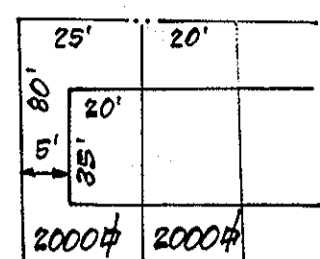


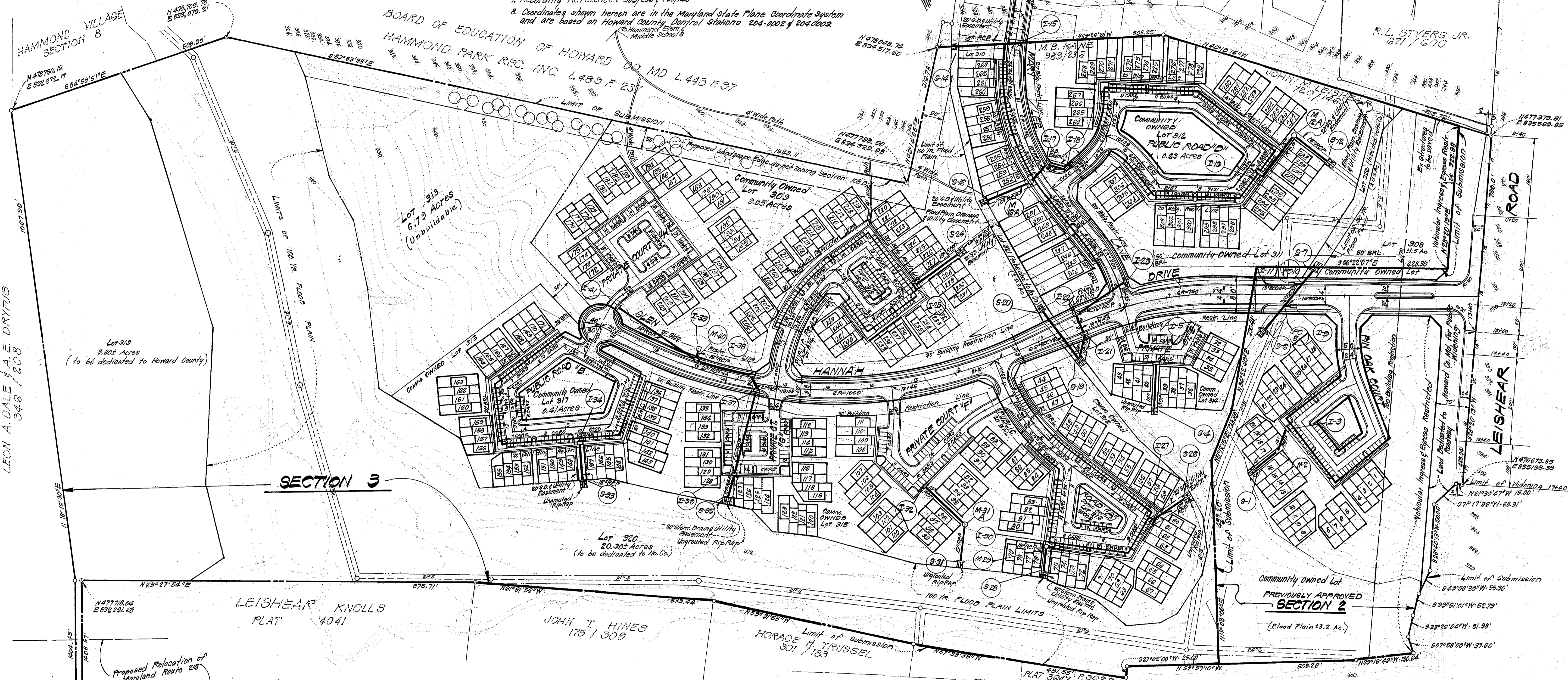
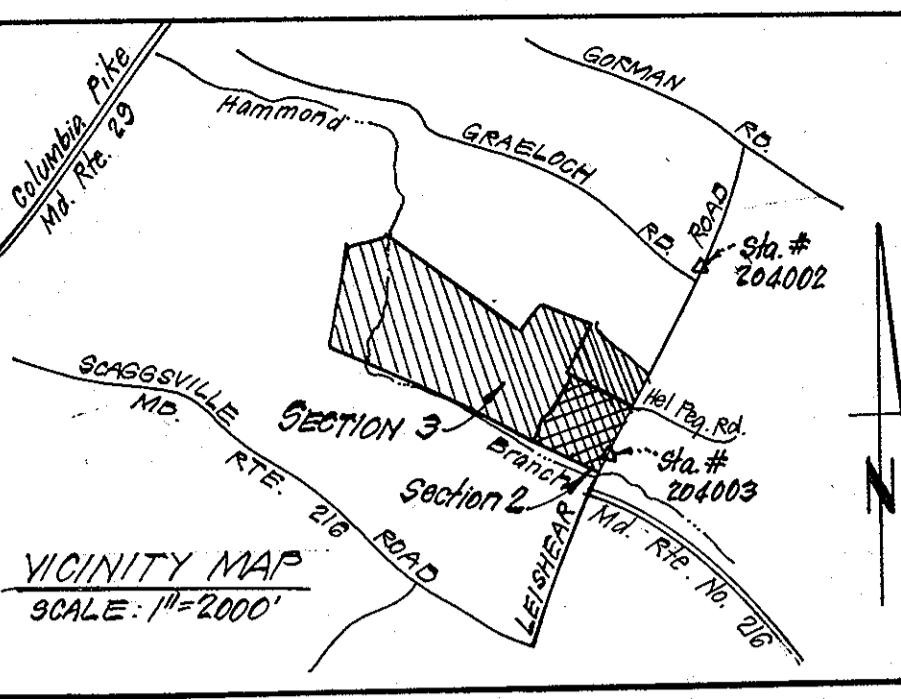
LEGEND:

1. Contour Interval 2 Ft.
2. Existing Contour
3. Proposed Storm Drainage
4. Existing Sewer Line
5. Building Restriction Line: B.R.L.
6. Typical Townhouse Unit:



GENERAL NOTES:

1. Topography compiled from aerial surveys
2. The area included in this submission is located on Tax Map No. 46 Parcel No. 3
3. Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
4. Public Water and Sewer to be Utilized.
5. Sediment and Erosion Control will be provided with the submission of the Rd. Contr. Plans and the Site Develop. Plan.
6. See Soils Map # 33
7. Recording Reference: 980/236 & 720/146
8. Coordinates shown hereon are in the Maryland State Plane Coordinate System and are based on Howard County Control Stations 204-0002 & 204-0003



SITE ANALYSIS:

Zone: RSC
 AREAS: Section 1 = 20.80 Acres
 Section 2 = 10.90 Acres
 Section 3 = 76.90 Acres
 Total Gross Area 128.60 Acres
 * Flood Plain in 1,2 & 3 = 24.10 Acres
 Total Net Area 104.50 Acres
 Permitted Density: 4 DU/Acre = 338 Units
 Flood Plain Lot adjustment (60%) = 332 Units
 Adjusted Permitted Density = 371 Units
 Approved Units Section 1 = 65
 Approved Units Section 2 = 29
 Permitted Units Section 3 = 277
 Proposed Units Section 3 = 277
 * Flood Plain as per Baender Associates.

SECTION 3 ANALYSIS:

1. Total Buildable Lots: 277
2. Total Area, Section 3: 76.90 Acres
3. Total Area of Lots: 19.70 Acres
4. Total Public Road Dedication: 6.90 Acres
5. Total Open Space: 50.30 Acres
6. Flood Plain: 20.90 Acres
7. Net Open Space Provided: 29.40 Acres
8. Net Open Space Required: 15.40 Acres (30% total area)
9. Gross density: 3.6 DU/Acre
10. Number of Community owned lots: 9
11. Lots 319 thru 322 to be dedicated to Howard County
12. Lot 313 is designated unbuildable

NOTE: FOR INFORMATION CONCERNING 100 YR. FLOOD PLAIN, SEE PREVIOUSLY APPROVED STUDY BY BAENDER ASSOCIATES.

TENTATIVELY APPROVED ON **Aug. 12, 1981**

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
 Planning Director: *[Signature]* DATE: 9-17-81



NO.	REVISION	DATE
1	ADDED 30 LOTS AS PER DEP. LETTER DATED MAY 8, 1981. 10% FLOOD PLAIN LOT ADJUSTMENT.	7-23-81
2	Made Revisions as per County Comments 8/12/81	8-8-81

OWNER: MURRAY HILL ASSOCIATES
 Teachers Bldg., Suite 218
 Columbia, Md. 21044

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

DESIGNED: W.H.T.	SCALE: 1"=100'
DRAWN: R.W.	DRAWING: 81-008
CHECKED: W.H.T.	JOB NO: 81-008
DATE: 8-8-81	FILE NO: 81-008-P