Adjoining Property Owners
Tax Map 38, Grids 8, 9 and 4

P. 229, 3.22 Acres
WILLIAMS, Orville E. & Victoria L.
6355 Old Baltimore-Washington Blvd.
Elkridge, MD 21227
Liber 1685, Folio 1

P. 230
MULLENDORE, Michael G. & Susan E.
6154 Hanover Road
Hanover, MD 21076
Liber 1021, folio 482

P. 206, 5.912 Acres
JUNKER, Donald F.
17859 Bowie Mill Road
Rockville, MD 20855
Liber 1120, Folio 134

P. 302, 5.42 Acres
ZIMMER, Austin A. & Wife
6297 Old Baltimore-Washington Blvd.
Elkridge, MD 21227
Liber 260, Folio 419

P. 791, 1.1353 Acres
ZIMMER, Reid A. & Wife
6293 Old Baltimore-Washington Blvd.
Elkridge, MD 21227
Liber 427, Folio 5

P. 198, 2.41 Acres
PEOPLES, Donald H. & Wife
6289 Old Baltimore-Washington Blvd.
Elkridge, MD 21227
Liber 843, Folio 444

P. 196, 0.252 Acres
DISHMAN, Charles C. & Wife
6301 Old Baltimore-Washington Blvd.
Elkridge, MD 21227
Liber 187, Folio 121

P. 195, 0.322 Acres
PARTEE, Elvis M. & Tracie L.
6305 Old Baltimore-Washington Blvd.
Elkridge, MD 21227
Liber 2487, Folio 407

P. 520, 0.9 Acres
(6309 Old Baltimore-Washington Blvd.)
MILLER, Anna Mae
6117 Lawyers Hill
Elkrige, MD 21227
Liber 879, Folio 189

P. 467, 0.44 Acres
ROBERTS, Joseph C. & et al.
6319 Old Baltimore-Washington Blvd.
Elkridge, MD 21227
Liber 272, Folio 140

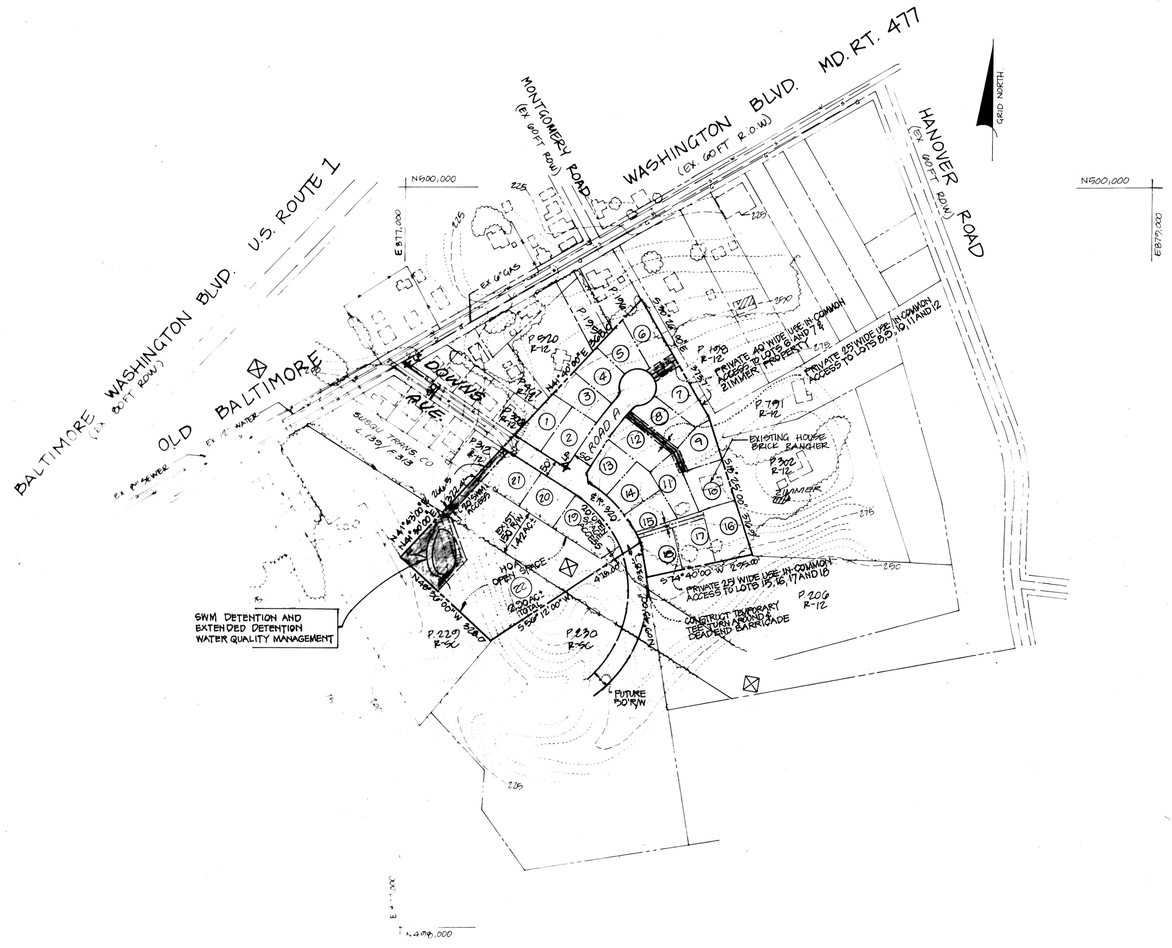
P. 306, Lot E, 0.209 Acres
GRABOWSKI, Michael R.
6117 Downs Avenue
Elkridge, MD 21227
Liber 1569, Folio 140

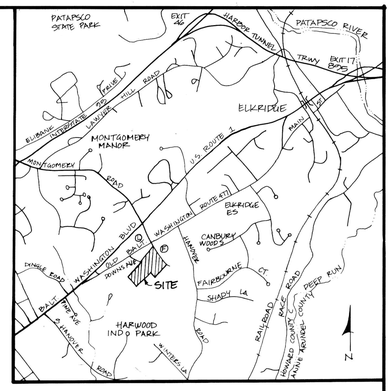
P. 312, Lot 1, 0.196 Acres
(6116 Downs Avenue)
DAPFEL, Ferdinant R. & Beverly A.
204 North Ferry Point
Pasadena, MD 21122
Liber 2294, folio 253

Susquehanna Transmission Company
of Maryland
3,795 Square Feet
Old Baltimore-Washington Blvd.
Elkridge, MD 21227
Liber 139, Folio 313
Liber 118, Folio 59

LEGEND

EXISTING CONTOURS
EXISTING TREE LINE
FLOW LINE TREE LINE
EXISTING POWER LINE
EXISTING WATER LINE
EXISTING GAS LINE
>25% SLOPE
15-25% SLOPE
TRANSMISSION TOWER
PROPOSED LIGHT POLE





VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. Existing zoning: R-12
   Proposed zoning: R-12
2. Gross Tract Area: 9.57 Acres
3. Net Tract Area: 9.57 Acres

   Note: No floodplain or contiguous steep slopes over 20,000 square feet on site.

4. No floodplain shown on FEMA maps for site (Map 36).
5. Area of proposed lots: 6.59 Acres
   a) Buildable: 5.69 Acres
   b) Open Space: 2.90 Acres
6. Area of proposed roads: 0.98 Acres
7. Number of proposed lots = 22 (including one existing house + one Open Space lot).
8. Existing house shown on plan (built 1960). No burial grounds or cemetery sites are on-site, per County information.
9. Topography from Howard county 1" = 200' scale sheets. 5 foot contours.
10. Existing Downs Avenue and Old Baltimore-Washington Boulevard water contract #44-0906 and sewer contract #399-S proposed extension of existing water and sewer line to subject property.
11. Open space required: 10% of 9.57 acres = 0.96 acres.
    Open space provided: 2.90 Acres (30%)

    Note: Open space includes stormwater management (± 0.5 acres) and Susquehanna transmission easement (1.42 acres).

12. Adjacent property owners listed on this sheet.
13. No wetlands shown as per U.S. Dept. of the Interior Fish and Wildlife Service (Relay, Maryland). See wetlands report.
14. See soils information, sheet 1 of 1.
15. Forest Stand Delineation, wetlands and traffic study are part of this submission.
16. Recreational Open Space Required = 4200 S.F. (200 S.F./DU x 21)
    Recreational Open Space shall be shown on Preliminary Plan in conjunction with Forest Conservation Easements.
17. B G & E Power Line Easement = 1.42 Ac.±
    Lot 22 = 2.9 Ac. Total Area
    Open Space not in easement = 1.48 Ac.± (15.7%) Minimum Open Space Provided
18. Deed Reference: Liber 278 Folio 502
19. In accordance with Section 16.121 e.1 of the Subdivision Regulations the sideyard restriction line for Lot 19 adjacent to the twenty (20) foot Open Space access shall be increased Ten (10) feet.

STATE OF MARYLAND
PLANNING DIRECTOR
4/27/94
DATE

COH

STATE OF MARYLAND
BRUCE DAVID BURTON
No. 19848
REGISTERED
PROFESSIONAL ENGINEER

BRUCE D. BURTON

LAND DESIGN ENGINEERING, INC.
8835 Columbia 100 Parkway, Unit N, Columbia, MD 21045
(410) 715-1070 (Balto.) (301) 596-3424 (Wash.) (410) 715-0681 (Fax)

DESIGNED TO/RM	DOWNS AVENUE SKETCH PLAN 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND TAX MAP 38, PARCEL 197	SCALE 1"=200'
DRAWN GL/WJ		DRAWING 1 OF 1
CHECKED RM		JOB NO. 93-116
DATE AUG. 1993	OWNER/DEVELOPER: BROWNS RIDGE PARTNERSHIP 8835-P COLUMBIA 100 PARKWAY COLUMBIA, MARYLAND 21045 (410) 730-3810	FILE NO.

S 94-21