CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	235.62'	150.00'	212.13'	N87°31'36"E	90°00'00"
C2	1500.00'	97.05'	48.54'	97.04'	S44°22'49"W	03°42'28"
C3	150.00'	120.76'	63.68'	117.55'	S89°18'08"W	46°08'11"
C4	150.00'	49.59'	25.03'	49.37'	N78°09'28"W	18°56'37"
C5	20.00'	31.42'	20.00'	28.28'	S23°41'10"E	90°00'00"
C6	20.00'	31.42'	20.00'	28.28'	S66°18'50"W	90°00'00"
C7	20.00'	24.89'	14.28'	23.24'	S33°09'28"E	71°03'23"
C8	20.00'	31.42'	20.00'	28.28'	S87°31'36"W	90°00'00"
C9	20.00'	31.42'	20.00'	28.28'	S02°28'24"E	90°00'00"
C10	20.00'	31.42'	20.00'	28.28'	S87°31'36"W	90°00'00"
C11	20.00'	31.42'	20.00'	28.28'	N02°28'24"W	90°00'00"

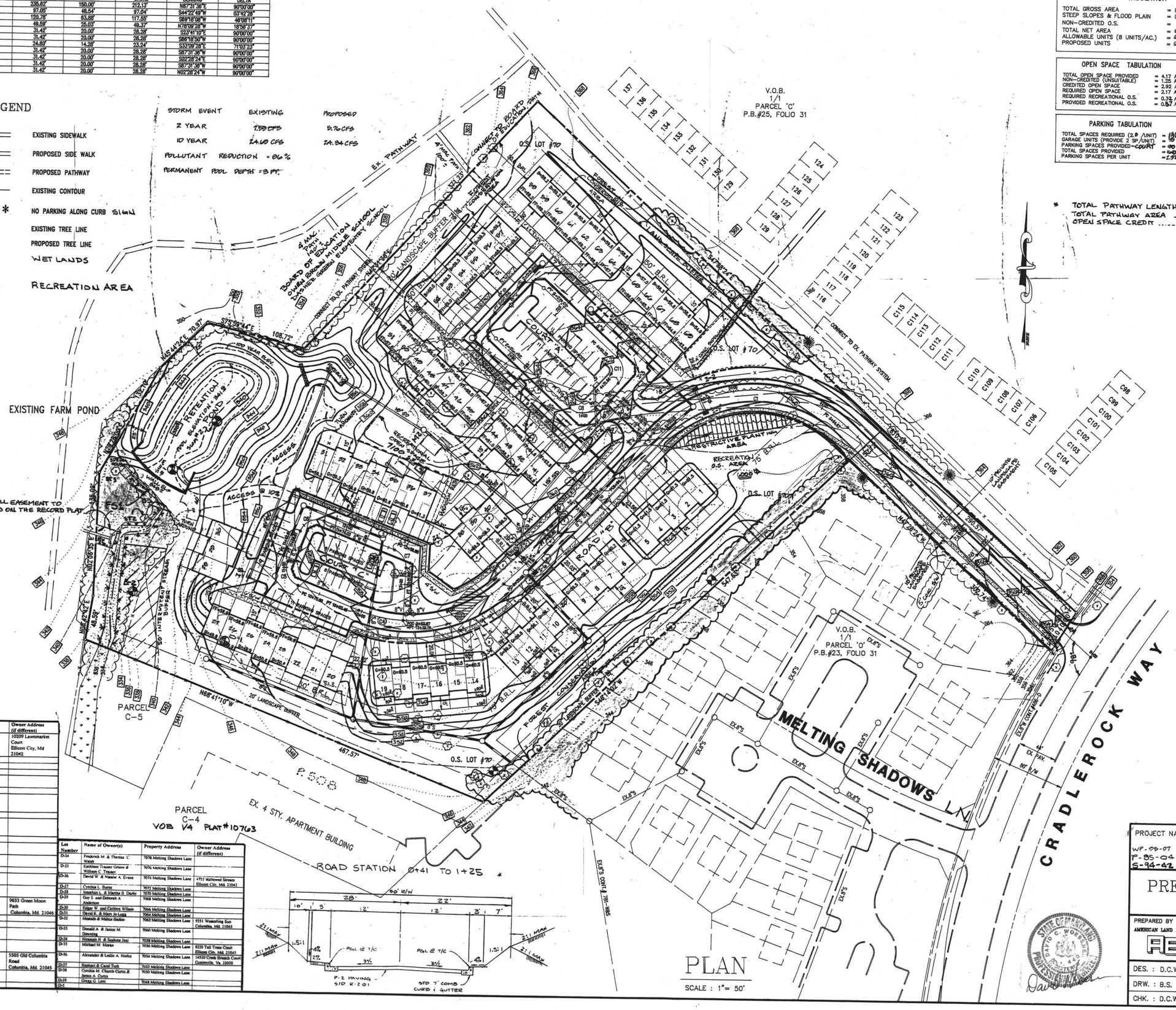
LEGEND

- EXISTING SIDEWALK
- PROPOSED SIDE WALK
- PROPOSED PATHWAY
- EXISTING CONTOUR
- * NO PARKING ALONG CURB SIGN
- EXISTING TREE LINE
- PROPOSED TREE LINE
- WETLANDS
- RECREATION AREA

STORM EVENT	EXISTING	PROPOSED
2 YEAR	1.99 CFS	3.76 CFS
10 YEAR	24.40 CFS	24.34 CFS

POLLUTANT REDUCTION = 86%

PERMANENT POOL DEPTH = 3 FT.



DENSITY TABULATION

TOTAL GROSS AREA	= 8.70 AC.
STEEP SLOPES & FLOOD PLAIN	= 0.00 AC.
NON-CREDITED O.S.	= 0 AC.
TOTAL NET AREA	= 8.70 AC.
ALLOWABLE UNITS (8 UNITS/AC.)	= 69 UNITS
PROPOSED UNITS	= 69 UNITS

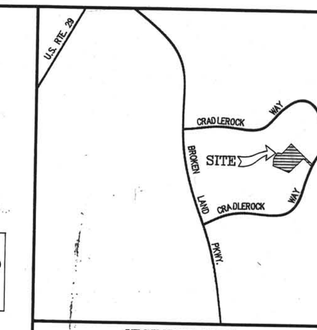
OPEN SPACE TABULATION

TOTAL OPEN SPACE PROVIDED	= 4.17 AC.
NON-CREDITED (UNSUITABLE)	= 1.25 AC.
CREDITED OPEN SPACE	= 2.92 ACRES
REQUIRED OPEN SPACE	= 2.17 ACRES
REQUIRED RECREATIONAL O.S.	= 0.32 ACRES
PROVIDED RECREATIONAL O.S.	= 0.57 ACRES *

PARKING TABULATION

TOTAL SPACES REQUIRED (2.0 /UNIT)	= 138 SPACES (2.0 x 69 UNITS)
GARAGE UNITS (PROVIDE 2 SP/UNIT)	= 70 SPACES (35 UNITS)
PARKING SPACES PROVIDED-COURT	= 90 SPACES
TOTAL SPACES PROVIDED	= 160 SPACES
PARKING SPACES PER UNIT	= 2.32 SP/UNIT

* TOTAL PATHWAY LENGTH ..... 240 FT.
TOTAL PATHWAY AREA ..... 960 SF.
OPEN SPACE CREDIT ..... 2880 SF.



VICINITY MAP
SCALE: 1"= 2000'

GENERAL NOTES

1. PROPERTY ZONED : RSA-8
2. TOTAL GROSS AREA OF BUILDING LOTS : 2.44 AC.
3. TOTAL AREA OF PUBLIC ROAD R/W : 2.09 AC.
4. TOTAL AREA OF OPEN SPACE PROVIDED : 4.17 AC.
   REQUIRED RECREATIONAL O.S. (69 UNIT X 200 SF) : 0.32 AC.
5. TOTAL AREA OF 100 YEAR FLOOD PLAIN : 0.00 AC
6. TOTAL AREA OF 25% SLOPE : 0.00 AC
7. TOTAL AREA OF PROPERTY : 8.70 AC
8. NUMBER OF PROPOSED BUILDABLE LOTS : 69 TOWNHOUSES
9. PUBLIC WATER AND SEWER SYSTEMS AREA TO BE EMPLOYED.
10. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH 16.131 OF THE SUBDIVISION REGULATIONS.
11. STREET LIGHTS WILL BE PROVIDED AS INDICATED ON THE FINAL ROAD DRAWINGS.
12. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY W.L.MEEKINS MAY 1994.
13. PROPOSED PUBLIC ROADWAY WITHIN THIS SITE:
    A: PUBLIC ROADWAY
    B: 50 FT. RIGHT-OF-WAY
    C: 24 FT. PAVEMENT
    D: 30 M.P.H. DESIGN SPEED
    E: P-2 PAVEMENT TYPE
14. MAXIMUM SFA LOT COVERAGE : 60 PERCENT
15. A FLOOD PLAIN STUDY IS NOT REQUIRED (TOTAL D.A. TO SITE < 30AC.)
16. TWO (2) PARKING SPACES PER TOWNHOUSE ARE REQUIRED. ONE IN THE GARAGE AND ONE IN THE DRIVEWAY. HOA DOCUMENTS WILL REQUIRE THE GARAGE BE KEPT AVAILABLE FOR PARKING PURPOSES. 18 ADDITIONAL PARKING SPACES ARE PROVIDED FOR TH'S.
17. THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT
18. OPEN SPACE LOT 70 WILL BE CONVEYED TO THE H.O.A.
19. WETLANDS WERE DELINEATED BY BILL BRIDGELAND MAY 1994.
20. D.P.W. HAS GRANTED A WAIVER TO REDUCE CURVE RADII OF C1 AND C4 TO 150 FEET, ELIMINATE TRUNCATIONS, AND REDUCE INTERSECTION SPACING.
21. 29 GARAGE UNITS AND 40 NON GARAGE UNITS ARE PROPOSED.
22. NO SLOPES IN EXCESS OF 25% EXIST.
23. DPW WILL PROVIDE MAINTENANCE OF THE SWM EMBANKMENT STRUCTURE ONLY.
24. SWM FACILITY TO BE PRIVATELY OWNED/OPERATED.
25. SIDEWALK ALONG ROAD 'B' SOUTH SIDE ONLY PER WP-95-07, approved 2/24/94 subject to 3 conditions.
26. THIS PROJECT IS SUBJECT TO SECT 124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
27. ALL EXISTING STRUCTURES TO BE RAZED.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR — DATE 12/30/94

Lot Number	Name of Owner(s)	Property Address	Owner Address (if different)
C-105	Dinesh & Chitralekha Kumar	7115 Talisman Lane	10209 Lawnmarket Court Ellicott City, Md 21042
C-106	Mare H. Levy	7127 Talisman Lane	
C-107	Claudia K. Norris	7129 Talisman Lane	
C-108	Robert Martin & Wf.	7131 Talisman Lane	
C-109	Russell W. Whitsel & Colleen Mckenna	7133 Talisman Lane	
C-110	Maureen B. Bushey	7135 Talisman Lane	
C-111	Robert L. Peterson & Dianne La Pierre Peterson	7147 Talisman Lane	
C-112	Hiro Fo Po Huang	7149 Talisman Lane	
C-113	Gilbert F. Bourcier Jr. & Kimberly A. Bourcier	7151 Talisman Lane	
C-114	Phyllis H. Williams	7153 Talisman Lane	
C-115	Willie Abrams & Marilyn C. Newhouse	7155 Talisman Lane	
C-116	Gregory L. & Marion A. Conzler	7163 Talisman Lane	
C-129	Earley T. Green	7193 Talisman Lane	
C-130	Robert R. & Jane M. Ketchum	7203 Talisman Lane	
C-131	Robert H. & Suzanne L. Feldman	7205 Talisman Lane	
C-132	Michael J. Demma	7207 Talisman Lane	9633 Green Moon Path Columbia, Md. 21046
C-133	Anna W. Broadway	7209 Talisman Lane	
C-134	Brett E. Parks	7211 Talisman Lane	
C-135	Virginia Elizabeth Clark	7213 Talisman Lane	
C-136	Michael A Mezzanotte	7215 Talisman Lane	
C-137	Robert William Dorfman & Wf	7217 Talisman Lane	5505 Old Columbia Road Columbia, Md. 21045
C-138	Colin B & Susan Cope	7219 Talisman Lane	
C-96	Southwick		

Lot Number	Name of Owner(s)	Property Address	Owner Address (if different)
D-34	Frederick M & Theresa C. Walsh	7078 Melting Shadows Lane	
D-35	Kathleen Trauner Grieve & William C. Trauner	7076 Melting Shadows Lane	
D-36	David W. & Natalie A. Evans	7074 Melting Shadows Lane	4722 Mallowood Stream Ellicott City, Md. 21043
D-37	Cynthia L. Burns	7072 Melting Shadows Lane	
D-38	Jonathan L. & Martha B. Darby	7070 Melting Shadows Lane	
D-39	Guy S. and Deborah A. Anderson	7068 Melting Shadows Lane	
D-30	Edgar W. and Carlotta Wilson	7066 Melting Shadows Lane	
D-31	David K. & Mary Jo Lotz	7064 Melting Shadows Lane	
D-32	Mostafa & Mahtab Badiee	7062 Melting Shadows Lane	9351 Westerling Sun Columbia, Md. 21045
D-33	Donald A & Janice M Downing	7060 Melting Shadows Lane	
D-34	Hemanan N & Sushma Jani	7058 Melting Shadows Lane	
D-35	Michael M Moran	7056 Melting Shadows Lane	8220 Tall Trees Court Ellicott City, Md. 21043
D-36	Alexander & Leslie A. Norko	7054 Melting Shadows Lane	14510 Creek Branch Court Centreville, Va. 20020
D-37	Raphael & Carol Turk	7052 Melting Shadows Lane	
D-38	Cynthia M. Church Curtis & James A. Curtis	7050 Melting Shadows Lane	
D-39	Gregg G. Lani	7048 Melting Shadows Lane	
D-5			

PROJECT NAME — CRADLEROCK FARM
LOTS 1-70
A SUBDIVISION OF PARCEL 46
SIXTH ELECTION DISTRICT TAX MAP #36
HOWARD COUNTY, MARYLAND.

WP-95-07
P-95-04
S-94-42

PRELIMINARY PLAN

PREPARED BY :
AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.
671-A MAIN STREET
LAUREL, MARYLAND 20707
WASH. (301) 953-1221
BALT. (301) 880-3039

DEVELOPER/OWNER
DASHER GREEN ASSOCIATES LTD.
839 ELKRIDGE LANDING ROAD
LINTHICUM, MD. 21090

DES. : D.C.W.	JOB :		
DRW. : B.S.	PROJ. :	SCALE : 1"= 50'	SHEET 1 OF 1
CHK. : D.C.W.	DATE : JULY 7,1994		

P-95-04