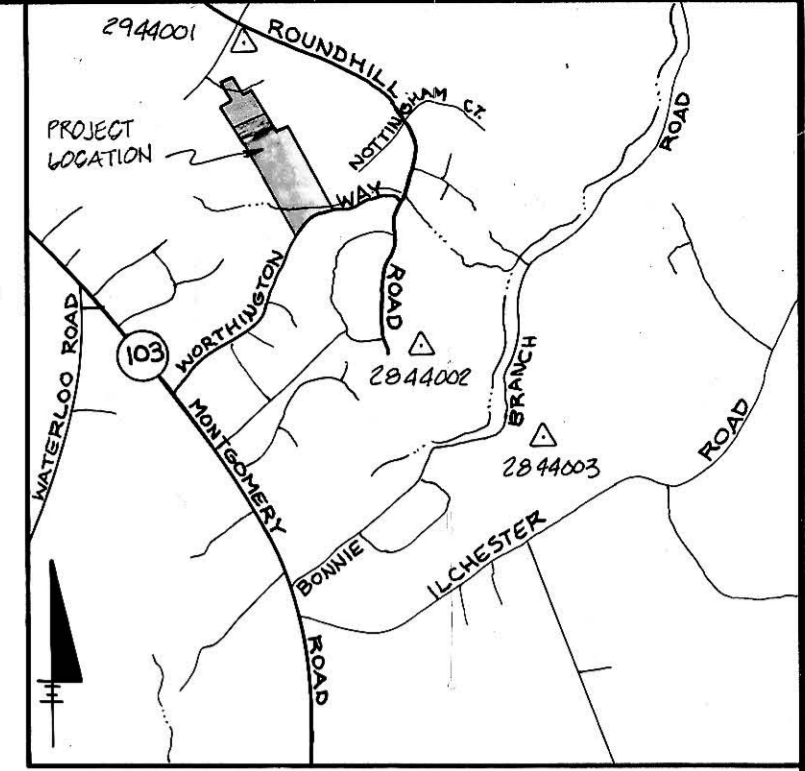


HOWARD COUNTY MONUMENTS

- △ 2944001 - CONC. MON. @ SURFACE. 6' E. OF DONCASTER DRIVE. 15' E. N. DRIVE TO '460S.
- EL. 528.11'
- △ 2844002 - CONC. MON. @ SURFACE. 18' E. A.W. OF TWIN 12" APPE. 70' S. OF GRAVEL DRIVE ACROSS POWER LINE FROM INTERSECTION OF ROUND HILL RD AND ROLLING TOP ROAD.
- EL. 494.838'
- △ 2844003 - CONC. MON. @ SURFACE
- EL. 431.191'



- GENERAL NOTES:**
- EXISTING ZONING: R-20
  - GROSS AREA OF TRACT: 10.18 AC ±
  - AREA OF PROPOSED LOTS: 12.23 AC ±
  - AREA OF PROPOSED ROADS: 1.66 AC ±
  - AREA OF PROPOSED OPEN SPACE: 2.44 AC ±
  - TOTAL NUMBER OF LOTS: 28
    - A. BUILDABLE LOTS: 23
    - B. LOTS WITH EXISTING HOMES: 1
    - C. OPEN SPACE LOTS: 3
  - PUBLIC WATER & SEWER SYSTEMS TO BE UTILIZED.
  - DEED REFERENCES:
    - A. PROPERTY OF HOWARD RESNECK
      - 1. PARCEL 22: LIBER 804, FOLIO 678
      - 2. PARCEL 769: LIBER 1131, FOLIO 209
    - B. PROPERTY OF DAVID E. SURVINSKY, ET AL
      - 1. PARCEL 308: LIBER 918, FOLIO 222
      - 2. PARCEL 768: LIBER 1131, FOLIO 212
    - C. PROPERTY OF PATRICIA A. KING
      - 1. PARCEL 996: LIBER 461, FOLIO 445
  - THE 100 YR FLOOD PLAIN LIMITS SHOWN WERE OBTAINED FROM THE BONNIE BRANCH WATERSHED COMPUTER MODEL, APPROVED BY HOWARD COUNTY CAPITAL PROJECT D-10-05.
  - STREET TREES TO BE PROVIDED 40' O.C. IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
  - PROPOSED SEDIMENT & EROSION CONTROL MEASURES ARE TO BE PROVIDED ON FINAL CONSTRUCTION PLANS.
  - FOR SCHEMATIC GRADING, SEE SHEET 1 AND 2 OF 2 (SUPPLEMENTAL DATA.)
  - B.R.L. - DENOTES BUILDING RESTRICTION LINES.
  - LIGHTING TO BE PROVIDED IN ACCORDANCE WITH SECTION 16.130 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - TOPOGRAPHY SHOWN IS FIELD VERIFIED.
  - OF THE 1.51 AC. OF REQUIRED OPEN SPACE, 1.05 AC. IS FREE OF FLOODPLAIN OR OTHER SLOPES.
  - WP-89-89: WAIVER GRANTS APPROVAL FROM SECTION 16.116 C.A. TO ADJUST STREET SLOPES TO MEET MINIMUM LOT SIZE - SEE HOWARD COUNTY LETTER DATED FEBRUARY 24, 1989.
  - 50% PERCENT OF THE REQUIRED OPEN SPACE HAS BEEN RESERVED FOR DRY RES. USE.

**OPEN SPACE TABULATIONS**

LOT SIZE	NO. OF LOTS	AREA OF MANDATOR. OPEN SPACE PROVIDED	SUB. RES.	PERCENT	AREA OF OPEN SPACE
20,000 OR LARGER	10	6.53 AC.			
15,000 TO 19,999	4	1.71 AC.		10%	1.18 AC.
10,000 TO 14,999	4	1.51 AC.		20%	1.30 AC.
5,000 TO 9,999	7	1.42 AC.		30%	0.79 AC.
<b>TOTAL</b>	<b>25</b>	<b>12.23 AC.</b>			<b>1.51 AC.</b>

**DENSITY TABULATIONS**

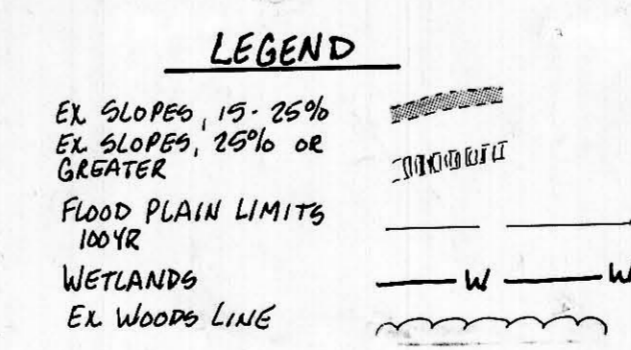
AREA	NO. OF DWELLING UNITS ALLOWED	DENSITY PER ACRE (UNIT/AC.)
GROSS AREA	1619	1.619
FLOOD PLAIN/STEEP SLOPES	916	0.916
NET AREA	1291	1.291
NO. OF DWELLING UNITS ALLOWED	28	0.28
FLOOD PLAIN LOT ADJUSTMENT	28	0.28
TOTAL NO. OF DWELLING UNITS ALLOWED	28	0.28
TOTAL NO. OF DWELLING UNITS ALLOWED	28	0.28
DENSITY PER ACRE (UNIT/AC.)		1.199

\*A FEE WILL BE PAID IN LIEU OF OPEN SPACE AS DIRECTED BY HOWARD COUNTY DEPT. OF RECREATION & PARKS.

\*\* DENSITY TABULATIONS: FLOODPLAIN = 1.29 AC. ± OTHER SLOPES = 1.96 AC. ±

**CORNER DATA**

NO.	NORTH	EAST
1	519.007.1503	850.641.1227
2	511.852.6402	850.402.1500
3	511.766.4902	850.303.0774
4	511.857.1223	850.471.5622
5	511.823.1571	850.331.9284
6	512.108.7867	850.860.6295
7	512.001.1199	850.396.6619
8	512.885.1925	850.628.5413
9	512.735.0201	850.810.5411
10	512.648.5927	850.203.1928
11	512.262.0541	850.625.5286
12	512.141.4290	850.193.3450
13	512.016.9248	850.341.8165
14	512.021.1224	850.152.9284
15	512.020.8100	850.316.6411
16	512.019.1207	850.319.4679
17	512.020.1124	850.429.0629



TENTATIVELY APPROVED ON 6-7-89

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR

DATE 7.24.89

**MINIMUM LOT SIZE CHART**

LOT NO.	TOTAL LOT AREA	PIPE STEM	STEEP SLOPES	FLOOD PLAIN	NET AREA
1	18,900 #	4150 #	-	-	14,750 #
2	15,461 #	839 #	-	-	14,622 #
3	16,198 #	2990 #	-	-	13,208 #
4	21,551 #	10,503 #	-	-	11,048 #
5	19,452 #	6015 #	-	-	13,437 #
6	17,089 #	4190 #	-	-	12,899 #
7	20,225 #	5875 #	-	-	14,350 #
8	18,251 #	885 #	-	-	15,366 #
9	16,542 #	475 #	-	-	16,067 #
10	23,250 #	2000 #	178 #	-	20,172 #
11	21,585 #	2100 #	1125 #	-	17,178 #
12	23,350 #	3478 #	-	-	19,772 #
13	21,111 #	2320 #	-	-	18,791 #
14	20,025 #	8190 #	-	-	11,715 #
15	19,956 #	3600 #	1850 #	-	15,046 #
16	23,803 #	9825 #	-	-	13,978 #
17	16,793 #	760 #	-	-	14,713 #
18	15,925 #	2093 #	-	-	13,732 #
19	16,002 #	2590 #	-	-	13,412 #
20	15,724 #	1890 #	-	-	14,074 #
21	14,900 #	904 #	-	-	13,735 #
22	14,105 #	-	-	-	14,105 #
23	14,025 #	-	-	-	14,025 #
24	20,770 #	706 #	-	-	20,064 #
25	23,852 #	3872 #	-	-	19,980 #

\*NOTE: PLEASE SEE WAIVER # WP-89-89

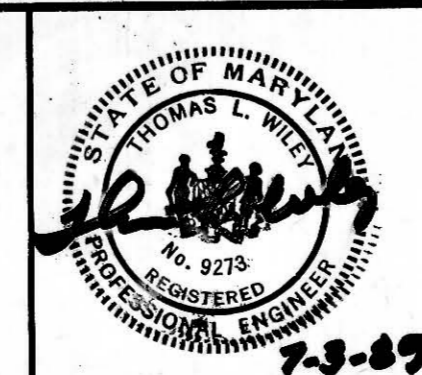
**REVISIONS**

DESIGNED	DATE	BY	DESCRIPTION
K.M.C.	7-88		
DATE			
6/30/89	10/10	REV. AS PER CO. COMMENTS DATED 1/20/89 & 2/24/89	
DRAWN	6.0.10.89	T.E.S.	
DATE			
CHECKED	J.E.	T.E.S.	
DATE			
APPROVED	T.L.W.	T.E.S.	
DATE			

**Dewberry & Davis**

ENGINEERS — ARCHITECTS — PLANNERS — SURVEYORS

3300 N. RIDGE ROAD, SUITE 100  
ELLICOTT CITY, MD. 21043  
(301) 461-7478



**OWNERS**

HOWARD RESNECK  
4545 NEW CUT RD.  
ELLICOTT CITY, MD. 21043

DAVID E. SERVINISKY  
VERNON J. ROBINSON  
7872 SANDY PINE RD.  
SEVERN, MD. 21144

PATRICIA A. KING  
4633 DONCASTER DR.  
ELLICOTT CITY, MD. 21043

**DEVELOPERS**

DAVID E. SERVINISKY  
7872 SANDY PINE RD.  
SEVERN, MD. 21144

HOWARD RESNECK  
4545 NEW CUT RD.  
ELLICOTT CITY, MD. 21043

**SKETCH PLAN ELLICOTT WOODS**

A RESUBDIVISION OF LOT 153, WORTHINGTON ADDITION, SECTION 10

TAX MAP 31 PARCEL 768,769,308,22,556

2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DECEMBER 9, 1988

SCALE: 1" = 50'

PREVIOUS SUBMITTALS: S-88-34, P-88-83 FILE NO. P205-EC SHEET 1 OF 2