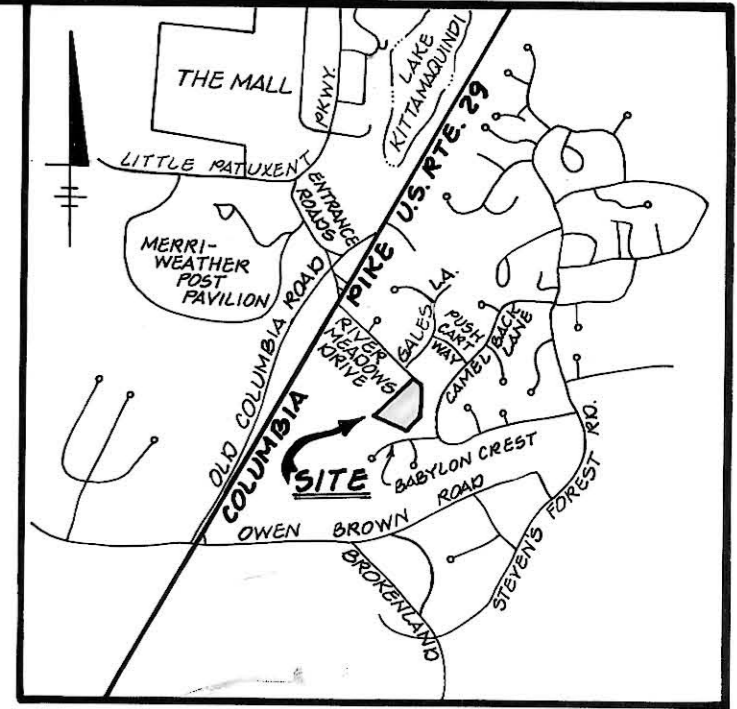


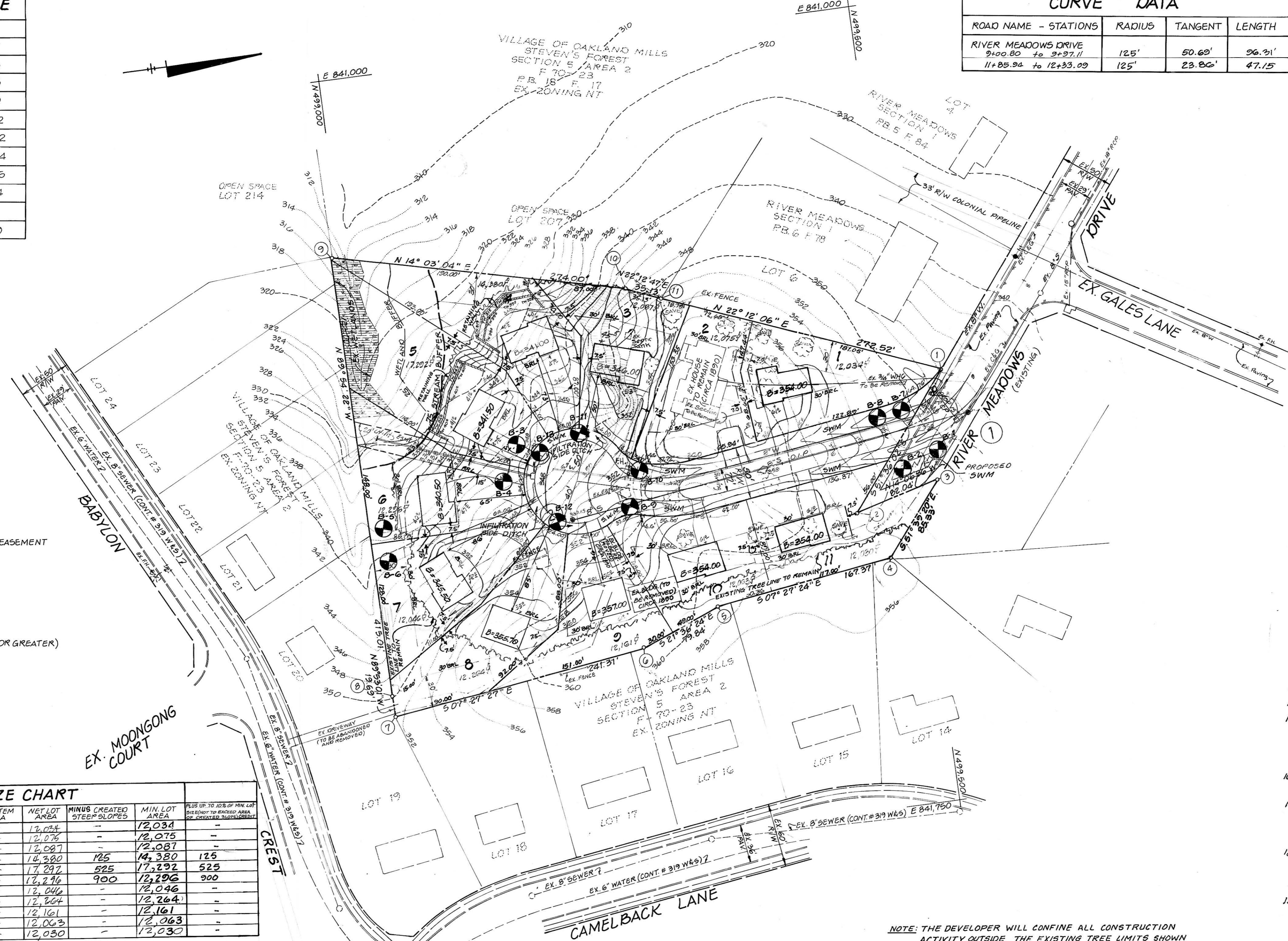
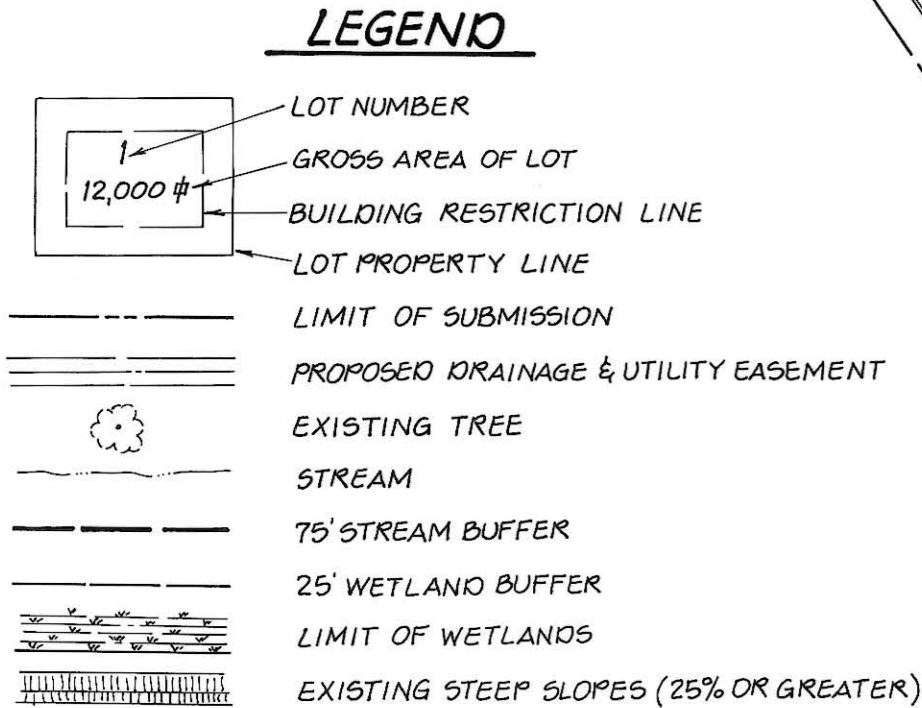
COORDINATE TABLE		
NO.	NORTH	EAST
1	499,538.51	841,348.07
2	499,441.42	841,470.56
3	499,520.99	841,450.58
4	499,468.05	841,517.50
5	499,302.10	841,539.22
6	499,227.87	841,568.62
7	498,988.60	841,599.94
8	498,988.56	841,580.25
9	498,987.88	841,165.24
10	499,253.67	841,231.81
11	499,286.19	841,245.09

CURVE DATA			
ROAD NAME - STATIONS	RADIUS	TANGENT	LENGTH
RIVER MEADOWS DRIVE 9+00.80 to 9+27.11	125'	50.65'	96.21'
11+85.94 to 12+33.09	125'	23.86'	47.15'



GENERAL NOTES

- TOPOGRAPHY WAS FIELD RUN BY LDE, INC. ON 10/28/90.
- THIS SITE IS LOCATED ON TAX MAP NO. 36, PARCEL 16.
- PUBLIC WATER AND PUBLIC SEWER TO BE UTILIZED.
- SEE SOILS MAP NO. 24.
- INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM CONTROL DEVICES.
- FINAL SEDIMENT AND EROSION CONTROL MEASURES TO BE PROVIDED WITH THE SUBMISSION OF THE ROAD CONSTRUCTION AND SITE DEVELOPMENT PLANS.
- ALL UTILITIES SHOWN AS EXISTING WERE COMPILED FROM AVAILABLE RECORDS AND PLANS.
- MINIMUM SETBACKS AND DISTANCES BETWEEN BUILDINGS SHALL COMPLY WITH SECTION 107-02, OF THE HOWARD COUNTY ZONING REGULATIONS.
- STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.30 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- DEED REFERENCE: L. 269 F. 476.
- ALL EXISTING STRUCTURES TO BE REMOVED WITH THE EXCEPTION OF THE HOUSE ON LOT NO. 2. ON THIS STRUCTURE, THE PORCHES WHICH ENCRDACH THE FRONT 30' B.R.L. WILL BE REMOVED.
- STREET TREES TO BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- EX. ZONING: R-12
- SWM TO BE BY INFILTRATION.
- WF 90-82 APPROVED ON 3/15/90 FOR A WAIVER FROM SECTION 16.113 (C)(10) TO ALLOW THE CUL-DE-SAC LENGTH OF RIVER MEADOWS DRIVE TO EXCEED 1200 FEET AND DENIAL OF SECTION 16.120 FOR WAIVER OF THE PRELIMINARY PLAN.
- NO GRADING IS ALLOWED WITHIN 25' WETLAND AND 75' STREAM BUFFERS.
- THE HOWARD COUNTY DEPT. OF PUBLIC WORKS APPROVED A WAIVER REQUEST FOR TYPICAL ROAD SECTION REQUIREMENTS, ALLOWING AN OPEN ROAD SECTION, ON FEB. 4, 1991.
- ON MARCH 5, 1991 THE DIRECTOR OF PLANNING & ZONING APPROVED WAIVER REQUEST WF 91-88, ALLOWING THE GRADING OF STEEP SLOPES, SECTION 16.116 (C)(4) ON LOTS 3 AND 4 ELIMINATING SIDEWALKS, SEC. 16.129.
- THE DEVELOPER SHALL RECORD A CONSERVATION EASEMENT WITHIN THE DEEDS OF LOTS 4, 5 & 6 TO PROTECT & PRESERVE THE WETLANDS ON THESE THREE LOTS.
- WATER QUALITY WILL BE PROVIDED WITHIN THE SODDED DITCHES CONSTRUCTED IN RIVER MEADOWS DRIVE AND BASIN ADJACENT TO LOT 11.



MINIMUM LOT SIZE CHART							
LOT NO.	GROSS AREA	EX. STEEP SLOPES	POST DEV. STEEP SLOPES	FLOOD-PLAIN	PIPESTEM AREA	NET LOT AREA	MIN. LOT AREA
1	12,034	-	-	-	-	12,034	12,034
2	12,075	-	-	-	-	12,075	12,075
3	12,087	6,050*	-	-	-	12,087	12,087
4	14,380	300	-	-	-	14,380	125
5	17,292	-	-	-	-	17,292	525
6	12,296	-	-	-	-	12,296	900
7	12,046	-	-	-	-	12,046	-
8	12,264	-	-	-	-	12,264	-
9	12,161	-	-	-	-	12,161	-
10	12,063	-	-	-	-	12,063	-
11	12,030	-	-	-	-	12,030	-

* Eliminated by grading see General Note 18.

DENSITY TABULATION

TOTAL GROSS AREA : 3.7245 AC.±
 STEEP SLOPES AND FLOODPLAIN : 0.00 AC. FLOODPLAIN / 0.16 AC.± STEEP SLOPES
 NET AREA : 3.5645 AC.±
 TOTAL NO. LOTS ALLOWED : 3.5645 x 3.63 = 12.94
 TOTAL NO. BUILDABLE LOTS PROPOSED : 11
 OPEN SPACE REQUIRED (8%) : 3.7245 x .08 = 0.298 AC.± (0.149 AC.± USABLE)
 OPEN SPACE PROPOSED : FEE IN LIEU OF AS PER SECTION 16.117 (C) OF THE HO. CO. SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
 MINIMUM LOT SIZE : 12,000 # NET
 TOTAL AREA OF LOTS : 3.2307 AC.±
 TOTAL AREA OF ROADS : 0.4938 AC.±

NOTE: THE DEVELOPER WILL CONFINE ALL CONSTRUCTION ACTIVITY OUTSIDE THE EXISTING TREE LIMITS SHOWN AND WILL PROTECT EXISTING TREES ON THE SLOPES ADJACENT TO THE WETLANDS AND WITHIN THE WETLAND BUFFER AND STREAM BUFFER.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 JAMES B. BROWN
 PLANNING DIRECTOR
 8/6/91
 DATE



LAND DESIGN ENGINEERING, INC.
 10320 Guilford Road • Suite 210 • Jessup • Maryland 20794 • (301) 604-6264 • (301) 604-0334

DESIGNED D.W.J.	PRELIMINARY PLAN MEADOWS COURT LOTS I-II	SCALE 1" = 50'
DRAWN D.W.J.	TAX MAP # 36 PARCEL # 16 & 218	DRAWING 1 OF 1
CHECKED R.L.M.	6TH ELECTION DISTRICT, HOWARD CO., MD.	JOB NO. 90-104
DATE April, 1991	REFERENCE: WF 90-82 & 90-08	FILE NO.
	OWNER/DEVELOPER: W. A. MARTIN, INC. 10 WARRENTON DRIVE SILVER SPRING, MD. 20904	