



BALTIMORE GAS AND ELECTRIC COMPANY  
145/8 144/499 145/11 145/364 144/193

Approx. Location of  
Transmission Line Towers

PROP. OPEN SPACE LOT 147  
Y.O.K.C. 3/2  
95-32 CORP  
529/335

PROP. PARCEL "D"  
Y.O.K.C. 3/2  
95-32 CORP  
629/335

S.F.L.D.  
Y.O.K.C. 3/2  
LOT 201  
PLAT 4217

PARCEL "A"  
Y.O.K.C. 3/1  
PLAT 4440

**GENERAL NOTES**

1. Topography was compiled actual field survey.
2. The area included in this submission is located on Tax Map # 42 P.390.
3. Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
4. Public Water and Sewer to be utilized.
5. Sediment and Erosion Control Measures shall be provided with the submission of the Site Development Plans and the Road Constr. Plans.
6. Building Set backs are in accordance with Final Development Plan Phase 1B3 Part II.
7. This plan is subject to the supplemental Sewer-in-Aid construction Charge created by Section 20-31A of Howard County Code and to executive order No 72-9.
8. Soils Map No. 29
9. Storm Water Management for this project to be provided in adjacent pond and future Central Facility in Middle Patuxent Drainage Area
10. All coordinates are based on traverse controls for Columbia established by Maps Inc. in 1965, by Furdum & Jeschke in 1968 which controls were tied to Maryland Bureau of Control Survey Monuments to U.S. Coast & Geodetic Survey Monuments in the Columbia Area.

**SITE ANALYSIS:**

1. Existing Zoning: New Town - Attached Land Use.
2. Area Tabulation:
 

Proposed Roadway Dedication:	1.90	Acres
2 - Common Lots; Community Owned Lots C-73 & C-74:	1.65	Acres
72 Residential Lots C-1 thru C-72:	5.28	Acres
<b>Total:</b>	<b>8.83</b>	<b>Acres</b>
3. Density: 8.15 Units/Acre
4. Parking Analysis:
 

Parking on Private Driveways:	26
Off Street Parking Spaces:	118
Total Off Street Parking Provided:	144
Total Off Street Parking Required:	144

**LEGEND:**

1. Contour Interval 2 ft.
2. Existing Contour
3. Proposed Storm Drain 15" RCP
4. Existing Storm Drain 15" RCP
5. Reverse 7" Comb. Curb & Gutter
6. Standard 7" Comb. Curb & Gutter
7. Modified Comb. Curb & Gutter

TENTATIVELY APPROVED ON DEC. 10, 1981

OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*James L. Harig* 2-2081  
PLANNING DIRECTOR DATE



<b>CLARK • FINEFROCK &amp; SACKETT</b> ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400		
DESIGNED W.H.T.	PRELIMINARY PLAN LOTS C-1 THRU C-74	SCALE 1"=50'
DRAWN K.J.W.	<b>COLUMBIA</b> VILLAGE OF KINGS CONTRIVANCE SECTION 3 AREA 2	DRAWING 1 of 1
CHECKED W.H.T.	6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 80-066
DATE 3-3-1980	FOR: The Howard Research & Development Corp. The Rouse Company Building Columbia, Maryland 21044	FILE NO. 80-066-P

OWNER:  
The Howard Research & Development Corp.  
The Rouse Company Building  
Columbia, Md. 21044

**COORDINATE TABLE**

No.	NORTH	EAST
1	484 752.84	842 484.27
2	484 771.04	842 224.59
3	484 508.64	842 162.27
4	484 607.17	841 748.30
5	484 892.20	841 730.48
6	485 421.05	842 138.41
7	485 213.88	842 281.45
8	485 171.83	842 316.56
9	485 129.79	842 351.66

2/19/81

P-81-08c