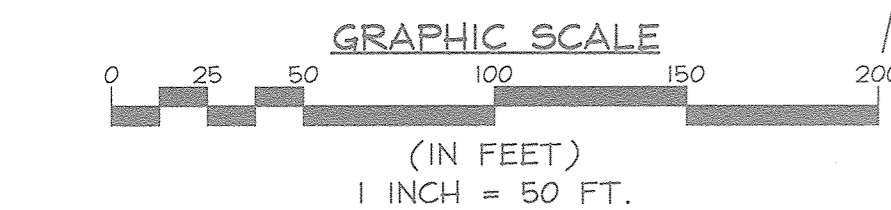


**LEGEND**

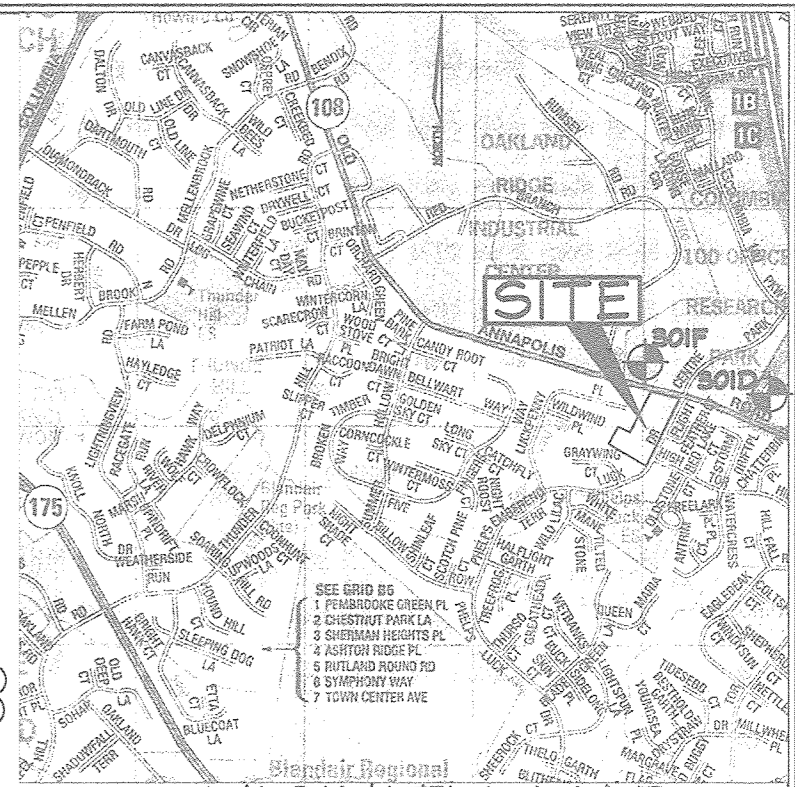
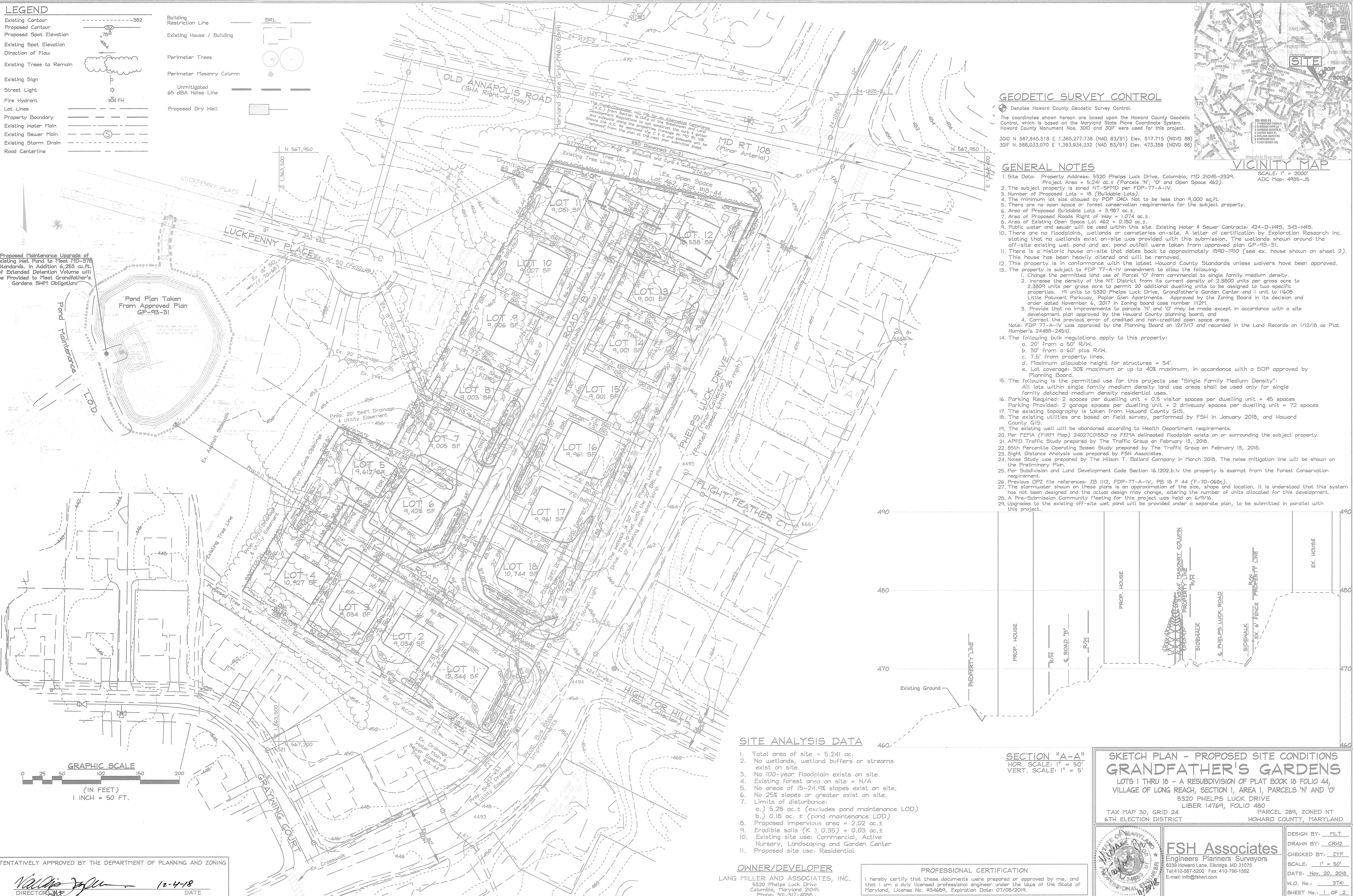
- Existing Contour
- Proposed Contour
- Proposed Spot Elevation
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- Direction of Flow
- Existing Trees to Remain
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- Street Light
- Fire Hydrant
- Lot Lines
- Property Boundary
- Existing Water Main
- Existing Sewer Main
- Existing Storm Drain
- Road Centerline
- Building Restriction Line
- Existing House / Building
- Perimeter Trees
- Perimeter Masonry Column
- Unmitigated 65 dBA Noise Line
- Proposed Dry Well

Proposed Maintenance Upgrade of Existing Wet Pond to Meet MD-376 Standards. In Addition 6,253 cu.ft. of Extended Detention Volume will be Provided to Meet Grandfather's Gardens SWM Obligation.

Pond Plan Taken From Approved Plan GP-93-31



TENTATIVELY APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 12-4-18  
 DIRECTOR DATE



**GEODETTIC SURVEY CONTROL**

Denotes Howard County Geodetic Survey Control.  
 The coordinates shown hereon are based upon the Howard County Geodetic Control, which is based on the Maryland State Plane Coordinate System, Howard County Monument Nos. 301D and 301F were used for this project.  
 301D N 567,645.518 E 1,365,277.738 (NAD 83/91) Elev. 517.715 (NGVD 88)  
 301F N 568,033.070 E 1,363,934.332 (NAD 83/91) Elev. 473.359 (NGVD 88)

**GENERAL NOTES**

1. Site Data: Property Address: 5320 Phelps Luck Drive, Columbia, MD 21045-2324.
2. The subject property is zoned NT-SFMD per FDP-77-A-IV and Open Space 462.
3. Number of Proposed Lots = 18 (Buildable Lots).
4. The minimum lot size allowed by PDP D&O: Not to be less than 9,000 sq.ft.
5. There are no open space or forest conservation requirements for the subject property.
6. Area of Proposed Buildable Lots = 3,987 sq.ft.
7. Area of Proposed Roads Right of Way = 1,074 sq.ft.
8. Area of Existing Open Space Lot 462 = 0.180 ac.
9. Public water and sewer will be used within this site. Existing Water & Sewer Contracts: 424-D-W&S, 343-W&S.
10. There are no floodplains, wetlands or creeks on-site. A letter of certification by Exploration Research Inc. stating that no wetlands exist on-site was provided with this submission. The wetlands shown around the off-site existing wet pond and ex. pond outfall were taken from approved plan GP-93-31.
11. There is a historic house on-site that dates back to approximately 1890-1910 (see ex. house shown on sheet 2). This house has been heavily altered and will be removed.
12. This property is in conformance with the latest Howard County Standards unless waivers have been approved.
13. The property is subject to FDP 77-A-IV amendment to allow the following:
  1. Change the permitted land use of Parcel 'O' from commercial to single family medium density.
  2. Increase the density of the NT District from its current density of 2,380 units per gross acre to 2,380 units per gross acre to permit 20 additional dwelling units to be assigned to two specific properties: 14 units to 5320 Phelps Luck Drive, Grandfather's Garden Center and 1 unit to 11608 Little Patuxent Parkway, Poplar Glen Apartments. Approved by the Zoning Board in its decision and order dated November 6, 2017 in Zoning board case number 11121.
  3. Provide that no improvements to parcels 'N' and 'O' may be made except in accordance with a site development plan approved by the Howard County planning board; and
  4. Correct the previous error of credited and non-credited open space areas.
 Note: FDP 77-A-IV was approved by the Planning Board on 12/7/17 and recorded in the Land Records on 1/12/18 as Plat Number's 24486-24510.
14. The following bulk regulations apply to this property:
  - a. 20' from a 50' R/W.
  - b. 30' from a 60' plus R/W.
  - c. 7.5' from property lines.
  - d. Maximum allowable height for structures = 34'.
  - e. Lot coverage: 30% maximum or up to 40% maximum, in accordance with a SDP approved by Planning Board.
15. The following is the permitted use for this projects use "Single Family Medium Density". All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.
16. Parking Required: 2 spaces per dwelling unit + 0.5 visitor spaces per dwelling unit = 45 spaces  
 Parking Provided: 2 garage spaces per dwelling unit + 2 driveway spaces per dwelling unit = 72 spaces
17. The existing topography is taken from Howard County GIS.
18. The existing utilities are based on field survey, performed by FSH in January 2018, and Howard County GIS.
19. The existing well will be abandoned according to Health Department requirements.
20. Per FEMA (FIRM Map) 24027C0155D no FEMA delineated Floodplain exists on or surrounding the subject property.
21. APFO Traffic Study prepared by The Traffic Group on February 13, 2018.
22. 85th Percentile Operating Speed Study prepared by The Traffic Group on February 13, 2018.
23. Sight Distance Analysis was prepared by FSH Associates.
24. Noise Study was prepared by The Wilson T. Ballard Company in March 2018. The noise mitigation line will be shown on the Preliminary Plan.
25. Per Subdivision and Land Development Code Section 16.1202.b.iv the property is exempt from the Forest Conservation requirement.
26. Previous DPZ file references: ZB 1112, FDP-77-A-IV, PB 16 F 44 (F-70-066c).
27. The stormwater shown on these plans is an approximation of the size, shape and location. It is understood that this system has not been designed and the actual design may change, altering the number of units allocated for this development.
28. A Pre-Submission Community Meeting for this project was held on 6/9/16.
29. Upgrades to the existing off-site wet pond will be provided under a separate plan, to be submitted in parallel with this project.

**SITE ANALYSIS DATA**

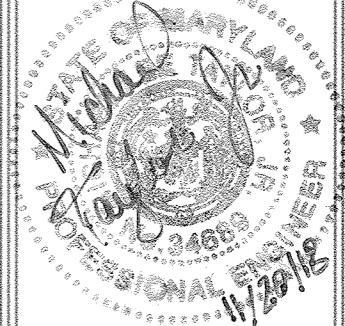
1. Total area of site = 5.241 ac.
2. No wetlands, wetland buffers or streams exist on site.
3. No 100-year floodplain exists on site.
4. Existing forest area on site = N/A
5. No areas of 15-24.9% slopes exist on site.
6. No 25% slopes or greater exist on site.
7. Limits of disturbance:
  - a.) 5.28 ac.± (excludes pond maintenance LOD)
  - b.) 0.18 ac. ± (pond maintenance LOD)
8. Proposed impervious area = 2.02 ac.±
9. Erodeable soils (K > 0.35) = 0.03 ac.±
10. Existing site use: Commercial, Active Nursery, Landscaping and Garden Center
11. Proposed site use: Residential

**SECTION "A-A"**  
 HOR. SCALE: 1" = 50'  
 VERT. SCALE: 1" = 5'

**SKETCH PLAN - PROPOSED SITE CONDITIONS**  
**GRANDFATHER'S GARDENS**  
 LOTS 1 THRU 18 - A RESUBDIVISION OF PLAT BOOK 18 FOLIO 44,  
 VILLAGE OF LONG REACH, SECTION 1, AREA 1, PARCELS 'N' AND 'O'  
 5320 PHELPS LUCK DRIVE  
 LIBER 14769, FOLIO 480  
 TAX MAP 30, GRID 24  
 6TH ELECTION DISTRICT  
 PARCEL 289, ZONED NT  
 HOWARD COUNTY, MARYLAND

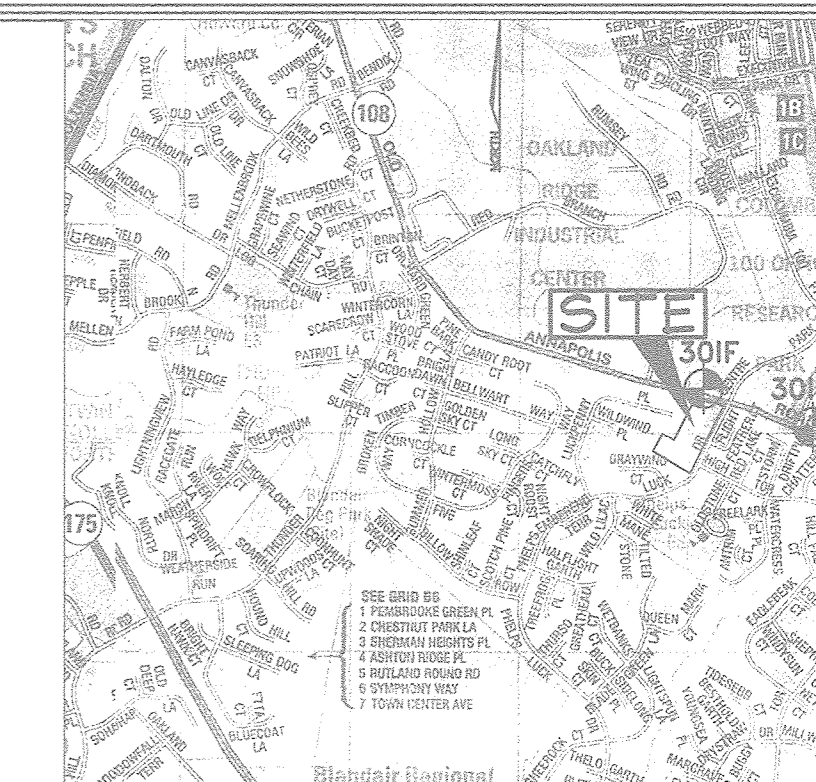
**OWNER/DEVELOPER**  
 LANG MILLER AND ASSOCIATES, INC.  
 5320 Phelps Luck Drive  
 Columbia, Maryland 21045  
 Phone: 301-317-4058

**PROFESSIONAL CERTIFICATION**  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 834689, Expiration Date: 07/08/2019.



**FSH Associates**  
 Engineers Planners Surveyors  
 6336 Howard Lane, Elkridge, MD 21075  
 Tel: 410-567-5200 Fax: 410-796-1562  
 E-mail: info@sheri.com

DESIGN BY: MHT  
 DRAWN BY: CRH2  
 CHECKED BY: ZYF  
 SCALE: 1" = 50'  
 DATE: Nov. 20, 2018  
 P.L.O. No.: 3741  
 SHEET No. 1 OF 2



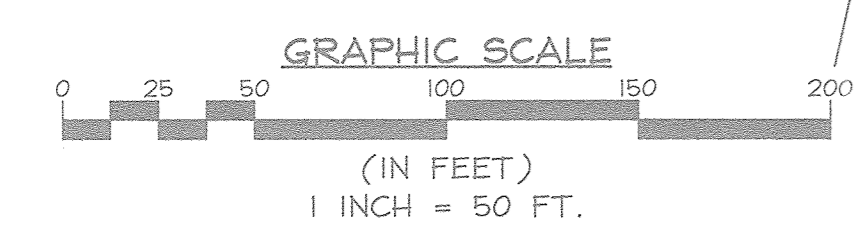
VICINITY MAP  
SCALE: 1"=200'  
ADC Map: 4935-J5

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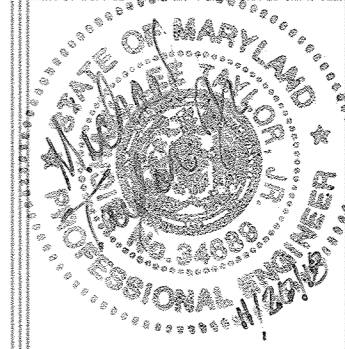


TENTATIVELY APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING  
*Nachin Jai*  
DIRECTOR  
12-4-18  
DATE

**OWNER/DEVELOPER**  
LANG MILLER AND ASSOCIATES, INC.  
5320 Phelps Luck Drive  
Columbia, Maryland 21045  
Phone: 301-317-4050

**PROFESSIONAL CERTIFICATION**  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #34689, Expiration Date: 07/08/2019.

**SKETCH PLAN - EXISTING SITE CONDITIONS**  
**GRANDFATHER'S GARDENS**  
LOTS 1 THRU 18 - A RESUBDIVISION OF PLAT BOOK 18 FOLIO 44,  
VILLAGE OF LONG REACH, SECTION 1, AREA 1, PARCELS 'N' AND 'O'  
5320 PHELPS LUCK DRIVE  
LIBER 14769, FOLIO 480  
TAX MAP 30, GRID 24 PARCEL 289, ZONED NT  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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SHEET No.: 2 OF 2