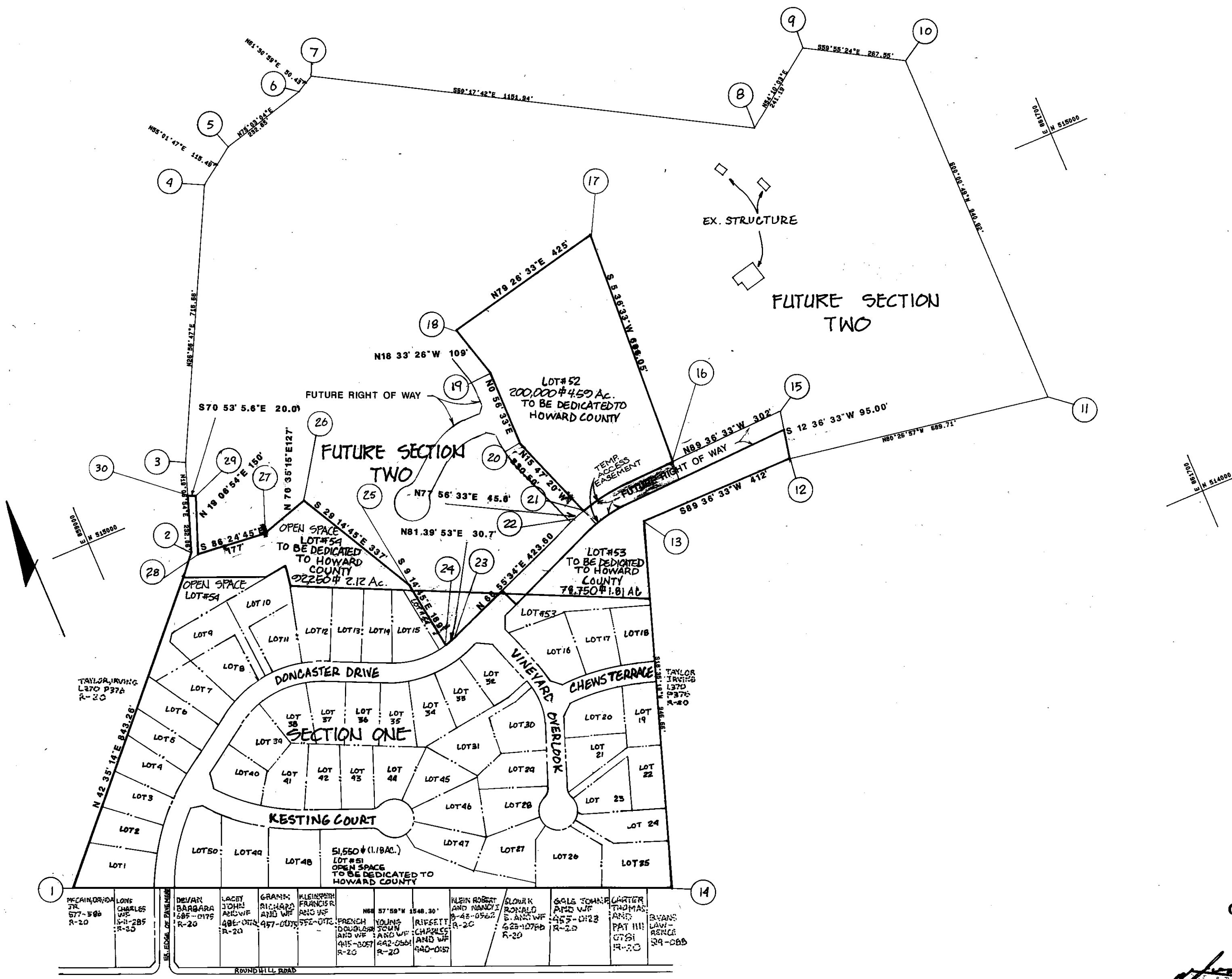


VICINITY MAP
SCALE 1"=2000'

MINIMUM LOT SIZE TABLE						
LOT NO.	GROSS AREA	PIPE AREA	STEM AREA	STEEP SLOPE AREA	FLOOD PLAIN AREA	NET AREA
1	20073 SF	0	0	0	0	20073 SF
2	14376 SF	0	0	0	0	14376 SF
3	14163 SF	0	0	0	0	14163 SF
4	14900 SF	0	0	0	0	14900 SF
5	14575 SF	0	0	0	0	14575 SF
6	16075 SF	0	175 SF	0	0	15900 SF
7	15050 SF	0	233 SF	0	0	14817 SF
8	14940 SF	0	426 SF	0	0	14514 SF
9	17125 SF	2600 SF	388 SF	0	0	14137 SF
10	18210 SF	2440 SF	1550 SF	0	0	14220 SF
11	14930 SF	0	700 SF	0	0	14230 SF
12	15680 SF	0	233 SF	0	0	15447 SF
13	13030 SF	0	116 SF	0	0	12914 SF
14	14306 SF	0	0	0	0	14306 SF
15	14760 SF	0	0	0	0	14760 SF
16	20600 SF	0	6150 SF	0	0	14450 SF
17	17875 SF	0	2285 SF	0	0	15590 SF
18	14155 SF	0	1672 SF	0	0	14483 SF
19	14310 SF	0	1278 SF	0	0	14232 SF
20	16350 SF	0	0	0	0	16350 SF
21	14175 SF	0	0	0	0	14175 SF
22	18514 SF	3740 SF	0	0	0	14774 SF
23	14175 SF	0	0	0	0	14175 SF
24	14600 SF	400 SF	0	0	0	14200 SF
25	21910 SF	1900 SF	0	0	0	20010 SF
26	23890 SF	0	3325 SF	0	0	20565 SF
27	19400 SF	0	5175 SF	0	0	14225 SF
28	15515 SF	0	1330 SF	0	0	14185 SF
29	14575 SF	0	0	0	0	14575 SF
30	16450 SF	0	0	0	0	16450 SF
31	18300 SF	2595 SF	0	0	0	15705 SF
32	14700 SF	0	0	0	0	14700 SF
33	14010 SF	0	0	0	0	14010 SF
34	14825 SF	0	0	0	0	14825 SF
35	14125 SF	0	0	0	0	14125 SF
36	14240 SF	0	0	0	0	14240 SF
37	14150 SF	0	0	0	0	14150 SF
38	14950 SF	0	0	0	0	14950 SF
39	14340 SF	0	0	0	0	14340 SF
40	14130 SF	0	0	0	0	14130 SF
41	15360 SF	0	200 SF	0	0	15160 SF
42	14184 SF	0	0	0	0	14184 SF
43	14036 SF	0	0	0	0	14036 SF
44	14143 SF	0	0	0	0	14143 SF
45	14105 SF	0	100 SF	0	0	14005 SF
46	18018 SF	0	3200 SF	0	0	14818 SF
47	14360 SF	0	465 SF	0	0	14825 SF
48	20500 SF	0	0	0	0	20500 SF
49	20500 SF	0	0	0	0	20500 SF
50	22085 SF	0	0	0	0	22085 SF

COORDINATES

NO.	NORTH	EAST
1	514199.14	858614.39
2	514875.20	859235.78
3	515094.46	859311.78
4	515733.32	859636.54
5	515799.51	859731.17
6	515809.52	859755.95
7	515887.57	860000.28
8	515312.75	861000.84
9	515453.95	861196.36
10	515319.86	861427.91
11	514378.94	861427.68
12	514493.41	860733.00
13	514490.60	860341.01
14	515393.33	860039.25
15	514586.12	860773.75
16	514584.07	860471.75
17	515187.82	860331.05
18	515109.95	860113.24
19	515006.61	860147.93
20	514781.65	860144.23
21	514597.95	860206.95
22	514550.45	860152.93
23	514398.13	859767.65
24	514393.68	859737.28
25	514580.23	859706.91
26	514874.27	859542.27
27	514832.06	859422.49
28	514842.13	859245.84
29	514984.86	859294.96
30	514991.41	859276.06



BENCHMARKS

BM #1 - HOWARD COUNTY CONTROL STATION #2944001
CONCRETE MONUMENT & SURFACE 6' E. OF DONCASTER
DRIVE 15' N. OF DRIVE TO #4605
BM #2 - HOWARD COUNTY CONTROL STATION #2944002
CONCRETE MONUMENT 0' ABOVE SURFACE NEAR N.E.
CORNER OF LOT #4887 ROUND HILL RD. 220' NORTH
OF THE CENTERLINE OF ROUND HILL RD.

GENERAL NOTES

- EXISTING ZONING..... R-20
- GROSS AREA OF TRACT..... 31.22 Acs.
- AREA OF PROPOSED LOTS..... 1828 Acs.
- AREA OF PROPOSED ROADS..... 3.00 Acs.
- OPEN SPACE REQUIRED..... 4.30 Acs.
- AREA OF PROPOSED OPEN SPACE..... 4.30 Acs.
- TOTAL NUMBER OF LOTS..... 50
- BUILDABLE LOTS..... 50
- OPEN SPACE LOTS..... 0
- OF THE 4.30 AC. OF PROVIDED OPEN SPACE, 3.71 AC. ARE FREE OF FLOODPLAIN OR STEEP SLOPES.
- PUBLIC WATER AND SEWER SYSTEMS TO BE UTILIZED.
- DEED REFERENCE: LIBER 242 FOLIO 241.
- STREET TREES TO BE PROVIDED 40' O.C. IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
- STREET LIGHTING TO BE PROVIDED IN ACCORDANCE WITH SECTION 16.130 OF THE HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
- PROPOSED SEDIMENT & EROSION CONTROL MEASURES ARE TO BE PROVIDED ON FINAL CONSTRUCTION PLANS.
- FOR SCHEMATIC GRADING, SEE SHEET 1A OF 6A (SUPPLEMENTAL DATA).
- 70% OF DRY RECREATIONAL GROUND EXCLUSIVE OF STEEP SLOPES, LAKES, WETLANDS & STORMWATER MANAGEMENT HAS BEEN PROVIDED.
- PERMITS TO BE OBTAINED FOR LOTS 19 THROUGH 24 FOR GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN 25' OF A WETLAND.

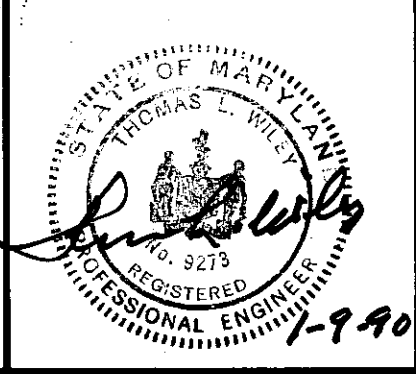
DENSITY TABULATION CHART	
GROSS AREA	31.22 Acs
STEEP SLOPES	3.54 Acs
NET AREA	27.68 Acs
NO. OF DWELLING UNITS ALLOWED	60
FLOODPLAIN LOT ADJUSTMENT ALLOWANCE	N/A
TOTAL NO. OF DWELLING UNITS ALLOWED	60
TOTAL NO. OF DWELLING UNITS PROPOSED	50
DENSITY PER ACRE	1.81

TENTATIVELY APPROVED
ON 7/16/89
DATE
OFFICE OF PLANNING AND
ZONING OF
HOWARD COUNTY
James Smith
PLANNING DIRECTOR
7/16/89
DATE
JB.

DESIGNED			DATE		
MJ	7-89	date			
CC	7-89	date			
KMC	7-89	date			
J.E.	7-89	date			

REVISIONS			
DATE	BY	DESCRIPTION	

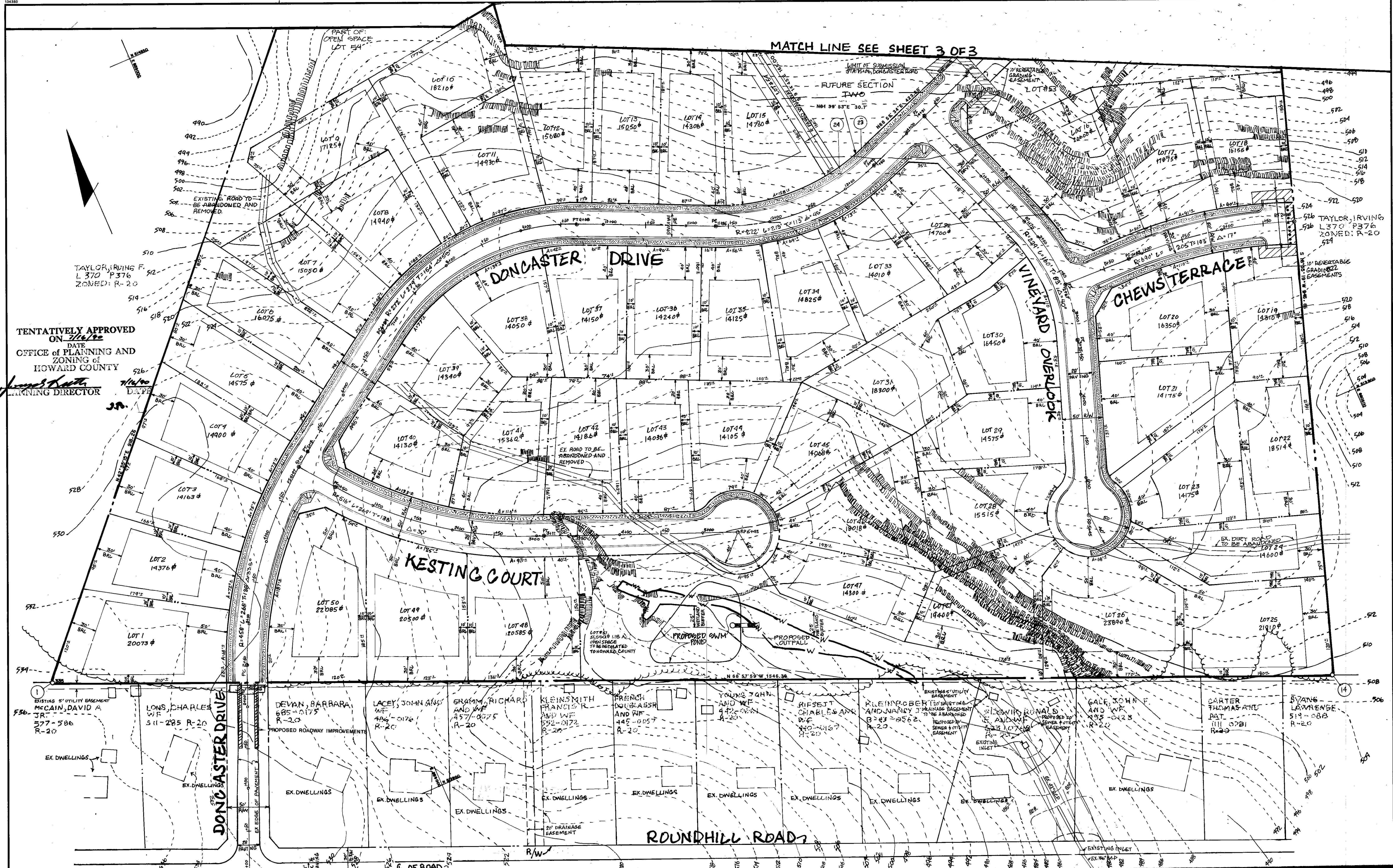
Dewberry & Davis
ARCHITECTS - ENGINEERS - PLANNERS - SURVEYORS
200 Harry S. Truman Parkway, Annapolis, Maryland 21401
8411 Arlington Boulevard, Fairfax, Virginia 22030



OWNER/DEVELOPER
CHARLES F. KESTING
4626 BONNIE BRANCH ROAD
ILCHESTER, MD 21083
301-485-2143

INDEX SHEET
KESTING PROPERTY
SECTION ONE
TAX MAP 31 PARCEL 3
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
AUGUST 2, 1989

MATCH LINE SEE SHEET 3 OF 3



TENTATIVELY APPROVED
ON 7/26/89
DATE
OFFICE OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR

EXISTING UTILITY EASEMENT
McCain, David A. Jr.
377-586
R-20

LONS, CHARLES
W.F.
511-285 R-20

DEVAN, BARBARA
685-0175
R-20
PROPOSED ROADWAY IMPROVEMENTS

LACEY, JOHN AND
WIFE
446-0176
R-20

GRAMM, RICHARD
AND WIFE
457-0075
R-20

KLEINSMITH
FRANCIS R.
AND WIFE
852-0172
R-20

FRENCH
DOUGLASS
AND WIFE
445-0057
R-20

YOUNG JOHN
AND WIFE
442-0061
R-20

RISSETT
CHARLES AND
WIFE
440-4167
R-20

KLEIN ROBERT
AND WIFE
843-9562
R-20

GALT JOHN F.
AND WIFE
455-0123
R-20

CARTER
THOMAS AND
WIFE
411-0781
R-20

EVANS
LAWRENCE
519-068
R-20

DESIGNED		DATE		REVISIONS	
BY	DATE	DATE	BY	DESCRIPTION	
MJ	7-89				
CG	7-89				
KMC	7-89				
JE	7-89				

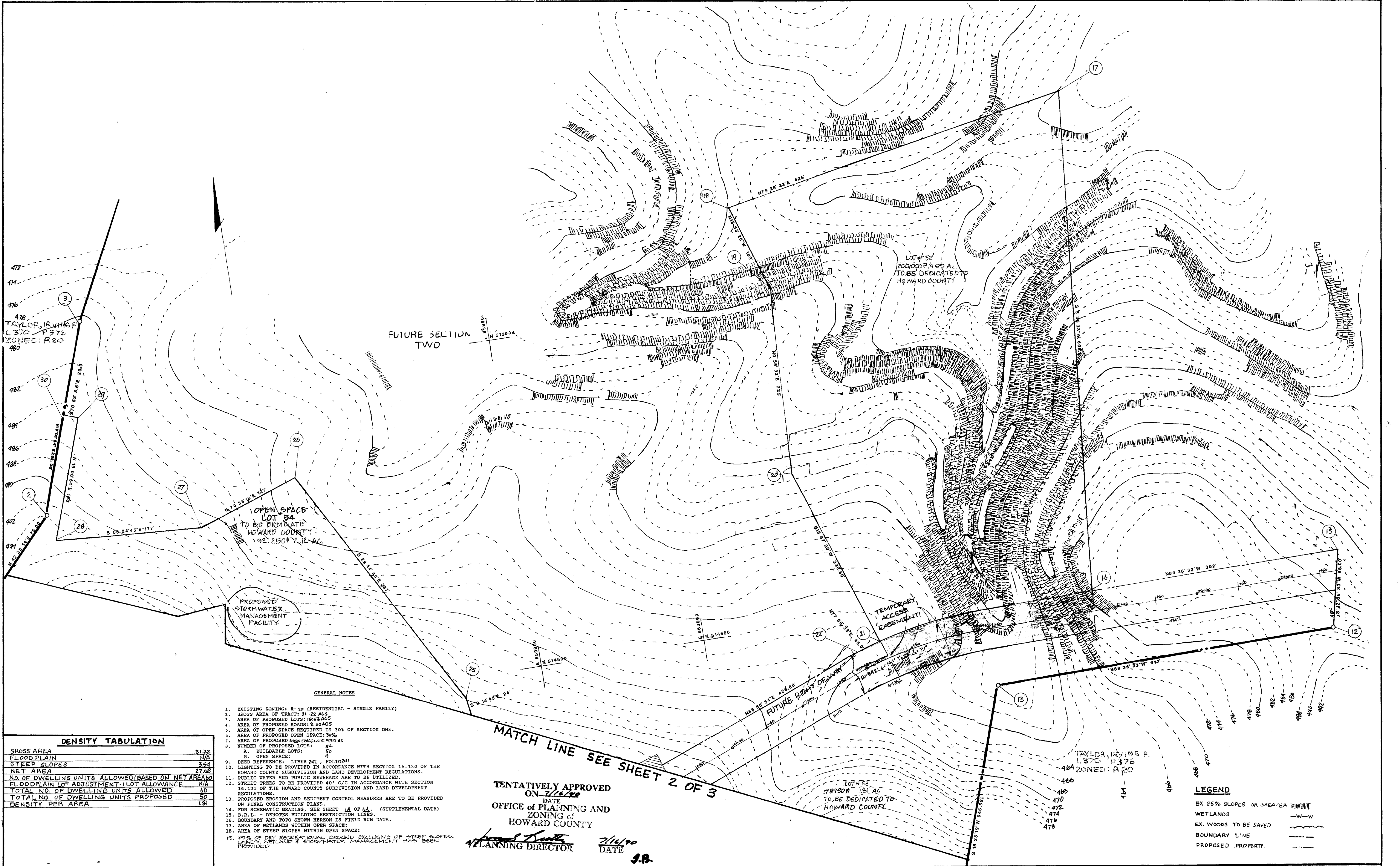
Dewberry & Davis

ARCHITECTS ENGINEERS PLANNERS SURVEYORS
200 Harry S. Truman Parkway, Annapolis, Maryland 21401
8411 Arlington Boulevard, Fairfax, Virginia 22030



OWNER/DEVELOPER
CHARLES F. KESTING
4626 BONNIE BRANCH ROAD
ILCHESTER, MD 21083
(301) 485-2144

SECTION ONE
KESTING PROPERTY
PRELIMINARY PLAN
TAX MAP 31 PARCEL 3
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
AUGUST 2, 1989



DENSITY TABULATION	
GROSS AREA	31.22
FLOOD PLAIN	N/A
STEEP SLOPES	3.54
NET AREA	27.68
NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	N/A
FLOODPLAIN LOT ADJUSTMENT - LOT ALLOWANCE	N/A
TOTAL NO. OF DWELLING UNITS ALLOWED	50
TOTAL NO. OF DWELLING UNITS PROPOSED	50
DENSITY PER AREA	1.81

- GENERAL NOTES**
- EXISTING ZONING: R-20 (RESIDENTIAL - SINGLE FAMILY)
 - GROSS AREA OF TRACT: 31.22 ACS
 - AREA OF PROPOSED LOTS: 18.43 ACS
 - AREA OF PROPOSED ROADS: 3.00 ACS
 - AREA OF OPEN SPACE REQUIRED IS 30% OF SECTION ONE.
 - AREA OF PROPOSED OPEN SPACE: 30%
 - AREA OF PROPOSED OPEN SPACE: 9.73 AC
 - BUILDABLE LOTS: 50
 - OPEN SPACE: 4
 - DEED REFERENCE: LIBER 242, FOLIO 241
 - LIGHTING TO BE PROVIDED IN ACCORDANCE WITH SECTION 16.130 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - PUBLIC WATER AND PUBLIC SEWERAGE ARE TO BE UTILIZED.
 - STREET TREES TO BE PROVIDED 40' O/C IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - PROPOSED EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED ON FINAL CONSTRUCTION PLANS.
 - FOR SCHEMATIC GRADING, SEE SHEET 1A OF 6A. (SUPPLEMENTAL DATA)
 - S.R.L. - DENOTES BUILDING RESTRICTION LINES.
 - BOUNDARY AND TOPO SHOWN HEREON IS FIELD RUN DATA.
 - AREA OF WETLANDS WITHIN OPEN SPACE:
 - AREA OF STEEP SLOPES WITHIN OPEN SPACE:
 - 20% OF DRY RECREATIONAL GROUND EXCLUSIVE OF STEEP SLOPES, LAKES, WETLAND & STORMWATER MANAGEMENT HAS BEEN PROVIDED.

MATCH LINE SEE SHEET 2 OF 3

TENTATIVELY APPROVED
ON 7/16/89
DATE

OFFICE OF PLANNING AND
ZONING OF
HOWARD COUNTY

James South
PLANNING DIRECTOR

7/16/89
DATE

J.B.

LEGEND

EX. 25% SLOPES OR GREATER

WETLANDS

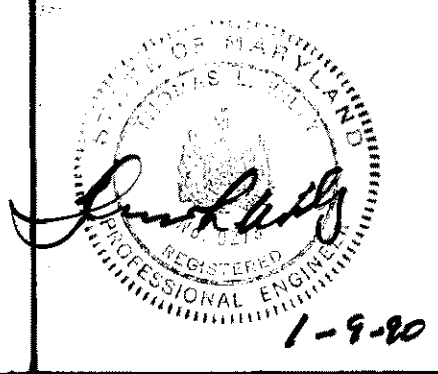
EX. WOODS TO BE SAVED

BOUNDARY LINE

PROPOSED PROPERTY

REVISIONS			
DESIGNED	DATE	BY	DESCRIPTION
MJ	7-89		
CC	7-89		
KMC	7-89		
J.E.	7-89		

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ILCHESTER, MD 21083
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SECTION ONE
KESTING PROPERTY
PRELIMINARY PLAN
TAX MAP 31 PARCEL 3
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
AUGUST 2, 1989

SCALE: 1"=50'
PREVIOUS SUBMITTALS: 5-89-60
FILE NO.
SHEET 3 OF 3