

Lot Number	Name of Owner(s)	Property Address	Owner Address (if different)	Lot Number	Name of Owner(s)	Property Address	Owner Address (if different)
C-105	Dinesh & Chitralekha Kumar	7115 Talsman Lane	10201 Lammert Court Ellicott City, Md 21042	D-34	Frederick M. & Theresa C. Walsh	7078 Melting Shadows Lane	
C-106	Marc H. Levy	7127 Talsman Lane		D-35	Kathleen Truener Greve & William C. Truener	7076 Melting Shadows Lane	
C-107	Clifford K. Norris	7129 Talsman Lane		D-36	David W. & Natalie A. Evans	7074 Melting Shadows Lane	4712 Mallowd Stream Ellicott City, Md 21042
C-108	Robert Martin & W.	7131 Talsman Lane		D-37	Cynthia L. Burns	7072 Melting Shadows Lane	
C-109	Russell W. Whisler & Colleen McKenna	7133 Talsman Lane		D-38	Jonathan L. & Martha B. Dady	7070 Melting Shadows Lane	
C-110	Maureen B. Dwyer	7135 Talsman Lane		D-39	Gov. S. and Deborah A. Anderson	7068 Melting Shadows Lane	
C-111	Robert L. Peterson & Dianne La Pierre Peterson	7141 Talsman Lane		D-40	Edgar W. and Carolyn Wilson	7066 Melting Shadows Lane	
C-112	Helen To Po Huang	7149 Talsman Lane		D-41	David L. & Mary Jo King	7064 Melting Shadows Lane	9151 Worthington Sun Columbia, Md 21045
C-113	Gilbert F. Bourcier Jr. & Kimberly A. Bourcier	7151 Talsman Lane		D-42	Monah & Mahan Hadler	7062 Melting Shadows Lane	
C-114	Phyllis H. Williams	7155 Talsman Lane		D-43	Donald A. & Janet M. Deming	7060 Melting Shadows Lane	
C-115	Willie Abrams & Marilyn C. Newhouse	7155 Talsman Lane		D-44	Stephen N. & Susanna Jost	7058 Melting Shadows Lane	8230 Tall Trees Court Ellicott City, Md 21041
C-116	Gregory L. & Marion A. Conley	7163 Talsman Lane		D-45	Michael M. Moran	7056 Melting Shadows Lane	14510 Creek Branch Court Centerville, Va 23020
C-117	Barley T. Green	7193 Talsman Lane		D-46	Alexander & Leslie A. Norko	7054 Melting Shadows Lane	
C-118	Robert R. & Jane M. Kerthum	7203 Talsman Lane		D-47	Raphael & Carol Turk	7052 Melting Shadows Lane	
C-119	Robert H. & Suzanne L. Feldman	7205 Talsman Lane		D-48	Cynthia M. Church Curtis & James A. Curtis	7050 Melting Shadows Lane	
C-120	Michael J. Demma	7207 Talsman Lane	9633 Green Moon Path Columbia, Md 21046	D-49	Gregg G. Lane	7048 Melting Shadows Lane	
C-121	Anna W. Broadway	7209 Talsman Lane					
C-122	Brett E. Parks	7211 Talsman Lane					
C-123	Virginia Elizabeth Clark	7213 Talsman Lane					
C-124	Michael A. Mezzanotte	7215 Talsman Lane					
C-125	Robert William Dorfman & Susan Cope	7217 Talsman Lane	3505 Old Columbia Road Columbia, Md 21045				
C-126	Colin B. & Susan Cope	7219 Talsman Lane					
C-127	Seawick						

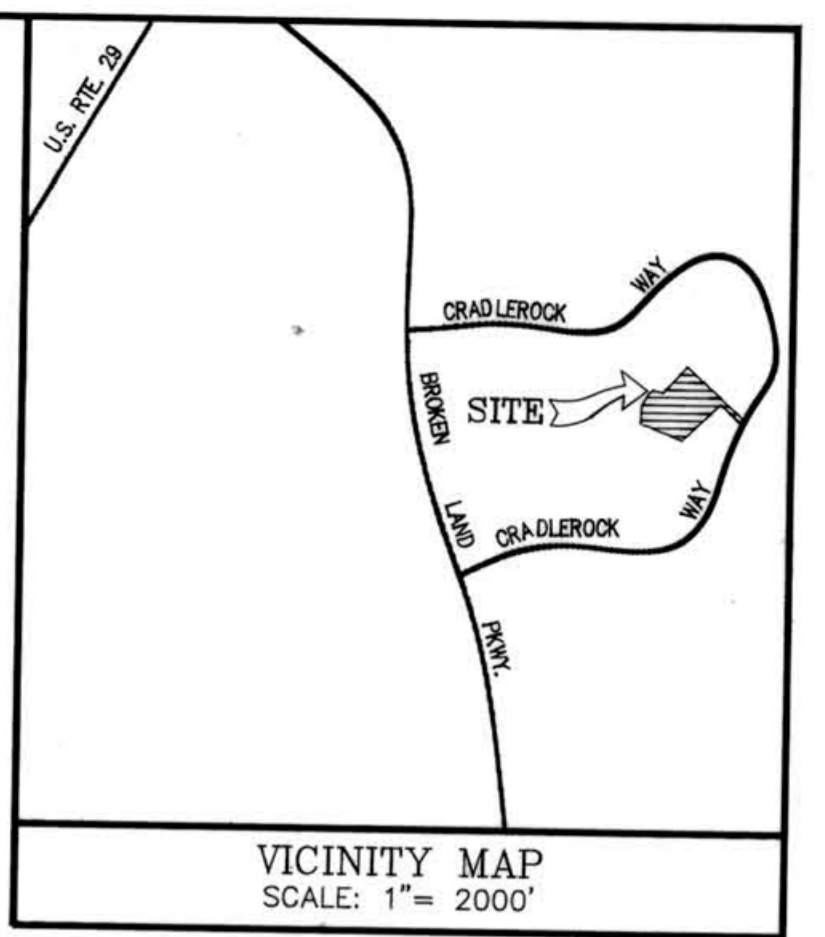
CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	52.08'	28.14'	52.00'	N53°26'32"W	11°56'17"
C2	150.00'	235.62'	150.00'	212.13'	S87°31'36"W	90°00'00"
C3	1500.00'	97.05'	48.54'	97.04'	S44°22'48"W	03°42'28"
C4	1500.00'	170.38'	95.71'	161.37'	S78°48'28"W	65°04'48"

DENSITY TABULATION	
TOTAL GROSS AREA	= 8.70 AC.
STEEP SLOPES & FLOOD PLAIN	= 0.00 AC.
AREA OF NON CREDITED O.S. (NT)	= 0.34 AC.
TOTAL NET AREA (RSA-B)	= 8.36 AC.
ALLOWABLE UNITS (8 UNITS/AC.)	= 66 UNITS
PROPOSED UNITS	= 66 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.	= 0.30 ACRES
PROVIDED RECREATIONAL O.S.	= 0.83 ACRES

PARKING TABULATION	
TOTAL SPACES REQUIRED (2.3 /UNIT)	= 152 SPACES (2.3 X 66 UNITS)
GARAGE UNITS (2 SP PER 37 UNITS)	= 74 SPACES
PARKING SPACES PROVIDED	= 82 SPACES
REQUIRED OPEN SPACE	= 154 SPACES
TOTAL SPACES PROVIDED	= 154 SPACES
PARKING SPACES PER UNIT	= 2.30 SP/UNIT

PHASE	UNITS	DATE
PHASE 1	= 37 SFA	10/1/94
PHASE 2	= 29 SFA	11/1/94



NOTE: ADJOINING PROPERTY OWNER INFORMATION

NOTE: PRELIMINARY VISUAL GEOTECHNICAL INSPECTION INDICATES THAT GROUND WATER AND ROCK ARE AT DEPTHS THAT MAKE INFILTRATION IMPRACTICAL.

NOTE: SWM POND LOCATION WAS DETERMINED TO BE ESSENTIAL BY DPW AND DPZ STAFF. NO WAIVER IS REQUIRED FOR GRADING WITHIN WETLAND OR STREAM BUFFERS. STATE AND FEDERAL 401 AND 404 PERMITS WILL BE REQUIRED.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR 7/2/94
DATE

GENERAL NOTES

- PROPERTY ZONED : RSA-8
- TOTAL GROSS AREA OF BUILDING LOTS : 2.43 AC.
- TOTAL AREA OF PUBLIC ROAD R/W : 2.10 AC.
- TOTAL AREA OF OPEN SPACE PROVIDED : 4.17 AC.
- REQUIRED RECREATIONAL O.S. (8% UNIT X 200 SF) : 0.30 AC.
- TOTAL AREA OF 100 YEAR FLOOD PLAIN : 0.00 AC.
- TOTAL AREA OF 25% SLOPE : 0.00 AC.
- TOTAL AREA OF PROPERTY : 8.36 AC (RSA-B) + 0.34 AC (NT) = 8.70 AC
- NUMBER OF PROPOSED BUILDABLE LOTS : 66 TOWNHOUSES
- PUBLIC WATER AND SEWER SYSTEMS ARE TO BE EMPLOYED.
- STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH 16.131 OF THE SUBDIVISION REGULATIONS.
- STREET LIGHTS WILL BE PROVIDED AS INDICATED ON THE FINAL ROAD DRAWINGS.
- TOPO BASED ON HOWARD COUNTY 200 SCALE PLANS.
- PROPOSED PUBLIC ROADWAY WITHIN THIS SITE:
A: PUBLIC ROADWAY
B: 50 FT. RIGHT-OF-WAY
C: 24 FT. PAVEMENT
D: 25 M.P.H. DESIGN SPEED
E: F-2 PAVEMENT TYPE
F: R 1.01 TYPICAL SECTION.
- MAXIMUM SFA LOT COVERAGE : 60 PERCENT
- A FLOOD PLAIN STUDY IS NOT REQUIRED, DRAINAGE AREA LESS THEN 30 ACRES
- 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. 2.30 SPACES PER UNIT ARE PROVIDED. SEE THIS SHEET.
- THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT
- OPEN SPACE LOT 67 WILL BE CONVEYED TO THE H.O.A.
- THE WETLANDS WERE DELINEATED BY BILL BRIDGELAND ON 4/25/94.
- THIS PLAN IS SUBJECT TO A WAIVER REQUEST TO ALLOW DESIGN SPEED OF 25 MPH FOR A C-D-S GREATER THEN 600 FEET.
- 38 GARAGE UNITS AND 28 NON-GARAGE UNITS ARE PROPOSED.
- NO SLOPES IN EXCESS OF 25% EXIST.
- THE BOUNDARY SHOWN IS BASED ON DEEDS AND WITHOUT BENEFIT OF TITLE REPORTS. A BOUNDARY SURVEY WILL BE PERFORMED AT A LATER DATE.
- SWM FACILITY TO BE OPERATED AND MAINTAINED BY H.O.A.
- ADEQUATE SIGHT DISTANCES ARE PROVIDED FOR THIS INTERSECTION.
- THIS PROJECT IS SUBJECT TO SECT 124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- DPW GRANTED A WAIVER TO ELIMINATE TRUNCATIONS AT CRADLEROCK WAY AND TO REDUCE MINIMUM RADIUS OF CURVE # C1 & C4.
- ALL EXISTING STRUCTURES TO BE RAZED.

NOTE: CONNECTION TO PATHWAYS TO BE PERFORMED WITH ADJOINING PROPERTY OWNER'S PERMISSION.

PROJECT NAME CRADLEROCK FARM LOTS 1-67 A SUBDIVISION OF PARCEL 46 AND LOT 277 SIXTH ELECTION DISTRICT TAX MAP #36 C.T. 6067.02 HOWARD COUNTY, MARYLAND.		DEVELOPER/CONTRACT PURCHASER: MR. ALFRED TYLER, II DASHER GREEN ASSOCIATES LTD. 839 ELKRIDGE LANDING ROAD LINTHICUM, MD. 21090	
PREPARED BY: AS AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. 671-A MAIN STREET LAUREL, MARYLAND 20707 WASH. (301) 958-1221 BALT. (301) 880-3039		OWNER: GRACE DASHER 7030 CRADLEROCK WAY COLUMBIA, MD 21046	
DES. : D.C.W.	JOB :	SCALE :	SHEET OF
DRW. : B.S.	PROJ. :	1" = 50'	1 OF 1
CHK. : D.C.W.	DATE : 03-20-94		

NOTE: WOOD LAND CONSERVATION WILL BE REQUIRED FOR THIS SITE. A 35 FOOT MINIMUM STRIP OF LAND HAS BEEN SET ASIDE ALONG THE PERIMETER OF THE PROPERTY FOR THIS PURPOSE, TO BE USED AS REQUIRED.

PLAN
SCALE : 1" = 50'

