

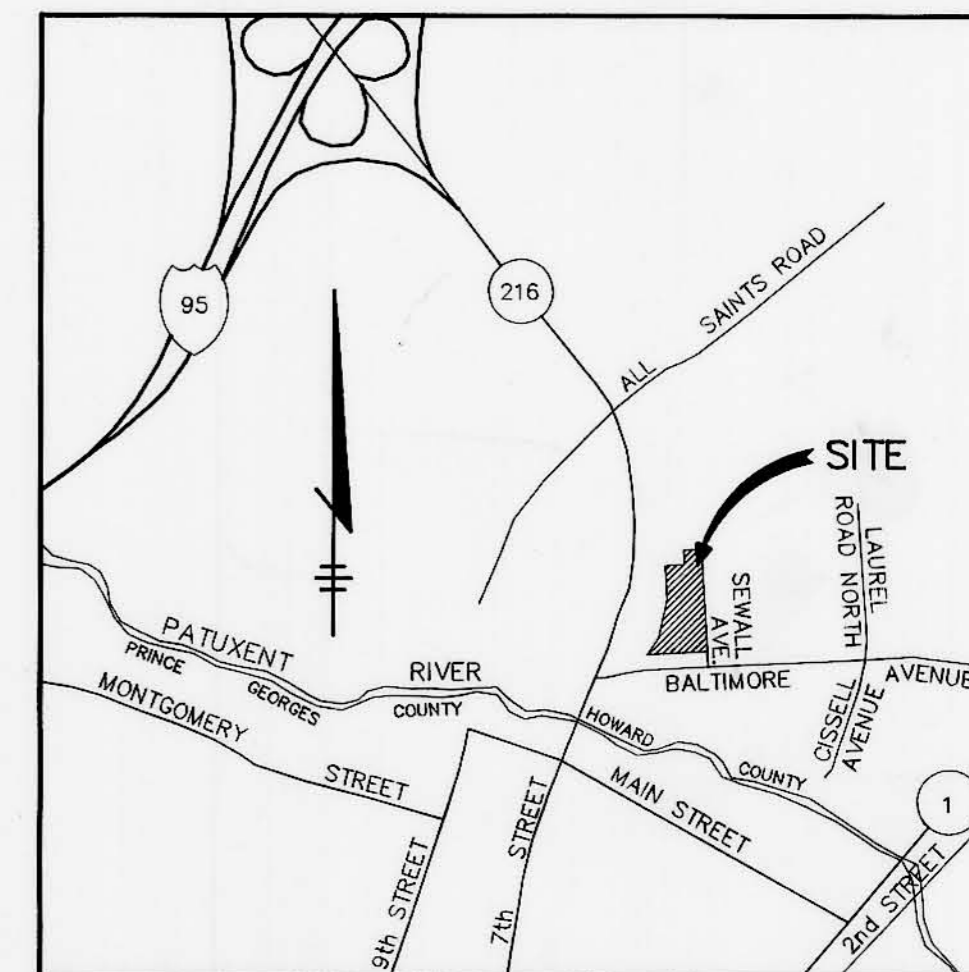
SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN

# PRELIMINARY PLAN

# PATUXENT HEIGHTS

## 6th ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND



**VICINITY MAP**  
SCALE: 1"=2000'

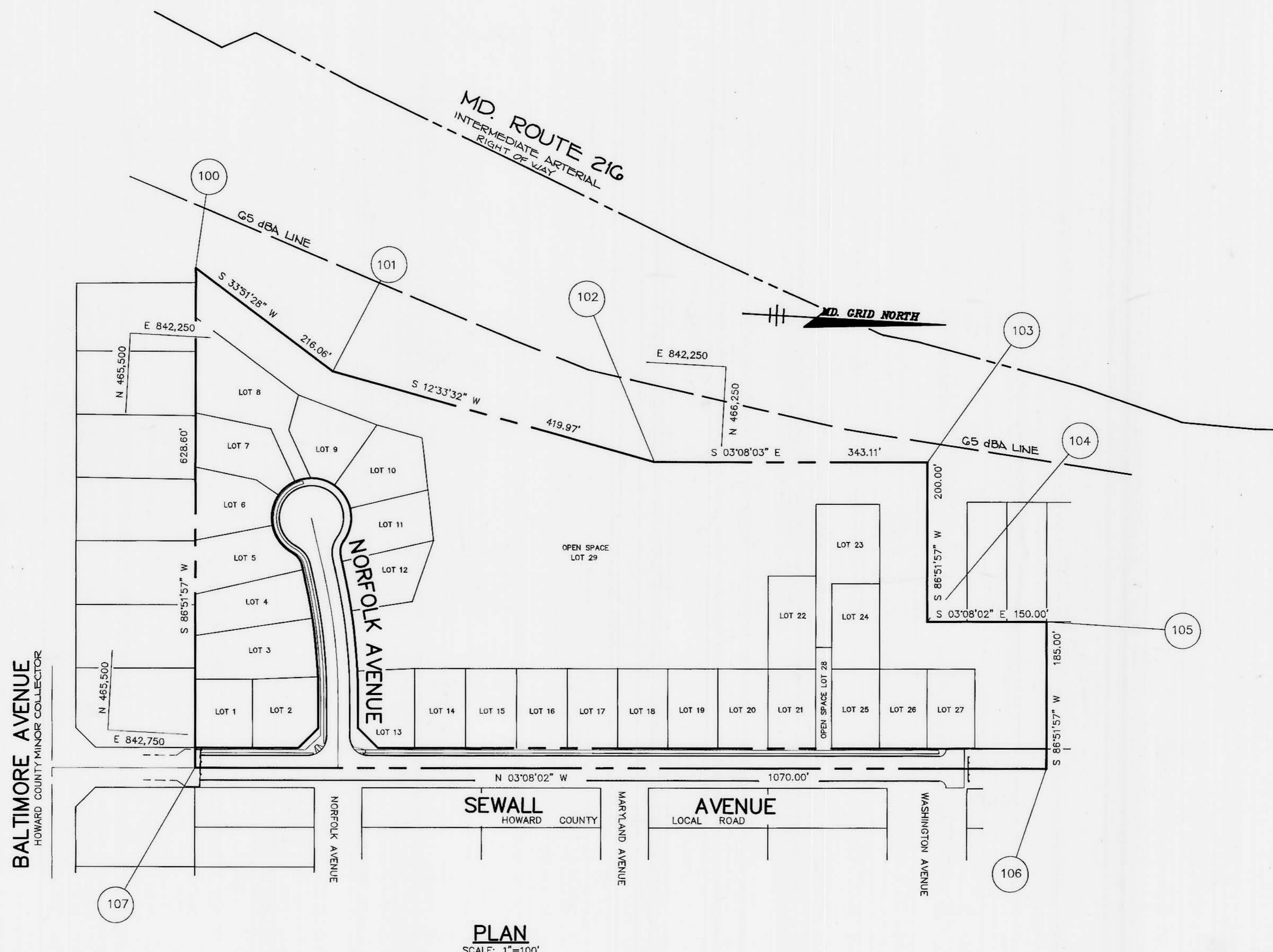
COORDINATE LIST					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
100	465,577.626	842,163.374	104	466,520.502	842,556.012
101	465,757.050	842,283.750	105	466,670.278	842,547.811
102	466,166.973	842,375.069	106	466,680.392	842,732.535
103	466,509.568	842,356.310	107	465,611.992	842,791.032

### GENERAL NOTES

- PROPERTY ZONED R-SC
- TOTAL AREA OF LOTS 4.52 Ac.(196,948 sf)
- TOTAL AREA OF ROADS 0.88 Ac.(38,319 sf)
- TOTAL AREA OF OPEN SPACE 4.60 Ac.(200,466 sf)  
(LOT 28 - 0.03Ac. LOT 29 - 4.57Ac.)
- TOTAL AREA OF SUBMISSION 10.00 Ac. (435,735 sf)
- TOTAL NUMBER OF LOTS, 29 (27 BUILDABLE, 2 OPEN SPACE)
- PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE USED FOR THIS SITE.
- BRL DENOTES BUILDING RESTRICTION LINE
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY INFILTRATION.
- REFERENCE: S-89-88
- FOR FLAG OR PIPESTEM LOTS: REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT DRIVEWAY.
- EXISTING TOPOGRAPHY SHOWN HEREON TAKEN FROM FIELD RUN SURVEY DATED, JUNE, 1990, BY RIEMER MUEGGE & ASSOCIATES, INC.
- PRIOR TO THE APPROVAL OF THE FINAL PLANS, DOCUMENTATION WILL BE REQUIRED INDICATING THE LEGAL RIGHT TO CONSTRUCT SEWALL AVENUE WITHIN THE EXISTING PAPER STREETS.

### OPEN SPACE TABULATION

AREA OF OPEN SPACE REQUIRED (20%)	2.00 Ac.
AREA OF OPEN SPACE PROVIDED (46%)	4.57 Ac.
AREA OF OPEN SPACE:	
STEEP SLOPES	1.41 Ac.
WETLANDS	0.11 Ac.
FLOODPLAIN	0.10 Ac.
STORMWATER MANAGEMENT	0.51 Ac.
<b>TOTAL</b>	<b>2.13 Ac.</b>
AREA OF DRY GROUND, USABLE OPEN SPACE REQUIRED (50% OF OPEN SPACE REQUIRED)	1.00 Ac.
AREA OF DRY GROUND, USABLE OPEN SPACE PROVIDED (122% OF OPEN SPACE REQUIRED)	2.44 Ac.

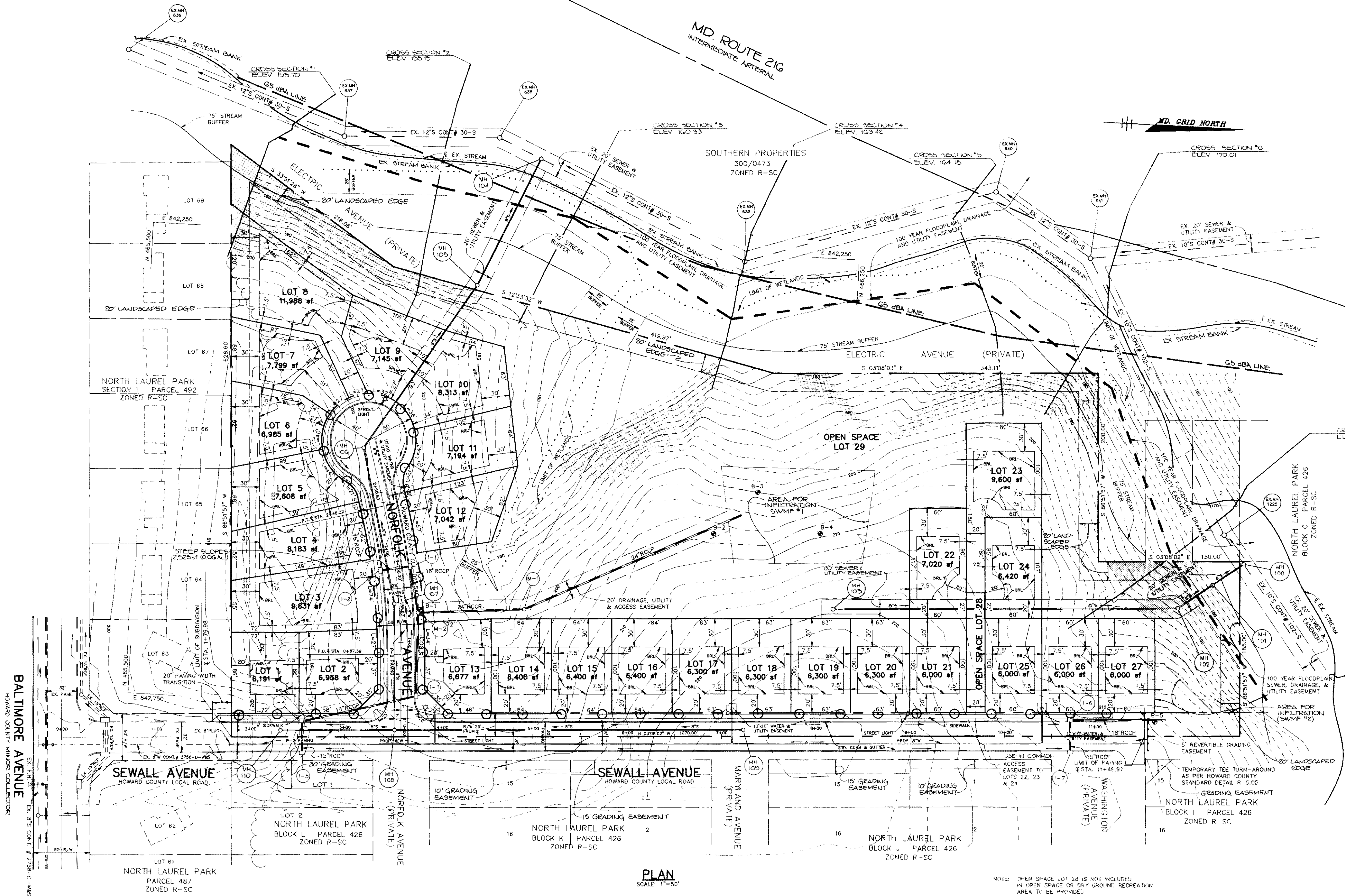


LOT TABULATION						
LOT NO.	GROSS AREA (SQ. FT.)	FLOODPLAIN (SQ. FT.)	EXISTING STEEPSLOPES (SQ. FT.)	NET AREA (SQ. FT.)	PIPESTEM AREA (SQ. FT.)	MIN. NET LOT AREA (SQ. FT.)
1	6,191	---	---	6,191	---	6,191
2	6,958	---	---	6,958	---	6,958
3	9,831	---	1,250	8,581	---	8,581
4	8,183	---	1,275	6,908	---	6,908
5	7,608	---	---	7,608	---	7,608
6	6,985	---	---	6,985	---	6,985
7	7,799	---	---	7,799	---	7,799
8	11,988	---	3,525	8,463	1,489	6,974
9	7,145	---	175	6,970	---	6,970
10	8,313	---	---	8,313	---	8,313
11	7,194	---	---	7,194	---	7,194
12	7,042	---	---	7,042	---	7,042
13	6,677	---	---	6,677	---	6,677
14	6,400	---	---	6,400	---	6,400
15	6,400	---	---	6,400	---	6,400
16	6,400	---	---	6,400	---	6,400
17	6,300	---	---	6,300	---	6,300
18	6,300	---	---	6,300	---	6,300
19	6,300	---	---	6,300	---	6,300
20	6,300	---	---	6,300	---	6,300
21	6,000	---	---	6,000	---	6,000
22	7,020	---	---	7,020	---	7,020
23	9,600	---	---	9,600	1,600	8,000
24	6,420	---	---	6,420	---	6,420
25	6,000	---	---	6,000	---	6,000
26	6,000	---	---	6,000	---	6,000
27	6,000	---	---	6,000	---	6,000

DATE NO.	REVISION
OWNER / DEVELOPER	
WARD DEVELOPMENT COMPANY, INC. 1300 PICCARD DRIVE ROCKVILLE, MARYLAND 20850	
PROJECT	
<b>PATUXENT HEIGHTS</b> 27 SINGLE-FAMILY DETACHED LOTS	
AREA	
TAX MAP NO. 50 PARCEL 426 BLOCK C, LOTS 7, & 8 BLOCK D, LOTS 1 TO 12 BLOCK E, LOTS 1 TO 12 BLOCK F, LOTS 1 TO 6 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	
<b>TITLE SHEET</b>	
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	
	S-89-88 DESIGNED BY: CB DRAWN BY: CADD/CB PROJECT NO: 57804 DATE: NOVEMBER 6, 1991 SCALE: AS SHOWN DRAWING NO. 1 OF 2

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James R. [Signature]* 12/23/91  
PLANNING DIRECTOR DATE



BALTIMORE AVENUE  
HOWARD COUNTY MAJOR COLLECTOR

PLAN  
SCALE: 1"=50'

NOTE: OPEN SPACE LOT 28 IS NOT INCLUDED IN OPEN SPACE OR DRY GROUND RECREATION AREA TO BE PROVIDED.

- LEGEND**
- ..... LIMIT OF WETLANDS
  - LIMIT OF 100 YEAR FLOODPLAIN
  - - - - AREA OF STEEP SLOPES (25% OR GREATER)
  - STREET TREE
  - ⊙ STREET LIGHT
  - SOIL BORING
  - BRL DENOTES BUILDING RESTRICTION LINE

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DATE 11/6/91	S-89-88
DESIGNED BY: CB	
DRAWN BY: CADD/CB	
PROJECT NO: 57804	
DATE NOVEMBER 6, 1991	
SCALE: AS SHOWN	
DRAWING NO. 2 OF 2	

TENTATIVELY APPROVED  
DEPT. OF PERMITS AND  
*Joseph Smith* 11/23/91

