

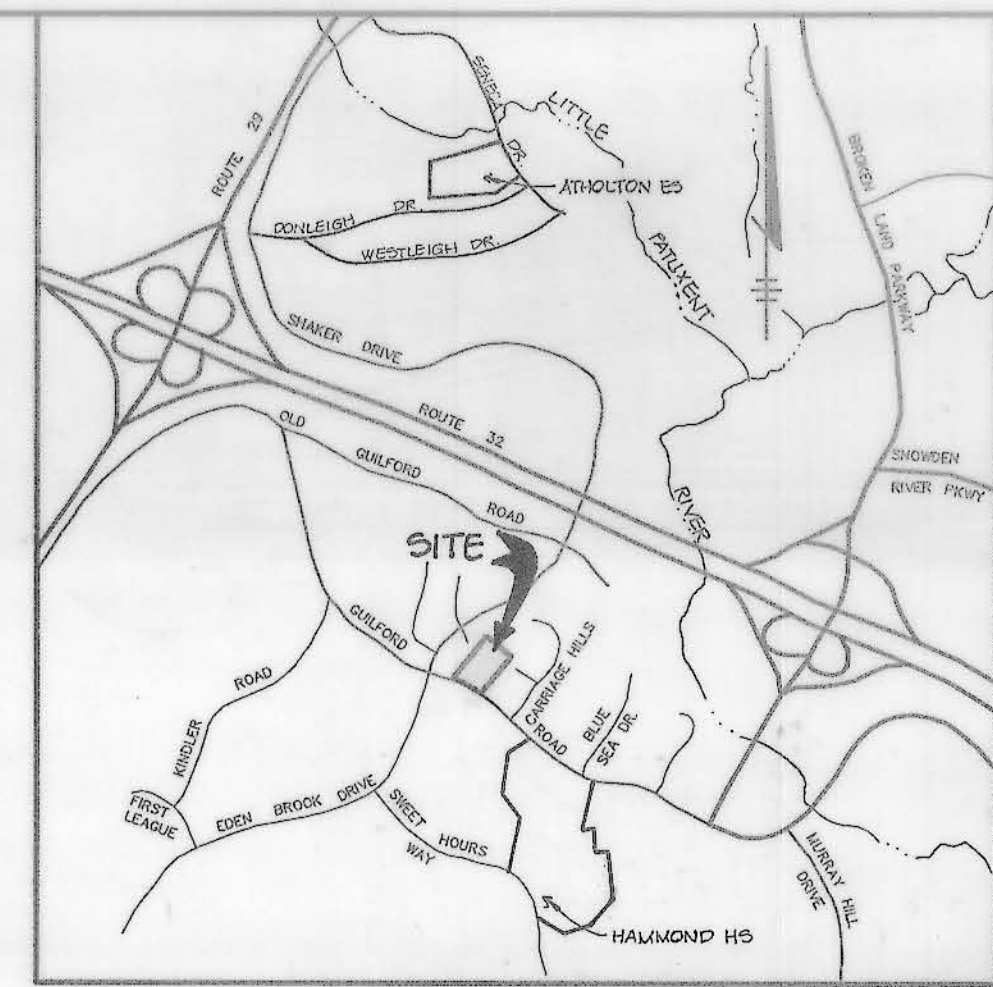
COORDINATE TABLE		
NO.	NORTH	EAST
1	487075.20	838804.97
2	487230.92	838809.92
3	487287.36	838824.02
4	487326.02	838756.84
5	487551.97	838943.80
6	487339.72	839202.13
7	486951.03	838880.16

PRELIMINARY EQUIVALENT SKETCH PLAN

COLES PROPERTY

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

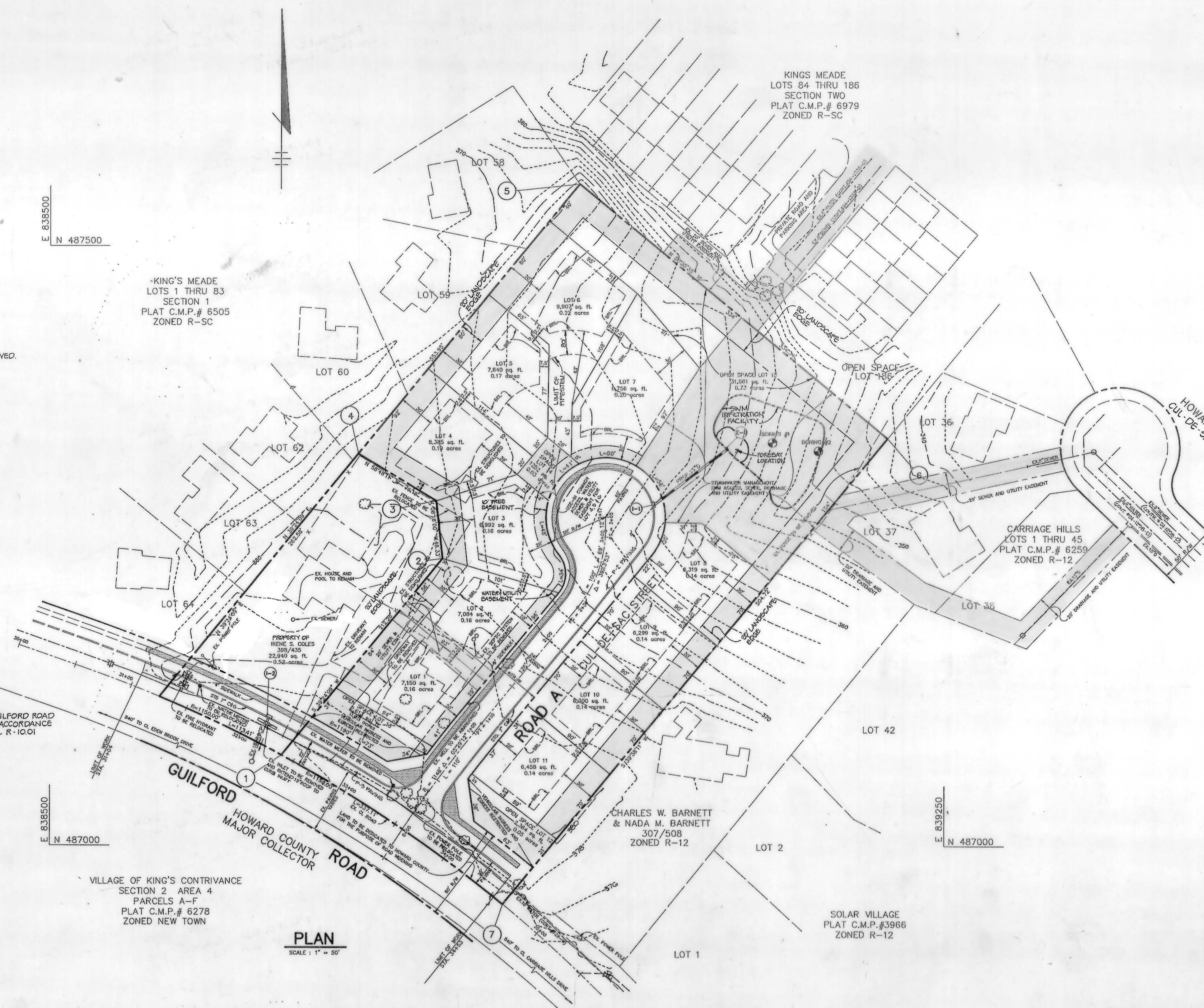
1. ZONING R-SC
2. GROSS AREA 3.35 ACRES
3. NET AREA 3.35 ACRES
4. TOTAL AREA OF FLOODPLAIN AND STEEP SLOPES 0.00 ACRES
5. TOTAL AREA OF LOTS 1.87 ACRES
6. TOTAL AREA OF RIGHT OF WAY 0.61 ACRES
7. TOTAL AREA OF OPEN SPACE 0.87 ACRES
8. DENSITY PERMITTED @ 4 D.U. PER NET AREA 13.4 MAX.
9. DENSITY PROVIDED @ 3.3 D.U. PER NET AREA 11 BUILDABLE 4 OPEN SPACE
10. TOPOGRAPHY SHOWN HEREON IS FROM FIELD RUN SURVEY TAKEN MARCH 1992 BY RIEMER MUEGGE & ASSOCIATES, INC.
11. PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE USED FOR THIS SITE.
12. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 STREET TREES AND LANDSCAPING REQUIREMENTS OF THE SUBDIVISION REGULATIONS.
13. STREET LIGHTS WILL BE PROVIDED ON THE FINAL ROAD CONSTRUCTION DRAWINGS IN ACCORDANCE WITH THE DESIGN MANUAL.
14. B.R.L. DENOTES BUILDING RESTRICTION LINE.
15. DEED REFERENCE: 398/435, 240/775
16. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE PROVIDED BY AN INFILTRATION FACILITY.
17. TRAFFIC STUDY WAS PREPARED BY LEE CUNNINGHAM AND ASSOCIATES, INC.
18. GEOTECHNICAL STUDY FOR STORMWATER MANAGEMENT IS PROVIDED BY ATEC ASSOCIATES.
19. THIS SITE IS LOCATED IN THE SOUTHEAST REGION OF THE ATHOLTON SCHOOL DISTRICT.
20. THIS DEVELOPMENT DOES NOT HAVE ANY NON-TIDAL WETLANDS PER SITE INSPECTION DATED MAY 1992 BY RIEMER MUEGGE & ASSOCIATES.
21. WAIVER TO ALLOW 40' RIGHT OF WAY FOR ROAD 'K' WAS APPROVED BY DEPARTMENT OF PUBLIC WORKS ON JULY 21, 1992.
22. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
6	0.22 AC. 9907 SF	0.05 AC. 1999 SF	0.17 AC. 7908 SF	0.00 AC.	0.00 AC.	0.17 AC. 7908 SF

OPEN SPACE TABULATION

AREA OF OPEN SPACE REQUIRED - 20%	0.67 ACRES
AREA OF OPEN SPACE PROVIDED - 25%	0.84 ACRES
AREA OF USE-IN-COMMON DRIVEWAY OPEN SPACE LOT 14 (NOT INCLUDED IN OPEN SPACE PROVIDED)	0.03 ACRES
AREA OF STEEP SLOPES AND FLOODPLAIN	0.00 ACRES
AREA OF STORMWATER MANAGEMENT	0.38 ACRES
AREA OF DRY GROUND RECREATION AREA PROVIDED - 70% OF O.S. REQUIRED	0.53 ACRES
AREA OF DRY GROUND RECREATION AREA REQUIRED - 50% OF O.S.	0.94 ACRES



NOTE: ROAD WIDENING OF GUILFORD ROAD TO BE CONSTRUCTED IN ACCORDANCE WITH HO CO STD. DETAIL R-10.01

PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Richard A. Taylor 9/1/92
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER / DEVELOPER		
IRENE S. COLES c/o LOWRIE SARGENT 13243 WESTMEATH LANE CLARKSVILLE, MARYLAND 21029		
PROJECT		
COLES PROPERTY LOTS 1 THRU 15		
AREA		
TAX MAP NO. 42 PARCEL 12 & 323 ZONED R-SC 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY EQUIVALENT SKETCH PLAN		

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX: 410-997-9262

8-11-92 DATE	DESIGNED BY : CJR
	DRAWN BY : DAM
	PROJECT NO : 84501
	DATE : MAY 18, 1992
	SCALE : AS SHOWN
ARTHUR E. MUEGGE #8707	DRAWING NO. 1 OF 1