

**CORNER SCHEDULE**

N.P.	NORTH	EAST
1	507,245.070	862,201.760
2	505,105.920	863,175.871
3	505,105.920	861,301.870
4	506,380.421	861,190.875
5	506,380.421	860,790.430
6	507,025.925	860,517.076
7	507,154.108	861,081.919
8	507,251.721	861,209.427
9	507,119.689	862,178.324

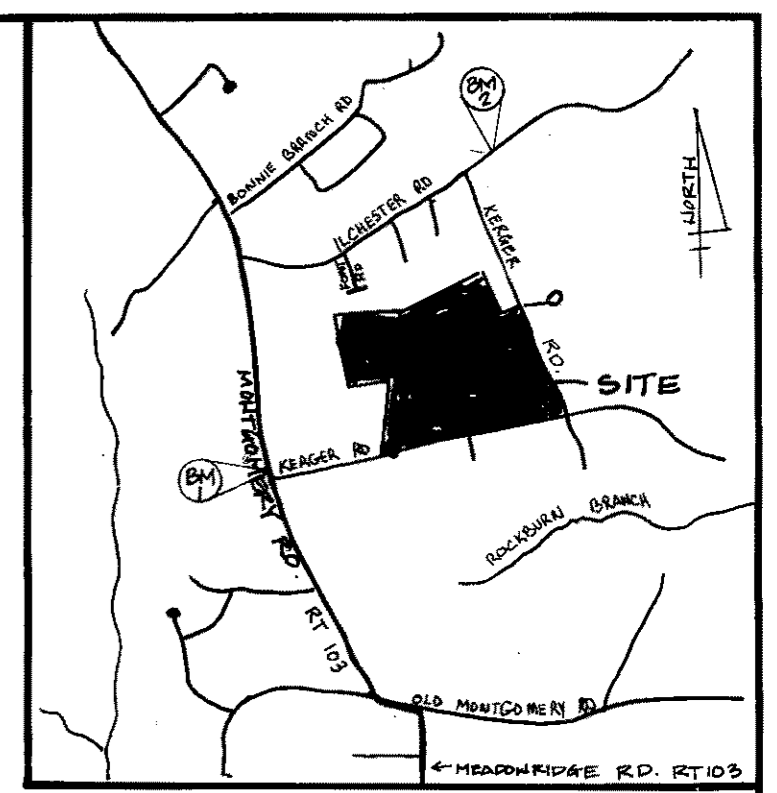
**BENCHMARKS**

BM #1 - HOWARD COUNTY CONTROL STATION # 2744005  
914' REBAR, 0.0' BELOW SURFACE 10' S. W. CORNER OF ROUTE 109 AND 80' NORTH OF KERGER ROAD

BM #2 - HOWARD COUNTY CONTROL STATION # 2844008  
CONCRETE MONUMENT @ SURFACE

**CURVE DATA**

ROAD 'A' - R=715', L=174', T=485'  
ROAD 'B' - R=392', L=450', T=275' (CURVE #1)  
R=449', L=820', T=484' (CURVE #2)  
ROAD 'D' - R=192', L=190', T=115'  
ROAD 'E' - R=910', L=230', T=100'



LOT SIZE (SQ.FT.)	NO. OF LOTS	AREA OF LOTS (AC±)	MANDATORY OPEN SPACE	AREA OF OPEN SPACE (AC±)
20,000 S.F. +	10	5.08	8%	0.40
18,000 - 19,999 S.F.	4	1.85	10%	0.18
16,000 - 17,999 S.F.	2	3.52	20%	0.70
14,000 - 15,999 S.F.	10	6.97	30%	1.91
12,800 - 13,999 S.F.	61	23.92	30%	7.18
<b>TOTAL</b>	<b>121</b>	<b>50.74</b>		<b>10.17</b>

- GENERAL NOTES**
- EXISTING ZONING: R-20
  - GROSS AREA OF TRACT: 56.41 AC.
  - AREA OF PROPOSED LOTS: 50.74 AC.
  - AREA OF PROPOSED ROADS: 6.94 AC.
  - AREA OF PROPOSED OPEN SPACE: 10.17 AC.
  - TOTAL NUMBER OF LOTS: 121
  - ADJUSTABLE LOTS: 121
  - OPEN SPACE LOTS: 2
  - PUBLIC WATER AND SEWER SYSTEMS TO BE UTILIZED.
  - DEED REFERENCE: PARCEL 222; LIBER: 1296, 2002; 343
  - STREET TREES TO BE PROVIDED 40' O.C. IN ACCORDANCE WITH SECTION 16-111 OF THE HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
  - STREET LIGHTING TO BE PROVIDED IN ACCORDANCE WITH SECTION 16-110 OF THE HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
  - PROPOSED SEDIMENT & EROSION CONTROL MEASURES ARE TO BE PROVIDED AT FINAL CONSTRUCTION PLANS.
  - FOR SCHEMATIC GRADING, SEE SHEET 1 OF 6. (SUPPLEMENTAL DATA.)
  - TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY 200' SCALE 2000.
  - OF THE 10.17 AC. OF PROPOSED OPEN SPACE, 2.58 AC. ARE FREE OF FLOODPLAIN OR STEEP SLOPES.



**DENSITY TABULATION:**

1. GROSS AREA	56.41 AC±
2. FLOOD PLAIN / STEEP SLOPES (0.11 AC±)	2.16 AC±
3. NET AREA	54.25 AC±
4. NO. OF DWELLING UNITS ALLOWED	116.16
5. FLOOD PLAIN LOT ADJUSTMENT (1.29 AC X 43.56) ± 20.00	4.66
6. TOTAL NO. OF DWELLING UNITS ALLOWED	120.82
7. TOTAL NO. DWELLING UNITS PROPOSED	121
8. DENSITY PER ACRE	2.19 DU/AC

LOT NO.	GROSS SQ. FT. (20'±)	NET AREA	ADJUST. NET AREA (20'±)	NET AREA
1	15500	15500	15500	15500
2	15500	15500	15500	15500
3	15500	15500	15500	15500
4	15500	15500	15500	15500
5	15500	15500	15500	15500
6	15500	15500	15500	15500
7	15500	15500	15500	15500
8	15500	15500	15500	15500
9	15500	15500	15500	15500
10	15500	15500	15500	15500
11	15500	15500	15500	15500
12	15500	15500	15500	15500
13	15500	15500	15500	15500
14	15500	15500	15500	15500
15	15500	15500	15500	15500
16	15500	15500	15500	15500
17	15500	15500	15500	15500
18	15500	15500	15500	15500
19	15500	15500	15500	15500
20	15500	15500	15500	15500
21	15500	15500	15500	15500
22	15500	15500	15500	15500
23	15500	15500	15500	15500
24	15500	15500	15500	15500
25	15500	15500	15500	15500
26	15500	15500	15500	15500
27	15500	15500	15500	15500
28	15500	15500	15500	15500
29	15500	15500	15500	15500
30	15500	15500	15500	15500
31	15500	15500	15500	15500
32	15500	15500	15500	15500
33	15500	15500	15500	15500
34	15500	15500	15500	15500
35	15500	15500	15500	15500
36	15500	15500	15500	15500
37	15500	15500	15500	15500
38	15500	15500	15500	15500
39	15500	15500	15500	15500
40	15500	15500	15500	15500
41	15500	15500	15500	15500
42	15500	15500	15500	15500
43	15500	15500	15500	15500
44	15500	15500	15500	15500
45	15500	15500	15500	15500
46	15500	15500	15500	15500
47	15500	15500	15500	15500
48	15500	15500	15500	15500
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50	15500	15500	15500	15500
51	15500	15500	15500	15500
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67	15500	15500	15500	15500
68	15500	15500	15500	15500
69	15500	15500	15500	15500
70	15500	15500	15500	15500
71	15500	15500	15500	15500
72	15500	15500	15500	15500
73	15500	15500	15500	15500
74	15500	15500	15500	15500
75	15500	15500	15500	15500
76	15500	15500	15500	15500
77	15500	15500	15500	15500
78	15500	15500	15500	15500
79	15500	15500	15500	15500
80	15500	15500	15500	15500
81	15500	15500	15500	15500
82	15500	15500	15500	15500
83	15500	15500	15500	15500
84	15500	15500	15500	15500
85	15500	15500	15500	15500

\*NOTE: THERE ARE NO STEEP SLOPES OR FLOODPLAIN WITHIN LOT AREAS.

**REVISIONS**

DESIGNED	D.E.T.	DATE	BY	DESCRIPTION
		12/15/88		
		11/19/89	KAC	REVISED FOR FIELD RUN TOPOGRAPHY

**Dewberry & Davis**  
ENGINEERS - ARCHITECTS - PLANNERS - SURVEYORS  
3300 N. RIDGE ROAD, SUITE 100  
ELLICOTT CITY, MD. 21043  
(301) 461-7478



**OWNER / DEVELOPER**  
**JOHN H. NICOLAI**  
5377 KERGER ROAD  
ELLICOTT CITY, MARYLAND 21043  
4309 485-8510

**PRELIMINARY PLAN**  
**DUNTEACHIN FARM**  
TAX MAP 31 BLOCK 21 PARCEL 222  
FIRST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DECEMBER 5, 1988  
SCALE: 1" = 100'  
PREVIOUS SUBMITTALS: 6-88-19  
FILE NO. PD12-EG  
SHEET 1 OF 1