

- GENERAL NOTES:**
- Topography was compiled from Aerial Survey.
  - This site is located on Tax Map # 37; Parcels 105, 100, 416, 446 & 555.
  - Public Water & Sewer to be Utilized.
  - See Soils Map # 26.
  - Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
  - Sediment & Erosion Control Devices shall be provided with the submission of the road construction and site development plans.
  - All Utilities shown as existing were compiled from available plans and records.
  - Recording Reference: L. 012 F. 310 and L. 552 F. 3.
  - All existing structures to be removed.
  - See D.P. & Z. File # S-87-43.
  - Flood Plain Information for Sections 525-528 shown on Preliminary Storm Drain Study, were obtained from previous F.P. study by Ho Co. Md.
- SITE ANALYSIS:**

Existing Zoning:	R. 12
Number of Lots:	60
Area of Parcel:	27.34 Ac.
Proposed Density:	2.19 DU/Ac.
Area Tabulation:	
Area of Lots:	15.98 Ac.
Right of Way Dedication:	2.74 Ac.
Open Space Required: (See Table)	2.19 Ac.
Open Space Provided: (Lots @ 162)	8.61 Ac.
Area of Flood Plain:	2.81 Ac.
Area of Steep Slopes:	0.60 Ac.
Area of Storm Water Management:	0.60 Ac.
Area of Drainage Easements in Open Space Lots:	4.98 Ac.

- LEGEND:**
- Contour Interval: 5 FT.
  - Existing Contour: [Symbol]
  - Steep Slopes: [Symbol]

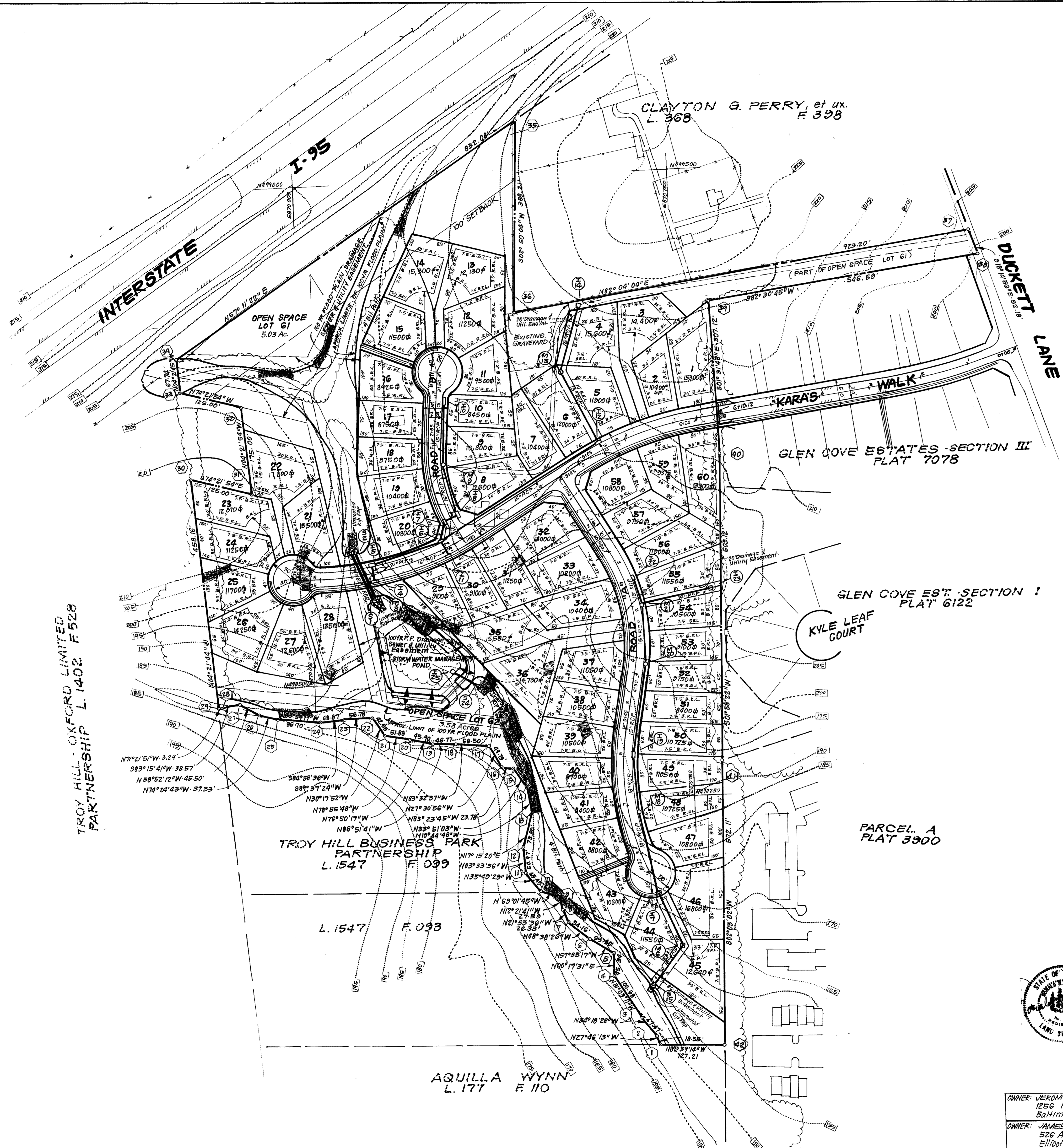
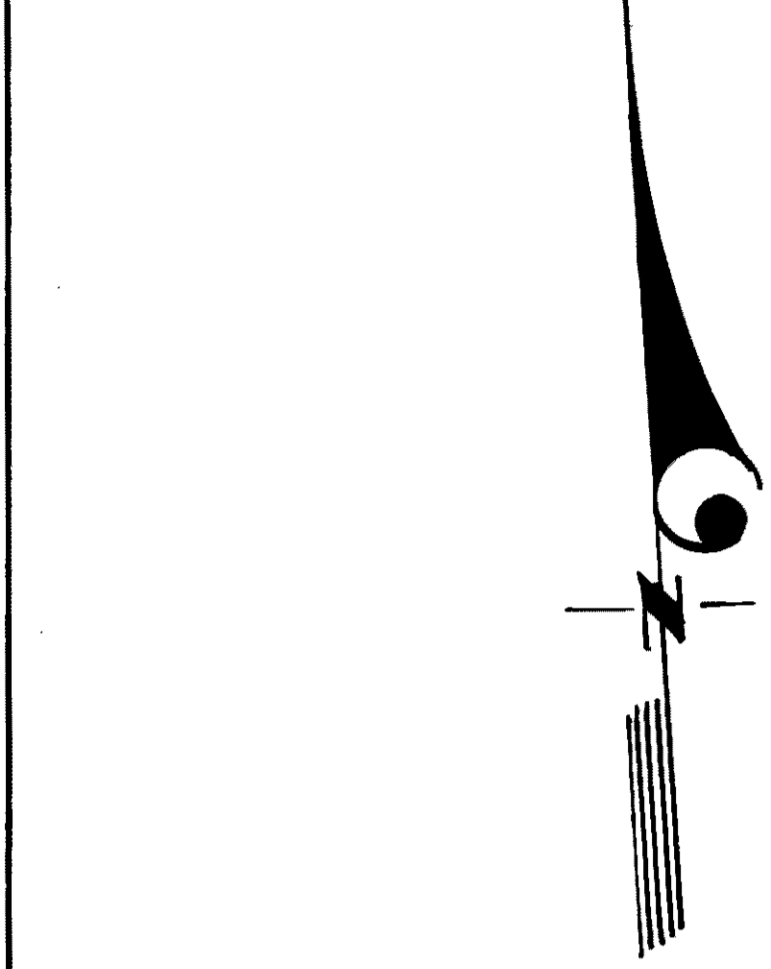
**OPEN SPACE TABULATION**

LOT SIZE	NO. OF LOTS	AREA	% OPEN SPACE	OPEN SPACE REQUIRED
12,000 sq ft	18	5.63 Ac.	8%	0.45
10,800 sq ft	19	4.39 Ac.	10%	0.50
9,600 sq ft	16	3.71 Ac.	20%	0.74
8,400 sq ft	7	1.65 Ac.	30%	0.50
<b>TOTAL:</b>	<b>60</b>	<b>15.98 Ac.</b>		<b>2.19 Ac.</b>

3-16-88  
 OFFICE OF PLANNING  
 HOWARD COUNTY  
 PLANNING DEPARTMENT  
 6.10.88

NO	NORTH	EAST
1	497 752.64	870 660.64
2	497 761.05	870 651.99
3	497 808.26	870 625.24
4	497 894.51	870 573.30
5	497 939.85	870 573.53
6	497 969.50	870 526.85
7	498 005.28	870 486.20
8	498 029.71	870 476.38
9	498 056.66	870 470.47
10	498 071.27	870 432.36
11	498 108.16	870 405.73
12	498 159.03	870 402.57
13	498 229.51	870 424.46
14	498 279.96	870 414.88
15	498 317.60	870 369.64
16	498 320.33	870 369.18
17	498 364.49	870 343.12
18	498 371.57	870 276.02
19	498 374.53	870 230.24
20	498 384.98	870 185.54
21	498 394.94	870 134.83
22	498 431.66	870 113.17
23	498 431.29	870 056.37
24	498 421.03	870 007.91
25	498 436.23	869 921.70
26	498 446.26	869 885.74
27	498 469.79	869 846.80
28	498 465.26	869 808.49
29	498 466.31	869 805.37
30	498 423.15	869 770.53
31	498 389.46	869 870.00
32	498 063.95	869 977.58
33	499 097.64	869 767.21
34	499 165.18	869 752.05
35	499 616.06	870 451.39
36	499 228.32	870 432.19
37	499 355.73	871 346.56
38	499 306.17	871 362.90
39	499 234.94	870 820.78
40	498 927.93	870 829.17
41	498 319.17	870 808.21
42	497 747.43	870 767.74

TROY HILL OXFORD LIMITED PARTNERSHIP L. 1402 F. 528



TROY HILL BUSINESS PARK PARTNERSHIP L. 1547 F. 099

AQUILLA WYNN L. 177 F. 110



**CLARK • FINECROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7200 - BALTO. • (301) 621-8100 - WASH.

DESIGNED: WHT, KBN  
 DRAWN: RIW  
 CHECKED: WHT  
 DATE: 11-2-87

**PRELIMINARY PLAN LOTS 1 THRU 62 MELBOURNE ESTATES**  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 TAX MAP # 37 PARCELS: 105, 106, 416, 446 & 555

FOR: BUILDERS GUILD, INC. 8450 Rte 108, Suite 114, German Plaza Columbia, Md. 21045

SCALE: 1"=100'  
 DRAWING: 10P/1  
 JOB NO.: 86-122  
 FILE NO.: 86-122-P

P-86-33