

**CENTERLINE CURVE DATA**

CURVE #	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CURVE #1	2000.00'	1237.75'	639.43'	1218.00'	N 37°40'08" W	35°27'32"
CURVE #2	400.00'	357.88'	191.91'	346.08'	S 87°50'52" W	51°15'43"
CURVE #3	800.00'	328.00'	165.29'	323.75'	S 81°48'17" W	23°20'53"
CURVE #4	800.00'	321.37'	162.88'	319.21'	S 07°56'43" E	23°00'59"
CURVE #5	316.00'	354.84'	205.81'	344.91'	N 88°28'28" W	55°09'06"
CURVE #6	316.00'	243.39'	128.08'	237.41'	N 80°30'51" E	44°37'43"

**LOT AREA TABLE**

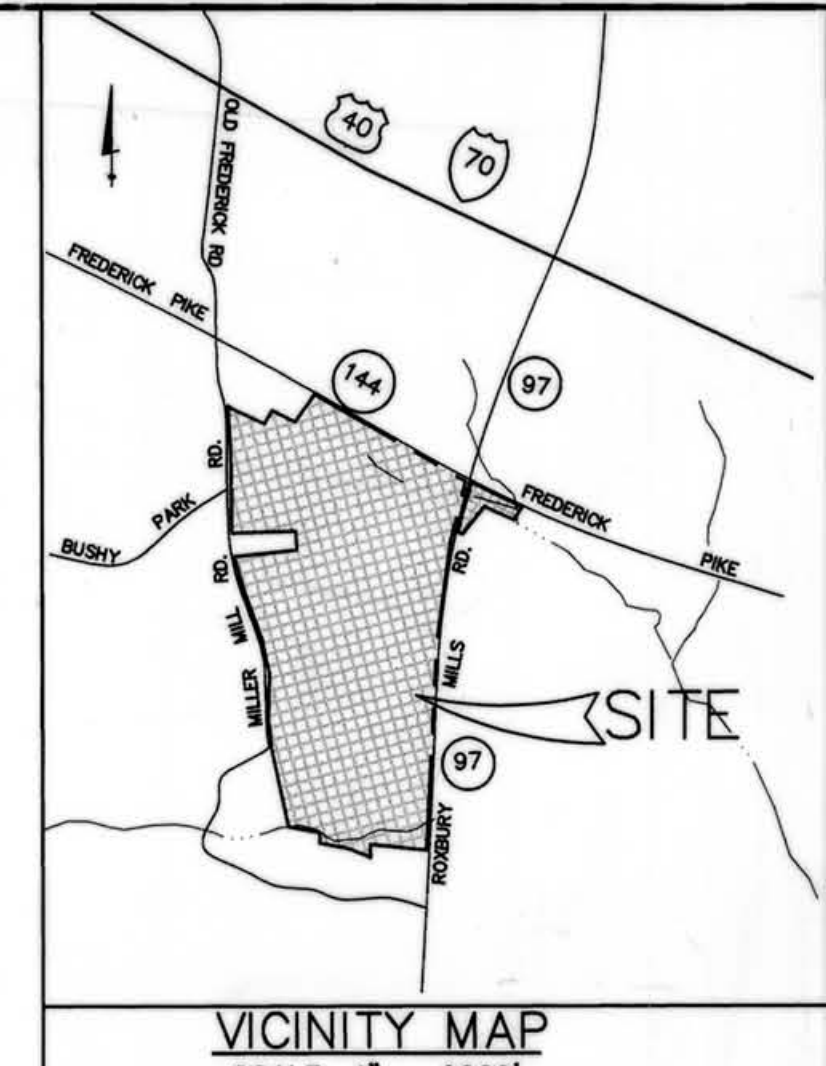
LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	80,000	22	42,541
2	80,000	23	42,451
3	80,000	24	42,451
4	40,000	25	42,451
5	40,000	26	42,451
6	44,308	27	42,451
7	40,268	28	42,451
8	40,587	29	42,451
9	40,000	30	42,451
10	40,000	31	42,451
11	40,000	32	42,451
12	40,000	33	42,451
13	40,991	34	42,451
14	43,588	35	44,182
15	45,868	36	59,478
16	59,755	37	46,656
17	57,281	38	50,938
18	56,691	39	59,041
19	55,341	40	40,678
20	51,958	41	41,819
21	48,473	42	46,094

**GENERAL NOTES**

- ALL ASPECT OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM HOWARD COUNTY 200 SCALE TOPO MAPS.
- THE PROJECT IS OUTSIDE THE METROPOLITAN DISTRICT. WATER AND SEWER FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE PROVIDED ON LOTS.
- EXISTING UTILITIES SHOWN ARE TAKEN FROM RECORD INFORMATION.
- WETLAND LIMITS SHOWN HEREON ARE BASED ON A DELINEATION BY M.A. DIRKS & CO., INC. DATED SEPTEMBER 1994.
- FOREST STAND DELINEATION WAS PREPARED BY M.A. DIRKS & CO., INC. DATED SEPTEMBER 1994.
- TRAFFIC ANALYSIS WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES DATED SEPTEMBER 1994, REVISED APRIL 1995.

**LEGEND**

- CONTOUR INTERVAL
- EXISTING CONTOUR
- EXISTING TREE LINE
- PROPOSED SEPTIC FIELD
- PROPOSED HOUSE
- PROPOSED WELL LOCATION
- PROPOSED SWM POND LOCATION
- LIMIT OF WETLAND
- PASSED PERC HOLE
- FAILED PERC HOLE



**OVERALL SITE ANALYSIS**

Category	Value
Existing Zoning	RC
Total Gross Area	183.43 Ac +/-
Area of Road Right-of-Way Dedication	3.35 Ac +/-
Area After Road Right-of-Way Dedication	180.08 Ac +/-
Area of Bulk Parcels 1, 2, & 3, and Parcel 4	180.08 Ac +/-
Number of Cluster Lots Allowed	42
Number of Cluster Lots Proposed	42
Number of Preservation Parcels	4
Number of Preservation Parcels with Single Residence	3
Area of Proposed Cluster Lots	44.81 Ac +/-
Area of Proposed Road Right-of-Way	4.12 Ac +/-
Area of Proposed Preservation Parcels	131.15 Ac +/-
Total Number of Buildable Lots Proposed	45
Area of 100 Year Flood Plain	9.30 Ac +/-
Open Space Required	0

Category	Value
Gross Area	64.64 Ac +/-
Number of Cluster Lots Allowed (64.64 Ac./4.25)	15.21
Number of Cluster Lots Proposed	18+ (15.21+2.8)
Area of Cluster Lots Proposed	20.75 Ac +/-
Area of Preservation Parcel	42.38 Ac +/-
Area of Road Right-of-Way	1.51 Ac +/-
(* Addition 2.8 lot density obtained from Parcel 4)	

Category	Value
Gross Area	52.52 Ac +/-
Number of Cluster Lots Allowed (52.52 Ac./4.25)	12
Number of Cluster Lots Proposed	12
Area of Cluster Lots Proposed	11.26 Ac +/-
Area of Preservation Parcel	39.71 Ac +/-
Area of Road Right-of-Way	1.55 Ac +/-

Category	Value
Gross Area	51.00 Ac +/-
Number of Cluster Lots Allowed (51.00 Ac./4.25)	12
Number of Cluster Lots Proposed	12
Area of Cluster Lots Proposed	12.80 Ac +/-
Area of Preservation Parcel	37.14 Ac +/-
Area of Road Right-of-Way	1.06 Ac +/-

Category	Value
Gross Area	11.92 Ac +/-
Number of Cluster Lots Allowed (11.92 Ac./4.25)	2.8
Number of Cluster Lots Proposed	0+
Area of Preservation Parcel	11.92 Ac +/-
Area of Road Right-of-Way	0
(* 2.8 lots included in Bulk Parcel 1)	

PARCEL 4  
11.92 AC  
PRESERVATION PARCEL "D"=11.92 AC  
( CONSERVATION  
PRESERVATION EASEMENT)

BULK PARCEL 2  
52.52 AC. PARCEL  
PRIOR TO RESUBDIVISION  
PRESERVATION PARCEL "B" = 39.71 AC.  
SINGLE FAMILY RESIDENCE  
AND FARMLAND (AGRICULTURAL  
LAND PRESERVATION EASEMENT)

BULK PARCEL 3  
51.00 AC. PARCEL  
PRIOR TO RESUBDIVISION  
PRESERVATION PARCEL "C" = 37.14 AC.  
SINGLE FAMILY RESIDENCE  
AND FARMLAND (AGRICULTURAL  
LAND PRESERVATION EASEMENT)

BULK PARCEL 1  
64.64 AC. PARCEL  
PRIOR TO RESUBDIVISION  
SINGLE FAMILY RESIDENCE  
AND CONSERVATION  
PRESERVATION EASEMENT

LIMIT OF SUBMISSION

LIMIT OF SUBMISSION

PLAN VIEW  
SCALE: 1"=200'

**SPECIAL NOTE:**

THE ACCESS FOR LOTS 1 THRU 3 MUST BE ENDORSED BY THE PLANNING DIRECTOR THROUGH THE APPROVAL OF A WAIVER PETITION PRIOR TO THE SIGNATURE APPROVAL OF THE PRELIMINARY PLAN. IF A WAIVER IS NOT APPROVED, THESE LOTS MUST BE RELOCATED OR DELETED.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING  
HOWARD COUNTY  
11/7/95  
DATE

NO	DATE	REVISION
4	11/6/95	SUBMITTED FOR SIGNATURE
3	8/28/95	SUBMITTED FOR REVIEW (REVISED SKETCH LAYOUT)
2	6/2/95	SUBMITTED FOR SIGNATURE
1	4/20/95	REVISED PER MARCH 10, 1995 LETTER

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OWNER DEVELOPER: AMALIA RIGGS C/O COOKVILLE LIMITED PARTNERSHIP P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 (410)465-4244	PROJECT: <b>RIGGS PROPERTY</b> PARCEL 96
LOCATION: TAX MAPS 8 & 14 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: <b>SKETCH PLAN</b>
DATE: JANUARY 1995 NOV. 1995	PROJECT NO. 0533
DES: YSL/CAM DRN: YSL	CHK: CAM SCALE: AS SHOWN DRAWING 1 OF 1

S.95.15