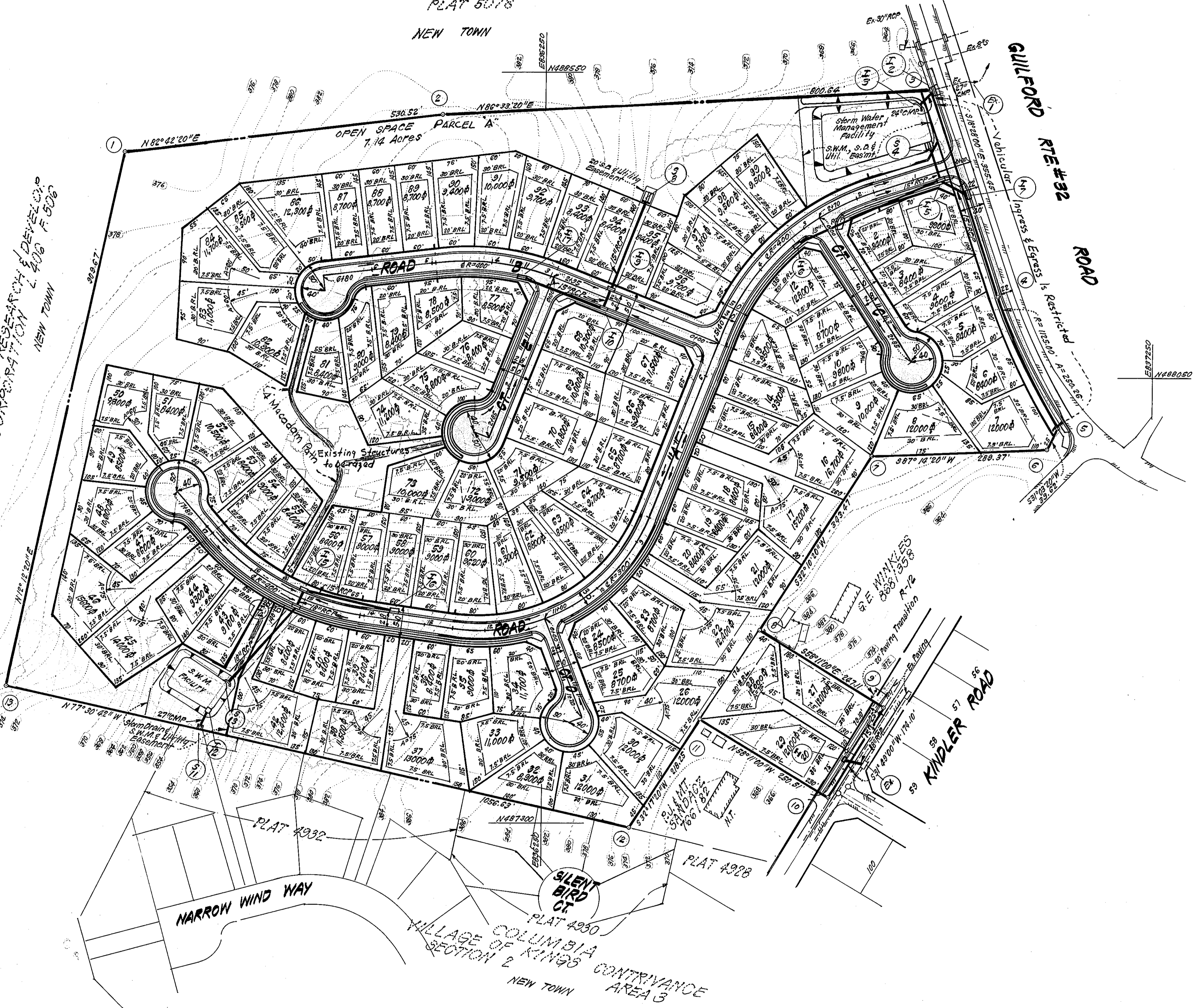


RIVERS CORPORATE PARK
PARCEL "N"
PLAT 5078

NEW TOWN

THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
L. 208 F. 508
NEW TOWN



GENERAL NOTES:

1. Topography is compiled from field run survey.
2. The area included is located on Tax Map #41 Parcel #1
3. Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
4. Public Water & Public Sewer to be Utilized.
5. Sediment and Erosion Control Measures to be provided with the submission of the Road Construction & Site Development Plan.
6. See soils map #42.
7. For flag or pipestem lots, refuse collecting, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right of way line only and not onto the flag or pipestem lot driveway.
8. See file S-83-15 & V.P. 83-83

SITE ANALYSIS:

1. Zoning: R-12
2. Area Tabulation:

Area of Lots:	23.40 Acres
Area of Roadway Dedication:	4.15 Acres
Area of Open Space:	7.14 Acres
Total Area	34.69 Acres
3. Density: 2.85 D.U.A.

OPEN SPACE TABULATION

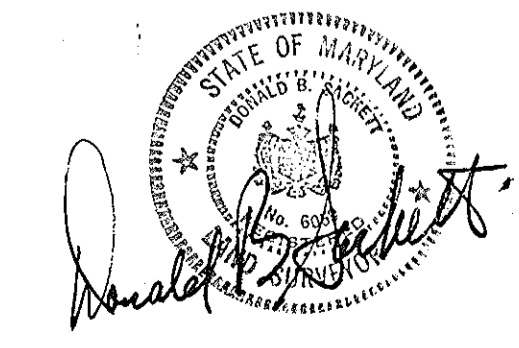
Lot Size	No. of Lots	Area (Ac.)	O.S. Required	O.S. Provided
12,000 sq ft or Larger	18	6.26	8%	0.50
10,000 sq ft to 11,999 sq ft	9	2.23	10%	0.23
9,000 sq ft to 10,000 sq ft	14	3.20	20%	0.64
8,400 sq ft to 8,999 sq ft	58	11.61	30%	3.48
Total	99	23.40	4.85 AC.	7.14 AC.

TENTATIVELY APPROVED ON May 5, 1983

OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
Thomas A. Davis 5/18/83
PLANNING DIRECTOR DATE

COORDINATE TABLE

No.	NORTH	EAST
1	486 411.26	836 457.00
2	486 418.02	836 083.23
3	486 526.72	836 882.41
4	486 189.57	836 995.01
5	487 962.93	837 089.92
6	487 328.99	837 079.48
7	487 915.05	836 790.45
8	487 624.32	836 007.57
9	487 484.04	836 817.56
10	487 346.10	836 725.77
11	487 478.17	836 512.90
12	487 293.67	836 396.31
13	487 522.16	835 364.68



OWNER
PLEASANT GROVE CORPORATION
46 BRANTLY DEVELOPMENT CORP.
5501 TWIN KNOLLS RD.
COLUMBIA MD. 21045

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

DESIGNED	PRELIMINARY PLAN LOTS 1 THRU 99	SCALE	1"=100'
DRAWN	PLEASANT GROVE	DRAWING	10#1
CHECKED	6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO.	83-001
DATE	FOR: BRANTLY DEVELOPMENT CORP. 5501 TWIN KNOLLS ROAD COLUMBIA MD 21045	FILE NO.	83-001-P

4-27-83