



TYPICAL LOT SIZE
UNLESS OTHERWISE NOTED ON PLAN

25'	20'	20'	25'
2000 sq. FT.	1600 sq. FT.	1600 sq. FT.	2000 sq. FT.
80'			80'
25'	20'	20'	25'

BUSTY RIM RD.

SMITH AVE.

ROGERS AVE.

- GENERAL NOTES**
- EXISTING ZONING, 1977 P5C
 - PLANS SUBJECT TO 5-83-06 AUP VP 83-45
 - GROSS AREA - 28.33 AC
LOT AREA - 6.40 AC ±
ROAD AREA - 1.70 AC ±
PRIVATE ROAD AREA - 0.80 AC
FLOOD PLAIN LOT 93 - 1.65 AC
OPEN SPACE LOTS 94 & 95
INCLUDING FLOOD PLAIN EASEMENT (618 AC)
PRIVATE DRIVES (0.80) AC. TO BE DEDICATED TO HOME OWNER ASSOCIATION
 - OPEN SPACE LOT 93 TO BE DEDICATED TO HOWARD COUNTY
 - SEDIMENT CONTROL SHOWN TO FINAL
 - SOILS SUBMITTED SEE 5-83-06
 - DEED REF 195/520
 - TOTAL NUMBER OF LOTS
RESIDENTIAL = 92
OPEN SPACE = 3
TOTAL = 95

REVISED
PRELIMINARY PLAN
FOR
HALLMAN PROPERTY
TAX MAP 24 PARCEL 129
ELECTION DISTRICT N#2
HOWARD COUNTY, MARYLAND
SCALE 1" = 90'
DATE: JULY 1983
REVISED: SEPT 9, 1983

TENTATIVELY APPROVED ON Aug. 29, 1983

OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
DATE: **9-20-83**

DENSITY TABULATIONS

	SECTION	TOTAL
1. GROSS AREA		23.33 AC
2. FLOOD PLAIN / STEEP SLOPES	HUDSON BRANCH - 1.61 AC ROGERS AVE. FP - 0.18 AC STEEP SLOPES - 0.12 AC	1.91 AC
3. NET AREA		21.42 AC
4. NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	21.42 x 4	85.68
5. FLOODPLAIN LOT ADJUSTMENT	1.61 x 4	6.44
6. TOTAL NO. OF DWELLING UNITS ALLOWED		92.12
7. TOTAL NO. OF DWELLING UNITS PROPOSED		92
8. DENSITY PER ACRE		3.94

FREDERICK ROAD

LAND TO BE DEDICATED TO: HOWARD CO. FOR THE PURPOSE OF PUBLIC ROAD

LAND DEDICATED TO HOWARD COUNTY FOR PURPOSE OF PUBLIC ROAD WIDENING

EVANS, HAGAN & HOLDEFER, INC.
ENGINEERS, LAND PLANNERS & SURVEYORS
1052 WEST STREET / LAUREL, MD. 20707
(301) 725-0665 / 792-8086

DEVELOPER:
BEECH CREEK ASSOC.
% EARL ARMIGER
P.O. BOX 919
COLUMBIA, MD. 21044

OWNER:
MARCELLE HALLMAN
8330 FREDERICK ROAD
ELLICOTT CITY, MD. 21049

DATE: _____ SCALE: 1" = 50'