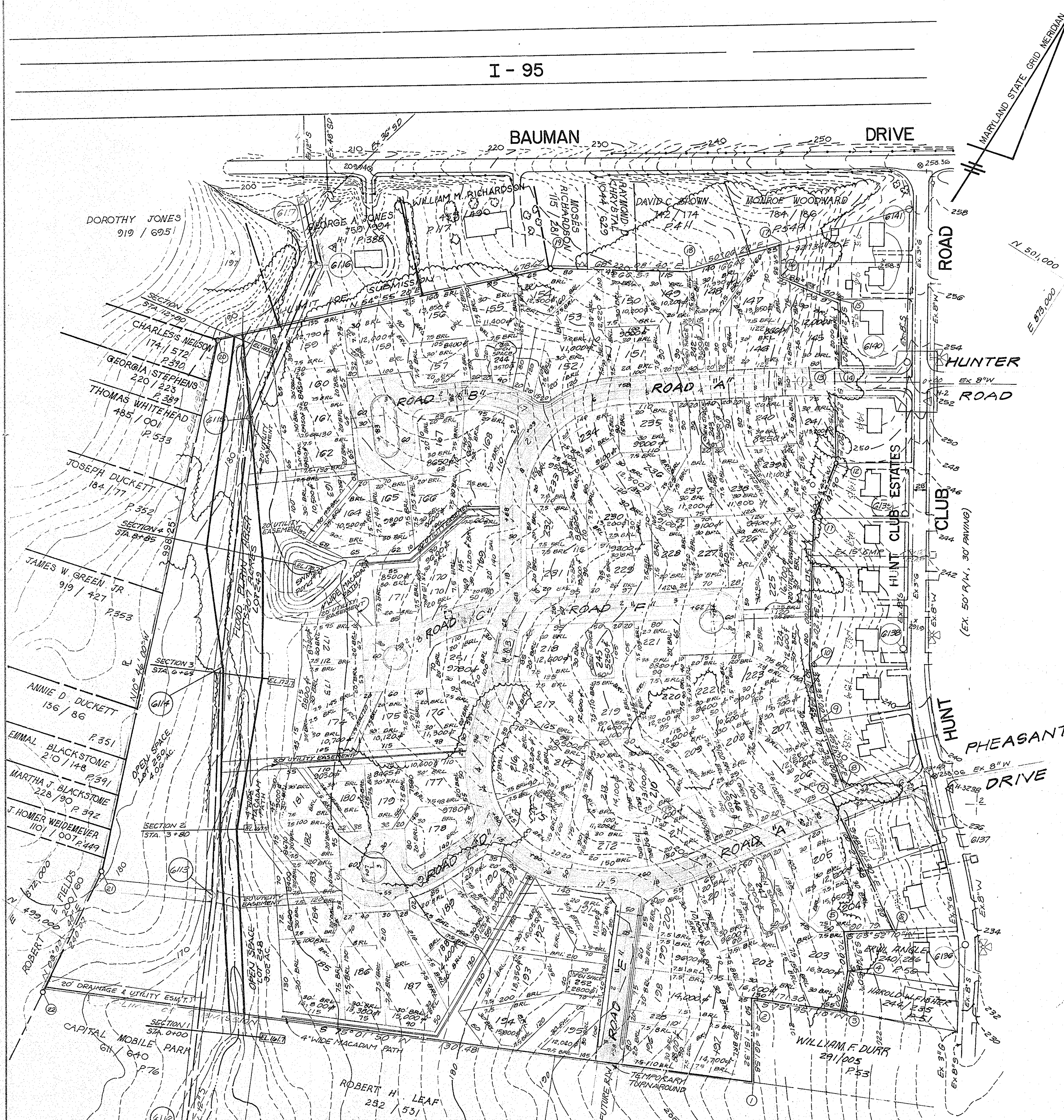
K&E BALTIMORE 19 1253 2-83 A1092•



No.	Radius	Tangent	Length
1	1400'	27'	54'
2	200'	190'	310'
3	650'	110'	210'
4	200'	180'	294'
5	350'	145'	283'
6	600'	57'	[illegible]
7	180'	88'	158'
8	275'	130'	233'
9	230'	70'	140'

CURVE DATA

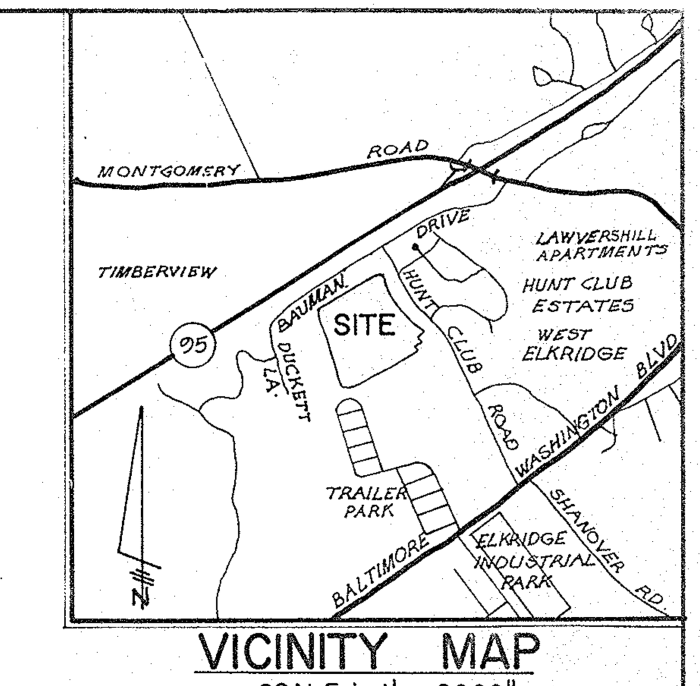
OPEN SPACE TABULATION

Lot Size (sq. ft.)	No. of Lots	Area of Lots in acres	Mandatory Open Space Provisions	Area of Open Space in acres
12,000 or larger	35	11.11	Subd. Regs. 8%	0.89
10,800 to 11,999	13	3.41	10 precent	0.34
9,600 to 10,799	21	4.86	20 percent	0.97
8,400 to 9,599	29	5.86	30 percent	1.76
Totals =	98	25.24 Ac.		3.96 Ac.

Area of tract within 100-year floodplain = 1.52 ac

Area of tract within slopes of 25% or greater = 0

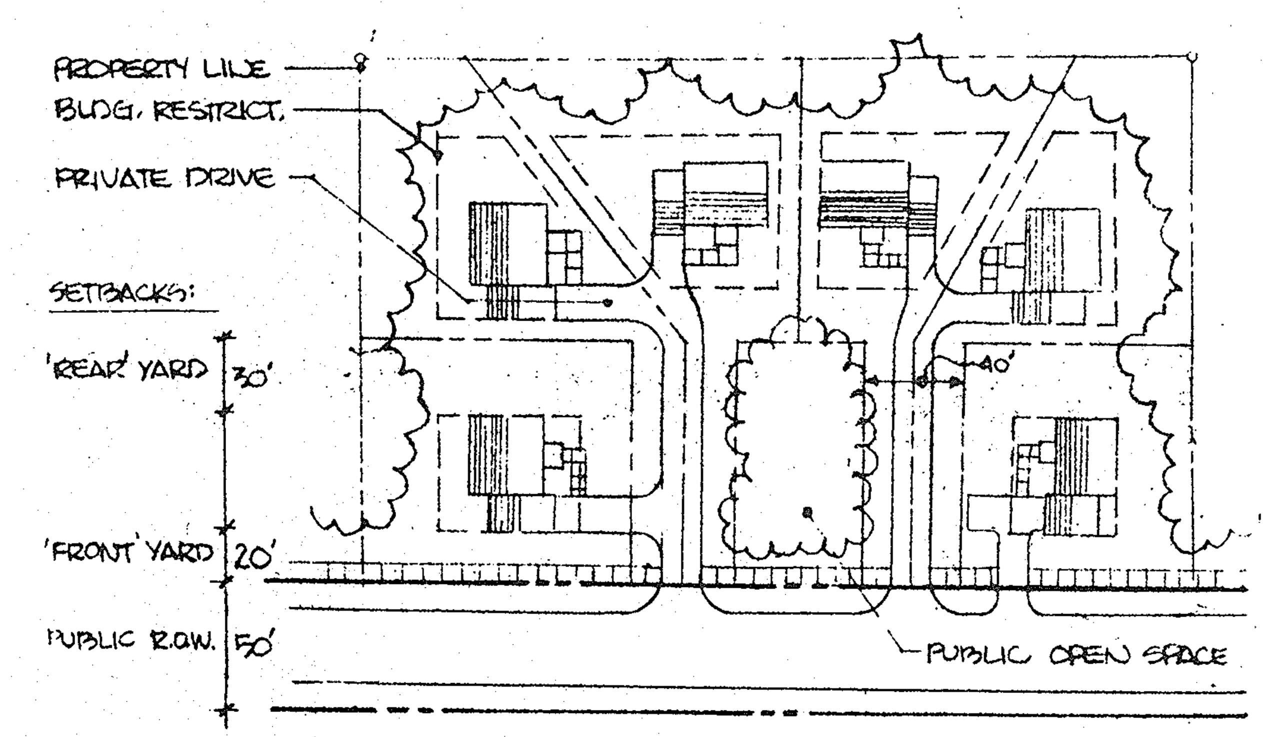
*Slopes (25% or greater) and 100-year floodplains may be considered up to 50% of the Open Space requirement (Subdivision and Land Development Regulations, Section 16.117, Paragraph 5, effective on February 7, 1976).



VICINITY MAP
SCALE : 1' = 2000"

GENERAL NOTES

1. EXISTING ZONING : R-12
2. GROSS AREA OF TRACT : 39.81 AC.
3. AREA OF PROPOSED LOTS : 34.54 AC.
4. AREA OF PROPOSED ROADS : 5.27 AC.
5. NUMBER OF LOTS PROPOSED
   A) BUILDABLE: 98 (25.24 AC.)
   B) OPEN SPACE: (7.78 AC.)
   C) FLOOD PLAIN: 1 (1.52 AC.)
6. PROPOSED WATER & SEWER SYSTEMS TO BE PUBLIC.
7. DEED REFERENCE: 1145/0104
8. PLANS SUBJECT TO S-84-12
9. SEDIMENT CONTROL TO BE SHOWN AT FINAL PLAN.
10. HOWARD COUNTY TO BE GRANTED A PERPETURAL EASEMENT FOR 100 YEAR FLOOD PLAIN.
11. SOILS MAP SUBMITTED, SEE S-84-12
12. STREET TREES, LIGHTS & SIDEWALKS WILL BE PROVIDED PER HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
13. SWM WILL BE BY RETENTION FACILITY.



TYPICAL CLUSTER
NOT TO SCALE

COORDINATE TABLE

NO.	NORTH	EAST	NO.	NORTH	EAST
1.	499454.2074	873317.9474	12.	500496.2250	872824.2360
2.	499578.4613	873232.7806	13.	500644.6883	872731.9285
3.	499650.6820	873388.1120	14.	500647.3231	872736.1662
4.	499721.6725	873359.3651	15	500749.1210	872672.8731
5.	499774.8383	873311.5867	16.	500725.0334	872558.4511
6.	499827.0316	873388.2092	17.	500783.8939	872521.8544
7.	499976.5870	873147.4131	18.	500656.6364	872415.1262
8.	500003.4696	873164.9921	19.	500515.7741	872189.6340
9.	500074.9119	873061.0946	20.	500078.3464	871752.2999
10.	500154.9255	872987.2229	21.	499142.3875	872099.4122
11.	500387.9150	872843.3330	22.	498903.8276	872126.2969

PRELIMINARY PLAN
SECTION 5
HUNT CLUB ESTATES

1ST ELEC. DIST , HUNT CLUB RD , HOWARD CO. MD
TAX MAP 38 PARCEL 515

OWNER	DEVELOPER
EDWARD J. WARREN	SOUTHWEST DEVELOPMENT CORP.
610 EDMONDSON AVENUE	1515 SULPHUR SPRING ROAD
BALTIMORE , MD 21228	BALTIMORE , MD 21227

TENTATIVELY APPROVED ON Dec. 17, 1985
DATE

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY

Thomas G. Harrington 12-31-85
PLANNING DIRECTOR DATE

KIDDE CONSULTANTS, INC.

ENGINEERS, LAND PLANNERS & SURVEYORS
8101 SANDY SPRING ROAD / LAUREL, MD 20707
(301) 725-0665 / 792-8086

DATE	REVISION	BY

SURVEYED BY
COMPUTED BY
DRAWN BY
CHECKED BY

STATE OF MARYLAND RODOLPH ... JR. NO. 8700 REGISTERED PROFESSIONAL ENGINEER
Rodolph May 12/30/85

DATE Apr. 1985 SCALE 1" = 100'

P-85-34 1683 - 151 - 07 - 1 OF 6