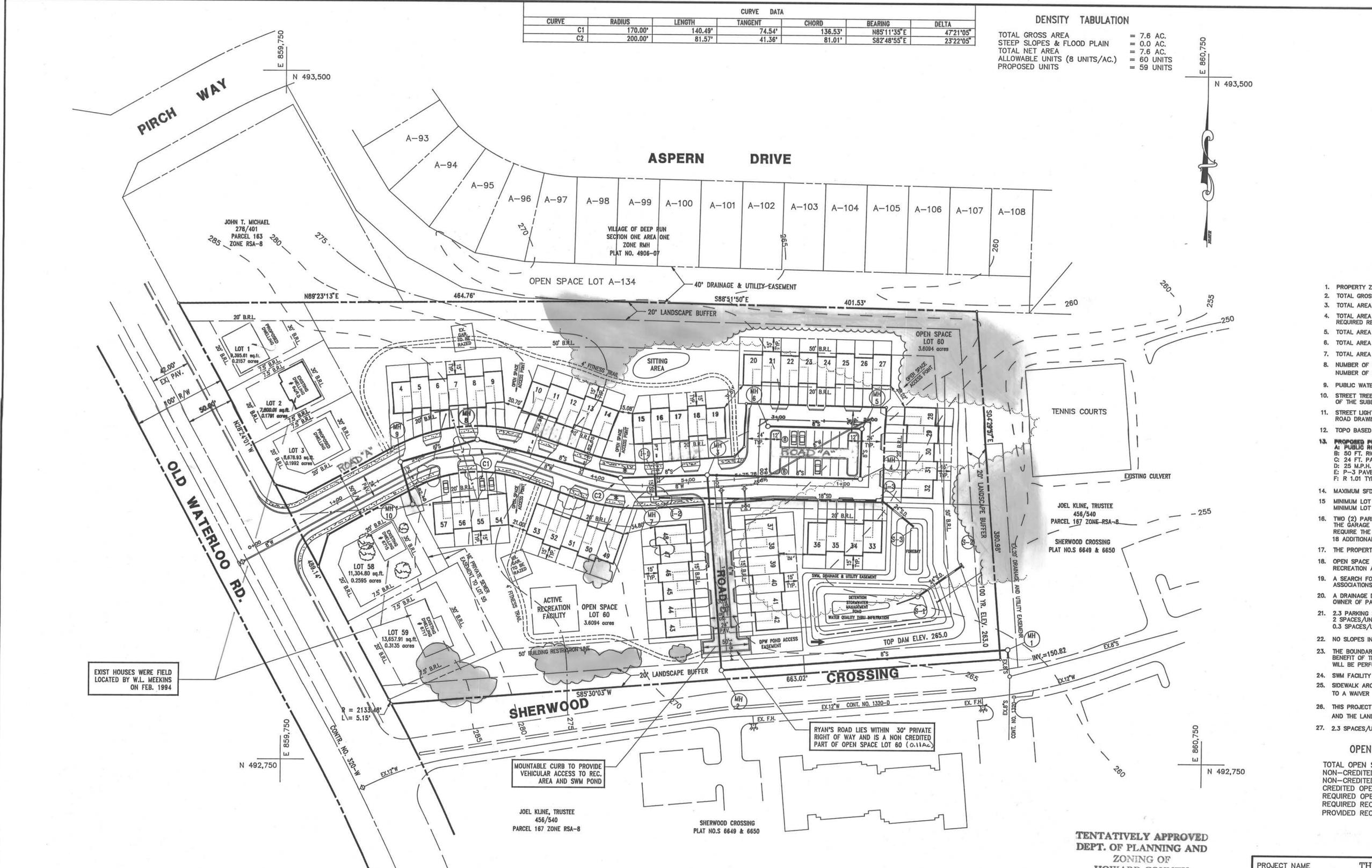
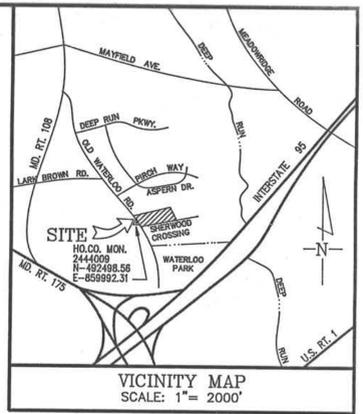


CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	170.00'	140.49'	74.54'	136.53'	N85°11'35"E	47°21'05"
C2	200.00'	81.57'	41.36'	81.01'	S82°48'55"E	25°22'05"

DENSITY TABULATION	
TOTAL GROSS AREA	= 7.6 AC.
STEEP SLOPES & FLOOD PLAIN	= 0.0 AC.
TOTAL NET AREA	= 7.6 AC.
ALLOWABLE UNITS (8 UNITS/AC.)	= 60 UNITS
PROPOSED UNITS	= 59 UNITS



GENERAL NOTES

- PROPERTY ZONED : RSA-B
- TOTAL GROSS AREA OF BUILDING LOTS : 2.9107 AC.
- TOTAL AREA OF PUBLIC ROAD R/W : 0.9670 AC.
- TOTAL AREA OF OPEN SPACE PROVIDED : 3.6094 AC.
- REQUIRED RECREATIONAL O.S. (59 UNIT X 200 SF) : 0.271 AC.
- TOTAL AREA OF 100 YEAR FLOOD PLAIN : 0.00 AC
- TOTAL AREA OF 25% SLOPE : 7.60 AC
- TOTAL AREA OF PROPERTY : 7.60 AC
- NUMBER OF PROPOSED BUILDABLE LOTS : 59 (54 T.H., 5 S.F.)
- NUMBER OF EXISTING LOTS : 3
- PUBLIC WATER AND SEWER SYSTEMS AREA TO BE EMPLOYED.
- STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH 16.131 OF THE SUBDIVISION REGULATIONS.
- STREET LIGHTS WILL BE PROVIDED AS INDICATED ON THE FINAL ROAD DRAWINGS.
- TOPO BASED ON HOWARD COUNTY 200 SCALE PLANS.
- PROPOSED PUBLIC ROADWAY WITHIN THIS SITE:
 A: PUBLIC ROADWAY
 B: 50 FT. RIGHT-OF-WAY
 C: 24 FT. PAVEMENT
 D: 25 M.P.H. DESIGN SPEED
 E: P-3 PAVEMENT TYPE
 F: R 1.01 TYPICAL SECTION.
- MAXIMUM SFD LOT COVERAGE : 40 PERCENT
- MINIMUM LOT SIZE REQUIRED (SFD) : 6,000 SF.
 MINIMUM LOT SIZE PROVIDED (SFD) : 7,800 SF.
- TWO (2) PARKING SPACES PER TOWNHOUSE ARE REQUIRED. ONE IN THE GARAGE AND ONE IN THE DRIVEWAY. HOA DOCUMENTS WILL REQUIRE THE GARAGE BE KEPT AVAILABLE FOR PARKING PURPOSES. 18 ADDITIONAL PARKING SPACES ARE PROVIDED FOR THIS.
- THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT
- OPEN SPACE LOT 60 WILL BE CONVEYED TO THE H.O.A. PER RECREATION AND PARK LETTER DATED JAN.12,1994.
- A SEARCH FOR WETLANDS WAS CONDUCTED BY MARY DIRKS & ASSOCIATIONS AND NONE WERE FOUND.
- A DRAINAGE DISCHARGE PERMISSION LETTER WILL BE OBTAINED FROM OWNER OF PARCEL # 167.
- 2.3 PARKING SPACES PROVIDED PER TOWN HOUSE UNIT. 2 SPACES/UNIT OFF UNIT. 0.3 SPACES/UNIT X 54 T.H. = 16 PARKING SPACES
- NO SLOPES IN EXCESS OF 25% EXIST.
- THE BOUNDARY SHOWN IS BASED ON DEEDS AND WITHOUT BENEFIT OF TITLE REPORTS. A BOUNDARY SURVEY WILL BE PERFORMED AT A LATER DATE.
- SWM FACILITY TO BE OPERATED AND MAINTAINED BY D.P.W.
- SIDEWALK AROUND THE PARKING ISLAND IS DELETED SUBJECT TO A WAIVER REQUEST.
- THIS PROJECT IS SUBJECT TO SECT 124 OF THE SUBDIVISIONS AND THE LANDSCAPE MANUAL.
- 2.3 SPACES/UNIT WILL ALLOW REDUCED PAVEMENT WIDTH TO 24'

OPEN SPACE TABULATION

TOTAL OPEN SPACE PROVIDED	= 3.61 AC.
NON-CREDITED O.S.(RYAN'S RD)	= 0.11
NON-CREDITED (UNSUITABLE)	= 1.25 AC.
CREDITED OPEN SPACE	= 2.25 ACRES
REQUIRED OPEN SPACE	= 1.90 ACRES
REQUIRED RECREATIONAL O.S.	= 0.27 ACRES
PROVIDED RECREATIONAL O.S.	= 0.83 ACRES

LEGEND

- EXISTING SIDEWALK
- PROPOSED SIDE WALK
- PROPOSED PATHWAY
- EXISTING CONTOUR
- NO PARKING ALONG CURB
- EXISTING TREE LINE
- PROPOSED TREE LINE

PLAN
SCALE : 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

Joseph J. Scott
PLANNING DIRECTOR DATE 3/30/94



PROJECT NAME		THE SANCTUARY	
S-84-25		LOTS 1-80	
TITLE		A SUBDIVISION OF PARCELS 164,165,166,564,656 & 566	
PREPARED BY:		FIRST ELECTION DISTRICT TAX MAP #37	
AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.		HOWARD COUNTY, MARYLAND.	
797-A MAIN STREET LAUREL, MARYLAND 20707 WASH. (301) 968-1821 BALZ. (301) 880-3039		DEVELOPER: MR. DAVID WOESSNER 9305 FURROW AVENUE ELLCOTT CITY, MARYLAND 21042	
DES. : D.C.W.		OWNER: MR. ROBERT O'LEVEY 6693 OLD WATERLOO ROAD COLUMBIA, MARYLAND 20794	
DRW. : B.S.		OWNER: MR. MAURNE AND DONNA HAMILTON 8715 OLD WATERLOO ROAD COLUMBIA, MARYLAND 20794	
CHK. : D.C.W.		OWNER: MR. GLORIA M. DIETRICH 8715 OLD WATERLOO ROAD COLUMBIA, MARYLAND 20794	
DATE : 01-27-94	SCALE : 1" = 50'	SHEET	OF 1

S-84-25