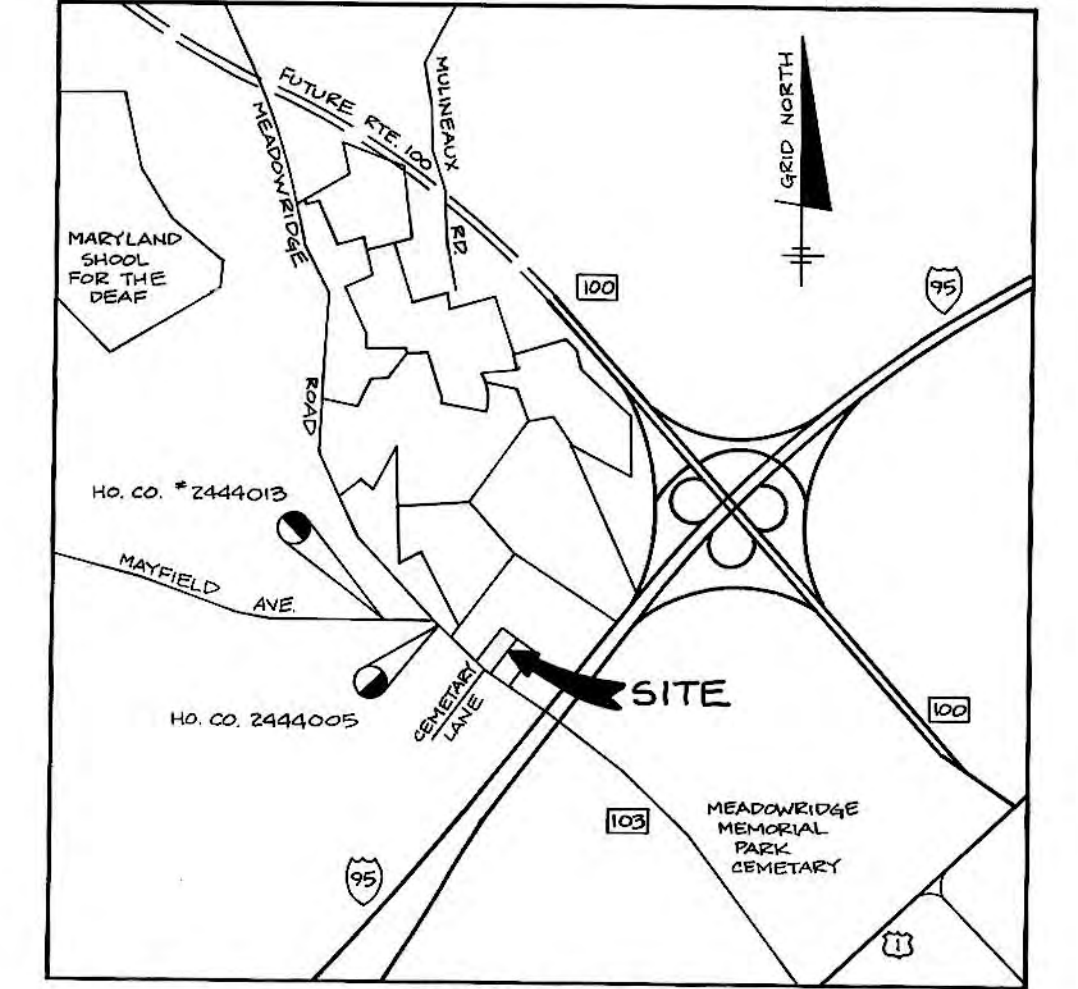


PLAN
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- 1.) ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) EXISTING ZONING IS R-SC.
- 3.) WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- 4.) WETLANDS DELINEATION PREPARED BY MARY DECKS & CO. INC., COMPILED 4/92.
- 5.) TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOC., INC. 6/92.
- 6.) NOISE STUDY PREPARED BY TSA GROUP, INC. 6/92.
- 7.) EXISTING UTILITIES WERE LOCATED PER COUNTY MAPS.
- 8.) TOPOGRAPHY TAKEN FROM HOWARD COUNTY TOPOGRAPHIC MAP DATED 1977.
- 9.) STORMWATER MANAGEMENT WILL BE PROVIDED AT EXISTING FACILITY (SDP-86-234) IN NOTTINGHAM VILLAGE SECTION 1.
- 10.) THE 100-YEAR FLOODPLAIN DELINEATED ON THIS PLAN IS PER THE APPROVED STUDY FOR NOTTINGHAM VILLAGE SECTION 1, SDP-86-234 AND AS SHOWN ON PLAT NUMBERS 9948-51. [E22.1] INDICATES 100-YEAR FLOODPLAIN ELEVATION.
- 11.) VEHICULAR ACCESS IS TO BE PROVIDED BY PRIVATE USE-IN-COMMON DRIVEWAY ACCESS TO MEADOWRIDGE ROAD.
- 12.) WATERWAY CONSTRUCTION PERMIT FOR SANITARY SEWER CONNECTION SHALL BE OBTAINED PRIOR TO FINAL PLAN APPROVAL.
- 13.) EXISTING HOUSE LOCATED PER FIELD SURVEY BY TSA GROUP, AUGUST 1991.
- 14.) THIS SITE IS IN THE WATERLOO ELEMENTARY SCHOOL DISTRICT.
- 15.) THERE IS NO FLOODPLAIN OR STEEP SLOPES ON ANY RESIDENTIAL LOTS WITHIN THIS DEVELOPMENT.
- 16.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 18'
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.
 - c) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HES LOADING).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

SITE DATA TABULATION

1.) GROSS AREA.....	1.808 AC.
2.) FLOODPLAIN / STEEP SLOPES (0.180 AC.).....	0.160 AC.
3.) NET AREA.....	1.648 AC.
4.) AREA OF PROPOSED ROAD RIGHT-OF-WAY.....	0.155 AC.
5.) AREA OF PROPOSED BUILDABLE LOTS.....	1.071 AC.
6.) TOTAL NUMBER OF PROPOSED LOTS.....	5
SINGLE FAMILY DETACHED.....	2
OPEN SPACE.....	2
7.) OPEN SPACE REQUIRED..... (20%)	0.362 AC.
8.) OPEN SPACE PROVIDED..... (25% LOT 7)	0.455 AC.
9.) DRY USEABLE OPEN SPACE REQUIRED..... (50%)	0.181 AC.
10.) DRY USEABLE OPEN SPACE PROVIDED..... (81%)	0.295 AC.

* MINUS NON-CREDIT 20' USE-IN-COMMON OPEN SPACE LOT 8, 0.128 AC. (TOTAL OPEN SPACE = 0.583 AC.)

DRY GROUND RECREATION AREA TABULATION

A) FLOODPLAIN AREA NOT WITHIN LIMIT OF WETLANDS.....	0.026 AC.
B) WETLAND AREA.....	0.134 AC.
C) 25% OR GREATER SLOPES NOT WITHIN LIMIT OF WETLANDS OR FLOODPLAIN.....	0.000 AC.
D) STORMWATER MANAGEMENT FACILITY.....	0.000 AC.
E) USE-IN-COMMON EASEMENTS.....	0.128 AC.
F) DRY USEABLE AREA OF OPEN SPACE EXCLUDING ITEMS A-E ABOVE.....	0.295 AC.

COORDINATE LIST

No.	NORTH	EAST
1	495575.1934	863764.2489
2	495457.4199	863925.8953
3	495167.0290	863713.1212
4	495134.7630	863689.4793
5	495206.6149	863590.5117
6	495278.4944	863546.8523
7	495284.5311	863551.2755

NOTE: WAIVER PETITION WP-99-56 REQUEST TO WAIVE SECTIONS 16.11(b)(1) & (b) AND 16.11(b)(2) OF THE SUBDIVISION REGULATIONS TO PERMIT A PRIVATE RESIDENTIAL DRIVEWAY TO HAVE DIRECT ACCESS TO A MAJOR ARTERIAL HIGHWAY, MEADOWRIDGE RD./MD ROUTE 109 AND SECTION 16.11(b)(2) TO PERMIT A PRIVATE ROAD TO EXCEED 200 FEET IN LENGTH WAS APPROVED 12/20/92 BY THE DIRECTOR OF PLANNING AND ZONING.

DEED REFERENCE: 1923/442

NO.	DATE	REVISION
<p>TSA GROUP, INC. planning • architecture • engineering 8480 Baltimore National Pike • Hillcott City, Maryland 21043 • (410) 465-6105</p>		
OWNER/DEVELOPER:		PROJECT:
SECURITY DEVELOPMENT CORP. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21043 (410) 465-4244		SPARROW-GREY
LOCATION:		TITLE:
TAX MAP 37 - PARCEL 544 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		PRELIMINARY EQUIVALENT SKETCH PLAN
DATE:	SEPTEMBER 13, 1991 NOVEMBER 30, 1992	PROJECT NO. 0417
DES:	JME DRN: DRK/DBT	SCALE: AS SHOWN DRAWING 1 OF 1

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James R. Smith 4/15/93
PLANNING DIRECTOR DATE

