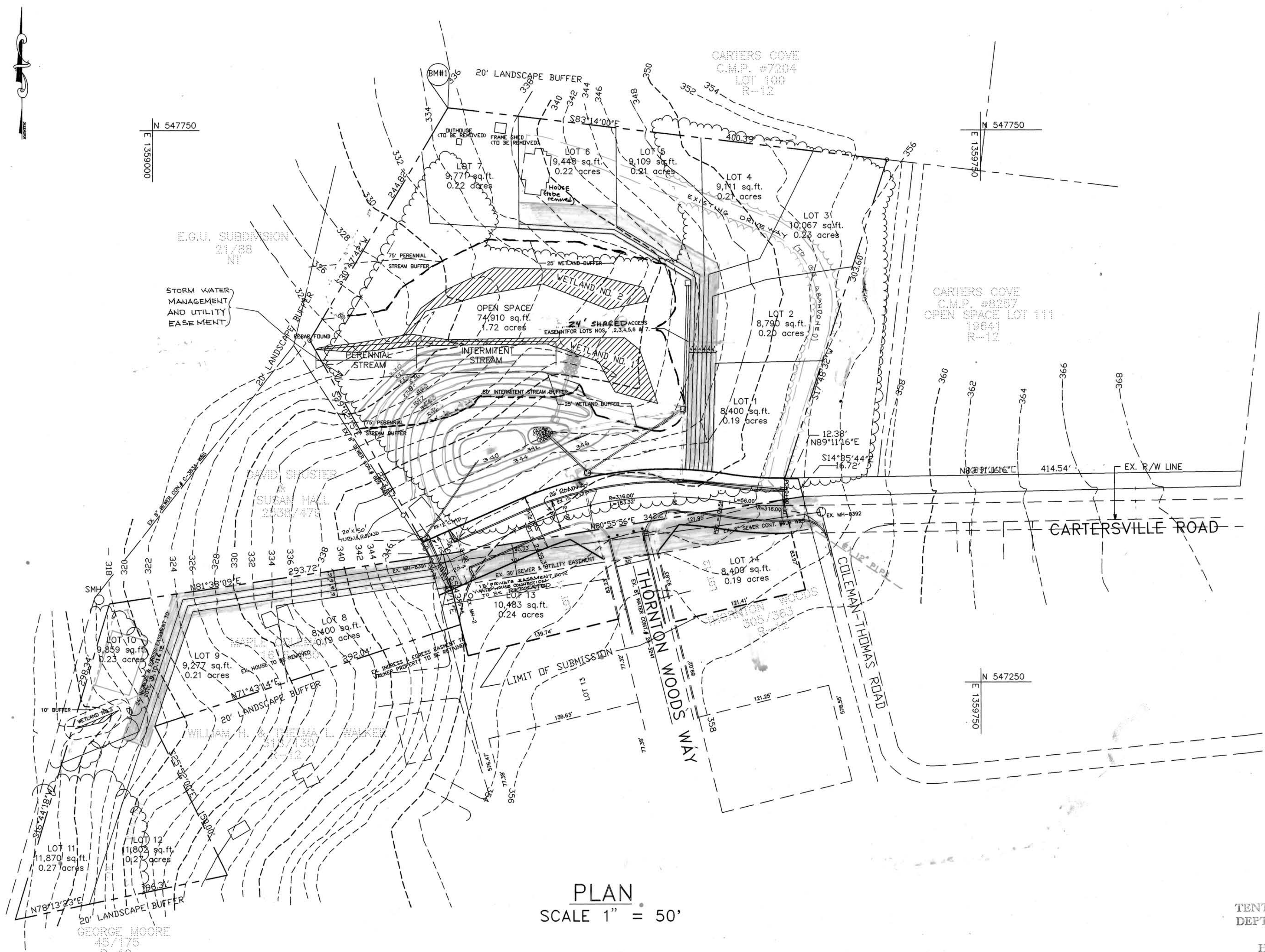


VICINITY MAP
SCALE: 1"=2000'



PLAN
SCALE 1" = 50'

- GENERAL NOTES:
- PROJECT BACKGROUND
 - (a.) TAX MAP 42, PARCELS 40, 341, 318 & LOTS 11 & 12 OF THORNTON WOODS.
 - (b.) EXISTING ZONING = R-12
 - (c.) GROSS AREA = 5.20 ACRES
 - (d.) NO. OF LOTS = 14 BUILDABLE & 1 OPEN SPACE.
 - (e.) AREA OF PROPOSED LOTS = 134,787 S.F. = 3.09 AC.
 - (f.) AREA OF PROPOSED ROADS = 18,435 = 0.42 AC.
 - (g.) THIS SUBDIVISION IS SUBJECT TO WP 95-35 WHICH WAIVED THE REQUIREMENT OF SECTION 16.116-a-1 TO PERMIT GRADING WITHIN THE WETLAND & STREAM BUFFER, AND SECTION 16.120(a)(1) TO PERMIT 6 PIPESTEM LOTS ADJACENT TO EACH OTHER.
 - BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY JOHN MELLEMA, INC. ON OR ABOUT DECEMBER 1993.
 - PUBLIC WATER AND SEWER IS PUBLIC AND WILL BE CONNECTED TO CONTRACT NO. 24-3241-D, 609 W&S C-383A-W&S.
 - EXISTING UTILITIES WERE BASED ON EXISTING APPROVED COUNTY PLAN AND TOPOGRAPHIC SURVEY PERFORMED BY JOHN C. MELLEMA, SR.
 - PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- OPEN SPACE TABULATION
- | | |
|--|--------------|
| TOTAL AREA OF SUBDIVISION | = 5.20 ACRES |
| AREA OF LOTS 11 & 12 OF THORNTON WOODS | = 0.53 ACRES |
| AREAS REQUIRING OPEN SPACE | 5.73 ACRES |
| MINIMUM LOT AREA | = 8,400 S.F. |
- 30% OPEN SPACE REQUIRED = 74,880 S.F. = 1.72 ACRES
OPEN SPACE PROVIDED = 74,910 S.F. = 1.72 ACRES
- AREA OF WETLANDS = 7973 S.F. = .18 ACRES
AREA OF STORMWATER MANAGEMENT = 11,700 S.F. = .27 ACRES
NET DRY GROUND = 55,237 S.F. = 1.27 ACRES = 74.4%

LOT NO.	AREA	PIPE STEM	WETLAND	25% SLOPE	NET AREA
2	8,790.00	390.00	0	0	8,400.00
3	10,067.00	1,667.00	0	0	8,400.00
4	9,111.00	711.00	0	0	8,400.00
5	9,109.00	709.00	0	0	8,400.00
6	9,448.00	1,048.00	0	0	8,400.00
7	9,771.00	1,371.00	0	0	8,400.00
9	9,277.00	877.00	0	0	8,400.00
10	9,859.00	1,367.00	92	0	8,400.00
11	11,870.00	3,470.00	0	0	8,400.00
12	11,802.00	3,402.00	0	0	8,400.00

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY
Ronald Kuster 2/16/95
PLANNING DIRECTOR DATE

DESIGNED BY _____	DATE _____
DRAWN BY _____	DATE _____
CHECKED BY _____	DATE _____

loria Engineering Inc.
CONSULTING ENGINEERS
8307 MAIN STREET HISTORIC, ELLICOTT CITY, MD.
410-465-0400



DEVELOPER :
LAND DESIGN & DEVELOPMENT INC.
10850 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

OWNER:
MAPLE COLEMAN
9276 CARTERSVILLE RD.
COLUMBIA, MARYLAND 21046
WILLIAM A. MATTHEWS
9272 CARTERSVILLE RD.
COLUMBIA, MARYLAND 21046

SKETCH PLAN
MATTHEWS WOODS
LOTS 1 THRU 14
A subdivision of parcels 40, 341 and 318 and a Resubdivision of
lots 11 and 12 of Thornton Woods
TAX MAP 42, PARCELS 40, 341 & 318 & LOTS 11 & 12 OF THORNTON WOODS, 6TH ELEC. DIST., HOWARD CO., MD.
DATE: 12.12.94 SCALE: 1" = 50' SHEET 1 OF 1