



GENERAL NOTES

- Topography compiled from aerial survey.
- Public water and sewer to be utilized.
- See soils map No. 25 & 26.
- Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
- Sediment and erosion control plans for development will be provided with road construction and site development plans.
- Minimum setbacks will comply with Section 106 D.2 of the Howard County Zoning Regulations.
- Street trees will be provided with the road construction plans, and will be in accordance with Howard County Subdivision Regulations.
- Deed reference 1642/329, 1543/672, 1739/234, 1768/562
- OP & Z file No. S-86-92, S-87-70, S-88-61, S-88-98
- SWM to be provided. Type to be as per Office of Environmental Programs and Corps of Engineers permit requirements, Infiltration and Detention.
- Existing zoning R-20.
 - Gross area of tract = 333 Acres.
Gross area of submission = 74.91 Acres.
 - Area of proposed lots = 68.14 Acres.
 - Area of proposed roads = 6.77 Acres.
 - No. of buildable lots = 103 (46.42 Acres Net).
No. of open space lots = 2 (16.42 Acres).
- Dry Ground Recreational Area = 8.54 Acres (52%) (178' #1899)

DENSITY TABULATION

Section 1	
1. Gross Area	74.91 Ac
2. Floodplain & Steep Slopes	9.65 Ac
3. Net Area	65.26 Ac
4. Net Max. Lots Permitted	142
5. Max. Floodplain Lots Permitted	9
6. Floodplain Adjustment Lots Proposed	0
7. Total Lots Allowed	142
8. Total Lots Proposed	103
9. Density Per Acre	1.57
10. Open Space Required	9.68 Ac
11. Open Space Provided	16.42 Ac
12. Dry Ground Recreational Area	8.54 Ac (52%)

OPEN SPACE TABULATION
(Based on net area of lots)

Lot Size	#Lots	Net Area of Lots	O.S. Req.	Area Req.
20,000 +	42	21.23 Ac.	6%	1.274 Ac.
18,000 - 19,999	44	19.02 Ac.	10%	1.902 Ac.
16,000 - 17,999	9	3.43 Ac.	20%	.686 Ac.
14,000 - 15,999	8	2.74 Ac.	30%	.823 Ac.
14,000	0	0	6,000/lot	
Total	103	46.42		4.685 Ac.

COORDINATE TABLE

POINT	NORTH	EAST
1	501306.7391	864492.2887
2	501226.7410	864777.4867
3	501321.9973	864893.8515
4	501310.4947	864903.3854
5	501268.7832	864976.7463
6	501238.2920	865071.2844
7	501363.9077	865121.4384
8	501532.3174	865137.7645
9	501590.5466	865256.0480
10	501532.3915	865458.3595
11	501362.3256	865736.0391
12	501300.0558	865624.7173
13	501126.5210	865878.6174
14	501054.3799	865889.9709
15	500994.2636	865985.2322
16	500868.9786	866307.4219
17	500693.3456	866427.5864
18	500275.2946	866853.9800
19	500096.0698	867188.7847
20	499997.2177	867426.3281
21	499733.9320	867627.1152
22	499776.4347	867901.2115
23	499989.5488	867830.7930
24	500270.6539	867849.6865
25	500282.4640	867868.5999
26	499990.7246	867900.7982
27	499772.1304	867921.7303
28	499769.2378	867935.5192
29	499203.4174	865743.9794
30	499077.6234	865600.7657

CURVE DATA

CURVE	R	T	L
1	204	169.75	210.06
2	234	142.47	210.55
3	404	272.90	377.23
4	282	176.23	194.47
5	525	194.24	334.45
6	267	330.43	499.01
7	632	51.46	702.03
8	927	133.49	271.00
9	347	913.35	670.17

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	GS	PIPE STEEN AREA	FP	MIN. LOT SIZE
1	20,000 sf.			0	20,000 sf.
2	19,900 sf.			0	19,800 sf.
3	19,950 sf.			0	19,950 sf.
4	16,500 sf.			0	16,500 sf.
5	14,875 sf.			0	14,875 sf.
6	22,160 sf.			0	19,760 sf.
7	25,200 sf.		2,400 sf.	0	20,600 sf.
8	41,400 sf.	6,500 sf.	4,600 sf.	0	34,900 sf.
9	22,800 sf.			0	22,000 sf.
10	25,400 sf.		3,400 sf.	0	22,000 sf.
11	24,100 sf.		4,000 sf.	0	20,100 sf.
12	18,900 sf.			0	18,900 sf.
13	18,000 sf.			0	18,000 sf.
14	18,000 sf.			0	18,000 sf.
15	18,000 sf.			0	18,000 sf.
16	18,656 sf.			0	18,656 sf.
17	18,568 sf.			0	18,568 sf.
18	21,120 sf.			0	21,120 sf.
19	20,500 sf.	250 sf.		0	20,250 sf.
20	20,500 sf.	2,000 sf.		0	18,500 sf.
21	21,700 sf.	3,250 sf.		0	18,450 sf.
22	21,600 sf.	3,000 sf.		0	18,600 sf.
23	21,700 sf.	3,500 sf.		0	18,200 sf.
24	21,700 sf.	3,500 sf.		0	18,200 sf.
25	21,250 sf.			0	17,110 sf.
26	20,500 sf.	500 sf.		0	20,000 sf.
27	20,524 sf.	1,350 sf.		0	18,650 sf.
28	25,900 sf.			0	20,524 sf.
29	20,680 sf.			0	25,900 sf.
30	19,270 sf.			0	20,680 sf.
31	18,024 sf.			0	19,270 sf.
32	22,000 sf.			0	18,024 sf.
33	20,880 sf.			0	22,000 sf.
34	21,500 sf.			0	20,880 sf.
35	18,480 sf.			0	21,500 sf.
36	18,975 sf.			0	18,480 sf.
37	18,900 sf.	3,500 sf.		0	18,975 sf.
38	21,500 sf.	5,500 sf.		0	15,400 sf.
39	23,100 sf.	3,850 sf.		0	16,900 sf.
40	22,050 sf.	2,800 sf.		0	19,250 sf.
41	25,200 sf.	5,100 sf.		0	19,250 sf.
42	23,400 sf.			0	20,100 sf.
43	22,200 sf.			0	23,400 sf.
44	23,500 sf.	5,900 sf.		0	22,200 sf.
45	21,900 sf.	5,400 sf.		0	17,600 sf.
46	18,200 sf.			0	15,600 sf.
47	20,000 sf.			0	18,200 sf.
48	21,000 sf.			0	20,000 sf.
49	21,600 sf.			0	23,000 sf.
50	18,975 sf.			0	21,600 sf.
51	20,000 sf.	1,000 sf.		0	18,975 sf.
52	18,500 sf.	2,440 sf.		0	19,000 sf.
53	20,900 sf.			0	16,000 sf.
54	22,500 sf.			0	20,900 sf.
55	20,200 sf.			0	22,500 sf.
56	18,000 sf.			0	20,200 sf.
57	25,200 sf.			0	18,000 sf.
58	19,125 sf.	4,200 sf.		0	21,000 sf.
59	19,900 sf.			0	19,125 sf.
60	24,000 sf.	4,200 sf.		0	19,900 sf.
61	20,240 sf.			0	24,000 sf.
62	19,500 sf.			0	20,240 sf.
63	18,500 sf.			0	19,500 sf.
64	20,400 sf.			0	18,500 sf.
65	18,000 sf.			0	20,400 sf.
66	18,900 sf.			0	18,000 sf.
67	20,400 sf.			0	18,900 sf.
68	18,200 sf.			0	20,400 sf.
69	19,200 sf.			0	18,200 sf.
70	19,350 sf.			0	19,200 sf.
71	25,200 sf.			0	19,350 sf.
72	21,000 sf.			0	25,200 sf.
73	18,900 sf.			0	21,000 sf.
74	19,000 sf.			0	18,900 sf.
75	22,450 sf.	3,100 sf.		0	19,000 sf.
76	23,325 sf.	3,400 sf.		0	19,350 sf.
77	16,464 sf.			0	23,325 sf.
78	16,636 sf.			0	16,464 sf.
79	25,375 sf.	3,500 sf.		0	16,636 sf.
80	21,274 sf.	4,000 sf.		0	25,375 sf.
81	16,160 sf.			0	21,274 sf.
82	22,720 sf.			0	16,160 sf.
83	18,250 sf.			0	22,720 sf.
84	26,875 sf.			0	18,250 sf.
85	25,625 sf.			0	26,875 sf.
86	22,000 sf.			0	25,625 sf.
87	25,960 sf.	4,200 sf.		0	22,000 sf.
88	39,925 sf.	13,625 sf.	4,200 sf.	0	25,960 sf.
89	24,320 sf.	4,000 sf.	6,500 sf.	0	21,760 sf.
90	19,975 sf.	5,500 sf.		0	24,320 sf.
91	21,340 sf.	1,050 sf.		0	19,975 sf.
92	28,000 sf.	13,500 sf.		0	21,340 sf.
93	33,500 sf.	14,000 sf.		0	28,000 sf.
94	39,500 sf.	18,150 sf.		0	33,500 sf.
95	34,500 sf.	16,500 sf.		0	39,500 sf.
96	31,500 sf.	16,000 sf.		0	34,500 sf.
97	33,500 sf.	16,500 sf.		0	31,500 sf.
98	21,500 sf.	7,500 sf.		0	33,500 sf.
99	23,500 sf.	8,250 sf.		0	21,500 sf.
100	26,000 sf.	6,500 sf.		0	23,500 sf.
101	33,900 sf.	9,750 sf.		0	26,000 sf.
102	33,000 sf.	10,450 sf.		0	33,900 sf.
103	30,500 sf.	12,100 sf.		0	33,000 sf.



TENTATIVELY APPROVED ON 12-14-88

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR DATE 1.29.89



BRIAM
Red Branch Engineering

DESIGNED BY MVD
DRAWN BY BAK
CHECKED BY RLM

PRELIMINARY PLAN SECTION 1, LOTS 1-105
GREER MILLER PROPERTY

TAX MAP #37, PARCELS 29, 72, 355 & 356
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

OWNER/DEVELOPER:
100 INVESTMENT LIMITED PARTNERSHIP
9030 Red Branch Road Suite 250
Columbia, Maryland

SCALE: 1" = 100'
DRAWING: 1 of 2
JOB NO.:
FILE NO.:

DATE: 4/88

88-62
88-70
88-61 88-98



LEGEND

- BUILDING RESTRICTION LINE
- 20,000 GROSS AREA OF LOT IN SQUARE FEET
- (18,000) NET AREA OF LOT IN SQUARE FEET IF DIFFERENT FROM GROSS
- LIMIT OF SUBMISSION

N500750
E87000

VERMONT SWIM CLUB
L478 F518
R-20

ZELTMAN
L689 F1325
R-20

PROPOSED SWIM LOCATION

TENTATIVELY APPROVED
ON 12-14-88
DATE
OFFICE OF PLANNING AND ZONING
OF HOWARD COUNTY

PLANNING DIRECTOR DATE 1-27-89



<p>BRIAM BRIAM Engineering BRIAM Development Group 9010 Red Branch Road Suite 210 Columbia, Maryland 21045 301-730-0810 301-596-4848 (D.C.)</p>		<p>SCALE 1"=100'</p>
<p>DESIGNED MVD</p>	<p>PRELIMINARY PLAN SECTION 1, LOTS 1-105 GREER MILLER PROPERTY</p>	<p>DRAWING 2 of 2</p>
<p>DRAWN BAK</p>	<p>TAX MAP #37, PARCELS 29,72, 355-356 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>	<p>JOB NO.</p>
<p>CHECKED RLM</p>	<p>OWNER/DEVELOPER 700 INVESTMENT LIMITED PARTNERSHIP 8030 Red Branch Road Suite 250 Columbia, Maryland</p>	<p>FILE NO. P-88-79</p>
<p>DATE 4/88</p>		