

SHEET INDEX		
NO.	DESCRIPTION	
1	TITLE SHEET	
2	PRELIMINARY PLAN	

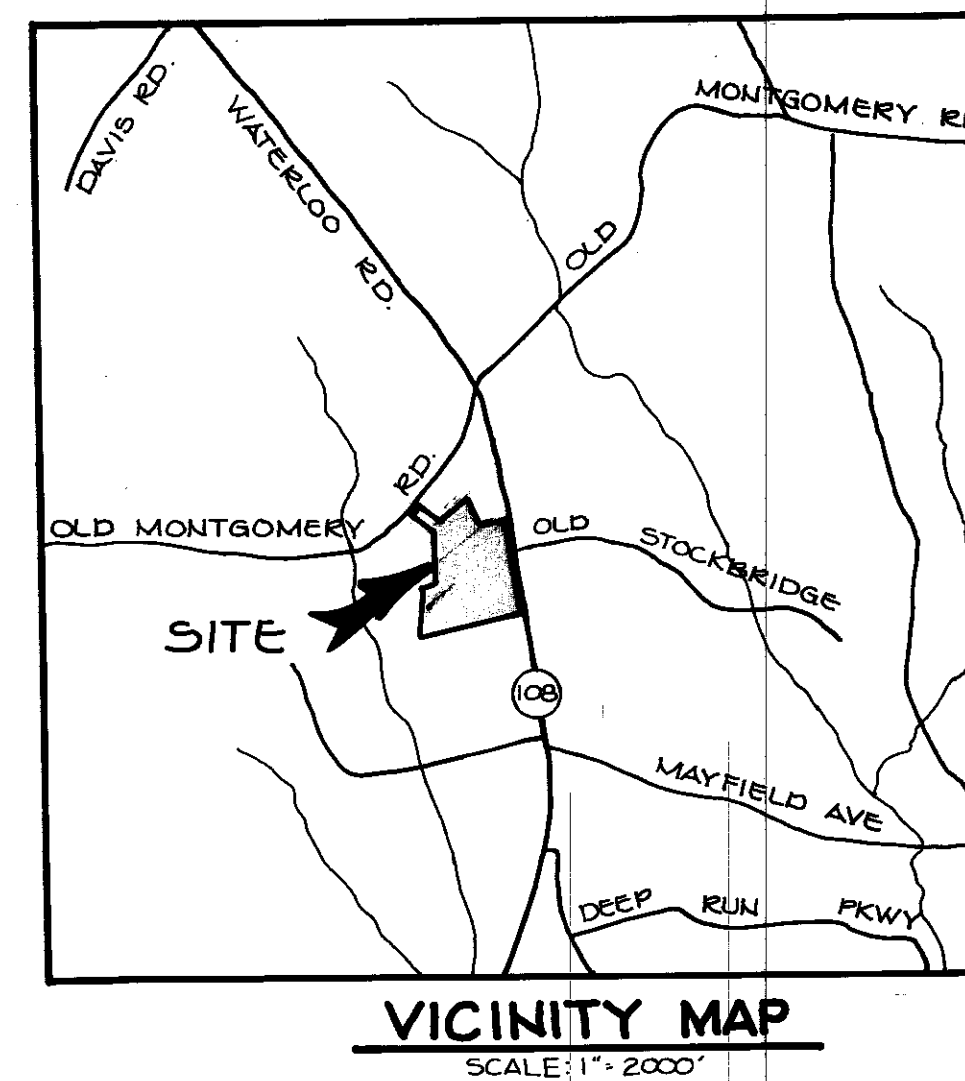
COORDINATES TABLE		
NO.	NORTH	EAST
1	499435.66	857415.93
2	499148.16	857541.67
3	499087.85	857565.86
4	499172.01	857771.18
5	498526.88	857826.33
6	498254.59	857946.06
7	498196.41	857823.44
8	498167.36	857702.25
9	498109.60	857464.12
10	498041.77	857244.45
11	498302.42	857281.40
12	498324.27	857340.06
13	498752.24	857263.54
14	499143.96	856928.20
15	499166.50	856943.33
16	498983.43	857113.58
17	499066.17	857169.10

PRELIMINARY PLAN

GOLDEN BELL

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



GENERAL NOTES

- PROPERTY ZONED R-12
- TOTAL AREA OF LOTS 10.64 AC
- TOTAL AREA OF ROADS 1.66 AC
- TOTAL AREA OF OPEN SPACE 3.17 AC
- TOTAL AREA OF FLOODPLAIN NOT INCLUDING COMMON DRIVEWAY OPEN SPACE 0.27 AC
- TOTAL AREA OF SUBMISSION 0 AC
- TOTAL AREA OF SUBMISSION 15.74 AC
- TOTAL NUMBER OF LOTS 42 BUILDABLE
2 OPEN SPACE
COMMON DRIVEWAY
3 OPEN SPACE
- PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE USED FOR THIS SITE.
- STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 STREET TREES AND LANDSCAPING REQUIREMENTS OF THE SUBDIVISION REGULATIONS.
- STREET LIGHTS WILL BE PROVIDED ON THE FINAL ROAD CONSTRUCTION DRAWINGS IN ACCORDANCE WITH DESIGN MANUAL.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- REFERENCE: S-89-32
- DEED REFERENCE: 1738/0019 1013/0307 363/0208
1726/0411 1837/0659
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT DRIVEWAY.
- LOTS 6, 7, 12, 13, 22, 23, 24, AND 25 SHALL BE DESIGNED TO PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER LOT WITHOUT IMPROVING ON THE USE-IN-COMMON EASEMENT AREA.

16. LIMIT OF WETLANDS INDICATED WAS DETERMINED BY THE RIEMER MUEGGE STAFF ENVIRONMENTALIST, DATED AUGUST 1988.

OPEN SPACE TABULATION

AREA OF OPEN SPACE REQUIRED (20% based on 9600SF min. lot size) 3.13 AC.	
AREA OF OPEN SPACE PROVIDED (20.1%) 3.17 AC.*	
* DOES NOT INCLUDE COMMON DRIVEWAY OPEN SPACE LOTS	
AREA OF TRACT WITHIN 100 YEAR FLOODPLAIN, STEEP SLOPES, WETLANDS, AND STORM WATER MANAGEMENT 0.83 AC.	
AREA OF DRY GROUND RECREATION REQUIRED (50% of OS) 1.57 AC.*	
AREA OF DRY GROUND RECREATION PROPOSED (75% of OS) 2.31 AC.	

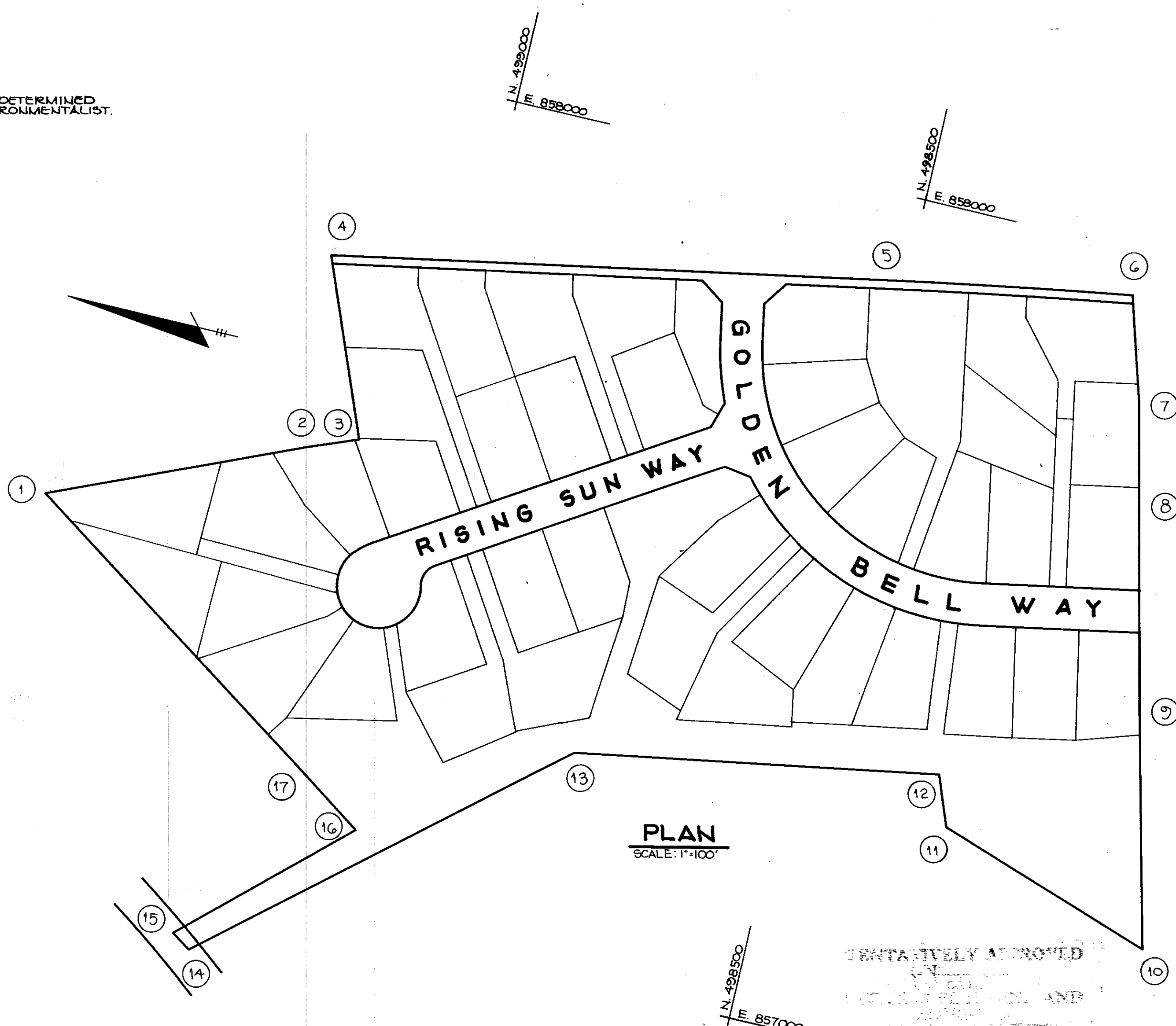
DENSITY TABULATION

GROSS AREA 15.74 AC.	
NET AREA 15.74 AC.	
OPEN SPACE REQUIRED 3.13 AC.	
OPEN SPACE PROVIDED 3.17 AC.*	
FLOODPLAIN 0 AC.	
STEEP SLOPES 0 AC.	
NO. OF DWELLING UNITS ALLOWED 57 D.U.	
NO. OF DWELLING UNITS PROPOSED 42 D.U.	
DENSITY PER ACRE 2.7	

* DOES NOT INCLUDE COMMON DRIVEWAY OPEN SPACE LOTS

PIPESTEM LOT TABULATION

LOT	GROSS AREA (SQ. FT.)	PIPESTEM (SQ. FT.)	REMAINING MIN. LOT AREA (SQ. FT.)
1	9,652		9,714
2	12,024	2,310	11,038
3	13,638	2,600	9,750
4	9,750		9,750
5	9,750		9,750
6	11,191		11,191
7	10,691		10,691
8	13,004	1,732	11,272
9	9,619		9,619
10	10,281		10,281
11	13,904		13,904
12	13,344		13,344
13	11,136		11,136
14	10,526		10,526
15	11,972		11,972
16	9,600		9,600
17	10,035		10,035
18	12,200	2,600	9,600
19	14,031	2,600	11,431
20	9,750		9,750
21	9,600		9,600
22	9,817		9,817
23	12,289	2,689	9,600
24	12,370	2,770	9,600
25	9,956		9,956
26	10,777		10,777
27	9,631		9,631
28	9,600		9,600
29	9,609		9,609
30	9,600		9,600
31	10,296		10,296
32	9,759		9,759
33	11,239		11,239
34	11,150		11,150
35	9,631		9,631
36	9,632		9,632
37	9,617		9,617
38	22,468	2,660	19,808
39	9,730		9,730
40	9,632		9,632
41	9,661		9,661
42	11,088		11,088

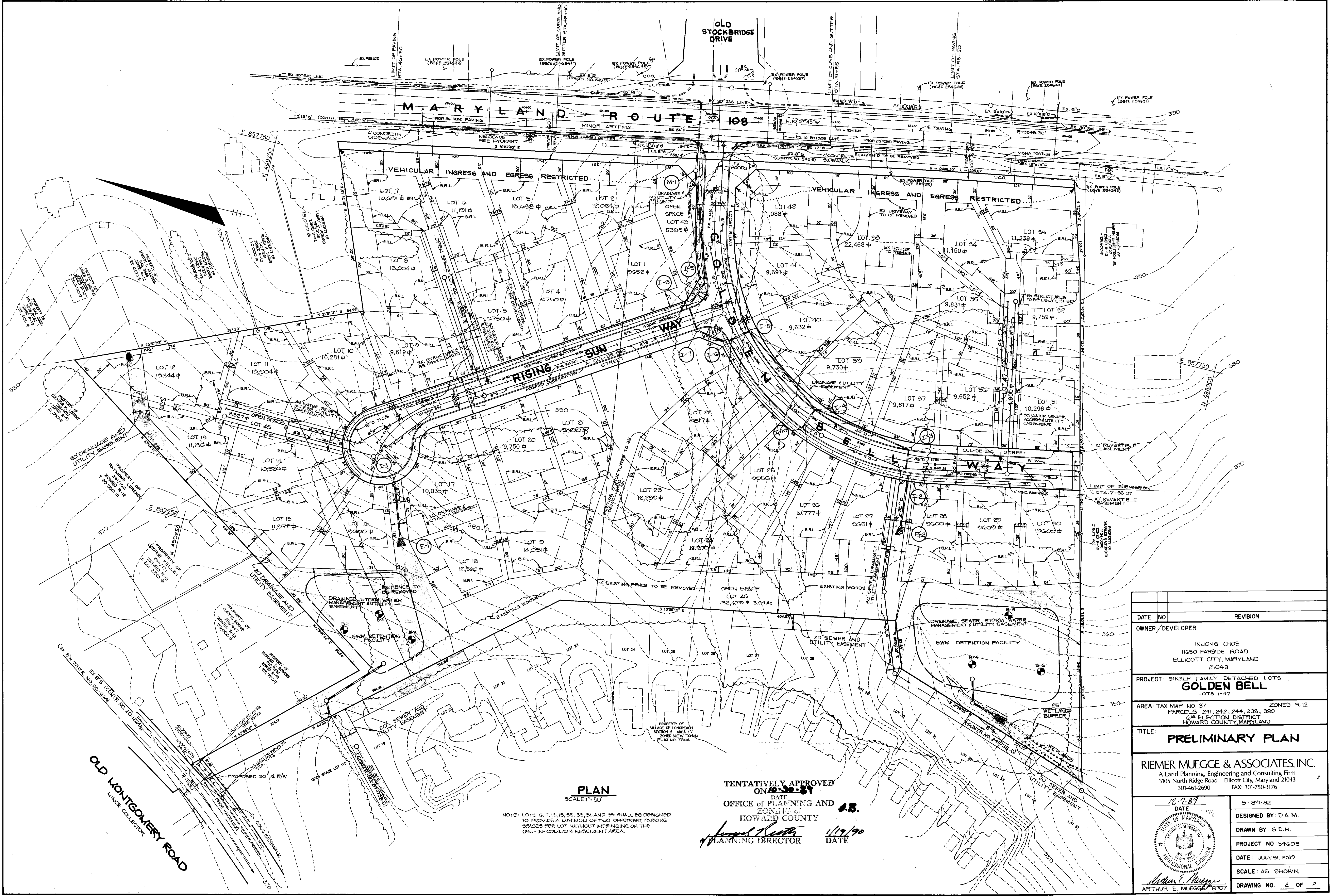


TENTATIVELY APPROVED
ON 10-30-89
DATE
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
James R. Smith J.R.
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER/DEVELOPER		
INJONG CHOE 11650 FARSHIDE ROAD ELLICOTT CITY, MARYLAND 21043		
PROJECT: SINGLE FAMILY DETACHED LOTS GOLDEN BELL LOTS 1-47		
AREA: TAX MAP NO. 37	PARCELS 241, 242, 244, 338, 380	ZONED R-12
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: TITLE SHEET		

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-3176

10-28-89 DATE	S-89-32
	DESIGNED BY: D.A.M.
<i>Arthur E. Muegge</i> ARTHUR E. MUEGGE #8707	DRAWN BY: G.D.H.
	PROJECT NO: 54603
	DATE: JULY 31, 1989
	SCALE: AS SHOWN
	DRAWING NO. 1 OF 2



PLAN
SCALE: 1" = 50'

NOTE: LOTS 6, 7, 12, 13, 32, 33, 34 AND 35 SHALL BE DESIGNED TO PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER LOT WITHOUT INFRINGING ON THE USE-IN-COLUMN EASEMENT AREA.

TENTATIVELY APPROVED
ON 10-30-89
DATE
OFFICE OF PLANNING AND ZONING
OF HOWARD COUNTY

Arthur E. Muegge
PLANNING DIRECTOR
1/19/90
DATE

DATE	NO.	REVISION
OWNER / DEVELOPER		
INJONG CHOE 11650 FARMSIDE ROAD ELLICOTT CITY, MARYLAND 21043		
PROJECT: SINGLE FAMILY DETACHED LOTS GOLDEN BELL LOTS 1-47		
AREA: TAX MAP NO. 37, ZONED R-12 PARCELS 241, 242, 244, 338, 380 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: PRELIMINARY PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road, Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
DATE	DESIGNED BY	D.A.M.
12-7-89		
DATE	DRAWN BY	G.D.H.
DATE	PROJECT NO.	54603
DATE	SCALE	AS SHOWN
DATE	DRAWING NO.	2 OF 2