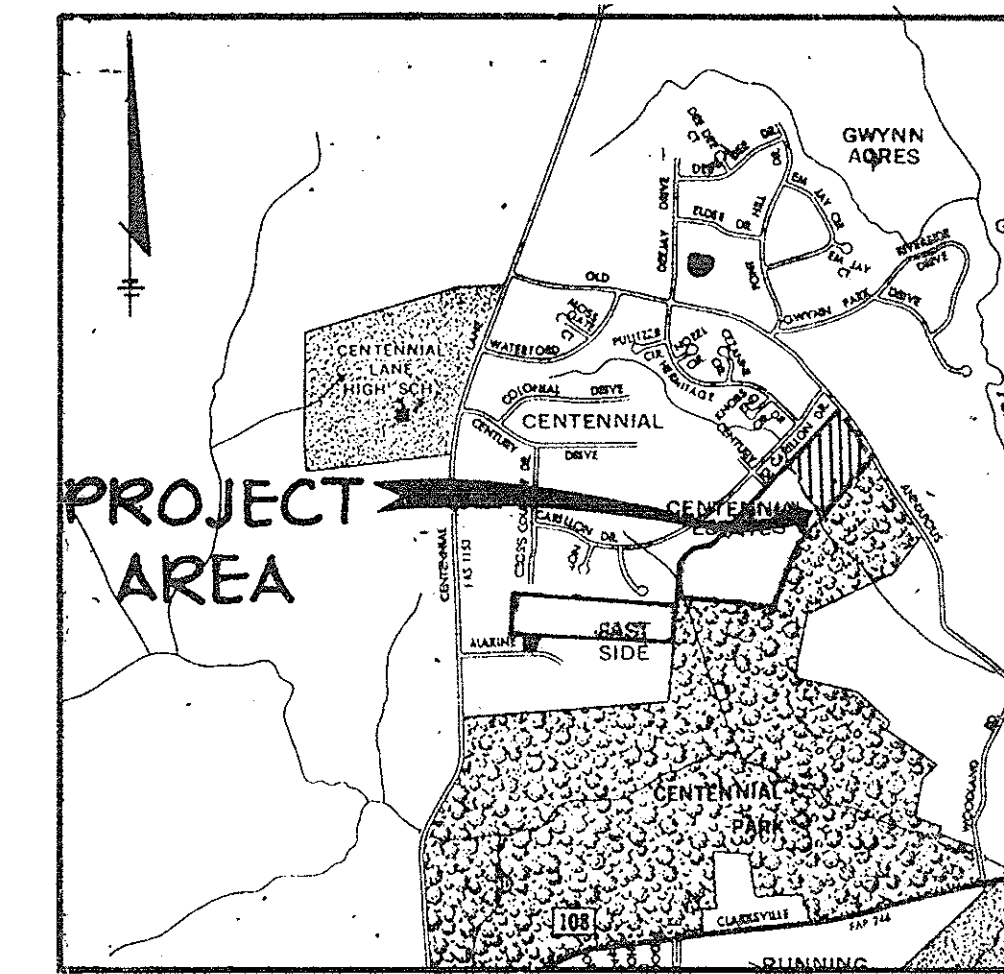
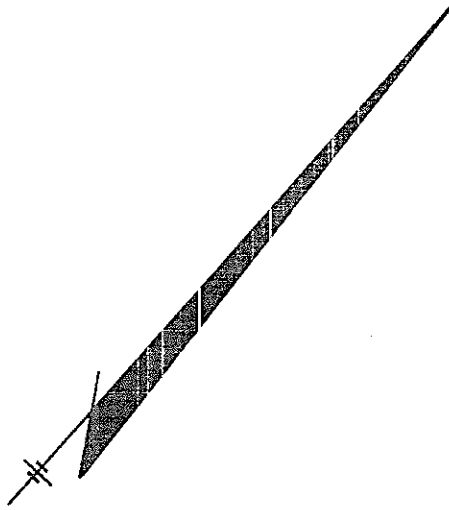
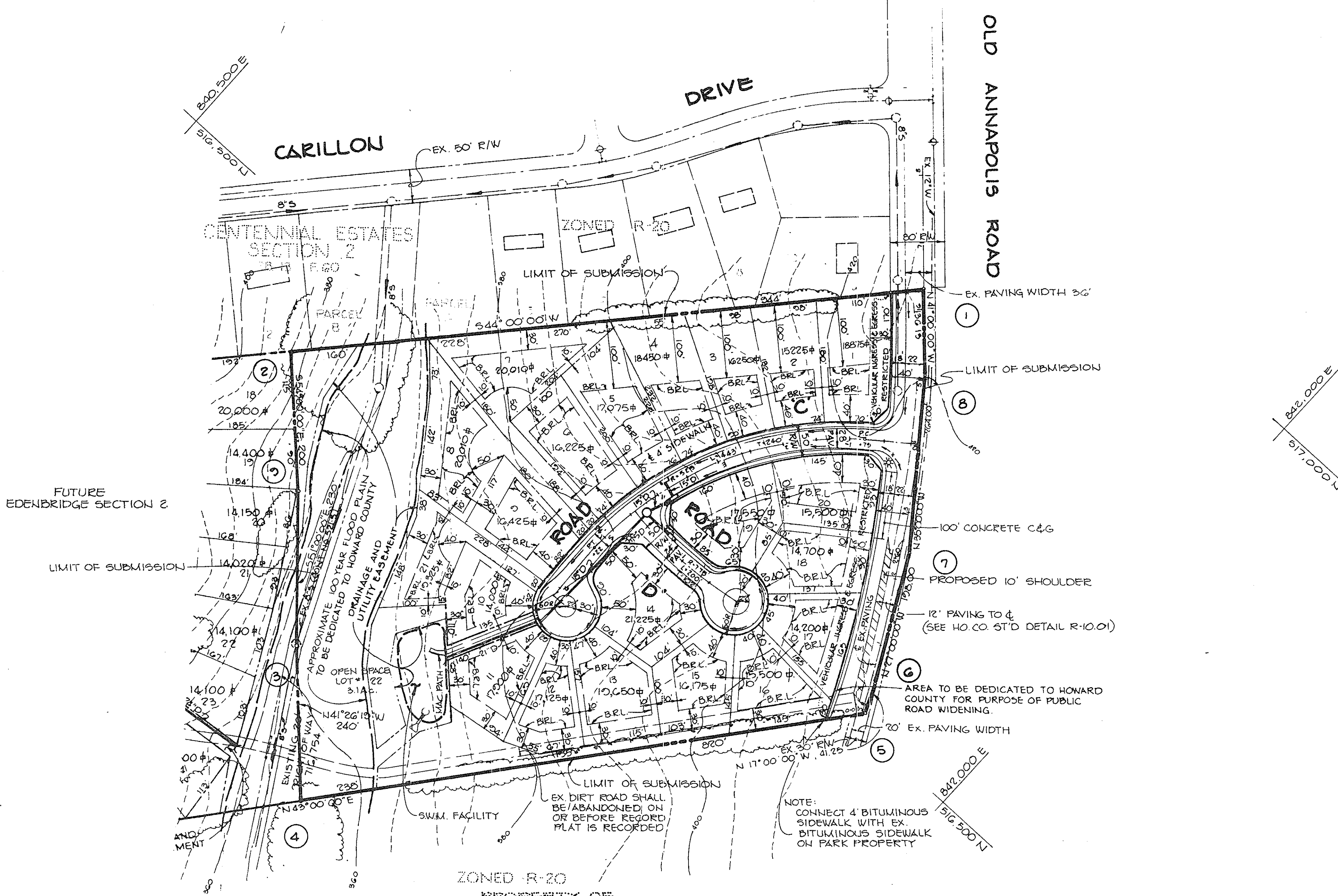


COORDINATES		
NO.	NORTH	WEST
1	517,030.68	841,466.02
2	516,297.02	840,801.71
3	516,038.12	841,197.57
4	516,857.00	841,226.50
5	516,400.60	841,807.41
6	516,590.12	841,706.60
7	516,716.00	841,706.70
8	516,033.76	841,556.60
9	516,182.87	840,258.83



VICINITY MAP
SCALE 1" = 2000'



PROPERTY OF
HILDA C. ZANER
1092/07
ZONED R-20

SITE ANALYSIS

EXISTING ZONING	R-20
TOTAL AREA	13.3 Ac.
AREA OF 25% OR GREATER SLOPES	00.0 Ac.
AREA OF 100 YEAR FLOODPLAIN	1.0 Ac.
NUMBER OF LOTS	22
AREA OF LOTS	8.3 Ac.
AREA OF ROAD R.O.W.	1.0 Ac.
OPEN SPACE REQUIRED	
3 LOTS @ 20,000 SF X 6%	= 2674 SF
4 LOTS @ 18-20,000 SF X 10%	= 7630 SF
8 LOTS @ 16-18,000 SF X 20%	= 26,745 SF
6 LOTS @ 14-16,000 SF X 30%	= 26,736 SF
TOTAL	64,785 SF = 1.5 Ac. Required
OPEN SPACE PROVIDED	3.1 Ac.

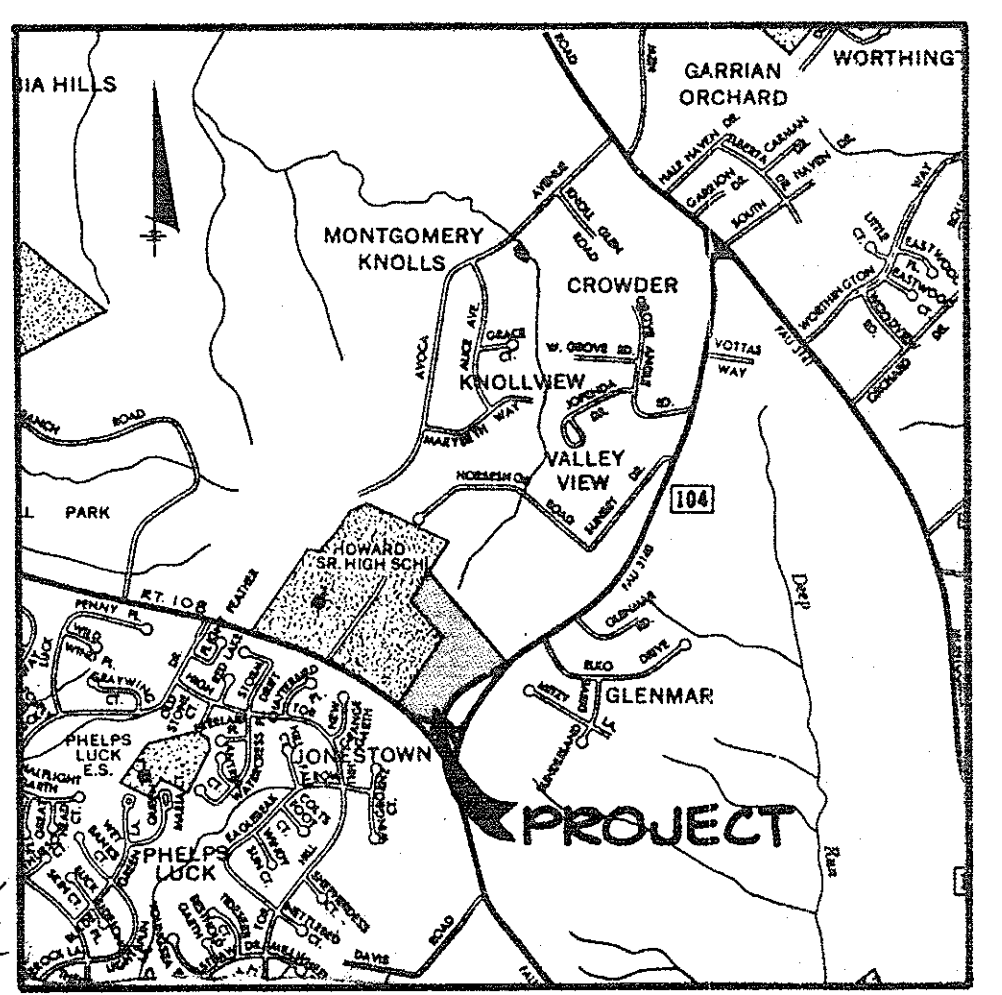
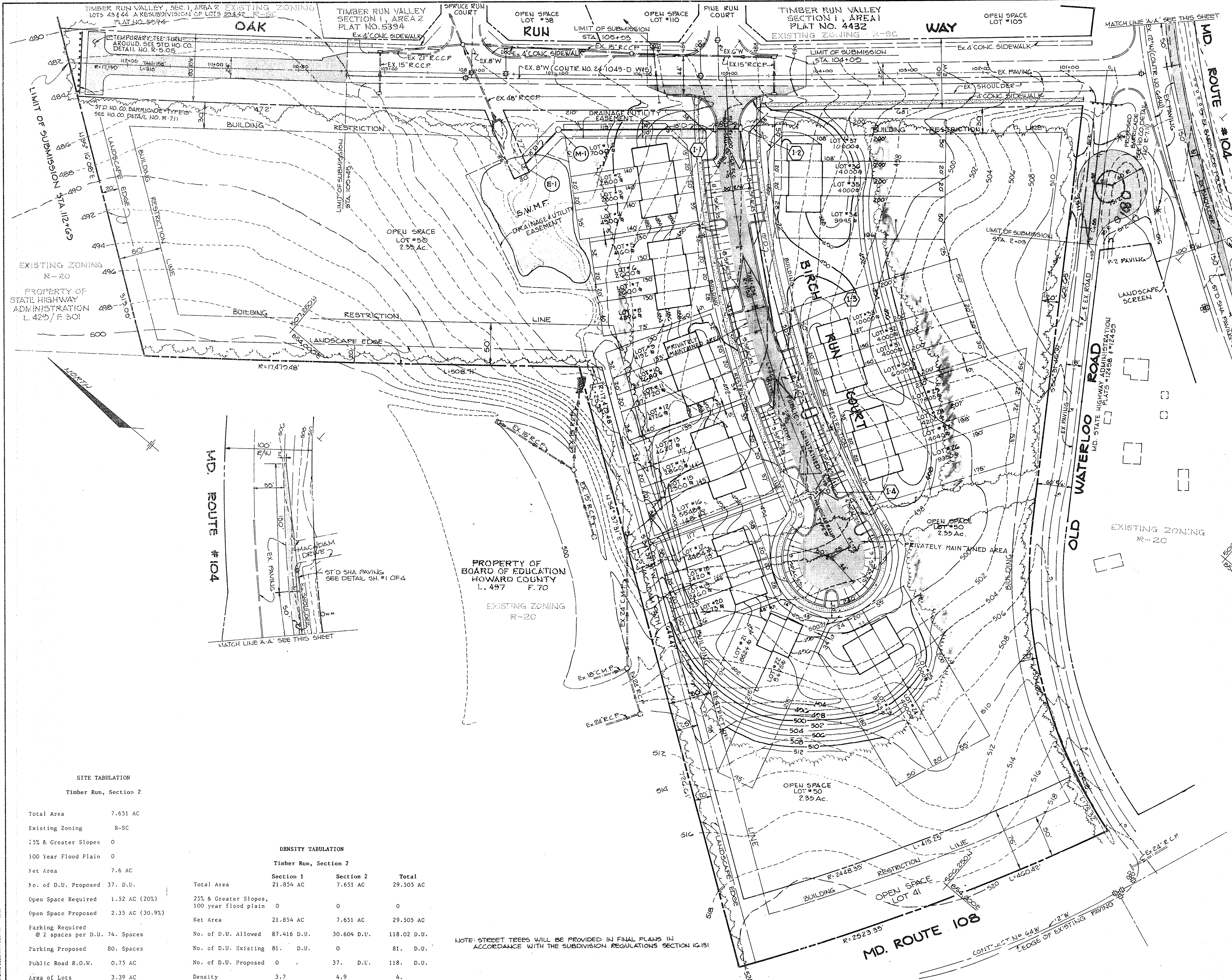
TENTATIVELY APPROVED ON SEPT 3, 1985
DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
Thomas E. Muegge 9-30-85
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER:		WILTON E. ZAIREK ET/AL 208 HILTON AVENUE CATONSVILLE, MARYLAND 21228
DEVELOPER:		CHATEAU BUILDERS 8100 WOODDED GLEN COURT ELLICOTT CITY, MARYLAND 21043
PROJECT:		EDENBRIDGE SECTION 1 AREA 1
AREA:		TAX MAP NOS. 24 & 20 PARCEL 213 7TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND S-20-18, P-20-28, F-21-28
TITLE:		PRELIMINARY PLAN

THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301 451-7690

DATE: 9-9-85
LIBER 167, FOLIO 24
DESIGNED BY: LJD
DRAWN BY: E.J.W.
PROJECT NO: 15803
DATE: MAY 3, 1985
SCALE: 1" = 100'
DRAWING NO: 1 OF 1

- NOTES:
1. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT DRIVEWAY.
 2. REFERENCE TO PREVIOUSLY APPROVED PRELIMINARY PLAN, P-80-28.
 3. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 STREET TREES AND LANDSCAPING REQUIREMENTS OF THE SUBDIVISION REGULATION.
 4. THIS PROJECT TO BE PROVIDED WITH PUBLIC WATER AND PUBLIC SEWER.
 5. * DENOTES STREET LIGHTING.
 6. STORM WATER MANAGEMENT WILL BE PROVIDED BY A RETENTION POND.



VICINITY MAP
SCALE: 1" = 2,000'

EXISTING ZONING R-20
PROPERTY OF STATE HIGHWAY ADMINISTRATION L. 425 / P. 301

PROPERTY OF BOARD OF EDUCATION HOWARD COUNTY L. 497 F. 70
EXISTING ZONING R-20

TENTATIVELY APPROVED ON MAY 10, 1985
OFFICE OF PLANNING AND ZONING
Donald J. Davis 7-10-85
PLANNING DIRECTOR

SITE TABULATION
Timber Run, Section 2

Total Area	7.651 AC
Existing Zoning	R-SC
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.

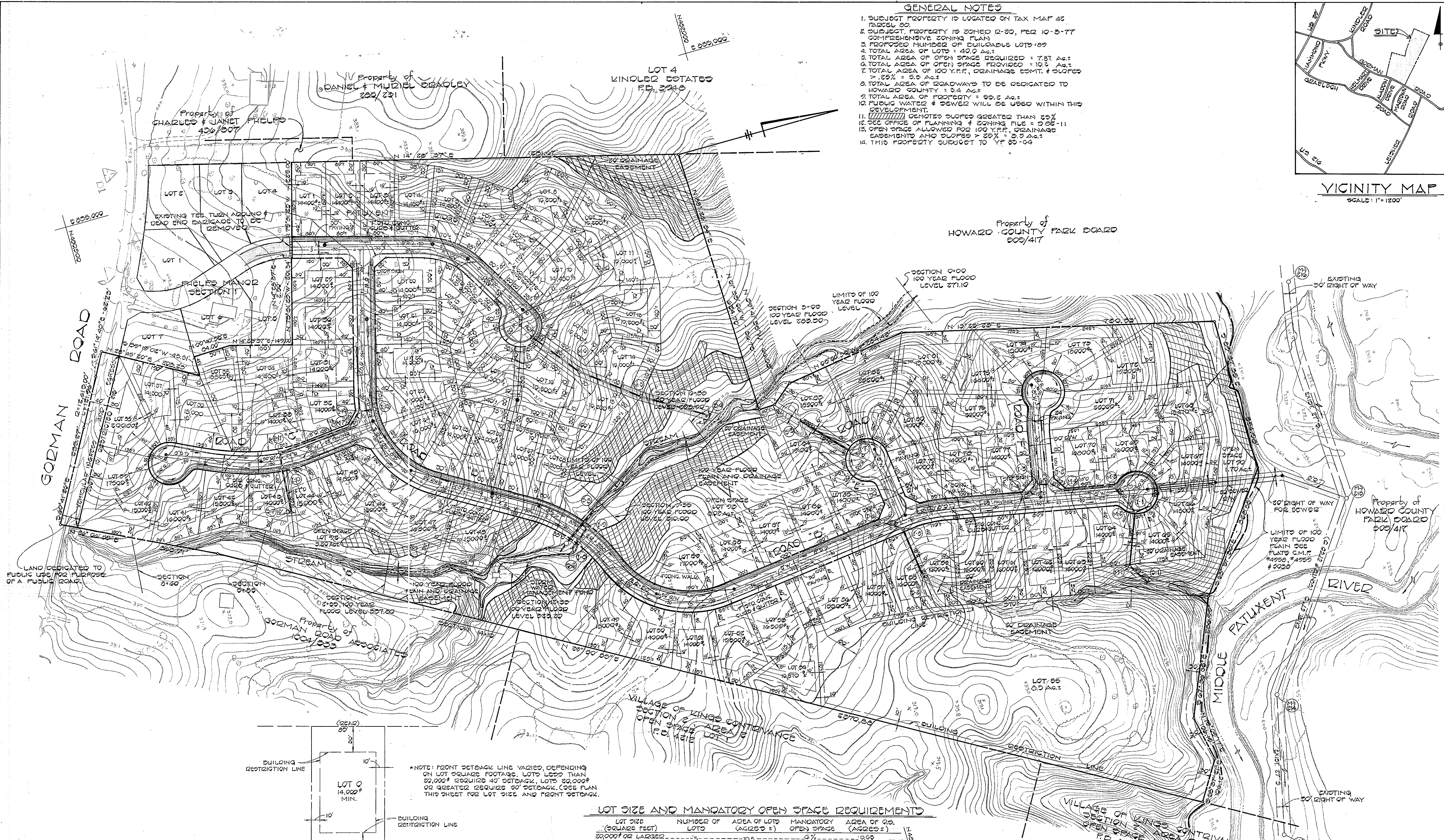
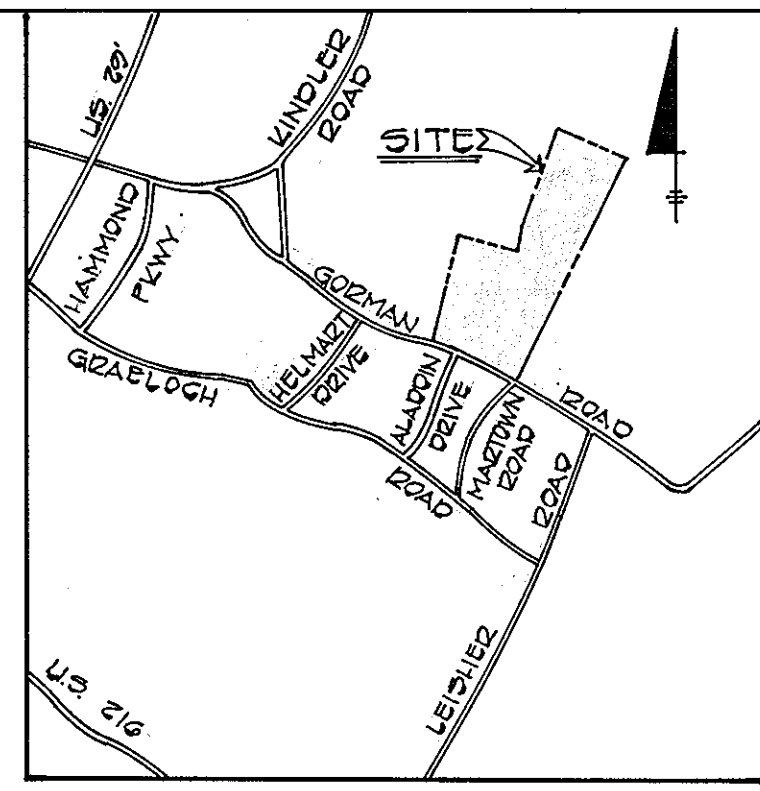
NOTE: STREET TREES WILL BE PROVIDED IN FINAL PLANS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS SECTION 10.131

DATE	NO.	REVISION
OWNER / DEVELOPER		
THE ARDWIN COMPANY 2221 MARYLAND AVENUE BALTIMORE, MARYLAND 21218		
PROJECT: TIMBER RUN VALLEY SECTION 2		
AREA TAX MAP 31 PARCELS 302, 700 & 707 EXISTING ZONING - R-SC 2 ND ELECTION DISTRICT 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

DATE: <u>July 3, 1985</u>	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. <u>1</u> OF <u>1</u>

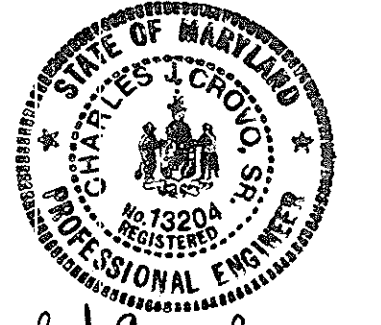
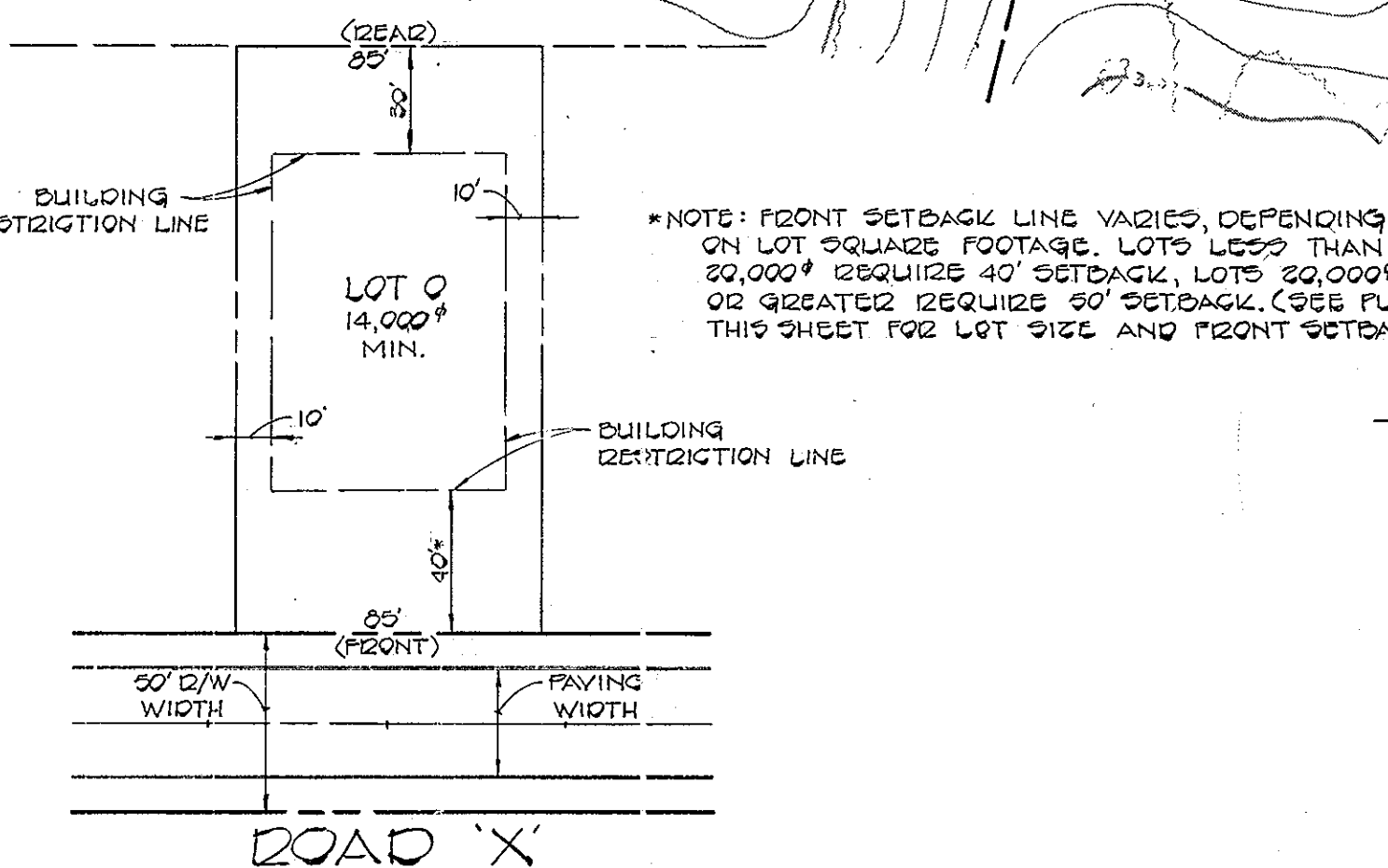
- GENERAL NOTES**
1. SUBJECT PROPERTY IS LOCATED ON TAX MAP 42 PARCEL 80.
 2. SUBJECT PROPERTY IS ZONED R-20, FEB 10-3-77 COMPREHENSIVE ZONING PLAN.
 3. PROPOSED NUMBER OF BUILDABLE LOTS: 109
 4. TOTAL AREA OF LOTS: 40.0 AC.
 5. TOTAL AREA OF OPEN SPACE PROVIDED: 7.81 AC.
 6. TOTAL AREA OF OPEN SPACE REQUIRED: 10.2 AC.
 7. TOTAL AREA OF 100 Y.F.P. DRAINAGE ESMT. # SLOPES > 25% = 9.5 AC.
 8. TOTAL AREA OF ROADWAYS TO BE DEDICATED TO HOWARD COUNTY: 0.4 AC.
 9. TOTAL AREA OF PROPERTY = 95.2 AC.
 10. PUBLIC WATER & SEWER WILL BE USED WITHIN THIS DEVELOPMENT.
 11. [Hatched Area] DENOTES SLOPES GREATER THAN 25%.
 12. SEE OFFICE OF PLANNING & ZONING FILE # 05-11
 13. OPEN SPACE ALLOWED FOR 100 Y.F.P. DRAINAGE EASEMENTS AND SLOPES > 25% = 3.9 AC.
 14. THIS PROPERTY SUBJECT TO YF 80-04



LOT SIZE AND MANDATORY OPEN SPACE REQUIREMENTS

LOT SIZE (SQUARE FEET)	NUMBER OF LOTS	AREA OF LOTS (ACRES ±)	MANDATORY OPEN SPACE (ACRES ±)	AREA OF OS. (ACRES ±)
20,000' or LARGER	5	10.5	0.9%	0.95
15,000' to 19,999'	7	3.0	10%	0.30
10,000' to 14,999'	27	10.1	20%	2.02
14,000' to 9,999'	50	19.4	20%	3.88
TOTALS	89	40.0		7.87

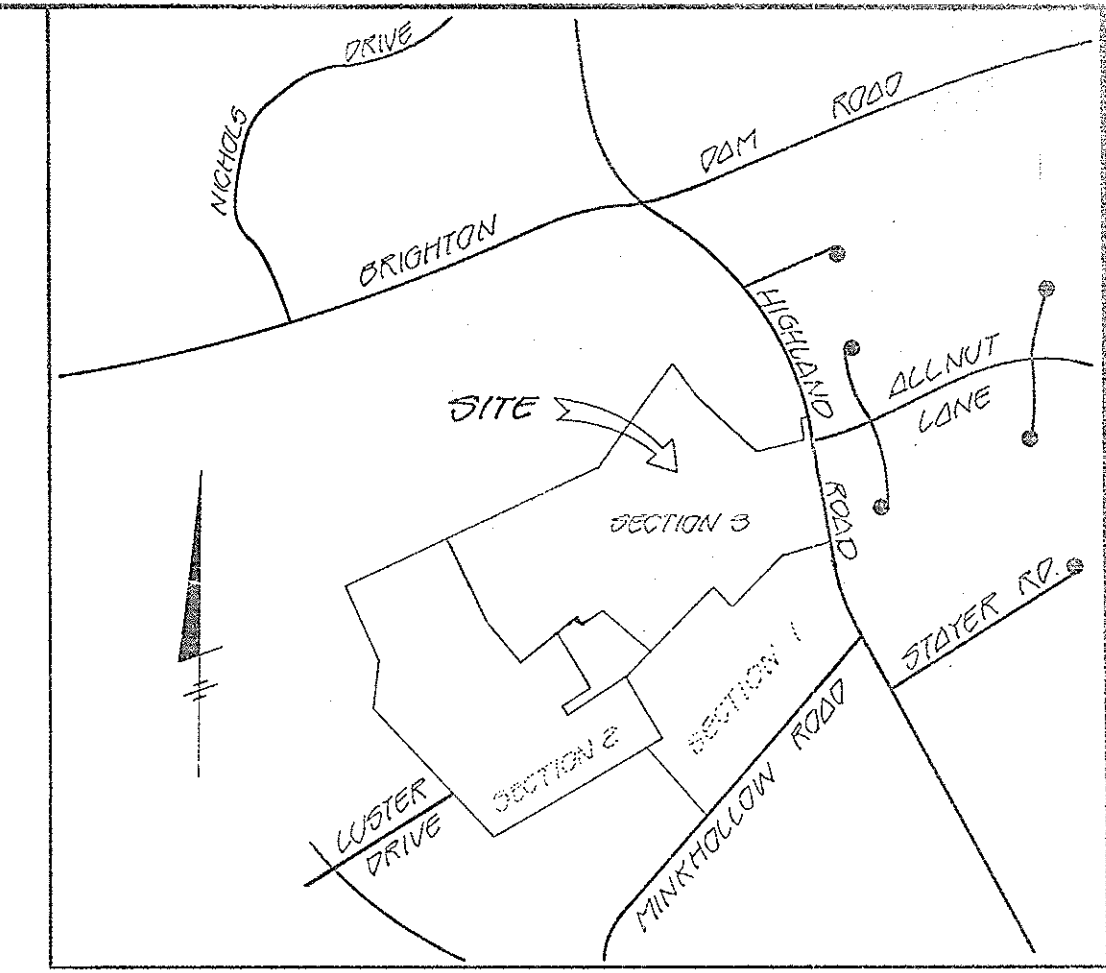
- 1) TOTAL AREA OF OPEN SPACE: 11.8 AC
- 2) AREA OF OPEN SPACE WITH SLOPES > 25% AND 100 YEAR FLOOD PLAINS AND DRAINAGE EASEMENTS: 9.5 AC
- 3) OPEN SPACE ALLOWED FOR SLOPES > 25%: 3.9 AC



Charles J. Grovo Sr. 4/18/83
FISHER, COLLINS AND CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
8388 COURT AVENUE
ELLCOTT CITY, MARYLAND 21043

TENTATIVELY APPROVED ON Nov 8, 1982
AS AMENDED BY VP-23-64
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
J. Thomas Hough, 5-2-83
PLANNING DIRECTOR DATE

PRELIMINARY PLAN
PHELPS MANOR
SECTION TWO
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
OCTOBER 16, 1982



VICINITY MAP
SCALE: 1" = 100'

- GENERAL NOTES**
- TOTAL NUMBER OF LOTS - 11
 - TOTAL AREA OF SECTION THREE - 94.3 AC.±
 - TOTAL AREA OF LOTS - 37.5 AC.±
 - AREA OF LAND TO BE DEDICATED TO PUBLIC USE FOR THE PURPOSE OF A PUBLIC ROAD - 0.7 AC.±
 - TOTAL AREA OF R/W WATERS COURT - 1.1 AC.±
 - PROPERTY IS LOCATED ON TAX MAP NO 34, PARCEL 61 ZONING PLAN
 - SEE OFFICE OF PLANNING AND ZONING FILE SB1-31 AND BA CASE #998C.
 - PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS WILL BE UTILIZED IN THIS SUBDIVISION.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT OR DRIVEWAY.
 - See VP-83-87

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE FENCING AS SET FORTH IN THE CONDITIONS OF APPROVAL, IN THE BOARD OF APPEALS DECISION AND ORDER, IN DA CASE NO. 905-C.

NOTES:

THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

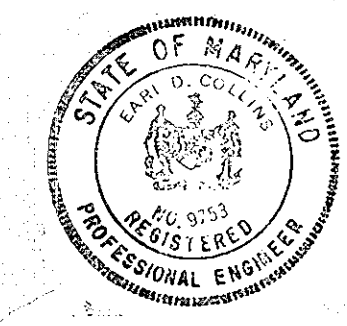
⊙ DENOTES FIELD LOCATION OF PERC TEST HOLE. PERCOLATION AREAS AND WATER WELLS FOR ADJOINING LOTS WILL BE SHOWN WHERE PERTINENT.

- LEGEND**
- ⊠ DENOTES LOCATION OF DWELLING
 - ⊙ DENOTES PROPOSED WELL
 - ⊙ DENOTES FIELD LOCATION OF PERC HOLES

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

John M. Bevel, M.D. Per: P.F.W. 1-11-83
COUNTY HEALTH OFFICER DATE

Lot No.	Average Percolation Time in Minutes for Second Inch	Max. Depth Permitted for Effluent Pipe to Enter Sewage Disposal Area at its Highest Elevation with Reference to Existing Grade at Time of Percolation Test
1	6	4'
2	6	4'
3	6	4'
4	13	4-1/2'
5	15	4-1/2'
6	14	4-1/2'
7	3	3'
8	3	3'
9	4	3'
10	6	3'
11	4	3'



FISHER, COLLINS AND CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
8390 ROUTE 99
BELLGATE CITY, MARYLAND 21043
TELE: (301) 461-2825

EARL D. COLLINS DATE

OWNED & DEVELOPED
WILLIAM J. KAPLAN & PAUL J. DEMMITT
2966 ROUTE 99
BELLGATE CITY, MARYLAND 21043

TENTATIVELY APPROVED ON MARCH 3, 1983
DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
John M. Bevel 5-31-83
PLANNING DIRECTOR DATE

PRELIMINARY PLAN
"JOCELYN ACRES"
SECTION THREE
TAX MAP 34 - PARCEL #61
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: 11-25-82