

**GENERAL NOTES:**

- The existing zoning of the subject property is:
  - Parcel 2: R5A-B (Residential, Attached)
  - Parcel 3: R5A-B (Residential, Attached)
  - Parcel 554: R5A-B (Residential, Attached)
- The owner of Parcel 2 has requested a zoning change from R-20 to R5A-B per 1993 Comprehensive Zoning Ordinance of Howard County. R5A-B Zoning Approved 10/16/93.
- Gross Area of Property: 6.60 Acres ± (7.78 Ac. Limit of Submission)
  - Parcel 2: 1.495 Acres ± (0.67 Ac. Limit of Submission)
  - Parcel 3: 4.00 Acres ±
  - Parcel 554: 3.105 Acres ±
- Deed Reference of Property:
  - Parcel 2: Liber 167 Folio 340
  - Parcel 3: Liber 167 Folio 395
  - Parcel 554: Liber 543 Folio 52
- Land Tabulation:
  - Gross Area of Tract: 7.78 Acres ±
  - Net Area of Tract: 7.78 Acres ±
  - Area of Proposed Lots: 6.92 Acres ±
  - Buildable: 2.18 Acres ±
  - Open Space: 4.74 Acres ±
  - Area of Proposed Roads: 0.86 Acres ±
  - Number of Proposed Lots: 52
    - Buildable: 51 (55%)
    - Open Space: 1 (HOA)

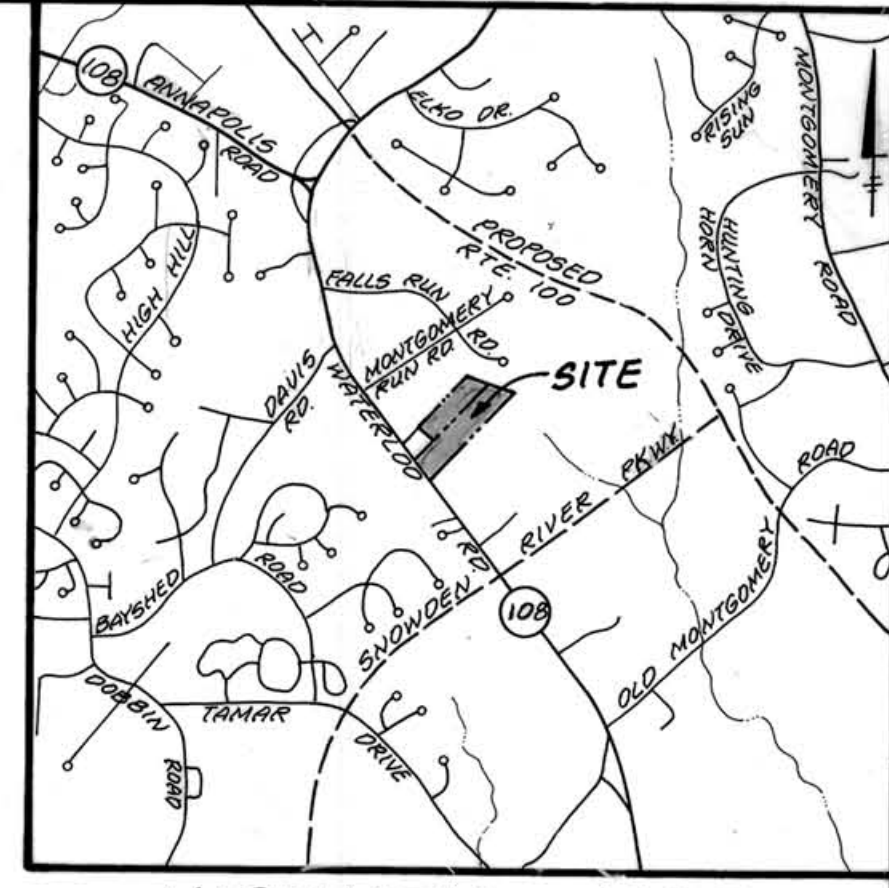
**NOTES (cont.)**

- Open Space: (25%) 1.95 Acres ±
  - Required (200 Sq Ft/DU): 200 x 51 = 10,200 Sq. Ft.
  - Proposed: 4.74 Acres ±
  - Non-Credited Open Space: 0.29 Ac. ±
  - Net Open Space: 4.45 Acres ±
- Public water and public sewer systems will be utilized for this subdivision. The project is located in the Metropolitan District. See Contract Nos. 248-W, 547-S-B and 14-1595-D.
- The utilities shown as existing were compiled from available plans and records.
- The topography shown is compiled from Aerial Photography, Topographic Map of Howard County, General County Project No. C-4-0113, 5 foot contour interval supplemented with field spot elevations.
- The boundary shown is compiled from deed platings and a survey performed on or about May 20, 1940 by J.R. Curtis, Engineer, entitled Property of Rudolph Gray.
- All proposed townhouse units will be garage units.
  - Parking Required: 2 spaces 1 D.U. = 51 x 2 = 102
  - Parking Provided: 102
    - Garage Space + 1 Driveway Space = 51 x 2 = 102
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- Stormwater management is provided by detention. All facilities will be privately maintained.
  - 30' D. extended detention.
  - 20' Water and Utility Easement

- Wetlands Delineation by M.A. Dircks & Co., Inc. dated July 1993.
- Traffic Study compiled by DR. George & Assoc., Inc. dated October 1993.
- Noise Study compiled by Design and Development Group dated October 1993.
- Geotechnical Report compiled by Design and Development Group and Herbst and Associates dated January 1994 and February 1994.
- Horizontal and vertical datums are related to the Maryland State Plane Coordinate System (NAD 27) Howard County Control Stations Nos. 2643001, 2643006 and 2743006.
- This plan subject to WP 94-10 on 3/22/94. The Planning Director approved waiver request Section 16.10 (a)(1) and 16.11 (a)(1) to permit clearing and grading within the 25 ft wetland buffers and 50 and 75 ft stream buffers for units 1, 21 and 22-29 and the road to serve them, 16.12 (c) (4) to permit a private road for 37 units to exceed 200 ft in length by 60 ft and 16.13 (e)(5) to not require truncation at the intersection of two public road R/W lines, subject to conditions.

**LEGEND**

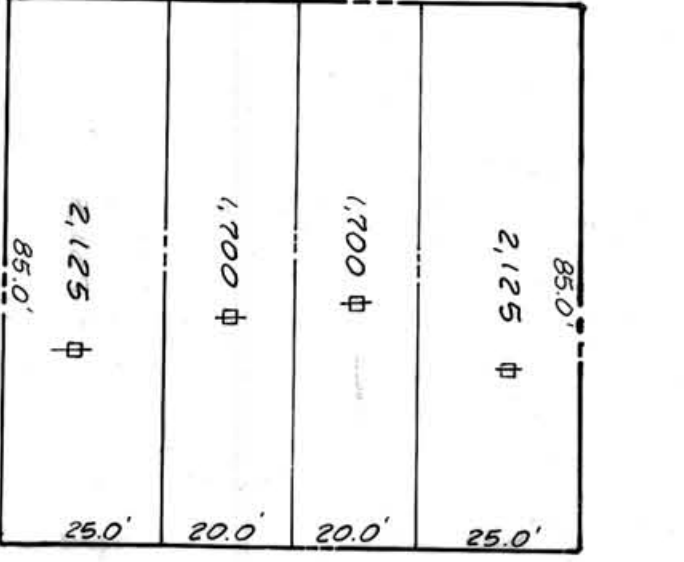
- 420 Existing Ground (5' Interval)
- Existing Sewer
- Existing Water
- Existing Tree Line
- Existing Trees to be retained
- Property Line
- Existing 65 dB Contour (unmitigated)
- Non-Tidal Wetlands
- Field-run topographic spot elevation
- Mitigated 65 dB Contour
- Wood Retaining Wall



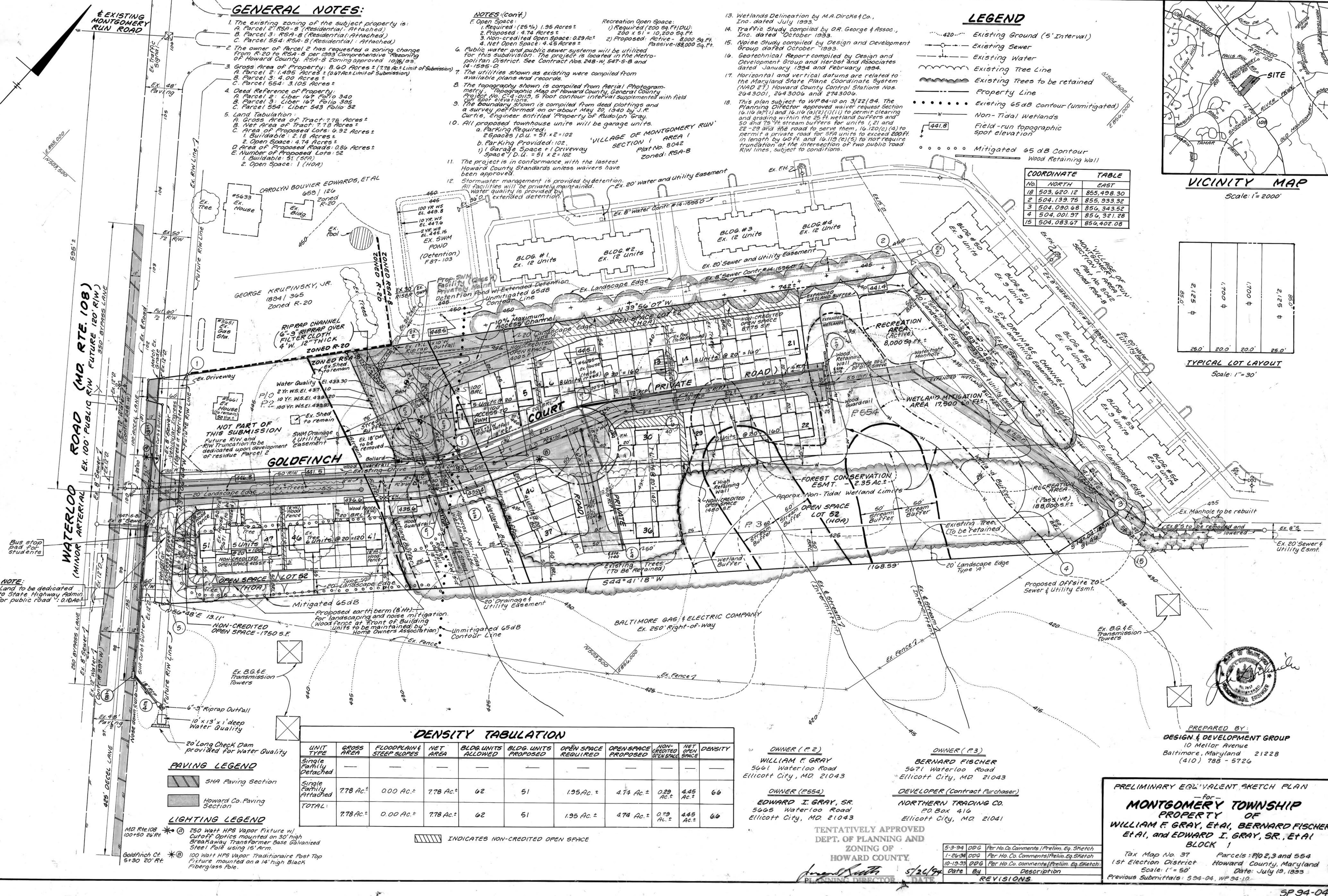
**COORDINATE TABLE**

No.	NORTH	EAST
18	503,620.12	855,498.30
2	504,139.75	855,933.32
3	504,090.68	856,343.52
4	504,001.97	856,321.28
15	504,083.67	856,402.08

**VICINITY MAP**  
Scale: 1" = 2000'



**TYPICAL LOT LAYOUT**  
Scale: 1" = 30'



**DENSITY TABULATION**

UNIT TYPE	GROSS AREA	FLOODPLAIN & STEEP SLOPES	NET AREA	BLDG. UNITS ALLOWED	BLDG. UNITS PROPOSED	OPEN SPACE REQUIRED	OPEN SPACE PROPOSED	NON-CREDITED OPEN SPACE	NET OPEN SPACE	DENSITY
Single Family Detached	—	—	—	—	—	—	—	—	—	—
Single Family Attached	7.78 Ac. ±	0.00 Ac. ±	7.78 Ac. ±	62	51	1.95 Ac. ±	4.74 Ac. ±	0.29 Ac. ±	4.45 Ac. ±	66
<b>TOTAL:</b>	<b>7.78 Ac. ±</b>	<b>0.00 Ac. ±</b>	<b>7.78 Ac. ±</b>	<b>62</b>	<b>51</b>	<b>1.95 Ac. ±</b>	<b>4.74 Ac. ±</b>	<b>0.29 Ac. ±</b>	<b>4.45 Ac. ±</b>	<b>66</b>

**PAVING LEGEND**

- SHA Paving Section
- Howard Co. Paving Section

**LIGHTING LEGEND**

- 250 Watt HPS Vapor Fixture w/ Cutoff Optics mounted on 30' high Breakaway Transformer Base Galvanized Steel Pole using 15' Arm.
- 100 Watt HPS Vapor Traditional Post Top Fixture mounted on a 14' high Black Fiberglass Pole.

INDICATES NON-CREDITED OPEN SPACE

**OWNER (P.2)**  
WILLIAM F. GRAY  
5661 Waterloo Road  
Ellicott City, MD 21043

**OWNER (P.554)**  
EDWARD I. GRAY, SR.  
5665 Waterloo Road  
Ellicott City, MD 21043

**OWNER (P.3)**  
BERNARD FISCHER  
5671 Waterloo Road  
Ellicott City, MD 21043

**DEVELOPER (Contract Purchaser)**  
NORTHERN TRADING CO.  
P.O. Box 416  
Ellicott City, MD 21041

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

**REVISIONS**

Date	By	Description
5-3-94	DDG	Per Ho. Co. Comments / Prelim. Eq. Sketch
1-26-94	DDG	Per Ho. Co. Comments / Prelim. Eq. Sketch
10-19-93	DDG	Per Ho. Co. Comments / Prelim. Eq. Sketch

PRELIMINARY EQUIVALENT SKETCH PLAN  
for  
**MONTGOMERY TOWNSHIP**  
PROPERTY OF  
**WILLIAM F. GRAY, ET AL, BERNARD FISCHER, ET AL, and EDWARD I. GRAY, SR., ET AL**  
BLOCK 1

Tax Map No. 37  
1st Election District  
Scale: 1" = 50'  
Previous Submittals: 5-94-04, WP 94-10

Parcels: #10, 2, 3, and 554  
Howard County, Maryland  
Date: July 19, 1993