

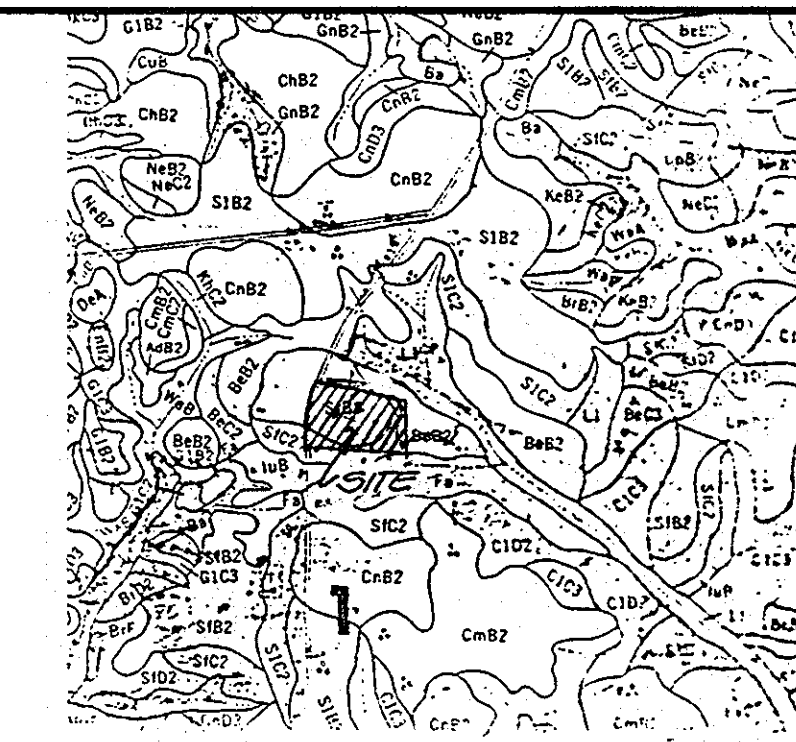
DENSITY TABULATION

SECTION	TOTAL
1. Gross Area (AC)	9,6475
2. Floodplain/Steep Slopes/ Storm Water Management Facility Area: STREET ROW	0,2804
3. Net Area	9,3671
4. No. of Dwelling Units Allowed (Based on Net Area)	75
5. Floodplain Lot Adjustment Lot Allowance	N/A
6. Total No. of Dwelling Units Allowed	75
7. Total No. of Dwelling Units Proposed	75
8. Density Per Acre	8

DEVELOPMENT TABULATION

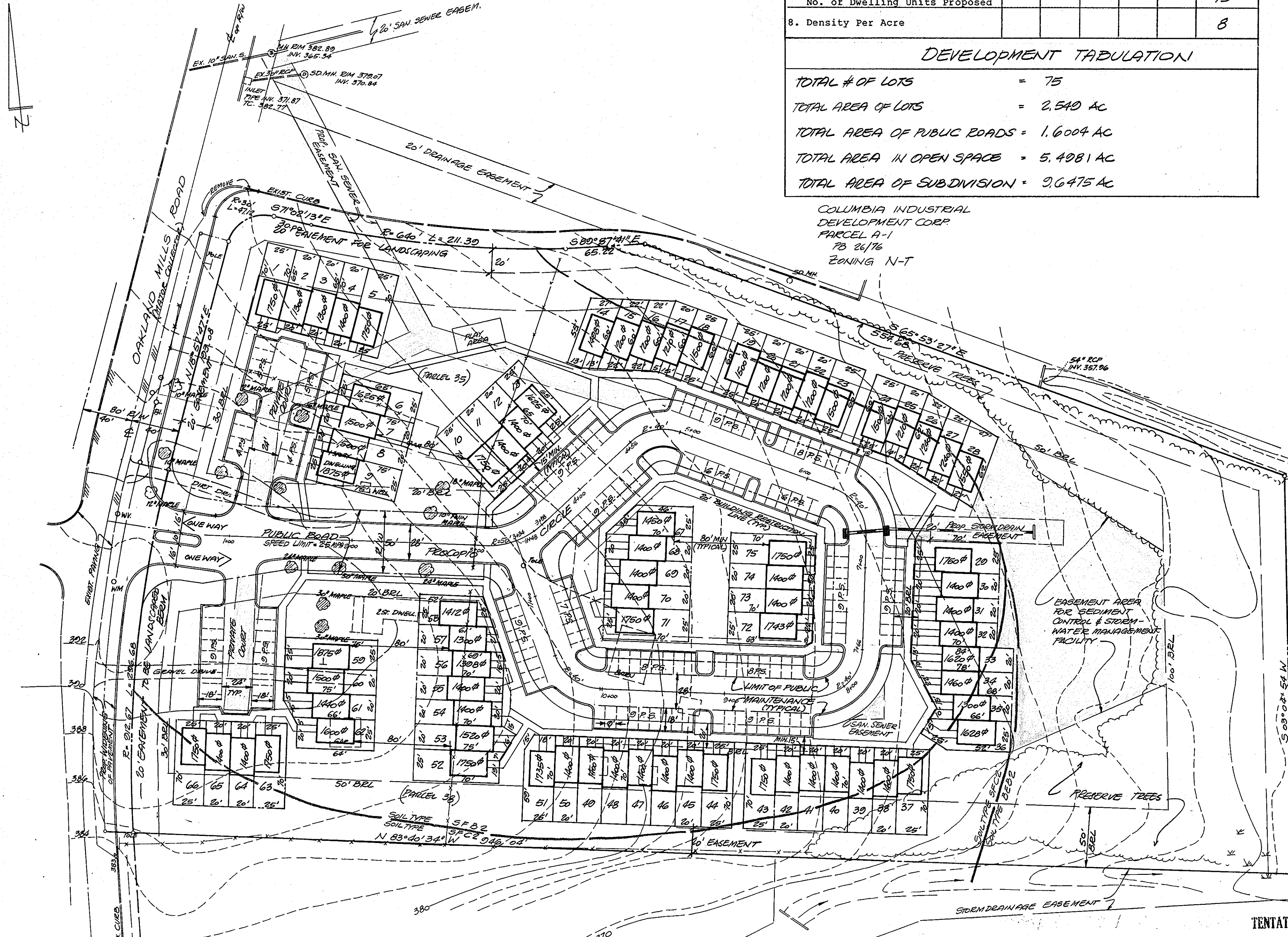
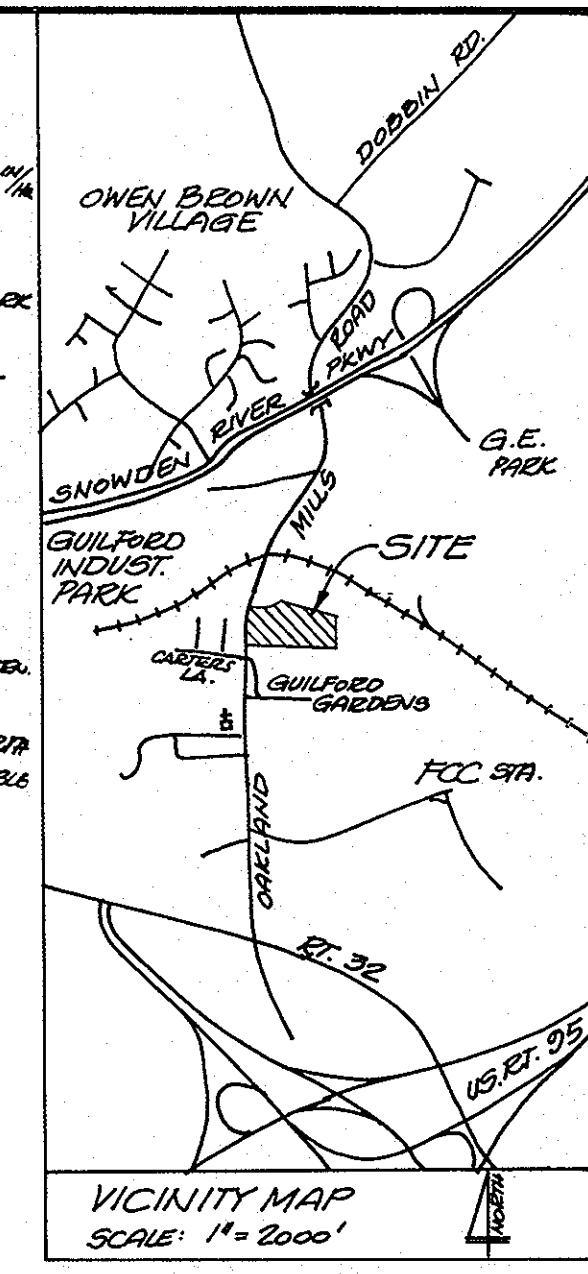
TOTAL # OF LOTS	= 75
TOTAL AREA OF LOTS	= 2,540 AC
TOTAL AREA OF PUBLIC ROADS	= 1,6004 AC
TOTAL AREA IN OPEN SPACE	= 5,4981 AC
TOTAL AREA OF SUBDIVISION	= 9,6475 AC

COLUMBIA INDUSTRIAL
DEVELOPMENT CORP
PARCEL A-1
PB 06/76
ZONING N-T



SOILS DATA
SFB 2 AND SFC 2
DEPTH OF WATER TABLE = 5'
PERMEABILITY = 2.0-6.3 %
PH = 4.5-5.5
LOW SHRINK-SWELL POTENTIAL
GOOD SUITABILITY FOR EARTHWORK
WHEN MOIST,
MODERATE ERODABILITY & FROST
ACTION POTENTIAL (GOOD)

BE 02
DEPTH OF WATER TABLE = 1 1/2-3'
PERMEABILITY = 0.6-2.0 %/hr.
PH = 4.5-5.0
LOW TO MODERATE SHRINK-SWELL POTEN.
MOISTURE DENSITY 13% (optimal)
POOR SUITABILITY FOR FILL & EARTH
WORK, SEASONAL HIGH WATER TABLE



Oakland Mills Estates

Development Data	
Deed Reference	Liber 0637 Folio 738
Existing Zoning	= RA-1
Total Area of Tract (Gross)	= 9,6475 Ac
Street Widening	= 0,2804 Ac
Net Area for Development	= 9,3671 Ac

Proposed Development

Townhouses @ 8 DU/AC	= 75 DU's @ 1480' Lot SIZE AVER. (TOTAL LOT AREA = 2,540 AC)
Parking Spaces	= 151 Spaces (2.0 PS/DU)
Road System	= Public (R/W 50' WIDE, TOTAL AREA = 1.32 AC)
Utilities Water & Sewer	= Public
Maintenance of Common Facilities	= Home Owners Association
Landscaping - Screening	= Along Road
Open Space	= 20% Minimum, PROPOSED 5.5 AC = 57%

CONTRACT PURCHASER

H & A Construction Company
C/O: Mr. Albert Procopio
14901 CHESTWOOD DR.
Laurel, Maryland 20707

PROPERTY OWNER

MR. BEINO REICH & MR. FRANCIS B. GOLD BERG
3601 PARK AVE. P.O. Box 69
ELICOTT CITY, MD. 21043

Land Analysis

Slopes	= 2-5% Uniform
Vegetation	= On Northerly and Easterly Perimeter of Site; not affected by development.
Elevations	= Range from 392' to 360'
Existing Structures	= to be removed
Access Point	= As shown on highest elevation for good visibility from Oakland Mill Road.
Soil Types	= SFB 2, SFC 2 (See above) BEB 2 (No development proposed)
Drainage Pattern	= Generally in Northerly and Easterly Direction to Natural Stream (Off-Site)

General Notes:

- 1) Topography was compiled from field survey by I.P.D.S., LTD. dated 3/10/83.
- 2) The area included in this submission is located on Tax map #42-7211 and 42-7191, Parcel #'s 38 and 35.
- 3) Installation of traffic control devices if any shall be in accordance with the latest addition of the Manual of Uniform Control Devices.
- 4) Public Water and Sewer to be utilized.
- 5) Sediment and Erosion Control measures to be provided with the submission of the Road Construction & Site Development Plans.
- 6) All Utilities shown as existing were compiled from available records and/or field surveys.
- 7) Delineation of Soil types taken from Soils Survey Howard County Map # 30.
- 8) Landscaping along major highways and adjacent property in different zones will be provided as specified in Section 16.131 of the SUBDIVISION REGULATIONS.

FEDERAL COMMUNICATIONS COMMISSION
L. 170, F. 198
ZONING R-20



TENTATIVELY APPROVED ON APRIL 8, 1983
DATE
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
4/27/83
PLANNING DIRECTOR DATE

OAKLAND MILLS ESTATES
COLUMBIA, ELECTION DISTRICT # 6
HOWARD COUNTY, MARYLAND

TAX MAP # 42-7211 AND 42-7191
PARCEL # 35 & 38

PRELIMINARY PLAN P-83-10

Scale: 1" = 50'-0"

Revisions:

date: 3-15-83

job number:

SHEET: / OF: /