



VICINITY MAP
SCALE: 1" = 2000'

TENTATIVELY APPROVED ON MAY 10, 1985
 OFFICE OF PLANNING AND ZONING
 HOWARD COUNTY
Donald Harris PLANNING DIRECTOR 7-10-85

DATE	NO.	REVISION
OWNER/DEVELOPER		
THE RIEMER COMPANY 2221 MARYLAND AVENUE BALTIMORE, MARYLAND 21218		
PROJECT: TIMBER RUN VALLEY SECTION 2		
AREA TAX MAP 31		PARCELS 302, 700 & 707
2 ND ELECTION DISTRICT		EXISTING ZONING - R-5C HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY PLAN		
THE RIEMER GROUP, INC. A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM 3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301 461-2690		
July 3, 1985 DATE 		CHECKED BY: L.J.D. DESIGNED BY: M.E.M. DRAWN BY: T.J.M. PROJECT NO: 007800 DATE: 11-13-84 SCALE: 1" = 50' DRAWING NO. 1 OF 1

SITE TABULATION
Timber Run, Section 2

Total Area	7.651 AC
Existing Zoning	R-5C
25% & Greater Slopes	0
100 Year Flood Plain	0
Net Area	7.6 AC
No. of D.U. Proposed	37. D.U.
Open Space Required	1.52 AC (20%)
Open Space Proposed	2.35 AC (30.9%)
Parking Required @ 2 spaces per D.U.	74. Spaces
Parking Proposed	80. Spaces
Public Road R.O.W.	0.75 AC
Area of Lots	3.39 AC

DENSITY TABULATION
Timber Run, Section 2

	Section 1	Section 2	Total
Total Area	21.854 AC	7.651 AC	29.505 AC
25% & Greater Slopes, 100 year flood plain	0	0	0
Net Area	21.854 AC	7.651 AC	29.505 AC
No. of D.U. Allowed	87.416 D.U.	30.604 D.U.	118.02 D.U.
No. of D.U. Existing	81. D.U.	0	81. D.U.
No. of D.U. Proposed	0	37. D.U.	118. D.U.
Density	3.7	4.9	4.

NOTE: STREET TREES WILL BE PROVIDED IN FINAL PLANS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS SECTION 16.151

MARYLAND PLANNING CO., INC. 110000