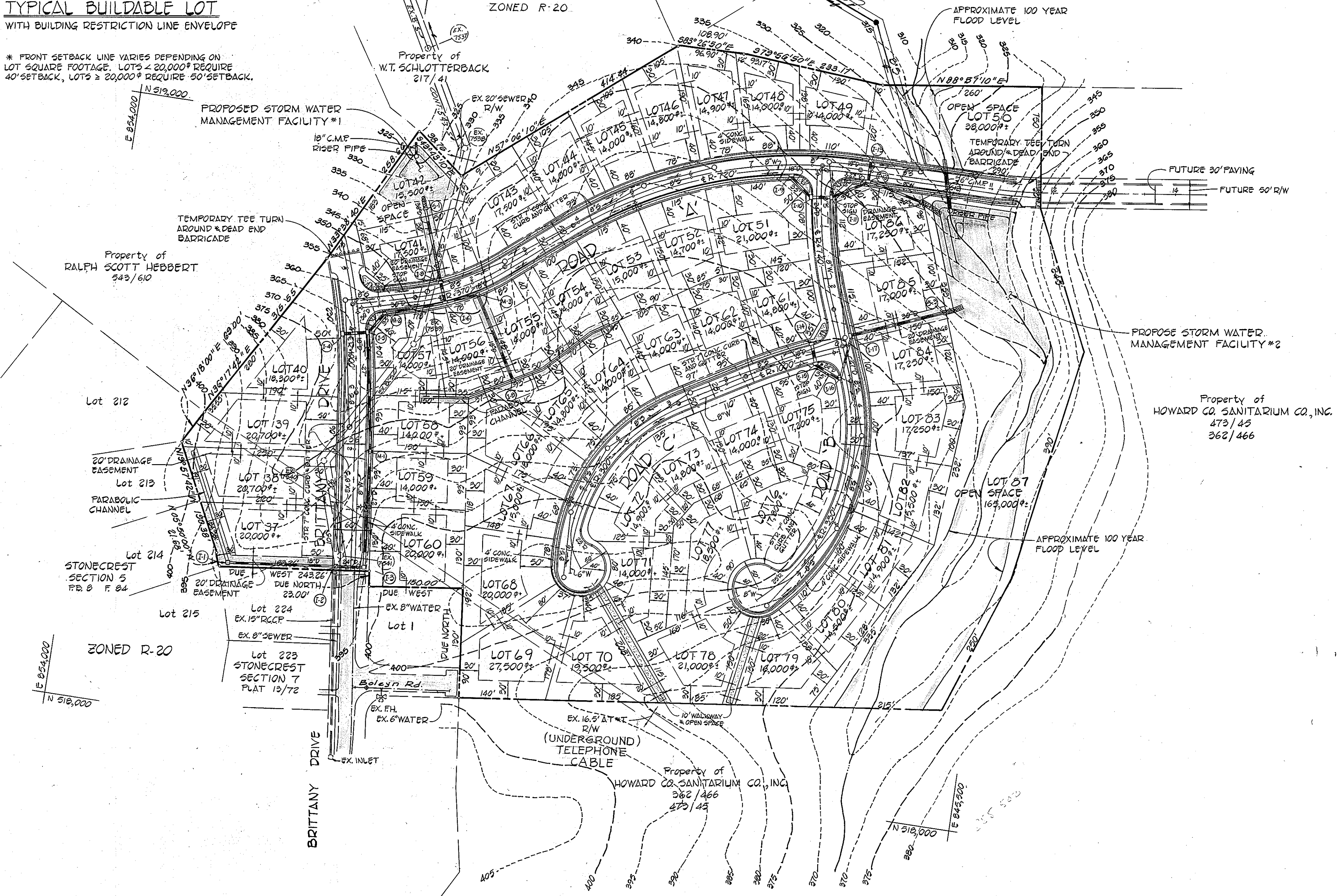


TYPICAL BUILDABLE LOT WITH BUILDING RESTRICTION LINE ENVELOPE

* FRONT SETBACK LINE VARIES DEPENDING ON LOT SQUARE FOOTAGE. LOTS $\geq 20,000$ REQUIRE 40' SETBACK, LOTS $\geq 20,000$ REQUIRE 50' SETBACK.



GENERAL NOTES

- 1) SUBJECT PROPERTY IS LOCATED ON TAX MAP 25, PART OF PARCELS 284 AND 65.
- 2) SUBJECT PROPERTY IS ZONED R-20 AS PER 10/3/77 COMP ZONING PLAN.
- 3) PROPOSED NUMBER OF BUILDABLE LOTS : 48
- 4) TOTAL AREA OF LOTS : 18.10 AC.
- 5) TOTAL AREA OF OPEN SPACE REQUIRED : 3.80 AC.
- 6) TOTAL AREA OF OPEN SPACE PROVIDED : 5.03 AC.
- 7) TOTAL AREA OF ROADS TO BE DEDICATED TO HOWARD COUNTY : 2.54 AC.
- 8) TOTAL AREA OF 100 YFP AND DRAINAGE EASEMENT : 2.30 AC.
- 9) OPEN SPACE ALLOWED FOR 100 YFP AND DRAINAGE EASEMENT : 1.15 AC.
- 10) TOTAL AREA OF PROPERTY : 26.66 AC.
- 11) PUBLIC WATER AND SEWER WILL BE UTILIZED IN THIS DEVELOPMENT.
- 12) SEE OFFICE OF PLANNING AND ZONING FILE 5-80-14.

LOT SIZE & MANDATORY OPEN SPACE REQUIREMENTS

LOT SIZE (sq. ft.)	NUMBER OF LOTS	AREA OF LOTS (Acres)	MANDATORY OPEN SPACE (%)	AREA OF OPEN SPACE (Acres)
20,000 or LARGER	8	3.92	6	0.24
18,000 to 19,999	4	1.71	10	0.17
16,000 to 17,999	9	3.55	20	0.71
14,000 to 15,999	27	8.92	30	2.68
TOTALS	48	18.10	-	3.80

OWNER AND DEVELOPER

TAYLOR JOINT VENTURE
C/O HOWARD COUNTY LAND SERVICE,
10176 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD. 21043

TENTATIVELY APPROVED ON Dec 5, 1984

OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
James A. Harris 1-2-85
PLANNING DIRECTOR DATE



**PRELIMINARY PLAN
AUTUMN MANOR**

LOTS 37 THRU 87
SECTION 2
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=100' OCTOBER 23, 1984

FISHER, COLLINS AND CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
5303 COURT AVENUE
ELLICOTT CITY, MARYLAND 21043