

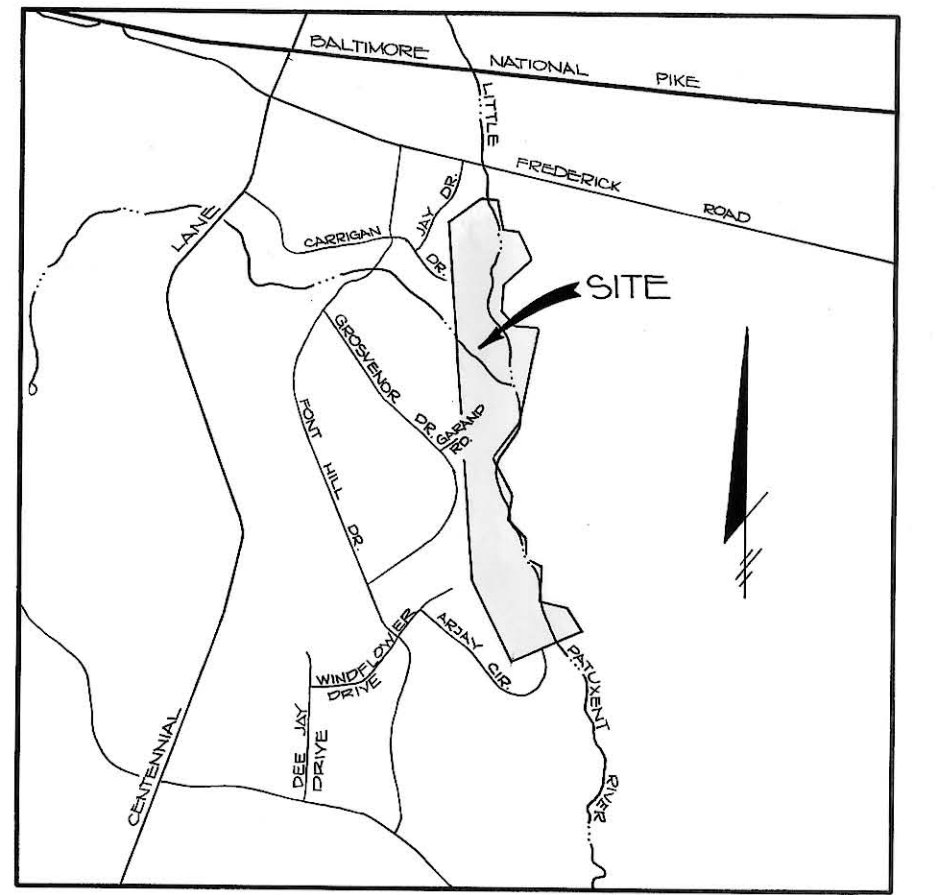
COORDINATES		
NO.	NORTH	EAST
149	520501.632	841586.914
158	519616.823	842037.922
535	519836.450	842443.440
280	519922.279	842627.878
533	519980.790	842709.760
282	520018.261	842888.450
531	520066.442	842855.375
530	520193.734	842750.390
529	520269.841	842566.519
528	520239.104	842408.603
527	520293.327	842337.901
526	520364.338	842359.592
525	520443.636	842336.832
524	520581.784	842399.747
523	520679.456	842364.170
522	520745.254	842389.331
521	520836.474	842164.309
520	520989.224	842191.203
519	521088.473	842122.955
518	521224.731	841979.296
517	521570.761	841997.343
516	521745.808	841867.747
515	522011.590	841808.754
514	522157.981	841907.443
513	522180.416	841953.411
512	522320.990	842063.120
511	522419.870	842063.520
510	522524.650	842111.790
509	522649.900	842112.300
508	523467.180	842289.750
507	523484.170	842010.150
290	523643.979	841843.331
289	523973.641	841856.539
288	524213.909	842127.674
503	524513.310	841991.540
287	524511.659	841880.474
275	524874.277	841782.243
276	524872.913	841599.100
286	524639.200	841269.276

PRELIMINARY PLAN

LITTLE PATUXENT RIDGE

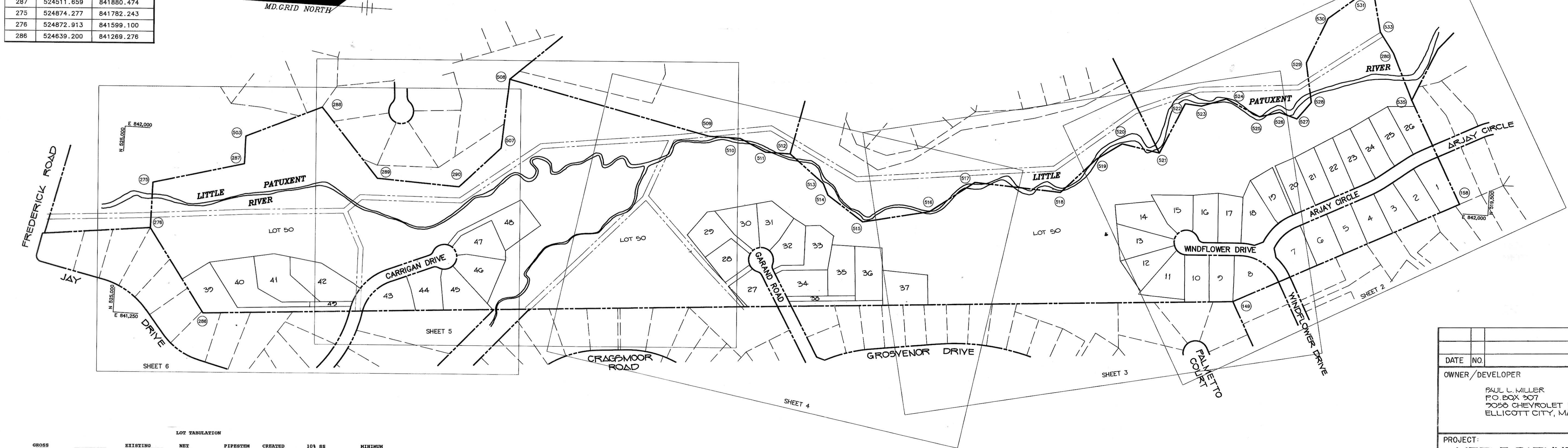
HOWARD COUNTY, MARYLAND

2nd ELECTION DISTRICT



VICINITY MAP
SCALE: 1"=2000'

- GENERAL NOTES**
- PROPERTY ZONED R-20
 - TOTAL AREA OF LOTS 22.91 Ac
 - TOTAL AREA OF ROADS 1.62 Ac
 - TOTAL AREA OF OPEN SPACE 50.56
 - TOTAL AREA OF FLOODPLAIN 31.44
 - TOTAL AREA OF SUBMISSION 75.31 Ac
 - TOTAL NUMBER OF LOTS 50 (BUILDABLE - 47 OPEN SPACE 3)
 - PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE USED FOR THIS SITE.
 - B.F.L. DEMONSTRATES BUILDING RESTRICTION LINE
 - STORM WATER MANAGEMENT SHALL BE ACCOMPLISHED BY RETENTION PONDS.
 - REFERENCE: S-88-48, WP-91-D1 - REQUEST TO WAIVE SECTION 16.120.1 THAT REQUIRES SIDEWALK CONSTRUCTION DEAD REFERENCE: 9/29/15 FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT OF WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY
 - EX. TOPOGRAPHY SHOWN HEREON WAS PERFORMED BY TET SURVEYING, INC. FOR MR. PAUL MILLER, C/O MILLER LAND COMPANY.
 - BOUNDARY SURVEY PERFORMED BY RIEMER MUEGGE & ASSOCIATES, INC. DATED FEBRUARY 1990.
 - LOTS 26, 27, 28, 40 AND 41 SHALL BE DESIGNED TO PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER LOT WITHOUT INFRINGING ON THE USE-IN-COMMON EASEMENT AREA.
 - LIMIT OF WETLANDS INDICATED WAS DETERMINED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. DATED MARCH 1990.
 - AREA OF FORESTED WETLANDS CHANGED IS 4,175 SQ. FT. AREA OF WETLAND MITIGATION REQUIRED IS 6,560 SQ. FT. AREA OF WETLAND MITIGATION PROVIDED IS 11,675 SQ. FT.



LOT TABULATION

LOT NO.	GROSS AREA (SQ. FT.)	FLOODPLAIN (SQ. FT.)	EXISTING STEEP SLOPES (SQ. FT.)	NET AREA (SQ. FT.)	PIPESTEM AREA (SQ. FT.)	CREATED STEEP SLOPES (SQ. FT.)	10% SS ALLOWANCE (SQ. FT.)	MINIMUM LOT AREA (SQ. FT.)
1	20,130	--	--	20,130	--	--	--	20,130
2	19,380	--	--	19,380	--	--	--	19,380
3	18,207	--	--	18,207	--	--	--	18,207
4	18,535	--	--	18,535	--	--	--	18,535
5	18,374	--	--	18,374	--	--	--	18,374
6	20,300	--	--	20,300	--	--	--	20,300
7	21,171	--	--	21,171	--	--	--	21,171
8	21,360	--	--	21,360	1,025	1,025	1,025	21,360
9	18,907	--	--	18,907	4,225	1,400	1,400	15,682
10	18,716	--	--	18,716	2,800	1,400	1,400	17,316
11	22,024	300	--	21,724	--	--	--	21,724
12	18,150	1,500	--	16,650	3,450	1,400	1,400	14,600
13	20,813	--	--	20,813	581	581	581	20,813
14	22,612	5,000	--	17,612	--	--	--	17,612
15	18,310	2,900	--	15,410	--	--	--	15,410
16	18,910	352	--	18,558	980	980	980	18,558
17	18,605	4,350	--	14,255	--	--	--	14,255
18	22,722	3,150	--	19,572	4,575	1,400	1,400	14,255
19	18,474	1,800	--	16,674	3,150	1,400	1,400	14,274
20	18,268	--	--	18,268	800	800	800	18,268
21	18,381	40	--	18,341	--	--	--	18,341
22	18,702	44	--	18,658	--	--	--	18,658
23	19,390	675	--	18,715	--	--	--	18,715
24	19,689	1,550	--	18,139	--	--	--	18,139
25	16,555	775	--	15,775	--	--	--	15,775
26	20,100	--	--	20,100	--	--	--	20,100
27	17,982	--	--	17,982	--	--	--	17,982
28	17,908	--	--	17,908	--	--	--	17,908

PLAN
SCALE: 1"=200'

LOT NO.	GROSS AREA (SQ. FT.)	FLOODPLAIN (SQ. FT.)	EXISTING STEEP SLOPES (SQ. FT.)	NET AREA (SQ. FT.)	PIPESTEM AREA (SQ. FT.)	CREATED STEEP SLOPES (SQ. FT.)	10% SS ALLOWANCE (SQ. FT.)	MINIMUM LOT AREA (SQ. FT.)
29	21,144	--	--	21,144	1,948	377	377	19,196
30	19,121	--	--	19,121	--	120	120	19,121
31	18,977	--	1,164	17,813	--	--	--	17,813
32	19,004	--	900	18,104	--	--	--	18,104
33	19,901	--	2,725	17,176	2,481	525	525	14,695
34	20,055	--	--	20,055	522	522	522	20,055
35	21,985	--	126	21,259	--	1,900	1,400	20,759
36	25,452	--	1,600	23,852	1,800	1,850	1,400	21,602
37	31,255	--	3,625	27,630	7,467	1,725	1,400	19,838
38	OPEN SPACE	--	--	--	--	--	--	--
39	34,804	--	5,400	29,404	9,140	--	--	20,264
40	33,863	--	10,375	23,488	2,500	--	--	20,988
41	29,394	--	9,500	19,894	--	--	--	19,894
42	30,194	--	5,975	24,219	--	625	625	24,219
43	20,036	--	--	20,036	--	--	--	20,036
44	20,097	--	--	20,097	--	--	--	20,097
45	21,160	--	--	21,160	--	--	--	21,160
46	22,737	--	2,875	19,862	--	--	--	19,862
47	20,716	--	790	19,966	350	350	350	19,966
48	26,456	--	2,350	24,106	4,036	--	--	20,070
49	OPEN SPACE	--	--	--	--	--	--	--
50	OPEN SPACE	--	--	--	--	--	--	--

OPEN SPACE TABULATION

AREA OF OPEN SPACE REQUIRED (30% BASED ON 14,000 MIN. LOT SIZE)	22.59 Ac.
AREA OF OPEN SPACE PROVIDED	50.58 Ac.
AREA OF 100-YR. FLOODPLAIN, STEEP SLOPES, WETLANDS & STORMWATER MANAGEMENT LOCATED WITHIN THE OPEN SPACE	38.83 Ac.
AREA OF DRY GROUND RECREATION (50% OF OPEN SPACE) REQUIRED	11.29 Ac.
AREA OF DRY GROUND RECREATION PROPOSED	11.76 Ac./52%
AREA OF OPEN SPACE FOR COMMON ACCESS	0.16 Ac.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
James Rutter 5/12/91
PLANNING DIRECTOR DATE

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY PLAN
5	PRELIMINARY PLAN
6	PRELIMINARY PLAN

DATE	NO.	REVISION
OWNER/DEVELOPER		
PAUL L. MILLER P.O. BOX 307 7050 CHEVROLET DRIVE ELLCOTT CITY, MARYLAND		
PROJECT:		
LITTLE PATUXENT RIDGE		
500-40		
AREA TAX MAP 24	PARCEL 228	
2 ND ELECTION DISTRICT		
HOWARD COUNTY, MARYLAND		
TITLE:		
TITLE SHEET		
RIEMER MUEGGE & ASSOCIATES, INC.		
A Land Planning, Engineering and Consulting Firm		
3105 North Ridge Road Ellicott City, Maryland 21043		
301-461-2690 FAX: 301-750-3176		
DATE	DESIGNED BY: D.B.S.	
4/15/91	DRAWN BY: CAD	
	PROJECT NO: G7301	
	DATE: APRIL 12, 1991	
	SCALE: AS SHOWN	
	DRAWING NO. 1 OF 6	

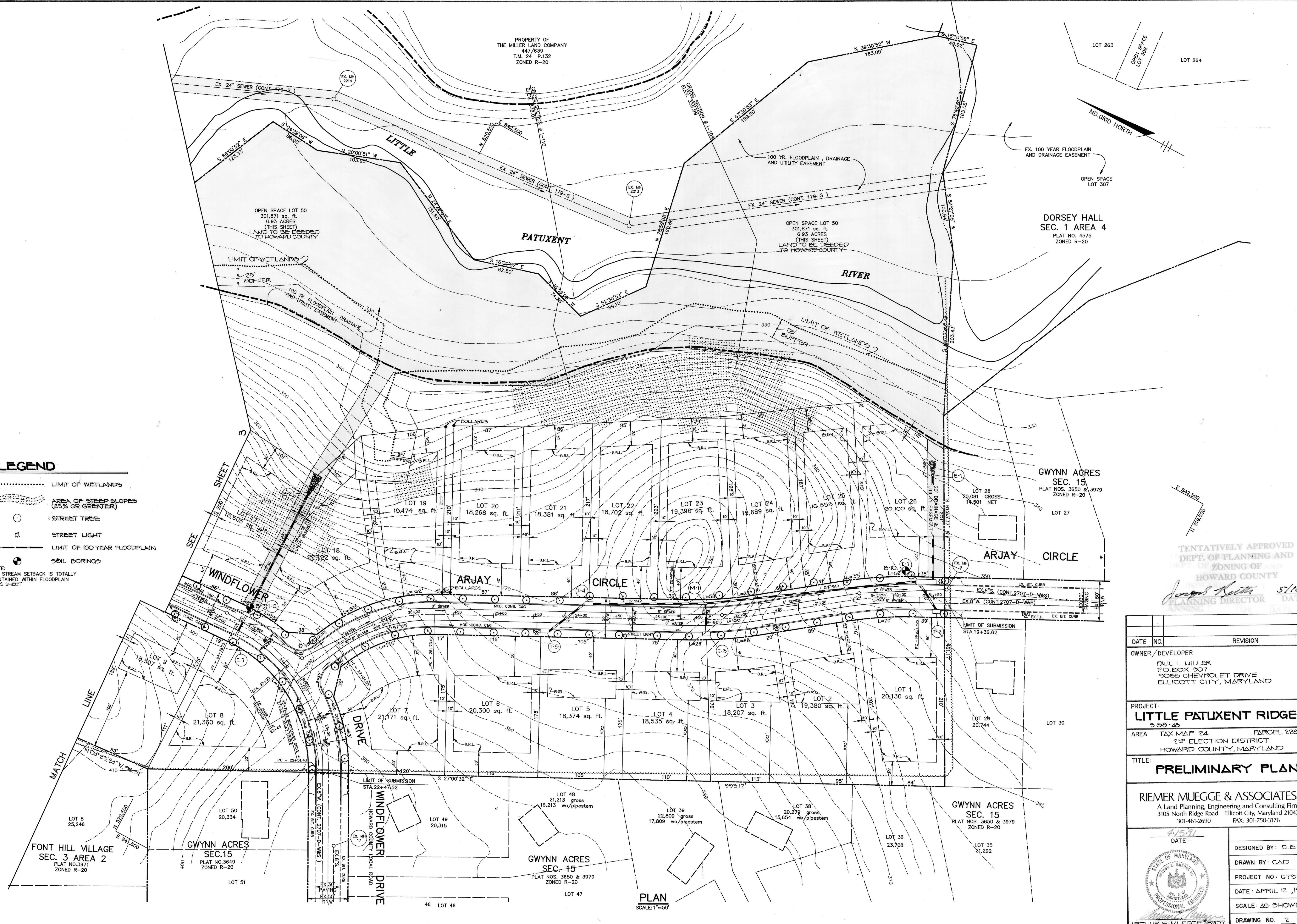
PROPERTY OF
THE MILLER LAND COMPANY
447/639
T.M. 24 P.132
ZONED R-20

DORSEY HALL
SEC. 1 AREA 4
PLAT NO. 4575
ZONED R-20

GWYNN ACRES
SEC. 15
PLAT NOS. 3650 & 3979
ZONED R-20

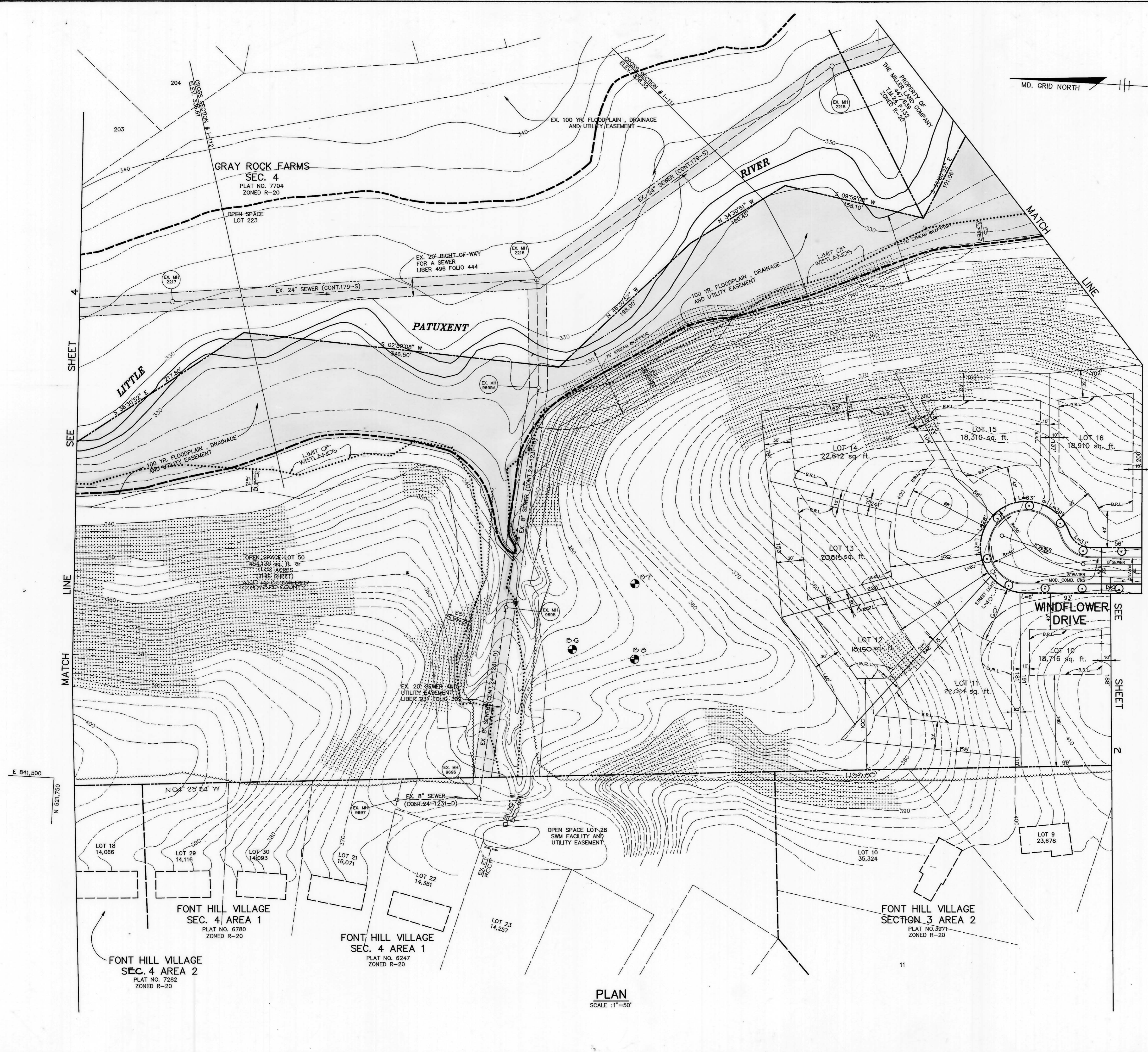
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James Neith 5/16/91
PLANNING DIRECTOR DATE

- LEGEND**
- LIMIT OF WETLANDS
 - AREA OF STEEP SLOPES (25% OR GREATER)
 - STREET TREE
 - ★ STREET LIGHT
 - LIMIT OF 100 YEAR FLOODPLAIN
 - SOIL BORINGS
- NOTE:
75' STREAM SETBACK IS TOTALLY
CONTAINED WITHIN FLOODPLAIN
THIS SHEET



DATE	NO.	REVISION
OWNER/DEVELOPER		
PAUL L. MILLER PO BOX 907 9090 CHEVROLET DRIVE ELLCOTT CITY, MARYLAND		
PROJECT:		
LITTLE PATUXENT RIDGE 500-48		
AREA TAX MAP 24 PARCEL 228 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE:		
PRELIMINARY PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
DATE: 4/15/91		
DESIGNED BY: D.B.S.		
DRAWN BY: CAD		
PROJECT NO: G7301		
DATE: APRIL 12, 1991		
SCALE: AS SHOWN		
DRAWING NO. 2 OF 6		

MARYLAND BLUEPRINT CO., INC. N21799



E 842,250
N 520,500

E 841,500
N 521,750

E 841,500
N 520,500

LEGEND

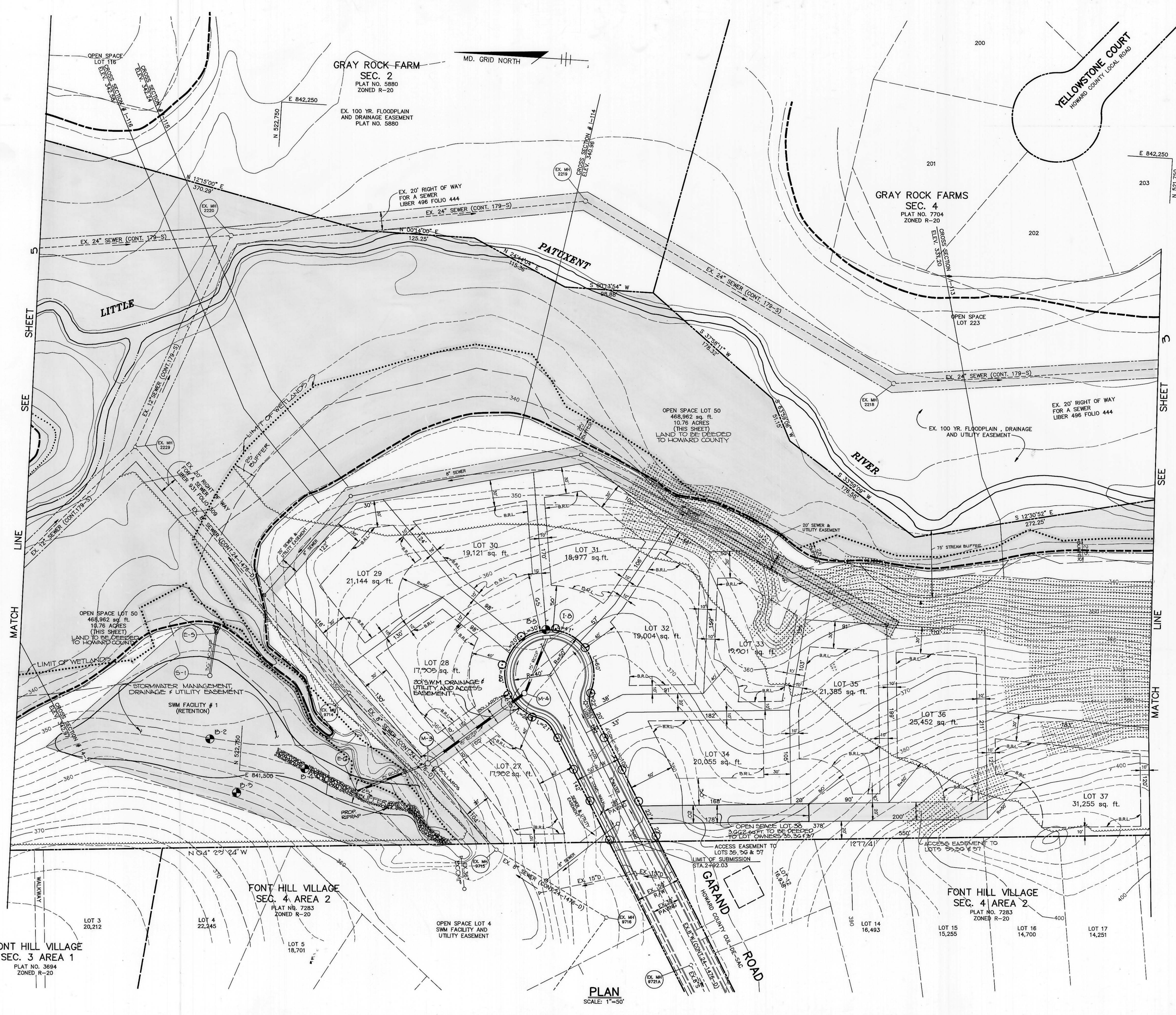
- LIMIT OF WETLANDS
- AREA OF STEEP SLOPES (25% OR GREATER)
- STREET TREE
- STREET LIGHT
- LIMIT OF 100 YEAR FLOODPLAIN
- SOIL BORINGS

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

James Keeth 5/1/91
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER/DEVELOPER		
PAUL L. MILLER P.O. BOX 307 2050 CHEVROLET DRIVE ELLICOTT CITY, MARYLAND		
PROJECT:		
LITTLE PATUXENT RIDGE 5 00-40		
AREA	TAX MAP 24	PARCEL 228
2 ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE:		
PRELIMINARY PLAN		
RIEMER MUEGGE & ASSOCIATES, INC.		
A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
DATE		
4-15-91		
DESIGNED BY: D.B.S.		
DRAWN BY: CAD		
PROJECT NO: 07201		
DATE: APRIL 12, 1991		
SCALE: AS SHOWN		
DRAWING NO. 3 OF 6		

PLAN
SCALE: 1"=50'



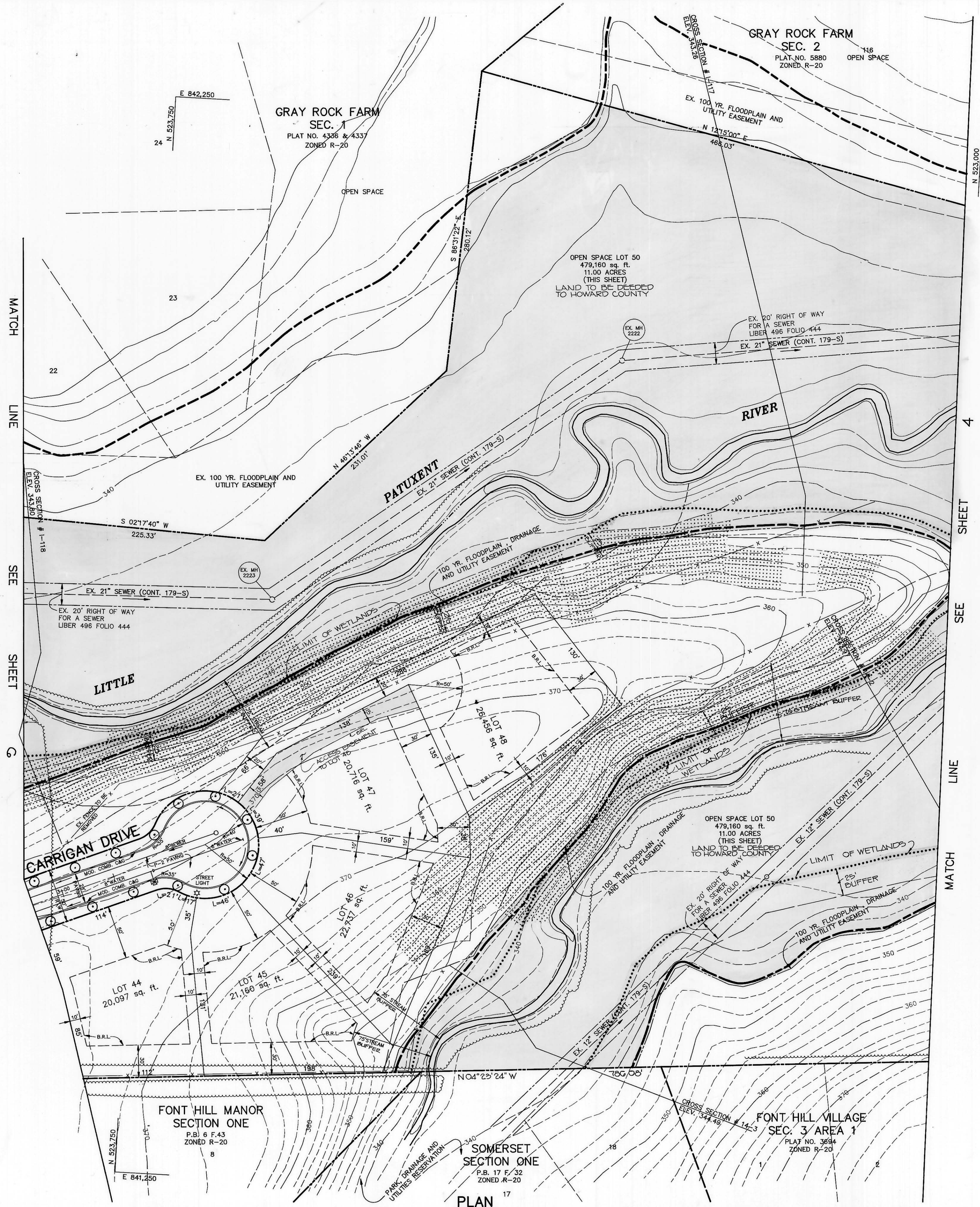
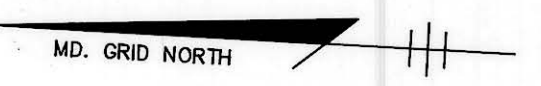
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Joseph K. K... 5/14/91
 PLANNING DIRECTOR DATE

- LEGEND**
- LIMIT OF WETLANDS
 - AREA OF STEEP SLOPES (25% OR GREATER)
 - STREET TREE
 - ⊗ STREET LIGHT
 - LIMIT OF 100 YEAR FLOODPLAIN
 - SOIL BORING

DATE	NO.	REVISION
OWNER/DEVELOPER		
PAUL L. MILLER PO BOX 207 2050 CHEVROLET DRIVE ELLCOTT CITY, MARYLAND		
PROJECT:		
LITTLE PATUXENT RIDGE 308-40		
AREA TAX MAP 24 PARCEL 228		
2 ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE:		
PRELIMINARY PLAN		
RIEMER MUEGGE & ASSOCIATES, INC.		
A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
4-15-91 DATE	DESIGNED BY: DBS	
DRAWN BY: CAD		
PROJECT NO: G7901		
DATE: APRIL 12, 1991		
SCALE: AS SHOWN		
DRAWING NO. 4 OF 6		





- LEGEND**
- LIMIT OF WETLANDS
 - AREA OF STEEP SLOPES (25% OR GREATER)
 - STREET TREE
 - STREET LIGHT
 - LIMIT OF 100 YEAR FLOODPLAIN
 - SOIL BORING

FONT HILL MANOR
SECTION ONE
P.B. 6 F.43
ZONED R-20

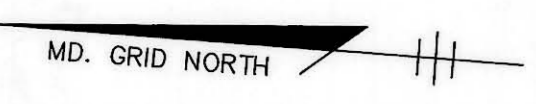
SOMERSET
SECTION ONE
P.B. 17 F.32
ZONED R-20

FONT HILL VILLAGE
SEC. 3 AREA 1
PLAT NO. 3694
ZONED R-20

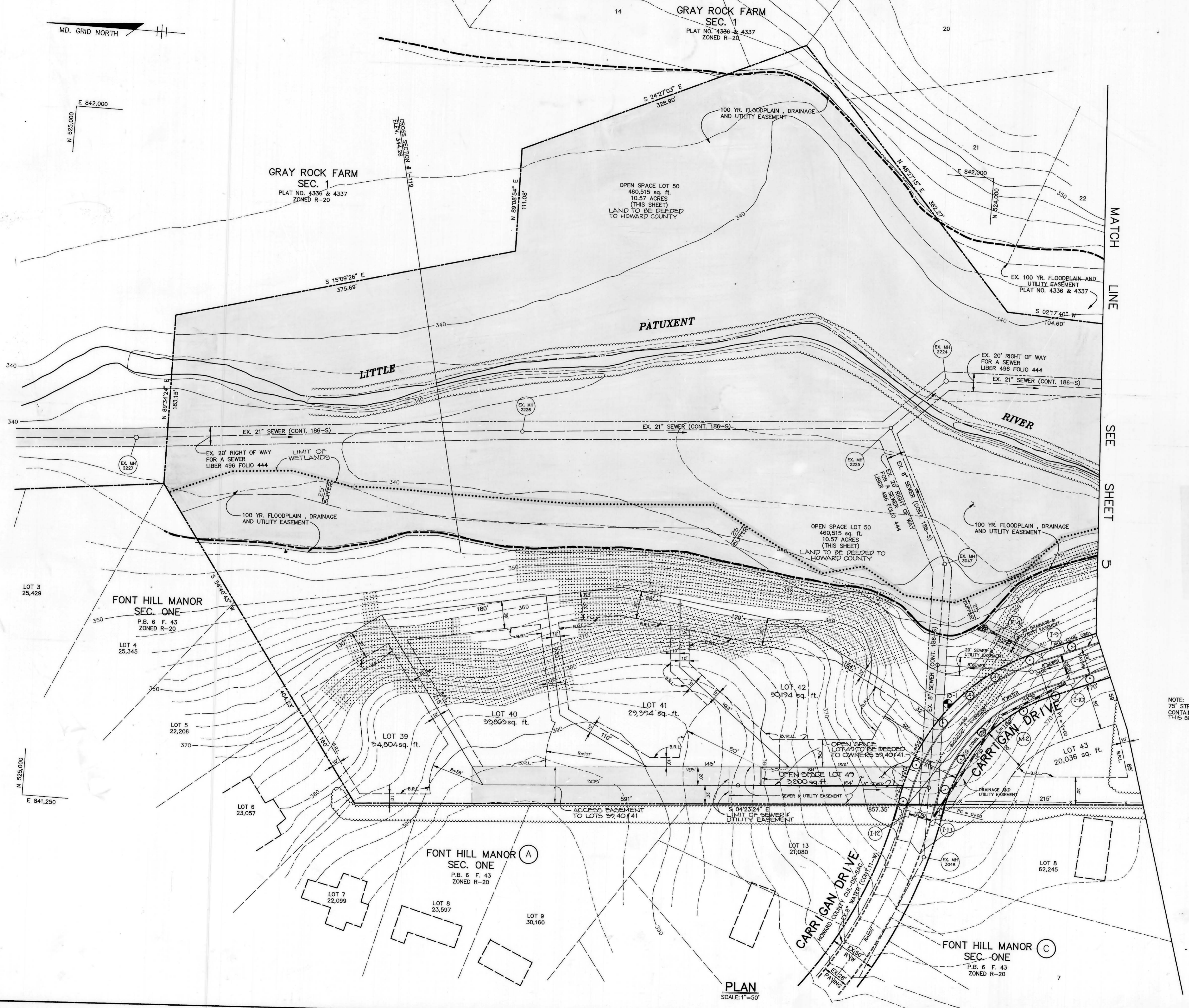
PLAN 17
SCALE: 1"=50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James S. Beatty 5/12/91
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER/DEVELOPER PAUL L. MILLER P.O. BOX 307 9055 CHEVROLET DRIVE ELLCOTT CITY, MARYLAND		
PROJECT: LITTLE PATUXENT RIDGE 500-48		
AREA	TAX MAP 24	PARCEL 228
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: PRELIMINARY PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
DATE 4-12-91	DESIGNED BY: D.D.S.	
	DRAWN BY: CAD	
	PROJECT NO: G7301	
	DATE: APRIL 12, 1991	
	SCALE: AS SHOWN	
DRAWING NO. 3 OF 6		



E 842,000
N 525,000



MATCH LINE
SEE SHEET 5

LEGEND

- LIMIT OF WETLANDS
- AREA OF STEEP SLOPES (25% OR GREATER)
- STREET TREE
- STREET LIGHT
- LIMIT OF 100 YEAR FLOODPLAIN
- SOIL BORING

NOTE:
75' STREAM SETBACK IS TOTALLY
CONTAINED WITHIN FLOODPLAIN
THIS SHEET

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Jerry S. Kula 5/16/91
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER / DEVELOPER		
PAUL L. MILLER P.O. BOX 307 7058 CHEVROLET DRIVE ELLICOTT CITY, MARYLAND		
PROJECT:		
LITTLE PATUXENT RIDGE		
588-48		
AREA TAX MAP 24 PARCEL 228		
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE:		
PRELIMINARY PLAN		
RIEMER MUEGGE & ASSOCIATES, INC.		
A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
DATE		
4/5/91		
DESIGNED BY: DDB		
DRAWN BY: CAD		
PROJECT NO: G7501		
DATE: APRIL 12, 1991		
SCALE: AS SHOWN		
DRAWING NO. 6 OF 6		

PLAN
SCALE: 1"=50'

