SITE PLAN
SECTION ONE AND SECTION TWO
GREAT OAKS
2 ND ELECTION DISTRICT — HOWARD COUNTY, MARYLAND
SCALE: 1" = 40'

JANUARY 21, 1971

OWNER AND DEVELOPER
SUN 40, INC.
SUN LIFE BUILDING
BALTIMORE MARYLAND
21201

JAMES S. SPOMER & ASSOCIATES
ENGINEERS AND SURVEYORS
BOYS ROAD
ELLICOTT CITY, MARYLAND

FILE NO SDP-71-69C

℄ CURVE DATA

NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD BEAR. & DIST.
A	388.55'	134.61'	68.35'	19°50'02"	S 55°55'11"E - 133.93'
B1	562.50'	124.94'	62.75'	12°43'32"	S 38°55'11"E - 124.70'
B2	562.50'	33.67'	16.84'	3°25'50"	S 30°43'51"E - 33.66'
C	388.55'	200.41'	102.78'	30°43'56"	S 59°00'11"E - 198.40'
D	388.55'	129.72'	65.47'	19°07'43"	S 53°20'03.5"E - 129.12'
E	512.00'	100.45'	50.58'	11°14'30"	N 85°49'50"E - 100.28'
F	512.00'	95.51'	53.02'	10°41'19"	S 89°31'14.5"E - 95.36'
G	512.00'	35.46'	17.77'	03°58'02"	S 66°47'21"W - 35.46'
H	32.00'	14.41'	7.33'	25°47'41"	S 15°00'19.5"E - 14.28'
—					
J	57.50'	55.30'	30.00'	55°06'15"	S 00°27'02.5"E - 53.19'
K	42.00'	52.34'	30.18'	71°24'25"	S 01°48'04"W - 49.02'
L	300.00'	260.46'	134.08'	49°44'38"	S 18°31'59"W - 252.36'
M	57.00'	29.58'	14.50'	29°44'15"	N 00°27'02.5"W - 29.25'
N	32.00'	50.27'	32.00'	90°00'00"	N 16°59'50"E - 45.25'

LEGEND:

- 490 — EXISTING CONTOUR - 2' INTERVAL
- 490 — PROPOSED GRADE - 1' INTERVAL
- 465.5 — SPOT ELEVATION
- ⊙ — NO. OF RISERS @ 7⅛"
- FENCED TRASH ENCLOSURE - SINGLE 10'x4' DOUBLE 10'x8'
- ■ — PROPOSED INLET
- PARKING LOT LIGHT
- STREET LIGHT
- SAVE TREES IN AREAS SHOWN
- REVERSE GUTTER SLOPE WHERE SHOWN

LANDSCAPE FENCING
MAX. HEIGHT - 4'-6"
STYLE & LOCATION TO BE DETERMINED AT LATER DATE
SCALE: 1" = 4'

SITE ANALYSIS

AREA OF SITE (NET)	
ACRES	19.270 AC.±
SQ. FT.	839,401 SQ. FT.±
UNIT COUNT	
ALLOWABLE @ 2800 ♯ D.U.	300
PROVIDED	300
NO OF ONE BEDROOM	126
AREA OF SMALLEST 1 BD'RM.	734 SQ. FT.
NO OF TWO BEDROOM	174
AREA OF SMALLEST 2 BD'RM.	1053 SQ. FT.
ZONING	R-A-1
COVERAGE	
ALLOWABLE @ 20% OF LOT	167,880 SQ. FT.±
PROVIDED	105,228 SQ. FT.
PARKING	
REQUIRED @ 1.5/D.U.	450 SPACES
PROVIDED	465 SPACES
RECREATION AREA PARKING	49 SPACES

VICINITY MAP
SCALE: 1" = 2000'

PROGRESS DATA CHART	DATE	INITIALS
DATE OF ORIGINAL SUBMISSION		
RETURNS		
REVS. RECEIVED BY H.C.P.C.		
APPROVAL OF SITE PLAN		
BUILDING PERMIT APPL. RECEIVED		
BUILDING PERMIT APPL. RELEASED		
USE & OCCUPANCY APPL. RECEIVED		
USE & OCCUPANCY FIELD INSPT.		
USE & OCCUPANCY PERMIT RELEASED		

TYPICAL TIMBER RETAINING WALL
SCALE: 1" = 5'

BUILDING PROFILE

TYPICAL PARKING LOT SECTION

11. Oak Green Circle from U.S. 40 to the south side of intersection of Autumn Branch Lane and Autumn Branch Lane to limit of Section One & Two to be 7" Crusher Run, 2½" Binder, and 1" Top.

NOTES:
1. TAX MAP 18 PARCEL 252
2. WATER AND SEWER TO BE PROVIDED FOR BY CONNECTING TO EXISTING MAINS.
3. PEDESTRIAN WALKWAYS TO BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS.
4. ALL UNPAVED AREAS, IF NOT LEFT IN NATURAL COVER, TO BE SEEDED OR SODDED.
5. MAXIMUM SLOPES 2:1 (TO RETAIN WOODED AREAS)
6. TYPICAL PARKING SPACE 10'x20' - 200 SQ. FT.
7. OUTLINE AND TOPOGRAPHY BY: RUDDUM & JESCHKE - ENGINEERS AND SURVEYORS
8. PAVING SECTION FOR PRIVATE ROADS TO HAVE 6" CRUSHER RUN ROLLED, COMPACTED AND CHOKED WITH 2" BITUMINOUS CONCRETE TOP.
9. UTILITIES DESIGNED BY: RUDDUM & JESCHKE - ENGINEERS & SURVEYORS
10. USE STATE RD COMM. TYPE A CURB & GUTTER SEE SRC SPEC. NO. 660.02

CARL W. MEYER
189/169
ZONED R-20

PROPERTY OF SUN 40 INC.
ZONED R-A-1
5.886 ACRES±

PROPERTY OF SUN 40 INC.
2.005 ACRES±

PROPERTY OF SUN NORMANDY, INC.
ZONED: R-A-1

AREA TO BE DEDICATED FOR FUTURE SERVICE ROAD
SEE STATE ROAD COMMISSION PLAT NO. 29522 DATED 11-4-60

INGRESS & EGRESS AS APPROVED BY STATE ROADS COMM. OF MD. & HOWARD CO. PLANNING COMMISSION

100' FROM R/W LINE OF PRIMARY HIGHWAY

RESTRICTED AREA FOR SETBACK COVENANT IMPOSED BY AFFILIATED LAND OWNER SEE CMP 554-510

RESTRICTED AREA FOR SETBACK COVENANT IMPOSED BY AFFILIATED LAND OWNER SEE EWB-354-500

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS — HOWARD COUNTY HEALTH DEPARTMENT — COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING — DIRECTOR — DATE 6-8-71

APPROVED: DEPARTMENT OF LAND DEVELOPMENT — DIRECTOR — DATE 6-8-71

APPROVED: FOR PUBLIC WATER PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS — DIRECTOR — DATE 6/8/71

Approved For Sediment Control — CHIEF — DATE

APPROVED: BUREAU OF HIGHWAYS — CHIEF — DATE 6/8/71

JANUARY 21, 1971
- 28 - 1971 - 9 COWS ADDED, BLDGS REV.
- 16 - 1971 - REV. BLDG # 3C, 9D, 8A & LOT 7, 8, 9
- 1 - 1971 - REV. ENTR. & REC. AREA PARKING
- 5 - 1971 - REV MAIN ENTR. & SECTION AREA & MAINT. BLDG.
- 11 - 1971 - REV GRADES & BLDG # 3 & 7 & 9
- 17 - 1971 - REV. GRADES & RD & PARKING. REC. AREA.
- 14 - 1971 - BLDG. NO'S & STREET NAMES ADDED & UTIL. NO'S REV.
- 20 - 1971 - 50' BETWEEN BLDG # 1 & 9
- REV. ENTR. TO PARKING LOT 19
- 3 MAX. HGT. ON WALL NORTH END BLDG. # 3
- REV. TO NOTES HAVING A CURB
- 26 - 1971 - STORM DRAIN REVISIONS