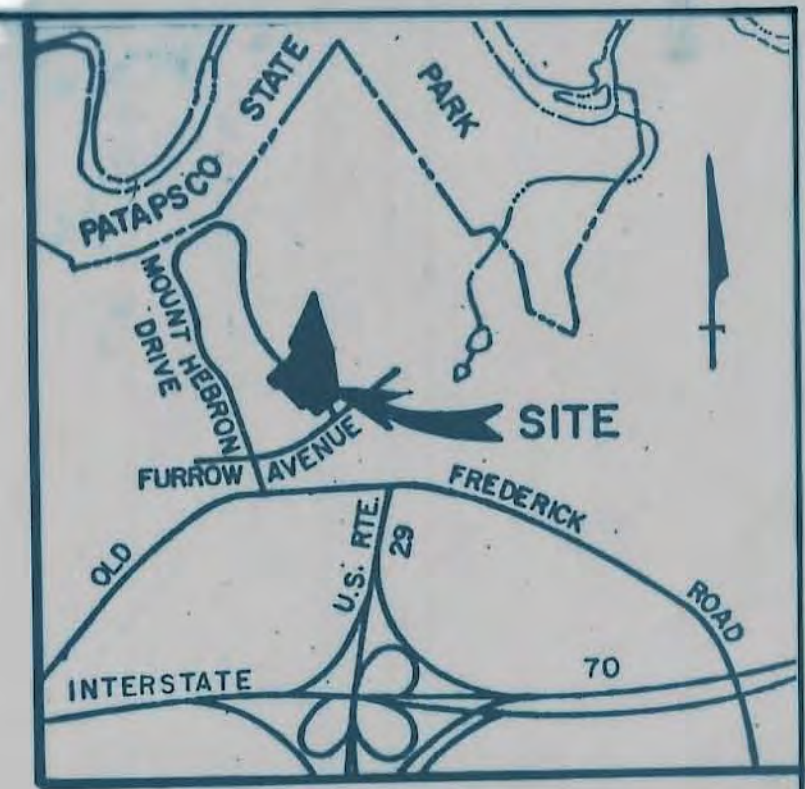


PATAPSCO PARK ESTATES - SECTION 4							
LOT NO.	HINTS		CALCULATIONS				
	GROSS AREA	AREA 25%+ SLOPE	F/P AREA	NET AREA	PIPESTEM AREA	10% CREATED STEEP SLOPE	MINIMUM LOT AREA
1	25181	0	0	24831	0	0	24831
2	31851	0	0	31851	0	0	31851
3	34682	0	0	34682	0	0	34682
4	32051	0	0	31251	0	0	31251
5	29506	0	0	29506	0	0	29506
6	28352	0	0	28352	0	250	28602
7	29724	0	3000	26724	0	600	27324
8	70544	29625	19500	20419	0	800	21219
9	121882	1040	61660	59182	0	500	59682
10	84099	15360	26500	42239	0	0	42239
11	66886	4000	5000	57886	0	180	58066
12	52116	2800	0	49316	2750	0	46566
13	31313	11300	0	20013	0	0	20013
14	24239	0	0	24239	0	250	24489
15	24659	0	0	24659	0	200	24859
16	21581	0	0	21581	0	50	21631
17	20066	0	0	20066	0	0	20066
18	22903	0	0	22903	0	0	22903
19	22913	0	0	22913	0	0	22913
20	34743	0	0	34743	0	0	34743
21	31642	0	0	31642	6300	0	25342
22	24980	0	0	24980	3850	0	21130
23	26440	0	0	26440	0	0	26440
24	47684	0	0	47684	9375	0	38309
25	56466	13500	0	42966	5375	0	37591
26	23863	2300	0	21563	0	0	21563
27	27428	0	0	27428	0	0	27428
28	45237	4500	0	40737	0	0	40737
29	58130	9700	0	48430	0	0	48430
30	38074	8500	0	29574	0	0	29574
31	36387	2100	0	34287	0	0	34287
32	32662	0	0	32662	0	0	32662
33	41944	0	0	41944	0	0	41944
34	25945	0	0	25945	0	0	25945
35	25300	0	0	25300	0	0	25300
1350803	105875			TOTAL (GF)			
31.01	2			TOTAL (AC)			



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- EXISTING ZONING: R-20
- BUILDABLE LOTS: 35
- PUBLIC WATER AND PUBLIC SEWER WILL BE UTILIZED BY ALL PROPOSED LOTS.
- WATER CODE: H03
- SEWER CODE: 1455600
- MINIMUM BUILDING SETBACK REQUIREMENTS SHALL BE 50' FRONT, 30' REAR AND 10' SIDE YARDS UNLESS OTHERWISE NOTED.
- SEDIMENT AND EROSION CONTROL PROVIDED UNDER GP#8866 WILL REMAIN IN PLACE FOR GRADING OPERATIONS.
- TOTAL TRACT - 34.18 AC.
- LOTS NET - 26.22 AC.
- ROADS - 2.41 AC.
- EASEMENTS - 5.55 AC.
- WAIVER PETITIONS

WAIVER PETITION NO. WP-20-20 GRANTED AUG. 23, 1920	
SECTION OF REGULATIONS	REQUEST
10.113a.13	REDUCE THE DESIGN MANUAL PAVT WIDTH FROM 28' TO 24' ON ROAD A FROM STA. 1+20 TO STA. 12+00
10.116c.4	ALLOW GRADING AND CLEARING ON 25% OR GREATER STEEP SLOPE AREAS ADJACENT TO STREAMBANKS AND WETLANDS
10.129.1	TO NOT PROVIDE A SIDEWALK ON ONE SIDE OF THE LOCAL AND CUL-DE-SAC ROADS
10.181.1	TO NOT PROVIDE STREET TREES ALONG ROAD A FROM STATION 1+20 TO STA. 12+00
WAIVER PETITION NO. WP-20-128 DENIED AUG. 23, 1920	
SECTION OF REGULATIONS	REQUEST
10.113c.10	TO PERMIT A CUL-DE-SAC STREET LENGTH GREATER THAN 1200'. REQUESTED 1925.4' LENGTH.
10.113c.11	

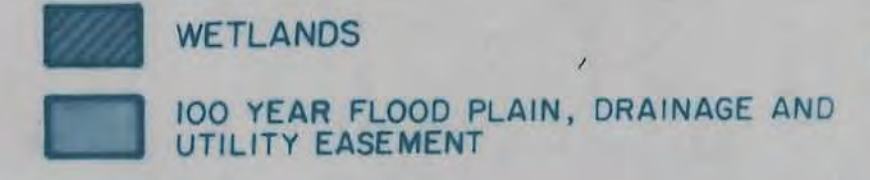
NOTE:

Driveways/roadways which will serve two (2) or more lots must meet the following requirements for FIRE AND EMERGENCY SERVICE VEHICLES ACCESS:

- Width - twelve (12) feet.
- Construction - six (6) inches of compacted "crusher run" base with a "tar and chip" coating.
- Turning radius - forty (40) feet.
- Bridges and Culverts - designed to support vehicles with a gross vehicle weight of twenty-five (25) tons.
- Overhead Clearance - twelve (12) feet.
- HOUSE NUMBERS - Identification signs are to be placed at the driveway entrance and the main road. Where one (1) driveway serves more than one (1) lot (common driveways), a house number sign must be placed at each lot entrance.
- Maintenance - Driveways must be maintained for all weather use.
- These are recommendations only for driveways serving one lot. However, flag lot driveways must have a house number sign placed where driveway meets the main road.

VARIANCES REQUESTED FROM DEPT. OF PUBLIC WORKS - DENIED AUG. 8, 1920
A. TO ALLOW A 12% GRADE FROM STA. 2+40 TO 6+25 ON ROAD A. (MAX. ALLOWED IS 10%)
B. TO ALLOW THE CENTERLINE OF ROAD A TO BE OFFSET IN THE RIGHT OF WAY.

CURVE NO.	Δ	RADIUS	TANGENT	LENGTH	CHORD BEARING & DIST.
1	16° 30' 00"	1034.53'	160.00'	297.92'	
2	14° 00' 00"	997.32'	120.00'	238.80'	
3	56° 52' 40"	400.14'	216.71'	397.22'	N 23° 05' 00" E 381.11'
4	22° 17' 58"	721.20'	142.14'	280.63'	N 16° 30' 17" W 278.92'
5	28° 11' 44"	400.14'	100.49'	196.91'	N 41° 45' 11" W 194.93'



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR DATE 10.31.20

PURDUM & JESCHKE
CONSULTING ENGINEERS
LAND SURVEYORS
1029 North Calvert Street
Baltimore Maryland 21202 301/837-0194

OWNER & DEVELOPER
PATAPSCO ASSOCIATES LIMITED PARTNERSHIP
12116 ARBIE ROAD
SILVER SPRING, MARYLAND 20904

PRELIMINARY PLAN



PRELIMINARY PLAN
PATAPSCO PARK ESTATES
SECTION FOUR
TAX MAP NO. 17 LIBER/FOLIO 447/257 PARCEL NO. 38
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN NO. 89-22 SW M PLAN NO. F84 210
GRADING PLAN NO. GP 88 66

SHEET 1 OF 1
DES: GDT, GWW
DRAWN: ARW
CHK: RHB
SCALE: 1" = 100'