



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*James S. Smith* 3/10/97  
 PLANNING DIRECTOR DATE

- GENERAL NOTES**
- PROPERTY ZONED : R-20
  - TOTAL GROSS AREA OF BUILDING LOTS : 34.43 AC.
  - TOTAL AREA OF PUBLIC ROAD R/W : 6.68 AC.
  - TOTAL AREA OF OPEN SPACE PROVIDED : 17.87 AC.
  - REQUIRED RECREATIONAL O.S. (100 UNIT X 200 SF) : 0.47 AC.
  - TOTAL AREA OF 100 YEAR FLOOD PLAIN : 1.63 AC.
  - TOTAL AREA OF 25% SLOPE : 0.00 AC.
  - TOTAL AREA OF PROPERTY : 58.98 AC.
  - NUMBER OF PROPOSED BUILDABLE LOTS : 102 SFD.
  - NUMBER OF EXISTING HOMES TO REMAIN : 1.
  - PUBLIC WATER AND SEWER SYSTEMS AREA TO BE EMPLOYED. EXISTING WELLS AND SEPTIC TO BE ABANDONED.
  - 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: 60' & 50' RIGHT-OF-WAY  
 C: 24' PAVEMENT  
 D: 25 MPH DESIGN SPEED  
 E: P-3 PAVEMENT TYPE  
 F: R 1.01 TYPICAL SECTION.
  - MAXIMUM SFD LOT COVERAGE : NOT APPLICABLE
  - LOT SIZE REQUIRED (SFD) : 14,000 SF.
  - MINIMUM LOT SIZE PROVIDED (SFD) : 14,000 SF.
  - OPEN SPACE REQUIRED : 30%
  - THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT
  - OPEN SPACE LOTS WILL BE CONVEYED TO THE HOWARD COUNTY RECREATION AND PARKS
  - WETLANDS WERE DELINEATED BY BILL BRIDGELAND.
  - SLOPES IN EXCESS OF 25% EXIST ARE IDENTIFIED BUT DO NOT EXCEED 10,000 S.F.
  - THE BOUNDARY SHOWN IS BASED ON DEEDS AND WITHOUT BENEFIT OF TITLE REPORTS.
  - SWM FACILITIES TO BE OPERATED AND MAINTAINED BY D.P.W.
  - THIS PROJECT IS SUBJECT TO SECT 124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
  - WETLAND AREAS IN LOTS 12 & 13 TO BE REMOVED, LOTS 95, & 5 (LESS THAN 5,000 S.F.) SUBJECT TO MIDE JURISDICTION REVIEW.
  - ALL EXISTING STRUCTURES TO BE REMOVED EXCEPT SPRING HOUSE WEST OF LOT #4 AND HOUSE ON LOT #1.
  - THERE ARE NO ADJOINING PROPERTY STRUCTURES WITHIN 200' OF A PROPOSED ROADWAY ENTRANCE.
  - MONUMENTAL ENTRANCE PROPOSED FOR ROAD "A" TO MITIGATE EXCESSIVE LENGTH OF C-D-S.
  - W/AVEER, WP-51-62, WAS APPROVED 3/10/97, TO ALLOW CREATION OF LOT 110 AS A SINK PIPESTEM, WITHOUT PUBLIC ROAD FRONTAGE.

**OPEN SPACE TABULATION**

TOTAL OPEN SPACE PROVIDED	= 17.87 AC.
REQUIRED OPEN SPACE	= 30% OR 17.853 ACRES
REQUIRED RECREATIONAL O.S.	= 0.47 ACRES (200 SF./LOT)
PROVIDED RECREATIONAL O.S.	= 0.47 ACRES

**LEGEND**

	PROPOSED PATHWAY
	WETLAND
	25' WETLAND BUFFER
	STREAM/INTERMITTENT
	75' STREAM BUFFER
	50' INTERMITTENT BUFFER
	100 TR. FLOODPLAIN
	EXISTING CONTOUR
	EXISTING TREE LINE
	25% SLOPE OR GREATER
	EX. FENCE LINE

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	316.00'	187.38'	36.54'	184.65'	N68°17'56"W	33°58'51"
C-2	316.00'	151.73'	77.38'	150.28'	S88°57'24"E	27°30'39"
C-3	316.00'	126.16'	63.93'	125.32'	S111°16'39"E	22°52'29"
C-4	316.00'	251.39'	132.77'	244.81'	S22°57'02"W	45°34'51"
C-5	350.00'	125.28'	63.32'	124.81'	S79°42'11"W	20°30'29"
C-6	500.00'	49.86'	24.85'	49.84'	S87°06'43"W	09°11'25"



**PLAN**  
 SCALE : 1" = 100'

PROJECT NAME <b>RESERVOIR OVERLOOK</b>		LOTS 1-111	
A SUBDIVISION OF PARCELS 186, 75, 187, & 78 RESUBD. OF LOTS 1-4		FIRST ELECTION DISTRICT TAX MAP # 46	
HOWARD COUNTY, MARYLAND.			
TITLE <b>SKETCH PLAN</b>	DEVELOPER: DWPB LLC CARDINAL LANE COLUMBIA, MD.	OWNER: MR. JOHN MURPHY MR. & MRS. SALEM RIDDLE IN CARE OF DWPR LLC CARDINAL LANE COLUMBIA, MD.	
PREPARED BY: <b>AE</b> AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. 671-A MAIN STREET LAUREL, MARYLAND 20707 WASH. (301) 908-1821 BALT. (410) 880-3039	DES.: D.C.W.	JOB: N/A	SCALE: 1" = 100'
DRW.: A.V.G.	PROJ.: MRP_SKET	SHEET 1 OF 1	
CHK.: D.C.W.	DATE: 11-12-96		