

**TYPICAL HALF SECTION**  
ACCEL / DECEL LANE AT  
OLD GUILFORD ROAD, MD 732B  
(MAJOR COLLECTOR)  
STA. 0+00 TO 3+68  
NT ZONING  
KLINE A. PRICE, JR.  
L. 1427 F 858

**COORDINATE TABLE**

NO.	NORTH	EAST
138	493036.202	830840.896
728	492848.272	831028.082
727	492728.002	831387.380
722	492601.636	831904.718
466	492593.836	831935.104
465	492639.221	832254.017
721	492847.012	832223.632
720	492976.951	832531.201
724	492749.039	832449.925
116	492772.143	832592.885
147	492134.740	832655.850
139	491897.234	832789.929
121	492215.293	833715.327
122	491810.472	834244.416
123	491732.969	834289.204
442	491722.450	834583.990
92	491622.490	834579.919
89	491645.397	834244.919
88	491672.933	834224.132
46	491728.002	834396.782
47	491678.870	834396.782
44	491740.602	833843.923
45	491744.112	833792.380
48	491740.602	833866.929
49	491810.572	833385.896
50	491840.642	833181.189
51	491813.921	832817.431
52	491841.359	831677.814
53	491840.360	831281.347
54	491844.641	831209.525
55	492059.883	830876.550
166	492245.162	830886.481
151	492377.926	830921.252
152	492438.146	830988.649
153	492512.567	831081.274
154	492591.894	831091.763
155	492741.400	831018.642
156	492783.643	830987.629
157	492134.851	830818.186
138	493036.202	830840.896

NOTE: DATUM FOR ALL BEARINGS IS MARYLAND COORDINATE SYSTEM, HD. CO. MON. NOS. 2340005-R & 2340010-R.

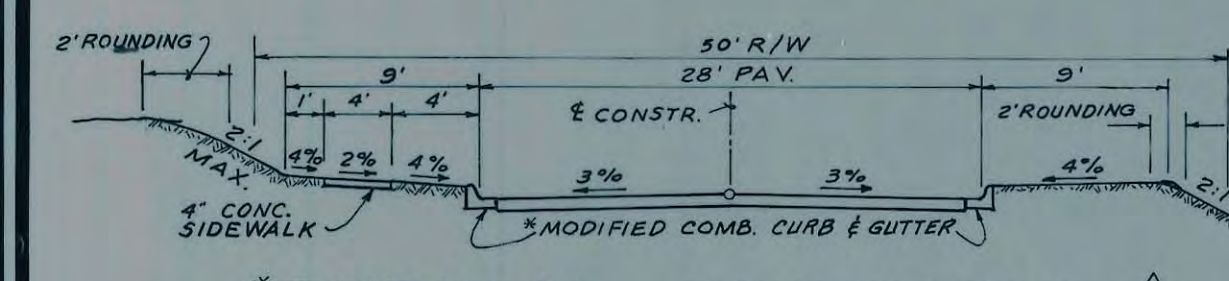
**LEGEND**

- PROP. PAVING
- WETLANDS
- FLOOD PLAIN
- STREET LIGHTS
- STREET TREES
- 25' WETLANDS BUFFER
- 75' STREAM BUFFER
- EXISTING 65 JB LINE
- PROPOSED 65 JB LINE



**GENERAL NOTES**

1. THIS PLAN IS SUBJECT TO APPROVAL OF WAIVER PETITION WP-89-155.
2. ZONING: NEW TOWN (SITE AREA = 43.7 Ac.)
3. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM AERIAL MAPS DATED 4/8/87 PROVIDED BY AERO SERVICE CORPORATION.
4. WETLANDS BOUNDARY IS SHOWN PER 11/87 DELINEATION BY KIDDE CONSULTANTS, INC. AND SUBSEQUENT FIELD LOCATION BY JOHN E. HARMS JR. AND ASSOCIATES, INC. 12/88.
5. PUBLIC WATER & SEWER TO BE UTILIZED.
6. GUILFORD ROAD IS AN EXISTING STATE ROAD.
7. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES & THE RIGHT-OF-WAY OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA PHASE 206.
8. WP 89-07, A WAIVER FROM THE 1200' MAXIMUM CUL-DE-SAC LENGTH STIPULATED IN SECTION 16.113.C.10 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WAS APPROVED 9/14/88.
9. NO GRADING OR DISTURBANCE SHALL TAKE PLACE IN AREAS OF BUILDABLE LOTS ENCLOSED BY STREAM SETBACKS OR WETLANDS BUFFERS.
10. STORMWATER MANAGEMENT FACILITIES TO BE LOCATED WITHIN STREAM SETBACKS AND WETLANDS BUFFERS PENDING OFFICE OF PLANNING & ZONING APPROVAL.
11. BOUNDARY SHOWN HEREON FROM S 89-07.
12. PLANNING BOARD SPECIAL SUBJECT MAY 10, 1989 TO ALLOW 5 LOTS WITH LESS THAN 8,000 SQUARE FEET.
13. WAIVER PETITION WP-89-155 ALLOWING THE PROPOSED EXTENDED DETENTION FACILITY TO BE LOCATED WITHIN WETLANDS AND STREAM BUFFERS WAS APPROVED JULY 27, 1989.



**TYPICAL SECTION**  
CARAVAN COURT (CUL-DE-SAC STREET)  
STA. 0+00 TO 16+88, NT ZONING  
NOT TO SCALE

\* STANDARD COMBINATION CURB AND GUTTER SHALL BE PROVIDED ALONG THE LIMITS OF THE LINEAR CURB PROFILE.

**OWNER/DEVELOPER**  
HOWARD RESEARCH & DEVELOPMENT LAND CO.  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

**TABULATION OF NEWTOWN LAND USE**

LAND USE	ACRES:
SINGLE FAMILY LOW DENSITY ROADWAY - 3.4 Ac.	16.4 ±
OPEN SPACE LOT 38 (CREDITED)	27.3 ±
<b>TOTAL</b>	<b>43.7 ±</b>

**SITE ANALYSIS**

1. TOTAL NUMBER OF LOTS:	38	40.3 Ac.:
BUILDABLE LOTS:	37	13.0 Ac.:
CREDITED OPEN SPACE:	1	27.3 Ac.:
2. AREA OF ROADWAYS:		3.4 Ac.:
3. AREA OF FLOODPLAIN:		3.2 Ac.:
4. AREA OF WETLANDS:		2.4 Ac.:
5. AREA OF STEEP SLOPES:		11.9 Ac.:

**PRELIMINARY PLAN**  
COLUMBIA VILLAGE OF HICKORY RIDGE SECTION 6 AREA 4 PHASE 206 (LOTS 1-38)  
(OP & Z REF NO. S89-07 WP 89-07)  
TAX MAPS 35; 41 PARCELS 25; 45, 301  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**JOHN E. HARMS JR. AND ASSOCIATES INC.**  
CONSULTING ENGINEERS - PLANNERS - SURVEYORS  
2 CENTRE PARK COLUMBIA, MARYLAND 21045  
8818 CENTRE PARK DRIVE SUITE 208 COLUMBIA, MARYLAND 21045  
PHONE (301) 740-5200

NO.	REVISION	BY	DATE
1	PER HO. CO. COMMENTS	TAB	4-17-89
2	REVISED BOUNDARY, ADDED INLET I-3A	TAB	7-11-89
3	PER HO. CO. COMMENTS	D.G.H.	7-11-89
4	ADDED NOTE & H&B HEIGHT OF BERM	H.R.A.	8-30-89

DESIGNED BY: TAB  
DRAWN BY: CAG  
CHECKED BY: RHV  
DATE: JAN. 1989  
SCALE: 1"=100'  
W.O. NO. 4488010A SHEET OF 1

TENTATIVELY APPROVED ON 6-26-89  
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY  
PLANNING DIRECTOR  
10.3.89  
DATE