

VICINITY MAP
SCALE: 1"=2000'

BENCHMARK

BM #1 - HOWARD COUNTY CONTROL STATION 314902G - ELEV. 958.95
CONCRETE MONUMENT AT SURFACE 20' NORTH OF E. COLUMBIA AVENUE 100' EAST OF E. ABERDEEN DRIVE.
BM #2 - HOWARD COUNTY CONTROL STATION 314902B - ELEV. 968.99
9/4" REBAR, 0.2' BELOW SURFACE 22' NORTH OF ROAD



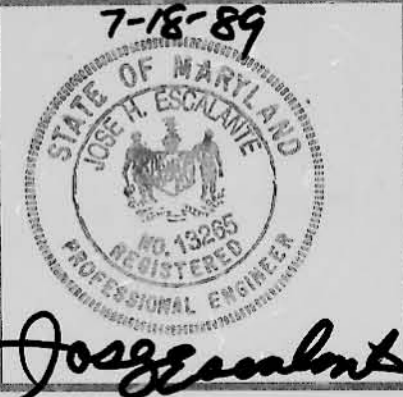
TENTATIVELY APPROVED ON **7-7-89**

[Signature]
PLANNING DIRECTOR
DATE

NOTE: C.O.S.D.A.
COMMUNITY OPEN SPACE
FOR DRIVEWAY ACCESS

DESIGNED		DATE		BY		DESCRIPTION	
KMC	3-89	5-89	03			REVISED AS PER COUNTY COMMENTS	
OC	3-89					DATED APRIL 27, 1989 AND JULY 7, 1989	
JHE	3-89						
JHE	3-89						

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



OWNER & DEVELOPER

PARCEL 38 - HOWARD RESNECK
5457 TWIN KNOLLS ROAD
SUITE 302
COLUMBIA, MARYLAND 21045

INVESTORS MANAGEMENT GROUP
5457 TWIN KNOLLS ROAD
SUITE 302
COLUMBIA, MARYLAND 21045

PARCEL 62 - NECIA MARTIN SALAN
970 IRA J. WAGONHEIM
2637 C ANNAPOLIS ROAD
HANOVER, MARYLAND 21076

INDEX SHEET
CAPLAN'S PROPERTY

TAX MAP: 25 PARCEL: 38 & 62 P.O. 278
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
MARCH 1989

SCALE: 1"=100'
PREVIOUS SUBMITTALS: 3-89-23
P.B. CASE NO. 246
FILE NO. *[Handwritten]*
SHEET 1 OF 1

IMG INVESTMENT ASSOCIATION II
L1934 F347

JACK L. GRIFFIN, ETAL
374 1658



NO	NORTH	EAST
1	519,806 9840	854,891 9915
2	519,878 1449	855,838 9719
3	519,966 0961	856,649 9268
4	520,064 1166	857,400 9062
5	520,182 2701	858,124 8961
6	520,318 8598	858,828 8859
7	520,479 1470	859,518 8756
8	520,664 3641	860,201 8650
9	520,880 7417	860,886 8541
10	521,138 3450	861,582 8428
11	521,442 9849	862,291 8312
12	521,794 3680	863,014 8193
13	522,194 7018	863,752 8071
14	522,644 9901	864,505 7946
15	523,154 1336	865,284 7818
16	523,724 8619	866,089 7687
17	524,354 3706	866,921 7553
18	525,044 6012	867,781 7416
19	525,794 1194	868,669 7276
20	526,604 3266	869,585 7132
21	527,484 8807	870,529 6985
22	528,434 1967	871,501 6835
23	529,454 8780	872,501 6681
24	530,544 2895	873,529 6524
25	531,704 9809	874,585 6364
26	532,944 2109	875,669 6200
27	534,274 8610	876,781 6032
28	535,704 1164	877,921 5860
29	537,244 9620	879,091 5684
30	538,904 4491	880,291 5504
31	540,704 9495	881,521 5320
32	542,654 2104	882,781 5132
33	544,774 6890	884,071 4940
34	547,084 1979	885,391 4744
35	549,604 8967	886,741 4544
36	552,354 2867	888,121 4340

LEGEND

15% TO 25% SLOPES
25% OR GREATER SLOPES
CONTIGUOUS 2000'± 25% SLOPES
STREET TREES
SOIL BOKINGS
WETLANDS



GENERAL NOTES

1. EXISTING ROWING: RED (RESIDENTIAL ENVIRONMENTAL DEVELOPMENT)
2. GROSS AREA OF TRACT: 89,808 AC
3. AREA OF PROPOSED LOTS: 31.33 AC
4. AREA OF PROPOSED ROADS: 3.48 AC
5. AREA OF PROPOSED OPEN SPACE: 15.79 AC
6. NUMBER OF PROPOSED LOTS:
 - A. BUILDABLE LOTS: 20 (ATTACHED); 79 (DETACHED)
 - B. DELEGATE OPEN SPACE LOTS: 4
 - C. NON DELEGATE COMMUNITY OPEN SPACE LOTS: 11
 - D. EXISTING LOTS: 2
7. DEED REFERENCES: LINES 641, POLIO 1871 AND LINES 1746, POLIO 356
8. LIGHTING TO BE PROVIDED IN ACCORDANCE WITH SECTION 14.120 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
9. PUBLIC WATER AND PUBLIC SEWERAGE ARE TO BE UTILIZED FOR LOTS 1-18.
10. LOT 100 & 101, PARCEL A, NONBUILDABLE UNTIL APPROVED BY HOWARD COUNTY HEALTH OFFICER.
11. STREET TREES TO BE PROVIDED 40' O/C IN ACCORDANCE WITH SECTION 14.111 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
12. PROPOSED EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED ON FINAL CONSTRUCTION PLAN.
13. FOR SCHEMATIC GRADING, SEE SHEET 4A, 5A, 6A OF 6A. (SUPPLEMENTAL DATA)
14. BRL DEPOSITS BUILDING RESTRICTION LINES.
15. BOUNDARY AND TOPOGRAPHY SURVEY HEREON WAS FIELD RUN BY DEWEY & DAVIS IN DECEMBER OF 1988.
16. TOTAL COVERAGE BY STRUCTURES IN A SINGLE FAMILY DETACHED PORTION SHALL NOT EXCEED 40%.
17. LOT COVERAGE WITHIN SINGLE FAMILY ATTACHED PORTION SHALL NOT EXCEED 60%.
18. THERE IS NO FLOODPLAIN IN LOTS 1-18.
19. VALVE PETITION, W-89-53 GRANTED APPROVAL TO VALVE SECTION 14.111.C.10 TO ALLOW PROPOSED CUL-DE-SAC ROAD LENGTH TO EXCEED 1200 FEET OF RECORDS 11, 118. CONSIDERATION WAS ALSO EXPRESSED THAT REQUIRED ROAD IMPROVEMENTS COULD BE DEFERRED TO PRESERVE THE SCENIC & ENVIRONMENTAL QUALITIES OF THE CUL-DE-SAC ROAD.

DENSITY TABULATIONS

GROUP AREA	60.50 AC ±
FLOODPLAIN	2.052 AC ±
STEEP SLOPES	10.769 AC ±
NET AREA	97.959 AC ±
NUMBER OF DWELLINGS ALLOWED	101
NUMBER OF DWELLINGS PROVIDED	101
TOWNHOUSES - ATTACHED	20
SINGLE FAMILY - DETACHED	81
DENSITY PER GROSS ACRE	2.001 IAC

TENTATIVELY APPROVED ON 7-7-89
PLANNING DIRECTOR DATE

REVISIONS

DESIGNED	DATE	BY	DESCRIPTION
KMC	5/89		
DATE	5/89	KMC	REVISED AS PER COUNTY COMMENTS
DRAWN	DATE		
OMP	5/89		DATED APRIL 27, 1989 AND JULY 7, 1989
CHECKED	DATE		
JHE	5/89		
APPROVED	DATE		
JHE	5/89		

Dewberry & Davis
ARCHITECTS - ENGINEERS - PLANNERS - SURVEYORS
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OWNER & DEVELOPER

INVESTORS MANAGEMENT GROUP
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SUITE 302
COLUMBIA, MARYLAND 21045

PARCEL 38 - HOWARD RESH/EX
5457 TWIN KNOLLS ROAD
SUITE 302
COLUMBIA, MARYLAND 21045

PARCEL 62 - HECLA MARTIN SALAH
679 IRL J. WAGONHEIM
2837 G ANNAPOLIS ROAD
HANOVER, MARYLAND 21078

PRELIMINARY PLAN
CAPLAN'S PROPERTY
TAX MAP: 25 PARCELS: 38 & 62 1 P. 2 7B
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
MARCH 22, 1989

P.B.-CARE NO. 249
PREVIOUS SUBMITTARS: S-89-23
SCALE: 1" = 60'
FILE NO. 11-11-11-11 SHEET 2 OF 4
P-89-71

NEW CUT ROAD



HOWARD C. SANTARUM
SRT 405

W.H. TURNER
157405

TOWNHOMES OF TIMBERLAND
F-65-151

TENTATIVELY APPROVED ON 7-7-89

OFFICE OF ZONING AND PLANNING
HOWARD COUNTY
PLANNING DIRECTOR
DATE 8-1-89

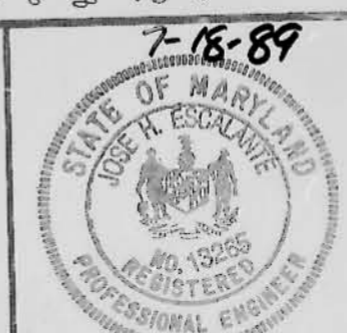
JOHN H. BLACK
471610

MATCH LINE, SEE SHEET 4 OF 4

MATCH LINE, SEE SHEET 2 OF 4

Dewberry & Davis

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PARCEL 62 - NECIA MARTIN SALAN
c/o IRA J. WAGONHEIM
2637 C ANNAPOLIS ROAD
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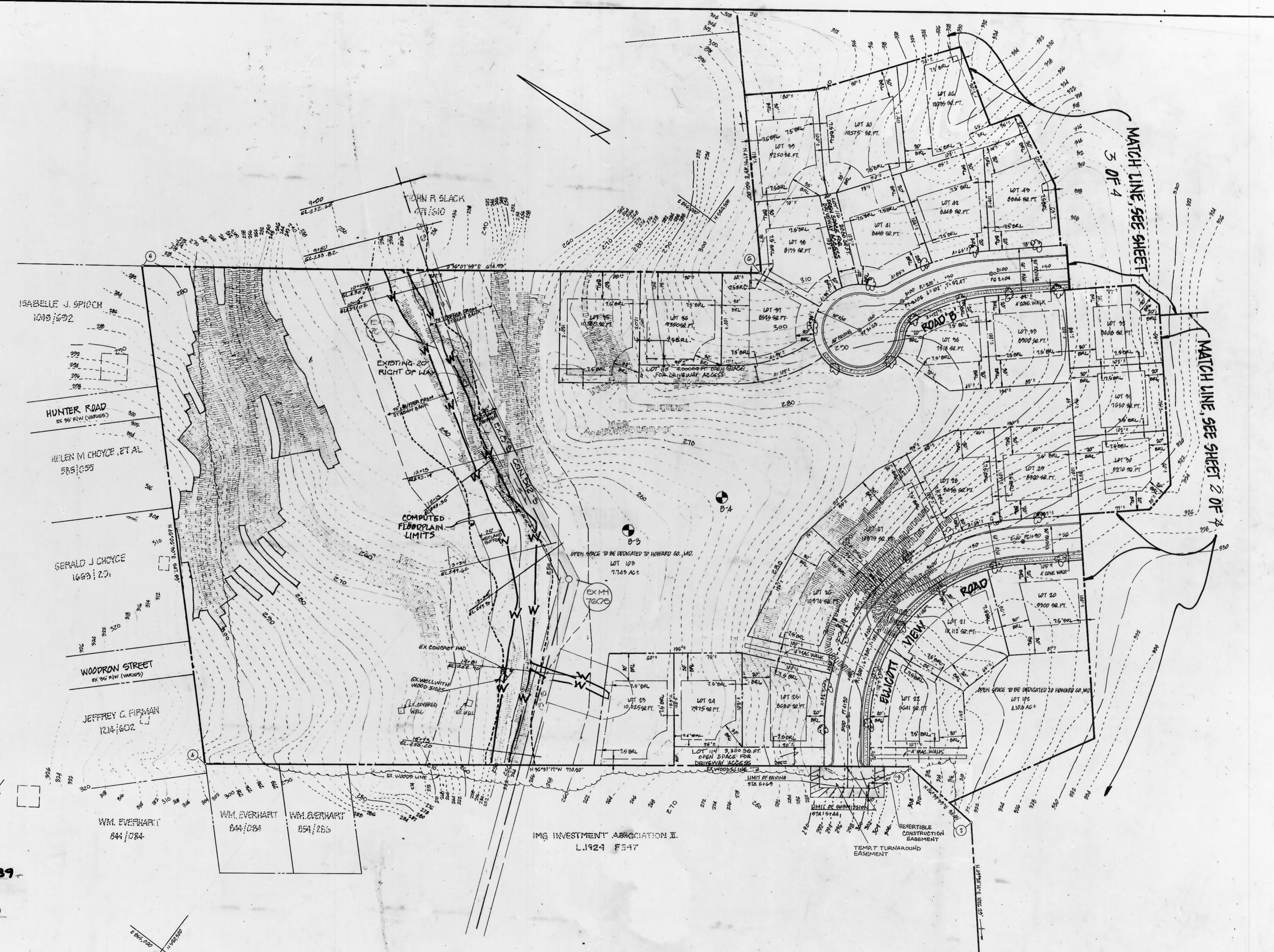
PRELIMINARY PLAN
CAPLAN'S PROPERTY

TAX MAP: 25 PARCELS: 38 & 62 + P.O. 278
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
MARCH 24, 1989

SCALE: 1" = 50'
PREVIOUS SUBMITTALS: S-89-23
P.B.-CASE NO. 249
FILE NO. 104-10-10 SHEET 39 OF 4

LOT NO.	TOTAL AREA	PIPESTEM	EX. 25%*	PROT. 25%*	NET AREA
1	8450		116		7798
2	8331		286		8048
3	8061		400		7374
4	9318		120		9268
5	9400		343		8167
6	7750		230		7520
7	8116		709		8707
8	7455				7455
9	7989		120		7863
10	8060				8060
11	8714		176		8538
12	7989				7989
13	8223		860		7932
14	8675		400		8275
15	8010				8010
16	8187				8187
17	8919				8919
18	8542				8542
19	8600				8600
20	8320				8320
21	11111		66		10866
22	8641		521		8520
23	10025		1005		9020
24	7975		409		6506
25	8680				8680
26	10971		109		10806
27	10970		187		10672
28	8498		115		8326
29	8300				8300
30	8970				8970
31	7840				7840
32	8408				8408
33	8220		64		8156
34	7918		27		7891
35	10560		165		10395
36	9350				9350
37	8466		47		8419
38	8179				8179
39	9250				9250
40	10575				10575
41	8448				8448
42	8448				8448
43	8564				8564
44	7679				7679
45	7926				7926
46	13636	5160			9805
47	9007		280		9407
48	7500	100			7320
49	9450	245			9205
50	10075	1476			8029
51	8000				8000
52	8640				8640
53	8448		65		8353
54	8981				8981
55	8750		248		8502
56	8225		65		8170
57	8918				8918
58	9520		1248		8255
59	9688		144		8598
60	8825		310		8825
61	8990				8990
62	9980				9980
63	8280				8280
64	7280				7280
65	8000				8000
66	10920		1075		8345
67	11000		675		10325
68	8300				8300
69	9175		70		8954
70	8875				8875
71	7789		138		7661
72	8525		171		8354
73	8500		480		8260
74	8625		50		8580
75	8179		205		8170
76	14032		270		12861
77	8420				8420
78	8485		80		8405

LOT NO.	TOTAL AREA	FLOODPLAIN	EX. 25%*	PROT. 25%*	NET AREA
89	8420		410		7125
100	288,923	770,325	154,408		64,210
101	811,833	13,900	139,232		156,701



TENTATIVELY APPROVED ON **7-7-89**

OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR
 DATE: **8.1.89**

DESIGNED		DATE		BY		DESCRIPTION	
KMC	8/9	8/9	8/9	KMC	REVISOR AS PER COUNTY COMMENTS		
DMP	8/9				DATED APRIL 27, 1989 AND JULY 7, 1989		
JHE	8/9						
JHE	8/9						

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PARCEL 82 - NECIA MARTIN SALAI
 676 HA J. WAGONHEIM
 7837 G ANNAPOLIS ROAD
 HANOVER, MARYLAND 21078

**PRELIMINARY PLAN
 CAPLAN'S PROPERTY**

TAX MAP: 25 PARCELS: 80 & 82 P.O. 278
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 MARCH 22, 1989