



- GENERAL NOTES:**
1. Topography was compiled from field run survey.
 2. The area included is located on Tax Map # 25 Parcel 17.
 3. Installation of traffic control devices shall be in accordance with the Manual of Uniform Control Devices, latest edition.
 4. Public Water and Sewer to be utilized.
 5. Sediment & Erosion measures shall be provided with the submission of the Site Development Plan.
 6. Sketch Plan was previously approved as Marie K. Smith Property (9-78-52).
 7. Property shown is located on Soils Map #16.
 8. Ingress & Egress to Rogers Avenue is to be restricted, except to Road "A".
 9. Coordinates are based on How. Co. Traverse Sta's, N. 3243002 & 3343001.
 10. This property is subject to V.P. 78-85.

SITE ANALYSIS:

1. Zoning: R.S.C.
2. Area Tabulation:

Lots	4.60	(Lots 2-29)
Proposed Dedication	1.16	
Open Space	1.44	(Provided)
Total	7.20	
3. No. of Lots shown: 28
4. Average Lot Size: 7,185 sq. ft.
5. Density: 3.89 Lots/Ac.
6. Open Space Required = 20% (6.04) = 1.21 Acres.

LEGEND:

1. Contour Interval: 2 Ft.
2. Existing Contour: ---
3. Existing Storm Drain: □ Ex. S'D
4. Prop. Storm Drain: □ Prop. S'D
5. Building Restriction Line: 30' B.R.L.

TENTATIVELY APPROVED ON SEPT. 6, 1979
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
Thomas H. Harris
 PLANNING DIRECTOR DATE 1-17-80

COORDINATE TABLE

No.	North	South
1	523,507.13	853,687.89
2	524,116.92	853,706.72
3	524,025.91	854,216.50
4	524,035.54	854,268.65
5	524,031.24	854,291.58
6	523,982.98	854,279.89
7	523,649.82	854,316.21
8	523,028.74	854,117.39
9	523,528.73	854,128.23
10	523,500.75	853,687.79



CLARK • FINEFROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS
 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED W.R.M.C.	PRELIMINARY PLAN LOTS 2 THROUGH AND PARCELS "A" & "B" A RESUBDIVISION OF LOT 1	SCALE 1"=50'
DRAWN K.I.W.	ELlicott Hills	DRAWING 1041
CHECKED W.R.M.C.	2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 79-042
DATE July, 1979	FOR: K.O.P. Development, c/o J.D. Evans Suite 105 11065 Little Patuxent Pkwy. Columbia, Md. 21044	FILE NO. 79-042-P