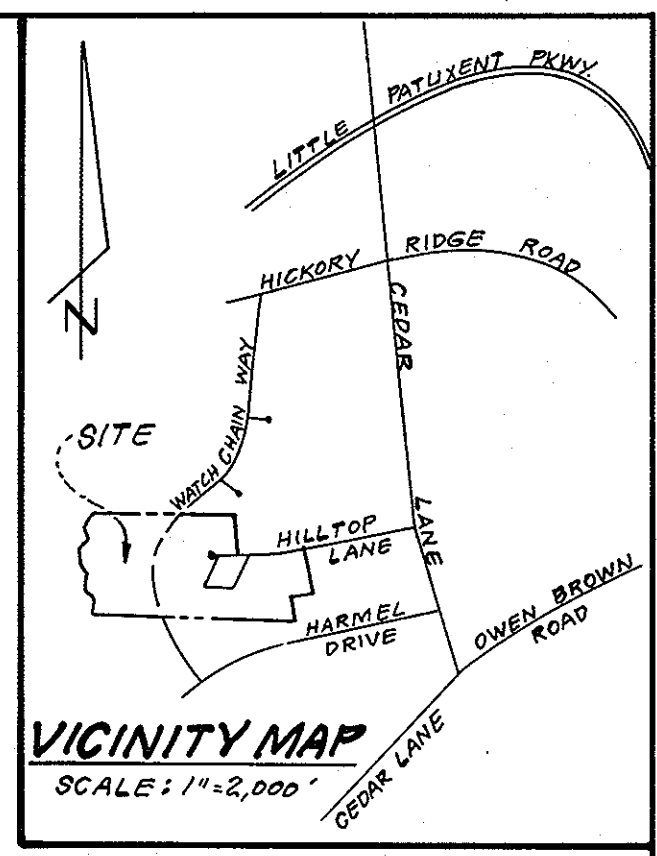


COORDINATE TABLE

1	498294.88	831048.11
2	497850.60	831121.92
3	497818.03	830962.97
4	497580.17	831011.37
5	497691.97	829412.64
6	497897.62	829389.34
7	497935.93	829357.11
8	498012.77	829306.18
9	498096.62	829316.00
10	498197.84	829297.82
11	498258.28	829287.01
12	498493.85	829325.29
13	498600.34	829346.01
14	498656.29	830372.29
15	498257.01	830394.30
16	498273.14	830369.13
17	498291.77	830272.71
18	498197.90	830275.99
19	498198.47	830286.28
20	497864.57	830221.44
21	497870.30	830486.56
22	498213.08	830551.44
23	498220.40	830684.14



GENERAL NOTES:

1. Topography compiled from Howard County Aerial Topo Maps.
2. This area is shown on Tax Map No. 35; Parcels 78, 204 & 284 (17).
3. Public Water and Sewer to be utilized.
4. See Soils Map # 24.
5. Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
6. Sediment and Erosion Control Measures to be provided with the submission of the Road Construction and Site Development Plans.
7. Stormwater Management to be provided by a central facility.
8. All Utilities shown as existing were compiled from available records and field survey.
9. Street Trees shall be provided in accordance with Section 16.131 of the Subdivision Regulations.

SITE ANALYSIS:

1. ZONE:	RSC
2. AREA TABULATION:	
A. Parcel 204	3.27 Ac.
B. Parcel 284	6.45 Ac.
C. Parcel 78	20.46 Ac.
D. Total Tract Area	30.18 Ac.
E. Plus Existing Public R/W to be Abandoned	0.71 Ac.
F. Gross Area in Development	30.89 Ac.
G. 100 Yr. Flood Plain & Steep Slopes	± 2.8 Ac.
H. Net Area	28.09 Ac.
I. Public R/W Dedication Proposed	± 4.5 Ac.
J. Area of Residential Lots Proposed	20.19 Ac.
K. Open Space Proposed	6.20 Ac.
L. Open Space Required (20% Gross)	6.18 Ac.
3. NO. OF UNITS PERMITTED (4 x net area)	112
4. NO. OF UNITS PROPOSED	91
5. DENSITY PROPOSED	2.9 DU/AC
6. NO. OF PARKING SPACES REQUIRED (2/Unit)	182
7. PARK SPACES PROPOSED (On private drives)	182

LEGEND:

1. Existing Contour (5ft Interval)
2. Existing Sewer
3. Proposed Storm Drain
4. Building Restriction Lines
5. Future Storm Drain

TENTATIVELY APPROVED ON April 4, 1986
DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
James J. Hambley, Jr. 4-16-86
PLANNING DIRECTOR DATE



Reference Files: 9-86-39

CLARK • FINEFROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS	
11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400	
DESIGNED	PRELIMINARY PLAN LOTS 1 THRU 94
DRAWN	CEDAR ACRES
CHECKED	SECTION II
DATE	(TAX MAP NO. 35, PARCELS 78, 204 & 284) 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
FOR:	KINGS MEADE LIMITED PARTNERSHIP 5501 TWIN KNOLLS ROAD COLUMBIA, MARYLAND 21045
SCALE	1" = 100'
DRAWING	1 OF 1
JOB NO.	85-065
FILE NO.	85-065-P

PARCEL 78 - Robert C. Fitzgerald & W.F.
10972 Hilltop Lane
Columbia, Maryland 21044

PARCELS 204 & 284 - Kings Meade Limited
Partnership
5501 Twin Knolls Road
Columbia, Maryland 21045