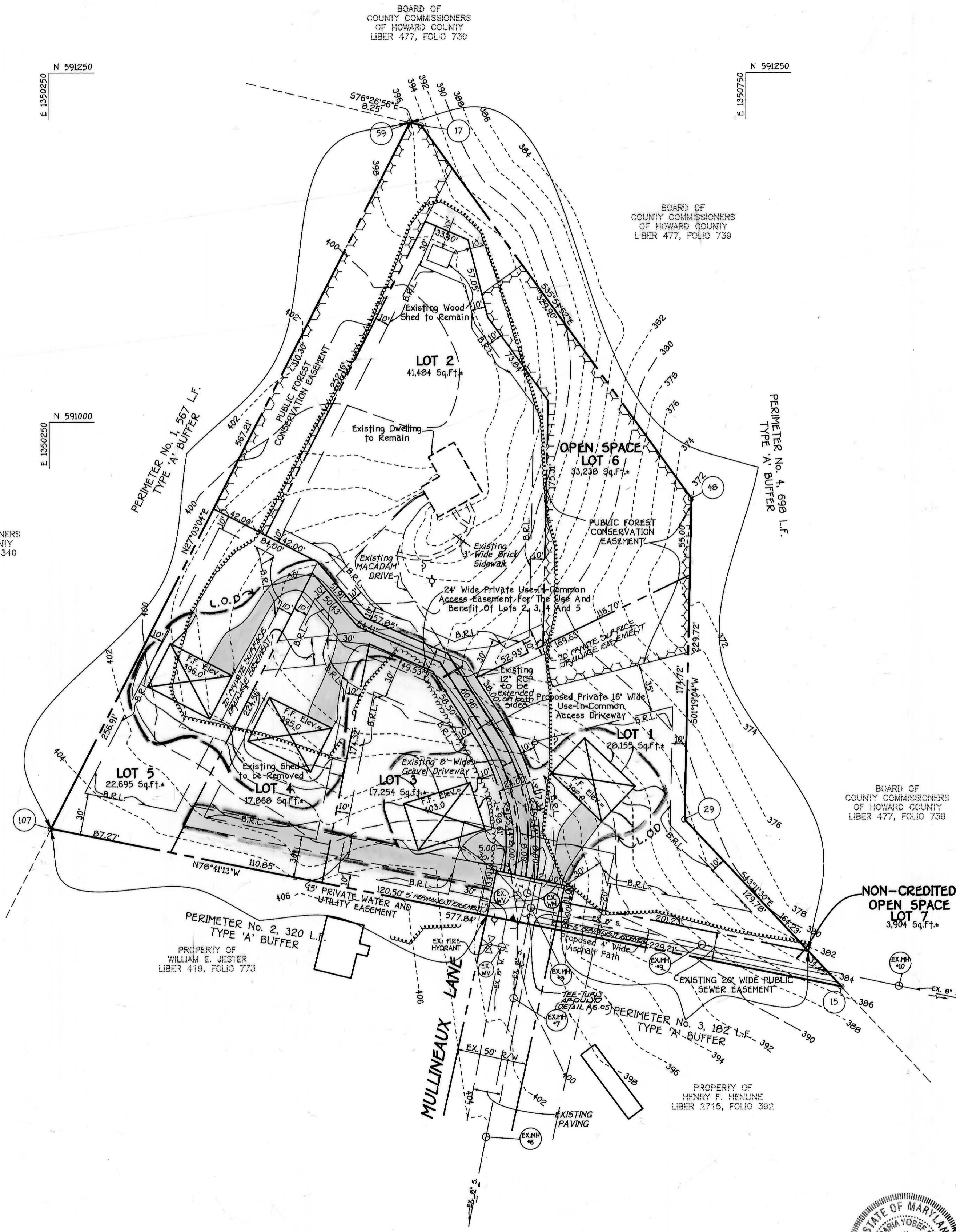
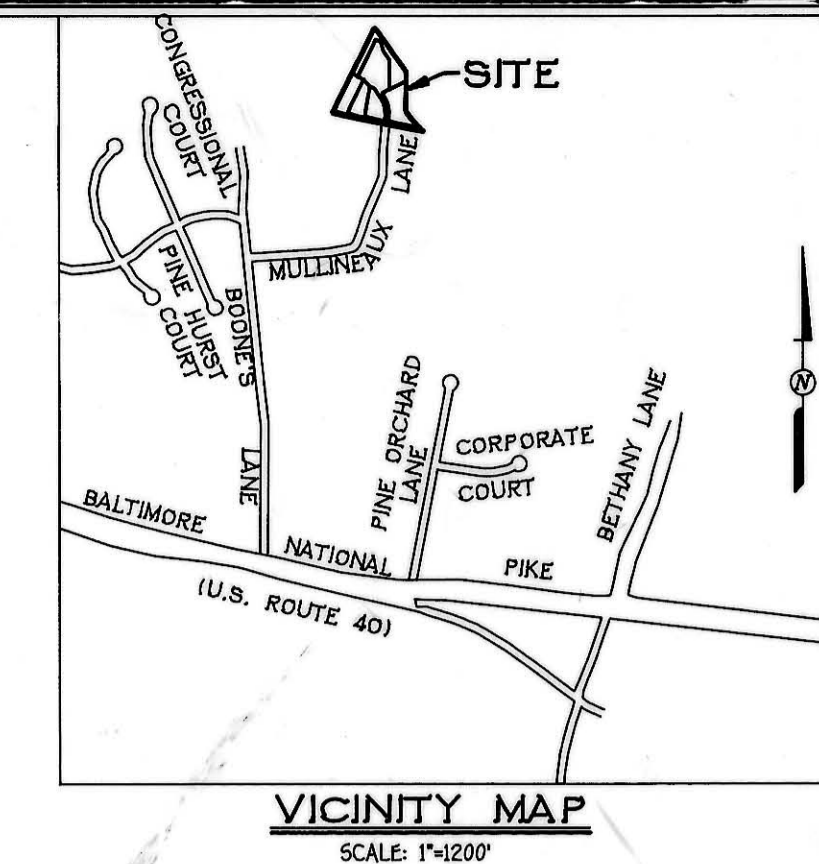


U.S. EQUIVALENT COORDINATE TABLE			METRIC COORDINATE TABLE		
PNT	NORTH	EAST	PNT	NORTH	EAST
15	590951.860	1350917.335	15	180013.710	411729.951
17	591212.437	1350916.702	17	180201.913	411638.104
27	590636.901	1350612.186	27	180026.489	411667.422
29	590715.593	1350704.930	29	180050.475	411695.690
48	590945.253	1350710.213	48	180120.475	411697.300
59	591214.370	1350508.682	59	180202.502	411635.874
107	590709.214	1350250.722	107	180048.530	411557.247

MINIMUM LOT SIZE CHART				
LOT No.	GROSS AREA	PIPE STEM AREA	REMAINING AREA	MINIMUM LOT SIZE
2	41,484 Sq.Ft.*	1,210 Sq.Ft.*	40,266 Sq.Ft.*	40,266 Sq.Ft.*
4	17,868 Sq.Ft.*	1,444 Sq.Ft.*	16,424 Sq.Ft.*	16,424 Sq.Ft.*
5	22,695 Sq.Ft.*	2,096 Sq.Ft.*	20,599 Sq.Ft.*	20,599 Sq.Ft.*



GENERAL NOTES:

- EXISTING ZONING: R-20
- GROSS AREA OF TRACT: 3.815 AC.*
- TOTAL NUMBER OF PROPOSED LOTS: 7 LOTS
- AREA OF PROPOSED BUILDABLE LOTS: 127,456 Sq.Ft.* OR 2.926 AC.*
- AREA OF PROPOSED ROADS: 0.036 AC.*
- THE TRACT IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND WILL UTILIZE PUBLIC WATER AND SEWER.
- OPEN SPACE: (MIN. LOT SIZE 16,000 Sq.Ft.)
 - REQUIRED: 3.815 x 20% = 0.763 AC.*
 - CREDITED OPEN SPACE PROVIDED = 0.763 AC.*
- NUMBER OF PROPOSED BUILDABLE LOTS: 5
- NUMBER OF PROPOSED OPEN SPACE LOTS: 2
- THE TOPOGRAPHY IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT OCTOBER, 1996.
- EXISTING STRUCTURES ON LOT 2 TO REMAIN.
- EXISTING PROPOSED DWELLING.
- THIS SUBDIVISION IS SUBJECT TO A WAIVER PETITION, WP-97-127, FROM SECTION 16.121(a)(3)(D) TO PERMIT A NARROW STRIP OF OPEN SPACE LESS THAN 35 FEET IN WIDTH, WITH AN APPROXIMATE AREA OF 1,650 Sq.Ft., ON OPEN SPACE LOT 6, TO BE COUNTED TOWARD THE MINIMUM OPEN SPACE REQUIREMENTS, AND FROM SECTION 16.121(a)(1)(D)(2) TO PERMIT OPEN SPACE LOT NO. 6 HAVE ZERO (0) PUBLIC ROAD FRONTAGE AND TO ALLOW OPEN SPACE LOT NO. 6 NOT PROVIDE AN ACCESS POINT REASONABLY ACCESSIBLE FROM ALL LOTS IN THE SUBDIVISION. THE WAIVER WAS APPROVED BY THE PLANNING DIRECTOR ON JUNE 12, 1997.
- WATER QUALITY FOR THE LOTS 1, 3, 4 & 5 SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY SPECIFICATIONS.

NOTE: THE EXISTING 6" WATER AND SEWER MAINS WITHIN MULLINEAUX LANE AND THE EXISTING WATER AND SEWER HOUSE CONNECTIONS FOR PROPOSED LOT 2 WERE INSTALLED UNDER CONTRACT NO. 24-3304; CAPITAL PROJECT W-0188.

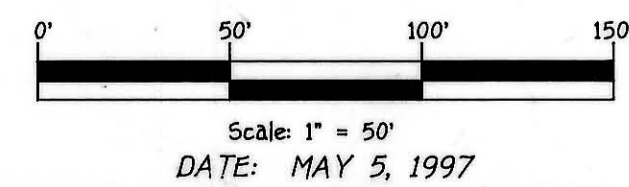
SCHEDULE A PERIMETER LANDSCAPE EDGE					
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES			
		'B'	'A'	'A'	'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	N/A	P1: 567'	P2: 320'	P3: 182'	P4: 698'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	YES	YES	YES	YES
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED (SHADE TREES, EVERGREEN TREES, SHRUBS)	N/A	0	0	0	0
NUMBER OF PLANTS PROVIDED (SHADE TREES, EVERGREEN TREES, OTHER TREES (1:1 SUBSTITUTION), SHRUBS (1:1 SUBSTITUTION)) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	N/A	0	0	0	0

COMMENTS: 100% CREDIT IS REQUESTED FOR EXISTING TREES TO REMAIN ALONG THE BOUNDARY OF THE PROPERTY.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
[Signature] 7/1/97
PLANNING DIRECTOR DATE

PRELIMINARY EQUIVALENT SKETCH PLAN AND SCHEMATIC GRADING PLAN
MAKOWSKI PROPERTY
LOTS 1 THRU 7

ZONED: R-20
TAX MAP: 17 GRID: 19 PARCEL: 509
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
(410) 461-2855

OWNER
MR. AND MRS. EUGENE A. MAKOWSKI
3000 MULLINEAUX LANE
ELLICOTT CITY, MARYLAND 21042

DEVELOPER
ELLESS HOMES INC.
7412 SPRINGFIELD AVENUE
SYKESVILLE, MARYLAND 21784

