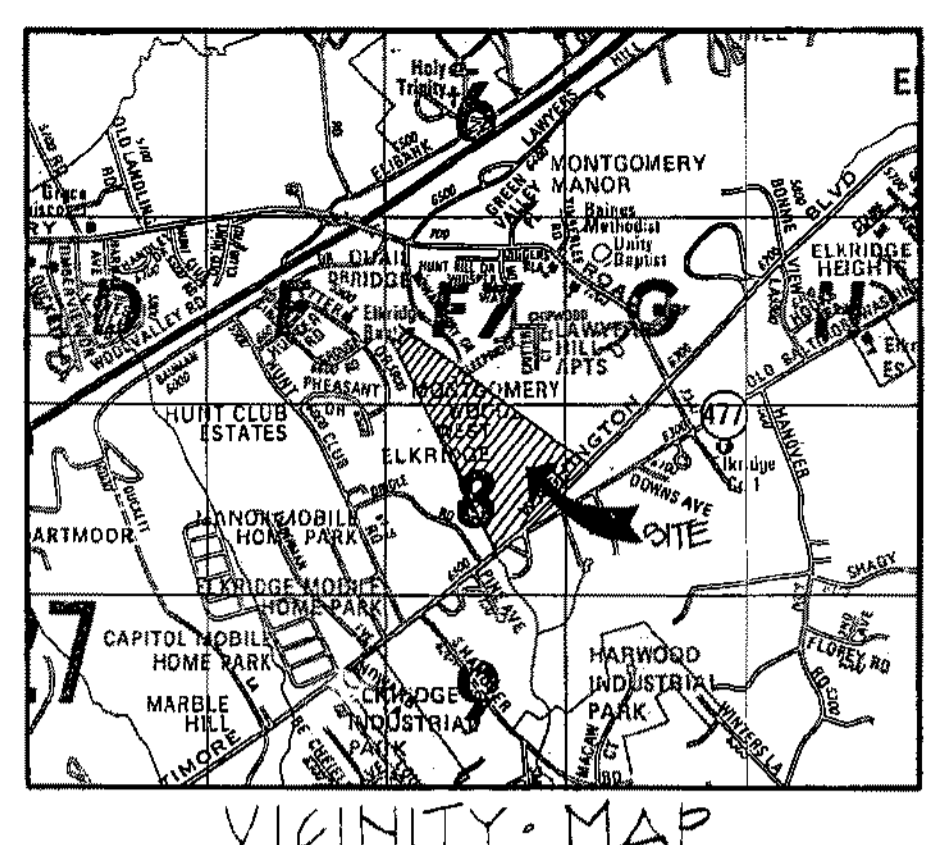


CHARLOTTE DUBIN
L. 1494 F. 375
PARCEL 100
22.94 AC.

HUNT CLUB ESTATES

QUAIL RIDGE



SEE SHEET 3 OF 4

DESIGN	J.E.D.
DRAFT	T.S.K.
CHECKED	
DATE	5/20/88
SCALE	1" = 50'

NO.	REVISION	DATE	BY
1	Rev. Plan as per County Comments	11-17-88	JK
2			

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 ENGINEERS • PLANNERS • SURVEYORS
 9200 WIGHTMAN ROAD SUITE 400
 GAITHERSBURG, MARYLAND 20879
 301.950.0525 • Wash. 948-9439

SKETCH PLAN
 TAX MAP 36 PARCEL NO. 526
ELKRIDGE TOWN CENTER
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

4 OF 4

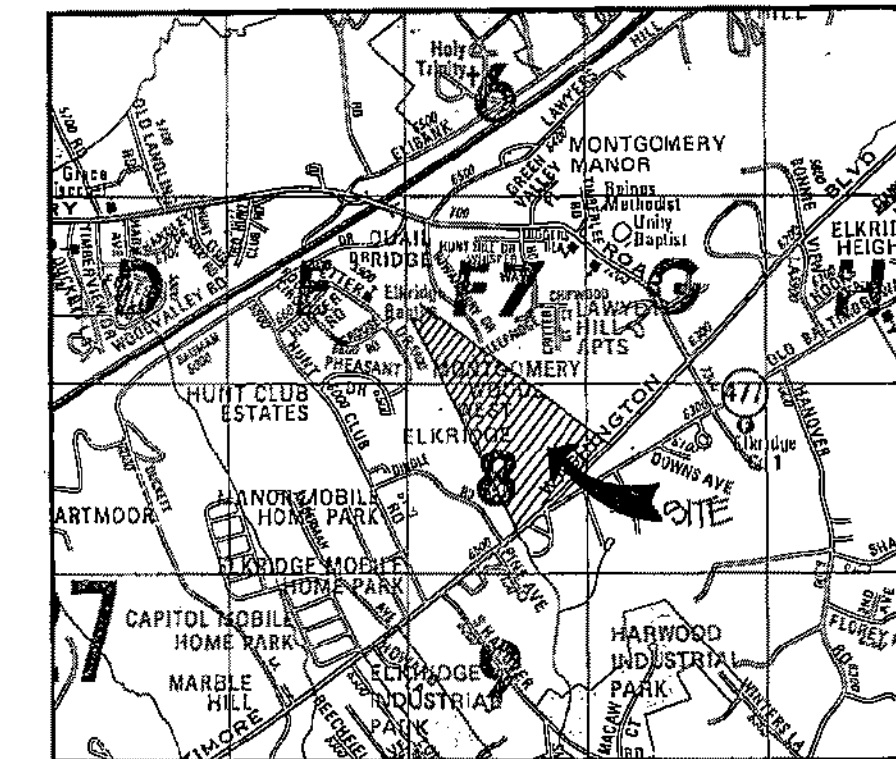
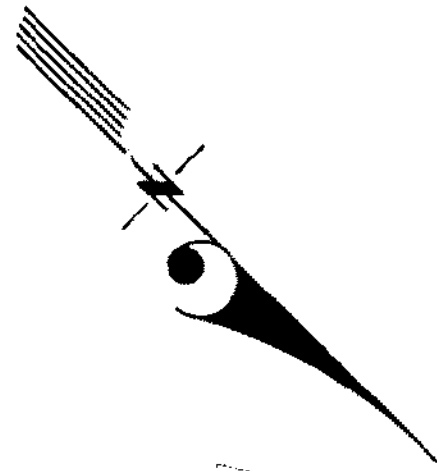
RECORDED AND INDEXED ON 1-19-89
 OFFICE OF PLANNING AND ZONING
 HOWARD COUNTY
 7.7.88



OWNER/DEVELOPER
WAYNE NEWSOME
HEARTH & HOME
 P.O. BOX 39
 COLUMBIA, MD 21045

OWNER/DEVELOPER

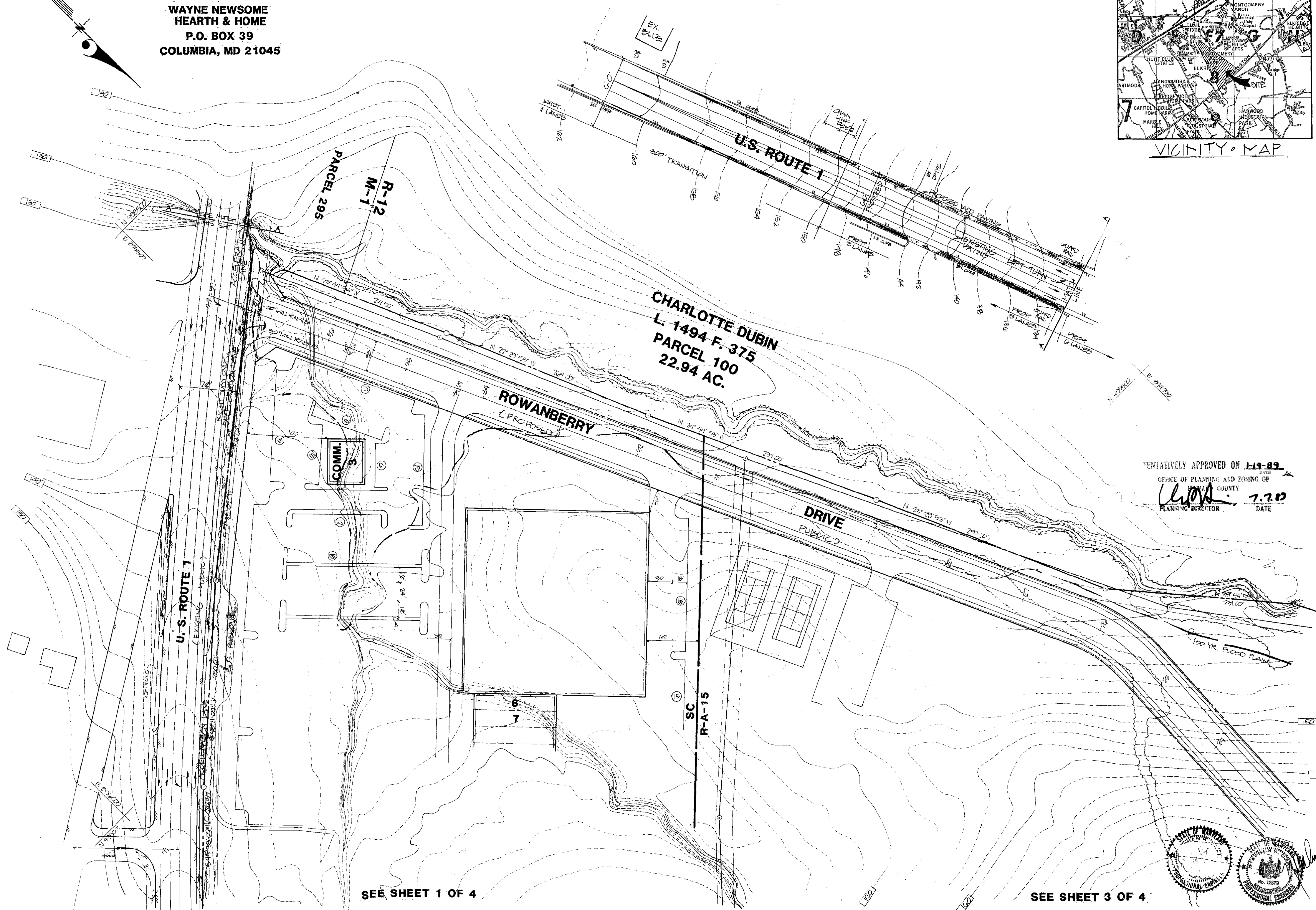
**WAYNE NEWSOME
HEARTH & HOME
P.O. BOX 39
COLUMBIA, MD 21045**



VICINITY MAP

DESIGN	J.E.D.
DRAFT	T.S.K.
CHECKED	
DATE	5/26/88
SCALE	1" = 50'

NO.	REVISION	DATE	BY
1	Plan as per county comments	06-08-88	JK
2	"	11-11-88	JK

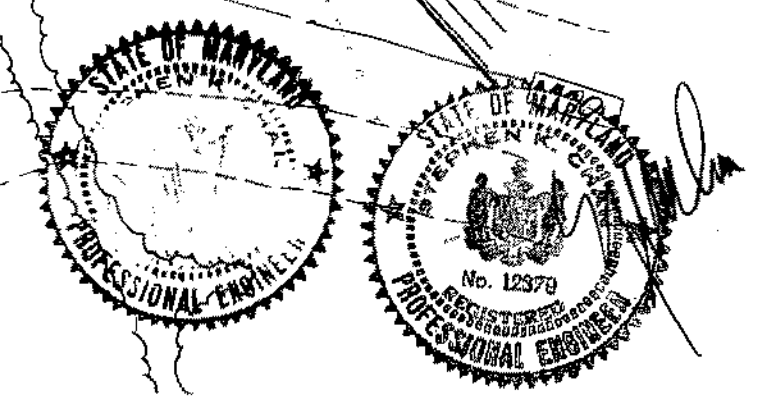


**CHARLOTTE DUBIN
L. 1494 F. 375
PARCEL 100
22.94 AC.**

TEMPORARILY APPROVED ON 1-19-89 DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
[Signature] 7.70 DATE
PLANNING DIRECTOR

SEE SHEET 1 OF 4

SEE SHEET 3 OF 4



CLB ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
9200 WIGHTMAN ROAD, SUITE 400
GAITHERSBURG, MARYLAND 20878
301-990-0525 • FAX 301-948-5459

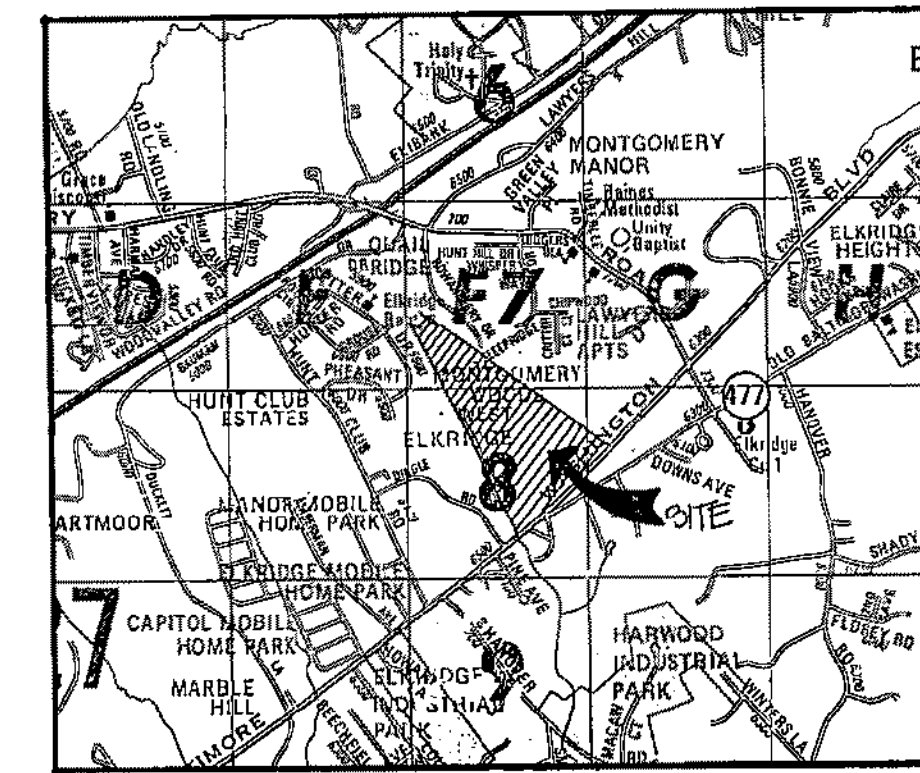
**SKETCH PLAN
TAX MAP 38 PARCEL NO. 526
ELKRIDGE TOWN CENTER**
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

2 OF 4

OWNER/DEVELOPER

**WAYNE NEWSOME
HEARTH & HOME
P.O. BOX 39
COLUMBIA, MD 21045**

SEE SHEET 4 OF 4



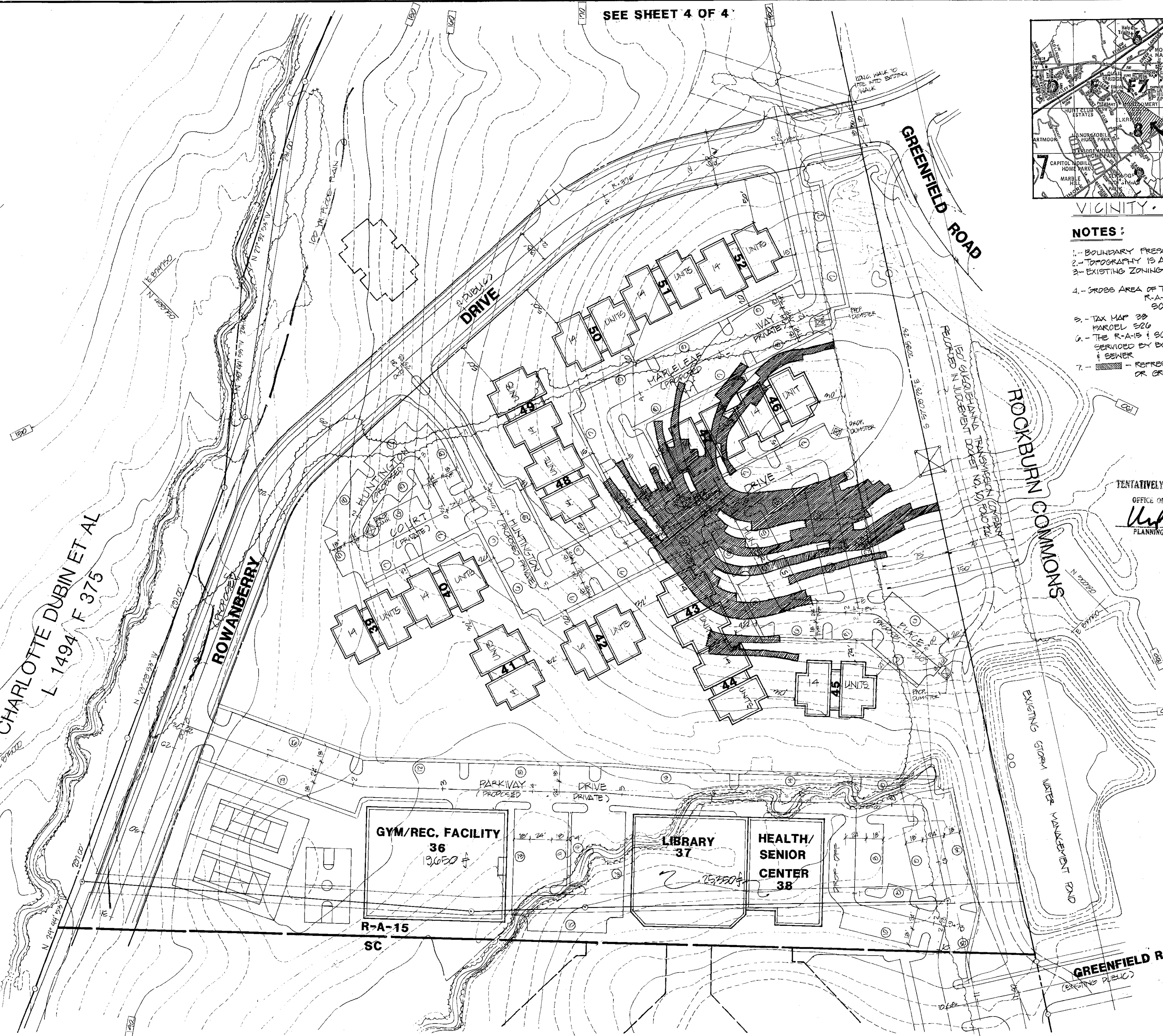
VICINITY MAP

NOTES:

1. BOUNDARY PREPARED BY CUB ASSOC. INC
2. TOPOGRAPHY IS AERIAL @ 2' CONTOURS
3. EXISTING ZONING: R-A-15
SC
4. GROSS AREA OF TRACT: 41.109 AC.
R-A-15 = 23.25 AC.
SC = 17.859 AC.
5. TAX MAP 38 PARCEL 520
6. THE R-A-15 & SC PARCELS WILL BE SERVICED BY BOTH PUBLIC WATER & SEWER
7. [Hatched Area] REPRESENTS 25% SLOPES OR GREATER.

ACREAGE	OR 25.25 AC OR 1,093,840 SQ. FT.
ZONING	R-A-15
LOT COVERAGE	
- MAX. 20%	219,978 SQ. FT.
- PROPOSED	127,400 SQ. FT. OR 11.9%
DENSITY	15 UNITS/AC.
25.25 AC.	
- 0.50 AC. = 25% SLOPES OR GREATER	
- 2.18 AC. = FLOOD PLAIN (9.78%)	
22.07 AC x 15 UNITS/AC. = 331.1	
FLOOD PLAIN ADJ. @ 80%: 22.7	
ALLOWED = 306.7	
PROPOSED = 304 UNITS	
(14 UNIT BUDGES @ 216 BUDGES)	
PARKING SPACES	
1.5 SPACES/UNIT	546 SPACES
2nd x 1.5 = REQ.	819 SPACES
PROPOSED	
OPEN SPACE	
MIN. 20%	219,978 SQ. FT.
PROPOSED	715,126 SQ. FT. OR 65%
ROADS	
PRIVATE:	89,940 SQ. FT.
PUBLIC:	78,900 SQ. FT.
COUNTY FACILITY	
45,000 SQ. FT.	
P.S. = 5/1500 SQ. FT.	
REQ. =	205 P.S.
PROP. =	211 P.S.
	(PLUS 20 P.S. IN SC ZONE)
BEDROOMS	
204 PROPOSED:	ALLOWABLE
120 One Bedroom	MIN. SQ. FT.
244 Two Bedroom	600 #
	PROPOSED:
	600 #

CHARLOTTE DUBIN ET AL
L 1494 F 375



TENTATIVELY APPROVED ON 1-19-89 DATE
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
[Signature] PLANNING DIRECTOR 7-1-89 DATE

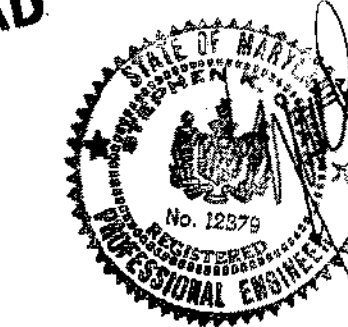
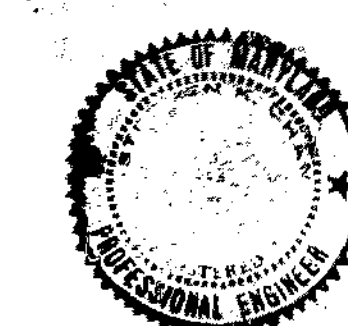
DESIGN	J.E.D.
DRAFT	T.S.K.
CHECKED	
DATE	5/27/88
SCALE	1" = 50'

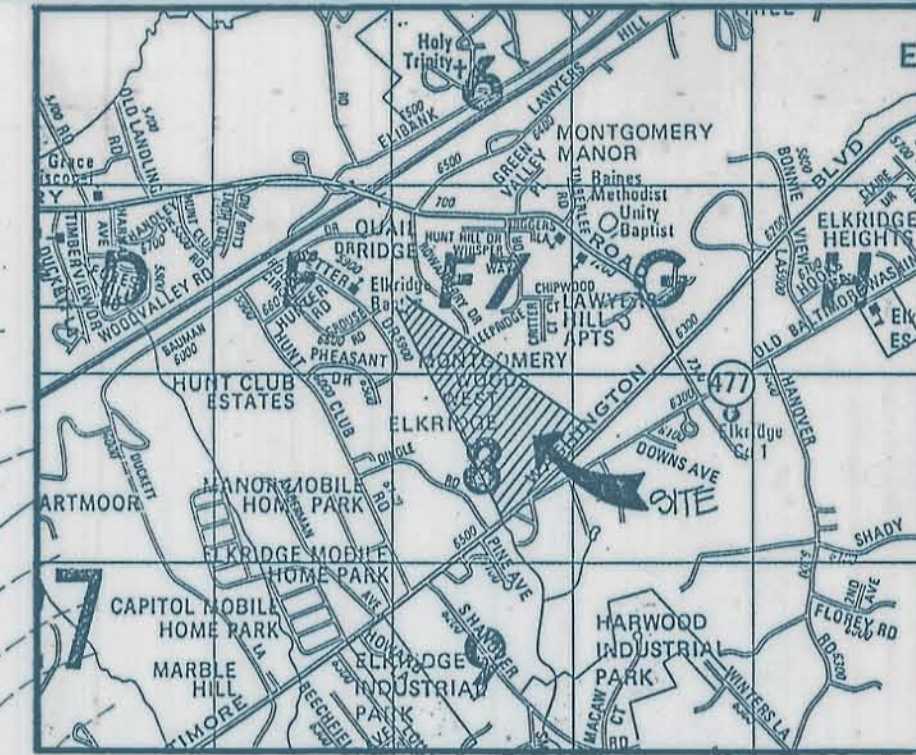
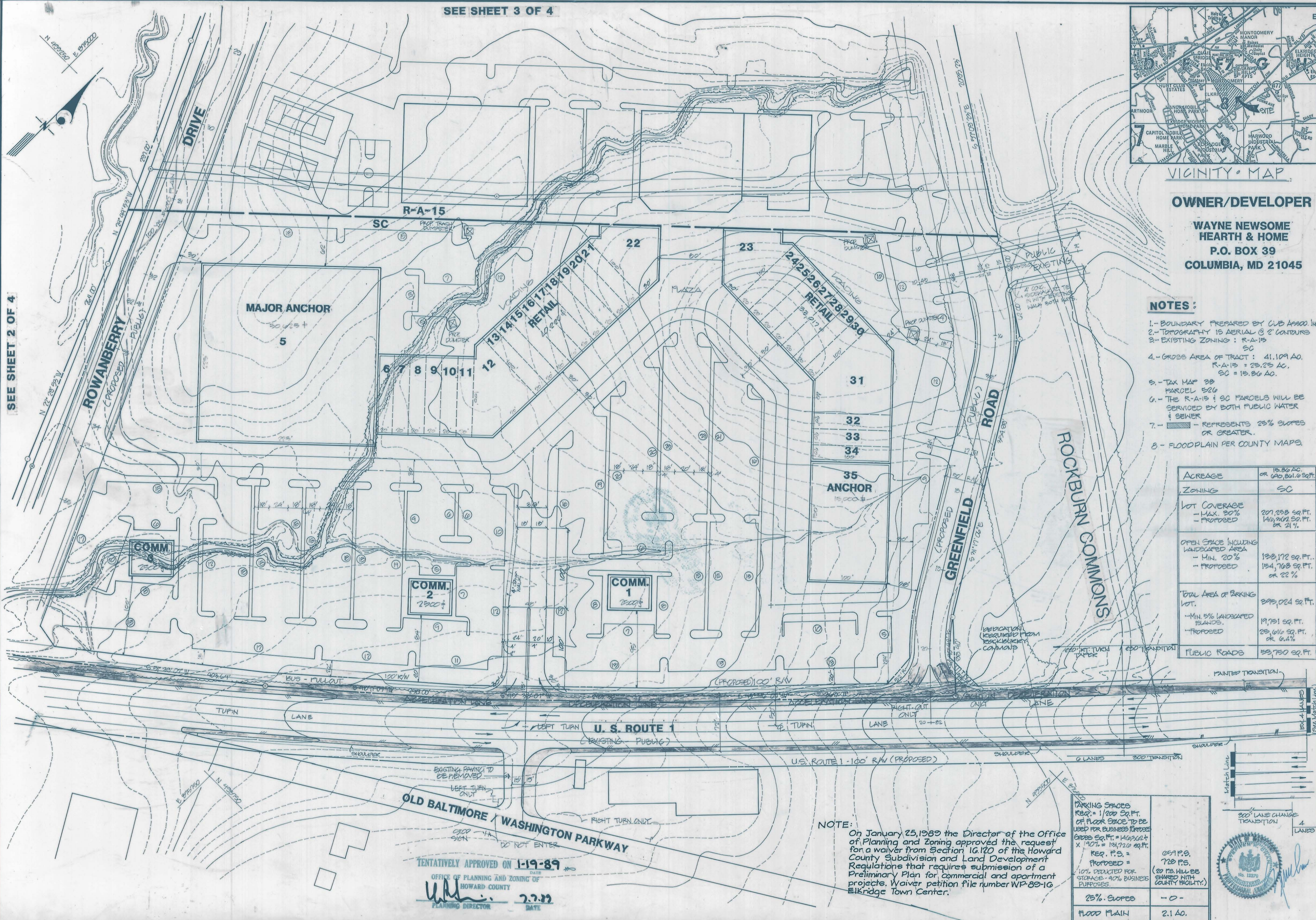
NO.	REVISION	DATE	BY
1.	PER UNITS AS PER COUNTY COMMENTS	11-1-88	TSK

CUB ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
5200 WIGHTMAN ROAD SUITE 400
GAITHERSBURG, MARYLAND 20879
301-950-0525 • WEST 945-9459

SKETCH PLAN
TAX MAP 38 PARCEL NO. 526
ELKRIDGE TOWN CENTER
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

3 OF 4





VICINITY MAP

OWNER/DEVELOPER
WAYNE NEWSOME
HEARTH & HOME
 P.O. BOX 39
 COLUMBIA, MD 21045

- NOTES:**
- 1.- BOUNDARY PREPARED BY CUB ASSOC. INC.
 - 2.- TOPOGRAPHY IS AERIAL @ 2" CONTOURS
 - 3.- EXISTING ZONING : R-A-15
SC
 - 4.- GROSS AREA OF TRACT : 41.109 AC.
R-A-15 = 23.25 AC.
SC = 17.86 AC.
 - 5.- TAX MAP 38
PARCEL 520
 - 6.- THE R-A-15 & SC PARCELS WILL BE SERVICED BY BOTH PUBLIC WATER & SEWER
 - 7.- [Symbol] - REPRESENTS 25% SLOPES OR GREATER.
 - 8.- FLOODPLAIN PER COUNTY MAPS.

ACREAGE	15.86 AC. OR 690,861.6 SQ.FT.
ZONING	SC
LOT COVERAGE	
- MAX. 30%	207,238 SQ.FT.
- PROPOSED	140,202 SQ.FT. OR 21%
OPEN SPACE INCLUDING LANDSCAPED AREA	
- MIN. 20%	138,172 SQ.FT.
- PROPOSED	134,768 SQ.FT. OR 22%
TOTAL AREA OF PARKING LOT.	395,024 SQ.FT.
- MIN 5% LANDSCAPED ISLANDS.	19,751 SQ.FT.
- PROPOSED	23,616 SQ.FT. OR 6.4%
PUBLIC ROADS	53,750 SQ.FT.

DESIGN	J.E.D.
DRAFT	T.S.K.
CHECKED	
DATE	5/20/88
SCALE	1" = 50'

NO.	REVISION	DATE	BY
1	REAL PLAN AS PER COUNTY COMMENTS	11-11-88	TK
2	PER. RT.1 + PARKING AS PER COMMENTS		

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SKETCH PLAN 1
TAX MAP 38 PARCEL NO. 526
ELKRIDGE TOWN CENTER
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

NOTE:
 On January 25, 1989 the Director of the Office of Planning and Zoning approved the request for a waiver from Section 16.120 of the Howard County Subdivision and Land Development Regulations that requires submission of a Preliminary Plan for commercial and apartment projects. Waiver petition file number WP-89-16 ElkrIDGE Town Center.

PARKING SPACES REQ. = 1/200 SQ.FT. OF FLOOR SPACE TO BE USED FOR BUSINESS PURPOSES	059 P.S. 728 P.S. (20 P.S. WILL BE SHARED WITH COUNTY HOUSING)
GROSS SQ.FT. = 140,624 X 190% = 127,120 SQ.FT.	
REQ. P.S. = Proposed = 10% DEDUCTED FOR STORAGE - 40% BUSINESS PURPOSES.	
25% SLOPES	- 0 -
FLOOD PLAIN	2.1 AC.

TENTATIVELY APPROVED ON 1-19-89
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR
 DATE 2-7-89

