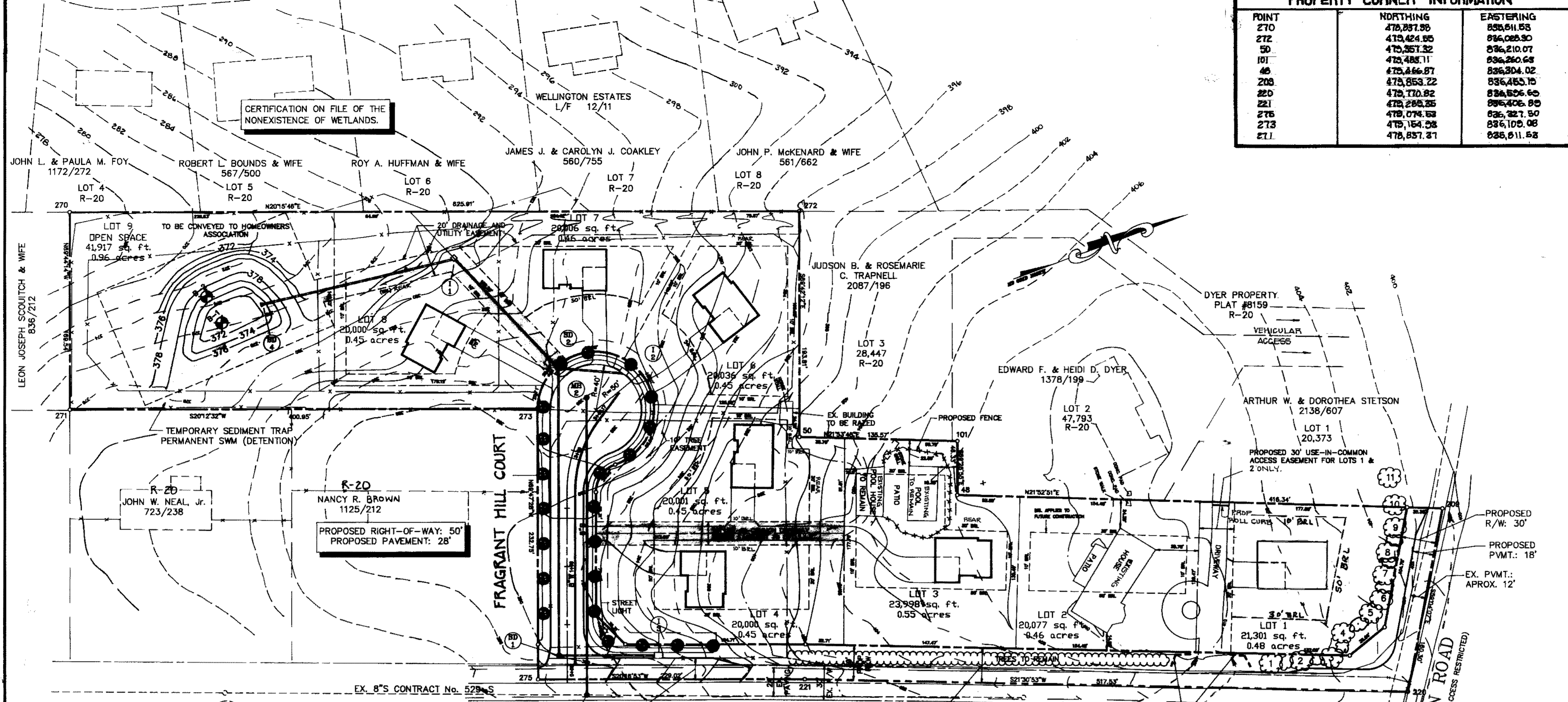
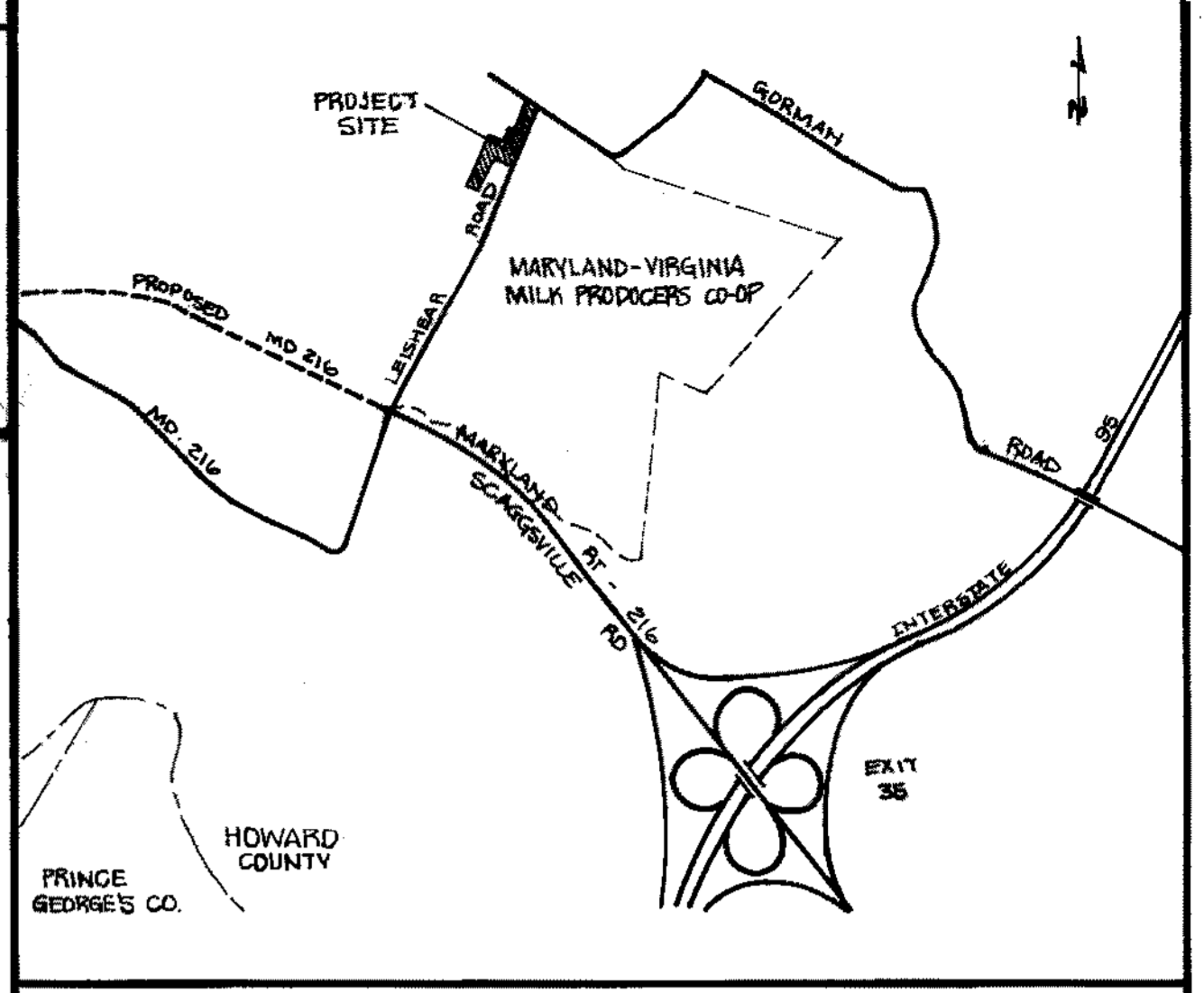


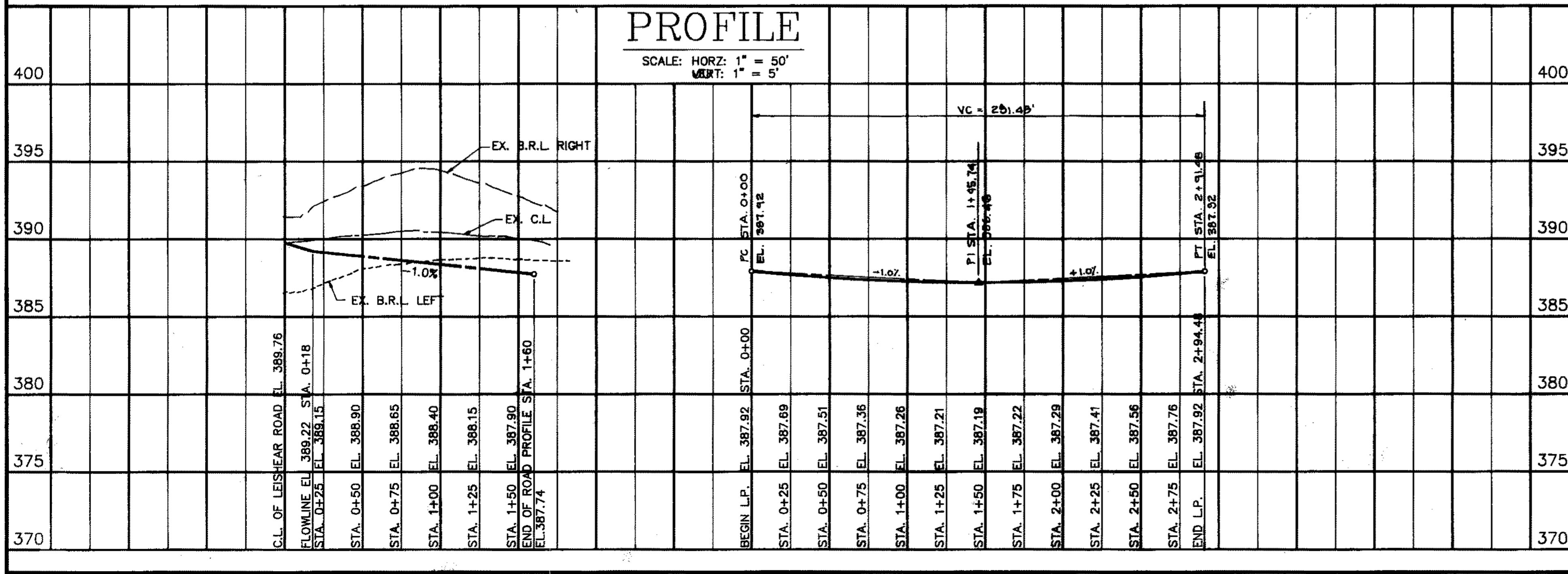
POINT	NORTHING	EASTERING
270	478,887.86	836,811.53
272	479,424.55	836,028.30
50	479,567.32	836,210.07
101	479,488.11	836,260.68
46	479,466.87	836,304.02
208	479,853.22	836,483.76
220	479,770.82	836,526.60
221	479,288.25	836,406.80
275	479,074.58	836,327.50
273	479,154.28	836,109.08
271	478,857.87	836,811.53



PLAN
SCALE: 1" = 50'

VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES**
- PROPERTY ZONED : R-20
 - TOTAL GROSS AREA OF BUILDING LOTS : 3.79 AC
 - TOTAL AREA OF ROAD R/W & ROAD WIDENING : 0.90 AC
 - TOTAL AREA OF OPEN SPACE PROVIDED : 0.96 AC
 - TOTAL AREA OF 100 YEAR FLOOD PLAIN : 0.00 AC
 - TOTAL AREA OF 25% SLOPE : 0.00 AC
 - TOTAL AREA OF PROPERTY : 5.74 AC
 - NUMBER OF PROPOSED BUILDABLE LOTS : 8 LOTS
 - PUBLIC WATER AND SEWER SYSTEMS AREA ARE TO BE EMPLOYED.
 - STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 OF THE SUBDIVISION REGULATIONS.
 - STREET LIGHTS WILL BE PROVIDED AS INDICATED ON THE FINAL ROAD DRAWINGS.
 - TOPD BASED ON HOWARD COUNTY 200 SCALE PLANS.
 - PROPOSED PUBLIC ROADWAY WITHIN THIS SITE:
A: CUL-DE-SAC STREET
B: 50 FT. RIGHT-OF-WAY
C: 28 FT. PAVEMENT
D: 30 M.P.H. DESIGN SPEED
E: P-2 PAVEMENT TYPE
F: R 1.01 TYPICAL SECTION.
 - TOTAL AREA OF OPEN SPACE REQUIRED : 0.34 AC (OR 6%)
 - MINIMUM LOT SIZE PROVIDED : 20,000 SQ. FT.
 - A) W.P. 91-80, WAIVED FULL R.O.W. TRUNCATION AT LEISHEAR RD. 16.113.F.3, SEE SHEET 1 OF 3, GRANTED JAN. 18, 1991.
B) SECTION 16.129, WAIVE SIDEWALK ALONG LEISHEAR RD. AND GORMAN ROAD, SECTION 16.133 AND 16.113 (L)(C) TO WAIVE ROAD WIDENING ALONG LEISHEAR ROAD, DENIED JAN. 18, 1991
C) A PAYMENT OF FEE-IN-LIEU WILL BE MADE FOR ROAD IMPROVEMENTS NORMALLY REQUIRED, ALONG LEISHEAR ROAD, AND SIDEWALKS ALONG GORMAN ROAD.



OPEN SPACE TABULATION

TOTAL OPEN SPACE REQUIRED	= 0.34 AC
DRY OPEN SPACE REQUIRED	= 0.17 AC
OPEN SPACE PROVIDED	= 0.96 AC
FLOOD PLAIN AREA	= 0
WETLAND AREA	= 0
STEEP SLOPE AREA	= 0
SWM AREA	= 0.42 AC
NET OPEN SPACE	= 0.54 AC

TREE STATUS INFORMATION

TREE #1 - TO BE REMOVED.
TREES #2 & #3 - TO BE REMOVED.
TREE #4 - TO REMAIN.
TREES #5 - #9 - TO BE TRIMMED AS REQUIRED TO RETAIN GOOD VISIBILITY.

DENSITY TABULATION

GROSS AREA	FLOOD PLAIN, 25% SLOPES, & WETLANDS	NET AREA	ALLOWABLE UNITS	PROPOSED UNITS	DENSITY PER AC.
5.74 AC.	0.00 AC.	5.74 AC.	12.50	8	1.39

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROJECT NAME: **ROBINSON'S CHOICE**
SECTION 1 / AREA 1 / LOTS 1-9
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND.

TITLE: **PRELIMINARY PLAN & ROAD PROFILES**

PREPARED BY: **AMERICAN ENGINEERING, INC.**
797-A MAIN STREET
LAUREL, MARYLAND 20707
WASH. (301) 958-1221
BALT. (301) 880-3030

OWNER / DEVELOPER: **MR. DAVID ROBINSON**
10405 GORMAN ROAD
LAUREL, MARYLAND 20703

DES.: D.C.W. JOB:
DRW.: W.D.F. FILE: ROBSON2
CHK.: R.A. DATE: 8-12-90

SCALE: 1" = 50'
SHEET 1 OF 1

NO. BY REVISION DATE