

LEGEND

- FLOODPLAIN LINE
- R.O.W. LINE
- EX. SEWER LINE
- FENCE LINE
- STREAM
- EX. WATER LINE
- EX. WETLANDS
- STEEP SLOPES (15% - 24.9%)
- STEEP SLOPES (>25%)
- V.I.E.R.

SITE TABULATION

EXISTING ZONING	R-20
GROSS AREA	± 10.45 AC.
LESS: STEEP SLOPES (< 25%) OUTSIDE OF FLOODPLAIN	± 0.35 AC.
APPROXIMATE FLOODPLAIN	± 1.65 AC.
NET AREA	± 8.45 AC.
R-20 RESIDENTIAL UNITS	15
OPEN SPACE LOTS INCLUDING OPEN SPACE & S.W.M.F.	2
TOTAL NO. OF PROPOSED LOTS	17
MIN. R-20 RESIDENTIAL LOT SIZE	14,000 SQ. FT.
AREA OF PROPOSED RESIDENTIAL LOTS	± 5.40 AC.
AREA OF PROPOSED RESIDENTIAL PIPESTEMS	± 0.20 AC.
AREA OF PROPOSED OPEN SPACE/S.W.M.F. FACILITY	± 4.25 AC.
AREA OF PUBLIC ROAD R.O.W. (INTERNAL)	± 0.60 AC.
TOTAL SITE AREA	± 10.45 AC.
OPEN SPACE REQUIRED (30% OF GROSS AREA)	± 3.14 AC.
OPEN SPACE PROVIDED	± 4.25 AC.
RECREATION AREA REQUIRED (200 S.F. PER D.U.)	-NA- LESS THAN 20 D.U.

* NOTE: THE PROPOSED S.W.M.F. IS ASSUMED TO AN EXTENDED DETENTION FACILITY AT THIS TIME. WHEN A GEOTECHNICAL STUDY IS PERFORMED ON THIS SITE, THE TYPE OF SYSTEM TO BE USED WILL BE REEVALUATED.

**NOTE: STORM RUNOFF FROM LOTS 11 THRU 15 WILL BE CONVEYED TO THE PROPOSED S.W.M.F. VIA A CLOSE STORM DRAIN SYSTEM.

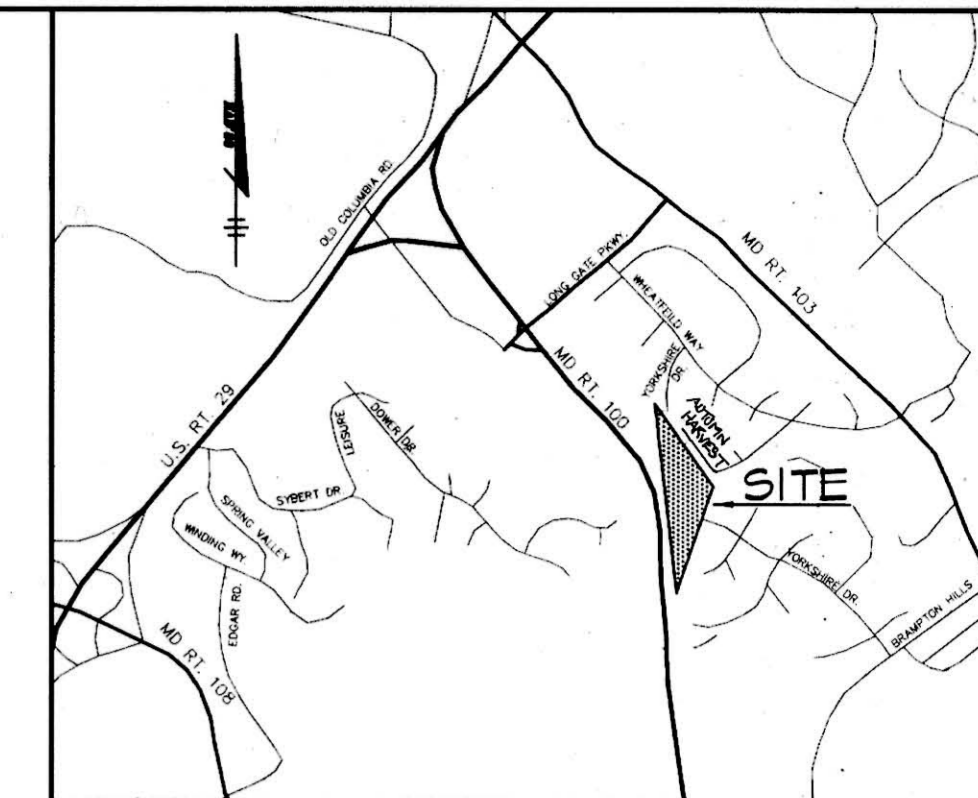
LONG GATE SECTION 2 AREA 2
PLAT No. 7832
ZONED R-50

* PROPOSED S.W.M.F. FOR QUALITY & QUANTITY II EXTENDED DETENTION HAZARD CLASS A TO BE OWNED & MAINTAINED BY HOWARD COUNTY

MD. ROUTE 100
INTERMEDIATE ARTERIAL
(VARIABLE WIDTH R/W)

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

J. S. Smith 7/24/96
PLANNING DIRECTOR & DATE



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

- EXISTING ZONING IS R-20.
- SITE IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY, MD.
- PUBLIC WATER SERVICE IS AVAILABLE AT THE END OF EXISTING YORKSHIRE DRIVE TO THE NORTH (LONG GATE, SEC. 2 (AREA 2) AND TO THE SOUTH (BROMPTON HILLS, SEC. 1 & 3 (AREA 1) AND TO THE EAST EXTENDED FROM AUTUMN HARVEST DRIVE VIA 20' WATER & UTILITY EASEMENT.
- TWO EXISTING PUBLIC SEWER LINES CROSS THE SITE ADJACENT TO THE ON-SITE STREAMS IN THE NORTHERN & SOUTHERN PORTIONS OF THE PROPERTY (BOTH STREAMS FLOW INTO RED HILL BRANCH).
- TOPOGRAPHIC DATA WAS FIELD SURVEYED BY RIEMER MUEGGE & ASSOCIATES (2/96). OFFSITE TOPOGRAPHIC DATA WAS GATHERED FROM SITE DEVELOPMENT & GRADING PLANS OF THE ADJACENT RESIDENTIAL COMMUNITIES.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. (NAD 83)
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- SOILS INFORMATION OBTAINED FROM USDA "SOILS SURVEY OF HOWARD COUNTY, MD." MAP SHEET # 20 (7/68).
- THERE ARE APPROXIMATELY ± 1.65 AC. OF 100-YEAR FLOODPLAIN FOUND ON THE SITE. APPROXIMATE LIMIT OF 100-YEAR FLOODPLAIN WAS GENERATED BY RIEMER MUEGGE & ASSOCIATES (3/96).
- THERE ARE APPROXIMATELY ± 0.20 AC. OF NON-TIDAL WETLANDS FOUND ON THE SITE. WETLAND LIMITS DELINEATED AND SURVEYED BY RIEMER MUEGGE & ASSOCIATES, INC. (2/96).
- THERE ARE APPROXIMATELY ± 0.38 AC. OF SLOPES 25% OR GREATER FOUND ON THE SITE, INCLUDING THOSE FOUND WITHIN THE APPROXIMATE 100-YEAR FLOODPLAIN LIMITS.
- ACCESS SHALL OCCUR FROM THE SOUTH BY EXTENDING YORKSHIRE DRIVE INTO THE SITE AND TERMINATING IN A CUL-DE-SAC.
- PROPERTY IS LOCATED WITHIN THE WORTHINGTON ELEMENTARY SCHOOL DISTRICT, NORTHEASTERN SCHOOL REGION.
- THERE ARE NO KNOWN STRUCTURES OF HISTORIC VALUE FOUND ON THE SITE.
- THERE IS NO KNOWN CEMETERY OR BURIAL PLOTS LOCATED ON THE SITE.
- OPEN SPACE LOT 17 TO BE TRANSFERRED TO HOWARD COUNTY PER PREVIOUS AGREEMENTS BETWEEN CENTERRA CORP AND HOWARD COUNTY.

DATE	NO.	REVISION

OWNER	DEVELOPER
CENTERRA CORPORATION 8480 BALTIMORE NATIONAL PIKE SUITE 408 ELLICOTT CITY, MARYLAND 21043	SECURITY ENTERPRISES, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 408 ELLICOTT CITY, MARYLAND 21043

PROJECT	PARCEL S
AREA	TAX MAP NO. 30 PARCELS 414 & PART OF 383 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	SKETCH PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX: 410-997-9282

DATE	7-19-96	DESIGNED BY :	LOH
		DRAWN BY :	MSL
		PROJECT NO :	96P406
		DATE :	JULY 10, 1996
		SCALE :	1" = 50'
		DRAWING NO. :	1 OF 1