

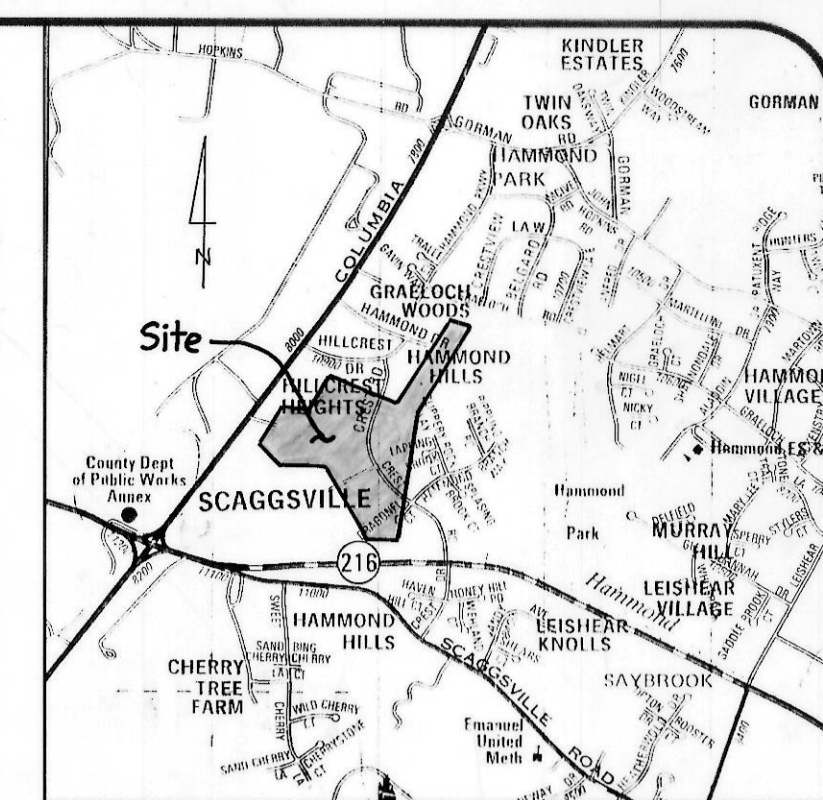
	NORTH	EAST
5	480378.7011	831951.1305
6	480299.0819	831738.6594
7	479390.2950	831084.3110
44	479501.7722	829549.9967
45	479264.8704	829362.9281
56	477903.7114	830814.1504
57	477927.1289	830458.3131
58	478779.8329	830046.3249
59	478847.0921	829491.6551
60	479067.3623	829275.4100
100	479796.6462	830128.0111
102	479409.0102	829881.6473
104	479469.9152	830896.7396

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	613.82	131.12	65.81	130.88	N 60°18'38" W	121°42'22"
C-2	125.00	49.65	25.16	49.33	N42°48'56" W	22°48'30"
C-3	550.00	27.02	13.51	27.02	S 59°53'51" E	02°48'54"
C-4	395.00	58.56	29.34	58.51	N 62°44'14" W	08°29'41"
C-5	395.00	100.89	50.72	100.62	S 59°40'03" E	14°38'05"
C-6	395.00	108.07	54.37	107.73	N 60°11'15" W	15°40'31"
C-7	125.00	141.69	79.55	134.22	N 70°07'20" E	64°56'40"
C-8	573.00	478.19	252.22	461.69	S 00°44'33" E	47°30'55"
C-9	300.00	140.24	71.42	138.97	S 37°53'31" E	26°47'01"

**Owner**  
VINCENT L. WINELLA  
12631 Circle Drive  
Rockville, Maryland 20850  
(301) 762-0743

**Developer**  
NV LAND  
9175 Guilford Road #302  
Columbia, Maryland 21046  
(301) 604-1552  
Attn: Mr. Kenneth Malm

**Engineer**  
Mildenberg, Mochi & Associates, Inc.  
3300 N. Ridge Road, Suite 235  
Ellicott City, Maryland 21043  
(301) 461-0078  
Attn: Robert M. Mochi, P.E.



**General Notes**

- Property Zoned: R-20
- Gross Area - 43.2737 acres  
Net Area - 42.2293 acres  
Area of Ex. Crest Drive and Street B R/W 3.3420 acres  
Area of Proposed Right-of-Way - 2.6227 acres  
Hammond Drive - 0.2581 acres  
Sandy Stream Road - 1.2507 acres  
Court A - LIIS9 acres  
Number of Proposed Lots - Buildable - 71  
S.W./OPEN SPACE - 3  
Area of Proposed Lots - Buildable - 36,4010 acres  
SWM/OPEN SPACE 4,2500 acres
- Deed Reference: Part of deed recorded in Liber 399 Folio 10 among the Land Records of Howard County. Boundary information taken from a boundary survey performed by Mildenberg, Mochi & Associates, Inc. in October, 1989.
- Public water and sewer is proposed for this subdivision.
- Boundary data on this plan is referenced to the system of coordinates established in the Maryland State Plane Coordinate System and are based on the coordinates and bearings of the following traverse stations:  
No. 2039003 N 477222.641 E 830705.905  
No. 2039002 N 477493.563 E 829043.326
- Floodplain delineation is based on a study prepared by Mildenberg, Mochi & Associates, Inc.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance is to be provided to the junction of the flag or pipestem and the road right-of-way and not onto the flag or pipestem.
- The removal of vegetation and construction are prohibited within the wetland or stream buffers.
- Slopes 15% to 25% are shown thusly: [diagonal hatching symbol]
- Slopes > 25% are shown thusly: [cross-hatching symbol]
- NOTE: Slopes > 25% on Lots 1, 33, 34, 35, 36, 61, and 62 were created when Crest Drive was built, therefore they are not natural, and are not considered in the Minimum Lot Size Tabulation Chart.
- Waiver Petition, WP-90-72 was approved on February 15, 1990 to construct the extension of Hammond Drive.
- No grading, clearing or construction is permitted within the wetlands or wetlands buffer, except as permitted by WP-90-72.

LOT #	GROSS AREA (sq. ft.)	PIPESTEM (sq. ft.)	NET AREA (sq. ft.)	FLOODPLAIN SLOPES > 25%	NET AREA (sq. ft.)	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
28	20,000.00	-	20,000.00	-	20,000.00	0	0
29	23,944.61	3,944.60	20,000.01	-	20,000.01	0	0
30	20,000.00	-	20,000.00	-	20,000.00	0	0
31	20,000.00	-	20,000.00	-	20,000.00	0	0
32	20,000.00	-	20,000.00	-	20,000.00	0	0
33	20,000.00	-	20,000.00	-	20,000.00	0	0
34	20,119.49	-	20,119.49	-	20,119.49	0	0
35	20,100.00	-	20,100.00	-	20,100.00	0	0
36	20,000.00	-	20,000.00	-	20,000.00	0	0
37	20,000.00	-	20,000.00	-	20,000.00	0	0
38	20,000.00	-	20,000.00	-	20,000.00	0	0
39	20,000.00	-	20,000.00	-	20,000.00	0	0
40	22,860.01	2,860.00	20,000.01	-	20,000.01	0	0
41	22,860.01	2,860.00	20,000.01	-	20,000.01	0	0
42	20,000.00	-	20,000.00	-	20,000.00	0	0
43	26,725.26	6,882.22	20,043.04	-	20,000.00	0	0
44	23,750.33	3,750.33	20,000.00	-	20,000.00	0	0
45	20,000.00	-	20,000.00	-	20,000.00	0	0
46	20,000.00	-	20,000.00	-	20,000.00	0	0
47	20,000.00	-	20,000.00	-	20,000.00	0	0
48	20,000.00	-	20,000.00	-	20,000.00	0	0
49	20,000.00	-	20,000.00	-	20,000.00	0	0
50	23,860.00	3,860.00	20,000.00	-	20,000.00	0	0
51	23,244.02	3,244.02	20,000.00	-	20,000.00	0	0
52	20,000.00	-	20,000.00	-	20,000.00	0	0
53	95,332.90	-	95,332.90	10,695.02	84,637.88	10,695.02	10,695.02
54	20,003.97	-	20,003.97	-	20,003.97	0	0
55	22,353.99	2,353.99	20,000.00	-	20,000.00	0	0
56	20,000.00	-	20,000.00	-	20,000.00	0	0
57	26,256.46	4,506.31	21,748.15	-	21,748.15	0	0
58	24,900.59	2,944.18	21,956.41	-	21,956.41	0	0
59	20,000.00	-	20,000.00	-	20,000.00	0	0
60	20,000.00	-	20,000.00	-	20,000.00	0	0
61	20,000.00	-	20,000.00	-	20,000.00	0	0
62	20,000.00	-	20,000.00	-	20,000.00	0	0
63	20,000.00	-	20,000.00	-	20,000.00	0	0
64	20,227.20	-	20,227.20	-	20,227.20	0	0
65	20,000.00	-	20,000.00	-	20,000.00	0	0
66	21,189.58	6,189.57	21,000.01	-	21,000.01	0	0
67	25,226.37	4,226.37	21,000.00	-	21,000.00	0	0
68	23,576.60	-	23,576.60	-	23,576.60	0	0
69	22,353.28	-	22,353.28	-	22,353.28	0	0
70	20,646.03	-	20,646.03	-	20,646.03	0	0
71	65,984.37	-	65,984.37	-	65,984.37	0	0
72	24,607.32	3,607.32	21,000.00	-	21,000.00	0	0
73	29,007.01	6,007.01	23,000.00	-	23,000.00	0	0
74	49,092.87	4,773.84	44,319.03	34,797.57	9,521.46	49,092.87	49,092.87

LOT #	GROSS AREA (sq. ft.)	PIPESTEM (sq. ft.)	NET AREA (sq. ft.)	FLOODPLAIN SLOPES > 25%	NET AREA (sq. ft.)	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
1	20,000.37	-	20,000.37	-	20,000.37	0	0
2	20,000.22	-	20,000.22	-	20,000.22	0	0
3	20,800.00	-	20,800.00	-	20,800.00	0	0
4	20,000.00	-	20,000.00	-	20,000.00	0	0
5	20,000.51	-	20,000.51	-	20,000.51	0	0
6	40,708.69	-	40,708.69	-	40,708.69	0	0
7	20,000.01	-	20,000.01	-	20,000.01	0	0
8	20,000.00	-	20,000.00	-	20,000.00	0	0
9	20,000.00	-	20,000.00	-	20,000.00	0	0
10	20,000.00	-	20,000.00	-	20,000.00	0	0
11	20,000.00	-	20,000.00	-	20,000.00	0	0
12	20,000.01	-	20,000.01	-	20,000.01	0	0
13	21,849.28	1,849.27	20,000.01	-	20,000.01	0	0
14	26,561.52	1,190.68	25,370.84	-	25,370.84	0	0
15	20,000.01	-	20,000.01	-	20,000.01	0	0
16	20,000.00	-	20,000.00	-	20,000.00	0	0
17	20,000.00	-	20,000.00	-	20,000.00	0	0
18	36,988.21	2,804.24	34,183.97	-	34,183.97	0	0
19	23,322.86	3,242.20	20,080.66	-	20,080.66	0	0
20	20,000.01	-	20,000.01	-	20,000.01	0	0
21	24,765.04	4,494.55	21,270.49	-	21,270.49	0	0
22	22,420.13	2,401.58	20,018.55	-	20,018.55	0	0
23	20,000.00	-	20,000.00	-	20,000.00	0	0
24	22,401.59	2,401.58	20,000.01	-	20,000.01	0	0
25	21,551.88	-	21,551.88	-	21,551.88	0	0
26	24,324.25	3,711.27	20,613.08	-	20,613.08	0	0
27	22,828.22	2,828.22	20,000.00	-	20,000.00	0	0

**LOT AREA TABULATION**

**Q CURVE DATA FOR EXISTING CREST ROAD STA. 18+73.69 TO STA. 19+72.87**  
 $\Delta = 18^\circ 56' 31''$   
 $R = 300.00'$   
 $L = 99.18'$   
 $T = 50.05'$   
**CHORD = N 60°45'55" W, 98.73**

TENTATIVELY APPROVED  
 OFFICE OF PLANNING AND LAND  
 HOWARD COUNTY  
 JAMES R. ROOTS  
 PLANNING DIRECTOR  
 4/24/90  
 DATE



**PRELIMINARY PLAN**  
 LOTS 1 - 74  
**PATUXENT SPRINGS**  
 6th Election District Howard County, Maryland  
 Current Zoning: R-20  
 Tax Map 46 Parcel 194  
 Scale: 1" = 100'  
 December 22, 1989  
 DPZ File No.: S-90-11  
 S-90-21  
 WP-90-72  
 P-90-21

project	date	description	revisions
88004-02	DEC '89	engineering	LJG
3/4/90		2nd Submission to Howard County Planning Commission Revised Per Comments Dated 12/29/89	2/26/90
		1st Submission to Howard County DPZ	12/28/89

revision	date	description
1	12/28/89	Initial
2	12/28/89	Revised Per Comments

Lots 1 - 74  
**PATUXENT SPRINGS**  
 Parcel 194  
 Tax Map 46  
 Election District No. 6  
 Howard County, Maryland  
**PRELIMINARY PLAN**

MILDENBERG, MOCHI & ASSOCIATES, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 3300 North Ridge Road, Suite 235, Ellicott City, Maryland, 21043-3350  
 (301) 461-0078