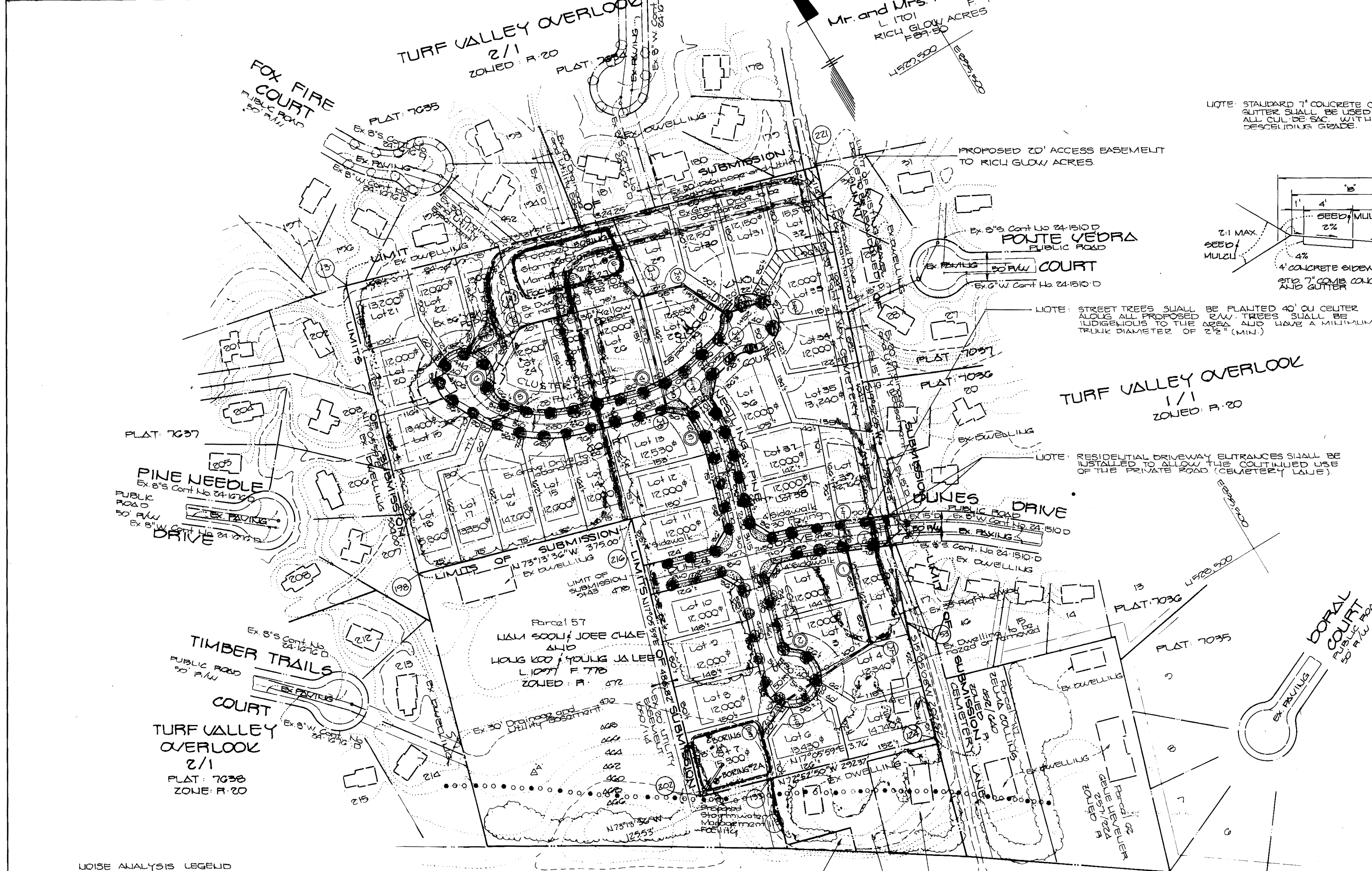
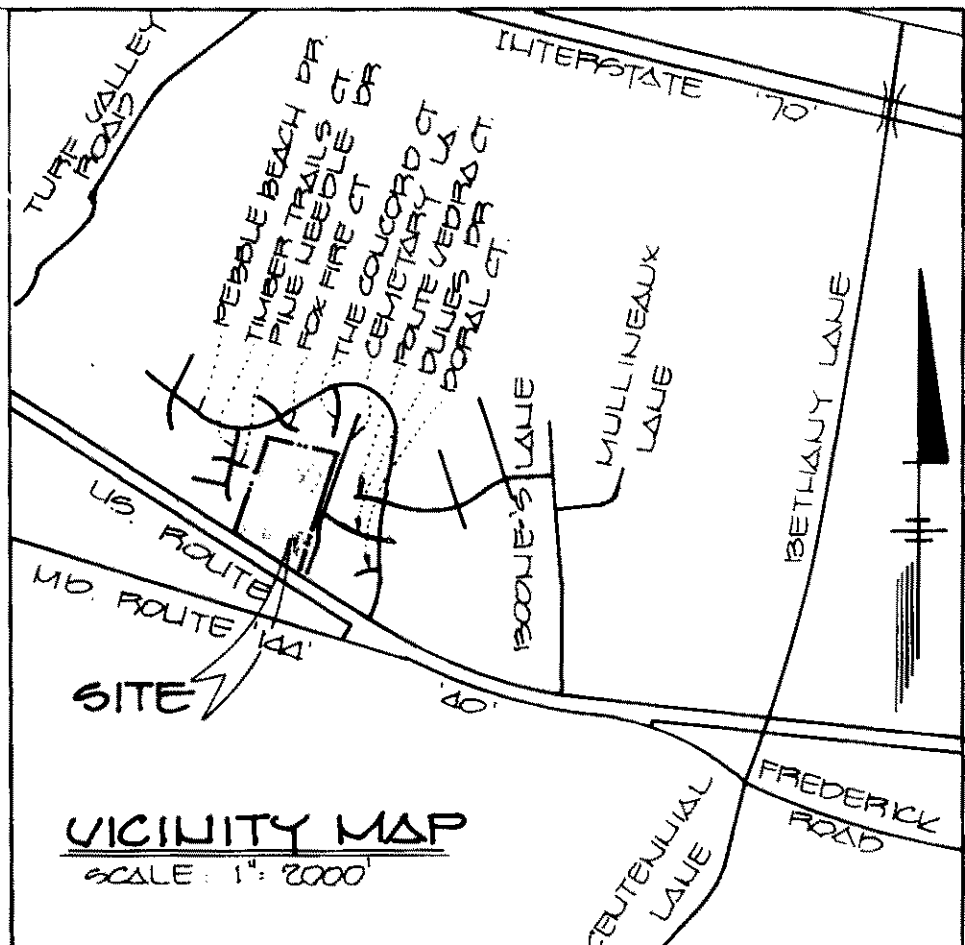
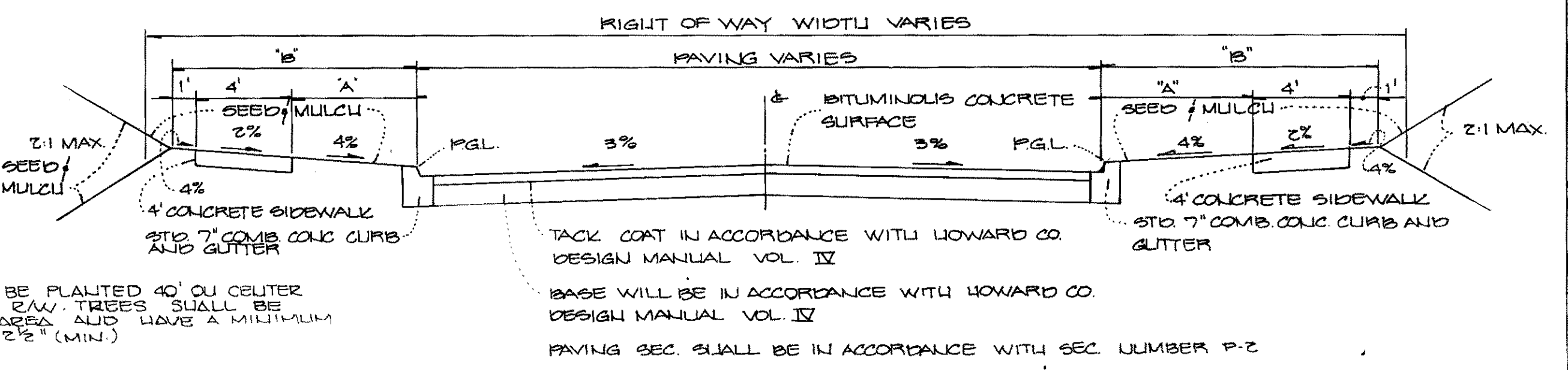


No.	NORTH	EAST
13	529680.04	834408.03
221	529446.36	835198.46
53	528698.28	834928.13
124	528502.73	834875.42
113	528588.80	834596.00
133	528592.39	834597.11
202	528628.62	834476.91
216	529093.92	834220.05
198	529202.14	834261.01

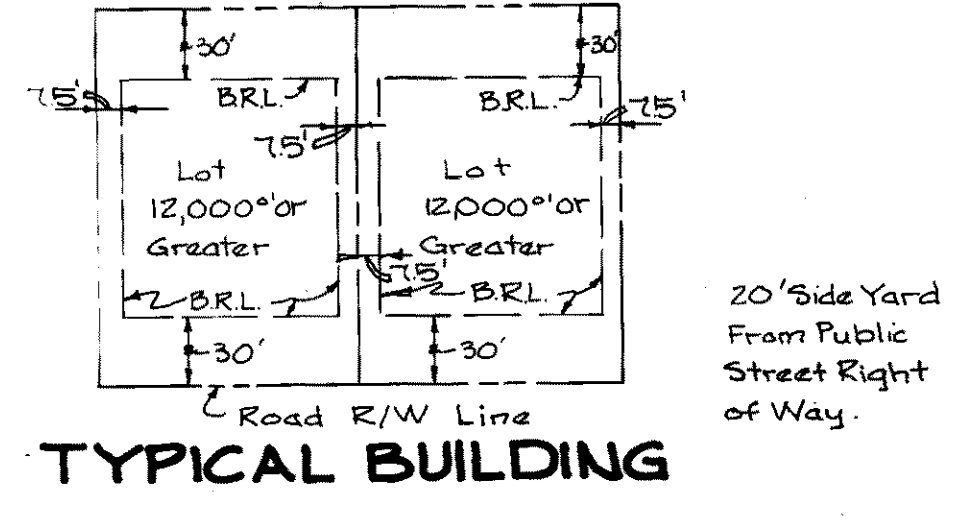


NOTE: STANDARD 7" CONCRETE CURB & GUTTER SHALL BE USED ON ALL CUL-DE-SAC WITH A DESIGNED GRADE.

NOTE: ALL MATERIALS AND CONSTRUCTION SHALL BE ACCORDANCE WITH HOWARD CO DESIGN MANUAL VOL. IX STANDARD SPEC AND DETAILS FOR CONSTRUCTION.



ROAD #	WIDTH	R/W	Classification	"A"	"B"	Design Speed	Zoning	Sta. Limits
DUNES DRIVE	30'	50'	Local	4'	0'	30 mph	R-12	5123 to 5148
WESTLING PIKE CT 24/20	50'	50'	Cul-de-sac	4'	0'	30 mph	R-12	0400 to 5112
WOODEN WOOD CT 28'	50'	50'	Cul-de-sac	4'	0'	30 mph	R-12	0400 to 1452
CLUSTER PINES CT 28'	50'	50'	Cul-de-sac	4'	0'	30 mph	R-12	0400 to 4114



TENTATIVELY APPROVED ON 6-29-89
DATE
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
21.89
DATE

GENERAL NOTES:

- Existing zoning: R-12 Single family detached
- Property is recorded among the land records of Howard County Maryland as Liber 1837 folio 155
- Gross area of tract: 14 acres
 - density allowed: 43560 sq ft + 12,000 sq ft = 55,560 sq ft = 14 acres x 3969 units per acre = 50 units
 - density proposed: 57 buildable lots or 37 units = 14 acres = 264 units per acre
- Total number of lots: 50
37 buildable lots + 2 stormwater management facilities
- Area of proposed lots: 11 acres
- Area of stormwater management facility: 1 acre
- Area of proposed road right of ways: 2 acres
- Open space requirements:
14 acres x 8 percent (mandatory open space req for lots 12,000 sq ft or greater) = 1.12 acres
Due to Howard County Council Bill 66-70 the developer will be charged two hundred and sixty dollars for each lot 12,000 sq ft or greater in lieu of mandatory open space requirements
- Public water and public sewer to be utilized for this development
- See Zoning Board Case 821 M.
- Stormwater Management will be provided by Detention Method.

FLAG / PIPE STEM	LOT #	MINIMUM LOT AREA	TABULATION		
	LOT	TOTAL AREA	PIPESTEM AREA		
	NUMBER	OF LOT	STEER/SLOPE AREA		
			RESULTING MIN LOT AREA		
	5	14,740	1,000	0	13,980
	* 7	15,300	200	0	15,100
	17	13,350	1,350	0	12,000
	18	15,850	2,300	0	13,550
	21	13,200	1,200	0	12,000
	* 27	32,370	2,370	0	29,400
	29	13,725	1,700	0	12,025
	32	15,570	1,530	0	14,040
	33	12,760	0	500	12,260
	35	13,240	1,240	0	12,000

* LOTS 7 & 27 ARE COMMUNITY OWNED OPEN SPACE

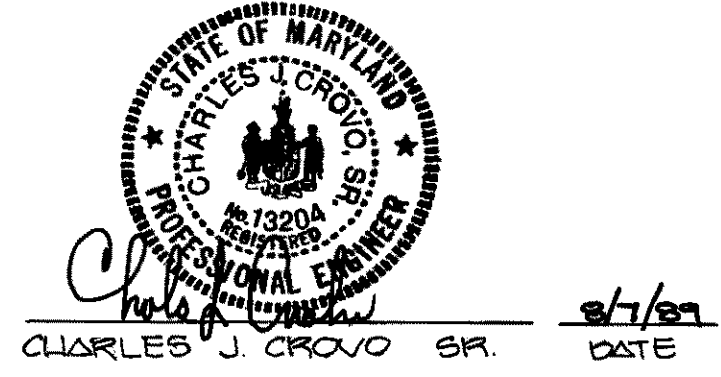
OWNER / DEVELOPER
PEDICORD PROPERTY DEVELOPMENT CORP
LAND DESIGN AND DEVELOPMENT INC.
2307 MAIN ST
ELLICOTT CITY MD 21043
301-461-7100

PRELIMINARY PLAN
"THE CLUSTERS"

TAX MAP 16 PARCELS 101 / 58
SECOND ELECTION DIST. HOWARD COUNTY MD
SCALE: 65 SHOW/LI SITE: JUNE 6, 1989
SHEET 1 OF 1
ZONING BOARD CASE 821-M
3 20 85

Curve Data:

Stationing	Radius	Delta	Chord	Offset
1	395.0'	22.5'	45.0'	6' 31" 39"
2	102.7'	35.7'	69.0'	36' 04" 15"
3	210.0'	40.5'	80.0'	21' 49" 37"
4	250.0'	44.5'	130.0'	29' 41" 38"
5	200.0'	31.6'	155.0'	44' 24" 15"
6	109.7'	35.7'	69.0'	36' 04" 15"



FISHER, COLLINS AND CARTER
CIVIL ENGINEERS AND LAND SURVEYORS
6900 COURT AVENUE
ELLICOTT CITY MD 21043
301-461-2855