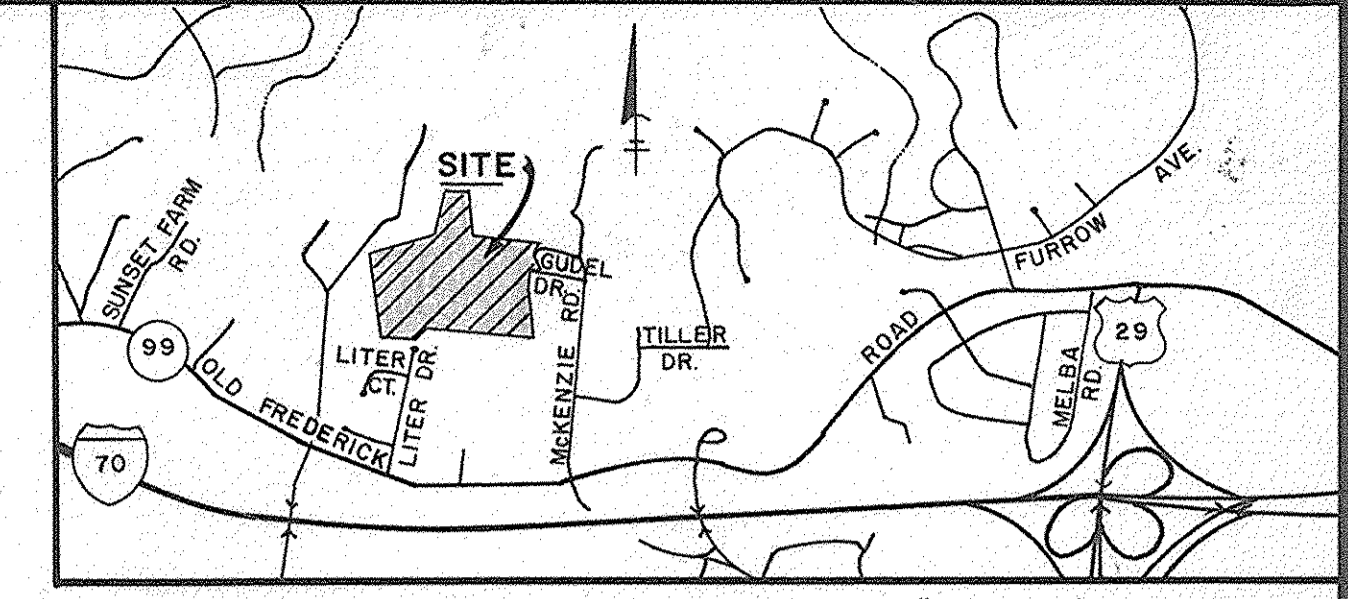


NO.	NORTH	EAST
1	535091.15	843330.08
2	534559.21	843287.95
3	534931.34	842135.45
4	534887.53	842083.06
5	535018.39	841709.76
6	536003.17	841883.73
7	536026.72	842602.60
8	536372.48	842795.63
9	536296.61	843022.01
10	535810.37	842919.49
11	535625.34	843516.89
12	535466.03	843470.29
13	535351.35	843460.89
14	535358.22	843377.05
15	535298.42	843372.15

MCKENZIE'S DISCOVERY SECTION ONE



VICINITY MAP SCALE: 1" = 2,000'

GENERAL NOTES

- EXISTING ZONING: R-20
- GROSS AREA OF SITE: 44.3 AC
- AREA OF PROPOSED LOTS: 26.8 AC
- AREA OF PROPOSED ROAD RIGHT OF WAY: 5.0 AC
- NUMBER OF BUILDABLE LOTS: 69
- WATER AND SEWER TO BE PUBLIC.
- BOUNDARY SURVEY BY JOHN E. HARMS AND ASSOCIATES, OCT. 29, 1986
- TOPOGRAPHY FROM POTOMAC AERIAL SURVEYS, JUNE 16, 1986
- GUDEL DRIVE AND MCKENZIE ROAD ARE EXISTING COUNTY ROADS.
- PURSUANT TO HOWARD COUNTY DESIGN MANUAL, VOLUME 1, STORM DRAINAGE, SECT. 10.3.1-4, DOCUMENTATION AND LETTER IS BEING PRESENTED TO THE DIRECTOR OF PUBLIC WORKS FOR A STORM WATER MANAGEMENT WAIVER.

OPEN SPACE TABULATION:

LOT SIZE (SF)	# LOTS	AREA OF LOTS	% OPEN SPACE REQUIRED	OPEN SPACE ACRES
20,000 OR LARGER	13	6.8 AC	6%	0.4 AC
15,000 TO 19,999	5	2.2 AC	10%	0.2 AC
10,000 TO 14,999	11	4.2 AC	20%	0.8 AC
14,000 TO 9,999	40	13.6 AC	30%	4.1 AC

OPEN SPACE REQUIRED: 5.5 AC
 OPEN SPACE PROVIDED: 12.5 AC
 OPEN SPACE LESS THAN 25% SLOPE = 10.1 AC
 OPEN SPACE LESS FLOODPLAIN AND 25% SLOPE AREA = 7.5 AC
 HALF OF OPEN SPACE REQUIRED: 2.8 AC < 7.5 AC

LEGEND
 ○ STREET LIGHT
 ● STREET TREES
 ~~~~~ EXISTING TREE LINE

TENTATIVELY APPROVED ON May 12, 1987  
 DATE  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*James G. Henry* 6-9-87  
 Acting PLANNING DIRECTOR DATE

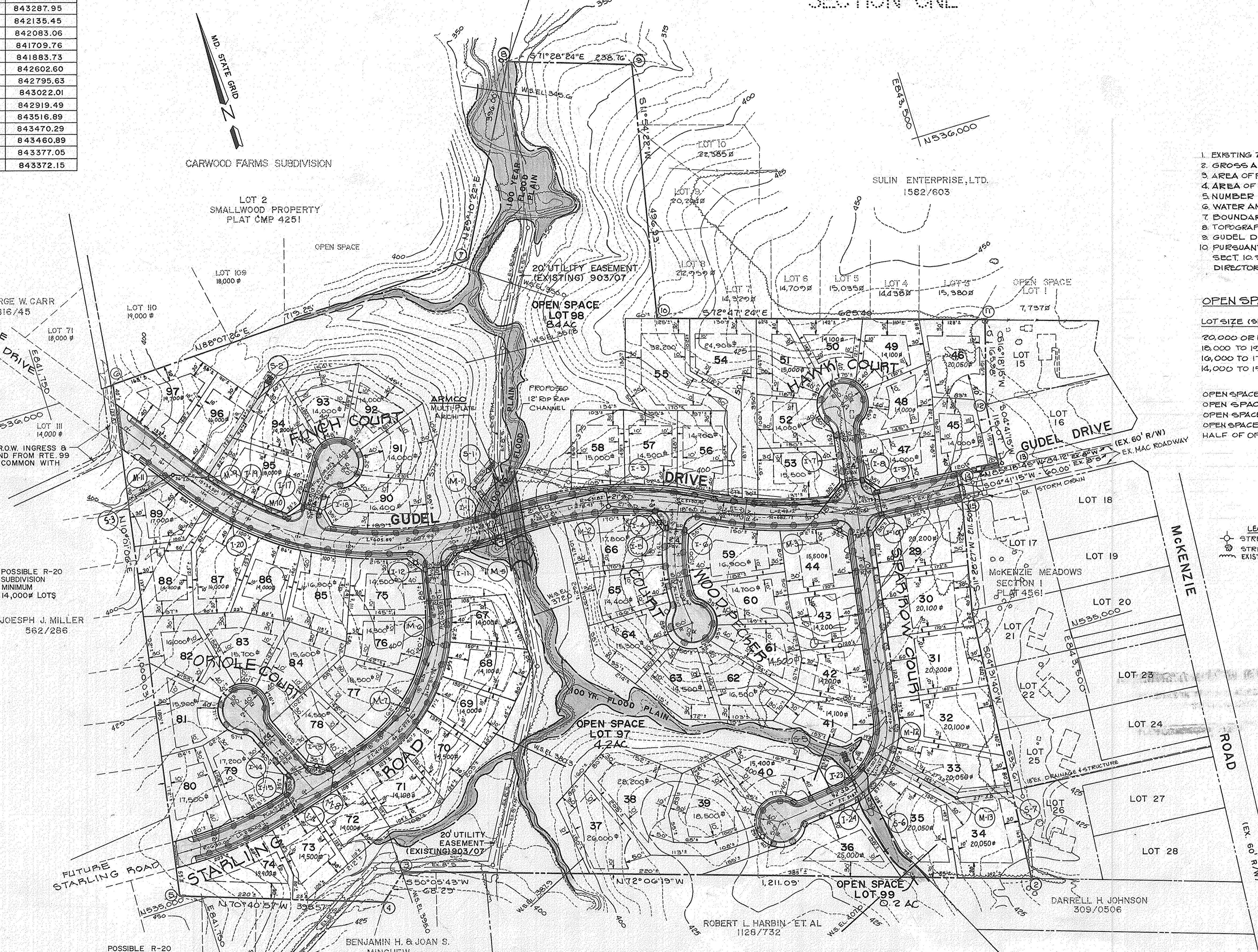
(O.P. & Z. REF. NO. P-87-51)

**PRELIMINARY PLAN**  
**MCKENZIE MEADOWS**  
**SECTION 2**  
 TAX MAP 17 PARCEL 36  
 2nd ELECTION DISTRICT HOWARD COUNTY, MD.

**JOHN E. HARMS JR. AND ASSOCIATES INC.**  
 CONSULTING ENGINEERS - ARCHITECTS - SURVEYORS  
 9030 RED BRANCH ROAD SUITE 100  
 COLUMBIA, MARYLAND 21045 TELEPHONE (301) 740-5200

| NO. | REVISION                                        | BY     | DATE    |
|-----|-------------------------------------------------|--------|---------|
| 1   | REVISED STORM DRAIN                             | J.M.M. | 3/8/87  |
| 2   | REALIGN GUDEL DRIVE, PER HOWARD COUNTY COMMENTS | J.J.T. | 4/24/87 |
|     |                                                 |        |         |
|     |                                                 |        |         |

DESIGNED BY: J.A.B.  
 DRAWN BY: J.M.M.  
 CHECKED BY: W.H.N.  
 DATE: FEB. 1987  
 SCALE: 1" = 100'  
 W.O. NO. 44-86-002B SHEET OF 1



**PLAN**  
 Scale: 1" = 100'

**DEVELOPER:**  
 COSTAIN WASHINGTON INC.  
 8521 LEESBURG PIKE  
 SUITE 200  
 VIENNA, VIRGINIA 22180  
 PHONE: (703) 356-9090

**OWNER:**  
 COSTAIN WASHINGTON INC.  
 8521 LEESBURG PIKE  
 SUITE 200  
 VIENNA VIRGINIA 22180  
 PHONE: (703) 356-9090

POSSIBLE R-20  
 SUBDIVISION  
 MINIMUM  
 14,000# LOTS

POSSIBLE R-20  
 SUBDIVISION  
 MINIMUM  
 14,000# LOTS

EXISTING 20' R.O.W. INGRESS & EGRESS TO AND FROM RTE. 99 WITH USE IN COMMON WITH OTHERS.

JOSEPH J. MILLER  
 562/286

BENJAMIN H. & JOAN S.  
 MINCHEW  
 1066/754

ROBERT L. HARBIN ET AL  
 1128/732

DARRELL H. JOHNSON  
 309/056

CARWOOD FARMS SUBDIVISION

LOT 2  
 SMALLWOOD PROPERTY  
 PLAT CMP 4251

SULIN ENTERPRISE, LTD.  
 1582/603

GEORGE W. CARR  
 818/45

LOT 108  
 18,000#

LOT 71  
 18,000#

LOT 70  
 14,000#

LOT III  
 14,000#

LOT III  
 14,000#

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