

CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1	603.00'	490.06'	259.47'	476.68'	46°33'51"
2	603.00'	141.57'	71.11'	141.25'	13°27'07"
3	316.00'	293.11'	158.05'	282.71'	53°08'42"
4	316.00'	325.36'	178.76'	311.18'	58°59'36"
5	109.62'	69.01'	35.69'	67.88'	36°04'15"

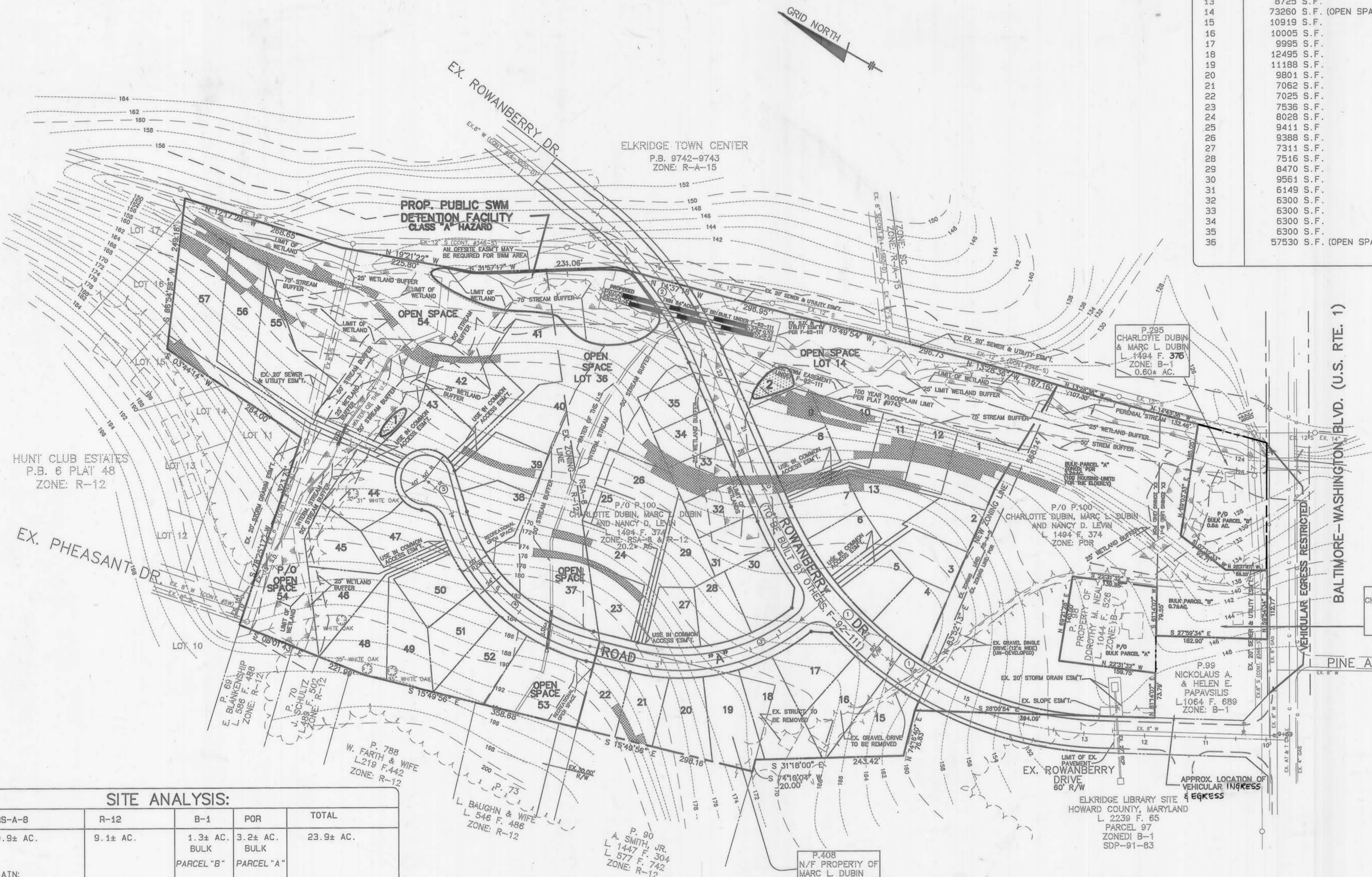
LOT AREA DATA

ZONE: RS-A-8		ZONE: R-12	
LOT NO.	AREA	LOT NO.	AREA
1	11569 S.F.	37	29927 S.F. (OPEN SPACE & RECREA. O/S)
2	7848 S.F.	38	8427 S.F.
3	8254 S.F.	39	9375 S.F.
4	9198 S.F.	40	9134 S.F.
5	6965 S.F.	41	11008 S.F.
6	6836 S.F.	42	13055 S.F.
7	6781 S.F.	43	8804 S.F.
8	6615 S.F.	44	10510 S.F.
9	8006 S.F.	45	9757 S.F.
10	8771 S.F.	46	10073 S.F.
11	7190 S.F.	47	8491 S.F.
12	7924 S.F.	48	10878 S.F.
13	8725 S.F.	49	10362 S.F.
14	73260 S.F. (OPEN SPACE)	50	8451 S.F.
15	10919 S.F.	51	9180 S.F.
16	10005 S.F.	52	9980 S.F.
17	9995 S.F.	53	16013 S.F. (OPEN SPACE & RECREA. O/S)
18	12495 S.F.		
19	11188 S.F.	54	129192 S.F. (OPEN SPACE)
20	9801 S.F.	55	15379 S.F.
21	7062 S.F.	56	14512 S.F.
22	7025 S.F.	57	19394 S.F.
23	7536 S.F.		
24	8028 S.F.		
25	9411 S.F.		
26	9388 S.F.		
27	7311 S.F.		
28	7516 S.F.		
29	8470 S.F.		
30	9561 S.F.		
31	6149 S.F.		
32	6300 S.F.		
33	6300 S.F.		
34	6300 S.F.		
35	6300 S.F.		
36	57530 S.F. (OPEN SPACE)		



LEGEND

CONTOUR INTERVAL	2 FEET
EXISTING CONTOUR	---
EXISTING SEWER	---
EXISTING WATER MAIN	---
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
PROPOSED CURB & GUTTER	---
EXISTING CURB & GUTTER	---
LIMIT OF WETLAND	---
WETLAND BUFFER	---
STREAM	---
STREAM BUFFER	---
100 YR. FLOODPLAIN LIMIT	---
AREA WITH 15%-24.9% SLOPE	---
EXISTING GAS	---
EXISTING AT & T CABLE	---
PROPOSED PRIVATE (H.O.A.)	---
WATER QUALITY FACILITY	---
EXISTING TREELINE	---



GENERAL NOTES:

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARD UNLESS WAIVER(S) HAVE BEEN APPROVED.
- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM HOWARD COUNTY 200 SCALE TOPOGRAPHY MAPS.
- WATER AND SEWER EXTENSIONS FOR THIS PROJECT WILL BE PUBLIC AND ARE LOCATED IN THE PATAPSCO DRAINAGE AREA.
- EXISTING UTILITIES SHOWN ARE TAKEN FROM RECORD DRAWINGS.
- PROJECT SITE ZONED R-12, RSA-8, POR AND B-1 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN AND ZB CASE 956M.
- ZB CASE 956M REQUESTED REZONING OF AN EXISTING B-1 AND RSA-8 ZONING DISTRICT TO POR ZONING. THIS CASE WAS APPROVED ON SEPTEMBER 1, 1994.
- BOUNDARY SHOWN HEREON IS BASED ON A DEED PLOT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT OF WAY LINE AND NOT TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- FLOODPLAIN LIMIT AS SHOWN WAS PREPARED BY CLB ASSOCIATES, DATED JUNE 1989 (SEE PLAT # 9743 FOR REFERENCE).
- THERE ARE NO 25% STEEP SLOPES WITHIN THE SITE AS PER HOWARD CO. SUBDIVISION AND LAND DEVELOPMENT REGULATION DEFINITION OF "STEEP SLOPE". (PER SECTION 16.108 (b) (54) .)
- A RIGHT-IN ONLY ACCESS FROM U.S. RTE. 1 TO PARCEL 295 WHEN COMBINED WITH PARCEL 100 SHALL BE PERMITTED IN ACCORDANCE WITH MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION LETTER DATED JUNE 6, 1994. ALL OUTBOUND MOVEMENTS SHALL BE REQUIRED VIA ROWANBERRY DRIVE.
- PARCEL #89 IS PRESENTLY OWNED BY MRS. DOROTHY NEAL, 1538 EAST MURIEL DR., PHOENIX, ARIZONA 85022-2011.
- ACCESS CONTROLS WILL BE PLACED ON THE FINAL PLAT DENYING ACCESS TO THE REMAINDER OF THE PROPERTY FRONTAGE TO U.S. RTE 1.

NO	DATE	REVISION
2	9/30/94	REVISE PER SEPT. 2, 1994 COMMENTS AND SUBMIT FOR SIGNATURE
1	7/25/94	REVISE PER JUNE 14, 1994 COMMENTS AND RESUBMIT
NO	DATE	REVISION

SITE ANALYSIS:				
ZONE:	RS-A-8	R-12	B-1	TOTAL
GROSS AREA:	10.9± AC.	9.1± AC.	1.3± AC. BULK PARCEL "B"	23.9± AC.
AREA OF FLOODPLAIN:	2.8± AC.	0.9± AC.		3.7± AC.
AREA OF R/W:	1.6± AC.	0.6± AC.		2.2± AC.
OPEN SPACE:				
REQUIRED:	2.8± AC. (25%)	2.8± AC. (30%)		5.6± AC.
PROVIDED:	3.0± AC. (INCLUDED 2.8 AC. OF FLOODPLAIN)	4.0± AC. (INCLUDED 0.9 AC. OF FLOODPLAIN)		7.0± AC. (INCLUDED FLOODPLAIN)
NET AREA:	6.5± AC.	7.6± AC.		14.1± AC.
DENSITY:				
ALLOWED:	52 D.U. (8 D.U./NET AC.)	N/A		
PROVIDED:	34 D.U.	18 D.U.		52 D.U.
MIN. LOT SIZE:	6000 S.F.	8400 S.F.		
TOTAL LOTS:	36 LOTS	21 LOTS		57 LOTS
BUILDABLE:	34 LOTS	18 LOTS		52 LOTS

SCALE: 1"=100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
James S. Sullivan 10/13/94
PLANNING DIRECTOR DATE n/r

TSA GROUP, INC.
planning • architecture • engineering
8460 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 485-8105

OWNER:	CHARLOTTE DUBIN, MARC L. DUBIN, & NANCY D. LEVINE 1802 REISTERSTOWN ROAD PIKESVILLE, MD. 21208	PROJECT:	DUBIN PROPERTY PARCELS 98,100 & 408,295
CONTRACT PURCHASER:	SDC GROUP, INC. P.O. BOX 417 ELICOTT CITY, MARYLAND 21041 (410)485-6105	LOCATION:	TAX MAP 38 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE:	APRIL 1994	TITLE:	SKETCH PLAN
DES:	DRN: ysl	SCALE:	1" = 100'
		PROJECT NO.	0504
		DRAWING	1 OF 1