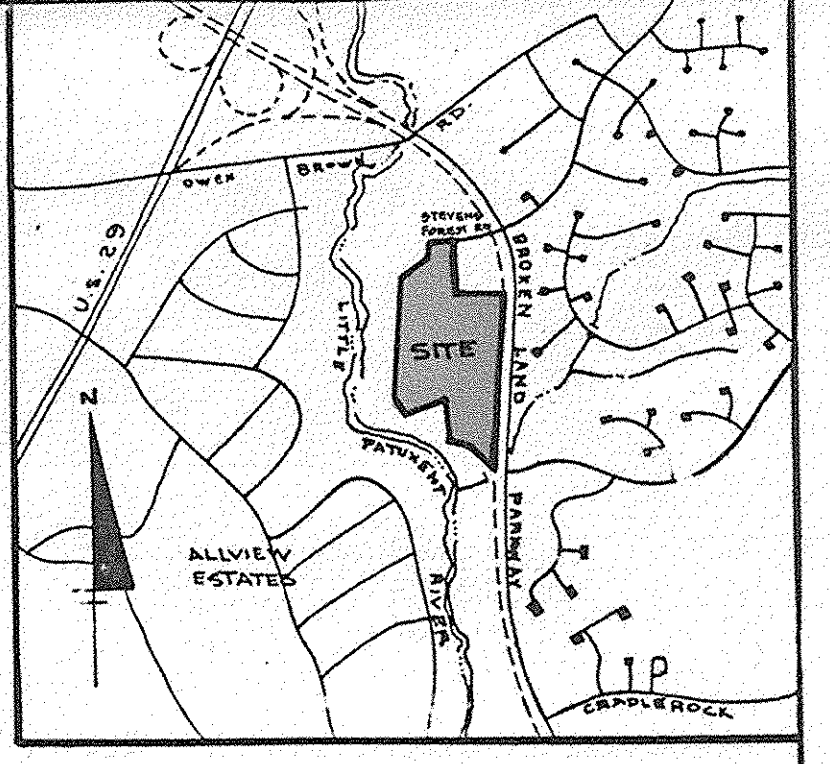
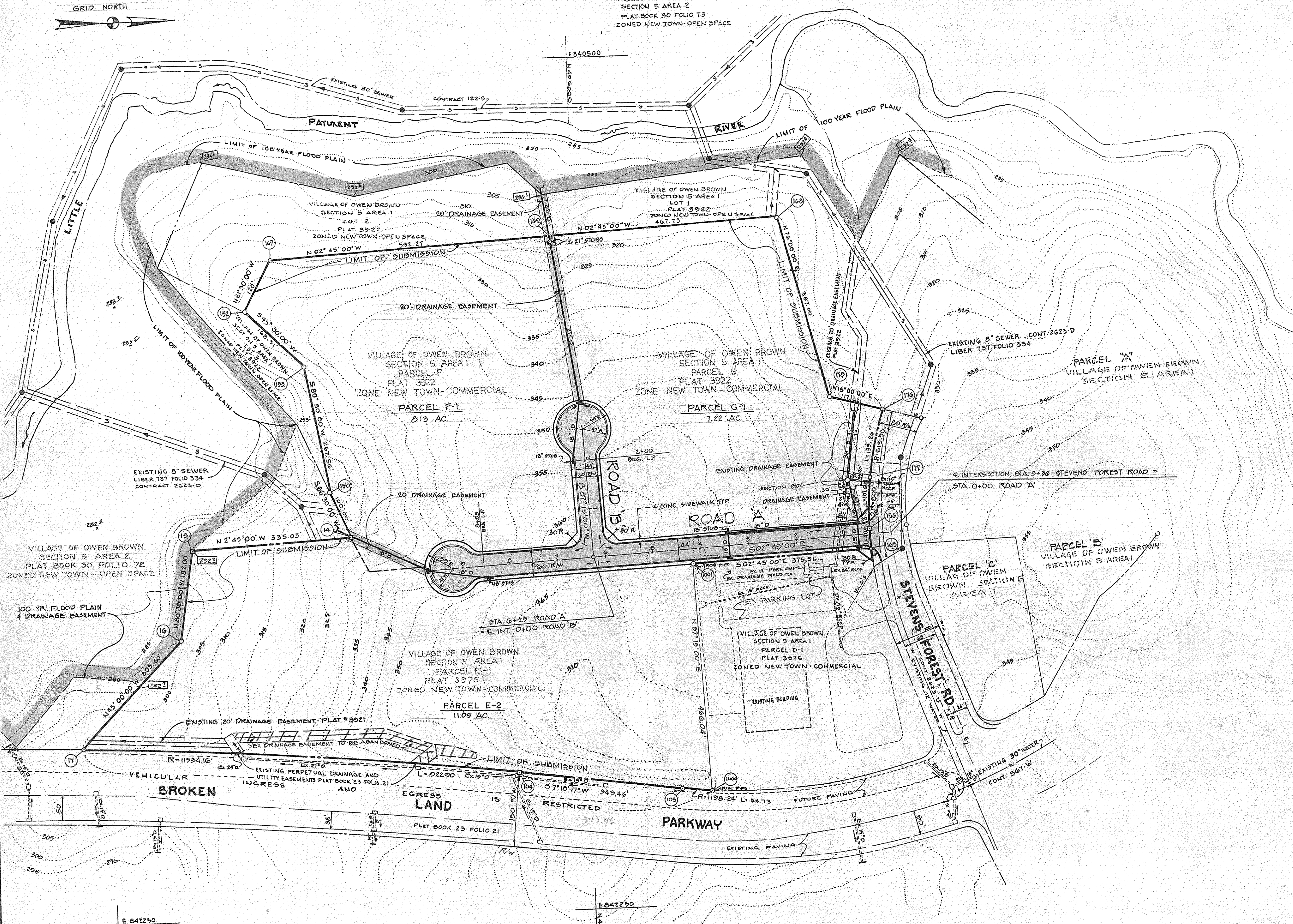


VILLAGE OF OWEN BROWN
SECTION 5 AREA 2
PLAT BOOK 30 FOLIO T3
ZONED NEW TOWN-OPEN SPACE



VICINITY MAP
SCALE: 1"=2000'



GENERAL NOTES

1. TOPOGRAPHY SHOWN HEREON IS FROM AERIAL MAPS FLOWN IN 1969 AND PREPARED BY MAPS INC.
2. WATER AND SEWER SERVICES SHALL BE PROVIDED BY PUBLIC SYSTEMS.
3. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
4. ALL COORDINATES SHALL BE BASED ON THE MD STATE GRID SYSTEM.
5. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND RIGHT-OF-WAY OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA PHASE 1A-D FOR THE NEW TOWN DISTRICT.
6. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM 1029.
7. THE FLOOD PLAIN SHOWN WAS TAKEN FROM THE LITTLE PATUXENT RIVER - HYDROLOGY MODEL 100 YEAR FLOOD STUDY DATED 1978, PREPARED BY CENTURY ENGINEERING.
8. SEDIMENT CONTROL MEASURES TO BE PROVIDED BY SUBSEQUENT GRADING PLANS AND SITE DEVELOPMENT PLANS.
9. ORZ. FILE 5-86-14.

SITE ANALYSIS

EXISTING ZONING	: NEW TOWN
GROSS AREA OF TRACT	: 28.30
AREA OF PROPOSED LOTS OR PARCELS	: 26.40
TOTAL LOTS AND/OR PARCELS	: 3
TOTAL OPEN SPACE LOTS	: 0
TOTAL ROADWAY AREA	: 1.90
WATER AND SEWER TO BE PUBLIC	

TABULATION OF NEW TOWN LAND USE	
LAND USE	ACRES
COMMERCIAL	26.40
ROADWAY	1.90
TOTAL AREA	28.30

TENTATIVELY APPROVED ON April 18, 1986

DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
James H. Krawczyk 4-28-86
PLANNING DIRECTOR DATE

Date	No	Revision Description
OWNER AND DEVELOPER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE COMPANY 10275 Little Patuxent Parkway Columbia, Maryland 21044		
CENTURY ENGINEERING, INC. CONSULTING ENGINEERS • PLANNERS 32 WEST ROAD TOWSON, MARYLAND 21204		
AREA VILLAGE OF OWEN BROWN SECTION 5 AREA 1 TAX MAP 36 PARCEL 431 6th ELECTION DISTRICT OF HOWARD COUNTY, MD		
TITLE HILLCROFT PARCELS E-2, F-1, G-1 A RESUBDIVISION OF PARCELS E-1, F & G PRELIMINARY PLAN		
Des By G.B.Z.	Scale 1"=100'	Proj No 89-0107
Drn By J.P.	Date 2-3-86	Drawing No. 1 OF 1
Chk By G.R.K.	Approved	

3-6-86
Date

James H. Krawczyk
Professional Engr. No.