

ZONING: R-20
FRANCIS L. MILLER, ET AL.
211/272
MEADOWRIDGE ROAD
MD. RTE. 103

ZONING: R-20
AF. KLAIR & W.F.
00248 / 0023

CAROL E. BRAUN
180/174
ZONING: R-20

STATE ROADS COMMISSION
00314 / 0147
ZONING: R-20

M.B. LOTZ
00226 / 0128
R-20
ZONING: R-20

PARCEL "C"
7.12 Acres

PARCEL "B"
3.20 Acres

PARCEL "A"
(Gross Area 22.33 Ac.; Net Area 22.03 Ac.)
This parcel is non-buildable and is utilized for density requirements. This parcel may be developed when additional acreage is provided to meet the density requirements of the current zoning in accordance with the 1985 zoning regulations or amendments thereto.

COORDINATE TABLE

No.	NORTH	EAST
1	502 170.87	860 477.04
2	502 217.21	860 475.09
3	502 241.38	860 525.59
4	501 828.60	860 841.74
5	500 659.56	860 612.03
6	499 911.16	860 216.82
7	500 361.51	859 382.60
8	501 841.51	859 880.32
9	502 304.36	859 205.68
10	501 420.83	859 065.70
11	501 427.58	859 185.11
12	501 771.68	859 069.63
13	501 691.50	858 989.27
14	501 749.51	858 972.17
15	502 079.44	859 296.38
16	501 972.82	859 296.38
17	502 176.30	859 075.70
18	502 283.92	859 517.14

COORDINATE TABLE

No.	NORTH	EAST
19	503 143.50	860 760.78
20	503 038.53	860 910.57
21	502 980.08	861 213.91
22	502 153.97	861 203.38
23	502 253.52	862 938.60

GENERAL NOTES

- Topography was compiled from aerial survey.
- This site is located on Tax Map No. 37, Parcels 72, 29, 355 & 356.
- Public Water & Sewer to be utilized.
- See Soils Map No. 25.
- Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
- Sediment & Erosion Control Measures to be provided with the submission of the road construction and site development plans.
- All utilities shown as existing were compiled from available plans & records.
- Minimum setbacks and distances between buildings shall comply with Section 108-D.2 of the Howard County Zoning Regulations.
- Street Lights shall be provided in accordance with the Design Manual.
- Dead Reference: L. 162 F. 300; L. 1415/066
- Street trees will be provided with the submission of the road construction plans.
- Distances between buildings shall comply with Section 108 D.3 and the minimum spacing between end units shall be 5'.

LEGEND

- Contour Interval 5 FT
- Existing Contour 10' RCP
- Prop. Storm Drain

4-15-88

Uphill 6.10.88

SITE ANALYSIS:

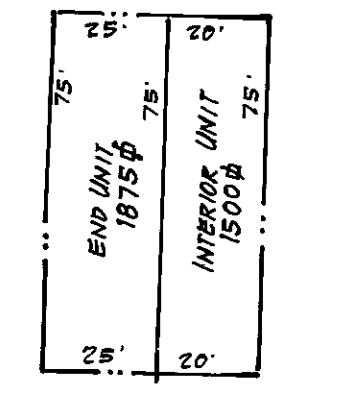
1. ZONE:	R-20
2. TOTAL GROSS AREA: (not including Parcel D)	68.88 Ac. **
3. STEEP SLOPES:	0.30 Ac.
4. 100 YR. FLOOD PLAIN:	1.84 Ac.
5. PROPOSED AREAS:	
Lots 1-198:	8.09 Ac.
Parcels A, B, C:	32.65 Ac.
Roadways (Public):	6.78 Ac.
Open Space: Lots 199-209	21.56 Ac.
Area of Private Drives/Roads	0.26 Ac.

AREA DENSITY OPEN SPACE SCHEDULE	SECTION I Lots 1-206; Parcel A, B, C and Roadways	SECTION II Parcels B, C	TOTALS SECT. I & II
Gross Area (Ac)	58.56 Ac.	10.32 Ac.	68.88 Ac.
100 YR. Flood Slopes (Ac.)	2.14 Ac.	2.14 Ac.	4.28 Ac.
Net Area (Ac)	56.42 Ac.	10.32 Ac.	66.74 Ac.
Units Allowed (Net)	225.68	41.28	266.96
Flood plain Lot Allowance *	6.48 *	41.28 *	10.76 *
Total Units Allowed	232.16	41.28	273.44
Total Units Proposed	198	0	198
Density Per Acre	3.98	0	3.98
Open Space Required (20%)	11.71 Ac.	2.06 Ac.	13.77 Ac.
Open Space Proposed	21.56 Ac.	0	21.56 Ac.

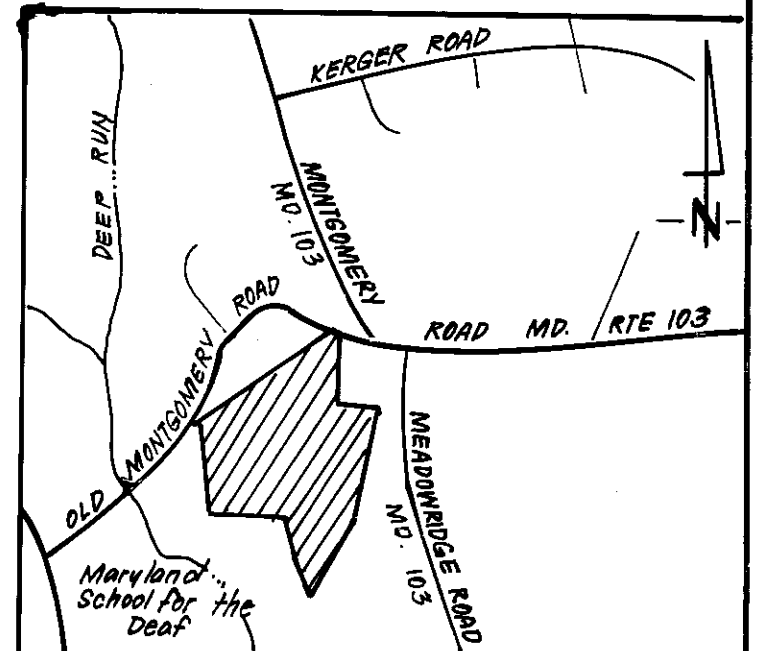
* Does not include 0.32 Ac. Flood Plain in Parcel "A"

OFF STREET PARKING REQ'D: (2 UNIT) 396 (Sect. I)
OFF STREET PARKING PROPOSED: 48
PRIVATE DRIVES & GARAGES 48
STREET CLUSTERS 300
TOTAL 486

** Parcel "D", ± 0.10 ac is being needed to G.B. Haker for Access



TYPICAL LOT SIZE



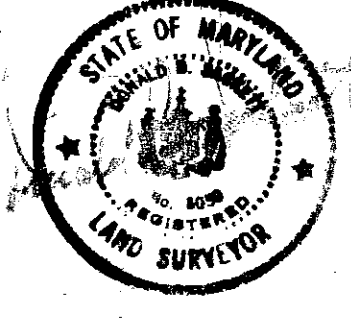
VICINITY MAP
SCALE: 1"=2000'

PB Case # 210
6-87-30; F-87-149
Reference: S-86-35; P-87-06, NP-87-46



CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS

DESIGNED	PRELIMINARY PLAN	SCALE 1"=100'
DRAWN	LOTS 1 THRU 203 AND PARCELS A THRU D	DRAWING 10/1
CHECKED	BRIGHTFIELD	JOB NO. 85-053
DATE	SECTION ONE	FILE NO. 85-053-P
	(TAX MAP # 37, PARCELS 29, 72, 355)	
	1ST ELECTION DISTRICT	
	HOWARD COUNTY, MARYLAND	
	FOR: KING'S MEADE LIMITED PARTNERSHIP	
	3030 Red Branch Rd. # 200	
	Columbia, Md. 21045	



OWNER OF TAX MAP PARCELS 29 & 72;
KING'S MEADE LTD PARTNERSHIP
3030 Red Branch Rd. Columbia Md. 21045

2-8-88

P-88-56