

DENSITY AND OPEN SPACE TABULATION

SECTION	ZONE	GROSS AREA (Ac.)	# UNITS PROVIDED	ROADWAY DED. (Ac.)	AREA IN RES. LOTS (Ac.)	OPEN SPACE REQ'D. (Ac.)	OPEN SPACE PROVIDED GROSS FLOOR PLAN	OPEN SPACE PROVIDED NET	TOTAL NET AREA	DENSITY UNITS MAX. PERMITTED	DENSITY UNITS PROPOSED
I	R-8A	9.75	78	1.04	3.11	9.75 x 20% = 1.95	5.60	-	5.6	8	8
II	R-12	7.08	17	.8	4.20	SEE CHART .56	1.57	1.13	4.44	N/A	28
	R-8A	23.07	177	3.06	7.20	23.07 x 20% = 4.61	12.72	.94	11.78	8	7.9
TOTALS		39.90		4.9 Ac.	14.60	7.12 Ac.	10.89	2.07	17.82	N/A	N/A

DENSITY TABULATION (FOR R-8A ZONE)

	SECT. I	SECT. II	TOTAL I & II
1. Gross Area	9.75	23.07	32.82
2. Flood Plain (Steep Slopes / S.W.M. Fac.	-	.34	.34
3. Net Area	9.75	22.13	31.88
4. No. of D.U. Allowed (based on Net Area)	78	177	255
5. Total No. D.U. Proposed	78	177	255
6. Density Per Net Acre	8	7.9	7.9

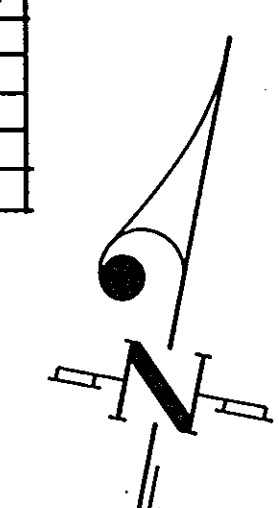
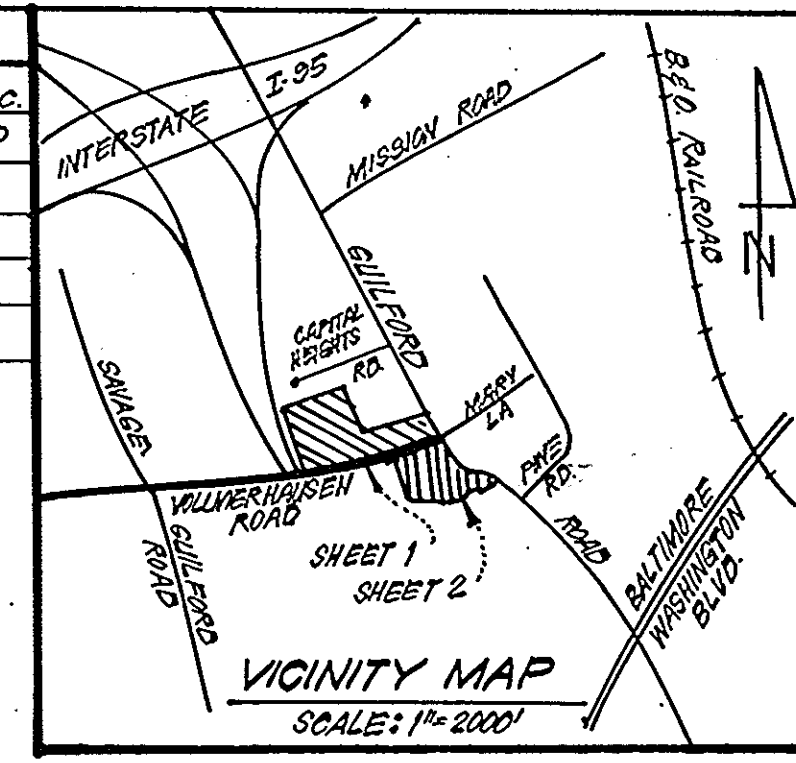
OPEN SPACE REQUIREMENTS (R-12)

LOT SIZE (S.F.)	# OF LOTS	AREA OF LOTS (Ac.)	% OPEN SPACE	AREA OF OPEN SPACE REQ'D. (Ac.)
212,000	10	0.28	6	0.17
19,800 ≤ 11,999	0	0	10	-
9,600 ≤ 10,799	1	0.22	20	0.04
8,400 ≤ 9,599	6	1.18	30	0.35
TOTALS	17	4.20	N/A	0.56

LEGEND:

- 1. Existing Contour
- 2. Prop. Storm Drain
- 3. Building Restriction Line B.R.L.

- GENERAL NOTES:**
1. Topography was compiled from field survey.
 2. The area included in this submission is located on Tax Map No. 47 Parcel # 37.
 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 Measures to be provided with the submission of the Road Construction & Site Development Plans.
 6. All utilities shown as existing were compiled from available records and/or field surveys.
 7. See Soils Map No. 34.
 8. For flag or pipestem lots, refuse collection, 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 at all times.
 9. A 20' wide Landscape Strip shall be provided along all external R-8A boundaries in accordance with Section 109 D.I.A.
 10. See Office of Planning and Zoning File 9-82-14, P-82-22.
 11. Parking for Lots 82 to 101, 150 to 159, 187 to 202, 222 to 231 and 239 to 242 shall be two per unit: one on driveway and one in basement garage within unit.



TENTATIVELY APPROVED ON **JUNE 22, 1984**
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR: *James L. Hamby* 7-2-84
 DATE

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

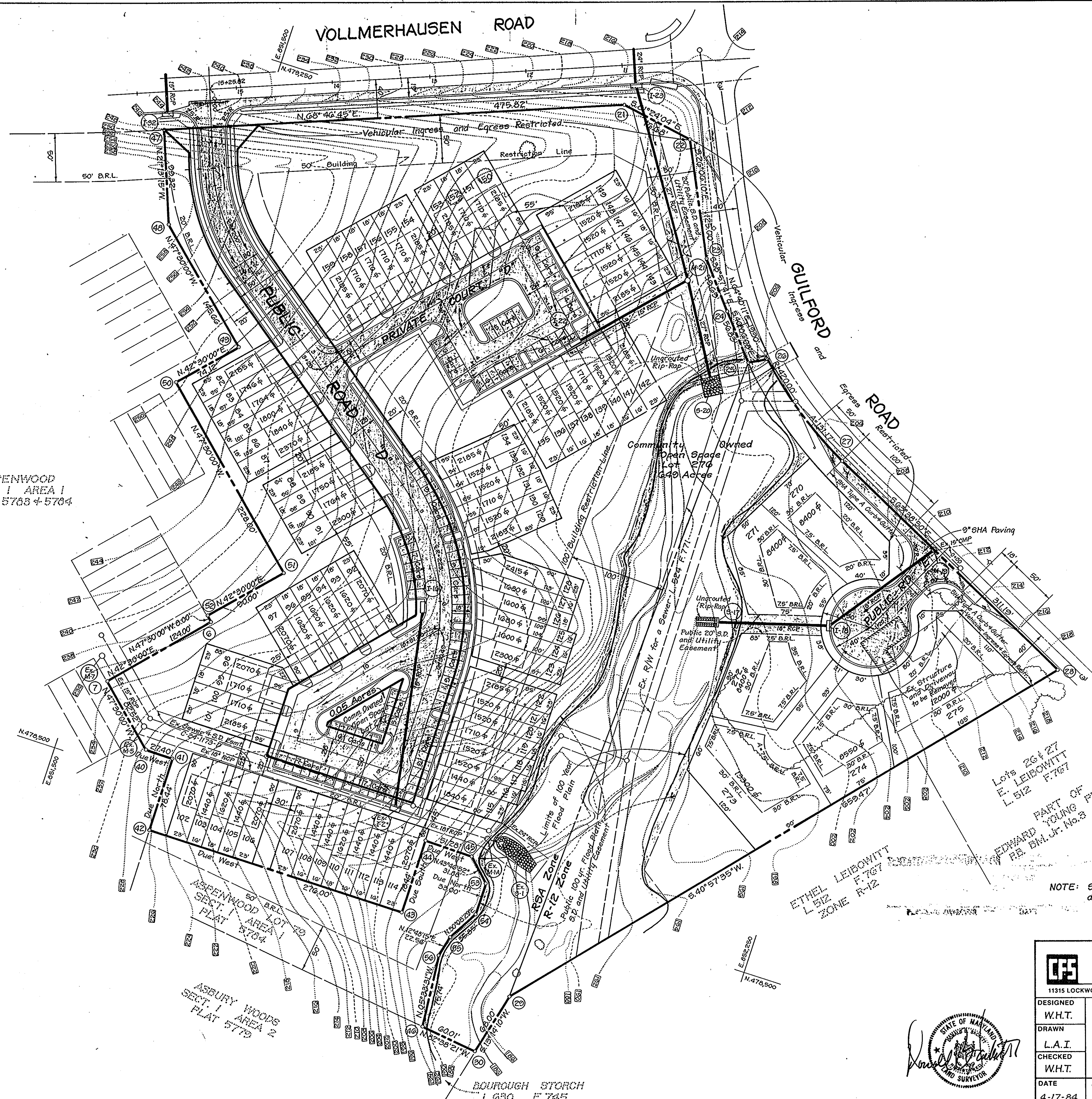
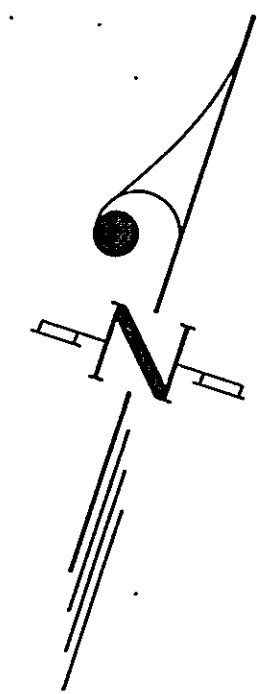
DESIGNED: W.H.T.
 DRAWN: V.L.B.
 CHECKED: W.H.T.
 DATE: 4-17-84

PRELIMINARY PLAN
 LOTS 82 THRU 280
ASPENWOOD
 SECTION II
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
 DRAWING: 1 OF 2
 JOB NO.: 81-078
 FILE NO.: 81-078-P

FOR: CAPITAL HOMES, INC.
 Suite 200, 6500 Rock Spring Drive
 The Bedford Bldg., Bethesda, Md. 20034





ASPENWOOD
SECT. I AREA I
PLATS 5763 & 5764

COORDINATE TABLE		
No.	NORTH	EAST
1	479,126.17	850,307.31
2	479,516.29	850,294.69
3	479,654.95	850,232.35
4	479,206.82	850,902.04
5	479,665.55	851,053.16
6	478,674.20	851,614.20
7	478,582.77	851,530.41
8	479,457.43	851,127.50
9	479,467.47	851,176.49
10	479,411.42	851,211.38
11	479,630.78	851,788.25
12	479,581.51	851,818.16
13	479,571.30	851,797.33
14	479,450.07	851,856.73
15	479,392.43	851,822.35
16	479,220.20	851,378.80
17	479,078.12	850,882.59
18	479,068.22	850,567.55
19	479,068.53	850,438.40
20	479,065.97	850,404.86
21	479,317.86	851,851.31
22	479,306.39	851,927.13
23	479,194.14	851,982.13
24	479,147.73	852,019.66
25	479,104.26	852,056.27
26	479,112.77	852,074.25
27	479,037.28	852,180.87
28	478,892.14	852,459.72
29	478,401.13	852,027.41
30	478,334.93	852,011.84
40	478,927.02	851,591.26
41	478,927.02	851,618.66
42	478,448.58	851,618.66
43	478,448.58	851,894.66
44	478,927.02	851,894.66
45	478,927.02	851,945.94
46	478,942.62	851,952.34
47	479,145.63	851,407.75
48	479,053.04	851,443.70
49	478,954.64	851,551.09
50	478,900.00	851,501.01
51	478,745.95	851,669.10
52	478,679.60	851,608.30
53	478,504.00	851,968.00
54	478,471.00	851,968.00
55	478,440.00	851,950.00
56	478,418.00	851,945.00

TENTATIVELY APPROVED ON JUNE 22, 1984
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
James Young
PLANNING DIRECTOR

NOTE: See Sheet 1 of 2 for notes, open space and density tabulations.

CLARK · FINEFROCK & SACKETT ENGINEERS · PLANNERS · SURVEYORS		
11315 LOCKWOOD DRIVE · SILVER SPRING, MARYLAND 20904 · (301) 593-3400		
DESIGNED W.H.T.	PRELIMINARY PLAN LOTS 82 THRU 280	SCALE 1" = 50'
DRAWN L.A.I.	ASPENWOOD SECTION II	DRAWING 2 OF 2
CHECKED W.H.T.	6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 81-078
DATE 4-17-84	FOR: CAPITAL HOMES, INC. Suite 200, 6500 Rock Spring Drive The Bedford Bldg., Bethesda, Maryland 20034	FILE NO. 81-078-P

