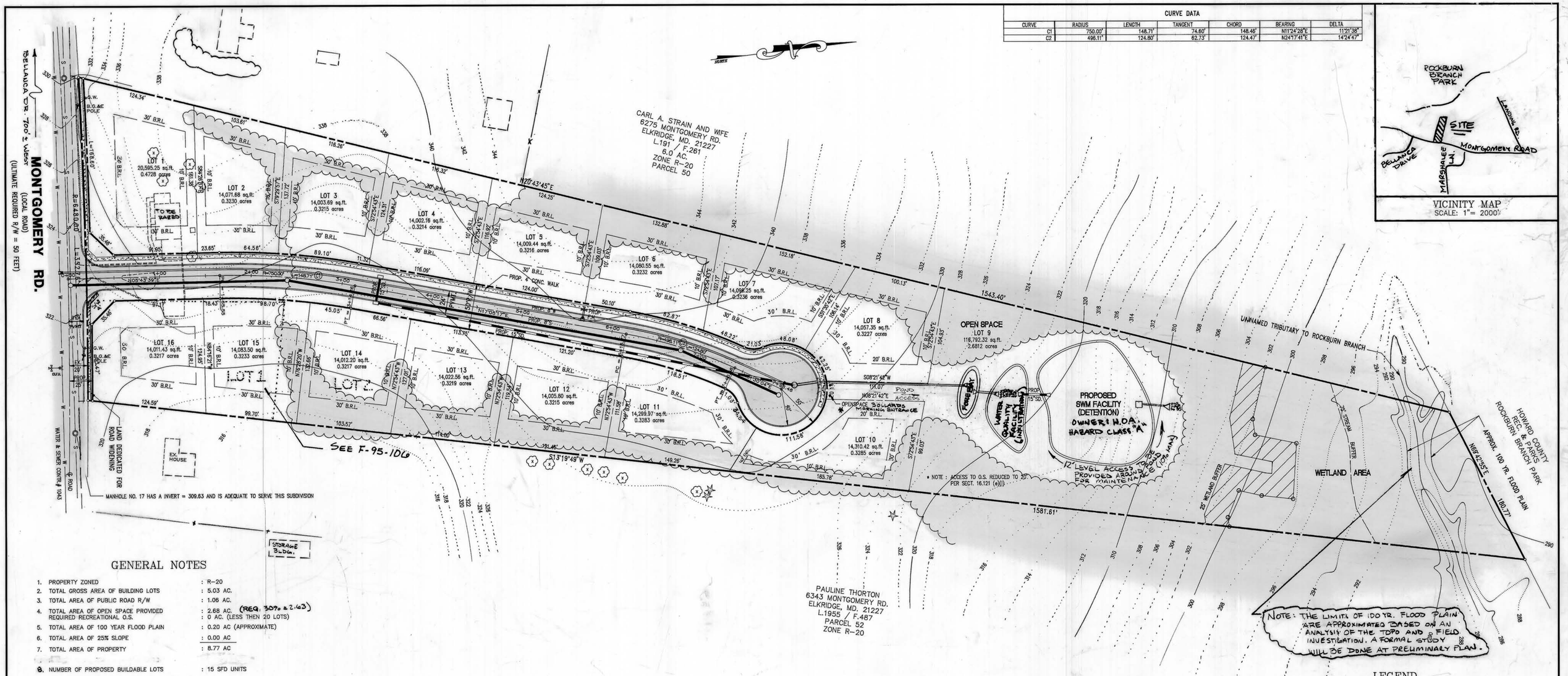

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	750.00'	148.71'	74.80'	148.46'	N11°24'28"E	11°21'38"
C2	496.11'	124.80'	62.73'	124.47'	N24°17'41"E	14°24'47"

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. PROPERTY ZONED : R-20
2. TOTAL GROSS AREA OF BUILDING LOTS : 5.03 AC.
3. TOTAL AREA OF PUBLIC ROAD R/W : 1.06 AC.
4. TOTAL AREA OF OPEN SPACE PROVIDED : 2.68 AC. (REQ. 30% = 2.63)
   REQUIRED RECREATIONAL O.S. : 0 AC. (LESS THEN 20 LOTS)
5. TOTAL AREA OF 100 YEAR FLOOD PLAIN : 0.20 AC (APPROXIMATE)
6. TOTAL AREA OF 25% SLOPE : 0.00 AC
7. TOTAL AREA OF PROPERTY : 8.77 AC
8. NUMBER OF PROPOSED BUILDABLE LOTS : 15 SFD UNITS
9. PUBLIC WATER AND SEWER SYSTEMS ARE TO BE EMPLOYED.
10. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH 16.131 OF THE SUBDIVISION REGULATIONS.
11. STREET LIGHTS WILL BE PROVIDED AS INDICATED ON THE FINAL ROAD DRAWINGS.
12. TOPO BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY W.L. MEEKINS 1/95.
13. PROPOSED PUBLIC ROADWAY WITHIN THIS SITE:
    A: PUBLIC ROADWAY
    B: 50 FT. RIGHT-OF-WAY
    C: 24 FT. PAVEMENT
    D: 30 M.P.H. DESIGN SPEED
    E: P-2 PAVEMENT TYPE
    F: R 1.01 TYPICAL SECTION.
14. MINIMUM LOT SIZE REQUIRED (SFD) (WITH 30% O.S.) : 14,000 SF.
    MINIMUM LOT SIZE PROVIDED (SFD) : 14,000 SF.
15. RECREATIONAL OPEN SPACE IS NOT REQUIRED FOR SUBDIVISIONS OF LESS THAN 20 UNITS
16. THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT
17. OPEN SPACE LOT #9 WILL BE CONVEYED TO HOWARD COUNTY RECREATION AND PARKS.
18. WETLANDS WERE DELINEATED BY BILL BRIDGELAND 1/95.
19. A DRAINAGE DISCHARGE PERMISSION LETTER WILL NOT BE REQUIRED DUE TO DISCHARGE INTO 100 YEAR FLOOD PLAIN.
20. PARKING WILL BE PROVIDED OFF STREET.
21. NO SLOPES IN EXCESS OF 25% EXIST.
22. THE BOUNDARY SURVEY WAS PERFORMED BY W.L.MEEKINS ON 1/95.
23. SWM FACILITY TO BE OPERATED AND MAINTAINED BY D.P.W. IN CONCERT WITH THE H.O.A.
24. SIDEWALK WILL BE PROVIDED ON THE SOUTH SIDE OF ROAD "A".
25. THIS PROJECT IS SUBJECT TO SECT 124 OF THE SUBDIVISION & LAND DEV. REGS. AND THE LANDSCAPE MANUAL.

OPEN SPACE TABULATION

TOTAL OPEN SPACE PROVIDED	= 2.6812 AC.
REQUIRED OPEN SPACE (30%)	= 2.6311 AC.
REQUIRED RECREATIONAL O.S.	= 0.00 AC.(LESS THAN 20 LOTS)
PROVIDED RECREATIONAL O.S.	= 0.00 AC.

PLAN

SCALE : 1"= 50'

LEGEND

- EXISTING SIDEWALK
- PROPOSED SIDE WALK
- PROPOSED PAVEMENT
- EXISTING CONTOUR
- EXISTING TREE LINE
- PROPOSED TREE LINE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

5/22/95
PLANNING DIRECTOR & DATE

STATE OF MARYLAND
DAVID C. SCHESSLER
No. 14450
REGISTERED
PROFESSIONAL ENGINEER

PROJECT NAME	ROCKBURN RUN LOTS 1-16 A SUBDIVISION OF PARCEL NO. 51 FIRST ELECTION DISTRICT TAX MAP #37 HOWARD COUNTY, MARYLAND.
S-95-17	
TITLE	SKETCH PLAN
PREPARED BY :	AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. 671-A MAIN STREET LAUREL, MARYLAND 20707 WASH. (301) 953-1221 BALT. (301) 880-3039
DEVELOPER:	REVELLOPMENT, INC. 6258 CARDINAL LANE COLUMBIA, MARYLAND 21044
OWNER:	KATHLEEN M. BOWEN 3414 CENTENNIAL LANE ELLICOTT CITY, MARYLAND 21042
DES. : D.C.W.	JOB :
DRW. : B.S.	PROJ. :
CHK. : D.C.W.	DATE : 01-27-95
SCALE : 1"= 50'	SHEET 1 OF 1

S-95-17