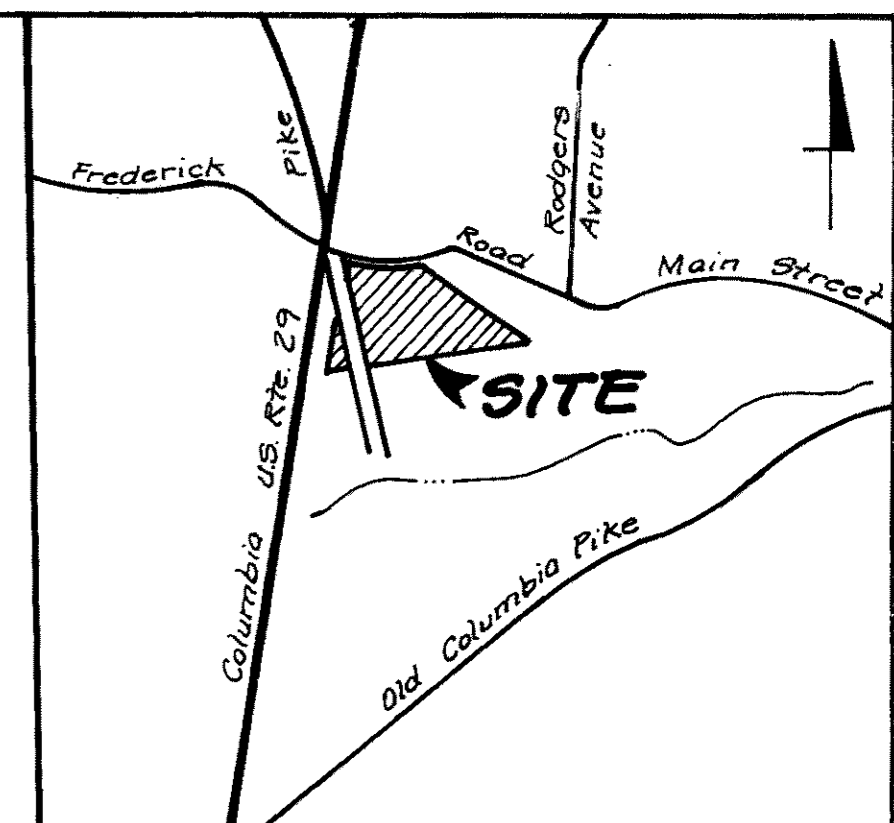
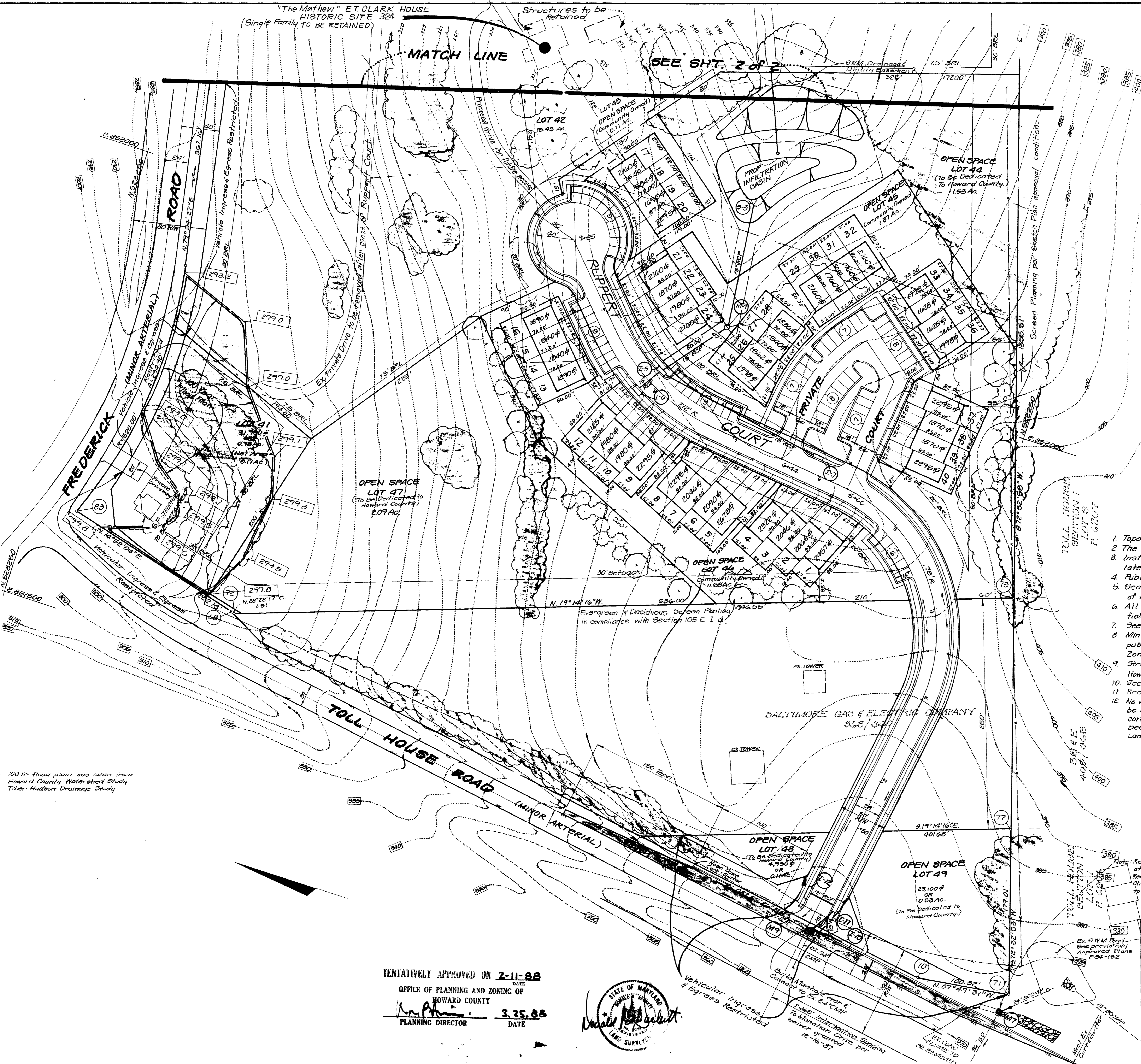


COORDINATES		
N ^o	NORTH	EAST
68	823007.20	851554.66
70	822177.46	851409.93
72	823006.04	851554.03
73	822206.76	851832.96
74	822613.29	853126.07
75	823236.44	852251.19
76	823173.09	851896.00
77	822131.75	851594.36
78	822517.01	851462.01
80	822078.07	851423.59
81	823604.50	851801.90
83	823202.60	851606.53



SITE ANALYSIS:

1. Zoning:	RED
2. Area of Tract:	22.44 Ac.
3. No. of units permitted: (2/ac)	44
4. No. of units proposed:	
Single Family Detached:	2
Townhouses:	40
Total:	42
5. Proposed Density:	1.8704/ac
6. Area Tabulation:	
Single Family Detached Lots (41+42)	13.04 Ac.
Attached Lots (1-40)	1.82 Ac.
Community Owned Open Space Lots (44-46+50)	2.06 Ac.
County Owned Open Space Lots (44, 47-49)	4.26 Ac.
Road Dedication:	1.58 Ac.
Paving Private Courts & Drives:	0.38 Ac.
Paving Public Roads:	0.72 Ac.
Total Paving:	1.10 Ac.
Open Space Required: (20%)	4.49 Ac.
Open Space Provided:	6.82 Ac.
100 Year Flood Plain Area:	0.68 Ac.
7. Parking Analysis:	
Parking Required: (2/unit)	84
Parking Provided:	
Garage Parking:	20
Private Drive Parking:	20
Court Parking:	70
Parking for 2 Single Family Lots:	4
Total:	114

- ### GENERAL NOTES:
- Topography compiled from 200 scale Howard County Aerial Topo.
 - The area included is located on Tax Map No. 24.
 - Installation of traffic control devices shall be in accordance with the latest edition of the "Manual of Control Devices."
 - Public water & sewer to be utilized.
 - Sediment & Erosion control measures to be provided with submission of the Site Development Plan.
 - All utilities shown as existing were compiled by available records and field surveys.
 - See soils map No. 16.
 - Min. building setback restrictions from property lines & rights-of-way of public roads and streets to be in accordance with Sect. 10B, Howard County Zoning Regulations.
 - Street trees shall be provided in accordance with Sect. 16.131 of the Howard County Subdivision Regulations.
 - See office of Planning & Zoning Files: 588-15, WP 88-39, & PB Case # 228.
 - Recording Reference: Liber 840, Folio 239.
 - No wetland permits shall be required according to consultant report of December 1987, by Landscape.

LEGEND

1. Contour Interval	5 ft
2. Existing Contour	410
3. Proposed Contour	410
4. Spot Elevation	+10.5
5. Direction of Drainage	→
6. Trees to be Saved	(Tree symbol)
7. Walk-Out Basements	(WOB symbol)
8. Indicates 100yr Flood Plain Elev.	299.3

NOTE: 100yr Flood plain was taken from Howard County Watershed Study Tiber Hudson Drainage Study

OWNER: F. PATRICK RUPPERT
8895 Frederick Road
Ellicott City, MD 21043

TENTATIVELY APPROVED ON **2-11-88**
DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
F. Patrick Ruppert
PLANNING DIRECTOR **3.35.88**
DATE



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

DESIGNED: WHT
DRAWN: LJG
CHECKED: WHT
DATE: February 1988

PRELIMINARY PLAN
LOTS 1 Thru 49
RUPPERT PROPERTY
Tax Map # 24 - Tax Map Parcel # 248
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: Columbia Builders, Inc.
3 Lakefront North, Suite 200
Columbia, Maryland 21044

SCALE: 1" = 50'
DRAWING: 1 of 2
JOB NO.: 86-062
FILE NO.: 86-062.P




TENTATIVELY APPROVED ON **2-11-88**
 DATE
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
WPA
 PLANNING DIRECTOR
 DATE **3.25.88**

TOLL HOUSE
 SECTION 1
 LOT 8
 P. 6207

387-A, 1151-J, 10-20-80, 10-20-80
 208-15, WP 88-89, PD Case # 228

OWNER: F. PATRICK RUPPERT
 8855 Frederick Road
 Ellicott City, Md.
 21043

 CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7200 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED WHT	PRELIMINARY PLAN LOTS 1 - 49 RUPPERT PROPERTY Tax Map #24 - Tax Map Parcel #248 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 50'
DRAWN LJG		DRAWING 2 of 2
CHECKED WHT		JOB NO. 86-062
DATE February 1988	FOR: Columbia Builders, Inc. 3 Lakefarm North, Suite 200 Columbia, Maryland 21044	FILE NO. 86-062 P



P-88-48