

GENERAL NOTES:

1. Topography was compiled from field run survey & aerial survey.
2. This site is located on Tax Map 42, Parcels 75, and Part of Parcel 345.
3. Minimum building setback restrictions from property line and the right-of-way of any public road will be in accordance with FDP-208.
4. Installation of traffic control devices shall be in accordance with the "Manual of Uniform Traffic Control Devices", 1988 Edition.
5. Sediment & Erosion Control measures to be provided with the submission of road construction and site development plans.
6. All utilities shown as existing were compiled from available records and field survey.
7. Public Water & Sewer to be utilized.
8. See Soil Map #30
9. For Flag or pipestem lots, refuse collection, snow removal, and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way only and not onto the flag or pipestem lot.
10. There are no natural slopes in excess of 25% with a contiguous area greater than 20,000 SF on this property.
11. Wetlands shown hereon are provided by a study prepared by Kiddle Consultants.
12. References: W.P. 89-126, 9-89-79, FDP-208
13. On March 14, 1990 the Planning Board granted conceptual approval for the lot size reduction.
14. Noise Study provided by POLYSONICS ACOUSTICAL ENGINEERS, DATED: FEB. 6, 1990.
15. W.P. 89-126 Approved Aug. 31, 1989. This waiver approved direct access onto a major collector road @ one access point for seven residential lots. This waiver also approved the use in common driveway to exceed the maximum 200 ft. requirements to approx. 320 ft.

LEGEND:

1. Existing Contour
2. Proposed Storm Drain
3. Existing Storm Drain
4. Proposed Contour

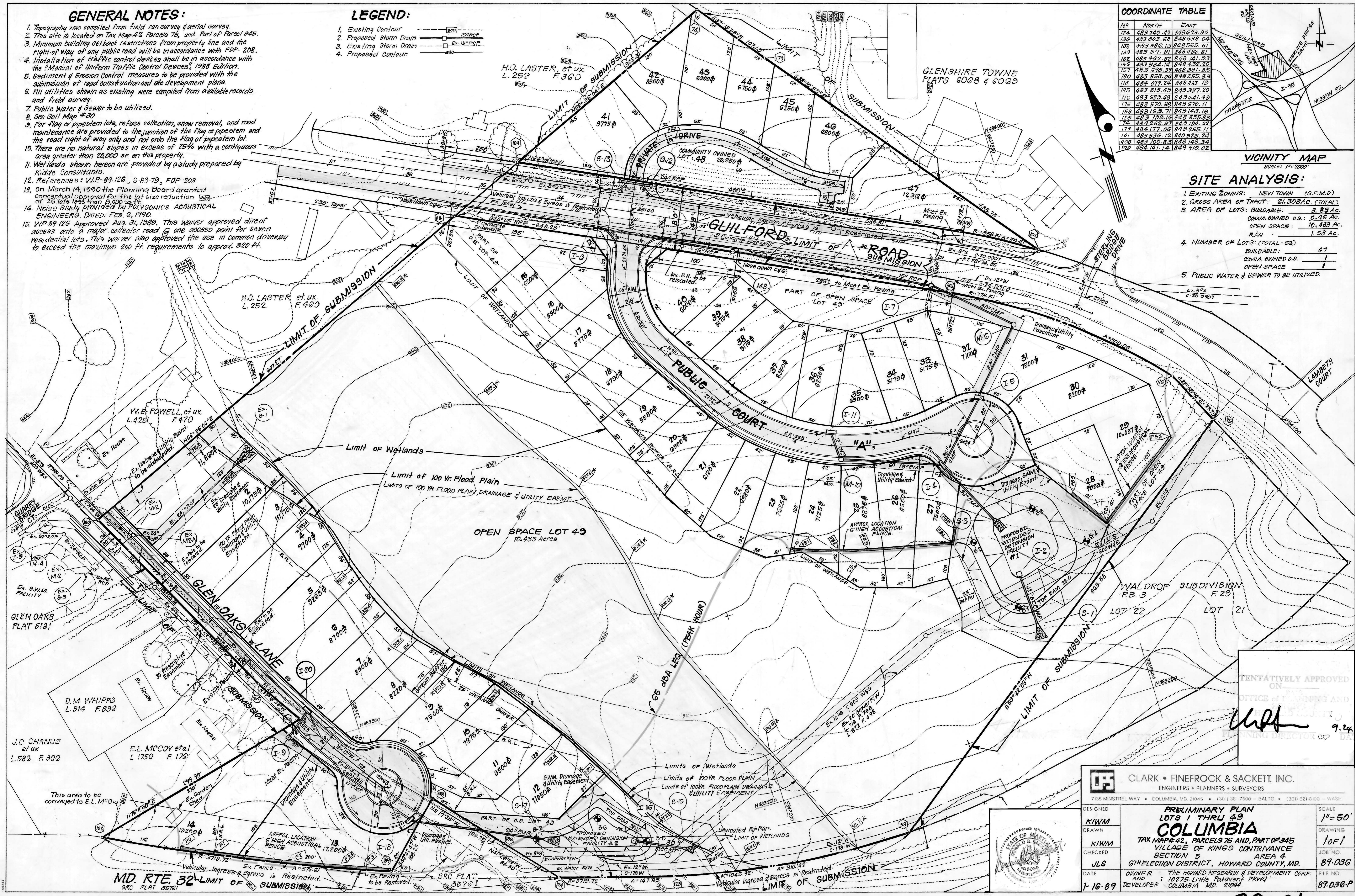
COORDINATE TABLE

N	E	S	W
104	483 240.42	848 693.90	
130	483 803.65	848 638.04	
139	483 396.13	848 265.61	
139	483 311.91	848 486.81	
102	483 462.82	848 141.93	
156	483 534.14	848 432.20	
157	483 576.37	848 301.85	
180	483 856.06	848 255.82	
112	482 099.24	848 813.19	
185	483 815.49	849 397.20	
110	483 628.48	849 641.49	
176	483 570.58	849 670.11	
158	483 163.71	849 143.13	
123	483 199.14	848 835.83	
74	484 262.39	849 100.22	
177	484 177.06	849 255.11	
121	483 836.12	849 523.24	
428	483 700.83	849 148.34	
102	484 141.14	849 910.02	

VICINITY MAP
SCALE: 1"=2000'

SITE ANALYSIS:

1. EXISTING ZONING: NEW TOWN (S.F.M.D.)
2. GROSS AREA OF TRACT: 21.303 AC. (TOTAL)
3. AREA OF LOTS: BUILDABLE: 8.83 AC.
COMM. OWNED O.S.: 0.46 AC.
OPEN SPACE: 10.433 AC.
R/W: 1.58 AC.
4. NUMBER OF LOTS: (TOTAL - 52)
BUILDABLE: 47
COMM. OWNED O.S.: 1
OPEN SPACE: 1
5. PUBLIC WATER & SEWER TO BE UTILIZED.



TENTATIVELY APPROVED ON...
9.24.89

CLARK • FINEPROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINISTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 - BALTO • (301) 621-8100 - WASH

DESIGNED: KIWM
DRAWN: KIWM
CHECKED: JLS
DATE: 7-16-89

PRELIMINARY PLAN
LOTS 1 THRU 49
COLUMBIA
TAX MAP # 42, PARCELS 75 AND, PART OF 345
VILLAGE OF KINGS CONTRIVANCE
SECTION 5 AREA 4
6TH ELECTION DISTRICT, HOWARD COUNTY, MD.

SCALE: 1"=50'
DRAWING: 10/1
JOB NO: 89-036
FILE NO: 89-036-P

OWNER AND DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATENT PKWY
COLUMBIA MD. 21044

