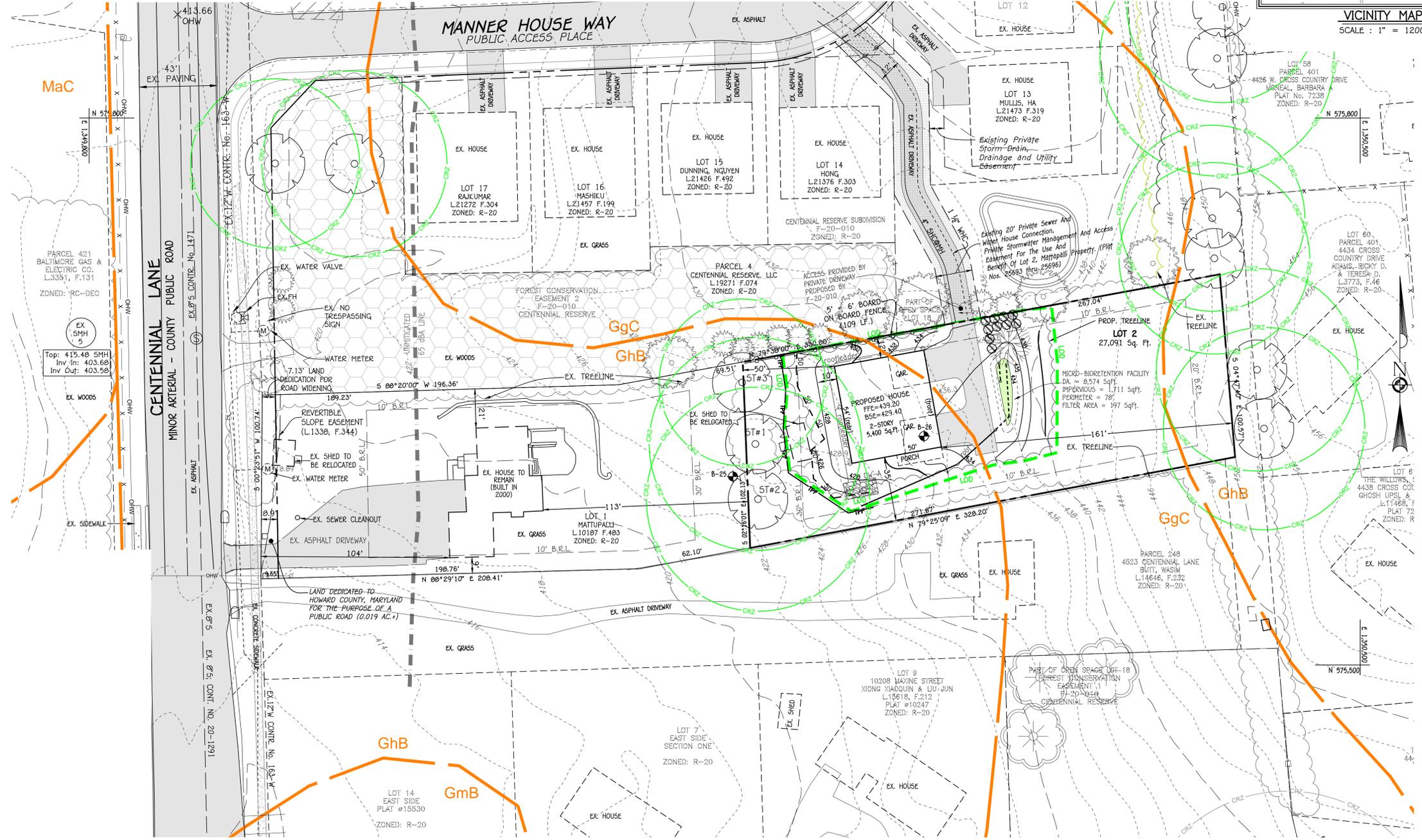
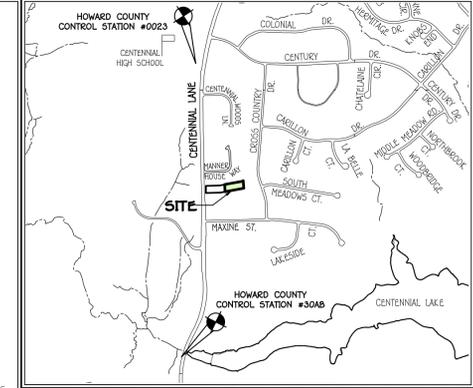


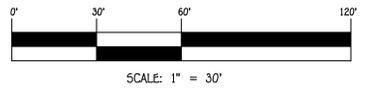
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x 448.5	SPOT ELEVATION
18" SD	EXISTING STORM DRAIN
12" SD	PROPOSED STORM DRAIN PIPE
EX. F.H.	EXISTING FIRE HYDRANT
EX. W.L.	EXISTING WATER LINE
EX. S.W.L.	EXISTING SEWER LINE
PROPOSED S.W.	PROPOSED SEWER
PROPOSED W.	PROPOSED WATER
EX. C.L.	EXISTING CABLE LINE
EX. G.L.	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	PROPOSED PAVING
LOO	LIMIT OF DISTURBANCE
5SF	SUPER SILT FENCE
SF	SILT FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	PROPOSED BOARD ON BOARD FENCE
---	DRAINAGE AREA
GgC	SOIL LINES AND TYPES
M-5	M-5 DRYWELL
---	MICRO-BIO RETENTION FACILITY (M-6)
---	STABILIZED CONSTRUCTION ENTRANCE
---	EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	TREE PROTECTION FENCE
---	SOIL DISTURBANCE (50') WITHIN CRZ
---	UNMITIGATED 65 dba NOISE CONTOUR LINE
---	EXISTING 20' PRIVATE SEWER AND WATER HOUSE CONNECTION, PRIVATE STORMWATER MANAGEMENT AND ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 2 (MATTUPALLI PROPERTY). SUBDIVISION RECORDED WITH CENTENNIAL RESERVE, PLAT NOS.

SOILS LEGEND			
SOIL	NAME	CLASS	'K' VALUE
GgC	Glenn loam, 0 to 15 percent slopes	B	0.20
GhB	Glenn-Urbn land complex, 0 to 8 percent slopes	B	0.20



- GENERAL NOTES**
- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan. Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0023 AND 30AB. Station No. 0023 N 577,373.143 E 1,349,751.273 ELEV. 479.248 Station No. 30AB N 573,239.369 E 1,349,547.846 ELEV. 361.90
 - Topography and Boundary information is based on a survey performed by Fisher Collins and Carter Inc. performed on or about August, 2018 & F-20-039.
 - This Project is Subject to previous Howard County Files: ECP-20-016 & F-20-039.
 - This site utilizes public water and sewer.
 - Local Community: Ellicott City
 - Existing Use: Residential (undeveloped)
 - Proposed Use: Two family Dwelling (5,400 Sq.Ft. two-story)
 - Area of Proposed Use: 27,091 Sq.Ft. (0.62 ac.)
 - Property Location: a) Tax Map No. 30 b) Part of Parcel No. 06 c) Tax Grid No. 1
 - Property Address: 5016 Manner House Way Ellicott City, Maryland 21042
 - Parking Required: 5 (2 Spaces + 0.5 per dwelling unit)
 - Parking Provided: 5
 - Building and Use setbacks per Section 108 of the R-20 Zoning District: Minimum setbacks requirements - structures Principal structures - from collector or arterial public street right-of-way: (i) Front or side50 feet Rear: (i) Principal structure50 feet (ii) Accessory structure10 feet Principal structures - from other public street right-of-way: Front or side50 feet Rear: (i) Principal structure30 feet (ii) Accessory structure10 feet
 - Building and use setbacks per section 131.0 Conditional uses (i) from Public street right-of-way 40 feet (ii) From residential lots in R-20 Single family detached, semi-detached, and multi-plex 40 feet
 - 5016 Manner House way is currently an undeveloped residential building lot.
 - Proposed architectural style: American Colonial
 - Proposed building height: 30' above finished grade
 - Proposed building materials: Brick or stone lower, vinyl upper & sides.

VICINITY MAP
SCALE: 1" = 1200'



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PLAN TO ACCOMPANY CONDITIONAL USE
FOR A TWO FAMILY DWELLING
MATTUPALLI PROPERTY
5016 MANNER HOUSE WAY
ZONED R-20
TAX MAP No. 30 GRID No. 01 PARCEL No. 06
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE, 2025
SHEET 1 OF 1