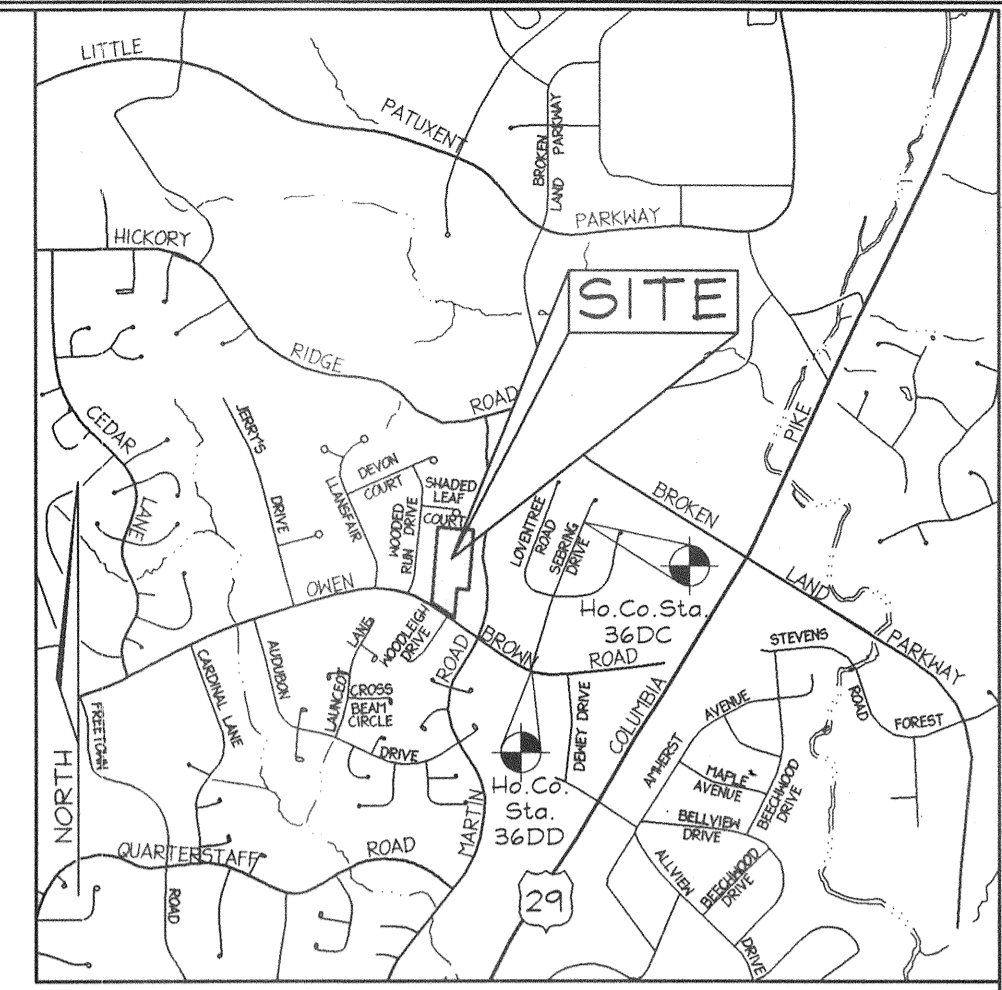


**LEGEND**

- Existing contours ----- 552
- Existing Spot Elevation
- Existing Trees to Remain
- 25' Wetlands Buffer --- WB ---
- Stream Bank Buffer --- SB ---
- Wetland --- W ---
- Stream
- Gravel area
- Paved Area
- Water & Utility Easement
- Gas Electric Utility Pole
- Specimen Tree



VICINITY MAP  
SCALE: 1"=200'

**GENERAL NOTES**

1. Subject property zoned "R-20" per 02/02/04 Comprehensive Zoning Plan.
2. This site is located within the Metropolitan District.
3. Public water and sewer to be utilized.
4. Soils map no. 24.
5. Gross area of site: 6.915 ac.±
6. Area of proposed public R/W: 0.930 ac.±
7. Number of proposed buildable lots: 12
8. Area of proposed buildable lots: 4.420 ac.±
9. Number of proposed open space lots: 4
10. Area of proposed open space lots: 1.426 ac.± (Credited Area = 1.373 ac.±)
11. Area of Bulk Parcel 'A' = 0.039 ac.±
12. Open Space requirements:
  - a.) Open Space required (20%-16,000sf minimum lot size): 6.815 ac.± x 0.20=1.363 ac.±
  - b.) Recreational Open Space required: 12 lots x 200 sf=2,400 sf±
  - c.) Recreational Open Space provided: 7,482 sf± in Open Space Lot II
13. Topography is based on an Aerial Topographic Survey by Howard County Maryland.
14. Field run Boundary Survey prepared by FSH Associates in October, 2003.
15. Stormwater Management is provided in accordance with the 2000 Stormwater Management Manual Redevelopment guidelines. CPV, H2O, REV is achieved by reduction of existing impervious surfaces by more than 50% from 80% of existing impervious surfaces to approximately 35-40% of proposed impervious surfaces.
16. A.P.F.O. Traffic Study prepared by Street Traffic Studies.
17. Wetlands Delineation and report prepared by Exploration research, Inc.
18. Forest Stand Delineation and report prepared by Exploration Research, Inc.
19. There are no historic structures or cemeteries on-site.
20. There is no 100-Year Floodplain on the property.
21. County file numbers: SDP 82-19, SDP 85-107, SDP-75-59, SDP 87-14, BA-81-20, BA-84-22E, BA-86-07E, BA-87-14V, BA-95-11E, BA-96-39E
22. No clearing, grading or construction is permitted within wetlands, streams or their required buffers.
23. All Existing Buildings, Structures, and Fencelines on site to be removed except the existing house and an associated accessory structure shown on proposed lot 14
24. Overflow Parking Requirements:
  - a.) Number of parking spaces required: 6 (0.5 per unit x 12 units)
  - b.) Parking spaces provided along roadway and on private driveway pads
25. Sidewalks, street lights, street trees and other landscaping will be shown on the Preliminary Plans.
26. This subdivision is subject to the amended Fifth edition of the Howard County Subdivision and Land Development Regulations.

**CENTERLINE ROAD CURVE DATA**

CURVE #	STATIONS	DELTA	RADIUS	ARC LENGTH
C1	PC-0+06.92; PT-1+43.20	78°09'31"	100.00'	126.06
C2	PC-1+43.20; PT-2+46.54	64°14'34"	110.00'	116.98
C3	PC-4+65.59; PT-5+75.54	15°44'56"	400.00'	109.60

**CONTRACT PURCHASER**  
 WILLIAMSBURG GROUP LLC  
 5405 HARPER'S FARM RD #200  
 COLUMBIA, MARYLAND 21044-3834  
 Telephone: (410) 997-8800  
 Fax: (410) 997-4358

**OWNER**  
 METZLER JOHN W  
 METZLER DOROTHY W/F T/C  
 10358 OWEN BROWN ROAD  
 COLUMBIA, MARYLAND 21044-3834

**SKETCH PLAN**  
**METZLERS GARDEN**  
 LOTS 1-6, 8-10, 12-14,  
 OPEN SPACE LOTS 7,11,15,16 AND BULK PARCEL 'A'  
 TAX MAP 36 GRID 7 PARCEL 152  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**FSH Associates**  
 Engineers Planners Surveyors  
 8318 Forrest Street Ellicott City, MD 21043  
 Tel: 410-750-2251 Fax: 410-750-7350  
 E-mail: FSHAssociates@cs.com

DESIGN BY: ZYF  
 DRAWN BY: AY/MM/MIS  
 CHECKED BY: ZYF  
 SCALE: 1"=50'  
 DATE: Feb. 26, 2004  
 W.O. No.: 3214  
 SHEET No.: 1 OF 1

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 [Signature]  
 PLANNING DIRECTOR  
 DATE: 3/1/04

