

LOT SIZE TABULATION						
LOT No.	GROSS AREA (sq. ft.)	PIPESTEM AREA (sq. ft.)	SLOPES ≥ 25% (sq. ft.)	NET AREA (sq. ft.)	% OPEN SPACE REQUIRED	AREA OF OPEN SPACE REQUIRED (sq. ft.)
1	14,000.00	0	0	14,000.00	30%	4,200.00
2	14,000.00	0	0	14,000.00	30%	4,200.00
3	14,000.00	0	0	14,000.00	30%	4,200.00
4	14,000.00	0	0	14,000.00	30%	4,200.00
5	14,000.00	0	0	14,000.00	30%	4,200.00
6	14,000.00	0	120	14,000.00	30%	4,200.00
7	14,000.00	0	0	14,000.00	30%	4,200.00
8	14,000.00	0	0	14,000.00	30%	4,200.00
9	14,000.00	0	0	14,000.00	30%	4,200.00
10	14,000.00	0	2,248	14,000.00	30%	4,200.00
11	14,000.00	0	2,783	14,000.00	30%	4,200.00
12	14,000.00	0	1,880	14,000.00	30%	4,200.00
13	14,000.00	0	0	14,000.00	30%	4,200.00
14	14,000.00	0	0	14,000.00	30%	4,200.00
15	14,000.00	3,106.96	496	20,000.00	30%	6,000.00
16	20,706.03	0	820	20,086.03	30%	6,025.81
17	20,003.20	0	0	20,003.20	30%	6,000.96
18	20,000.94	0	0	20,000.94	30%	6,000.28
19	20,001.87	0	0	20,001.87	30%	6,000.56
20	14,000.00	0	0	14,000.00	30%	4,200.00
21	22,007.55	1,763.29	0	20,244.26	30%	6,073.28
22	16,780.73	0	0	16,780.73	30%	5,034.22
23	22,270.25	2,870.58	0	20,038.47	30%	6,011.54
24	14,000.00	0	0	14,000.00	30%	4,200.00
25	14,819.67	0	0	14,819.67	30%	4,445.90
26	14,000.00	0	0	14,000.00	30%	4,200.00
27	11,397.35	0	0	11,397.35	30%	3,419.21
28	11,397.35	0	0	11,397.35	30%	3,419.21
29	14,819.67	0	0	14,819.67	30%	4,445.90
30	14,819.67	0	0	14,819.67	30%	4,445.90
TOTAL	392,070.84	6,739.83	3,087	376,222.02		113,161.27

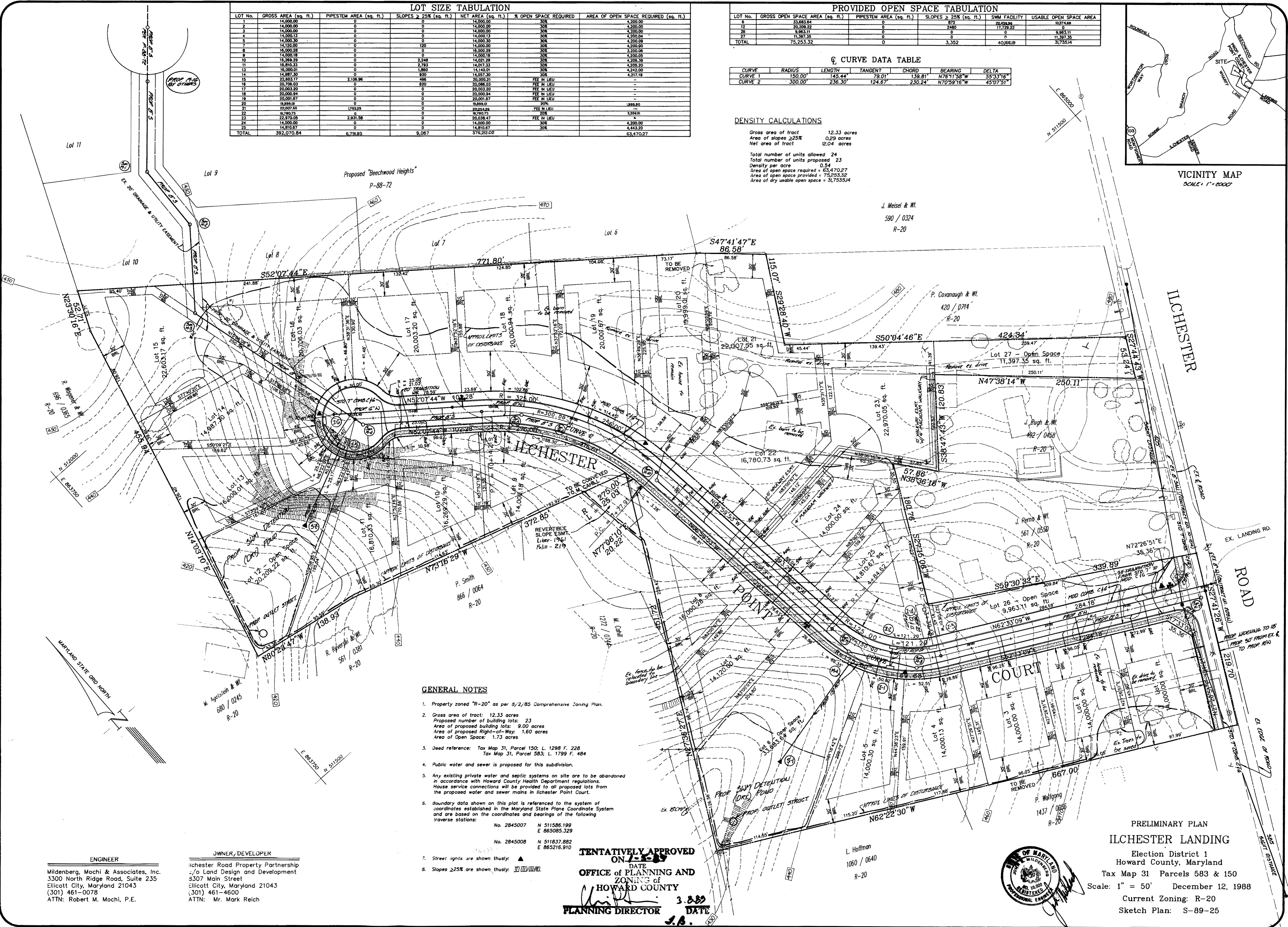
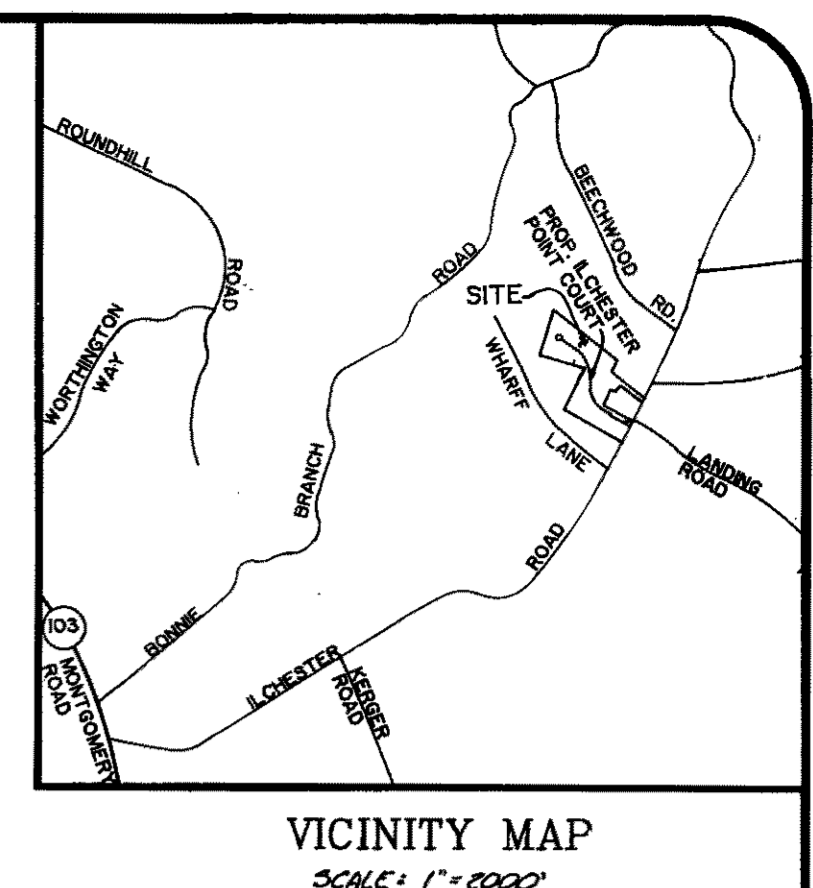
PROVIDED OPEN SPACE TABULATION					
LOT No.	GROSS OPEN SPACE AREA (sq. ft.)	PIPESTEM AREA (sq. ft.)	SLOPES ≥ 25% (sq. ft.)	SWM FACILITY	USABLE OPEN SPACE AREA
12	33,883.84	0	872	22,014.88	10,874.88
26	20,399.22	0	2,480	17,729.22	0
27	9,963.11	0	0	0	9,963.11
28	11,397.35	0	0	0	11,397.35
TOTAL	75,253.32	0	3,352	40,868.68	31,735.34

C CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CURVE 1	150.00'	145.44'	79.01'	139.81'	N76°11'58"W	55°33'16"
CURVE 2	300.00'	236.30'	124.67'	230.24'	N70°59'16"W	45°07'51"

DENSITY CALCULATIONS

Gross area of tract 12.33 acres
 Area of slopes ≥ 25% 0.29 acres
 Net area of tract 12.04 acres

Total number of units allowed 24
 Total number of units proposed 23
 Density per acre 0.54
 Area of open space required = 63,470.27
 Area of open space provided = 75,253.32
 Area of dry usable open space = 3,783.05



- GENERAL NOTES**
1. Property zoned "R-20" as per 8/2/85 Comprehensive Zoning Plan.
 2. Gross area of tract: 12.33 acres
 Proposed number of building lots: 23
 Area of proposed building lots: 9.00 acres
 Area of proposed Right-of-Way: 1.60 acres
 Area of Open Space: 1.73 acres
 3. Dead reference: Tax Map 31, Parcel 150; L. 1298 F. 228
 Tax Map 31, Parcel 583; L. 1799 F. 484
 4. Public water and sewer is proposed for this subdivision.
 5. Any existing private water and septic systems on site are to be abandoned in accordance with Howard County Health Department regulations. House service connections will be provided to all proposed lots from the proposed water and sewer mains in Ilchester Point Court.
 6. Boundary data shown on this plot is referenced to the system of coordinates established in the Maryland State Plane Coordinate System and are based on the coordinates and bearings of the following traverse stations:
 No. 2845007 N 511586.199 E 865085.329
 No. 2845008 N 511837.882 E 865216.910
 7. Street lights are shown thus: ▲
 8. Slopes ≥ 25% are shown thus: IIIIIIIIIII

TENTATIVELY APPROVED
 ON 7-2-89
 DATE
OFFICE OF PLANNING AND ZONING
 OF HOWARD COUNTY
 PLANNING DIRECTOR
 3.889
 DATE
 J.B.



PRELIMINARY PLAN
ILCHESTER LANDING
 Election District 1
 Howard County, Maryland
 Tax Map 31 Parcels 583 & 150
 Scale: 1" = 50' December 12, 1988
 Current Zoning: R-20
 Sketch Plan: S-89-25

Project	88048.00	date	11/88
Illustration	JLM	engineering	JLM
Scale	1" = 50'	approval	JLM
Revisions		date	

PER HOWARD COUNTY COMMENTS DATED 1/20/89	2/12/89	date	
PER 1/22/89 MEETING W/ OPZ'S R. BLOOD	2/12/89	description	
PER 1/22/89 MEETING W/ OPZ'S R. BLOOD	2/12/89	revisions	

ILCHESTER LANDING
 ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN

MILDENBERG, MOCHI & ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - PLANNERS
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 (301) 461-0078 D.C. Metro: (301) 621-5108