



- GENERAL NOTES:**
- PROPERTY IS SHOWN ON TAX MAP 35 AS PARCELS 36 AND 37.
 - SUBJECT PROPERTY IS ZONED 'RSC' PER COMPREHENSIVE ZONING PLAN 8/2/85.
 - ALLOWABLE DWELLING UNITS TABULATION:
 - A. TOTAL AREA OF PROPERTY = 13.144 AC.±
 - B. DWELLING UNITS PER ACRE - 4 x 13.144 AC.± = 52
 - C. TOTAL UNITS ALLOWED = 52
 - D. PROPOSED UNITS = 52
 - TOTAL NUMBER OF LOTS (S.F.A.) = 50
 - TOTAL NUMBER OF LOTS (S.F.D.) = 2
 - TOTAL AREA OF PUBLIC R/W = 1252 AC.±
 - OPEN SPACE:
 - A. REQUIRED = 20% x 13.144 AC.± = 2.63 AC.±
 - B. PROVIDED = 2.895 AC.±
 - SEE OFFICE OF PLANNING AND ZONING FILE S-85-20 AND P-85-14.
 - PUBLIC WATER AND PUBLIC SEWER TO BE UTILIZED.
 - SEE B.A. CASE NO. B.A.-85-03 FOR A SPECIAL USE EXCEPTION FOR A RELIGIOUS FACILITY ON LOT 1.
 - PARKING DATA:
 - A. REQUIRED: 2 x 13 NON-GARAGE UNITS = 26
 - B. PROVIDED: 52 SPACES
 - G - DENOTES PROPOSED GARAGE UNITS

DENSITY TABULATION	
GROSS AREA	13.144 Ac.±
FLOODPLAIN AREA	NONE
NET AREA	13.144 Ac.±
No. OF DWELLING UNITS ALLOWED (Based on Net Area)	52.58
FLOODPLAIN LOT ADJUSTMENT Lot Allowance	NONE
TOTAL No. OF DWELLING UNITS ALLOWED	52.58
TOTAL No. OF DWELLING UNITS PROPOSED	52
DENSITY PER ACRE	3.96

DEVELOPER
 CHASE - HERITAGE HOMES INC.
 HILTON OFFICE PLAZA - SUITE 212
 PIKESVILLE, MD. 21208

OWNERS
 MR. CYRIL J. MCKINNON 137 WACCAMAU DRIVE GARDEN CITY, S.C. 29577
 MRS. SARAH M. MCKINNON 10304 NIGHTMIST COURT COLUMBIA, MD. 21044

TENTATIVELY APPROVED ON Oct 17, 1985
 DATE
 OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
Thomas J. Ramlal 11-5-85
 PLANNING DIRECTOR DATE



PRELIMINARY PLAN
CEDAR WOODS
 A RESUBDIVISION OF LOTS 1 & 2
 CEDAR ACRES
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP 35 PARCELS 36 & 37
 SCALE: 1" = 50' SEPT. 20, 1985

FISHER, COLLINS AND CARTER, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 8388 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043
 W.O. 20160